

THE UNMATCHED WORLD
of beach-themed indulgences

EMERALD BAY

AT PURVA SILVERSANDS, MUNDHWA-PUNE

Joint venture with

Ekta world

OXFORD GROUP

Puravankara Limited, 130/1, Ulsoor Road, Bangalore - 560042

PURAVANKARA®

This project is registered via Maha RERA No (Bldg. - 2 P52100026016), (Bldg. - 3 P52100026022), (Bldg. - 11 P52100026020) | Available on the website <https://maharera.mahaonline.gov.in>

*The imagery used in the brochure is indicative of style only. No photos have been shot on site. The photographs of the interiors, surrounding views and location may have been digitally enhanced or altered and do not represent actual views or surrounding views. These photographs are indicative only. Changes may be made during the development and standard fittings and specifications are subject to change without notice. Standard fittings and finishes are subject to availability and vendor discretion. Fittings, finishes and fixtures shown in the images contained in this brochure are not standard and will not be provided as part of an apartment. The information contained herein is believed to be correct but is not guaranteed. Prospective purchasers should make and must rely on their own enquiries. The colours of the buildings are indicative only. This brochure is a guide only and does not constitute an offer or contract.

*"Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. (Source: THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016)

This brochure is conceptual in nature and is indicative of what is being offered. For the latest information, please contact a sales representative. This is a copyright material for only Puravankara Limited.

Note: Areas are excluding elevation features. Balcony dimensions are calculated from outer edge to outer edge.

Project Financed by IndusInd Bank Ltd



thoughttrains

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Unmatched



acres of lagoon luxury



EMBRACE THE UNMATCHED WORLD
with exotic delights



UNINTERRUPTED
270 DEGREE VIEW



28 - STOREY BEACH
THEMED RESIDENCES



ARTERIAL LOCATION
OF MUNDHWA



20+ LAGOON LUXURIES
AT APPROX. 4 ACRES



2, 3 & PLUSH 3 BED
RESIDENCES



ELITE COMMUNITY LIVING
WITH 87% OPEN SPACES

Total project land across all phases is approximately 19 acres. The lagoon area is the central theme around which the project is developed.

Not all apartments will have an uninterrupted 270-degree view. Please check the master plan for apartments with these views.



**THE UNMATCHED LANDMARK
WHERE BLISS MEETS THE BEST**

The image shown is an artistic rendering and does not represent actual views when the project is complete.

ARRIVE AT THE *epicenter of life*



Welcome to The Epicenter of Life where you are engulfed by the best of comforts, conveniences & commute options. With Mula - Mutha River at the north, upmarket Manjari neighbourhood at the east, Hadapsar Industrial Zone at the south and Kharadi at the west, Mundhwa puts you at The Epicenter of a Superior Lifestyle. Let's explore this privilege.

SCHOOLS & COLLEGES

- Victorious Kids Educares - 4.5 km
- The Bishop School - 5.5 km
- Podar International School - 8 km
- Holy Angels Convent School - 9 km
- Lexicon International School - 11 km



SHOPPING MALLS & ENTERTAINMENT

- Seasons Mall - 3.4 km
- Amanora Mall - 3.5 km
- Phoenix Market City - 5 km
- Reliance Mart - 7 km
- Krome Mall - 8 km



BUSINESS & LEISURE HOTELS

- The Bridge - 3 km
- Radisson Blu - 4 km
- Westin - 6.5 km
- Hyatt Regency - 6.5 km
- Novotel - 9 km



ARRIVE AT MUNDHWA

the epicenter of Pune



Nestling at the arterial location of Pune, Mundhwa is truly The Epicenter of Pune. Mundhwa keeps you connected with the major commute nodes by providing you a range of options for your worry-free journeys.

