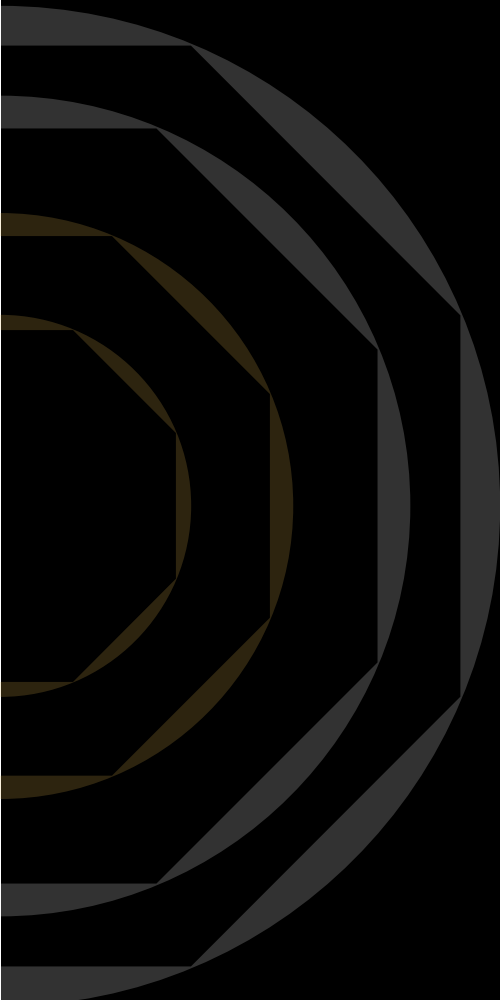


ADIRÁ

PREMIUM 3 & 2 BHK
DECKMENTS

KHARADI NXT-WAGHOLI



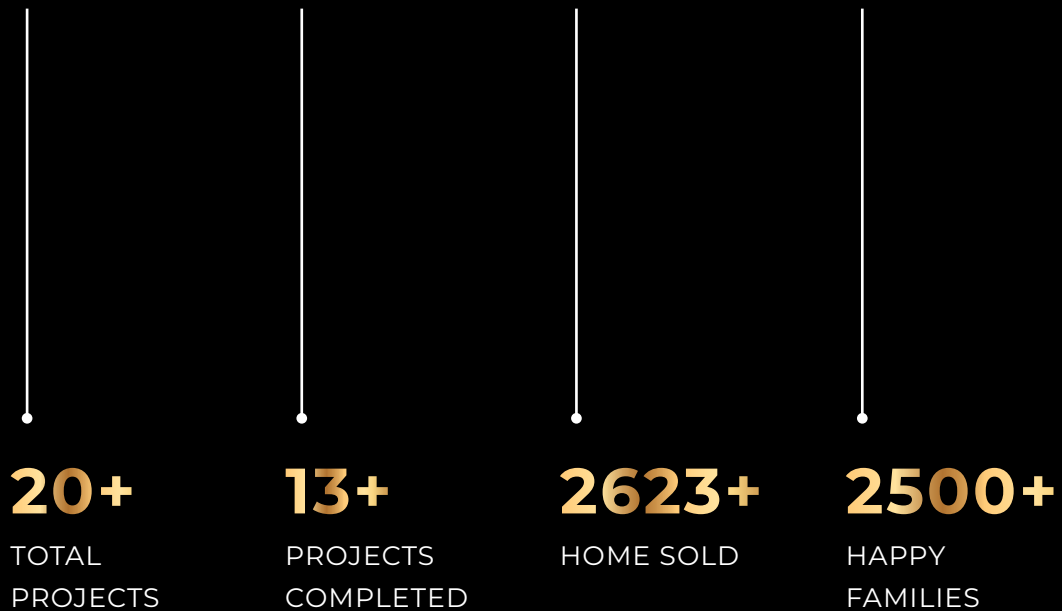
GAGAN
DEVELOPERS
CREATING EXPERIENCES

Top real estate developer of the city,
crafting modern homes with perfection,
state-of-the-art amenities, and
unwavering commitment to excellence,
ensuring a life beyond expectations.



