CHANGING AMBEGAON'S SKYLINE

Enter a world that's truly bespoke, inside and outside. Excellaa Residency brings your dream to reality in the most spectacular way possible. Embrace a premium lifestyle in the heart of urban action, ensconced in tranquil surroundings with majestic amenities to fill you with quiet satisfaction.

It's time to come home, to a place that's designed to sprinkle luxury and lavishness on every day.

EXCELLAA RESIDENCY

2 BHK LUXURY

Silhouetted against Pune's urban skyline, Excellaa Residency makes a stylish statement, with its impressive architecture, rising amidst acres of landscaped greens, hinting at the urbane lifestyle that awaits within its selection of exclusive 2 BHK luxury.

EXCLUSIVE.

- Smart Apartment Management System
- 3-Tier Security
- Card Access Entry
- Inverter for Every Flat



DELIGHTFUL.

- **Marble Finished Tiles for Entire Flat**
- **Designer Ceiling in Living Room**

Experience the next level of luxury that goes beyond extravagant fittings and opulent furnishings. At Excellaa Residency, luxury is intelligent and intuitive to your needs. It's so smart, it has the capacity to transform even the most ordinary activities like watching television into a distinctive experience. Wield the power of smart home automation systems to enjoy your ambient surroundings exactly the way you like it.



GRANDEUR.

- **Fan & LED Tubelight in Each Bedroom**

Escape into a world of opulence and elegance, designed to elevate your evenings. Your bedroom is a haven of relaxation, perfect for unwinding with your spouse. Celebrate the privacy and serenity, and indulge in the true luxuries you've earned with your success.



INDULGENT.

The modern kitchen, equipped with bespoke branded trolleys, modular fittings, and hob and chimney, is designed to turn cooking from a chore to gastronomic expeditions of delight. Every aspect gives wings to your culinary dreams and re-creates a 5-star cooking experience for your family.

- **Modular Kitchen with Trolley**
- **Hob & Chimney for Each Flat**
- **Centralized RO Water System**



ENCHANTMENT.

- **Glass Partition in Master Bathroom**
- **Solar Water System for Each Flat**
- **Exhaust Fan in Bathroom**

There are myriad details that must come together in perfect unity to create an exceptional lifestyle. That is why, at Excellaa Residency we've ensured that from top to bottom, finishes to fittings, outside and inside, every aspect of your home is subjected to the most meticulous quality control process to ensure it meets the highest standards of admiration—yours.

Structure

- RCC framed structure with 5"/6" brick wall
- Light for common areas, each building with back up

Wall Finishes & Paints

- External wall: Eco friendly bricks / blocks with sand faced plaster with cement paint / acrylic paint
- Internal plaster: Gypsum / P.O.P smooth finish/ neeru sanla plaster & oil bound distemper with roller finish

Electrical & Wiring

- Concealed copper wiring with premium quality modular switches
- A/C point in master bedroom
- Miniature leakage circuit breaker (MCB) / earth leakage circuit breaker (ECB)

Doors & Windows

- All doors & door frames with good quality fittings
- Main door & bedroom doors with laminate
- Bathroom doors with laminate & granite / marble / G.I doorframes
- Powder coated aluminum sliding windows with mosquito net and marble sill
- Oil painted MS safety grills for window
- Main door with night latch
- Bedroom & Bathroom doors with cylindrical lock

Flooring

- Anti-skid tiles for terrace & bathroom
- Marble finished tiles for the entire flat

Convenience & Comfort

- Adequate electrical points
- TV & Telephone points in living & master bedroom
- Anti-rust letter boxes and name plates

Bathroom

- Designer bathroom with antiskid ceramic flooring
- Cera / Jaquar or equivalent CP fitting with premium quality designer sanitary ware
- Miniature leakage circuit breaker (MCB)
- Wall tiles upto 7' height
- Powder coated aluminum louvers with frosted glass
- Concealed plumbing with single lever diverter arrangement and provision for boiler
- Marble/ Granite window sill for all windows & bathrooms
- Provision for exhaust fan in each bathroom

Kitchen

- Marble / Granite kitchen platform with stainless steel sink and glazed files dado upto 2' height
- Electric points for microwave / mixer grinder above the platform
- Provision for washing machine in dry terrace
- Provision for Aquaguard (water purifier) & exhaust fan point

ENERGETIC.

