

PARTH

KIONA

PREMIUM 2 & 3 BHK RESIDENCES

A PROJECT BY PARTH





34
years
OF TRUST

Parth is a leading name in Pune's real estate sector and was founded by Mr. Mahendra Jagannath Yeole, a visionary with **34 years of experience**.

Established in **1989**, Parth ranks among Pune's premier builders, led by individuals with extensive experience and sharp business acumen, backed by a highly motivated team.

Our reputation as the top choice for NRIs seeking flats in Pune speaks volumes about our commitment to excellence. At Parth, we stay attuned to market trends while innovating for the future.

Our goal is to provide clients with exceptional lifetime experiences, making us Pune's best developers.

15+ PROJECTS
COMPLETED

5M+ SQ.FT. AREA
DELIVERED

3K+ HOMES
DELIVERED

5+ UPCOMING
PROJECT



For the brand, "**Namaste Zindagi**" reflects a philosophy of embracing life with gratitude, positivity, and mindfulness. It signifies a respectful acknowledgment and celebration of the various facets of life, encouraging individuals to greet life with an open heart and a spirit of appreciation. "**Namaste Zindagi**" encapsulates the brand's commitment to fostering a positive relationship with life in all its richness and diversity.

THE TRILOGY FOR LIFETIME HAPPINESS

SIGNATURE HOMES

SUSTAINABLE LIVING

INCLUSIVE COMMUNITY LIVING

THERE'S **LIFE**, THEN THERE'S **LIFE** *Beyond*

Parth Kiona offers luxurious living, meticulously designed for discerning individuals. Inspired by the fluidity of the human experience. The Residences here redefine exclusivity, offering a bespoke lifestyle where choice isn't just a privilege but an intrinsic part of existence.

Nestled in Pune's vibrant hub, **Parth Kiona** blends city energy with diverse options. Whether you seek excitement or tranquillity, these homes adapt to your mood, empowering you to customize your surroundings.

This project allows for dialling things up or down at a moment's notice. So step forward, let your true self-lead, and embrace an environment designed to take you above and beyond all notions of what's expected.

P R E S E N T I N G ———

PARTH
KIONA
PREMIUM 2 & 3 BHK RESIDENCES





ARTIST'S IMPRESSION



Beyond DR EA MS



Arrive home to a sanctuary that pushes the limits of design. Be Inspired daily by a visual experience that challenges previous paradigms of what a home environment means - crafted to enhance each person's unique life experience within the space



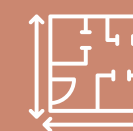
ARTIST'S IMPRESSION



Beyond WHAT MEETS THE EYE



22-Floor Building



2 & 3 BHK Premium
Residences



2 Level Parking



30+ Top Terrace &
Ground Level Amenities



50% Open Space



440+ Families



5 Acres Development



World-class
Construction Quality



ARTIST'S IMPRESSION



STEP IN AND ENCOUNTER DELIGHT *Beyond* EXPECTATIONS

Club Kiona stands as the epitome of luxury and leisure within our community, offering residents a haven of relaxation and recreation. With an array of world-class amenities, residents can unwind and socialize in style. Every aspect of Club Kiona is designed to elevate the residential experience. With personalized services and a vibrant atmosphere, Club Kiona fosters a sense of community and belonging.





ARTIST'S IMPRESSION



DIVE INTO **MOMENTS** *Beyond* **MAGIC**

A world where laughter dances and memories are made. Bask in the joy of shared moments with family and friends. Dive into the experience and bring some magic and joy to your day!





ARTIST'S IMPRESSION



EXPLORE & ENGAGE IN TIMES *Beyond* HAPPINESS

Step into a world of fun and imagination, where young explorers can let their creativity soar. Let laughter fill the air. This colourful paradise is brimming with opportunities for fun and discovery.





BASKETBALL COURT

ARTIST'S IMPRESSION





ARTIST'S IMPRESSION



YOUR JOURNEY TO SELF AND *Beyond*

Embrace a lifestyle of mindfulness and balance. Places that inspire to weave mindfulness into daily routines. Prioritize self-care and inner harmony: it's a catalyst for a holistic lifestyle where well-being takes centre stage.





