

The logo for Oriana World Central Tathawade is centered within a large, vertically-oriented oval frame. The frame is composed of two thin, parallel gold lines. The background of the entire image is a dark, gradient blue with a subtle, ethereal light beam or smoke-like effect originating from the left side. Small clusters of gold-colored dots are scattered near the top-left and bottom-right corners of the oval frame.

ORIANA
WORLD
— CENTRAL —
TATHAWADE

2 & 3 BHK LUXE RESIDENCES

A Rare Second Chance.
Play it Well...



Redefining everyday living

When you live higher, your perspective changes.

Mornings arrive with freshness, evenings slow down naturally, & weekends become moments you truly savour. Oriana World is specially built for families who seek more than just square footage, those who aspire to a lifestyle that reflects progress, comfort, and a sense of having arrived.



Three levels of Lifestyle, thoughtfully layered

Life at Oriana World unfolds across three beautifully curated levels of lifestyle amenities. From ground-level spaces designed for community and leisure, to podium zones for activity and relaxation, and finally sky-level experiences that elevate everyday living, each layer adds depth to how you unwind, connect, and celebrate life.





On-Ground, On-Point Amenities



A. Swimming Pool



B. Kids' Pool



C. Clubhouse



D. Party Lawn



E. Net Cricket



F. Multipurpose Court



G. Jogging Track



H. Kids Play Area



I. Temple

Sky-Level Joys Rooftop Amenities



Putt Putt Golf



Zumba & Aerobics



Agility Drill



Dance & Music Zone



Multipurpose Hall



Indoor Games



Hammock Plaza



Board Games



Chess Table



Pool Zone



Open Terrace



Poker Table



Meditation Area



Floor Games



Climbing Wall



Yoga Lawn



Outdoor Gym



Tyre Flip Battle Rope



Calisthenics Ladder



Sunrise Deck



Party Hall



Sunset Deck



Cafeteria



Buddha Sculpture



Carrom Board



Indoor Board Games



Table Tennis



Fitness Centre



Scribbling Wall



Acupressure Pathway



Running Track



Sit-Outs



Foosball



Reading Zone

Toddler Amenities



▲ A playful world made just for little explorers

Kids Amenities



▲ Where young minds learn the joy of strategy

Little adventures that build big confidence ▼



Splash into carefree childhood moments ▼



Adult Amenities



▲ Leisure spaces designed to unwind & connect

Senior Citizen Amenities



▲ Where divine moments feel blessed

Where ideas flow and conversations linger ▼



Spaces designed for comfort, care & connection ▼



Homes that mark a meaningful upgrade



Structure

- RCC frame structure of superior quality, designed for earthquake safety



Plastering

- External texture paint
- Internal gypsum smooth finish



Flooring

- Vitrified tiles
- Anti-skid tiles for terrace & bathrooms



Windows

- Euro section, Aluminium/UPVC sliding windows with mosquito net
- Granite window frame



Doors

- Decorative main entrance door laminated on both sides with name plate
- Laminated internal flush doors with branded cylindrical lock
- Granite door frame for washroom
- Euro section, Aluminium/UPVC sliding doors for balconies
- MS railing for attached terraces



Bathroom

- Ceramic flooring with high gloss coloured tiles
- Hot & cold mixer unit with overhead shower
- Wall hung WC & shower
- Provision for geyser & exhaust fan
- CP & sanitary fixtures of Jaquar or equivalent brands



Kitchen

- Granite kitchen platform with SS sink
- Glazed dado tiles up to window top
- Provision for exhaust fan
- Provision for water purifier
- Provision for washing machine point



Security & Safety

- Video Door Phone
- CCTV in campus & common area
- Professionally designed firefighting system
- Digital door lock



Painting

- Internal OBD emulsion paint in the entire flat
- External APEX ULTIMA cement paint for the entire building



Electrification

- Branded concealed copper wiring with modular switches
- Provision for TV & Telephone Point in living room & master bedroom
- Provision for AC point in all bedrooms
- Provision for inverter

