

YOO PRISTINE

RESIDENTIAL PRESENTATION





YOO PRISTINE

YOO PRISTINE
AKURDI

PEACOCK

Golden Bazar

Van Cleef & Arpels

Van Cleef & Arpels

GOLDEN

LEAGU

KORGI

IRMAN

ERMOD

IRMAN

YOUNG

REDS

REDS

REDS

PEACOCK

Golden Bazar

Van Cleef & Arpels

Van Cleef & Arpels

GOLDEN

LEAGU

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IRMAN

ERMOD

IRMAN

YOUNG

REDS

REDS

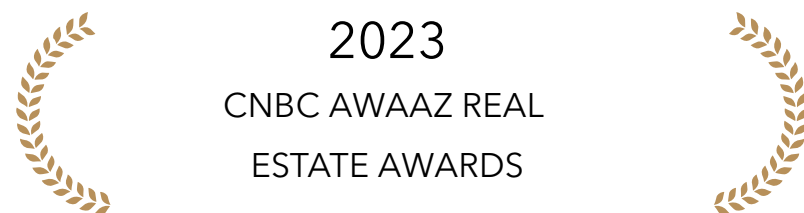
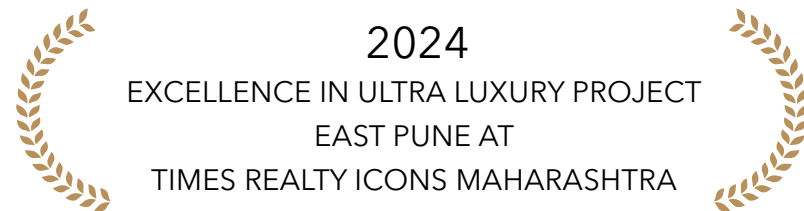
REDS

Artistic Impression*

ABOUT US

Pristine Properties, established in 1985, is a leading real estate developer in Pune with over 40 years of experience. We have developed more than 22+ million sq. ft. of residential, commercial, and warehousing spaces, known for our eco-friendly, sustainable approach and blend of luxury with practicality.

AWARD & RECOGNITION



SERVICES

40 Years

Legacy

38+

Completed Projects

10,000+

Satisfied Customers

22+ Million

Sq. Ft. developed

9+ Million

Sq. ft. Under Development

10+ Million

Sq. ft. Upcoming
Development

9

Awards

25 +

Location Footprint

ABOUT YOO

Original Design Enhances Life

YOO has now grown, since its inception in 1999, from a pioneering lifestyle brand, to the world's largest residential design brand: a revolutionary mix of visionary design talent - including Creative Directors Philippe Starck, Marcel Wanders, Jade Jagger, Steve Leung, Kate Moss and Mark Davidson - underpinned by branding, marketing and development knowledge. It's unlike any offering in the industry and it's why the world's most visionary developers have partnered with YOO to over 85 residential communities for like-minded people over 36 countries.

Together, the YOO Studio and Creative Directors create communities that are enhanced through quality, original design. It is an approach that also brings added value to developers and resellers, demonstrated through the sales velocity and premiums achieved by YOO projects - "a nice side effect in the process of creating better communities" says YOO Chairman, John Hitchcox. A recent report by Knight Frank on the value of branded residences globally, certified that branded residences add on average a 31% value uplift compared to non-branded schemes.

The first 'YOO' designed rental scheme, Dwell95 in New York was 50% occupied prior to launching and YOO Toronto was 66% sold within five hours of launching. Downtown, YOO's first residential project in New York, was 90% sold within 21 days of the launch and YOO Punta Del Este was 85% sold out after one month of launch.

ABOUT PROJECT

Discover the Best of Urban Living in PCMC

Akurdi Residential is a landmark mixed-use development near Khandoba Mandir Chowk on the Old Pune-Mumbai Highway, offering luxury residences and premium commercial spaces. Its strategic location provides seamless connectivity to major IT and industrial hubs like Hinjewadi, Talwade, Talegaon, and Chakan MIDC, ensuring easy commutes via the highway and upcoming Metro lines.

