IT'S ALL ABOUT YOU.

BE THE CENTRE
OF **YOU**R
UNIVERSE.
YOU ARE THE
CENTRE OF
OURS.
BE **YOU**RSELF.
BE **UNIQUE**...

UNIQUE
YOUTOPIA



ARTISTIC IMPRESSION

LIVE THE YOUNIQUE LIFE!

Welcome to a Unique living experience where every element of your lifestyle, from the luxurious indoors to the exciting outdoors, has been carefully planned to cater to your needs. Where every feature has been thoughtfully planned keeping YOU and loved ones in mind. A lifestyle where everything is built around your needs. A lifestyle we would like to call Younique.

Welcome to **Unique Youtopia**! Located in Central Kharadi, this project of 2 & 3 BHK residences has been planned keeping all your needs in mind. Be it entertainment or convenience, everything you need is just a skip away from Unique Youtopia. From spacious plans for maximum space utility to amenities spread across 40,000 sq.ft. get prepared to live a Younique Life!



ELEVATION - BIRDS EYE VIEW

ARTISTIC IMPRESSION

REDISCOVER YOUTH

45+ AMENITIES

5 RECREATION ZONES

40,000 SQ. FT.+ OPEN AREAS

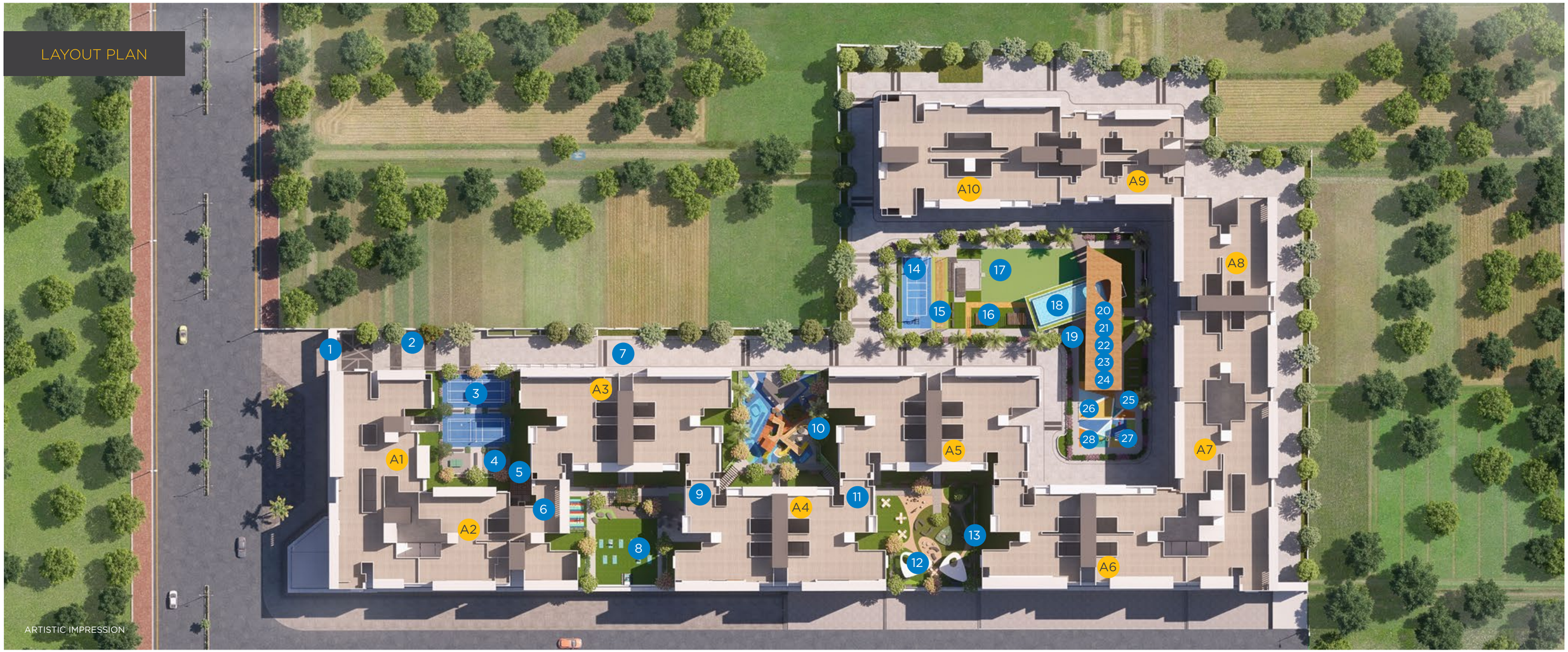
Remember your childhood when you never ran short of options to play? Remember those days of carefree abandon when you forgot all you worries and spent endless hours enjoying the outdoors?