COMMUTE PRIVILEGES

- Hadapsar Station – 2 km
- Nagar Road – 4 km
- Solapur Highway – 5 km
- Pune Railway Station – 7 km
- Pune International Airport – 15 km



UPCOMING INFRASTRUCTURE

- The 15 km Elevated Corridors will connect Ramwadi to Vanaz with extension to Kharadi
- Metro connect nearby
- 161 KMs of Pune Ring Road
- Proposed flyover to Magarpatta



BUSINESS PARKS

- Magarpatta IT Park – 2 km
- Eon IT Park – 3 km
- Zensar – 3 km
- Raheja Commerce Zone – 4 km
- World Trade Center – 5 km
- Hadapsar Industrial Area – 7 km
- Ranjangaon Industrial Area – 15 km
- Chakan – 20 km





THE UNMATCHED PARADISE OF BLISS
SPECIALLY CREATED FOR UNMATCHED ONES

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MOVE OVER ROUTINES TO REVELRIES,
as you wish, as you please!


INFINITY POOL



PLUNGE INTO THE

Mesmerising cobalt blue world



EXOTIC SNORKELLING POOL



CHERISH THE JOY OF BONDING

with colourful souls



FISH FEEDING DECK & KOI POND



LET YOUR SMALL WONDERS

enjoy their water kingdom


PADDLE POOL



THE CHOICEST OF MOCKTAILS
to make evenings memorable


SUNKEN BAR



EXPERIENCE THE MAGIC
that brings the waves of joy



THE UNMATCHED LIFESTYLE
THAT ELEVATES YOUR EXPERIENCES

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EMBRACE NEW ROUTINES
& set scores of excellence