Spread across 6 acres with four 36-story towers, Akurdi Residential features 2, 3, and 4 BHK homes, complemented by 75 premium commercial units. Enjoy over 60+ world-class amenities—including a clubhouse, swimming pool, and landscaped gardens—across ground, podium, and rooftop levels. With a dedicated 52,000 sq. ft. three-level amenities space, residents can indulge in an even wider range of recreational and lifestyle facilities. Vastu-compliant, well-ventilated apartments and sustainable design elements create a harmonious living environment.

Akurdi Residential sets a new standard in urban luxury, perfectly blending comfort, connectivity, and growth potential.



YOO PRISTIA
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Artistic Impression*

LAYOUT PLAN

MASTER LAYOUT



Note: The areas are tentative and subject to revision. For training purpose only.

AMENITY PLAN GROUND FLOOR

LEGEND

1. OUTDOOR FITNESS STATION
2. RESTING PAVILION
3. PETS PARK WITH OBSTACLE COURSE / PLAY MOUND
4. MIYAWAKI FOREST
5. MULTI-PURPOSE SPORTS COURT
6. SPECTATOR'S SEATING GALLERY



Design development in process, subject to revise*

Note: The areas are tentative and subject to revision. For training purpose only.

LANDSCAPE PODIUM



KEY PLAN

LEGEND

1. HOBBY / BOARD GAMES PAVILION
2. ACTIVITY GREEN
3. JOGGING LOOP (320M)
4. SWING SEATER
5. MULTI-PURPOSE SPORTS COURT (10M X 20M)
6. SPECTATOR'S SEATING AREA
7. INTERACTIVE / EDUCATIONAL GARDEN
8. SKATING RINK
9. CANOPY WALK / VIEWING DECK
10. KID'S ADVENTURE PLAYGROUND
11. TODDLER'S PLAY AREA
12. RESTING DECK
13. AMPHITHEATER
14. MULTI - PURPOSE EVENT LAWN
15. STAGE
16. TOWER ACCESS TO PODIUM LANDSCAPE
17. OUTDOOR FITNESS STATION
18. YOGA DECK
19. FLOWER GARDEN
20. SUPER TREE - SCULPTURAL BIRD'S NEST
21. SENIOR'S GARDEN LOUNGE WITH REFLEXOLOGY WALK
22. MIST GARDEN
23. OUTDOOR CO - WORKING STATION
24. FRAGRANCE ALLEY
25. EVERGREEN SEATING ALCOVE
26. CLUBHOUSE PLAZA WITH DANCING FOUNTAINS
27. CLUBHOUSE ROOF TERRACE (GREEN ROOF)
28. OUTDOOR SHOWER
29. BOARDWALK
30. POOLSIDE SPILL - OUT FUNCTIONAL AREA
31. PARENT'S LOUNGE AREA
32. KID'S BEACH POOL (5M X 10M) WITH WATER SPROUT
33. POOL LOUNGE DECK
34. SCULPTURAL CANOPY WITH CLIMBERS & WATER CURTAIN FEATURE
35. AZURE POOL (10M X 25M)
36. SUNKEN SEATER WITH PRESSURE JETS



Design development in process, subject to revise*

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RECREATIONAL TERRACE

(ABOVE 35th FLOOR)