A *Golden Glimpse*
INTO THE WORLD OF
GAGAN DEVELOPERS

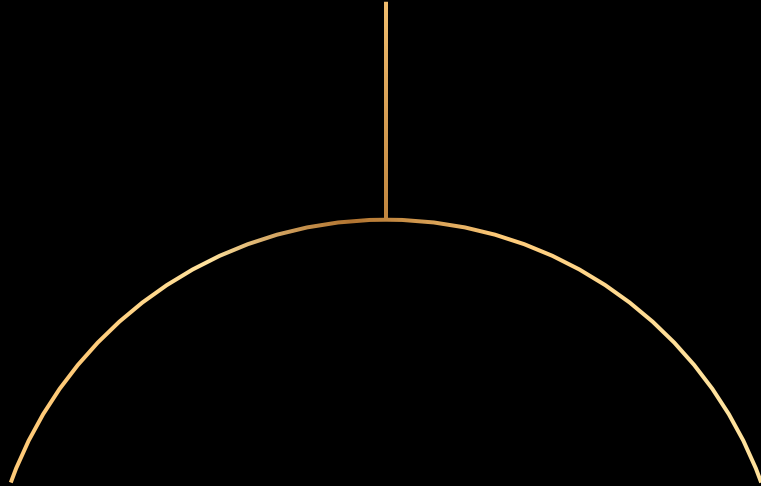
Our Milestone of Success





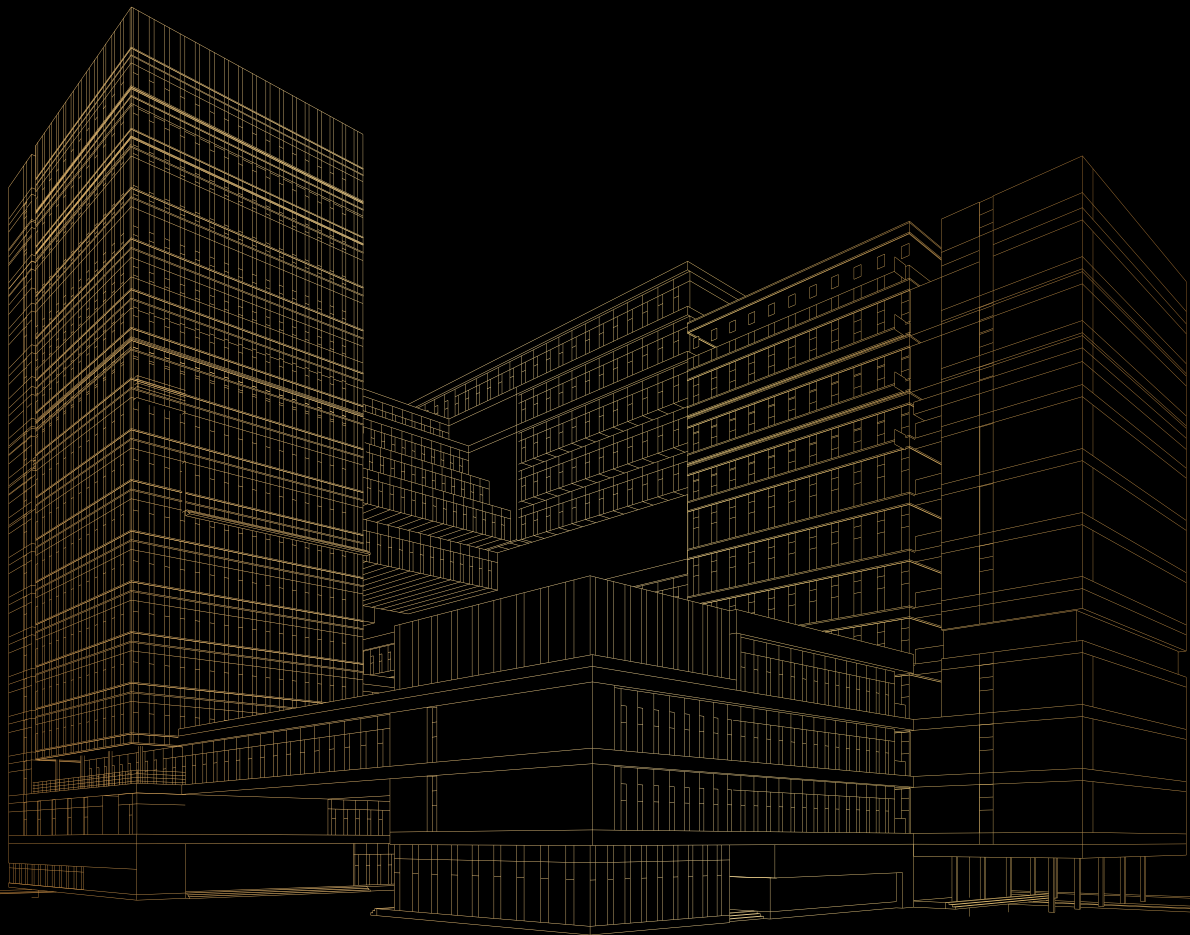
Welcome to **Esbee Realty**, a cherished family legacy spanning six decades, originating with the principled Shribhagwan Bishambardayal Agarwal in Pune. Renowned for quality in dry fruits and spices, he later ventured into real estate, shaping a trusted legacy upheld by Rajesh and Mukesh Agarwal. Now led by Anuj Agarwal, **Esbee Realty** boasts a rich history, **constructing 3L Sq. Ft. and ongoing projects at 11L Sq. Ft.** Our commitment to exceptional service and unwavering quality remains steadfast as we assist you in buying, selling, or investing in properties.

Project By:



NEW *Residential* PROJECTS

COMING SOON!





WELCOME TO THE
*Golden Realm of
Luxury*

ELEGANCE WHERE

Luxury Knows no Limits



Step into a realm of unrivalled opulence at ADIRA. Every element is meticulously designed with the benefits of **The Golden Triangle - Luxury, Location and Lifestyle**. Indulge in a life where sophistication meets comfort, and where every amenity reflects refined taste. This is your invitation to a world where opulence knows no boundaries.



