



2 & 3 BHK SMART HOMES, LOHEGAON

*...aapki ek
unique pehchan!*

ABOUT UNIQUE PROSPERO

Unique Prospero is a residential offering that's guaranteed to transform the neighbourhood of Lohegaon and offer you the lifestyle you always wanted. Peaceful surroundings, well-designed residential spaces, smart specifications, stringent construction norms, rapidly developing location, excellent investment value – it all adds up to a unique experience called Unique Prospero. The uniquely designed façade and bright hues make the elevation of Unique Prospero smart and eye-catching. This stand alone building of 2 & 3 BHK apartments offer compact comfort without compromising on a quality lifestyle. The surrounding area is not yet explored and offers a soothing, refreshing environment for you and your family.



unique PROSPERO

A Project By Unique Group.

Jab baat ho achhe
Comfort ki

Phir der kis baat ki?



In the age where technology has made life better, why compromise on the comforts of a thoughtfully planned home? At Unique Prospero, an inventory of select features have been hand-picked to facilitate a comfortable lifestyle, both inside your home and within the premises

COMFORT FEATURES

- Gas leak detector
- Wi-Fi enabled homes
- Niches for cupboards (to optimize living spaces)
- Solar powered common street lights (to reduce energy consumption by the society)
- Easy wheelchair access
- Landscaped terrace (Barbeque corner, seating on top terrace, pergola, etc.)
- Work station (Wi-Fi enabled workstation for ‘work from home’ concept for 2 people)
- Automated lifts with gen-set backup

ABOUT UNIQUE GROUP

Unique Group is not just an organisation, but an initiative taken by a team of young and dynamic entrepreneurs with unique skill sets to give life to the dreams of many people by building uniquely designed homes. Unique Group has made a niche in the real estate market because of its adaptability to the in-demand construction styles. Projects developed by the group are spread across developing areas like Lohegaon, Dhanori, Vishrantwadi and Ravet. Owing to its transparent policies, stringent construction norms, timely delivery and strong customer relations, Unique Group has become a highly sort after name in the real estate segment.

There is a beautiful story waiting to be scripted at every Unique Home.



Jab baat ho achhe
Quality ki

Phir der kis baat ki?



Your home is your biggest investment and it remains a lifelong asset. It stays with you and witnesses your growth and prosperity. When your home is such an integral part of your life, there is no way you can compromise on the quality that defines its longevity. If you are a discerning individual that gives top priority to quality, why look elsewhere? Unique Prospero has been designed to be a modern marvel that shall stand as an exemplary façade in the heart of Lohegaon. From bedazzling features to spacious layouts, superior construction quality to elegant finishes, every aspect at a Unique Prospero home will surely elevate your senses.



Jab baat ho achhe
Amenities ki

Phir der kis baat ki?



AMENITIES

TOP TERRACE

- Lift access
- Seating area
- Wood-finished walkway
- Gazebo
- Wood-finish pergola
- Barbeque area
- Bar counter
- Featured wall, sculpture (art effects)
- Landscaped terrace

INDOOR GAME ZONE (8TH FLOOR)

- Pool
- Carrom
- Chess
- Foosball
- Workstation with Wi-Fi (For 2 Persons)

COMMON FEATURES

- Gen-set backup for common areas
- Tremix internal roads
- Grand entrance gate

SECURITY & SAFETY

- Smart lock with finger-print access
- VDP with all CCTV access control
- Intercom connectivity
- Panic button for each flat
- Security cabin at main entrance gate
- CCTV cameras in all common areas
- MS grill for all windows
- GI French doors in terrace
- Fire-fighting system