- **Designer Clubhouse**

For those who believe that health is wealth, Excellaa Residency is surely a treasure trove of salubrious delight. From the tranquil yoga zone and the pleasant walkways to the modern gymnasium and extravagant swimming pool, a host of amenities invite you to energize yourself and refresh your senses; mind, body and soul.



OPULENT.

- **Temperature Controlled Swimming Pool with Lights & Music**

If water sport is your thing, you're in for a treat at Excellaa Residency. The pristine temperature controlled pool water is perfect for whatever you may have in mind: energetic laps up and down the pool, a frolicsome bout of water polo with your mates or drifting lazily along.



MAGNIFICENCE.

Excellaa Residency is the perfect venue for everyday occasions and special celebrations. With its expansive clubhouse and pure green areas, you have the finest venue for gatherings large, small and intimate. There's even a play park on the premises so your little ones can have some fun while you indulge in some me-time. So, go on, enjoy!



- Fully Air-conditioned Modern Gymnasium
- Green Outdoor Gymnasium for Healthy Lifestyle
- Children's Play Park with Child Friendly Rubber Flooring
- Music Zone
- Yoga & Meditation Corner
- Designer Clubhouse
- Multipurpose Hall with Indoor Game
- Multipurpose Play Court
- Worship Place along with Senior Citizen Sit-Out
- Viewing Deck
- Open Theatre with Outdoor Sit-Out
- Acupressure Track
- Party Lawn
- Buffet Preparation with Barbeque Counter
- Feature Wall with Pergola
- WhatsApp Chit Chat Corner
- Flag Hoisting Area
- Designer Water Bodies with Sculptures
- Gazebos for Sit-out
- School Bus Waiting Area
- Elegant Entrance Gate with Security Cabin
- Grand Entrance with Cobbled Pathway
- Internal Concrete Roads
- Utility Room
- Ample Parking Space
- Trellis Structure
- Fire Fighting System
- Solar Water System
- Sewage Treatment Plant
- Rain Water Harvesting

And Many More...

25+ Amenities



FASCINATING.

- **Toughened Glass Railing for Balconies**
- **Special Fully Openable French Safety Doors for Balconies**

The impressive façade stands tall amidst Ambegaon's beautiful landscape and creates a stunning impression on every onlooker. The well-planned layouts bring in a lot of natural air and light, boosting positive energy and happy vibes in every residence. Come, call one of the best landmarks of Ambegaon your proud home!

EXPERIENCE THE MOST TRUSTED LOCATION



Sinhagad Road - 2 Min

Dhayari - 5 Min

Warje Road - 7 Min

Chandni Chowk- 10 Min

Shivane- 10 min

Kothrud - Erandawane - 15 min

Baner - Pashan - 15 min

Hinjewadi- 20 min

FUTURISTIC.

Excellaa Residency offers you the best of both worlds: quiet prime ease matched with stress-free urban convenience. Be it education, healthcare or shopping, a line-up of the city's best institutions stand within easy proximity, promising to make your life indulgently comfortable. And with the city's hot spots of Chandani Chowk, Sinhagad Road, market yard, Kotharud all within an easy driving radius, your social calendar promises to be one of lively action right through the year.

EDUCATION

- Smt. K.N.Medical College
- Abhinav English Medium School
- Bharati Vidyapeeth
- Podar International School
- RMD Sinhagad Institute