YOUR GATEWAY TO *Golden Living*

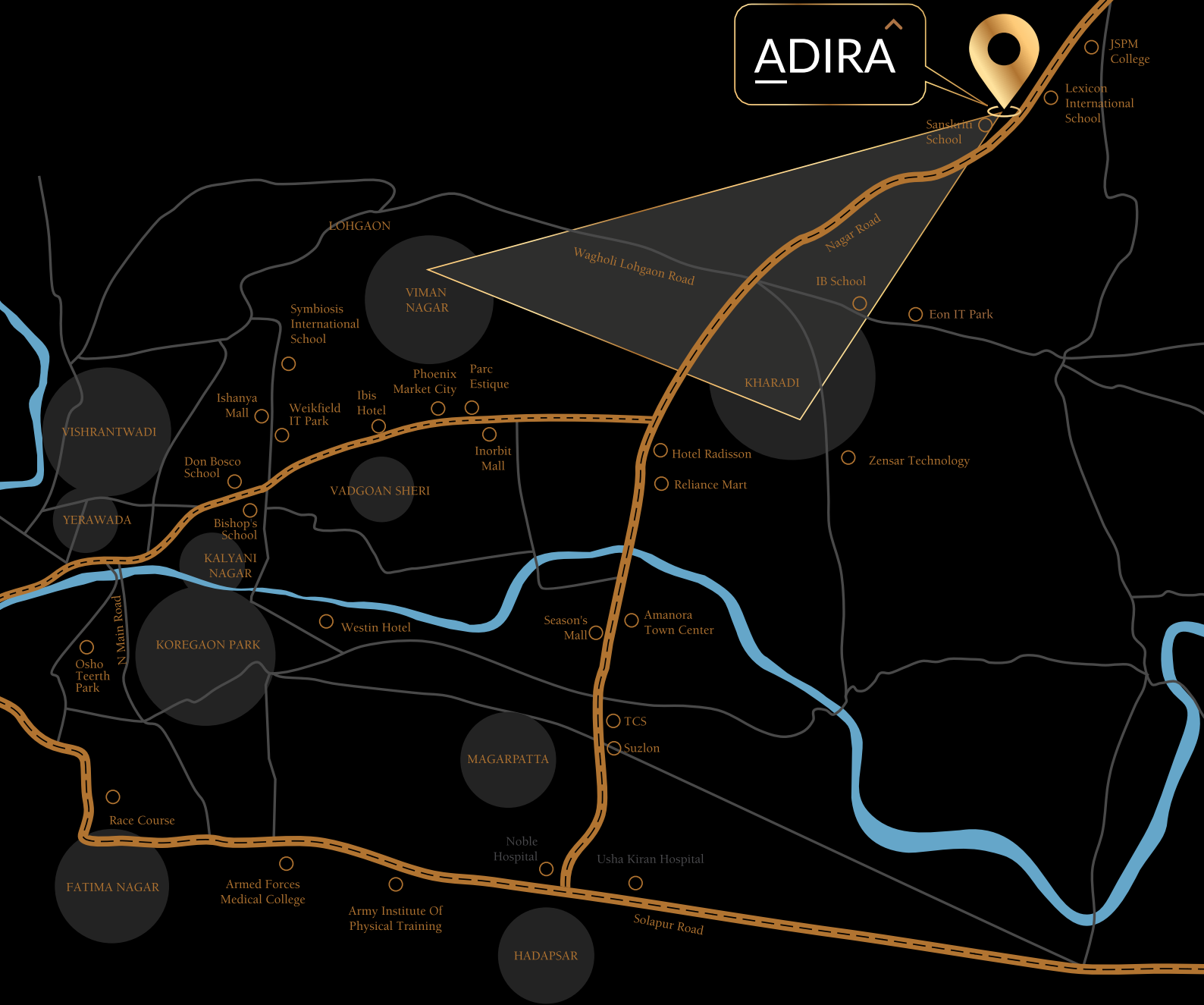
THE *Golden Life* AWAITS
AT THE

URBAN OASIS OF PUNE

Situated in the heart of Kharadi NXT, Adira offers an unparalleled living experience amidst an emerging urban hub. Enjoy the perfect blend of convenience and luxury in a location that's second to none. An emerging urban hub with IT centers, education, healthcare, and more, Kharadi and its surrounding area has shaped into a delightfully vibrant community perfect for the modern homeowner.



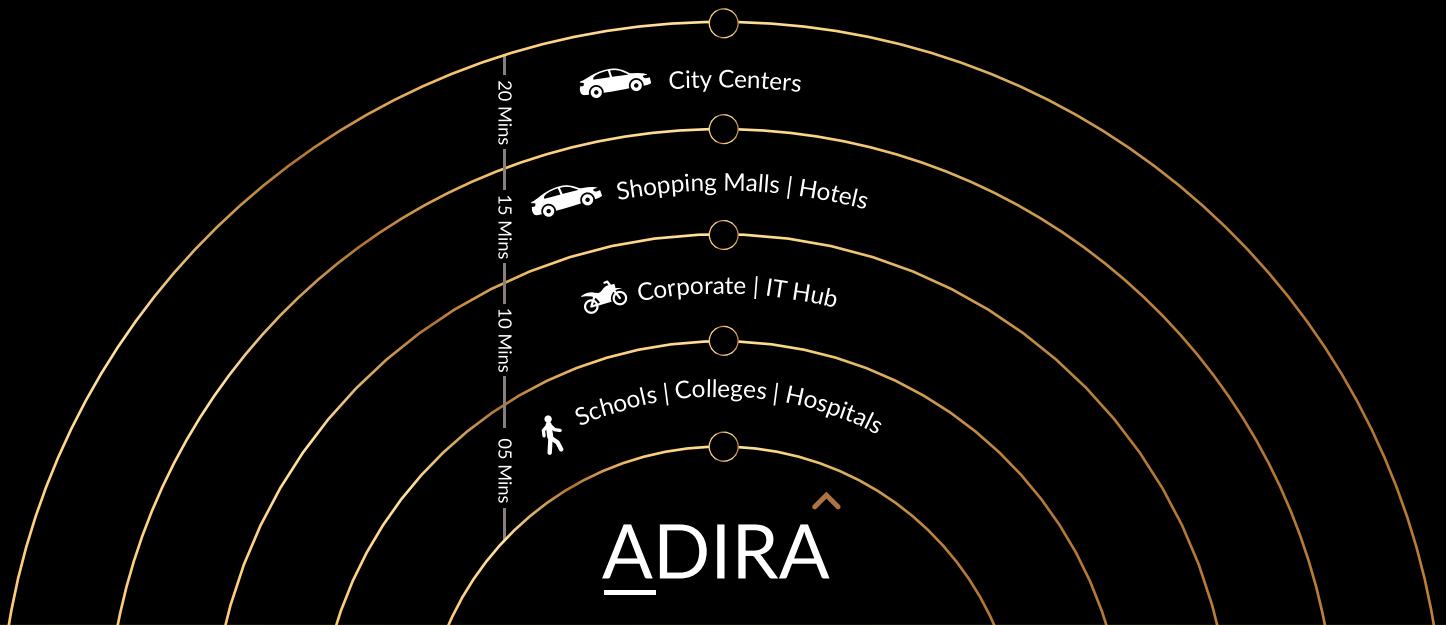
LOCATION MAP



Welcome to Kharadi:

An emerging urban hub with IT centers, education, healthcare, and more. Over two decades, Kharadi's population grew from 30,000 to 300,000, shaping a vibrant community.