ARTIST'S IMPRESSION



TOP-TERRACE
PERGOLA SIT-OUT



TOP TERRACE LIFESTYLE **AMENITIES**



PARTY/
EVENT AREA



PREPARATION/
SERVING COUNTER



SIT-OUT
AREA

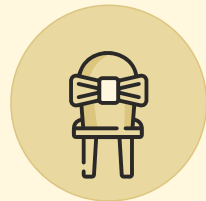


FLOOR
CHESS



CREEPERS WITH
PERGOLA SEAT

GROUND LEVEL LIFESTYLE AMENITIES



CLUB HOUSE



PARTY LAWN
WITH STAGE



SERVING
COUNTER



WATER BODY
WITH BOWL



SWIMMING
POOL



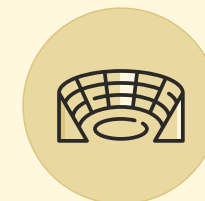
SENIOR
CITIZEN AREA



JOGGING TRACK/
PATHWAY



MULTIPURPOSE
COURT



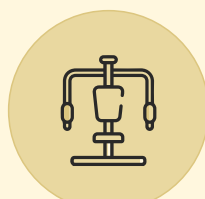
MINI
AMPHITHEATER



KIDS
PLAY AREA



TODDLERS
PLAY AREA



OPEN
GYMNASIUM



YOGA & MEDITATION
AREA



GAZEBO
SEATING AREA



BONFIRE
AREA



ARTIST'S IMPRESSION

ISOMETRIC 2 BHK UNIT PLAN

1. ENTRANCE

2. LIVING ROOM

3. BALCONY

4. DINNING ROOM

5. KITCHEN

6. DRY BALCONY

7. COMMON WASHROOM

8. MASTER BEDROOM

9. ATTACHED WASHROOM

10. ATTACHED BALCONY

11. BEDROOM 2



ARTIST'S IMPRESSION

ISOMETRIC 3 BHK UNIT PLAN

- 1. ENTRANCE
- 2. LIVING ROOM
- 3. BALCONY

- 4. DINNING ROOM
- 5. KITCHEN
- 6. DRY BALCONY

- 7. COMMON WASHROOM