HYPERMARKETS

- D Mart
- Big Bazaar
- Reliance Fresh
- K K Market
- Hyper-market

HOSPITALS

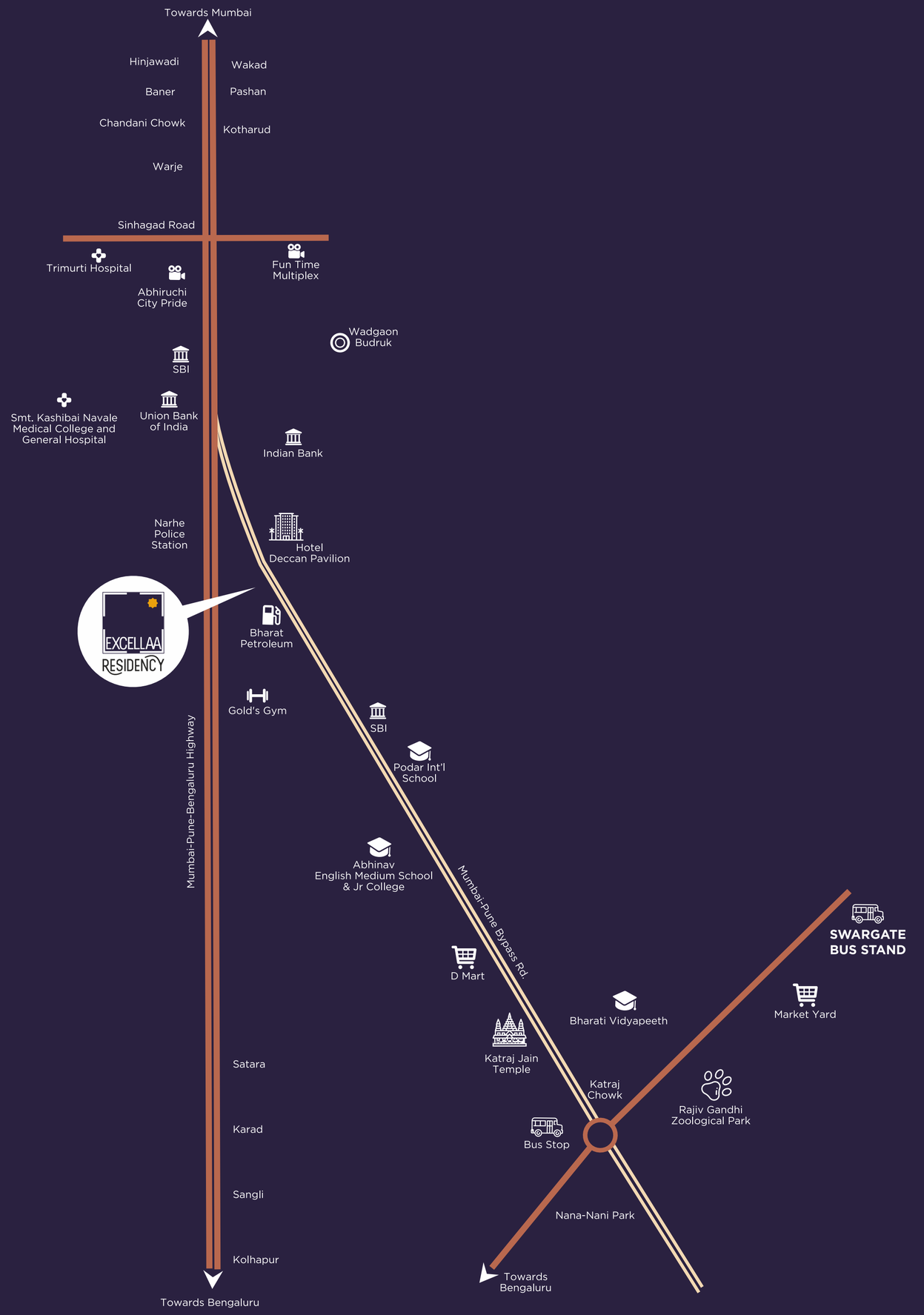
- Smt. K. N. General Hospital
- Bharati Hospital
- Shivneri Hospital
- Sahyadri Hospital
- Mai Mangeshkar Hospital

ENTERTAINMENT

- Fun Time Multiplex
- Abhiruchi Mall & Multiplex
- Rajiv Gandhi Zoological Park
- City Pride Multiplex
- Khadakwasla Dam

TRAVEL

- Swargate Bus Stand
- Pune-Bengaluru Highway
- Mumbai-Pune Bypass Rd.
- Pune-Satara Rd.
- Katraj-Kondhwa Bypass



EXPERIENCE THE EXCELLENCE

EXCELLAA
The Kallyaanee Fortune Group

The road to building better tomorrows begins with innovating today. And it is this zeal to make a difference that has driven **EXCELLAA** to conceive and execute real estate developments designed to fulfill rising lifestyle aspirations while creating value-plus assets that promise to grow in appreciation.

