



**UPGRADE TO THE FIRST CLASS**

** SHANGRILA**  
**FINOLEX CHOWK, PIMPRI**

Premium 2 & 3 BHK Residences in Pimpri



Artistic Impression

# FIRST CLASS LIVING COMES TO PIMPRI

- Premium 2 & 3 BHK Residences
- Alu-form Construction Technology (Tower B)
- High-rise Living with 11 to 22 Storeys
- Four Parking Levels with 260+ Parking Slots

**EXPERIENCE  
A FIRST CLASS  
WELCOME  
EVERY DAY**

- Exclusive Grand Entrance
- Multi-tier Security and Security Cabin
- Unique Landscape Podium with Amenities
- Branded Specifications in Every Residence





# PIMPRI: PUNE'S THRONE OF COMMERCE

- Surrounded by Global Automobile Companies and Manufacturing Units
- Proximity to World-class Education and Healthcare
- Short Drive from Mumbai-Pune Highway
- Seamless Road Connectivity to Mumbai, Bengaluru and Nashik
- Close to Shopping Malls, Movie Theatres, and Markets

MASTER LAYOUT



# LANDSCAPE SITE PLAN



## LEGEND

- A. INDOOR GAMES - POOL, TABLE TENNIS, RIFLE SHOOTING AND FOOSBALL TABLE
- B. CRECHE
- C. CHANGING ROOMS
- D. KIDS' POOL
- E. KIDS' POOL WITH DECK
- F. SEMI-OLYMPIC SWIMMING POOL WITH INFINITY EDGE (25M.)
- G. POOL DECK WITH POOL LOUNGERS TUCKED INTO LUSH TROPICAL PLANTING
- H. FEATURE POOL CANOPIES
- I. KIDS' PLAY AREA
- J. PROPOSED BRIDGE TO THE EXISTING PODIUM
- K. PROPOSED FEATURE STAIRCASE WITH CROSSFIT EQUIPMENT AT LANDINGS
- L. OUTDOOR BOARD GAMES AREA WITH PRINTED BOARDS ON THE TABLE FOR THE GAMES
- M. SENIORS' AREA WITH REFLEXOLOGY PAVING AND TREE COVERED SIT-OUT
- N. CAFÉ OUTDOOR SEATING
- O. CAFE' & RETAIL STORE
- P. CO-WORKING SPACE WITH WI-FI CONNECTIVITY
- Q. LIBRARY EQUIPPED WITH DIGITAL READING STATIONS
- R. SWING UP AWNING SHUTTERS FORMING A VERANDAH SPACE BETWEEN INDOOR AND OUT
- S. BARBECUE AND BAR COUNTER / SERVING COUNTER (FOR EVENTS)
- T. ALFRESCO DINING
- U. AMPHITHEATRE
- V. YOGA / MEDITATION DECK
- W. PARTY LAWN
- X. MULTIPURPOSE HALL
- Y. GYM





KOHINOOR

An aerial architectural rendering of a modern residential development. The scene is dominated by a large, multi-story building with a light-colored facade and a prominent wooden-textured upper section. In the center, there is a large, rectangular green lawn. Surrounding the lawn are various landscaped areas with trees, shrubs, and palm trees. A paved walkway leads from the building towards the lawn. In the foreground, a street with a white car and a street lamp is visible. The overall atmosphere is one of a well-maintained, green urban environment.

## LIFESTYLE AMENITIES ELEVATED TO THE FIRST CLASS

- Unique Landscape Podium with Amenities
- Hosts Sports Facilities, Themed Courtyards and Lush Greenery





# EXPERIENCE FIRST CLASS DETAILING IN EVERY INCH

BEST-IN-CLASS SPECIFICATIONS

## STRUCTURE

- RCC frame structure (Conventional for A & F building and Alu-form for B building)
- AAC block work walls of 125 mm

## RAILING

- SS and glass railing for terrace

## PAINTS

- Gypsum finished walls & ceiling
- 2 coats of acrylic premium emulsion paint for internal walls and ceiling
- External wall with textured paint
- Satin-finish oil paint for grills

## FLOORING

- 600 x 600 mm vitrified tiles for the entire apartment
- Ceramic anti-skid flooring for terraces & toilets
- 300 x 600 mm ceramic wall tiles in washrooms

#### KITCHEN

- Black granite platform with kadappa stand with stainless steel sink of Franke/ equivalent make
- Height of kitchen dado above platform – up to 2 ft

#### BATHROOMS

- Concealed plumbing
- CP Fittings: Jaquar Kubix Prime series
- Concealed flush valves
- Sanitaryware: Jaquar Kubix
- Hot and cold mixing unit in toilets
- Solar heated water supply in one toilet
- Treated water supply for flush use