KEY PLAN

LEGEND

1. COMMUNITY GARDEN
2. ACCESS STAIRCASE TO & FROM LOWER LEVELS
3. SENIOR'S FITNESS LAWN
4. SKY GARDEN W/ REFLEXOLOGY WALK
5. OVERLOOKING COURTYARD
6. MOVABLE CASCADING WATER FOUNTAIN
7. SPILL OUT AREA
8. SENIOR'S ROOFTOP LOUNGE
9. LINK BRIDGE
10. EDUCATIONAL / ARTS & CRAFT CORNER
11. SEATING ALCOVE
12. SKY PARK (STARGAZING DECK)
13. KINETIC FOCAL SCULPTURE
14. OPEN LAWN (ARTIFICIAL TURF)
15. OUTDOOR ACTIVITY LAWN
16. AMPHITHEATER
17. SPILL OUT AREA
18. RESTING LOUNGE
19. HANGING SEATER MAIN ENTRY
20. MEDITATION DECK
21. SPILL-OUT AREA
22. AROMA / HEALING GARDEN BANQUET
23. SCULPTURAL SEATS
24. COURTYARD / STILT GARDEN
25. SPILL OUT AREA
26. ZEN GARDEN (W/ SWING SEAT)
27. SKY BAR
28. PARTY LAWN / OUTDOOR FUNCTION (OPEN TO SKY)
29. VIEWING CORNER
30. COVERED BOARDWALK
31. MOVABLE POTTED PLANTS
32. ENCLOSED AREA 1
33. ENCLOSED AREA 2
34. ENCLOSED AREA 3
35. ENCLOSED AREA 4



Design development in process, subject to revise*
Solar panels will be installed on the crown above terrace amenities.*

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FLOOR PLAN 'A'- BUILDING



Note: The areas are tentative and subject to revision. For training purpose only.

A BUILDING TYPICAL FLOOR PLAN

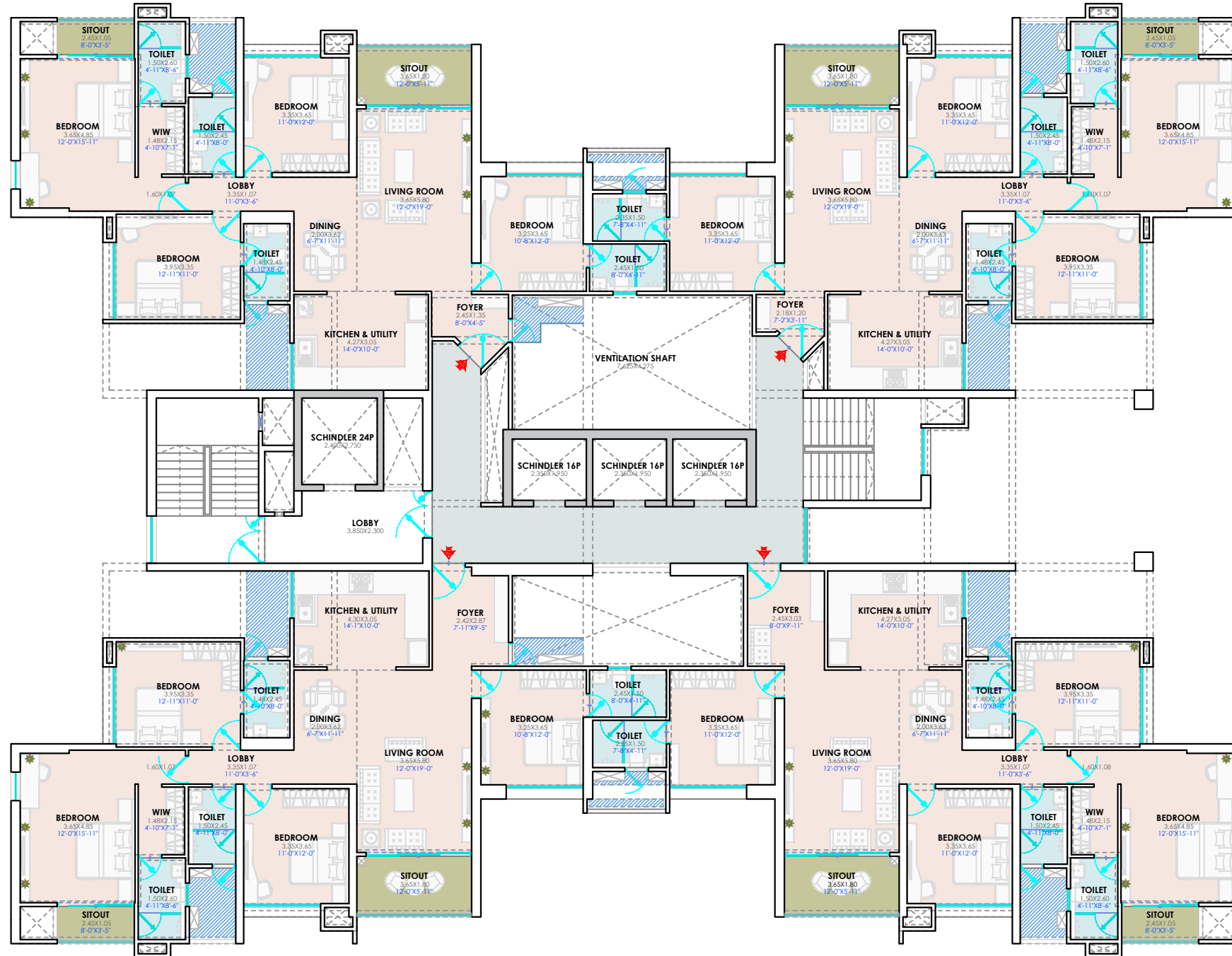
(FOR 1ST FLOOR TO 35TH FLOOR - EXCEPT REFUGE FLOORS)