BEACH VOLLEYBALL COURT



WALK A STEP TODAY &
take a leap tomorrow


JOGGING TRACK & SKATING RINK



PUSH BOUNDARIES OF BRILLIANCE

& bring out a champ in you



STATE-OF-THE-ART CRICKET PITCH



LIVE A CLASSIC

anecdote of luxuries



GOLF PUTTING GREEN



A PLACE TO LEARN,
play and grow for tiny tots


KIDS PLAY AREA



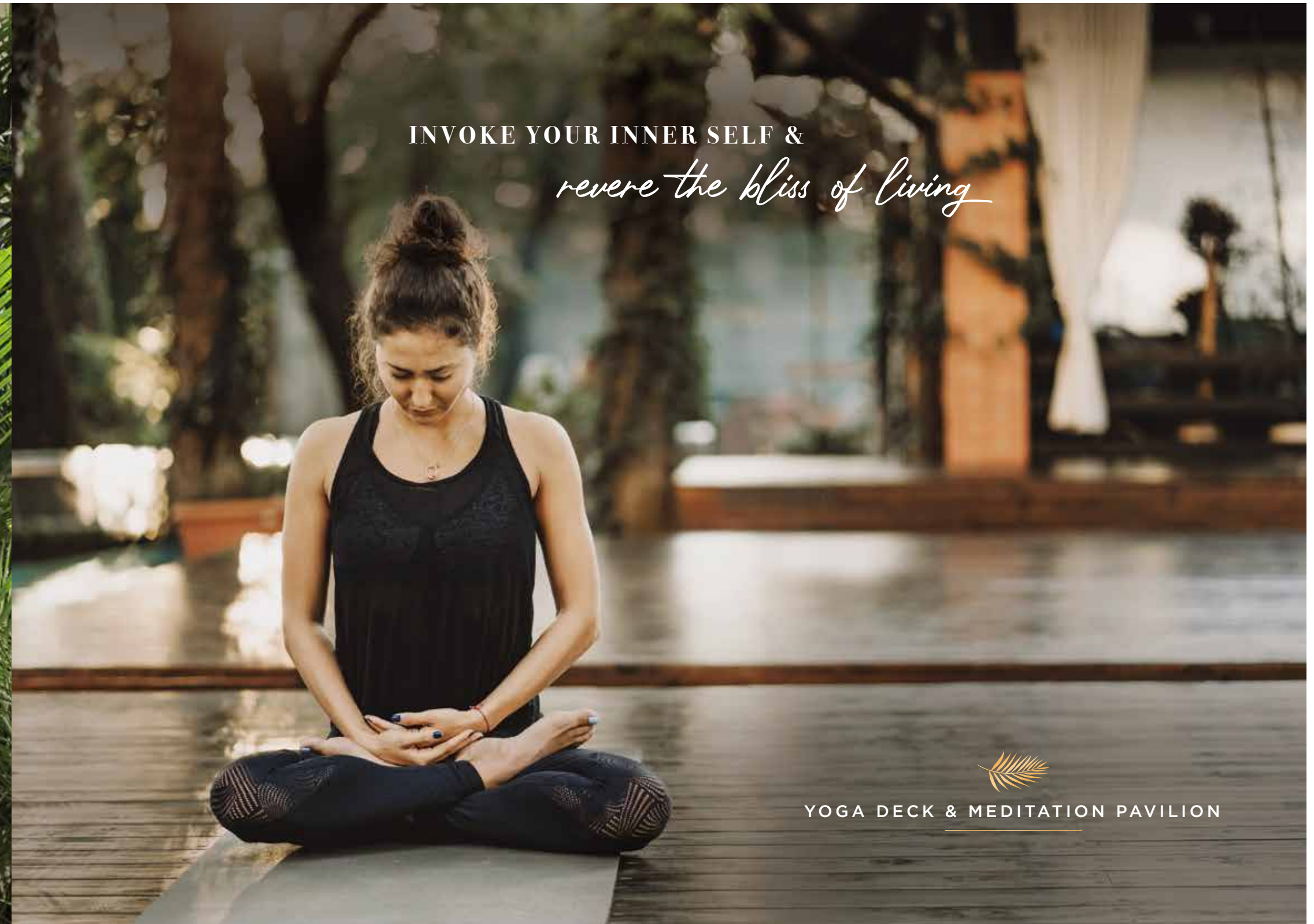

**THE UNMATCHED ICON
TO MEET, GREET & TREAT**

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MARINATE THE FINEST
moments with your beloveds


BARBEQUE DECK



INVOKe YOUR INNER SELF &
revere the bliss of living


YOGA DECK & MEDITATION PAVILION

A SPECIAL SPACE FOR THOSE
who have a special place in hearts




SENIOR CITIZEN COURT



PAMPER YOUR COMPANIONS
& honour their love


PAW PARK



ENTER THE SELECT WORLD
CRAFTED FOR THE PRIVILEGED ONES

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AN AVANT-GARDE CLUBHOUSE



A CALMING YOGA ZONE



A WELL EQUIPPED GREEN ROOM



A STATE-OF-THE-ART CARDS ROOM

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**THE UNMATCHED OPULENCE
AWAITS THE UNMATCHED ONES**

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THE UNMATCHED WORLD
at a glance

PROJECT HIGHLIGHTS

- 2, 3 and Plush 3 Bed Residences
- 28-Storey Brilliance
- Almost 1 lac sq. ft. of Lagoon Luxury
- 19-Acres of Abundance
- 30+ Exotic Indulgences
- Uninterrupted Views
- Elite Community living

LOCATION LUXURIES

- Amanora Mall - 3.5 km
- Podar International School - 8 km
- Hyatt Regency - 6.5 km
- Pune International Airport - 15 km
- Magarpatta IT Park - 2 km

FITNESS LUXURIES

- Beach Volleyball Court
- Multi-Play Court
- Jogging Track & Skating Rink
- Cricket Pitch
- Golf Putting Green
- Kids Play Area

SOCIALISING LUXURIES

- BBQ Deck
- Yoga Deck & Meditation Pavilion
- Senior Citizen Court
- Paw Park

LAGOON LUXURIES

- Infinity Pool
- Snorkelling Pool
- Sunken Bar
- Fish Feeding Deck & Koi Pond
- Wave Pool
- Paddle Pool

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TOWERS 2, 3 & 11 EMERALD BAY

