



The Ultimate
RESORT
Living

EXCELLAA
FL**RENCE**

NATURALLY LUXURIOUS

Pirangut Prime



Connecting to the
Ring Road
in just 5 minutes



Easy Accessibility
with Multiple Routes to
Hinjewadi IT Park

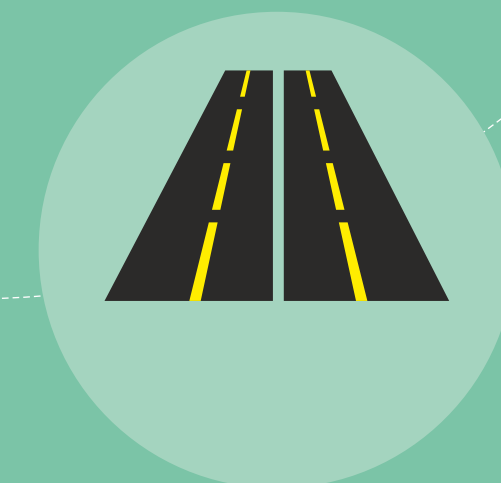


Close to India's
Largest Township



Just 200 m
from the upcoming
Metro Line

Pirangut *Prime*



Well-Connected to the
National & State Highway

CONNECTIVITY

ACCESSIBILITY NATURAL BEAUTY

FINEST LOCATION BENEFITS

EDUCATIONAL HUBS

- Indus International School
- Dhruv International School
- Shri Shri Ravi Shankar School
- Mount Litera Zee School
- Rani Laxmibai Sainiki Shala
- Heritage Int'l School
- Sinhgad Spring Dale School
- Sanskriti School
- Elite Int'l School
- Pawar Public School

2min

BHARTI
VIDYAPEETH
CAMPUS

5min

SYMBIOSIS
CAMPUS

5min

FLAME
UNIVERSITY



FINE DINE RESTAURANTS

- Ambrosia •
- Café CO2 •
- Salt Fine Dine •
- Mezza 9 •
- The Cliff •
- Marigold •

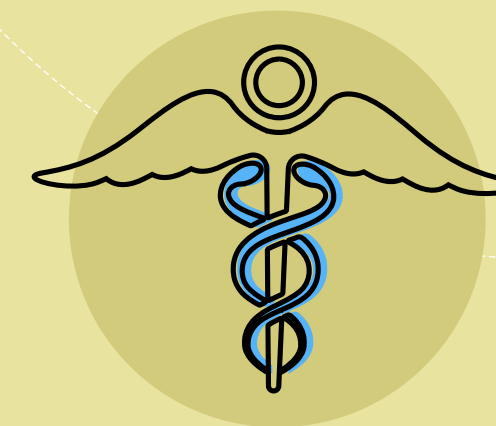


Hotels & Resort

- Oxford Golf Course
- Sunny's World
- Hilton
- Courtyard by Marriott
- Vivanta by Taj
- Lemon Tree
- Radisson Blu
- Atmantan
- Malhar Machi
- Jalsrushti



Pirangut *Prime*



HOSPITALS

- Ruby Hall Clinic
- Symbiosis Hospital
- Bharti Vidyapeeth Hospital
- Sanjeevan Hospital
- Mulshi Speciality Hospital
- Hinjawadi Hospital
- Surya Hospital