LANDSCAPE & RECREATION

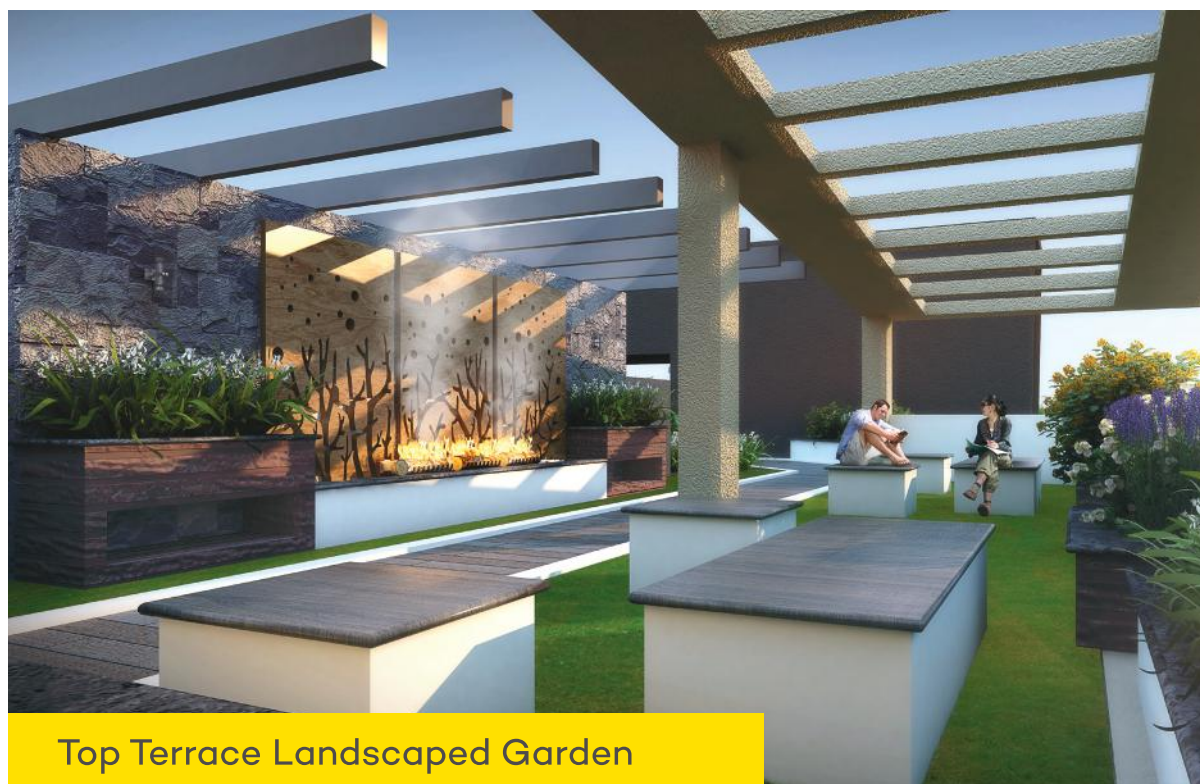
- Open-air amphitheatre
- Children play area with equipment
- Designer club house
- Gymnasium with AC
- Multipurpose hall
- Outdoor Yoga area