Image is for representation purpose only

MASTER PLAN

- 1. BEACH VOLLEYBALL COURT
- 2. WAVE POOL
- 3. SWIMMING POOL WITH WET BAR
- 4. PADDLE POOL
- 5. SNORKELLING POND
- 6. KOI POND
- 7. MIRROR POOL
- 8. FISH FEEDING DECK
- 9. BARBEQUE DECK
- 10. YOGA DECK
- 11. CHILDREN'S PLAY AREA
- 12. MEDITATION PAVILION
- 13. GOLF PUTTING AREA
- 14. MULTICOURT AREA (2 NO.)
- 15. BASKETBALL COURT
- 16. CRICKET PRACTICING NET
- 17. FOREST TRAIL AREA
- 18. SKATING RINK
- 19. TODDLER'S AREA
- 20. SENIOR CITIZEN COURT
- 21. HOPSCOTCH COURT
- 22. PET PARK

TYPICAL 2 BHK COMFORT



2 BHK COMFORT	SQ.FT.	SQ.MT.
SALEABLE AREA	903.56	84
USABLE CARPET AREA	669.31	62.18
CARPET AREA AS PER RERA (EXCLUDING TERRACE)	574.68	53.39

1 SQ.MT.= 10.76 SQ. FT.



TYPICAL 2 BHK GRAND



2 BHK GRAND	SQ.FT.	SQ.MT.
SALEABLE AREA	1117	103.815
USABLE CARPET AREA	828	76.9
CARPET AREA AS PER RERA (EXCLUDING TERRACE)	683.72	63.52

1 SQ.MT.= 10.76 SQ. FT.



TYPICAL 3 BHK COMFORT



3 BHK COMFORT	SQ.FT.	SQ.MT.
SALEABLE AREA	1452	135
USABLE CARPET AREA	1075	99.9
CARPET AREA AS PER RERA (EXCLUDING TERRACE)	904.60	84.04

1 SQ.MT.= 10.76 SQ. FT.

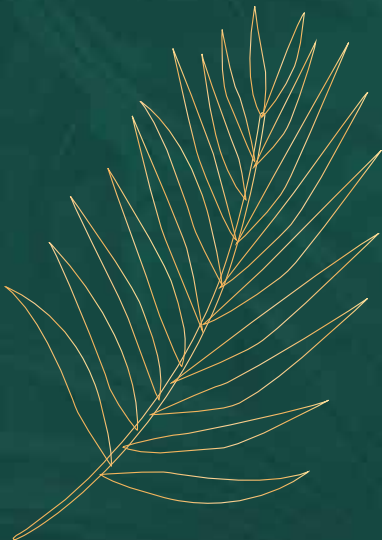


TYPICAL 3 BHK GRAND



3 BHK GRAND	SQ.FT.	SQ.MT.
SALEABLE AREA	1766	164
USABLE CARPET AREA	1308	121.52
CARPET AREA AS PER RERA (EXCLUDING TERRACE)	1123.21	104.35

1 SQ.MT.= 10.76 SQ. FT.



PURAVANKARA®

Puravankara Limited is one of India’s leading listed real estate company headquartered in Bangalore. The company embarked on its remarkable journey 45 years back in the year 1975 with a clear vision and mission to meet the aspiration of teeming millions by offering quality homes.

Today Puravankara has a presence across India - Bangalore, Hyderabad, Chennai, Kochi, Coimbatore, Mangaluru, Kolkata, Mumbai, Pune and Goa with an overseas presence in GCC and Sri Lanka. The company was also one of the first (developers) in India to secure FDI in real estate. This eventuated a JV with “Keppel Land”, a Singapore Government development company in the year 2005.

Puravankara excels in luxury and theme-based projects, drawing inspiration from the best in the world. The Puravankara Group with its sharp foresight, adopted innovative technology and latest developments in construction science much ahead of time, which has helped accelerate execution and delivered quality products.

Over the years, brand Puravankara has grown from strength to strength and has completed close to 41 million square feet (both Puravankara and Provident) out of which 66 are residential and 5 are commercial projects.