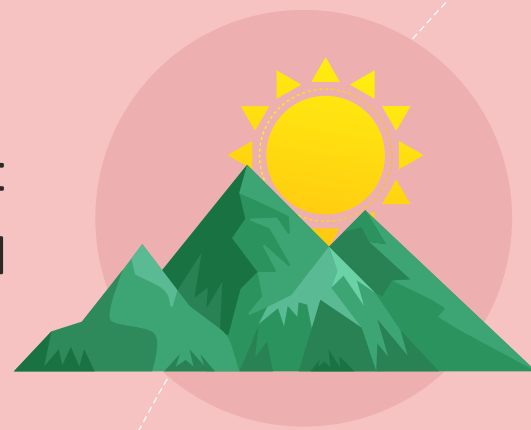
CONNECTIVITY

ACCESSIBILITY

NATURAL BEAUTY

FINEST LOCATION BENEFITS

Natural light
all around



Ample of green
spaces all around



India's only
man made
hill station

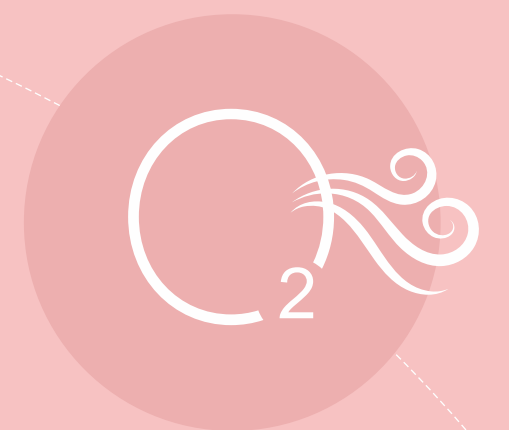
Close to
Mulshi Dam



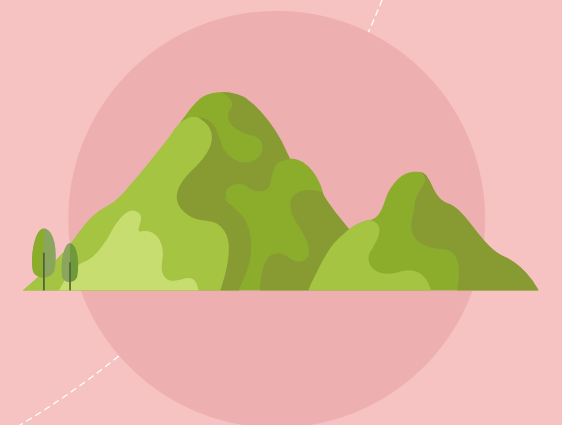
Scenic views
of the
Mula River



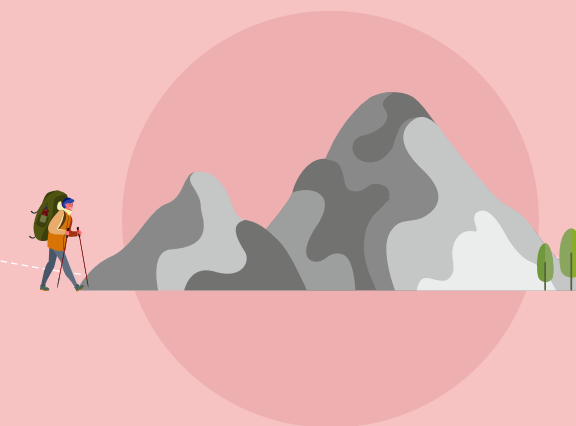
Better AQI Index -
Cleaner Air,
Cooler Temperature



Uninterrupted
views of
Sahyadri Hills



Weekend
Adventure
& Trekking



Pirangut *Prime*

CONNECTIVITY ACCESSIBILITY NATURAL BEAUTY

FINEST LOCATION BENEFITS





- Most rapidly developing area in west Pune
- Highest Rental Income
- Infrastructural, Educational and Social Growth in the Vicinity
- Proposed metro and ring road to increase the value of properties
- Many employment hubs in the vicinity
- Well-planned residences with zero space wastage
- Scope of immense appreciation even before possession
- Excellent Opportunity for end user and investors

Pirangut *Prime*
**HIGHEST
APPRECIATION
OPPORTUNITY**

- Heated Swimming Pool with Lights & Music
- 4-6 seater Jacuzzi
- Grand Podium Garden
- 50+ Upscale Amenities
- Pro Kabaddi
- Creche for children
- 3-Tier Security
- Well-thought activities for all age groups and generations



Experience luxury in the lap of nature at Excellaa Florence. Here, traffic noises are replaced with chirping birds, distressed evenings are replaced with refreshing dips in the pool, and hectic nights are replaced with a calm and serene environment. Located in the rapidly developing Pirangut, Excellaa Florence promises to transform your life in countless ways.

Surrounded by lush greenery, open skies and luxurious amenities, your home at Excellaa Florence allows you to upgrade your life like never before.

ABUNDANT **NATURAL BEAUTY,** UNMATCHED **LUXURY,** EXCELLENT **CONNECTIVITY**





Welcoming Grandeur,
Inspiring Greatness

The resortments spell grandeur in every nook and corner.
Excellaa Florence being one of the tallest tower in Pirangut Prime, offers
you unmatched scenic views everywhere you look.