KEY DISTANCES



SCHOOLS / COLLEGES

- » Lexicon International School
- » Sanskriti School
- » Symbiosis International School
- » Bishop's School
- » JSPM College
- » Victorious Kids Educares
- » Chatrabhuj Narsee School

CORPORATE

- » Weikfield IT Park
- » EON IT Park
- » Magarpatta
- » Ranjangaon MIDC
- » Bharat Forge Limited

TRANSPORT

- » Pune Airport
- » Railway Station
- » Upcoming Metro Station

HOSPITALS

- » Lifeline Hospital
- » Noble Hospital
- » Usha Kiran Hospital
- » Imax Multispeciality
- » Medipoint Hospital
- » Manipal Hospital

HOSPITALS

- » Ibis Hotel
- » The Westin Hotel
- » Hotel Radisson Blu
- » Hyatt Regency
- » Hotel Novotel

MALLS

- » Phoenix Market City
- » Seasons Mall
- » Amanora Town Center
- » Creaticity Mall

RETAIL STORES

- » DMart
- » Star Bazaar
- » Croma

QSR's

- » KGN Xprs
- » Rolls Mania
- » McDonald's

LAYOUT PLAN



Legends

1. Entry / Exit
2. Security Cabins
3. Commercial Shops with Pattern Flooring
4. External Parking in Grasscrete Pavers
5. Driveway in Pavers
6. Drop-off Special Pattern
7. Main Pool
8. Kids Pool
9. Plunge Pool
10. Jacuzzi
11. Cabana
12. Pathway / Jogging Track
13. Pool Deck
14. Gazebo
15. Children & Toddler Play Area
16. Amphitheatre with Interactive Water Feature Plaza
17. Multipurpose Lawn
18. Volleyball Court
19. Trellis with Seating
20. Seating for Parents
21. Multipurpose Court
 - » Badminton Court (Roof Top, Open Air)
 - » Squash Court
 - » Well Equipped Gym
 - » Mini Theatre
 - » Library / Coworking Space
 - » Skating Rink
 - » Multipurpose Hall
 - » Reception Area
 - » Steam / Sauna
 - » Daycare / Creche
 - » Guest Rooms
 - » Gaming Zone
22. Senior Citizen Seating / Garden
23. Pet Garden
24. EV Charging Points
25. Barbeque Deck
26. Clubhouse

GOLDEN OPPORTUNITIES
TO INDULGE IN

World-Class Amenities

From tranquil mornings to opulent evenings, **Adira's** amenities are crafted to offer you a lifestyle of unparalleled luxury. Discover spaces where every detail is designed to enhance your living experience.





Clubhouse



Childrens' Play Area





Mini Theatre [→](#)



Multipurpose Court [→](#)

Amenities

LEISURE

- › Main Swimming Pool
- › Kids' Pool
- › Plunge Pool
- › Jacuzzi
- › Cabana
- › Pool Deck
- › Gazebo

LIFESTYLES

- › Amphitheatre with Interactive Water feature Plaza
- › Children & Toddler Play Area
- › Multipurpose Lawn
- › Trellis with Seating
- › Seating for Parents
- › Senior Citizen Seating / Garden
- › Pet Garden
- › EV Charging Points
- › Barbeque Deck

FITNESS

- › Pathway / Jogging Track
- › Volleyball Court
- › Multipurpose Court

LEISURE

- › Badminton Court (Rooftop, Open Air)
- › Squash Court
- › Well Equipped Gym
- › Mini Theatre
- › Library / Coworking Space
- › Skating Rink
- › Multipurpose Hall
- › Reception Area
- › Steam / Sauna
- › Daycare / Creche
- › Guest Rooms
- › Gaming Zone



INTERIORS THAT
Epitomise Sophistication
WHERE EVERY CORNER
SHINES WITH GOLD

Imagine waking up to the gentle hues of dawn filtering through your window, offering a tranquil start to your day. Our spacious interiors are a testament to our commitment to quality and elegance. High-end finishes, spacious layouts, and meticulous attention to detail create an environment that is both inviting and luxurious. The interiors seamlessly blend sophistication with functionality, providing you ample room to craft your personal sanctuary.

Specifications



LIVING ROOMS

- > Vitrified Tile Flooring
 - > TV Point
-

KITCHEN

- > Dry Balcony
-

BEDROOMS

- > Vitrified Tile Flooring in all Bedrooms
 - > TV Point
-

BATHROOMS

- > Ceramic Tile Flooring Good Quality Dado Tiles
 - > Standard Make CP & Sanitary Fittings
-


BALCONY

- > Glass Railing for Balcony
 - > Anti-skid Ceramic Tile Flooring
-

SAFETY/SECURITY

- > Video Door Phone
 - > Digital Door Lock
-

SAFETY / SECURITY

- > Good Quality Paint for External Walls
 - > Entrance Lobbies
- 

Specifications



LIVING ROOMS

- › Vitrified Tile Flooring
 - › TV Point
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KITCHEN

- › Dry Balcony
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BEDROOMS

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 - › Standard Make CP & Sanitary Fittings
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BALCONY

