



Prospera Paradise

A Gateway To Happiness
Near Talegaon

Maharera No: P52100048291

Welcome to Paradise

Prospera Paradise is an exclusive 1 BHK residential project located at Katavi, near Talegaon. Located in a developed area, touching proposed metro and ring road, Prospera Paradise offers you a rare opportunity to buy your dream home at an affordable cost.

Perfect Location

Ample Amenities

Perfect Size

Low Maintenance

Affordable Price

A Place to call your Own



**A Place To Grow
Your Roots**



Own and not Rent

”





I N V E S T

**Quick
Appreciation**

**Low
Investment**

**Higher
Resale value**

**Excellent
long term
asset**

Rent > EMI

**Extra source
of income**



i Low Maintenance

i Value for Money

An Investment In Life

Time to own your own home

A place where comfort meets affordability, urbanization meets tranquility.

- ✓ Smart Home designed just for you
- ✓ Ample of amenities
- ✓ Value for Money
- ✓ Quick Appreciation



A Lucrative Gateway To Prosperous Future



Talegaon and its surrounding areas have always been the first choice of every smart investor. Strategically situated in one of the fastest growing Pune-Mumbai Corridor, it is the growth engine for industrial and residential development for Pune. With fully developed urban necessities like schools, colleges, hospitals, MNCs etc, it is a natural extension of the Pune city.



THE NEW AGE INVESTMENT HAVEN



Thanks to lovely scenic views, seamless connectivity and easy access to urban comforts, this fastest going mini metro has been the hot favorite of home buyers.

High rises

In the last 15 years, Talegaon and surrounding area have transformed from a suburb of small single storey houses into a Satellite City with high rises standing tall.



Employment

With the presence of renowned national and multinational MNCs and upcoming infrastructure projects, Katavi located near Talegaon is the first choice of every smart investor.

A Home In Harmony With Nature

At Katavi, near Talegaon, Prospera Paradise basks in the glory of nature. Proximity to Sahyadri hills and Indrayani river have created a hill station ambience with greenery, cool breeze, pollution free air and stunning views. A delightful experience indeed!



URBANITY AT ITS BEST

A **fine** blend of nature and urbanity, that's Prospera Paradise for you. Close to upcoming construction projects, Industrial and IT hubs, shops, markets, schools, colleges, banks and hospitals, this residential opportunity spells progress and prosperity.