Elevating Lifestyles at
Every Level



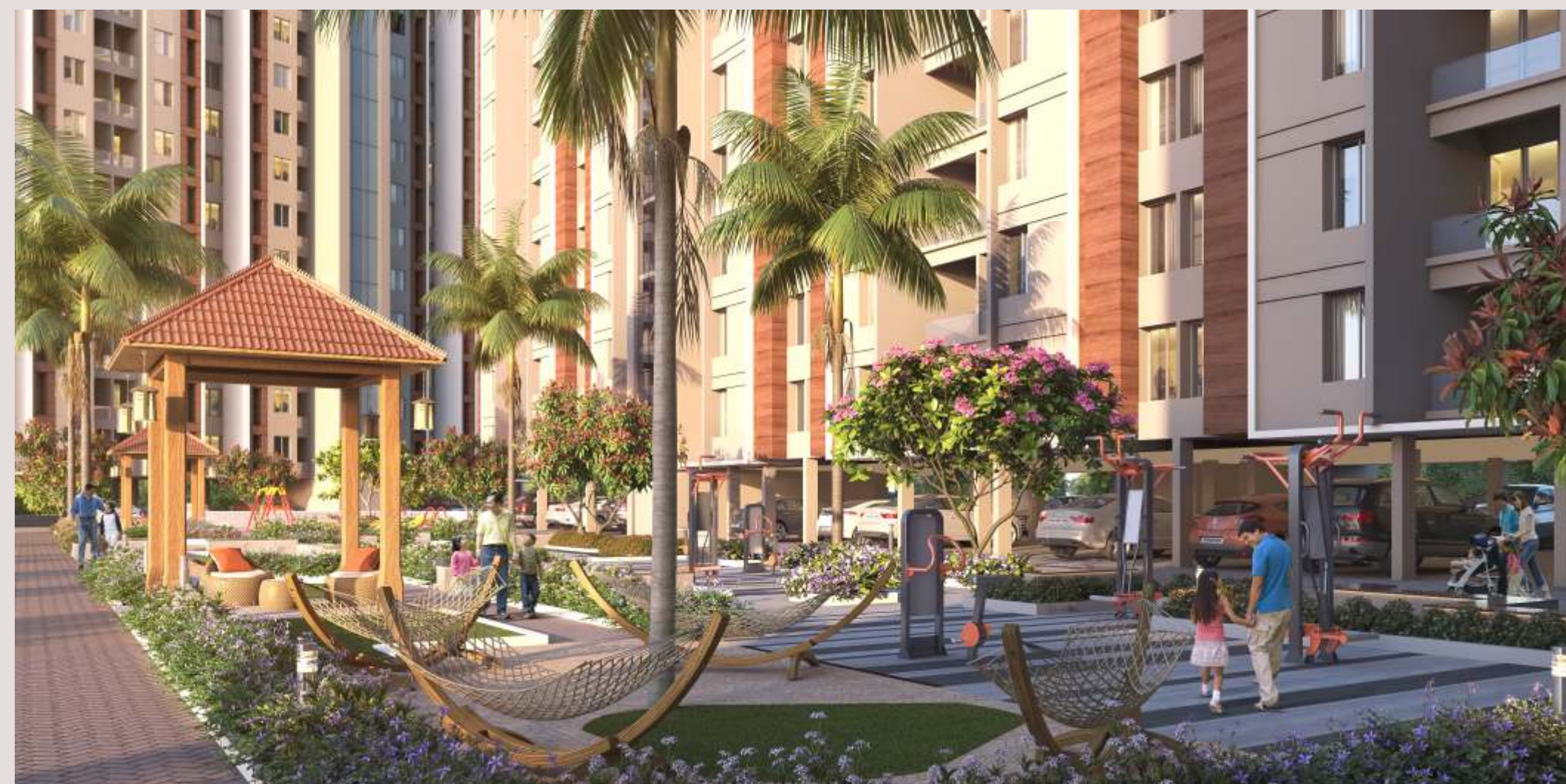


The
club

Refreshing Dips,
Amidst Open Skies



Add Decades of
Happiness to your Life



Magical
Moments



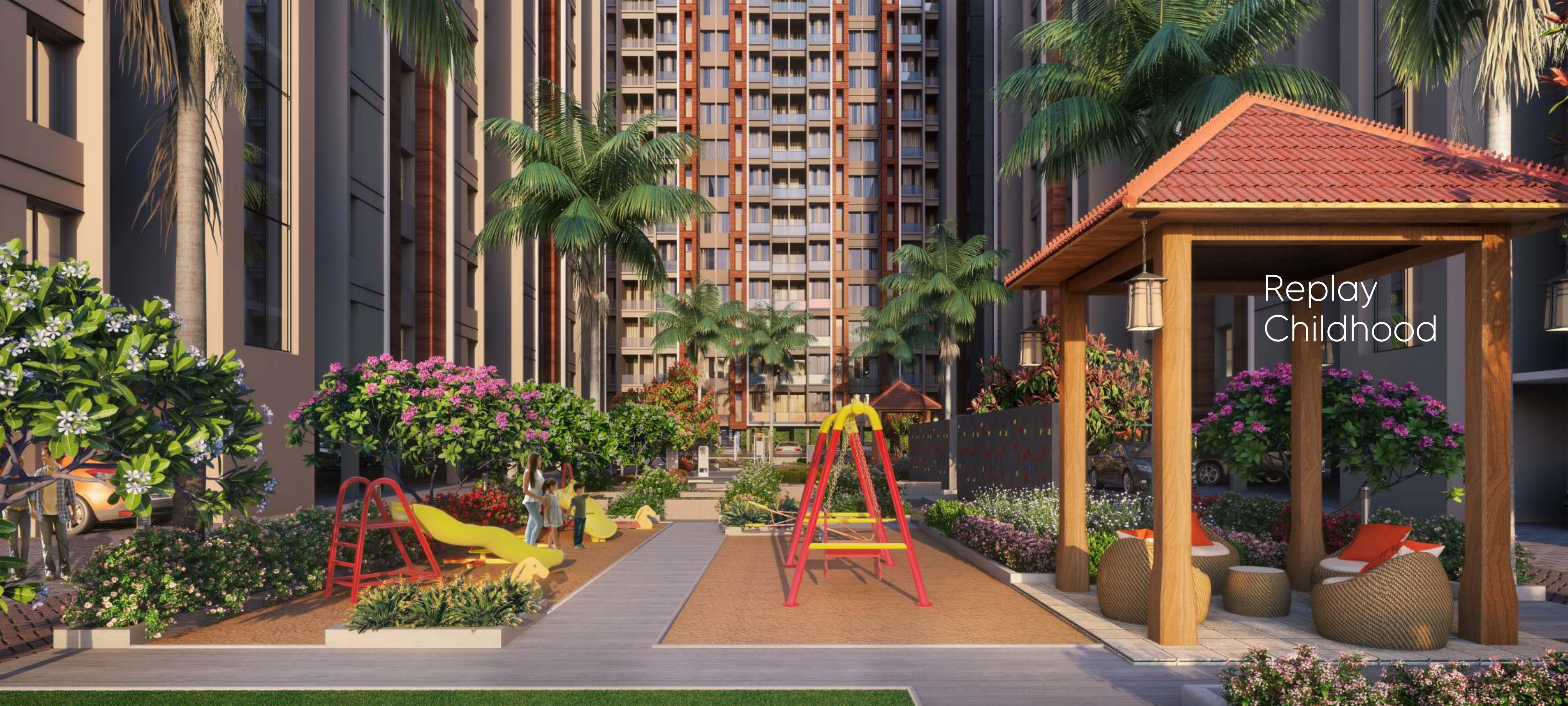
20+ Grand Podium Amenities

- | | |
|-----------------------------------|------------------------------------|
| 1 Covered Pavilion Seating | 11 Green Gym for healthy lifestyle |
| 2 Rubber Mound Garden | 12 Rabbit Hole |
| 3 Gossip Corner | 13 Children Activity Area |
| 4 Jogging Track | 14 Green Sit-Out Zone |
| 5 Parent's Chit-Chat Area | 15 Hammock Garden |
| 6 Gazebo for Sit-Out with Pergola | 16 Drinking Water Fountain |
| 7 Swing Garden | 17 Dedicated Walkway |
| 8 Tree Cluster With Seating | 18 Warm Up Area |
| 9 Kid's Climbing Wall | 19 Kid's Zone with Sandpit |
| 10 Children's Play Area | 20 Senior Citizen's Zone |