- › Glass Railing for Balcony
 - › Anti-skid Ceramic Tile Flooring
-

SAFETY/SECURITY

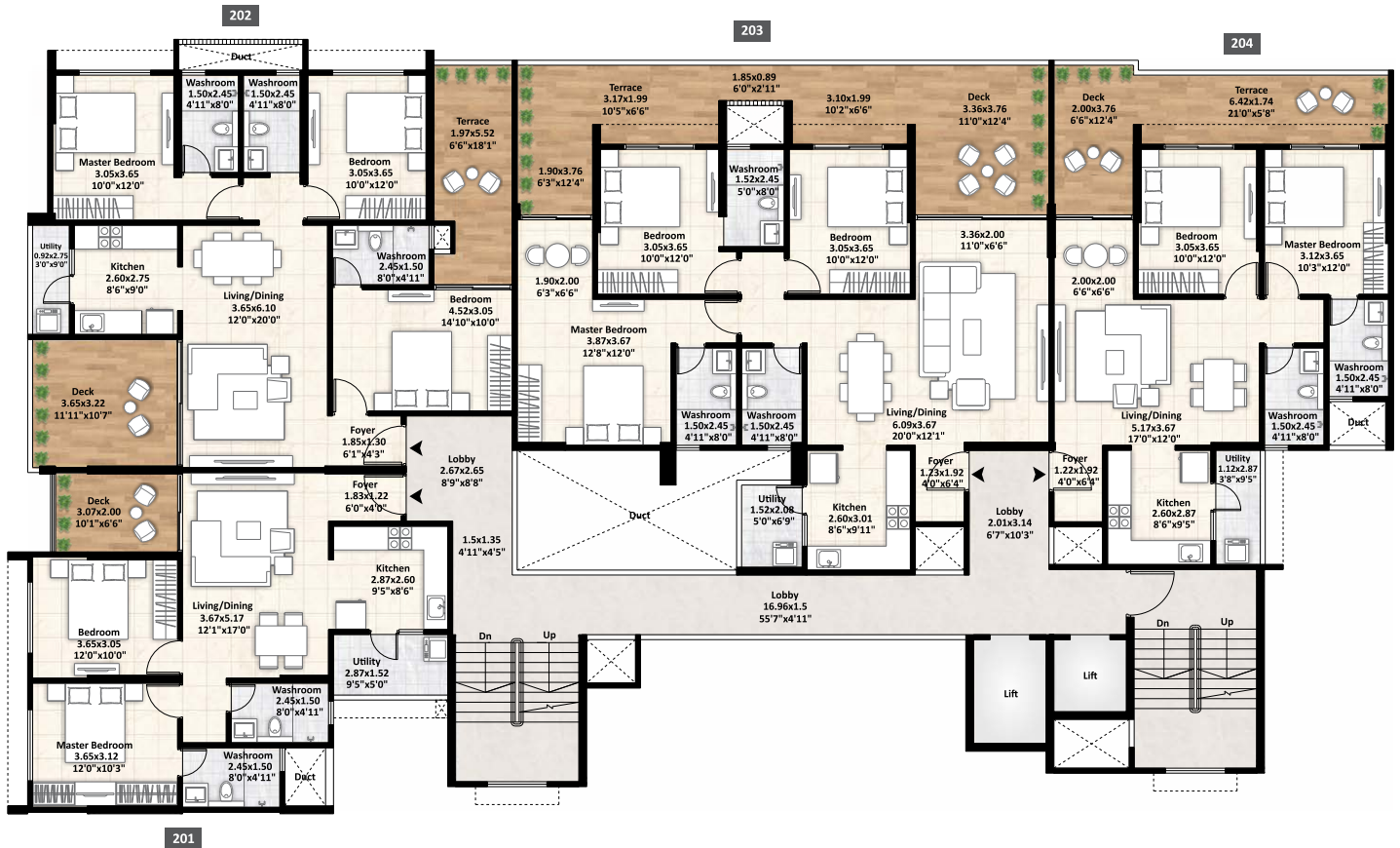
- › Video Door Phone
 - › Digital Door Lock
-

SAFETY / SECURITY

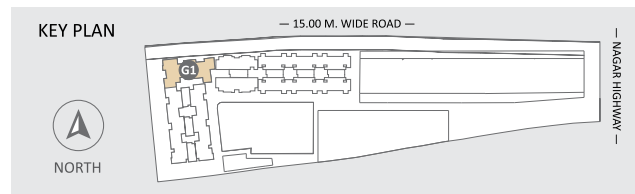
- › Good Quality Paint for External Walls
- › Entrance Lobbies