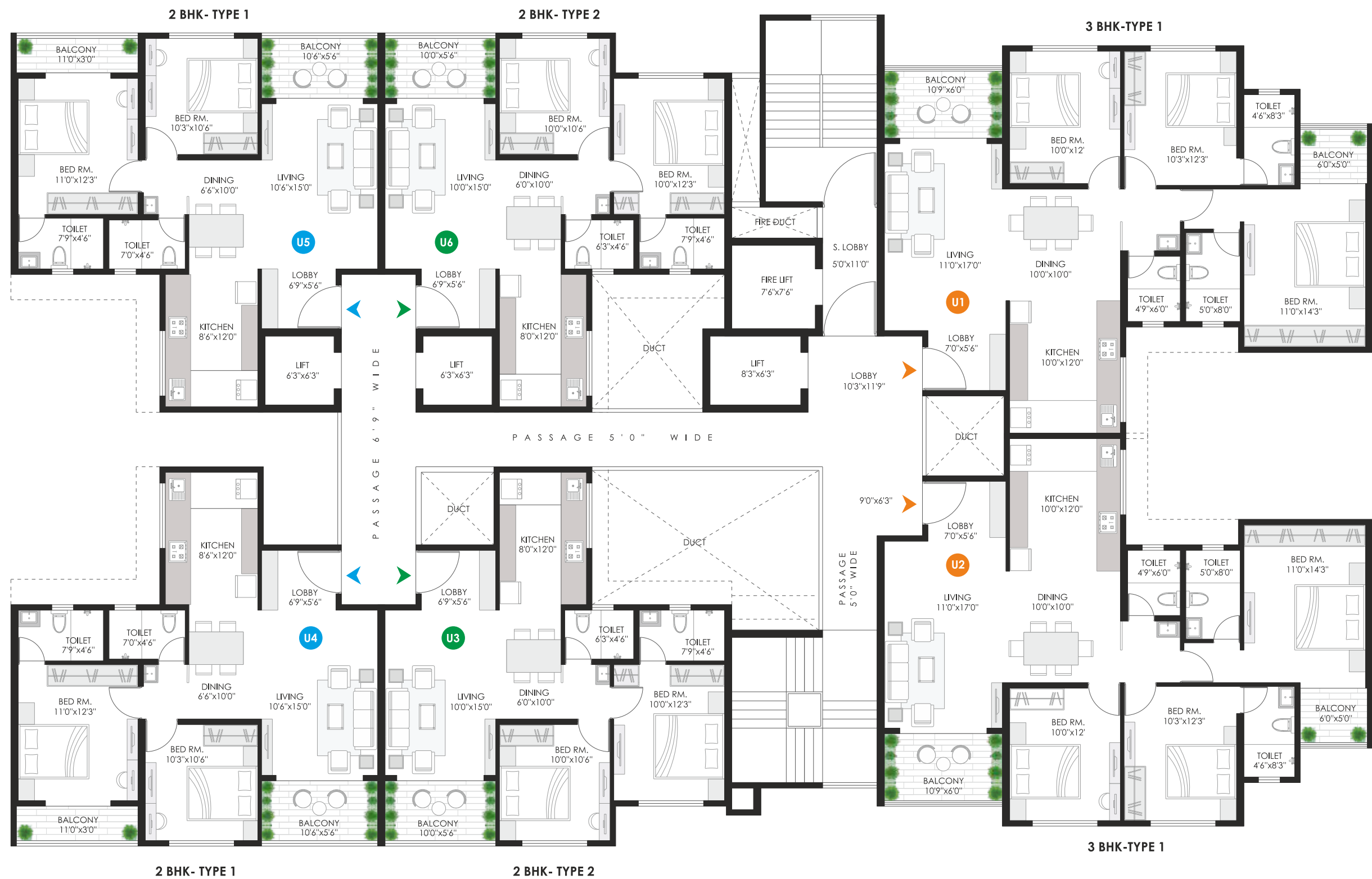


Lift

- Branded automatic lift with power back-up

Building - D Typical Floor Plan

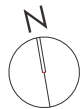
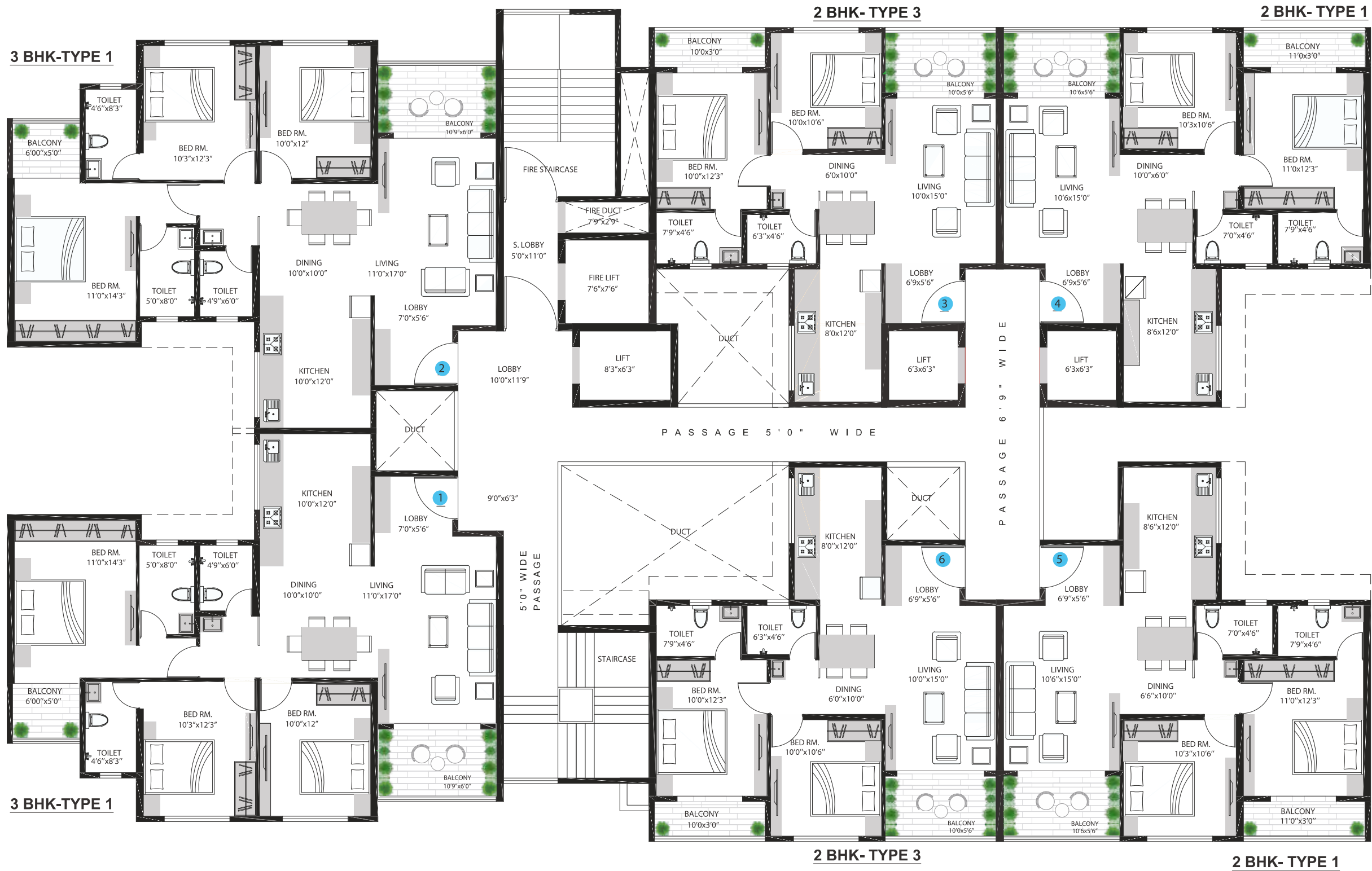
1st, 2nd, 3rd, 4th, 5th, 7th, 8th, 9th, 11th, 12th, 13th, 15th, 16th, 17th, 19th, 20th, 21th, 23rd, 24th & 25th



FLAT NUMBERS	FLAT TYPE	CARPET AREA	OPEN BALCONY	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
101, 102, 201, 202, 301, 302, 401, 402, 501, 502, 701, 702, 801, 802, 901, 902, 1101, 1102, 1201, 1202, 1301, 1302, 1501, 1502, 1601, 1602, 1701, 1702, 1901, 1902, 2001, 2002, 2101, 2102, 2301, 2302, 2401, 2402, 2501, 2502	3BHK TYPE 1	97.93	8.99	106.92	1151
103, 106, 203, 206, 303, 306, 403, 406, 503, 506, 703, 706, 803, 806, 903, 906, 1103, 1106, 1203, 1206, 1303, 1306, 1503, 1506, 1603, 1606, 1703, 1706, 1903, 1906, 2003, 2006, 2103, 2106, 2303, 2306, 2403, 2406, 2503, 2506	2BHK TYPE 2	63.22	4.96	68.18	734
104, 107, 204, 207, 304, 307, 404, 407, 504, 507, 704, 707, 804, 807, 904, 907, 1104, 1107, 1204, 1207, 1304, 1307, 1504, 1507, 1604, 1607, 1704, 1707, 1904, 1907, 2004, 2007, 2104, 2107, 2304, 2307, 2404, 2407, 2504, 2507	2BHK TYPE 1	67.42	8.28	75.70	815

Building - B Typical Floor Plan

1st, 2nd, 3rd, 4th, 5th, 7th, 8th, 9th, 11th, 12th, 13th, 15th, 16th, 17th, 19th, 20th, 21th, 23rd, 24th & 25th