Befriending Nature,
Every Day







70+

Upscale Amenities

- | | | | | |
|--|-----------------------------------|------------------------------------|----------------------------|----------------------------------|
| 21 Decorative Water Body | 31 Multipurpose Performance Stage | 41 Designer Club | 51 Plunge Pool | 61 Artistic Sculpture |
| 22 Spacious Yoga Zone | 32 Pergola | 42 Fully Equipped Modern Gymnasium | 52 Sun Bathing Area | 62 Potluck Party Area |
| 23 Trellis Structure | 33 Feature Wall | 43 Well Equipped Creche for Kids | 53 Badminton Court | 63 Accupressure Track |
| 24 Dedicated Buffet Area | 34 Net Cricket Pitch | 44 Salon | 54 Multipurpose Play Court | 64 Senior Citizen Sit-out |
| 25 Barbeque With Buffet Counter | 35 Cycling Track | 45 Meditation Area | 55 Drinking Water Fountain | 65 Elegant Entrance Gate |
| 26 Exclusive Multipurpose Hall | 36 Single Basketball Court | 46 Heated Swimming Pool | 56 Herbal Oxy Garden | 66 School Bus / Cab Waiting Area |
| 27 Floor Exercise Area | 37 Pro Kabbadi | 47 Pool Side Deck | 57 Fruit Groove | 67 Flag Hoisting Area |
| 28 Children's Play Area with Kid's Friendly Flooring | 38 Worship Place | 48 Shower with Changing Room | 58 Designer Pathway | 68 Three Tier Security |
| 29 Trampoline Zone with Safety Net | 39 Elegant Party Lawn | 49 Dedicated Baby pool | 59 Kitty Party Corner | 69 Indoor game |
| 30 Open Amphitheatre | 40 Stage with Background Wall | 50 4 - 6 seater Jacuzzi | 60 Chit - Chat Corner | 70 Pavilion seating |
| | | | | 71 Spider web |

Impeccable Finishes, Unbeatable Perfection



- Structure**
- RCC framed structure with 4" to 6" AAC block wall



- Wall Finishes & Paints**
- **External Wall:** Eco friendly bricks / AAC blocks with sand faced / RMP plaster with cement paint / acrylic paint of Berger / Asian / Nippon brand
 - **Internal Wall:** Gypsum / POP smooth finish / neeru sanla plaster with oil bound distemper paint with roller finish of Berger / Asian / Nippon brand



- Electrical & Wiring**
- Concealed copper wiring with premium quality modular switches of Schneider / Legrand / L&T or equivalent brand
 - Miniature Leakage Circuit Breaker (MCB) / Earth Leakage Circuit Breaker (ECB)
 - Adequate light points for staircase / common lobbys / common passage / parking & basment with DG backup



- Doors & Windows**
- All doors & door frames with good quality hardwares fittings
 - Main door & bedroom doors with both side laminate
 - Powder coated aluminium sliding doors with mosquito net
 - Bathroom doors with laminate door frames of granite / marble
 - Powder coated aluminium sliding windows with mosquito net and with sill of Granite / Marble
 - Oil painted M.S. safety grills for bathrooms window only
 - Main door with night latch
 - Bedroom & bathroom doors with cylindrical lock



- Railing**
- S.S. / aluminium glass railing for balconies



- Flooring**
- Anti-skid tiles for balconies / dry balcony & bathroom
 - Vitrified / PGVT finished tiles for the entire flat



- Bathroom**
- Designer bathroom with anti-skid ceramic flooring
 - Premium quality cp fitting and sanitary ware of Jaquar / CERA / Kerovit or equivalent brand
 - Wall tiles upto 7' height
 - Powder coated aluminum louvers with frosted / pinhead glass, with exhaust fan provision
 - Concealed plumbing with single lever diverter arrangement and provision for boiler
 - Marble / granite - 4 side window sill for all window in bathrooms



- Kitchen**
- Marble / granite / full body vitrified slab kitchen platform with stainless steel sink and glazed tiles dado upto 2' height above platform
 - Light points for microwave, mixer, grinder, fridge & chimney
 - Light point for washing machine in dry balcony
 - Provision for Aquaguard (water purifier) with light point
 - Powder coated aluminium window (2tracks) w/o net, with exhaust fan provision



- Convenience & Comfort**
- Adequate electrical points
 - TV Points & Telephone Points in Living Room
 - AC Point in Master Bedroom
 - Anti-rust letter boxes and name plates
 - Inverter provision in each flat
 - Centrally treated ro water inlet in kitchen for cooking / drinking
 - Planned space for safety grill door in main door frame
 - VDP / multi-apartment system / card access control system



Values Driven, Value Focused

DEFINED BY EXCELLENCE

Building Value Through Values

Value creation means little if it is not done with integrity. And it is this zeal to make a difference ethically that drives Excellaa to conceive and execute Real Estate developments that create value-plus assets that can be appreciated all the more for the manner with which they are created.