With 45+ amenities spread across 5 recreation zones and an open area of over 40,000 SQ.FT. you have plenty of options to rediscover youth and bring back your childhood memories at **Unique Youtopia.**



CONCEPTUAL IMAGE

LAYOUT PLAN



ARTISTIC IMPRESSION

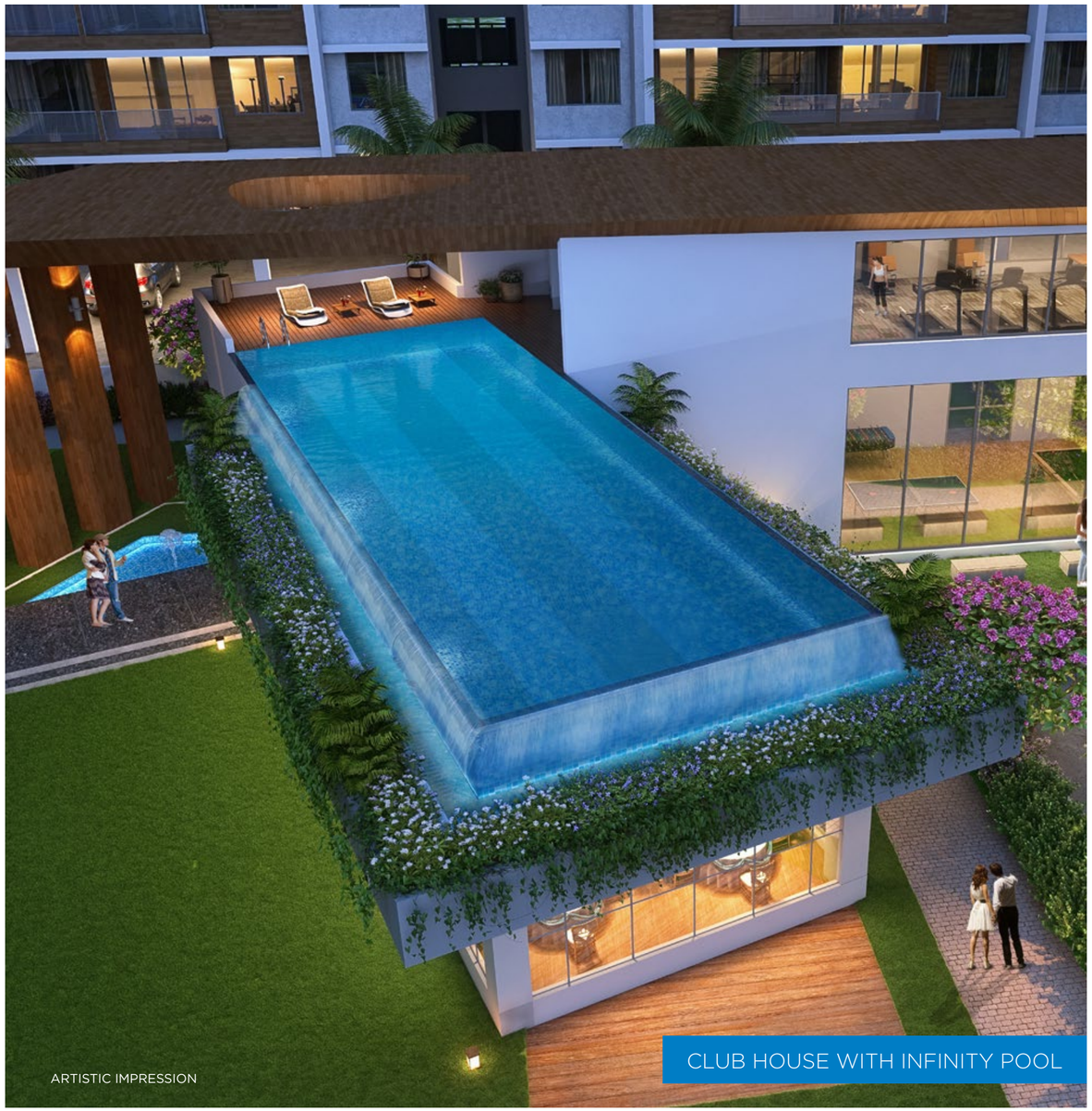
1. Designer Entrance Gate with Security Cabin
2. School Bus Waiting Area
3. Badminton Court
4. Outdoor Table Tennis Court
5. Outdoor Board Game Area
6. Crechè / Daycare
7. Paving Block / Tremix Internal Road
8. Yoga Area / Meditation Cove
9. Guest Suites
10. Children's Play Area with Equipment on Podium Floor
11. WiFi Enabled Workstations
12. Gazebo
13. Leisure Sit Outs with Hammocks
14. Multipurpose Court
15. Cricket Net Practice Pitch
16. Senior Citizens Sit Outs
17. Party Lawn with Buffet Area
18. Infinity Pool
19. Party Hall with Pantry
20. Projector / Theatre Area
21. Indoor Gymnasium with AC
22. Indoor Games Area
23. Spa / Massage Room
24. Steam Room
25. Wall Climbing for Kids
26. Children's Play Area with Equipment on Ground Floor
27. Outdoor Gymnasium
28. Jogging Track