Enjoy the comforts of urban life

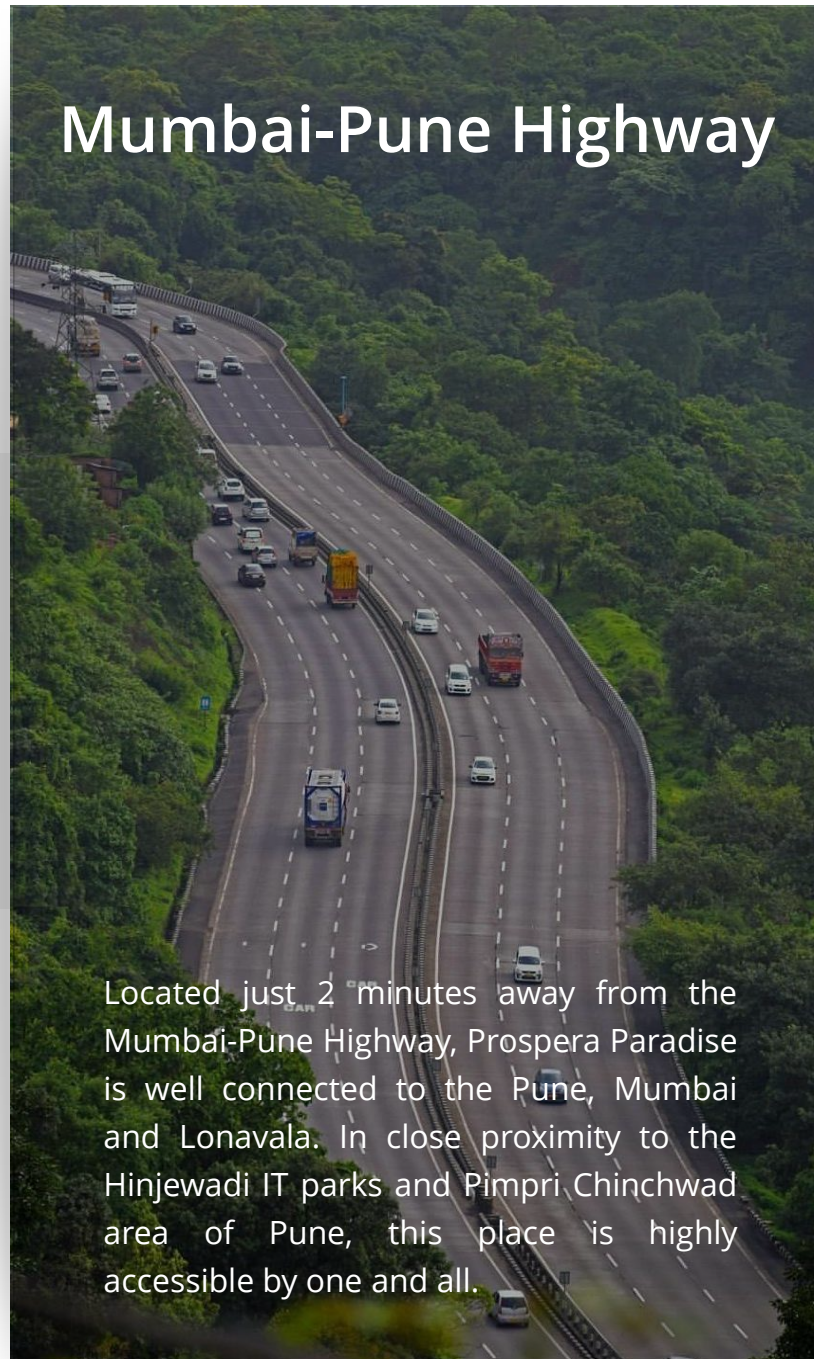


Exclusive Connectivity Advantages



Five Minutes from Talegaon railway station

Mumbai-Pune Highway



Located just 2 minutes away from the Mumbai-Pune Highway, Prospera Paradise is well connected to the Pune, Mumbai and Lonavala. In close proximity to the Hinjewadi IT parks and Pimpri Chinchwad area of Pune, this place is highly accessible by one and all.