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 4	4 BHK	141.35	1521

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 1	4 BHK	140.43	1512

FLAT SERIES 4
4 BHK

FLAT SERIES 1
4 BHK

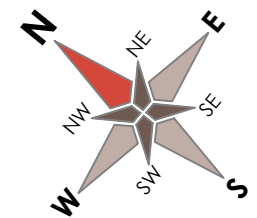


4 BHK
FLAT SERIES 3

4 BHK
FLAT SERIES 2

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 3	4 BHK	145.14	1562

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 2	4 BHK	145.03	1561



A BUILDING REFUGE FLOOR PLAN

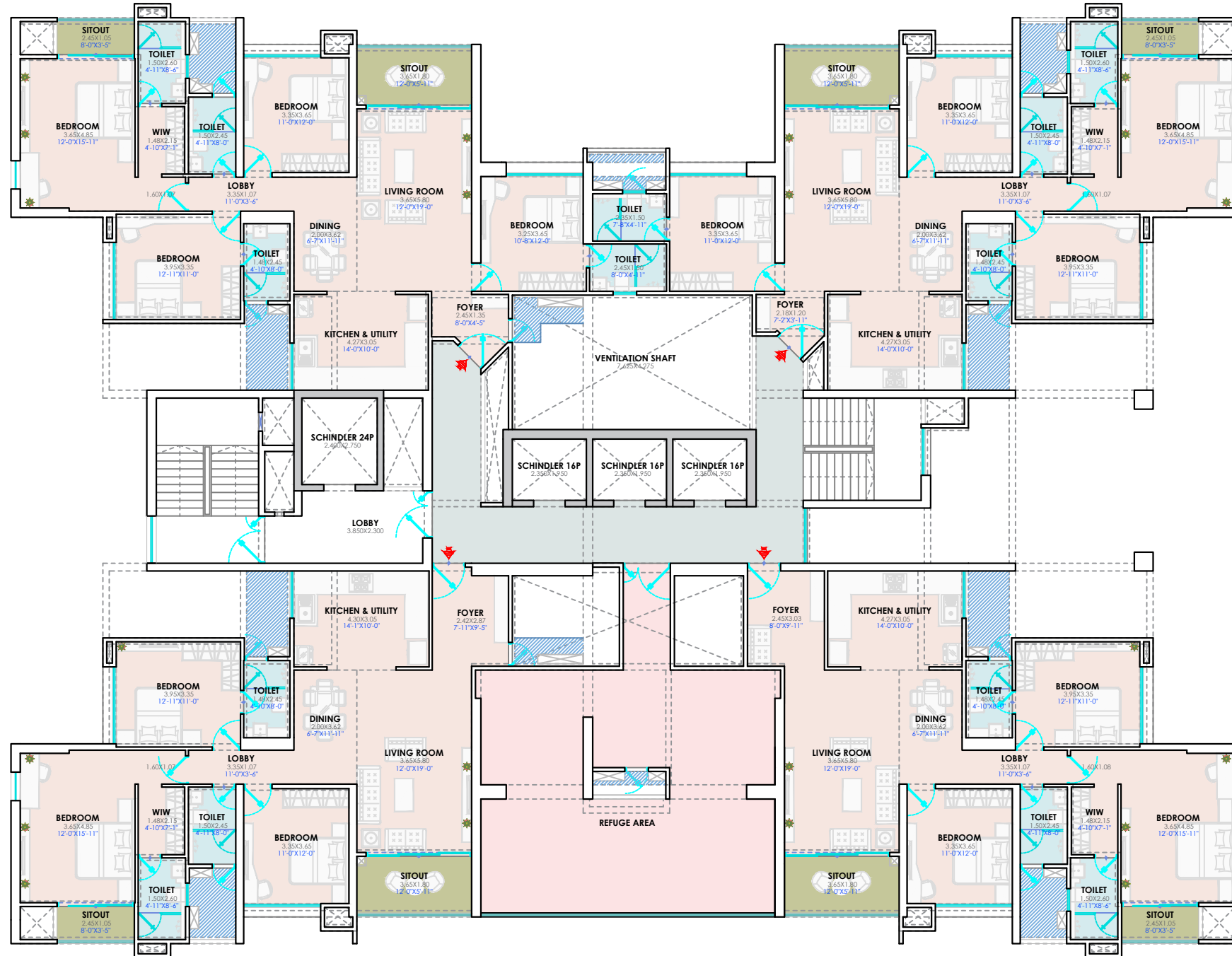
(FOR 2nd, 7th, 11th, 15th, 19th, 23rd, 27th, 31st, 35th FLOOR)

