



Corporate Office: Kunal Spaces Pvt. Ltd., Kunal House, opp. Kamla Nehru Park, off Bhandarkar Road, Pune-411004.
Ph: +91-20-30223022/33 | E-mail: info@kunalgroup.in | www.kunalgroup.in

Disclaimer: The plans, specifications, images and other details herein are only indicative and the developer/owner reserves the right to change any or all. The printed material does not constitute a contract/offer of any type between the developer/owner and the recipient. Any purchase / lease of this development shall be governed by the terms and conditions of the agreement for sale/lease entered into between parties and no details mentioned in this printed material shall in any way govern such transactions.

praisaad.com /04/2013/21406





KUNAL •
Aspiree
Happiculture

2 & 3 BHK HOMES AT BALEWADI



The practice of cultivating crops is called 'agriculture'.

The science of cultivating flowers is called 'floriculture'.

The art of cultivating fruits is called 'horticulture'.

... **W**hat, we wondered, should the word be then, for the art, science and applied intelligence of cultivating happiness?

What concept can capture the complex process of focusing on you and your needs; understanding your aspirations; divining your dreams?

What would show, in one simple word, that we have planned an entire life for you that is centered around you, and dedicated to sowing and nurturing wonderful moments, so that you may harvest bountiful happiness?

Here's presenting 'Happiculture' - a word that conveys a whole world of meaning; a concept that delivers it to you.

Welcome to Kunal Aspiree. Come home to Happiculture!

Happiculture @



How we've made it happen...



Location



Design



Planning



Value



People



Amenities



A location that maximises your HQ

Move over IQ and EQ and SQ! Life at Kunal Aspiree is all about your Happiness Quotient! And it all starts with the location.

Balewadi is quite easily one of Pune's most scenic locations. And Kunal Aspiree is your last chance to belong to it. The area made nationally famous by the 2008 Commonwealth Youth Games, is now a prime residential destination.

Kunal Aspiree is situated right at the end of Balewadi's most beautiful road. Where a river dawdles lazily past your home. And the traffic that rushes past your life seems to be a far away dream, but is actually just around the corner. If happiness is the result of having the best of all worlds, then the location of Kunal Aspiree certainly guarantees it!

Happiness. In and Around.



Connectivity

- Connected via the 60 ft. and 100 ft. wide Development Plan roads
- Just off Pune-Bengaluru Highway
- Close to Hinjewadi IT Park, PCMC Industrial Estate & Chakan Auto Hub
- 30 mins from Pune Railway Station
- 45 mins from Pune International Airport

Education

- Loyola High School & Junior College
- St. Joseph's School
- Bharati Vidhyapeeth School • The Orchid School
- D. A. V. Public School • MITCON Management
- National Insurance Academy (NIA)
- Moze Engineering College
- NICMAR



Shopping & Recreation

- Close to Central Mall, D Mart & Big Bazaar
- 2 mins from Balewadi Sports Complex
- 5 mins from Pancard Club



Hospitals

Aditya Birla Memorial and Lifepoint Multispeciality Hospital in the vicinity



Top Terrace View



Master Bedroom



Happiness. By Design.

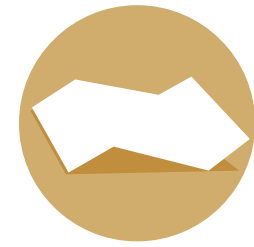
Kunal Aspiree is a brilliant testimony to the optimal and multiple utilisation of space – both indoor and outdoors. A clubhouse that acts as an informal gupshup lounge; sitouts that transform into conversation hubs; a barbeque corner that can also host small parties – the outdoor spaces at Kunal Aspiree are designed as terrific multi-taskers.

And when it comes to your home, the applied intelligence of design is even more obvious. Every little thing has been thought of – utility, storage, style, luxury, comfort, indulgence, ventilation, light and most importantly, your happiness!

Clubhouse



Children's Play Area



Planning... because Happiness lies in the details!

The real proof of good planning is the ease and luxury and beauty that are introduced into those whose lives have been planned. At Kunal Aspiree, it is evident in every view.