Touching Four Lane MIDC Road & Proposed 360 ft Ring Road

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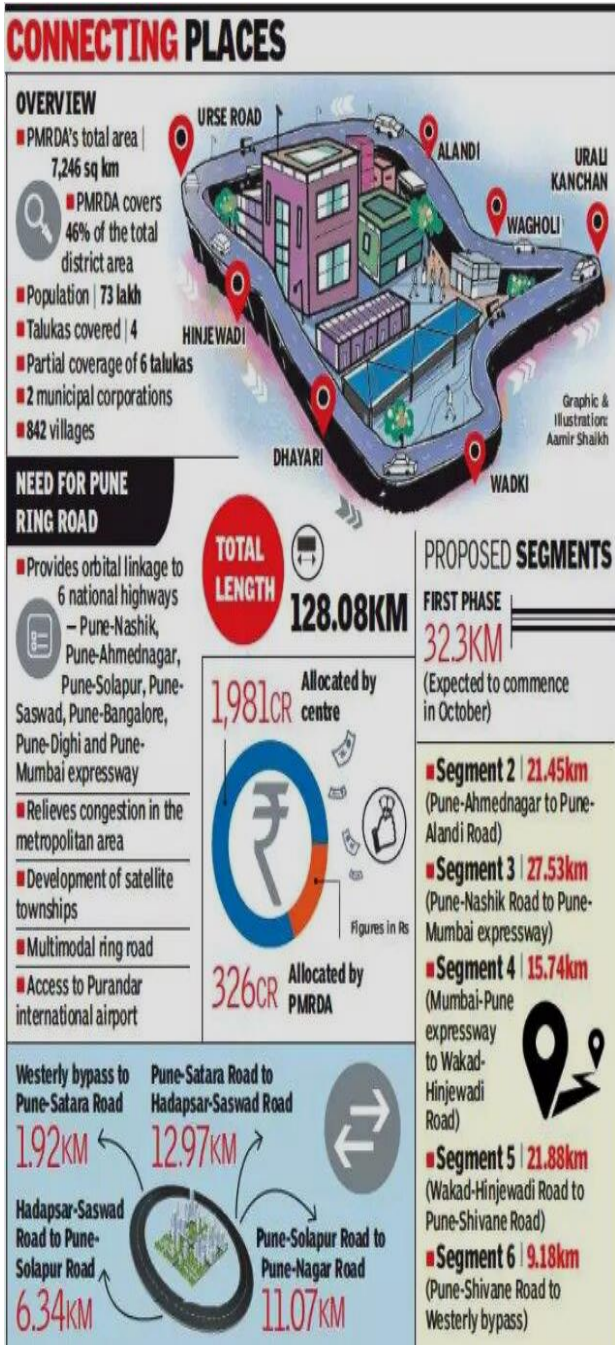
Enjoy wide, expansive road right till the project. Gives easy access to Industrial Belts of PCMC, Chakan and Talegaon

The background of the slide is a photograph of a row of palm trees silhouetted against a sunset sky. The image is overlaid with several large, semi-transparent geometric shapes, including triangles and polygons, in shades of light blue and white. These shapes create a modern, architectural feel. The text is placed within these shapes: the main title is in a large, bold, black sans-serif font, and the project name is in a bold, italicized black sans-serif font. A paragraph of text is located in the bottom right corner, also in a black sans-serif font.

A Dream Investment Opportunity

Prospera Paradise

Prospera Paradise combines the lifestyle of a city and luxury of a hill station. The investment in Prospera Paradise will bring you enjoyable moments, enriching returns and hassle free life.



रिंगरोड 'गतिमान'

'पीएमआरडीए'च्या प्रकल्पाचा 'भारतमाला'मध्ये समावेश

परिहय्य तय्यल कावज ते नगर रस्त्याचे काम

पुणे, २४.१२.२०१७ : महाराष्ट्र सरकारच्या 'भारतमाला' प्रकल्पाच्या अंतर्गत पुणे महाराष्ट्र क्षेत्र विकास प्राधिकरणाच्या (पीएमआरडीए) विविध ठरावीक क्षेत्रात अनेक महत्वाचे विकास प्रकल्प राबविण्यात येत आहेत. त्यातूनच महाराष्ट्र सरकारने पुणे महाराष्ट्र क्षेत्र विकास प्राधिकरणाच्या (पीएमआरडीए) विविध ठरावीक क्षेत्रात अनेक महत्वाचे विकास प्रकल्प राबविण्यात येत आहेत. त्यातूनच महाराष्ट्र सरकारने पुणे महाराष्ट्र क्षेत्र विकास प्राधिकरणाच्या (पीएमआरडीए) विविध ठरावीक क्षेत्रात अनेक महत्वाचे विकास प्रकल्प राबविण्यात येत आहेत.