#### SECURITY

- CCTV for common areas
- Video door phone for each flat

#### WINDOWS AND DOORS

- Three track anodised aluminium windows with mosquito nets
- MS grills for bedroom and kitchen windows from inside
- Main Door: Flush door with laminate finish with SS hinges
- Bedroom: Flush door with laminate finish with SS hinges
- Washroom: Flush door with laminate finish with SS hinges
- Provision for exhaust fan in toilets and kitchen
- Digital lock for main door

#### ELECTRICALS & CABLES

- Polycab / Finolex / equivalent make
- Telephone point in living room and master bedroom
- Generator backup for lifts & common areas

#### LIFTS

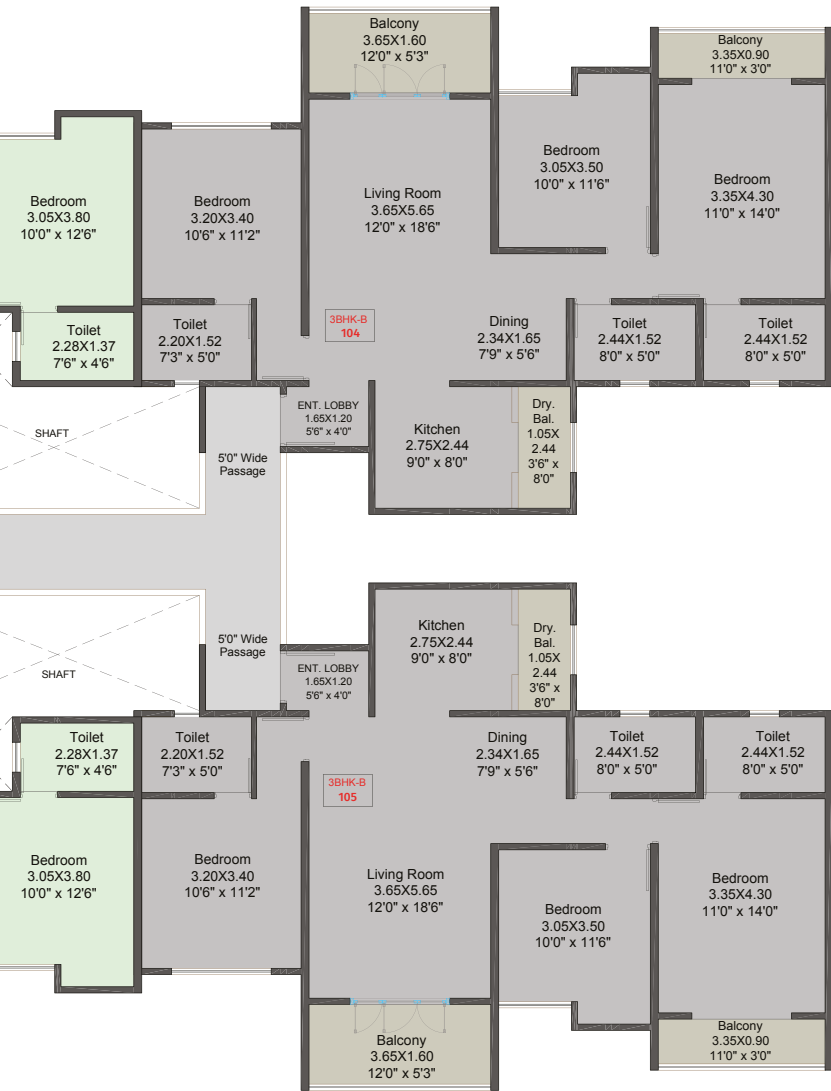
- Automatic elevators



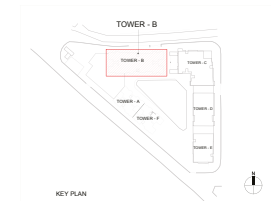


## FLOOR PLANS





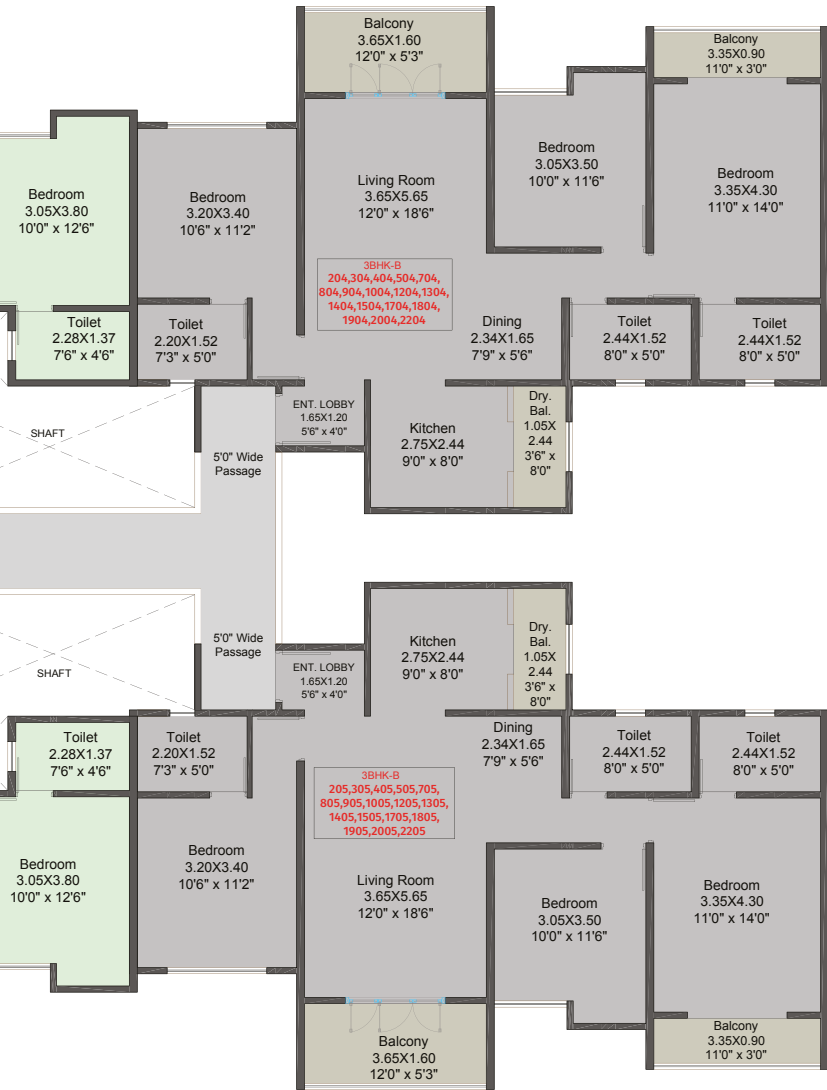
TYPE	CARPET AREA		BALCONY (EXCLUSIVE)		TOTAL CARPET AREA	
	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
3BHK TYPE-B	88.35	950.99	11.42	122.92	99.77	1074
2BHK TYPE-C	51.77	557.25	5.70	61.35	57.47	619
2BHK TYPE-D	64.33	692.44	10.84	116.68	75.17	809