We've planned your safety – no vehicular movement in the areas outside your buildings.



We've planned your health – top-of-the-line health and fitness features.



We've planned your peace of mind – meditation zones, and a lush green 50,000 sq. ft. open space with themed garden.



We've planned your fun - rendezvous point, indoor games and amphitheatre.

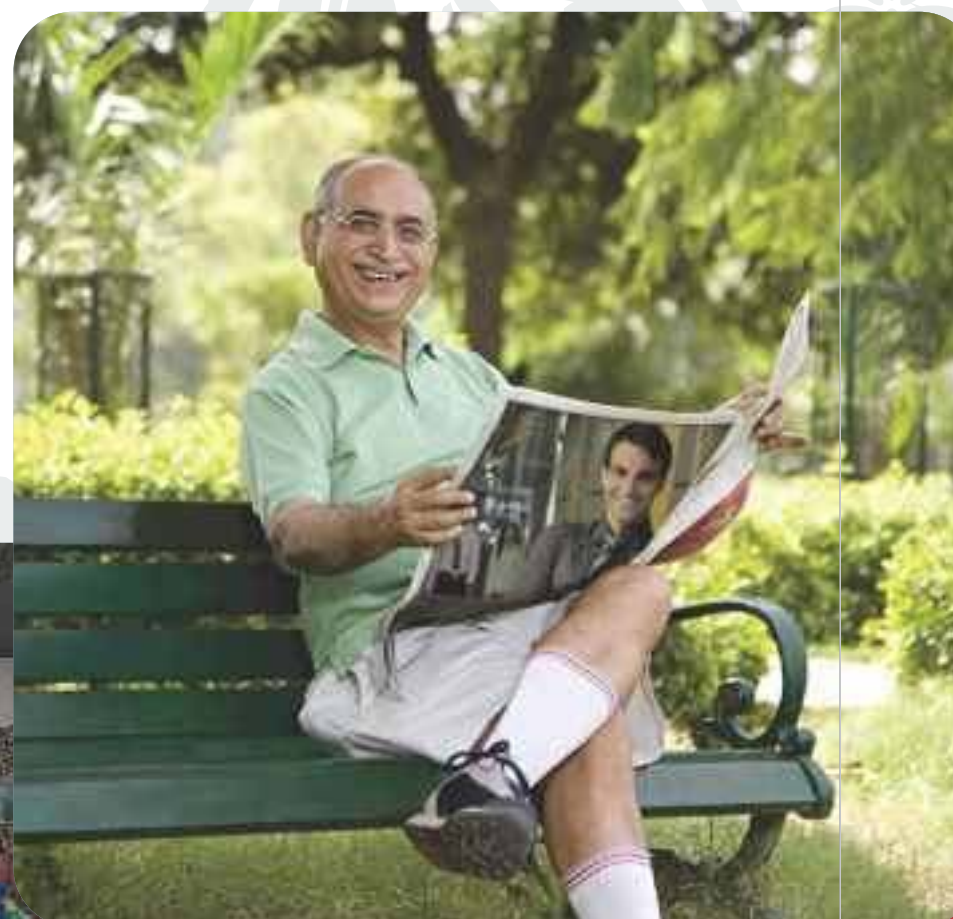


Not simply Value Adds... Happi Adds!

We've thought about you – long and hard. We've asked ourselves, "What will really, really make you not simply happy, but 'happi'?" "What would matter more to you – an Olympic sized pool, or a separate pool for ladies?" Those were our questions – these are our answers!



Separate covered pool for ladies.



Special areas demarcated for senior citizens, both at ground level as well as on the terraces.



A fabulous spa spread across 2,500 sq. ft.



Play zones and a separate kids' pool for children.



Separate Gents' Swimming Pool



Top Terrace Garden



Attached Terrace



Basketball Court



Cricket Pitch



Happi Hours... 24x7

This fast-paced life doesn't give you sufficient time to concentrate on the finer details. We have that in place for you, with exactly the perfection and absolutely the affection you would have!