EXTERNAL AMENITIES



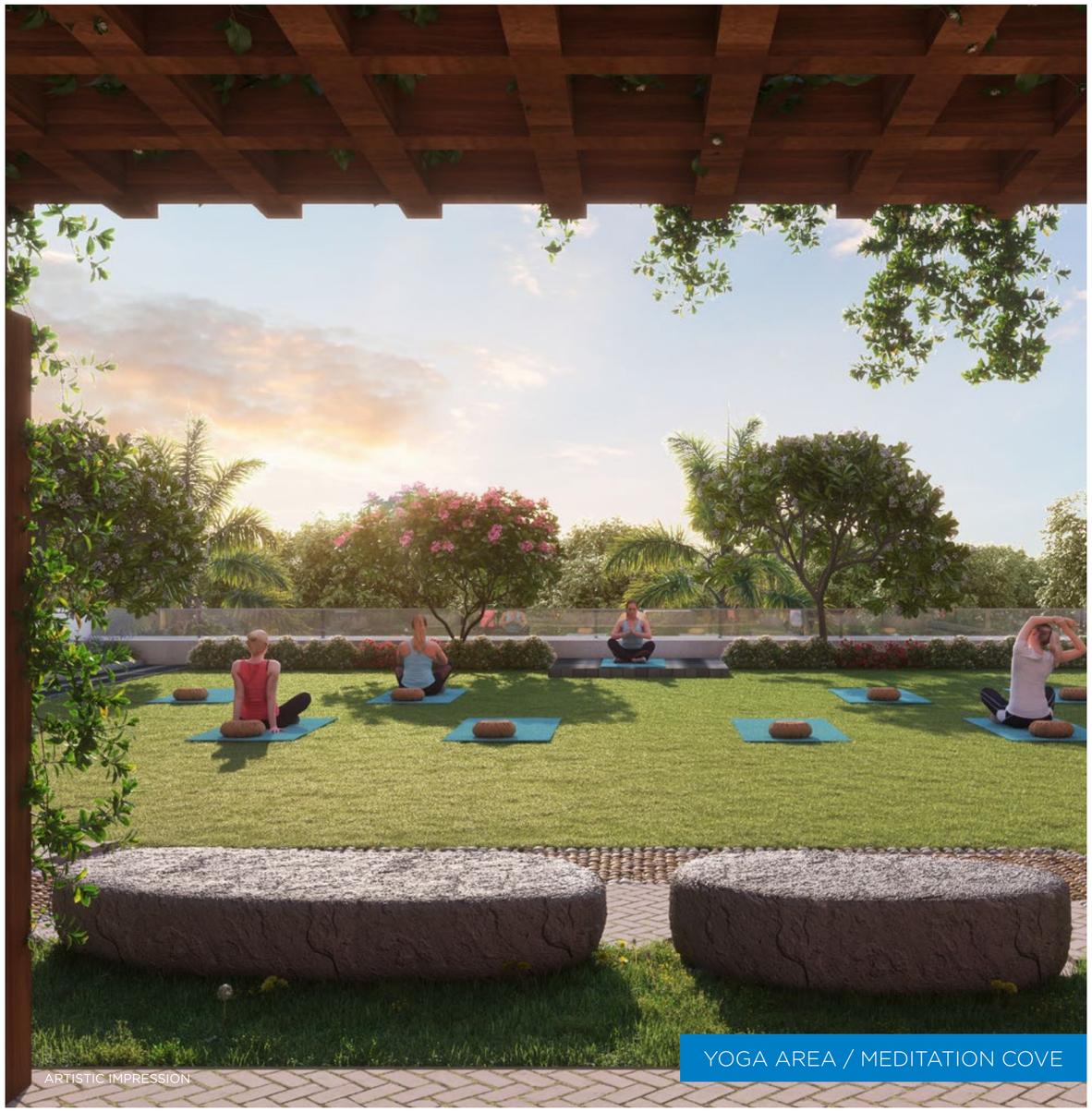
ARTISTIC IMPRESSION

BADMINTON & TABLE TENNIS COURT



ARTISTIC IMPRESSION

CLUB HOUSE WITH INFINITY POOL



ARTISTIC IMPRESSION

YOGA AREA / MEDITATION COVE



ARTISTIC IMPRESSION

CHILDREN'S PLAY AREA WITH EQUIPMENT ON PODIUM



ARTISTIC IMPRESSION

OUTDOOR GYM & CHILDREN'S PLAY AREA

REDEFINE YOUTILITY

WFH CORNER

MAXIMUM SPACE UTILISATION

CRECHÈ ON PREMISES

At **Unique Youtopia**, every nook and corner comes packed with features that are sure to add ease to your life. Not only the features, even the floor plans have been optimised to fit all the needs of a modern lifestyle. At **Unique Youtopia**, we have redefined ulitlity to ensure that your home compliments your lifestyle; which is precisely why we call it YOUTILITY!