- 8. MASTER BEDROOM
- 9. ATTACHED WASHROOM

- 10. WARDROP
- 11. TOILET
- 12. ATTACHED BALCONY

- 13. BEDROOM 2
- 14. ATTACHED BATHROOM
- 15. BEDROOM 3

TOWER A

TYPICAL FLOOR PLAN

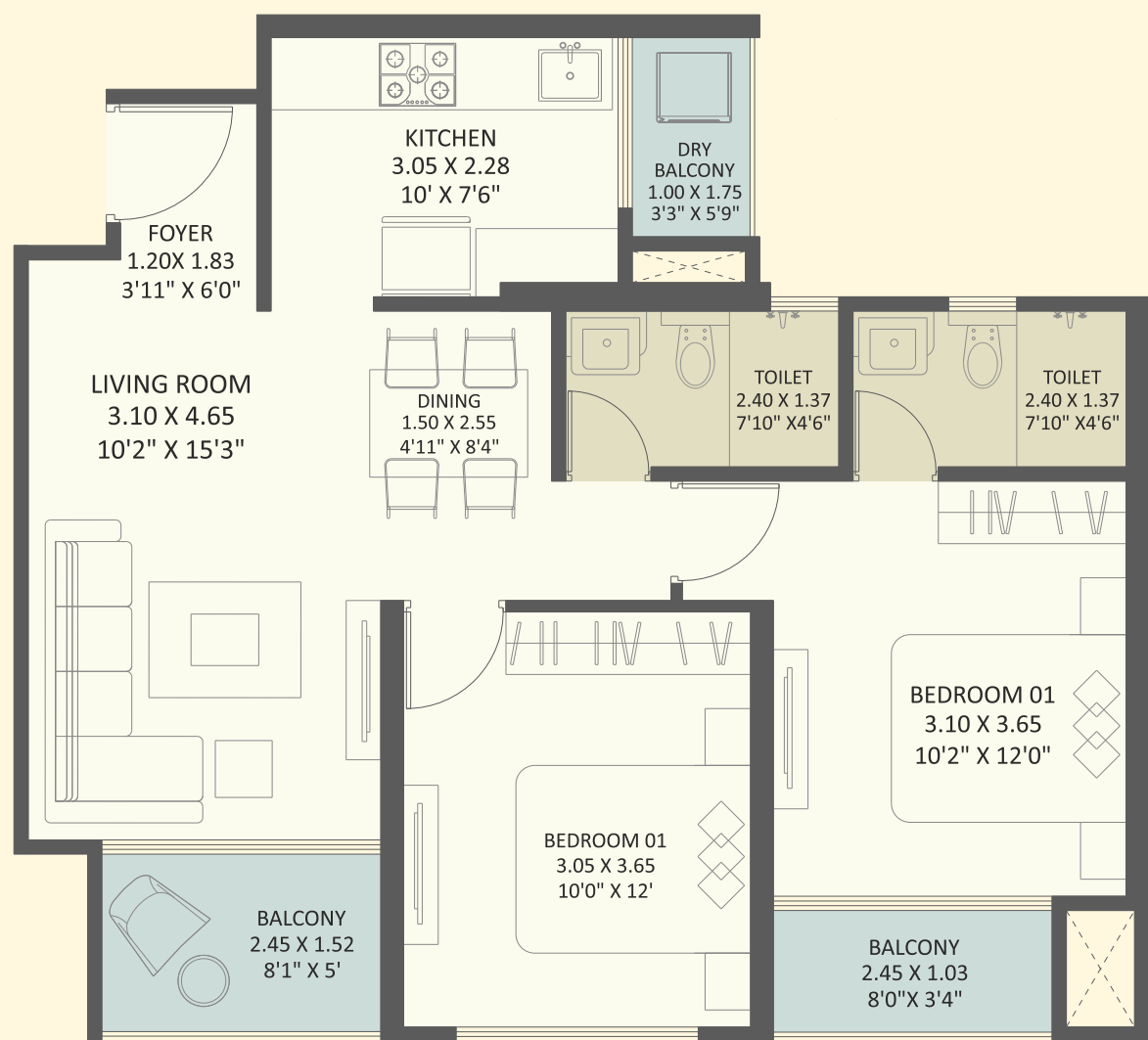


TOWER B

TYPICAL FLOOR PLAN



2 BHK
TYPICAL UNIT PLAN



INFORMATION

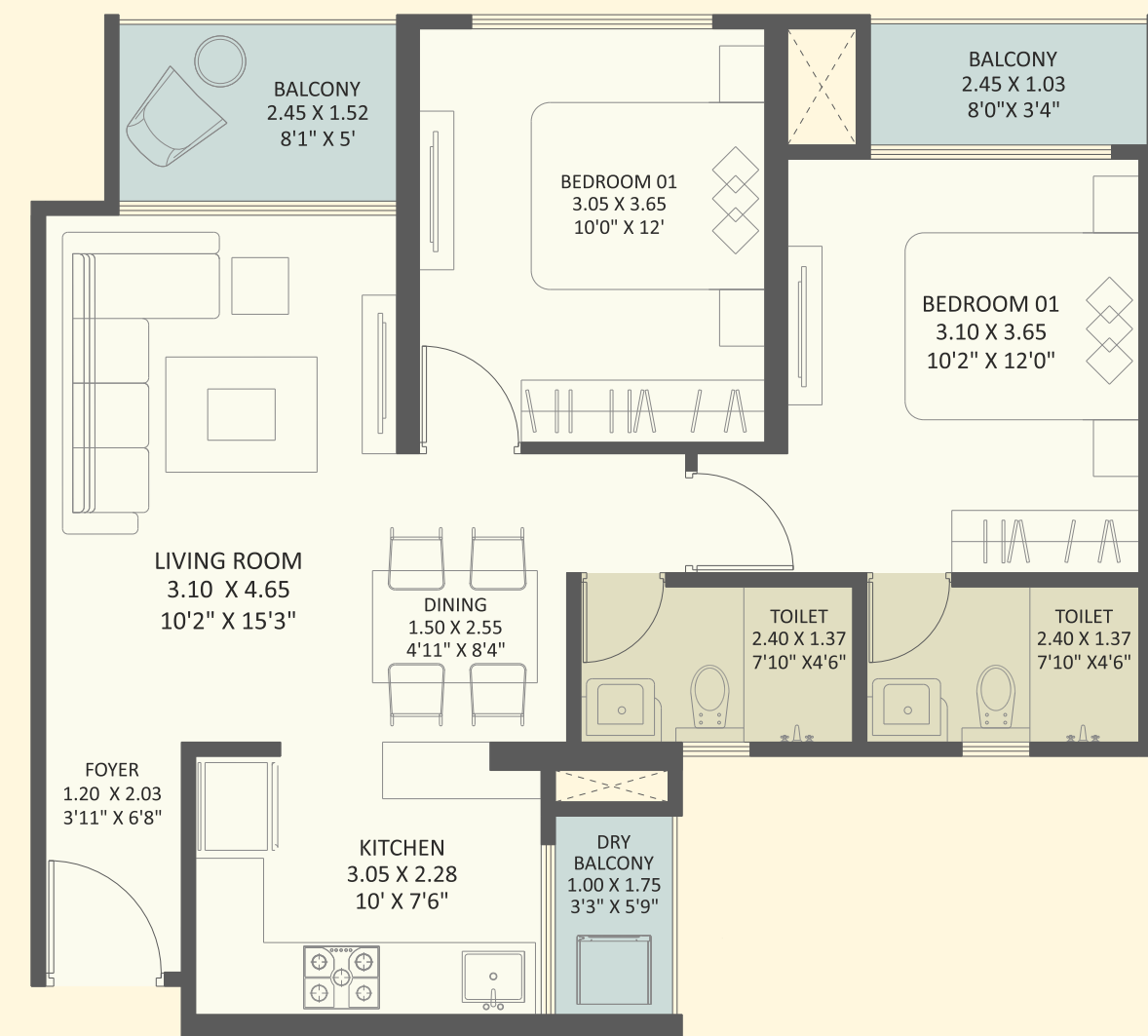
2 BHK FLAT NO.: 02, 03

RERA AREA: 677 SQ.FT.

BALCONY AREA: 85 SQ.FT.

TOTAL AREA: 762 SQ.FT.

2 BHK
TYPICAL UNIT PLAN



INFORMATION

2 BHK FLAT NO.: 01, 02, 03, 04

RERA AREA: 682 SQ.FT.

BALCONY AREA: 85 SQ.FT.

TOTAL AREA: 767 SQ.FT.



MASTER LAYOUT



QUALITY *Beyond* EXCELLENCE



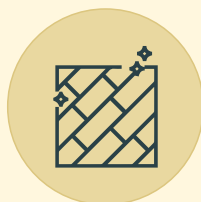
STRUCTURE

- Earthquake-resistant RCC framed structure
- AAC Blockwork in internal and external walls



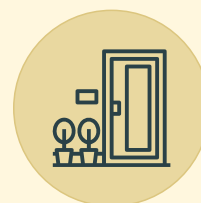
PLASTER

- Sand-faced double coated external plaster
- Gypsum-finished internal plaster



FLOORING

- 600 mm X 1 200 mm vitrified tiles with matching skirting
- Anti-skid tiles in bathrooms and balconies



DOOR

- Laminated flush doors and frame for main door and bedrooms