FLAT TYPE	FLAT NUMBERS	CARPET AREA	OPEN BALCONY	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
3BHK TYPE 1	101, 102, 201, 202, 301, 302, 401, 402, 501, 502, 701, 702, 801, 802, 901, 902, 1101, 1102, 1201, 1202, 1301, 1302, 1501, 1502, 1601, 1602, 1701, 1702, 1901, 1902, 2001, 2002, 2101, 2102, 2301, 2302, 2401, 2402, 2501, 2502	97.93	8.99	106.92	1151
2BHK TYPE 3	103, 106, 203, 206, 303, 306, 403, 406, 503, 506, 703, 706, 803, 806, 903, 906, 1103, 1106, 1203, 1206, 1303, 1306, 1503, 1506, 1603, 1606, 1703, 1706, 1903, 1906, 2003, 2006, 2103, 2106, 2303, 2306, 2403, 2406, 2503, 2506	63.90	7.80	71.70	772
2BHK TYPE 1	104, 105, 204, 205, 304, 305, 404, 405, 504, 505, 704, 705, 804, 805, 904, 905, 1104, 1105, 1204, 1205, 1304, 1305, 1504, 1505, 1604, 1605, 1704, 1705, 1904, 1905, 2004, 2005, 2104, 2105, 2304, 2305, 2404, 2405, 2504, 2505	67.42	8.28	75.70	815

Unit Plan

2 BHK (TYPE 1)

Carpet Area : 815 SQ. FT.



Unit Plan

2 BHK (TYPE 2)

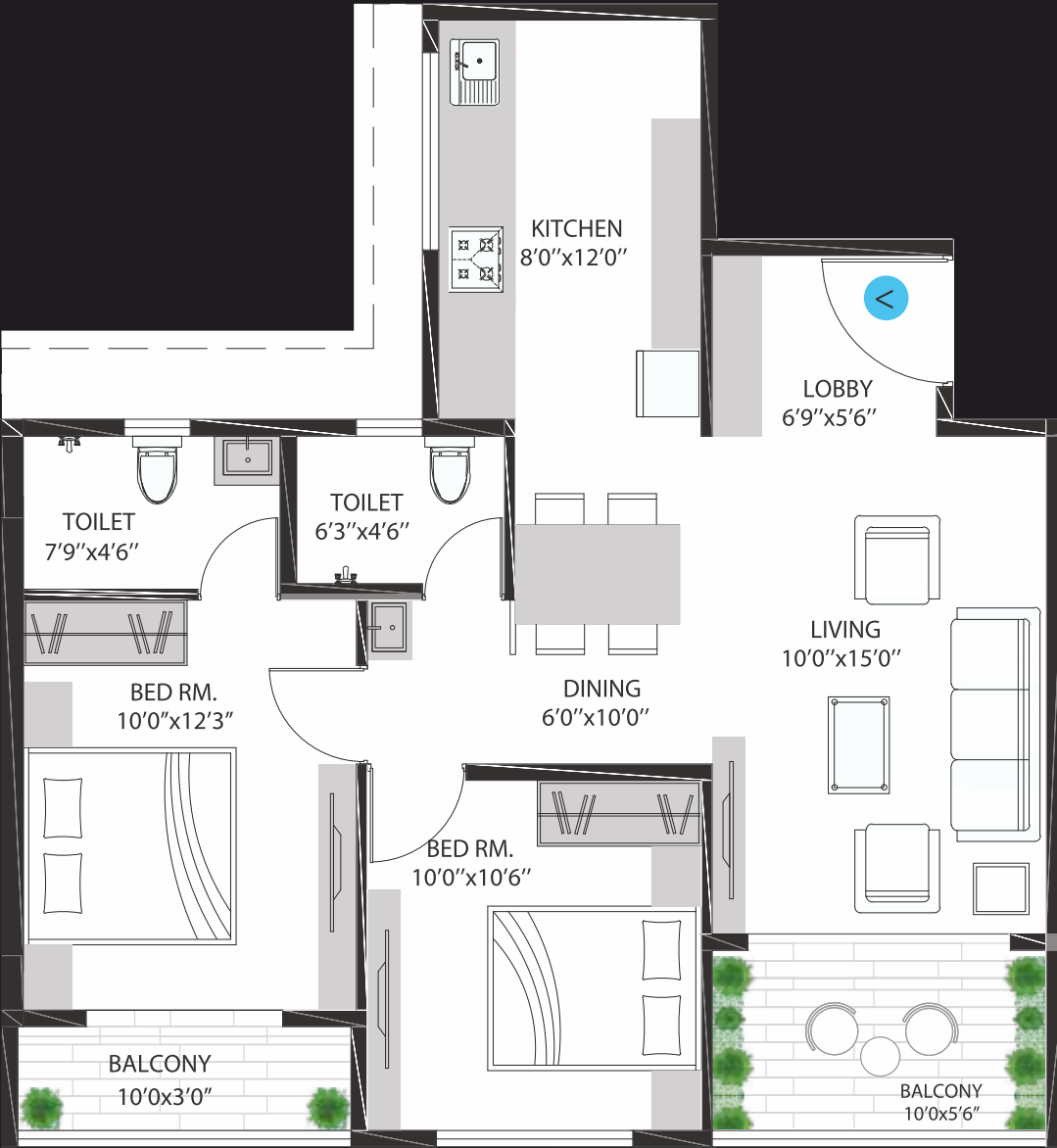
Carpet Area : 734 SQ. FT.