G1 BUILDING

2ND FLOOR PLAN

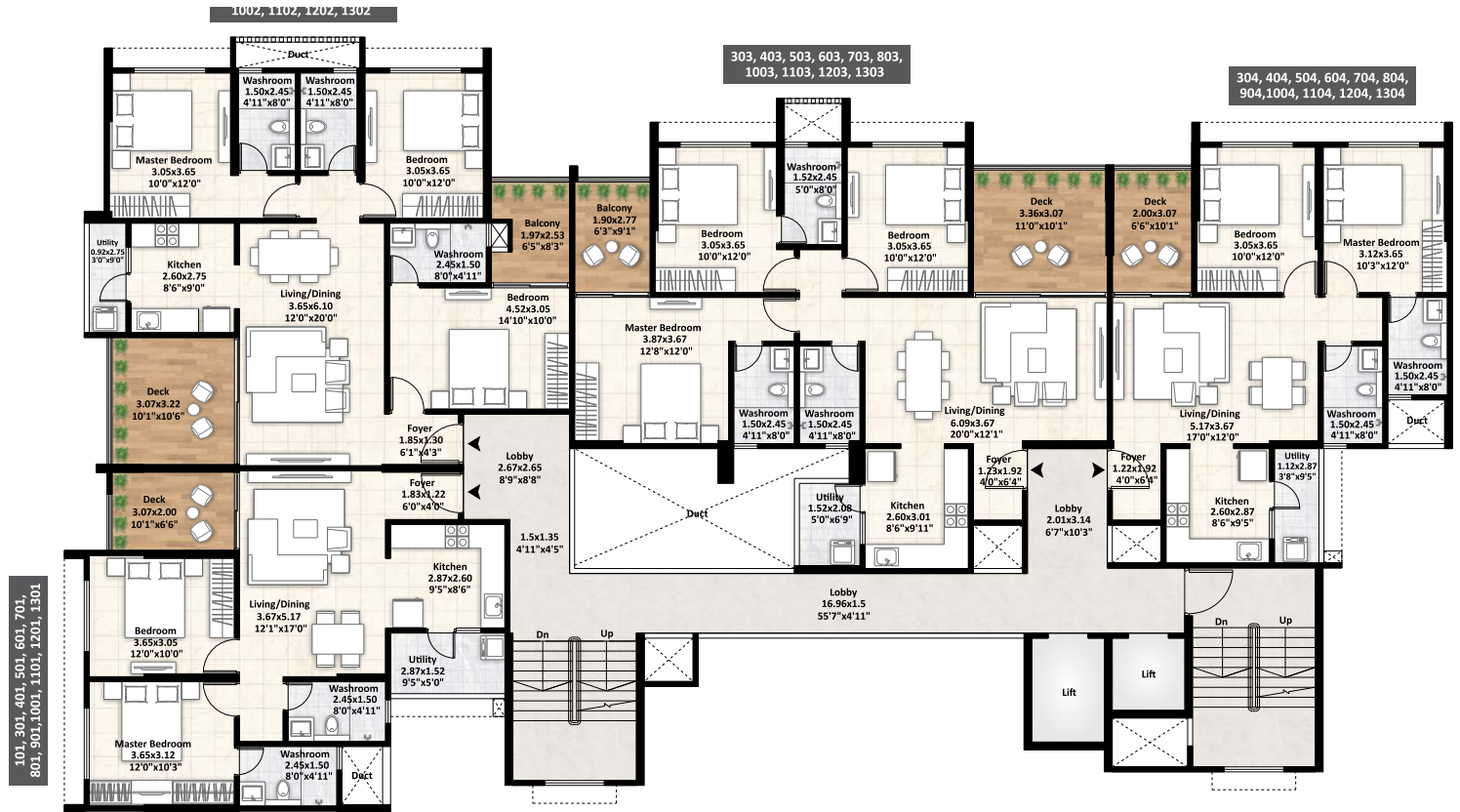


FLAT NO.	FLAT TYPE	CARPET	TERRACE	BALCONY	TOTAL CARPET AREA	
		SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
201	2BHK	64.35	-	10.53	74.88	806
202	3BHK	88.56	22.22	2.65	113.43	1221
203	3BHK	103.02	33.92	3.15	140.09	1508
204	2BHK	69.32	18.70	3.22	91.24	982