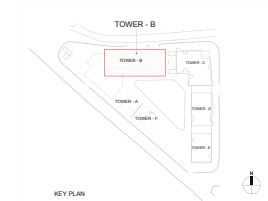
**TOWER B**

**2nd, 3rd, 4th, 5th, 7th, 8th, 9th, 10th, 12th, 13th, 14th, 15th, 17th, 18th, 19th, 20th, 22nd FLOOR PLAN**



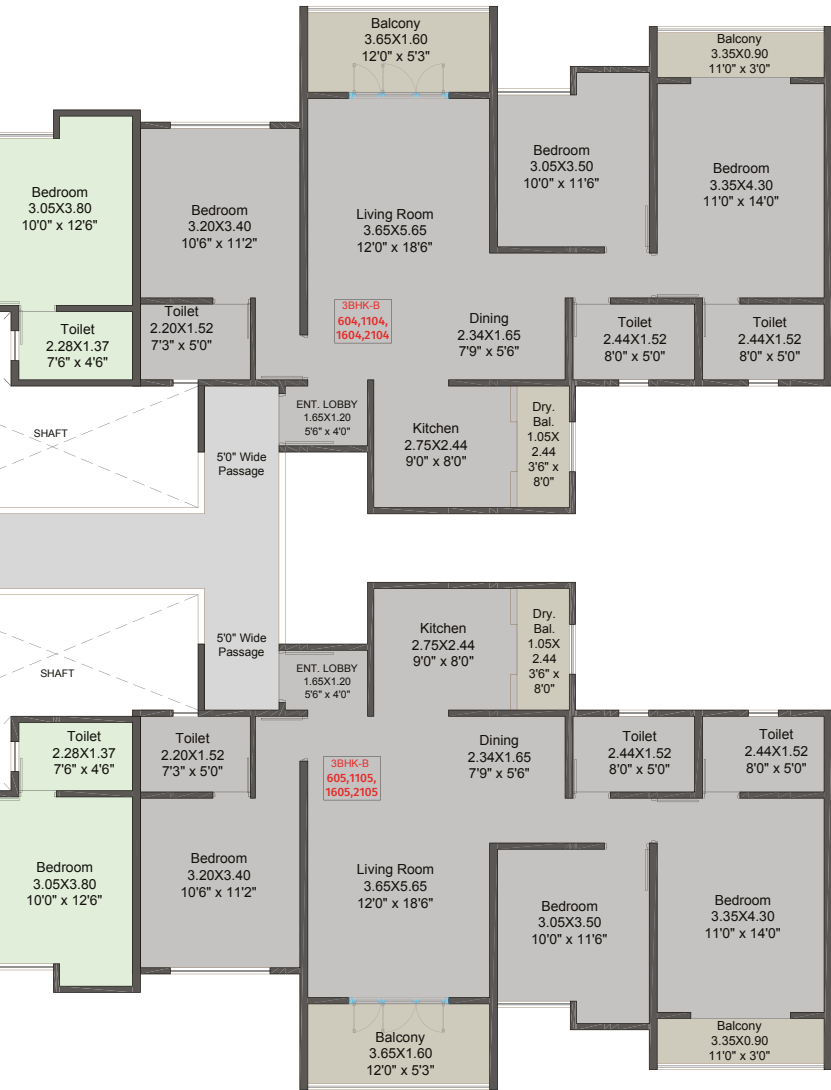


TYPE	CARPET AREA		BALCONY (EXCLUSIVE)		TOTAL CARPET AREA	
	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
3BHK TYPE-A	85.25	917.63	7.67	82.55	92.92	1000
3BHK TYPE-B	88.35	950.99	11.42	122.92	99.77	1074
2BHK TYPE-C	51.77	557.25	5.70	61.35	57.47	619
2BHK TYPE-D	64.33	692.44	10.84	116.68	75.17	809

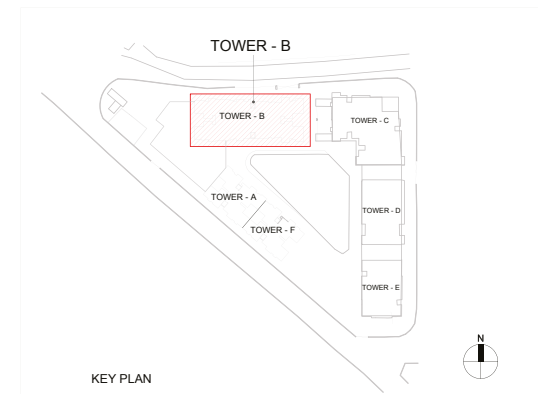


**TOWER B** 6th, 11th, 16th, 21st REFUGE FLOOR PLAN





TYPE	CARPET AREA		BALCONY (EXCLUSIVE)		TOTAL CARPET AREA	
	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
3BHK TYPE-A	85.25	917.63	7.67	82.55	92.92	1000
3BHK TYPE-B	88.35	950.99	11.42	122.92	99.77	1074
1BHK TYPE-A	45.75	492.45	7.82	84.17	53.57	577
2BHK TYPE-C	51.77	557.25	5.70	61.35	57.47	619
2BHK TYPE-D	64.33	692.44	10.84	116.68	75.17	809
2BHK TYPE-F	66.75	718.49	7.67	82.55	74.42	801

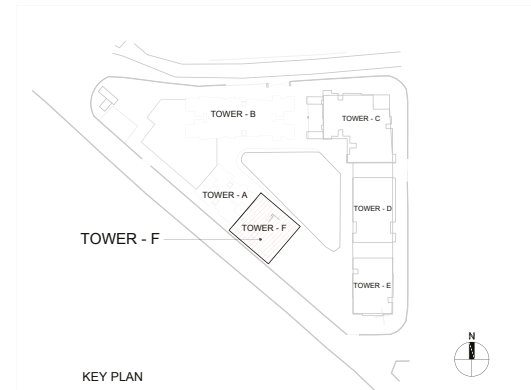


# TOWER F

## 1st, 2nd, 3rd, 4th, 5th, 6th, 9th, 10th & 11th FLOOR PLAN

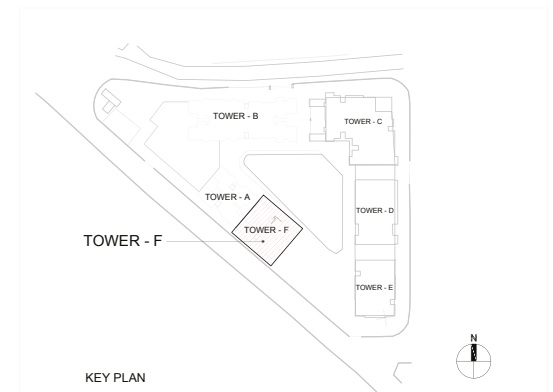


TYPE	CARPET AREA		BALCONY (EXCLUSIVE)		TOTAL CARPET AREA	
	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
2BHK TYPE-E	60.53	651.54	7.43	79.98	67.96	732
2BHK TYPE-B	59.16	636.79	6.47	69.64	65.63	706