Unit Plan

2 BHK (TYPE 3)

Carpet Area : 772 SQ. FT.



Unit Plan

3 BHK (TYPE 1)

Carpet Area : 1151 SQ. FT.



A Location that supports today and secures tomorrow

Where Dedication Goes Beyond Construction



For over two decades, Balaji Builders has transformed aspirations into thoughtfully crafted homes – spaces where families grow, lives unfold, and memories take shape.

Every project is guided by integrity, precision, and care. Built on a foundation of honesty, safety, and unwavering commitment, Balaji Builders continues to create lasting value and earn the confidence of generations.

"Buildings rise with steel and concrete; legacies rise with integrity."



SCHOOLS & COLLEGES

Ashwini International School	-	2 min
Podar International School	-	3 min
Indira National Pre Primary School	-	3 min
Balaji Institute	-	3 min
Akshara International School	-	5 min
Indus Champs School	-	5 min
Euro School Wakad	-	12 min



HOTELS

Sayaji	-	4 min
Tip Top International	-	10 min
Vivanta	-	15 min
Courtyard by Marriott	-	17 min
The Orchid Hotel	-	20 min



HOSPITALS

Pentagon Hospital	-	5 min
Life Point	-	7 min
Aditya Birla Memorial	-	12 min
Surya Mother & Child Hospital	-	15 min
Ruby Hall Hinjawadi	-	20 min
MediPlus Specialty	-	22 min



INFRASTRUCTURE

Decathlon	-	3 min
Hyper Loop Between Mumbai & Pune	-	7 min
Phoenix Mall of the Millennium	-	10 min
D-Mart	-	13 min
Metro Connectivity	-	15 min
Hilton Hotel	-	19 min
Balewadi High Street	-	20 min
Panchshil IT Park	-	40 min



ESSENTIALS

Vision One Mall	-	5 min
SBI Bank	-	10 min
Vision Ace	-	13 Min
White Square Mall	-	15 min
Xion Mall	-	15 min
Hinjawadi IT Park	-	15 min



A legacy measured in
TRUST, SCALE & TIME

12+

COMPLETED
PROJECTS

600+

HAPPY FAMILIES
SERVED

10L+

SQ. FT. TOTAL
CONSTRUCTED AREA

25+

YEARS OF
PRESENCE

C R E D I T S

ARCHITECT
SOLE SPACE

RCC CONSULTANT
STRUDCOM

LANDSCAPE ARCHITECT
VNB LANDSCAPE

VASTU CONSULTANT
DR. RAJASHREE KHIWASARA

MEP
MEP SYSTEM SOLUTION

STRATEGIC PARTNER
RELATION REALTECH PVT. LTD.



BALAJI BUILDERS

CORPORATE ADDRESS

Balaji Empire, Balaji Builders, S. No.76/1 & 76/2, Ashok Nagar Road,
Opp. Sharayu Toyota Service Center, Tathawade, Pune 411033

SITE ADDRESS

Oriana World, Balaji Builders, S. No.76/1, Ashok Nagar,
Tathawade, Pune-411 033



MAHA-RERA REG NO: _____
P52100080096
<https://maharera.mahaonline.gov.in>

Disclaimer: The perspective images in this brochure are artistic impressions/schematic representations of the project. Many items shown in the images are not included in the standard offering and are only indicative of how the units can be used. Viewers confirm that they have not taken their decision to purchase/book solely by viewing these perspective images in this brochure. The finishes and colours demonstrated as part of the standard offering are subject to minor variations, as they are dependent on availability from respective companies/vendors.