- Granite frame in bathrooms
- Mortise lock and handle for bedroom and bathroom doors
- Main door with biometric lock with access via key, password, and fingerprint (Make - Dorset/Godrej/Europa or equivalent)
- Video door phone



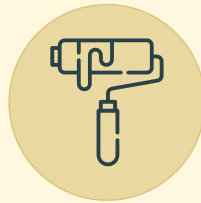
COMMON AREAS

- CCTV surveillance in common areas
- STP as per statutory norms



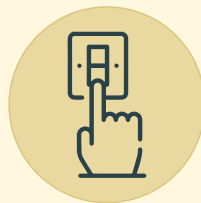
KITCHEN AND DRY BALCONY

- Wall tiles up to 2 feet
- Black granite kitchen platform with stainless steel sink
- Electrical and plumbing provision for washing machine in dry balcony



PAINT

- Internal Walls - OBD (Oil Bound Distemper) (Make - Asian/Berger or equivalent)
- External Walls - Apex (Make - Asian/Berger or equivalent)



ELECTRICAL AND CABLING

- Provision for inverter
- Concealed copper wiring (Make - Polycab/Finolex or equivalent)
- Modular switches and sockets (Make - Legrand/Schneider or equivalent)
- Adequate electrical points with circuit breakers
- AC points in the Master Bedroom.
- Electrical points for boilers in all washrooms