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 4	4 BHK	141.35	1521

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 1	4 BHK	140.43	1512

FLAT SERIES 4
4 BHK

FLAT SERIES 1
4 BHK

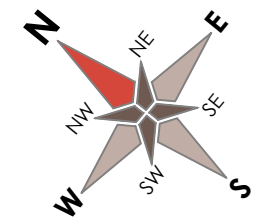


3 BHK
FLAT SERIES 3

3 BHK
FLAT SERIES 2

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 3	3 BHK	128.06	1378

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 2	3 BHK	127.89	1377



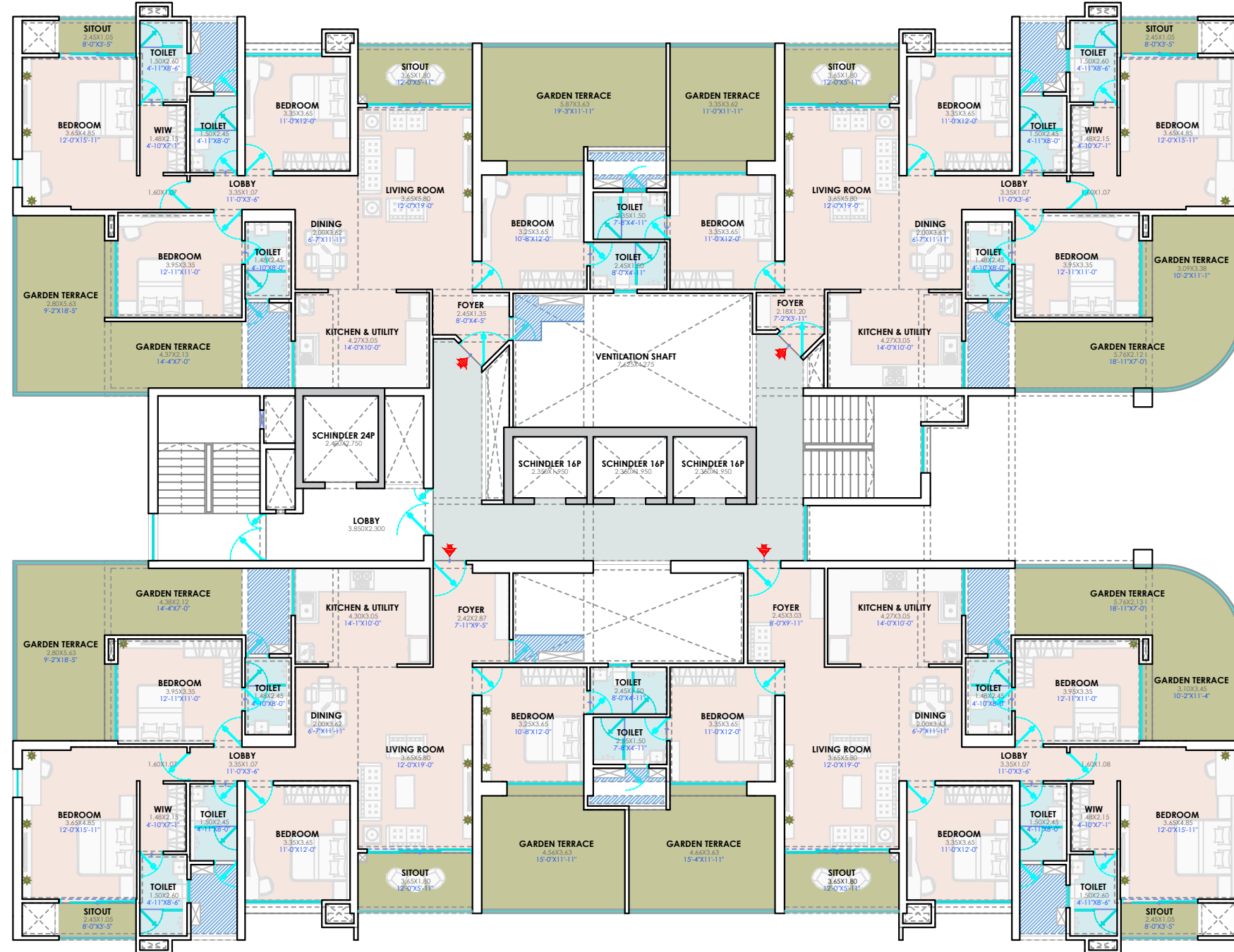
A BUILDING FIRST FLOOR PLAN

UNIT AREA STATEMENT				
FLAT NO	FLAT TYPE	AREA	TERRACE	TOTAL AREA
		SQ.FT	LANDSCAPE AREA	
FLAT SERIES 4	4 BHK	1521	505	2026

UNIT AREA STATEMENT				
FLAT NO	FLAT TYPE	AREA	TERRACE	TOTAL AREA
		SQ.FT	LANDSCAPE AREA	
FLAT SERIES 1	4 BHK	1512	400	1912

FLAT SERIES 4
4 BHK

FLAT SERIES 1
4 BHK

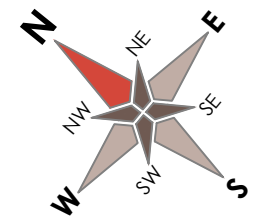


4 BHK
FLAT SERIES 3

4 BHK
FLAT SERIES 2

UNIT AREA STATEMENT				
FLAT NO	FLAT TYPE	AREA	TERRACE	TOTAL AREA
		SQ.FT	LANDSCAPE AREA	
FLAT SERIES 3	4 BHK	1562	460	2022

UNIT AREA STATEMENT				
FLAT NO	FLAT TYPE	AREA	TERRACE	TOTAL AREA
		SQ.FT	LANDSCAPE AREA	
FLAT SERIES 2	4 BHK	1561	444	2005