From Fortune to Excellence

Excellaa's journey began 30 years ago with its presence in the textiles, diamonds, engineering and contracting sectors. Armed with little more than a desire to build a brand that would be respected for its excellence, the company ventured into the crowded Real Estate world (Former) Kalyanee Fortune Properties (KFP) – a merger of Kalyanee Construction and Fortune Properties.

Realizing that the greatest demand for housing came from the very segment that could barely afford it: the middle-class, Excellaa set out to build a business that would excel in designing and constructing homes that didn't just raise living experiences to new levels of delight, it did by taking a principled approach in all its activities.

Over the past 30 years, the Group has successfully developed over 26 lacs sq. ft. of budget-friendly, amenity-rich, and luxury residential spaces around the nation. Known for their superior service, outstanding quality of construction and proven trust of timely delivery, Excellaa has built more than an extensive portfolio, they have built a legacy of happiness and exceeded the expectations of every customer.



EXPERIENCE THE EXCELLENCE



Best Mid-range Project of The Year
West Pune 2013-14



Best Mid-range Project of The Year
West Pune 2015-16



Real Estate Icon of Pune
2018-19



Sakal Achievers of
Maharashtra 2018-19



Smart Project of The Year
Pune (west India) 2019-20



Best Emerging Developer
Pune 2019-20



Best Developer - Design Concepts
Pune 2020-21

**GANGA
ACROPOLIS
BANER ANNEXE**



**EXCELLAA
KALASH
PIRANGUT**



EXCELLAA
CHESTERFIELD
DHANORI



EXCELLAA
PANAMA PARK
DHANORI NX



**EXCELLAA
PLAZZO**
AMBEGAON BK
(COMMERCIAL SPACE)



**EXCELLAA
RESIDENCY**
AMBEGAON BK



EXCELLAA
FLORENCE
PIRANGUT PRIME



EXCELLAA
TREMONT
KESHAV NAGAR -
MUNDHWA



2021

2019

2016

Fortune Ekantika
Lonavala
2014

Fortune 108
Wakad, Pune
2013

Fortune Mirador
Baner, Pune
2012

Sheetal Heights
Mumbai
2011

Sai Paradise
Vishrantwadi, Pune
2010

COMPLETED PROJECTS

Solitaire
Dhanori, Pune
2009

Orchid
Dhanori, Pune
2008

Iris
Tingre Nagar, Pune
2007

Sheetal Apartments
Vapi, Gujarat
1992

Explore Life's Best Offerings

C R E D I T S



AR. IMRAN SHAIKH
Structural Consultants

CUBIX ARCHITECTS ASSOCIATES
Projects: 20000+ completed | 300+ in progress
Awards: 20+ awards already honoured



MAHESH CHINCHALKAR
Landscape Designer

MAHESH CHINCHALKAR LANDSCAPE DESIGNER
Projects: 500+ in Pune | 50+ out of Pune
Awards: Three times AESA Award
And many more in category



SANDEEP HARDIKAR
Liasoning Architect

SANDEEP HARDIKAR & ASSOCIATES
Projects: 400+ in Pune & out of Pune
Awards: Awarded with multiple prestigious awards



NARENDRA CHAVAN
MEP Consultants

SIDDHIVINAYAK MEP CONSULTANTS
20+ years of experience with multiple
residential & commercial projects
Awards: Six times AESA Award
And many more in category



VIKAS PODDAR
3D Visualisation

SQUARE ONE
Projects: 2500+ Residential & Commercial Projects



AQUEELUR RAHMAN
Architects

SV & ASSOCIATES
Projects: 20000+ completed
& 1000 in progress



GURUJI SUNIL GOSAVI
Vastu Consultants

PYRAMID YANTRA
Projects: 300+ completed | 50+ in progress
Vastu Visharad, KP Astrologer, Reiki and Fire Expert



GAUTAM SINHA
Brand & Media Consultants

BLACK & WHITE ADVERTISING
Projects: 100+ Residential & Commercial
Awards: Advertising Agency of the year 2017
Best marketing campaign of the year 2018



Values Driven, Value Focused

Site Office & Sample Flat:
Gat No. 148/1, 149, 150, 151,
152 and 254 Near Lavale Phata at
Pirangut, Mulshi, Pune, 412115
www.excellaa.com



MAHA-RERA REG. NO.:
P52100030760, P52100030786
<https://maharera.mahaonline.gov.in/>

7350 255 255



Scan for project video

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