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'रिंगरोड'च्या कामाला गती

'पीएमआरडीए'च्या अधिकाऱ्यांकडून पाहणी; अंतिम आखणी लवकरच

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Grand and Glorious Ring Road

- 01** Total Length 128 km
- 02** Will link all the 6 National Highways- Pune-Mumbai Expressway and the highways to Nashik, Ahmednagar, Saswad, Solapur and Satara
- 03** Easy access to Purandar international Airport, Hinjewadi IT park and industrial hubs of PCMC, Talegaon, Chakan, Ranjangaon, Wadaki etc
- 04** Proposed development of Satellite Towns, offices, IT industries, Shopping malls, Theatres, Nightlife, Markets and lifestyle destinations

Touching 360 ft Proposed Ring Road

One of the biggest infrastructure project approved for Pune,



RING ROAD NEAR PROSPERA PARADISE

There's more to the Ring Road than just progress

With its stunning vistas, it guarantees beautiful, open views and attractive riverside development for citizens and tourists alike.



Metro – Touching Prospera Paradise

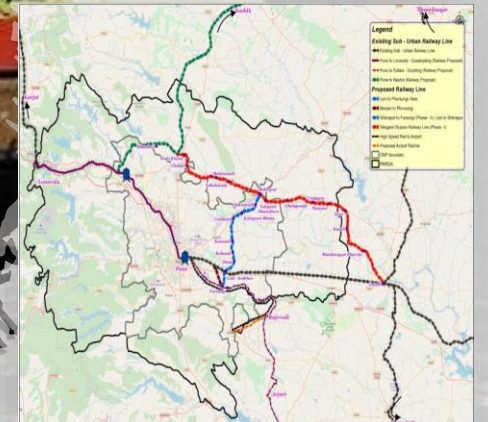
Metro, The Growth Engine

Along with the Ring Road comes the Metro Corridor assuring fast, comfortable, cost efficient and convenient commute for professional, students, tourists and citizens. This biggest growth engine is sure to take Pune real estate on a fast track.

PROPOSED METRO

RAILWAY RING PROJECT

Under PMRDA proposed Railway Ring Project, business hubs of Talegaon Dabhade, Chakan, Shikrapur and Uruli Kanchan, Purandar Airport and Pune Railway Station will be connected. 3.4 lakh passengers will commute daily.