WINDOW

- All windows with granite sill
- Aluminum windows with mosquito net (partly fixed)
- Glass louver in bathroom windows
- MS railing in balconies



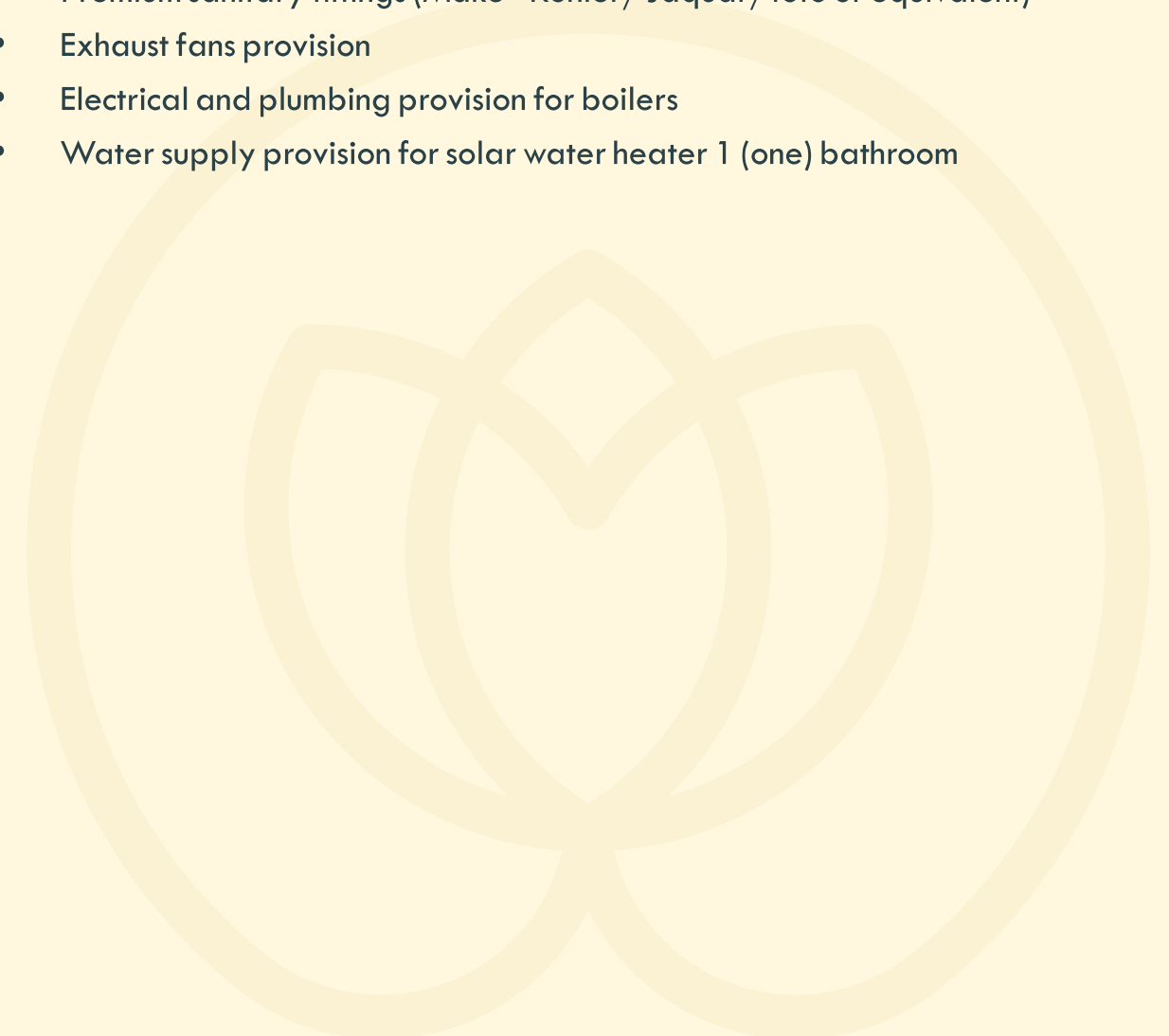
ELEVATORS

- Fully automatic s.s. elevator with 24-hour power backup (Make Kone/Otis/Schindler/Omega/ThyssenKrupp or equivalent)
- 1(one) stretcher lift in each tower