- Well-equipped clubhouse with home theatre • 25,000 sq. ft. of rooftop recreational space consisting of jogging track, cafeteria, gazebo, star-gazing, landscaped garden and senior citizen sitting area • 2,500 sq. ft. spa, jacuzzi and sauna • Basketball court and volleyball court • Multilevel landscaping • Library

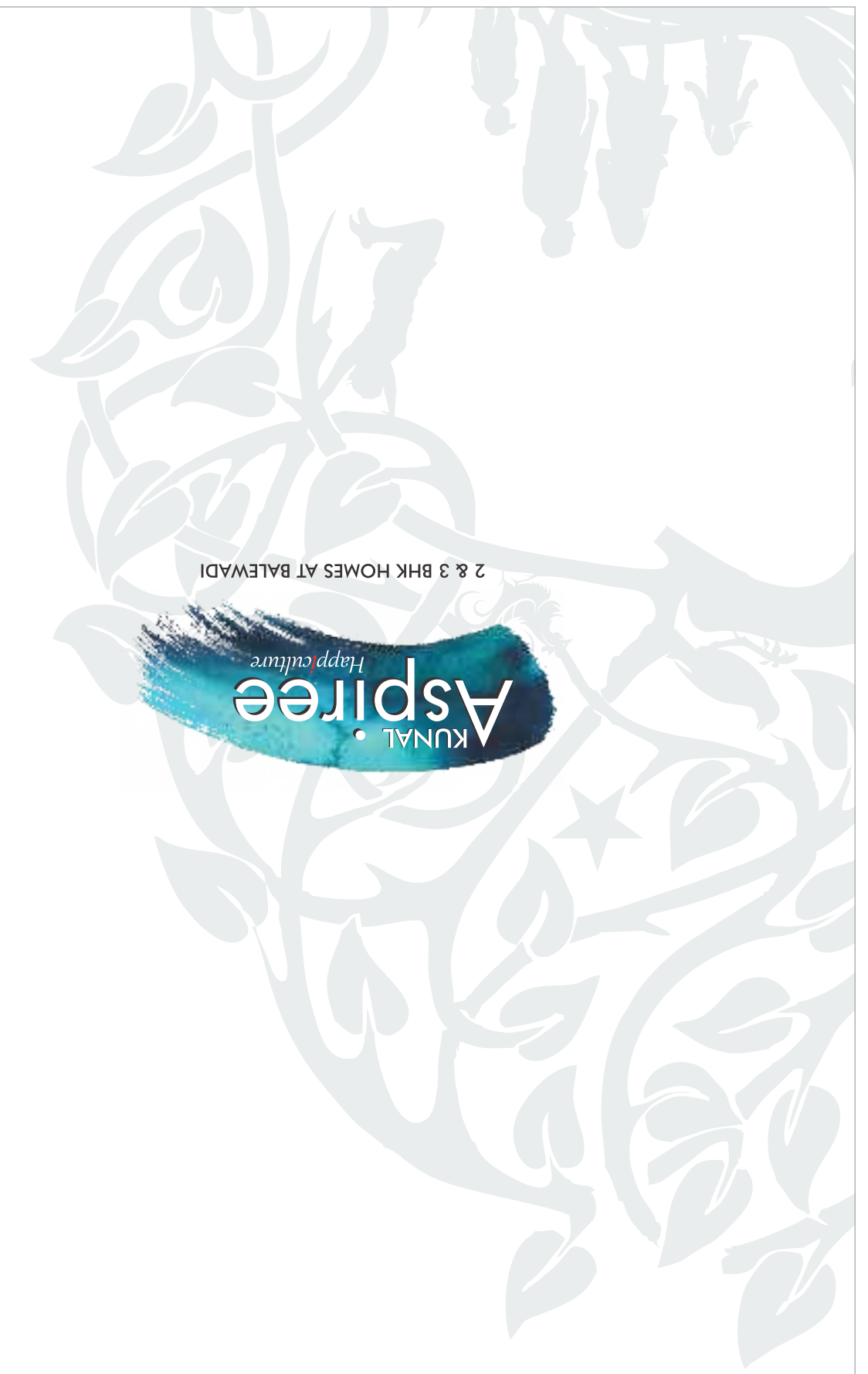


Pasting

Master Plan: Happi from every angle

- | | |
|-------------------------------|----------------------------------|
| 1 BASKETBALL COURT | 14 KIDS' POOL |
| 2 AMPHITHEATRE | 15 WAITING AREA |
| 3 SITTING PLAZA | 16 FEATURE WALL |
| 4 CRICKET PITCH | 17 WATER FEATURE |
| 5 SENIOR CITIZENS' PLAZA | 18 ENTRANCE PLAZA |
| 6 CHILDREN'S PLAY AREA | 19 SCULPTURE |
| 7 ENTRANCE PLAZA | 20 ENTRANCE / EXIT |
| 8 LAWN | 21 SECURITY CABIN |
| 9 COVERED LADIES' POOL | 22 SITTING ARRANGEMENT |
| 10 CLUBHOUSE | 23 GAZEBOS |
| 11 BARBEQUE AREA | 24 JOGGING TRACK |
| 12 SNAKES & LADDERS AND CHESS | 25 TERRACE TOP LANDSCAPED GARDEN |
| 13 GENTS' POOL | |





2 & 3 BHK HOMES AT BALEWADI

Aspiree
KUNAL
Happiculture

The basics of Happiculture

Specifications

Doors

- Decorative main door
- Internal designer doors

Windows

- Powder-coated aluminum sliding windows with mosquito mesh

Kitchen

- Additional service platform