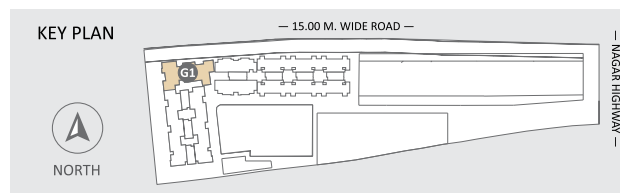


G1 BUILDING

TYPICAL FLOOR PLAN

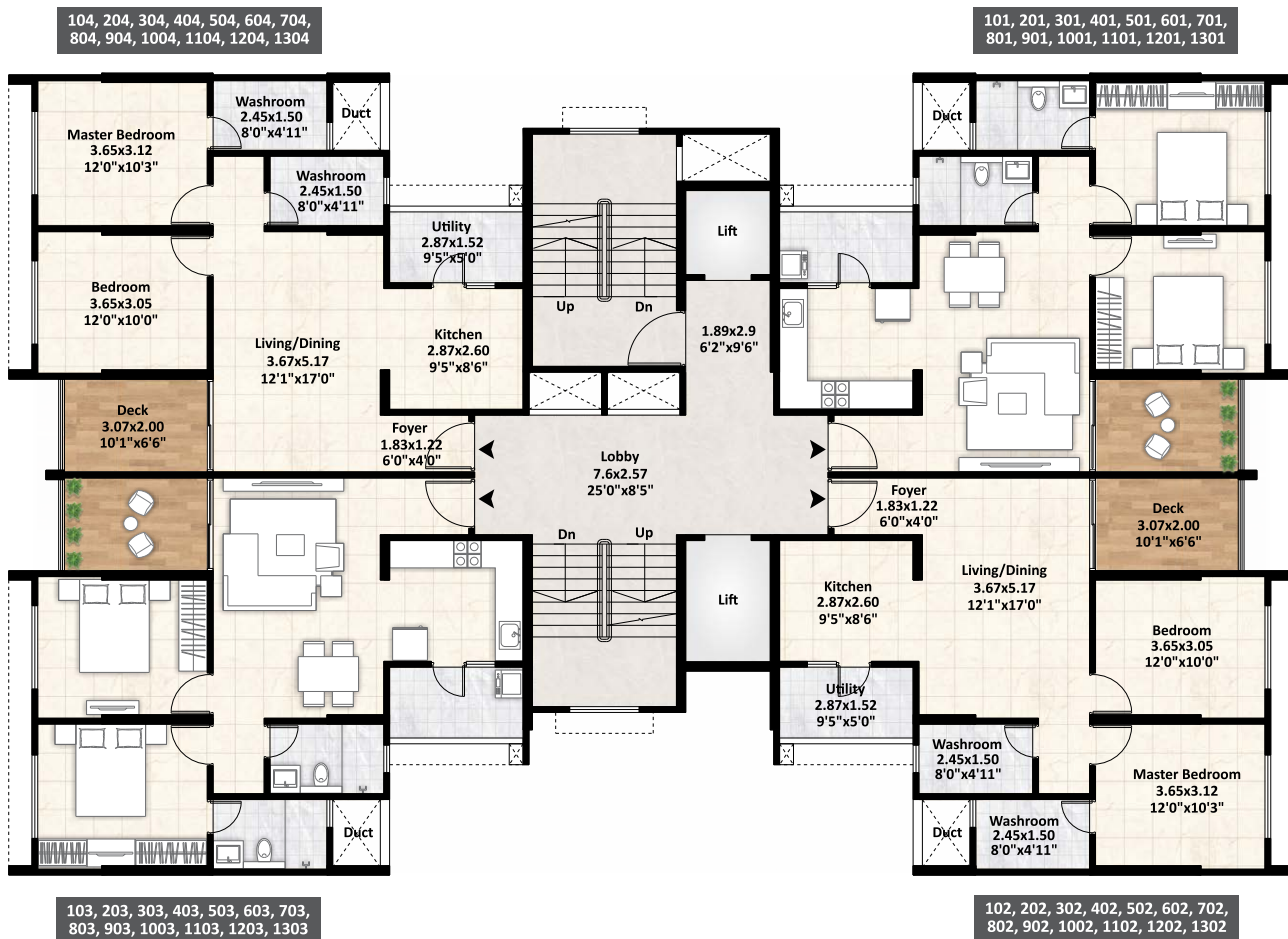


FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL CARPET AREA	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
101,301,401,501,601,701,801,901,1001,1101,1201,1301	2BHK	64.35	10.53	74.88	806
302,402,502,602,702,802,1002,1102,1202,1302	3BHK	88.23	16.96	105.19	1132
303,403,503,603,703,803,1003,1103,1203,1303	3BHK	91.50	18.76	110.26	1187
304,404,504,604,704,804,904,1004,1104,1204,1304	2BHK	64.42	9.37	73.79	794

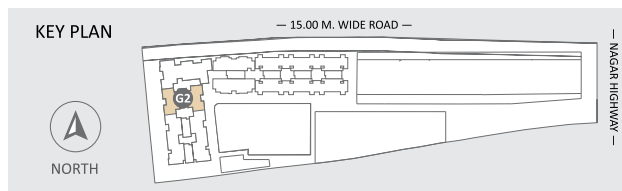


G2 BUILDING

TYPICAL FLOOR PLAN

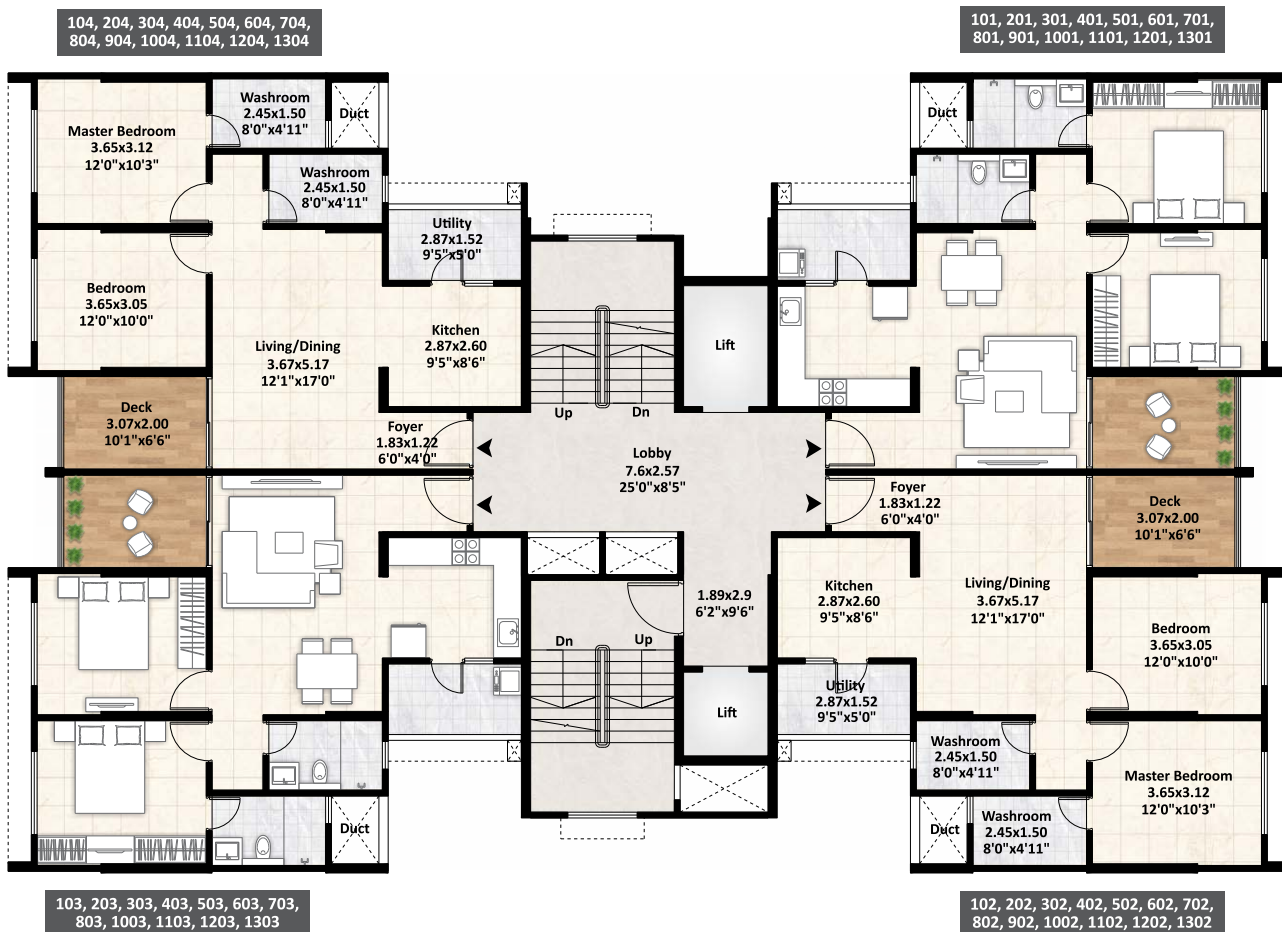


FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL CARPET AREA	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
101,201,301,401,501,601,701,801,901,1001,1101,1201,1301	2BHK	64.35	10.53	74.88	806
102,202,302,402,502,602,702,802,902,1002,1102,1202,1302	2BHK	64.35	10.53	74.88	806
103,203,303,403,503,603,703,803,903,1003,1103,1203,1303	2BHK	64.35	10.53	74.88	806
104,204,304,404,504,604,704,804,904,1004,1104,1204,1304	2BHK	64.35	10.53	74.88	806