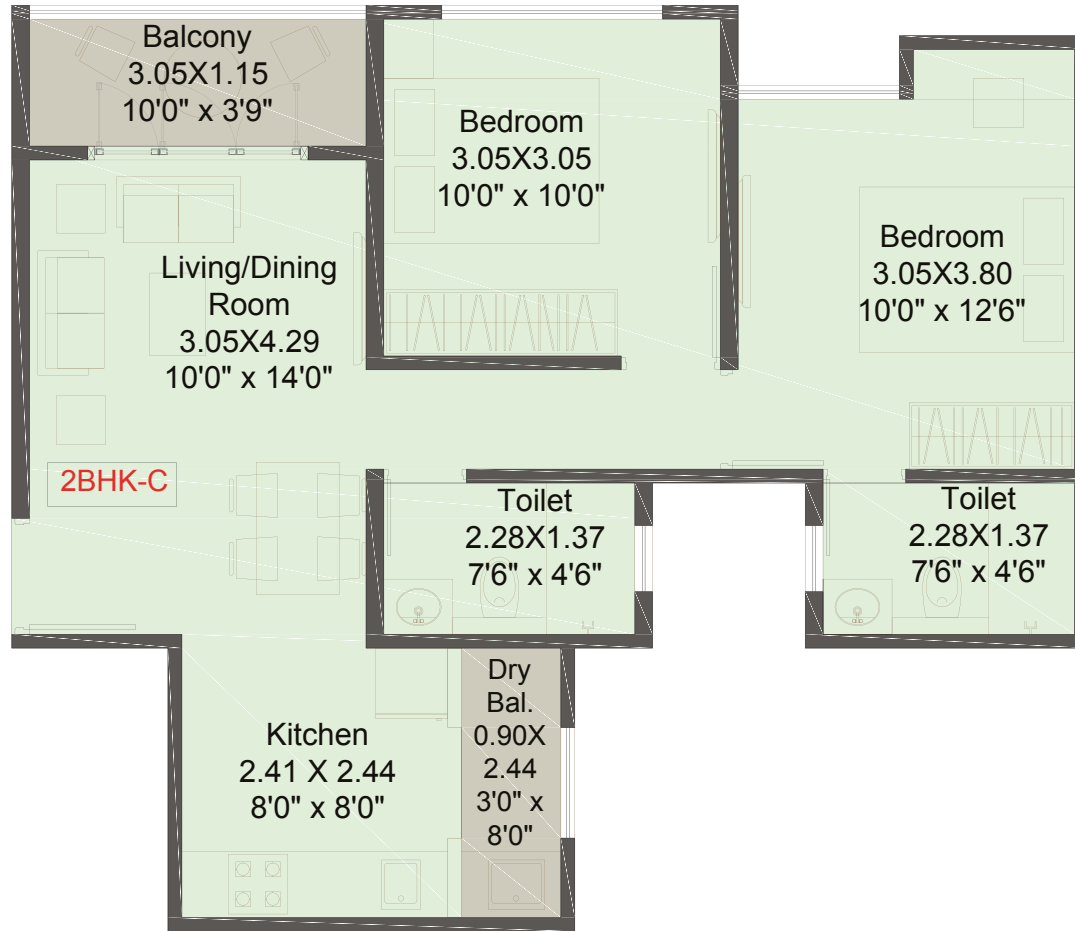
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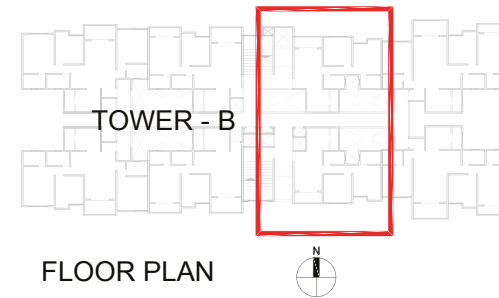
KEY PLAN