- Piped gas connection (subject to permission)
- Water purifier
- Exhaust fan

Rooms

- Vitrified flooring
- Wooden flooring for master bedroom
- POP/gypsum finish walls and ceiling
- Bay window in the master bedroom/children's bedroom

Bathrooms

- Elegant tiling pattern
- Exhaust fan
- Dado up to 7 feet height
- Hot and cold water mixer
- Wall-hung commode with flush valve
- Counter washbasin with granite top
- Antiskid flooring in all bathrooms
- Glass partition in master bathroom

Terrace

- Antiskid flooring
- Landscaped terraces

Green Elements

- Water treatment plant
- Sewage treatment plant
- Rainwater harvesting
- Organic waste converter

Pasting



**Happiculture:
the creators**


KUNAL GROUP
Promoters, Builders & Developers
Fulfillment beyond promises

In partnership with

HDFC
PORTFOLIO MANAGEMENT

We at Kunal Group have quietly established for ourselves a unique niche in the real estate industry as a company that offers contemporary lifestyle by blending thoughtful design and amenities with commitment to quality and environment. A long standing and unshakable bond of trust and relationship that we share with our customers and other stakeholders is a true testimony to our transparent and value driven work culture.

Ongoing Projects

Kunal
CRIMSON
Homes to enhance your living!