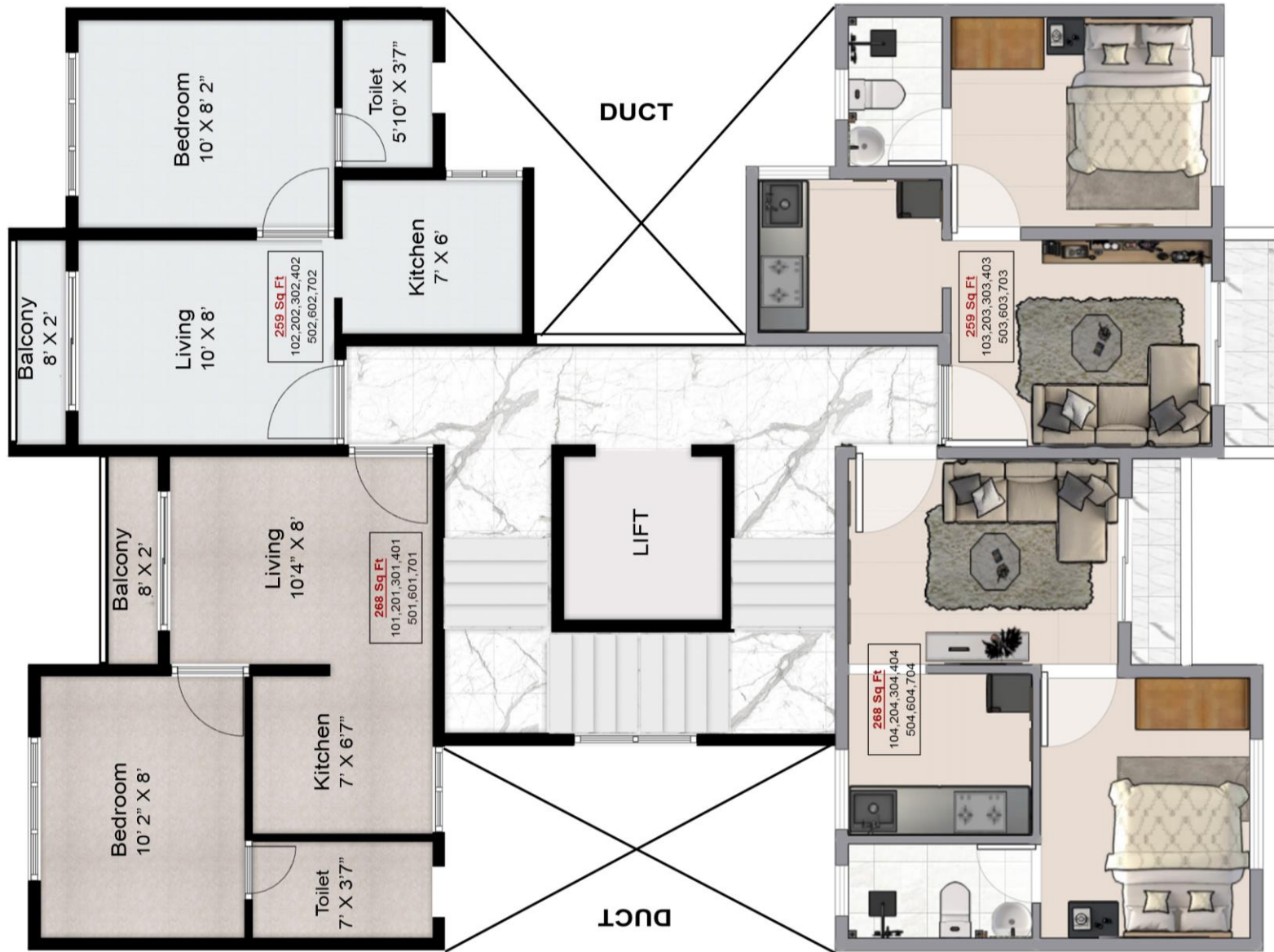


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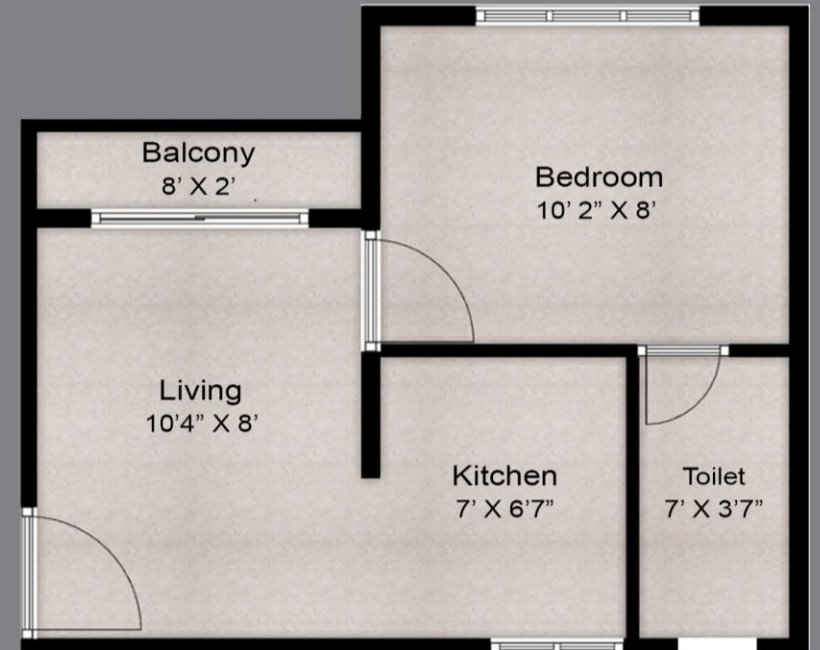
7 Buildings – A to G
G + 7 Floors