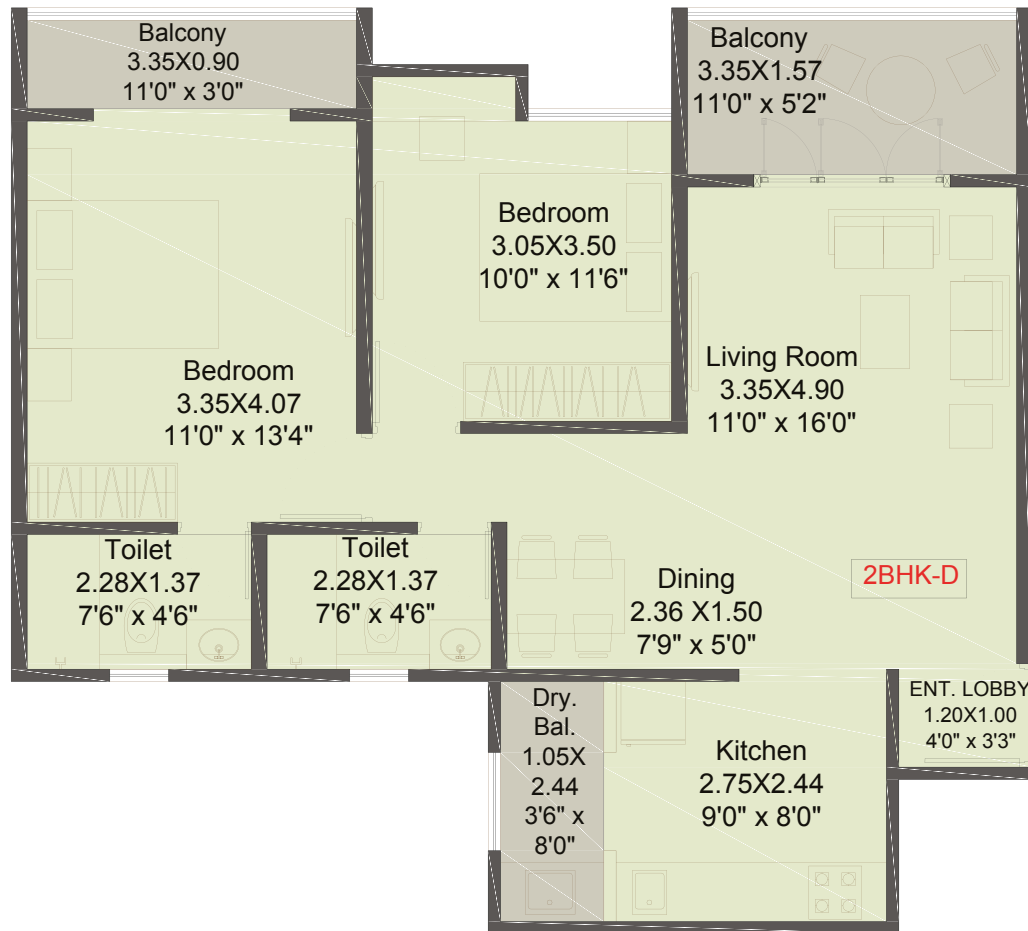
A stylized, light-colored illustration of a modern office interior. In the foreground, a woman in a long, sleeveless dress stands on a raised platform. To her left, a man in a suit sits on a bench, looking towards her. In the background, another man in a suit stands near a large window. The window