BATHROOMS

- Concealed internal plumbing
- Wall tiles up to lintel level
- Hot and cold water diverter in the shower area
- Flush valve provision
- Premium C.P. fittings (Make - Kohler/Jaquar or equivalent)
- Premium sanitary fittings (Make - Kohler/ Jaquar/Toto or equivalent)
- Exhaust fans provision
- Electrical and plumbing provision for boilers
- Water supply provision for solar water heater 1 (one) bathroom





PARTH
KIONA

BHOIRWADI

HINJAWADI

MAAN

DENA BANK

GRAMPANCHAYAT
MAAN

NANDE

CHANDE

SUNNY'S WORLD

MOHAN NAGAR

SUS

SUS HOSPITAL

MAHALUNGE

BALEWADI STADIUM

BLUE RIDGE TOWN PUNE

GOLDEN BRIDGE

HITECH CITY
MAAN MAHALUNGE

GLOBAL INDIAN
INTERNATIONAL
SCHOOL

POLICE STATION
HINJAWADI

WIPRO LTD

PHASE 1

PVR CINEMAS

WESTSIDE

PHASE III CIRCLE

HINJAWADI
RAJIV GANDHI
INFOTECH PARK

TATA CONSULTANCY
SERVICES LIMITED

VIBGYOR
HIGH SCHOOL

RUBY HALL CLINIC
HINJAWADI

INFOSYS

SHIVAJI CHOWK

SANJEEVANI
MULTI-SPECIALTY

EURO KIDS

AKSHARA
INTERNATIONAL
SCHOOL

XION
MALL

DMART

LIFEPOINT MULTI-SPECIALTY
HOSPITAL

SAYAJI HOTEL

SURYA MOTHER
& CHILD
SUPER-SPECIALTY
HOSPITAL

MAHINDRA
INTERNATIONAL SCHOOL

WIPRO LTD.

HDFC BANK

PATIL NAGAR

BALAJI

MUMBAI-BANGALORE HIGHWAY

NEW DP SUS - MAAN ROAD

MAAN ROAD

MULA RIVER

MULA RIVER

MUMBAI-BANGALORE HIGHWAY



AN ADDRESS *Beyond* COMPARE

Hinjawadi - Maan is celebrated for its prime location and bustling ambiance, establishing itself as a coveted locale for contemporary living. Situated within easy reach of key business centers and recreational facilities, Hinjawadi - Maan epitomizes the ideal fusion of urban accessibility and suburban serenity.

CONNECTIVITY

Metro Station, Shivaji Chowk - 3.7 km.
Hinjawadi Flyover - 4.9 km.
Pune-Mumbai Expressway - 4.8 km.
Akurdi Railway Station - 11.9 km.
Pune International Airport - 25.5 km.

EDUCATION

EuroKids Pre-School - 550 m
Blue Ridge Public School - 2.7 km.
Vibgyor High School - 2.9 km.
Global Indian International School - 3 km.

WORKSPACES

Hinjawadi IT Park I - 2.4 km.
Hinjawadi IT Park II - 3.5 km.
Hinjawadi IT Park III - 5.6 km.
Aundh IT Park - 15 km.

HEALTHCARE

Metro Chemist - 1.5 km.
Ruby Hall Clinic - 2.1 km.
Ashwini General Hospital - 2.3 km.
Sanjeevani Hospital - 2.9 km.

KEY DISTANCE

Wakad - 6.4 km.
Balewadi - 7.9 km.
Aundh - 11.3 km.

SHOPPING & ENTERTAINMENT

Dmart Hinjawadi Ph.1 - 3.5 km.
Zudio - 6.0 km.
Phoenix Mall - 6.3 km.
Dmart Baner - 6.8 km.



📞 91300 13293

SITE ADDRESS: SR. NO. 35/2/A, HINJAWADI-MAAN ROAD,
NR. RAJIV GANDHI INFOTECH CIRCLE, PH. 1, HINJAWADI, PCMC, MH 57

WEBSITE: WWW.PARTHDEVELOPER.IN



MahaRERA Registration No.:
P52100055852
<http://maharera.mahaonline.gov.in>

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SCAN
FOR SITE
LOCATION

SHUBH ADVERTISING