Floor Plan

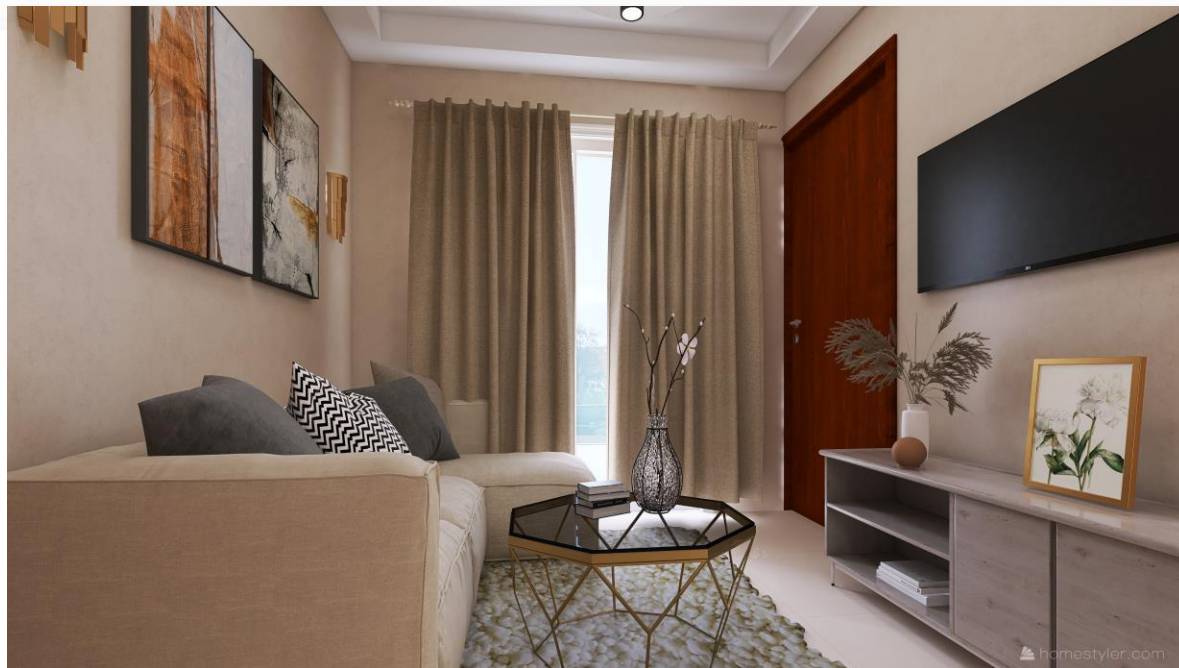


*Artist Impression Only

268 Sq Ft



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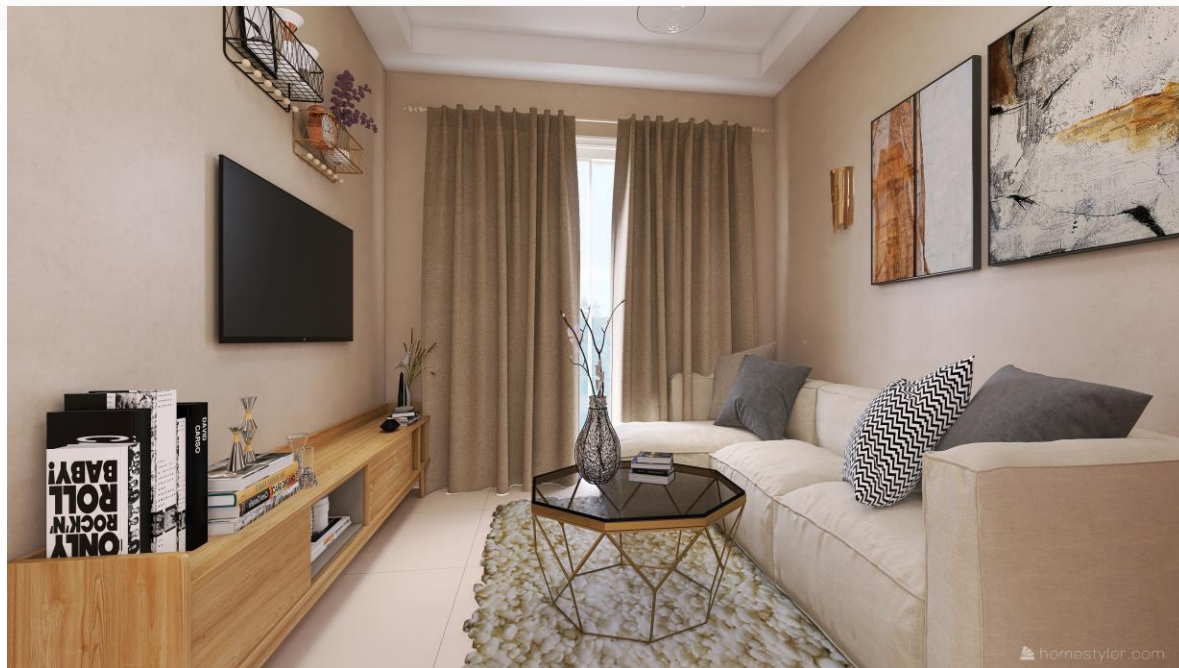
268 Sq Ft

*Artist Impression Only



259 Sq Ft

*Artist Impression Only



259 sq ft

*Artist Impression Only

Amenities



Multi-purpose Hall and Party Lawn

Children's play area

Study room

Guest Rooms

Open Gym

Terrace Garden

Barbecue Area

Designer Gate with Fountains

Shopping complex

Wide Concrete Roads

Street lights

Access door for entrance

*Pictures for representation purpose only

Amenities



Indoor Games

Table Tennis

Senior Citizen Area

Generator for Common areas

Transformer

Designer Lobby in each building

Solar Power Generation

Power backup to lift

Rain water harvesting

24/7 security Provision

CCTV Cameras

Gated community



*Pictures for representation purpose only

Specification

STRUCTURE

Earthquake resistant RCC Frame Structure

WALL

AAC Block / Fly ash bricks for External and internal walls

Sand faced plaster for External Walls

Internal walls with Gypsum Finish

FLOORING

Bedroom / Kitchen: 2' X 2' Vitrified tiles

Bath / WC / Balcony: Anti-skid ceramic tiles