looks out onto a city skyline with several skyscrapers. The overall style is clean and minimalist, with a focus on geometric shapes and simple lines.

## UNIT PLANS

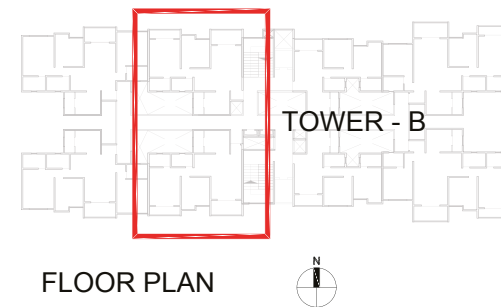


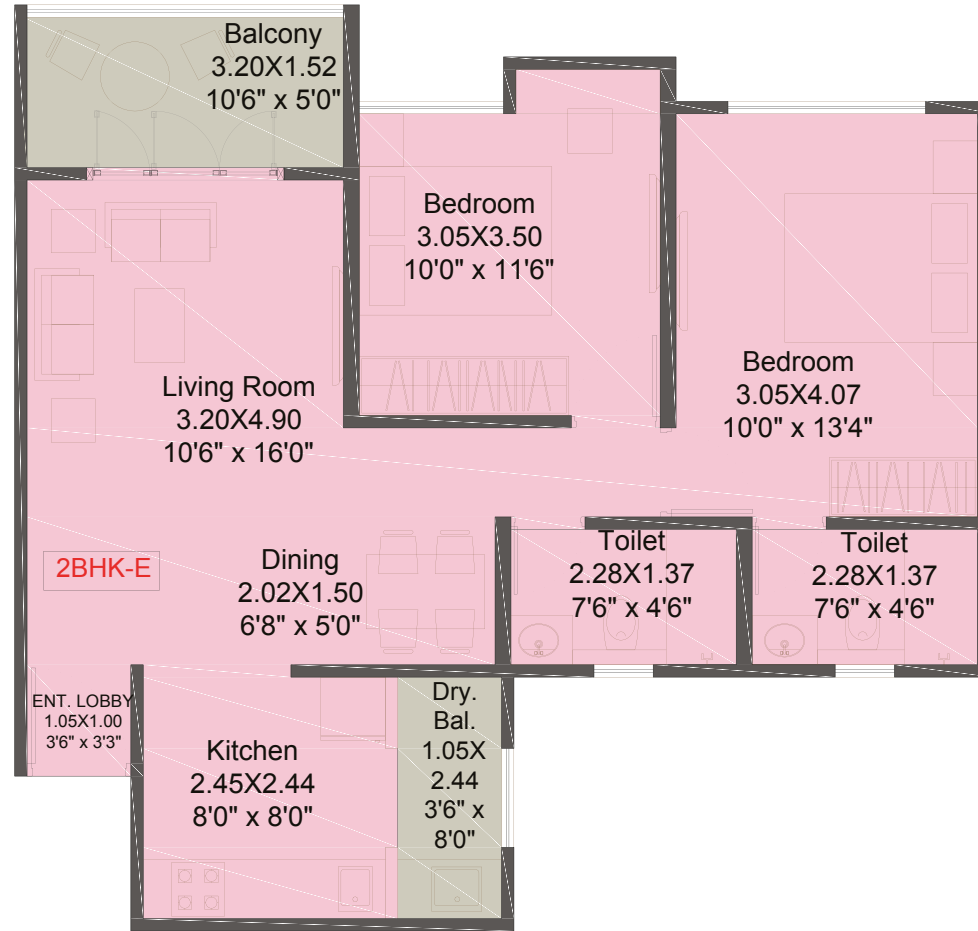
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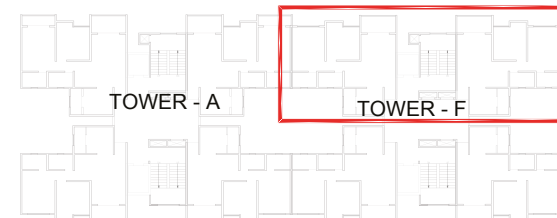