CONCEPTUAL IMAGE

INTERNAL AMENITIES



ARTISTIC IMPRESSION

GYMNASIUM



ARTISTIC IMPRESSION

WI-FI ENABLED WORKSTATIONS



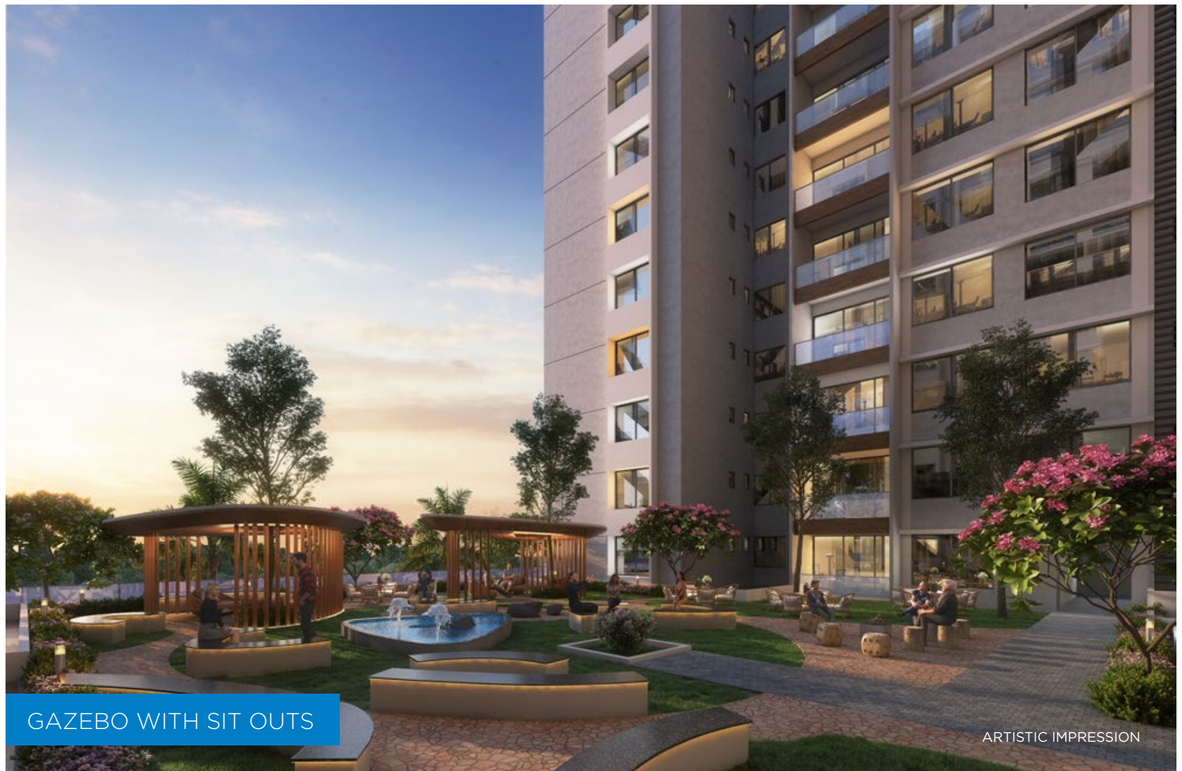
ARTISTIC IMPRESSION

CRECHÈ



ARTISTIC IMPRESSION

BOARD GAME AREA



GAZEBO WITH SIT OUTS

ARTISTIC IMPRESSION

PROJECT HIGHLIGHTS

- Smart Biometric Locks
- Video Door Phone for Each Flat
- Kitchen Trolleys
- Fan & Tube Lights in Kitchen, Living Room & Bedrooms
- Limited Genset Back-Up Within the Flat

PROJECT AMENITIES

- Yoga Area / Meditation Cove
- Badminton Court
- Infinity Pool
- Outdoor Table Tennis Court
- Multipurpose Court
- Outdoor Gymnasium
- Outdoor Board Game Area
- Children's Play Area with Equipment on Ground & Podium
- Jogging Track
- Cricket Net Practice Pitch
- Rock Featured Barefoot Track
- Leisure Sit Outs with Hammocks
- Gazebo
- Party Lawn with Buffet Area
- Party Hall with Pantry
- Cafeteria Space
- Senior Citizen Sit Outs
- Feature Wall
- Wall Climbing for Kids
- Indoor Games Area
- Indoor Gymnasium with AC
- Spa / Massage Room
- Steam Room
- Creche/Day care
- Guest Rooms
- Projector/Theatre Area
- Wi-Fi Enabled Workstations
- School Bus Waiting Area
- Visiting/Meeting Area in lobbies
- Mail Area

COMMON AMENITIES

- Genset Backup for Common Areas
- Provision for Piped Gas System
- Paving Blocks / Tremix Internal Road
- Designer Lobbies
- Rain Water Harvesting
- Sewage Treatment Plant
- Automatic Lifts with Genset Backup
- Designer Entrance Gate with Security Cabin
- CCTV Cameras in Common Areas
- Fire Fighting System
- Solar Heated Water in all Bathrooms
- Society Office


CONCEPTUAL IMAGE

PROJECT SPECIFICATION

MASONRY

- Sand finish external plaster
- Gypsum finish internal walls
- AAC blocks masonry

KITCHEN

- Kitchen platform with sink
- Designer Dado tiles up to lintel level
- Provision for exhaust fan
- Kitchen trolleys without overhead cabinets

DOORS & WINDOWS

- Smart biometric locks
- Laminated flush door
- Partial Granite door frame in bathrooms
- Powder coated 3 track Aluminum windows with mosquito mesh
- Powder coated Aluminum sliding door in living
- MS grill for windows
- Granite window sill on all 4 sides
- Glass railing in balcony