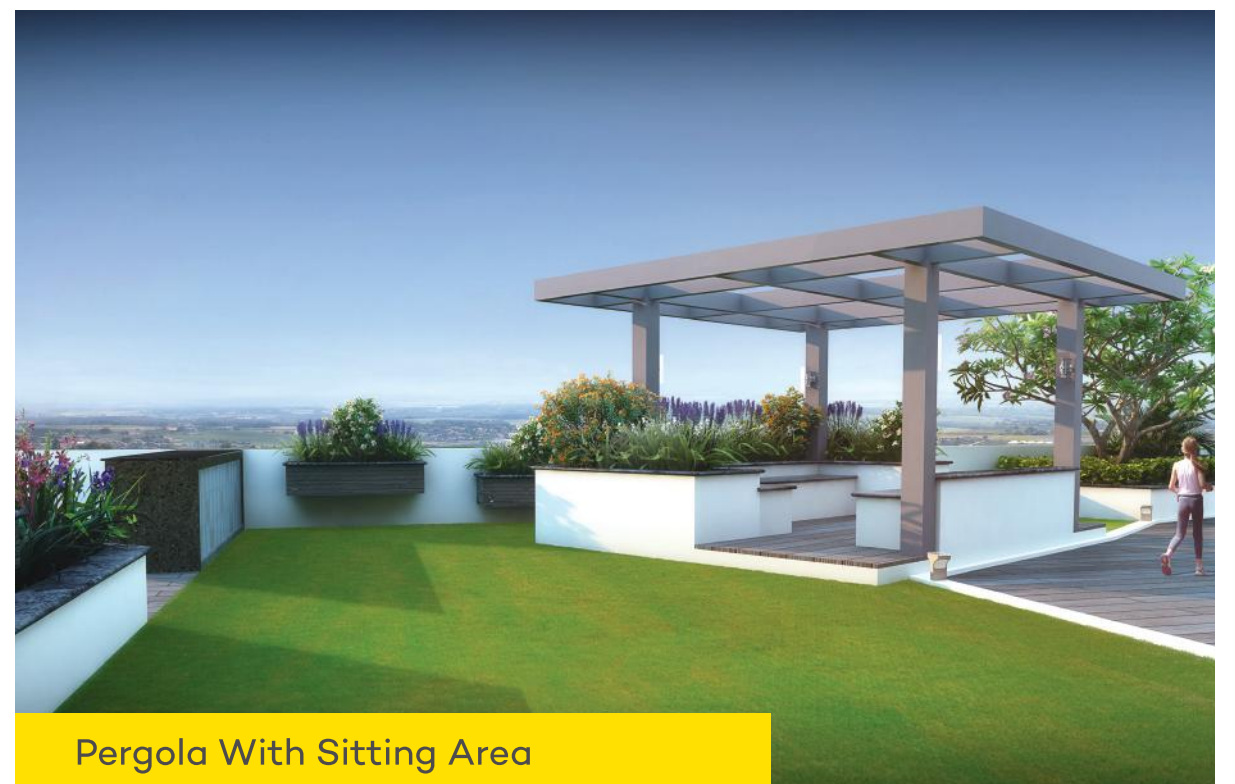
Club House



Children's Play Area With Equipment



Top Terrace Landscaped Garden



Pergola With Sitting Area

MASTER LAYOUT



1. Grand entrance gate

2. Children's play area with equipment

3. Yoga area

4. Multipurpose hall

5. Gymnasium with A.C.

6. Open-air amphitheatre

7. Top terrace landscaped garden

8. Pergola with sitting area (Wood-finished)

9. Barbeque area with service counter

10. Wood-finished walkway with sitting area

11. Tremix internal roads

12. Amenities space



SPECIFICATIONS

MASONRY

- River sand external plaster
- Gypsum finish internal walls

FLOORING

- Italian marble finish tile in master bedroom
- Vitrified tile flooring
- Designer tiles in both the bathrooms

KITCHEN

- “L” shaped black granite kitchen platform
- Designer dado tiles in kitchen
- Provision for exhaust fan in kitchen
- Provision for drinking water in kitchen

TOILET

- Anti-skid ceramic tiles in toilet & terrace
- CP & sanitary fittings of good quality
- Provision for exhaust fan in bathrooms
- Solar heated water in bathrooms

DOOR AND WINDOWS

- Decorative laminated flush door
- Granite door frame in toilets
- 3-track aluminum windows with mosquito mesh
- 4-side granite window sill

POWER BACKUP

- Provision for inverter

ELECTRIFICATION

- Concealed copper wiring
- Electrical switches of good quality
- Television & A.C. point in master bedroom
- Provision for DTH in living & master bedroom

PAINT

- Oil bound distemper in entire flat
- Acrylic paint on external walls

3 BHK | For 836 sq.ft.



- | | | | |
|---|---------------|---|----------------|
| 1 | Living | 6 | Master Bedroom |
| 2 | Kitchen | 7 | Master Toilet |
| 3 | Dry Balcony | 8 | Bedroom |
| 4 | Terrace | 9 | Bedroom |
| 5 | Common Toilet | | |



The above area is total area which includes carpet area, open & enclosed balcony, terrace, dry terrace and area under the cupboards.

2 BHK | For 682 & 706 sq.ft.



- | | | | |
|---|---------------|---|--------------------|
| 1 | Living | 6 | Master Bedroom |
| 2 | Kitchen | 7 | Master Toilet |
| 3 | Dry Terrace | 8 | Children's Bedroom |
| 4 | Terrace | | |
| 5 | Common Toilet | | |



The above area is total area which includes carpet area, open & enclosed balcony, terrace, dry terrace and area under the cupboards.

2 BHK | For 694 sq.ft.



- | | | | |
|---|---------------|---|--------------------|
| 1 | Living | 6 | Master Bedroom |
| 2 | Kitchen | 7 | Master Toilet |
| 3 | Dry Balcony | 8 | Children's Bedroom |
| 4 | Terrace | | |
| 5 | Common Toilet | | |



The above area is total area which includes carpet area, open & enclosed balcony, terrace, dry terrace and area under the cupboards.



Jab baat ho achhe *Location* ki *Phir der kis baat ki?*



A developing neighbourhood often lacks the presence of essential facilities that one cannot afford to ignore. But Lohegaon brings you a pleasant surprise. Home to the Pune International Airport, Lohegaon is an upcoming residential destination that offers the convenience of having markets, schools, colleges and hospitals within the vicinity. Not to mention the major work destinations that are just a short drive away. Unique Prospero is located in the heart of Lohegaon, making it accessible via multiple routes without having to worry about traffic jams. In spite of having so much to offer, Lohegaon enjoys scenic surroundings, hill-view and fresh unpolluted air.



KEY DISTANCES

D. Y. Patil Knowledge City	:	1 km	Commerce Zone IT Park	:	7 kms
Airport	:	4 kms	Kalyani Nagar	:	9 kms
Vishrantwadi Circle	:	6 kms	EON IT Park	:	12 kms
Viman Nagar	:	6 kms	Pune Station	:	12 kms
Panchshil IT Park	:	7 kms	M.G. Road	:	13 kms

CREDITS		
ARCHITECT & LANDSCAPE DESIGNER SPACE CRAFT ASSOCIATES	RCC CONSULTANTS SUBHASH TAYAL	LEGAL ADVISOR ADV. CHANDRAKANT NANEKAR

ONGOING PROJECTS			
AEROPOLIS PHASE - II PORWAL ROAD, LOHEGAON	SILVER MIST PHASE - II, PORWAL ROAD, LOHEGAON	GOODWILL NIRMITI PORWAL ROAD, LOHEGAON	GOODWILL PALETTE MUKAI CHOWK, RAVET

COMPLETED PROJECTS		
AEROPOLIS PHASE - I PORWAL ROAD, LOHEGAON	SILVER MIST PHASE - I, PORWAL ROAD, LOHEGAON	ABHILASHA PORWAL ROAD, LOHEGAON



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