

ANSHUL
MEDORA
2 & 3 BHK HOMES



Map not to scale

A LEGACY OF EXCELLENCE

28+

Years of Excellence

30+

Completed Projects

3500+

Happy Customers

8

Ongoing Projects

ONGOING PROJECTS

Anshul Ela Moshi, Pune 1 & 2 BHK Homes	Anshul Ira New Kalyani Nagar, Pune 1 & 2 BHK Homes	Anshul Casa Wakad, Pune 3 BHK Homes	Atlante Tathawade, Pune 3 BHK HomesHoused	7 Anshul Bavdhan, Pune 2 & 3 BHK Homes	Crown 8 Balewadi High Street, Pune 3 BHK Homes	Anshul Aarush Shrirampur, Ahmednagar 1 & 2 BHK Homes
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COMPLETED PROJECTS

Karan Landmark (Shivaji Nagar)	Karan Bazaar (Wadgaon Sheri)	Valencia (Navi Mumbai)	Anshul Athena (Kharadi ANNEX)	Gardenia (Wadgoan Sheri)
Karan Celista Phase 1 (Balewadi)	Karan Tej Bonita (Shivaji Nagar)	Karan Celista Phase 2 (Balewadi)	Anshul Kosmas (Moshi)	Shubham (Wadgoan Sheri)
Karan Bharati (Katraj)	Karan Court (Ahmednagar)	Anshul Lilika (Katraj)	Anshul Sara (Baner)	Splash Mountain (Lohagaon)
Karan Selene (Bhandarkar Road)	Karan IRA (Wadgaon Sheri)	Karan Rhea (Kharadi Annex)	Anshul EVA (Bavdhan)	Karan Park (Wadgaon Sheri)
Karan Ceto (Wadgaon Sheri)	Karan Tej Arista (Warje)	Anshul ELA Phase 1 (Moshi)	Anshul Atlante Phase 1 (Tathawde)	Karan Arcade (Wadgaon Sheri)
Karan Ashiyana (Wadgaon Sheri)	The Vitoria (Deccan Gymkhana)	Anshul Casa Phase 1 (Wakad)	Anshul Canvas (Wagholi)	

Kahaani "Her" Ghar Ki.



#AGharForEveryHer

WAGHOLI

Welcome to the world of happy women!

Whether she's a mother, a daughter, a professional, or a caregiver, every woman brings life and love to a home. As a strong central figure in the family, she is the vital link that connects people, hearts and worlds to each other. She is there for everyone, every single minute!

The greatest gift we can give her is a world that makes her feel better and happier. Welcome to Anshul Medora, a home crafted for her, around her. A space that reflects her dreams, her strength, and her countless roles.

The thoughtful, women-centric amenities of Anshul Medora understand her rhythm and support her every day. From a covered swimming pool that offers privacy, to an exclusive yoga and Zumba studio, every space here is designed to let her breathe, move, and feel free.

We know how many hats a woman wears in a single day. We've ensured that she gets the room to just be herself. Here, every detail is rooted in care, comfort, and empowerment. It's a place that gives her the peace of mind she truly deserves.



ANSHUL MEDORA

2 & 3 BHK HOMES

When the lady of the house feels centered, the whole family thrives. That is why at Anshul Medora, we have decided to craft spaces that make life easier - for her. Thoughtfully-planned layouts minimise the everyday rush while calming corners and leisure zones offer the space to recharge. Choosing a home at Anshul Medora isn't just about having a place to live in - it is about choosing a lifestyle designed to ease her day, lift her spirits and to ensure that the one who makes our lives better has the best space to feel her best self.





Every woman is special. So is every home of ours.





Built with a purpose, on the foundation of trust.



Legends

- ① Play court
- ② Open gym
- ③ Senior citizen's plaza
- ④ Gazebo
- ⑤ Butterfly garden
- ⑥ Kids' play area
- ⑦ Sit-out area
- ⑧ Multipurpose lawn
- ⑨ Clubhouse
- ⑩ Swimming pool
- ⑪ Kids' pool
- ⑫ Pool deck area
- ⑬ Party lawn

An array of thoughtfully curated amenities.



A landmark creation in the true sense of the term.



Abundant spaces for her to unwind in solitude.



A children's playground to keep the little ones busy and happy!

GROUND AMENITIES



Play court



Open gym



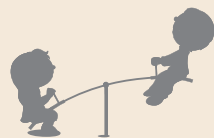
Senior citizen's plaza



Gazebo



Butterfly garden



Kids' play area



Sit-out area



Multipurpose lawn

PODIUM AMENITIES



Clubhouse



Swimming pool



Kids' pool



Pool deck area



Party lawn

Amenities for a life as vibrant as she is!



From play zones to peaceful corners, there is a place for everyone!

TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN



SPECIFICATIONS



Structure

- RCC framework structure of the building
- 6" internal and external walls
- External double-coat plaster
- Internal gypsum plaster
- Dado tiles up to slab level in all bathrooms



Windows/ Doors

- Laminated main and internal flush doors
- Sliding door or foldable door for terraces
- 2- or 3-track sliding windows with mosquito net and invisible safety grill
- Marble or granite sill at the bottom for all windows
- Glass railing for terrace & balcony



Kitchen

- Granite/full body tile kitchen platform with stainless steel sink
- Dado tiles above the platform up to 2 feet
- Dry terrace with provision for washing machine



Flooring

- Vitrified tile flooring and skirting for all rooms
- Anti-skid tile flooring in toilets and attached terraces



Electrification

- Concealed wiring and modular switches
- 3-Phase MSEB meter for all common spaces
- Provision for geyser in bathrooms



Sanitaryware and Fittings

- Concealed plumbing and Jaquar or equivalent CP fitting
- Commode with flush valve in bathroom



Paint

- Internal emulsion paint
- Acrylic emulsion paint for external walls, balconies/ terraces



Common Infrastructure

- Attractive entrance gate with security cabin
- Internal roads / block paved road
- Genset backup for common areas
- Solar water heating system on top terrace for master bedroom
- Lift for the building
- Firefighting system
- Underground water tank for all the phases
- Overhead water tank
- STP
- Street lights

Our offerings for truly premium living.



Site: Gat No. 663/1, Anshul medora, Ivy Estate road, Behind Tata Croma , Nagar Road, Wagholi Pune - 412207

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Available on the website <https://maharera.mahaonline.gov.in>

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