Spicer College Road, AUNDH ANNEXE.
2.5 & 3 BHK Apartments and 4 BHK Penthouses




Venezia
Enter an Ethereal Lifestyle

Opp. Pashankar Auto, BANER
2, 2.5 & 3 BHK Apartments




Belleza
Serene & Silent
2 & 2½ BHK, eco-scopic Homes

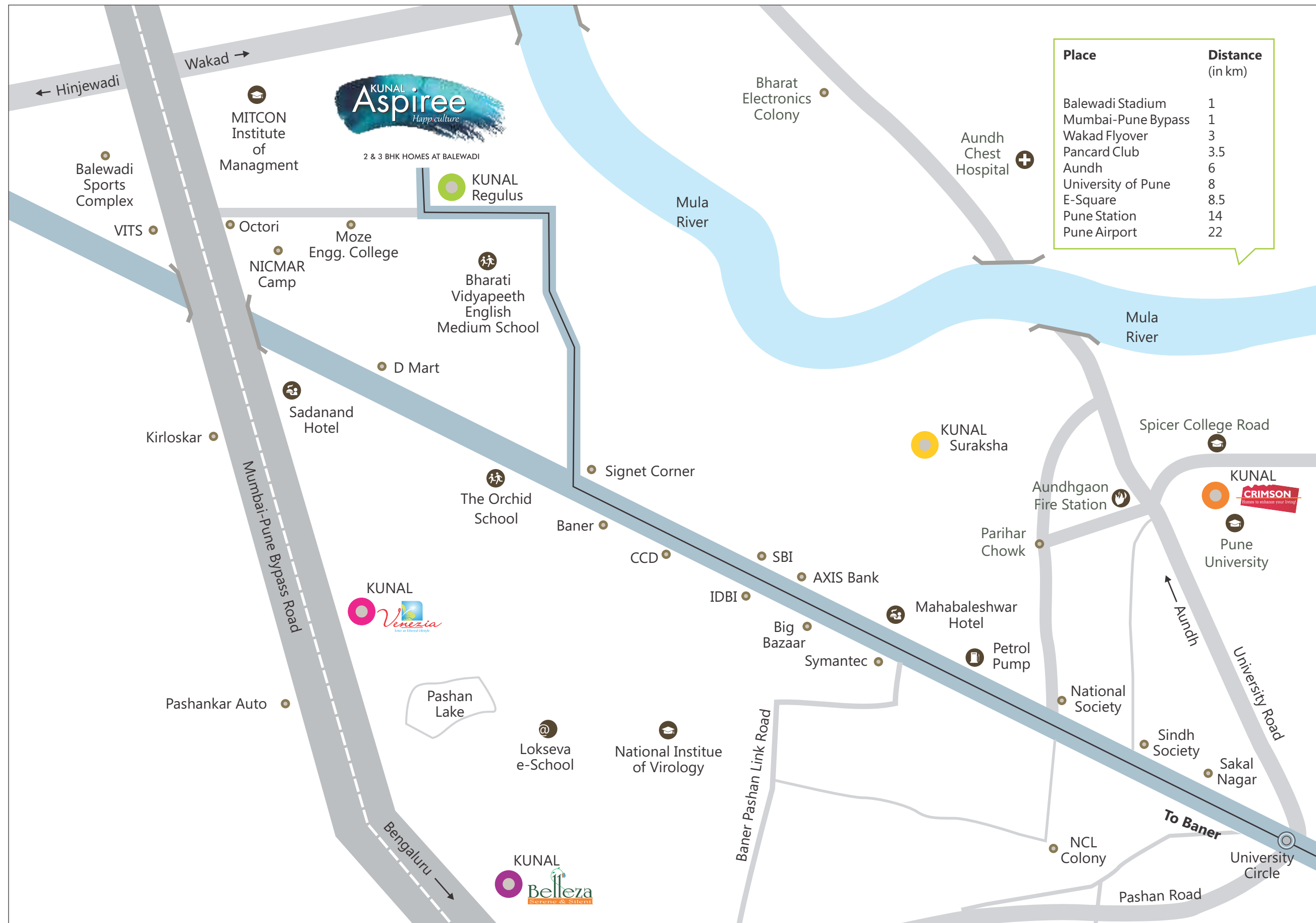
Behind Maratha Mandir, BAVDHAN
2, 2.5 & 3 BHK Apartments




Iconia
Wintelligent Living

Near Gahunje Cricket Stadium, MAMURDI
2 & 3 BHK Homes





2 & 3 BHK HOMES AT BALEWADI

- Architect**
Avinash Nawathe
- Structural Design**
J+W Consultants
- Landscape Architect**
Shobha Bhopatkar
- Plumbing Consultants**
McLin Consultants Pvt. Ltd.
- Branding and Communication**
Pratisaad Communications Pvt. Ltd.
- Electrical Contractors**
Hindustan Electricals
- HVACR Consultants**
R. S. Kulkarni
- Environmental Consultants**
Green Circle Consultants India Pvt. Ltd.
- Legal Consultants**
Legasis Partners Advocates & Solicitors
Adv. Unmesh Deshpande