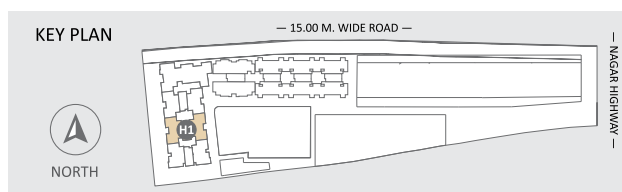


H1 BUILDING

TYPICAL FLOOR PLAN

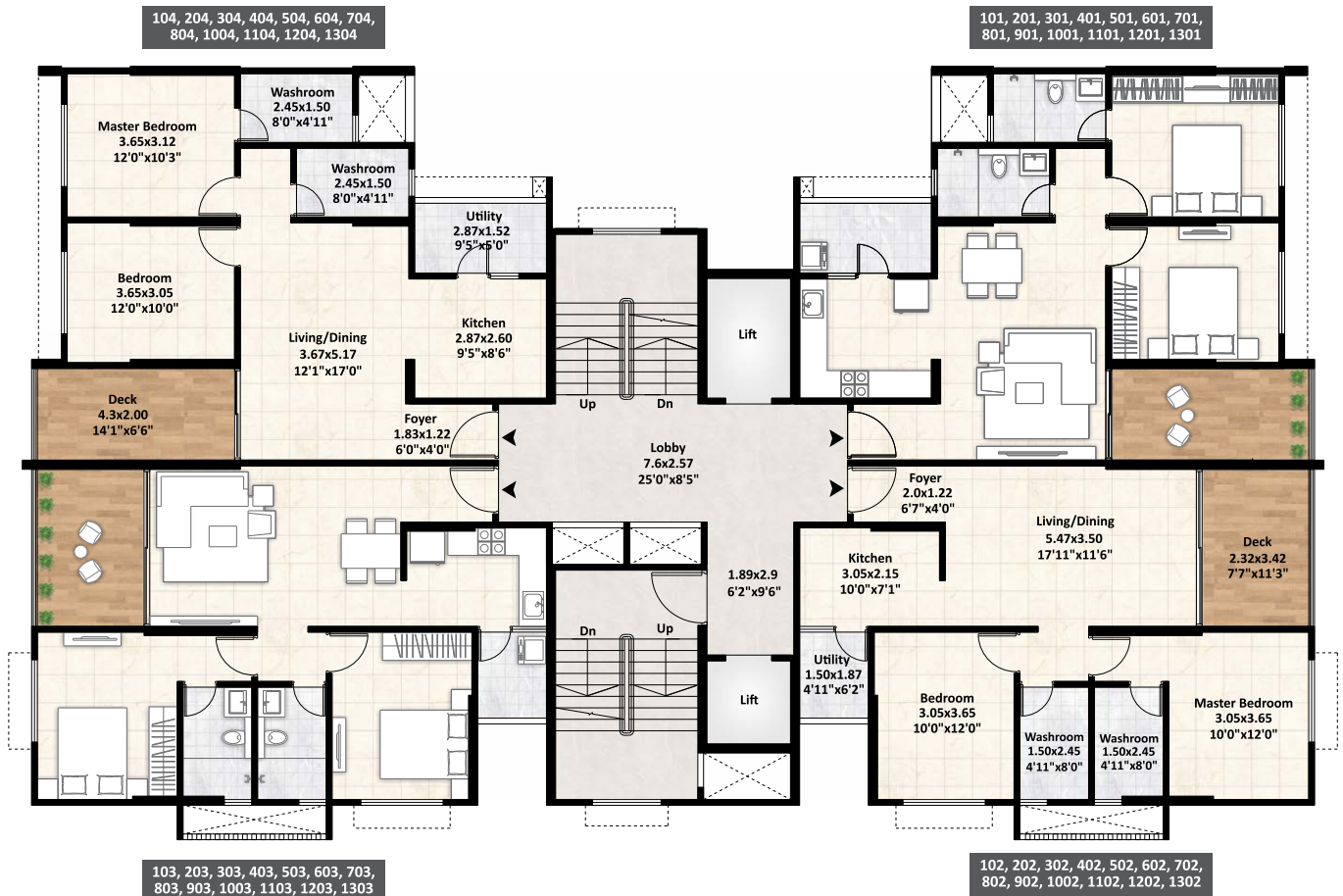


FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL CARPET AREA	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
101,201,301,401,501,601,701,801,901,1001,1101,1201,1301	2BHK	64.35	10.53	74.88	806
102,202,302,402,502,602,702,802,902,1002,1102,1202,1302	2BHK	64.35	10.53	74.88	806
103,203,303,403,503,603,703,803,1003,1103,1203,1303	2BHK	64.35	10.53	74.88	806
104,204,304,404,504,604,704,804,904,1004,1104,1204,1304	2BHK	64.35	10.53	74.88	806

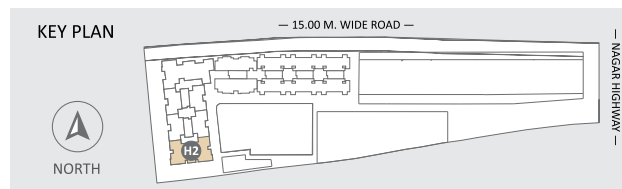


H2 BUILDING

TYPICAL FLOOR PLAN



FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL CARPET AREA	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
101,201,301,401,501,601,701,801,901,1001,1101,1201,1301	2BHK	64.45	12.98	77.43	833
102,202,302,402,502,602,702,802,902,1002,1102,1202,1302	2BHK	65.31	10.77	76.08	819
103,203,303,403,503,603,703,803,903,1003,1103,1203,1303	2BHK	65.31	10.77	76.08	819
104,204,304,404,504,604,704,804,1004,1104,1204,1304	2BHK	64.45	12.98	77.43	833





GAGAN
DEVELOPERS
CREATING EXPERIENCES



ESBEE
REALTY

Site Address:

Gagan Adira Road,
opp. The Lexicon International School,
Wagholi, Pune, Maharashtra - 412 207.

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