TYPE	CARPET AREA		BALCONY AREA		TOTAL CARPET AREA	
	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
2BHK-D	64.33	692.44	10.84	116.68	75.17	809

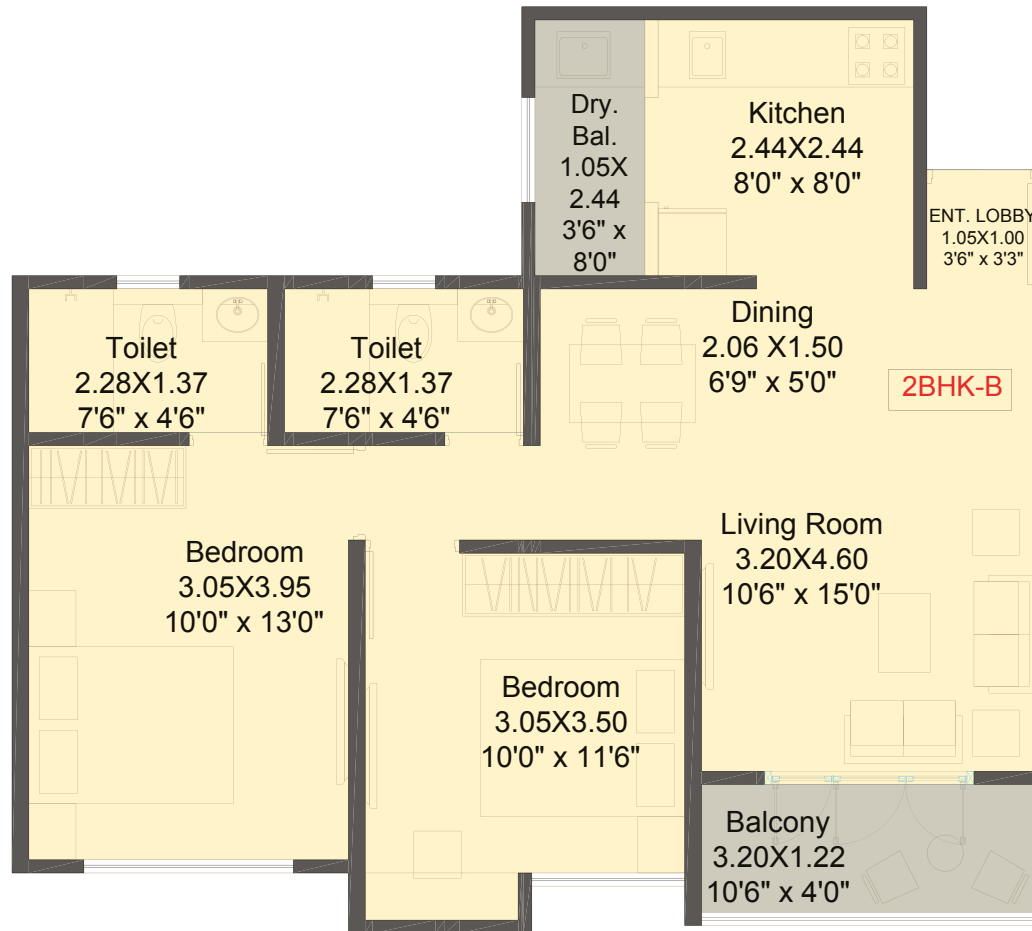




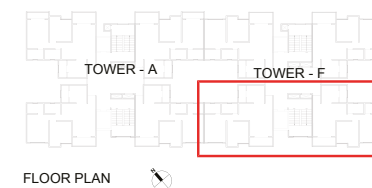
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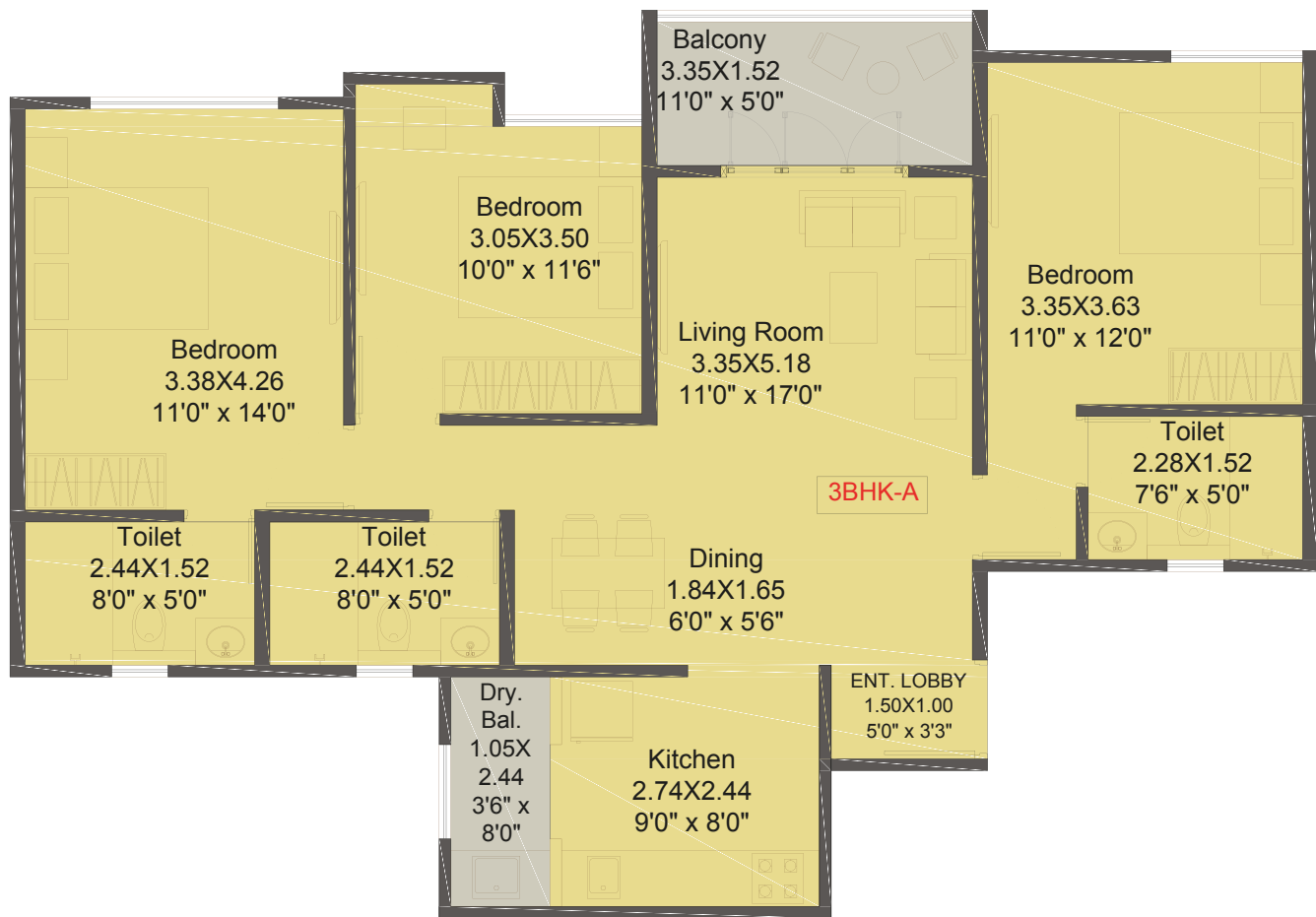


FLOOR PLAN 

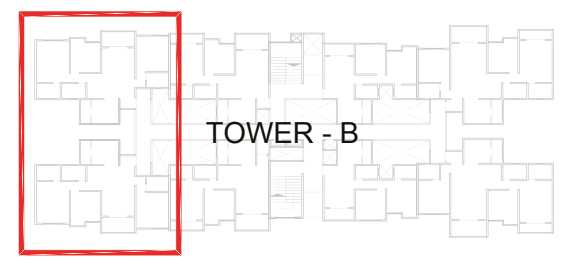


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FLOOR PLAN 

 **SHANGRILA**  
FINOLEX CHOWK, PIMPRI



201/1, PCMC Link Rd., Bhat Nagar, Pimpri Colony, Pimpri-Chinchwad, Pune - 411017.

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