Paint

- Oil Bound Distemper in entire flat
- Semi acrylic paint on external walls

FLOORING

- 600 mm x 1200 mm vitrified flooring tiles
- Designer anti-skid tiles in terraces

TOILET

- CP & sanitary fitting of good quality
- Provision for exhaust fan in bathrooms
- Solar heated water in all bathrooms
- Designer wall tiles up to ceiling level

ELECTRIFICATION

- Concealed Copper wiring
- Electrical switches of good quality
- Television point in living & master bedroom
- Limited genset back up within the flat
- Fan & tube lights in kitchen, living room & bedrooms
- Video Door Phone for each flat
- AC point in master bedroom

EXPERIENCE YOUPHORIA

CLOSE TO MALLS

INTEGRATED CONVENIENT SHOPPING

CLOSE TO WORK

Located in central Kharadi, **Unique Youtopia** is in the hub of activity. For shopping options you can always visit Seasons Mall or Phoenix Market City, which are just a few kilometres away. If you need to leave town, the airport is 7kms away and the railway station is just a little further. Most importantly though is the chance to half your commute-time to office, allowing you to experience Youphoria.



CONCEPTUAL IMAGE

LOCATION MAP



KEY DISTANCES

CONNECTIVITY

- Magarpatta – 7 km
- Kalyani Nagar – 7 km
- Koregaon Park – 7 km
- Viman Nagar – 7 km
- Pune Airport – 9 km
- Pune Railway Station – 12 km

IT PARKS

- Zensar IT Park – 2 km
- World Trade Centre – 2 km
- EON IT Park – 3 km
- Panchshil IT Park – 4 km
- Magarpatta IT Park – 6 km
- Weikfield IT Park – 6 km

SCHOOLS

- Victorious Kid's Education – 3 km
- Phoenix World School – 4 km
- Oxford World School – 4 km
- Little Millennium – 5 km

HOTELS

- Radisson – 2 km
- Westin – 5 km
- Novotel – 6 km
- Hyatt Regency – 9 km

HOSPITALS

- Columbia Asia Hospital – 2 km
- Vatsalya Hospital – 2 km

ENTERTAINMENT

- Seasons Mall – 4 km
- Amanora Town Centre – 4 km
- Phoenix Market City – 6 km

UNIQUE
PROPERTIES
It's All About You!

Since inception, Unique Properties has always been consistent in delivering the core promises of quality and timely delivery. With innovation at its core and a team experienced in diverse capabilities, the Unique Properties has been constantly bettering the technique of creating sustainable and exemplary lifestyles for their customers.

OUR LEGACY

13+
YEARS OF EXPERTISE

15+
LANDMARK PROJECTS

2500+
HAPPY CUSTOMERS

PROJECT PORTFOLIO

UNIQUE LEGACY GRAND
2.5 & 3 BHK HOMES,
KESHAV NAGAR

UNIQUE LEGACY MAJESTIC
2 BHK HOMES,
KESHAV NAGAR

UNIQUE LEGACY ROYALE
2 BHK HOMES,
KESHAV NAGAR

K-VILLE
2, 2.5 & 3 BHK HOMES,
KIWALE

GOODWILL UNIQUE ZEST COUNTY
2 & 3 BHK SMART HOMES,
LOHEGAON

AGARWAL BUSINESS HUB
COMMERCIAL SPACES,
WAGHOLI

CREDITS

Liasoning Architect
Sandeep Hardikar & Associates

Designer Architect
Cubix Architects

RCC Designer
SV & Associates

Landscape Designer
Mr. Mahesh Chinchalkar

Legal Advisor
Adv. Sudhakar Kale

Service Consultant
Skyline MEP

A Project By

UNIQUE PROPERTIES
It's All About You!

In Association with

KODRE FAMILY

7262 88 44 22 | 7263 99 66 33
7264 99 66 33 | 9673 88 44 22

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Corporate Address: Unique Properties, CTS No. 11, Plot No. A, Amar Avinash Corporate City, Off. No. 7, 4th Floor, Bund Garden Road, Above HSBC Bank, Near Inox, Pune - 411001

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Filament

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