All floor lobbies including stilt lift lobby: Matte finish / glossy ceramic tiles

KITCHEN

Granite kitchen platform with SS sink and tap

Ceramic tile cladding 2 feet height above kitchen platform

BATHROOMS AND TOILETS

Bathroom ceramic tiles dado up to 7 feet height

Concealed CPVC fitting

Standard Quality CP Fittings and Sanitary Fittings

High quality wash basin

Water efficient 6x3 litre dual flush EWC in toilet

MAIN DOORS

Laminated Flush Doors

Good quality door fittings

OTHER DOORS

Bathroom & Toilet Doors - Flush Doors

Bedroom Doors - Painted flush Door

Balcony Door: Powder coated aluminium sliding door with mosquito net

Specification

WINDOWS

Powdered coated aluminium windows

ELECTRICAL

Points for water filter, exhaust fan and refrigerator in Kitchen

Exhaust fan point in WC / Bathroom

Concealed copper wiring

One TV point in the Living room

Elegant modular electrical switches

For safety, one Earth Leakage Circuit Breaker(ELCB) in every apartment

One Miniature Circuit Breaker (MCB) for each circuit at the main distribution box in every apartment

LIFTS

Standard good quality lifts

PAINTING/POLISHING

Interior: Standard Quality OBD paint

Exterior: Acrylic emulsion paint\

PLUMBING

All water supply lines are UPVC/CPVC or equivalent