The Kallyaanee Fortune Group's journey began 25 years ago with presence in textiles, diamonds, engineering and contracting sectors. Armed with little more than a desire to build a brand that would be respected for its excellence, the company ventured into the crowded real estate world as The Kallyaanee Fortune Properties to make a mark. Headquartered in Mumbai & Pune, **The Kallyaanee Fortune Group** is a merger of Kallyaanee Construction and Fortune Properties. Realizing that the greatest demand for housing came from the very segment that could barely afford it: the middle-class, **The Kallyaanee Fortune Group's** venture **EXCELLAA** set out to build a business that would design and construct homes that didn't just fit all pockets but also raised their living experiences to new levels of delight.

Over the last two decades, the Group has successfully developed over 12 lakh sq. ft. of budget-friendly, amenity-rich, and luxury residential spaces across the nation. Known for their superior service, outstanding quality of construction and proven trust of timely delivery, the Group has an extensive portfolio that includes some landmark projects throughout the nation. By offering affordable luxury homes to thousands of families, they have built a legacy of happiness and exceeded the expectations of every customer. The Group creates value for its clients and partners through the development of quality environments with a vision to maximize returns from investment for its customers.

Poised to acquire and develop the most promising properties, the Group focuses on creating long-term wealth for its clients and partners through building a successful portfolio of assets. Honouring the values of integrity and transparency, they always strive to build a lifelong relationship with every customer. As they move towards a greener and brighter future ahead, the Group envisions building on a global result-oriented strategic approach and adapting it to suit local market needs. Today, **EXCELLAA** has earned its reputation as one of the leading real estate companies, run by some of the most experienced and visionary leaders in the industry. Empowered by a dynamic mix of young ideas and veteran leadership, we are able to deliver innovative solutions and comfortable living experiences in all our projects.

DEFINED BY EXCELLENCE



Best Mid-range project of the Year
West Pune 2013-14



Real Estate Icon of Pune
2018-19



Best Mid-range project of the Year
West Pune 2015-16

ONGOING PROJECTS



PANAMA PARK
1 & 2 BHK
VALUE PLUS HOMES
DHANORI NX



CHESTERFIELD
EXCLUSIVE 2 BHK
MOST SCENIC LOCATION
DHANORI



GANGA ACROPOLIS
UBER LUXURY
2, 3, 3.5, 4 BHK & PENTHOUSE
BANER ANNEXE



kalash
1 & 2 BHK
MOST SPACIOUS FLATS
PIRANGUT



FORTUNE Brookland
1 & 2 BHK ROW HOUSES
MALAWALI, LONAVALA

COMPLETED PROJECTS



Sheetal Heights
Mumbai



Sai Paradise
Vishrantwadi, Pune



Fortune Mirador
Baner, Pune



Solitaire
Dhanori, Pune



Fortune 108
Wakad, Pune



Orchid
Dhanori, Pune



Iris
TIngre Nagar, Pune



Sheetal Apartments
Vapi,Gujarat

EXCELLAA

The Kallyaanee Fortune Group

CREDITS

R.C.C. Consultants
Structure Vision

Architect
Cubix Architects

Landscape
Mahesh Chinchalkar

Site & Sales: Excellaa Residency,
Near Bharat Petrol Pump,
Opp. Deccan Pavillion Hotel,
Ambegaon Budrukh, Pune – 411046
sales@excellaaresidency.com
8956 77 22 77

MAHA-RERA REG. NO.: P52100021432
https://maharera.mahaonline.gov.in/

www.excellaaresidency.com

Corporate Office: 2F, 2nd Floor,
Gulmohar Apartment, Above SBI Bank,
East Street, Camp, Pune - 411 001
www.excellaa.com

Disclaimers: This brochure is a purely conceptual representation and not a legal offering. The plan, specifications, images and other details herein are indicative, furniture and accessories will not be provided by the developer and the developer / owner reserves the right to change any all. All dimension mentioned in the drawings may vary / differ due to construction contingencies and site conditions. All dimensions are shown from unfinished surface. The Printed material does not constitute a contract / offer of any type between the developer / owner and the recipient. Any purchase / lessee of this development shall be governed by the terms and conditions of the agreement for sales / lease entered into between parties and no details mentioned in this printed material shall in any way govern such transaction.

bwadvertising.in