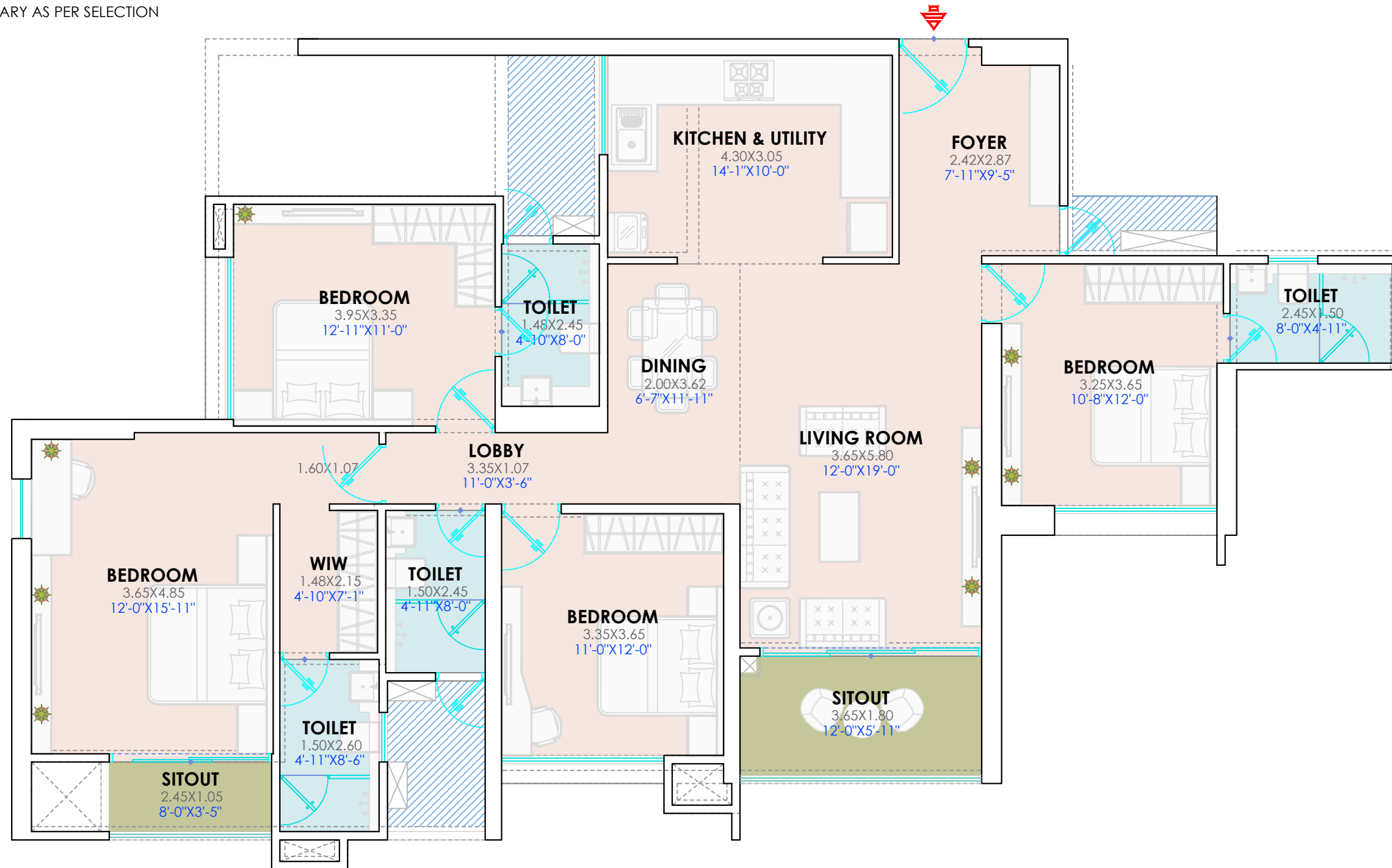


Artistic Impression*

4 BHK UNIT PLAN

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 3	4 BHK	145.14	1562

FLAT AREA MAY VARY AS PER SELECTION

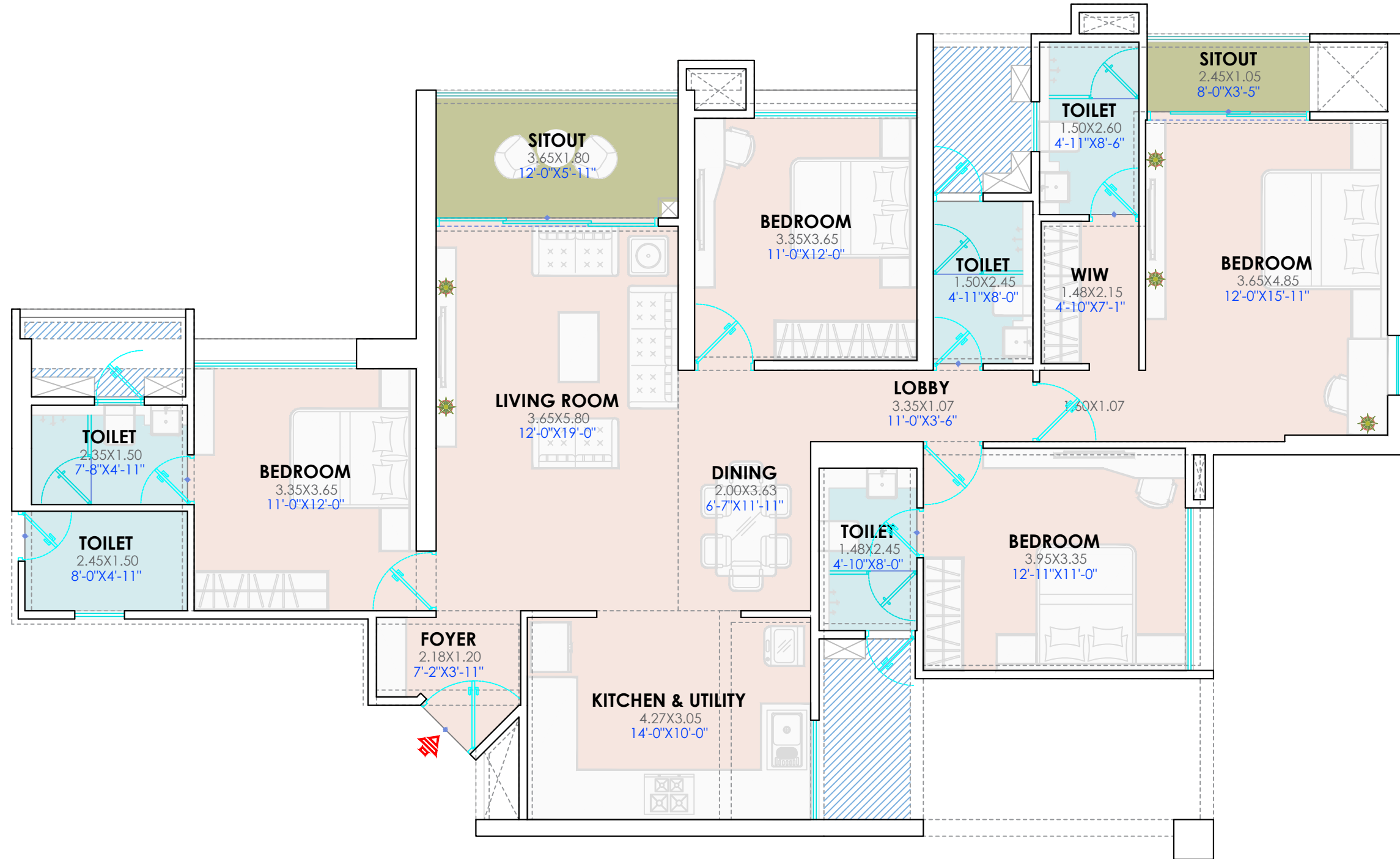


Note: The areas are tentative and subject to revision. For training purpose only.

4 BHK UNIT PLAN

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 1	4 BHK	140.43	1512

FLAT AREA MAY VARY AS PER SELECTION

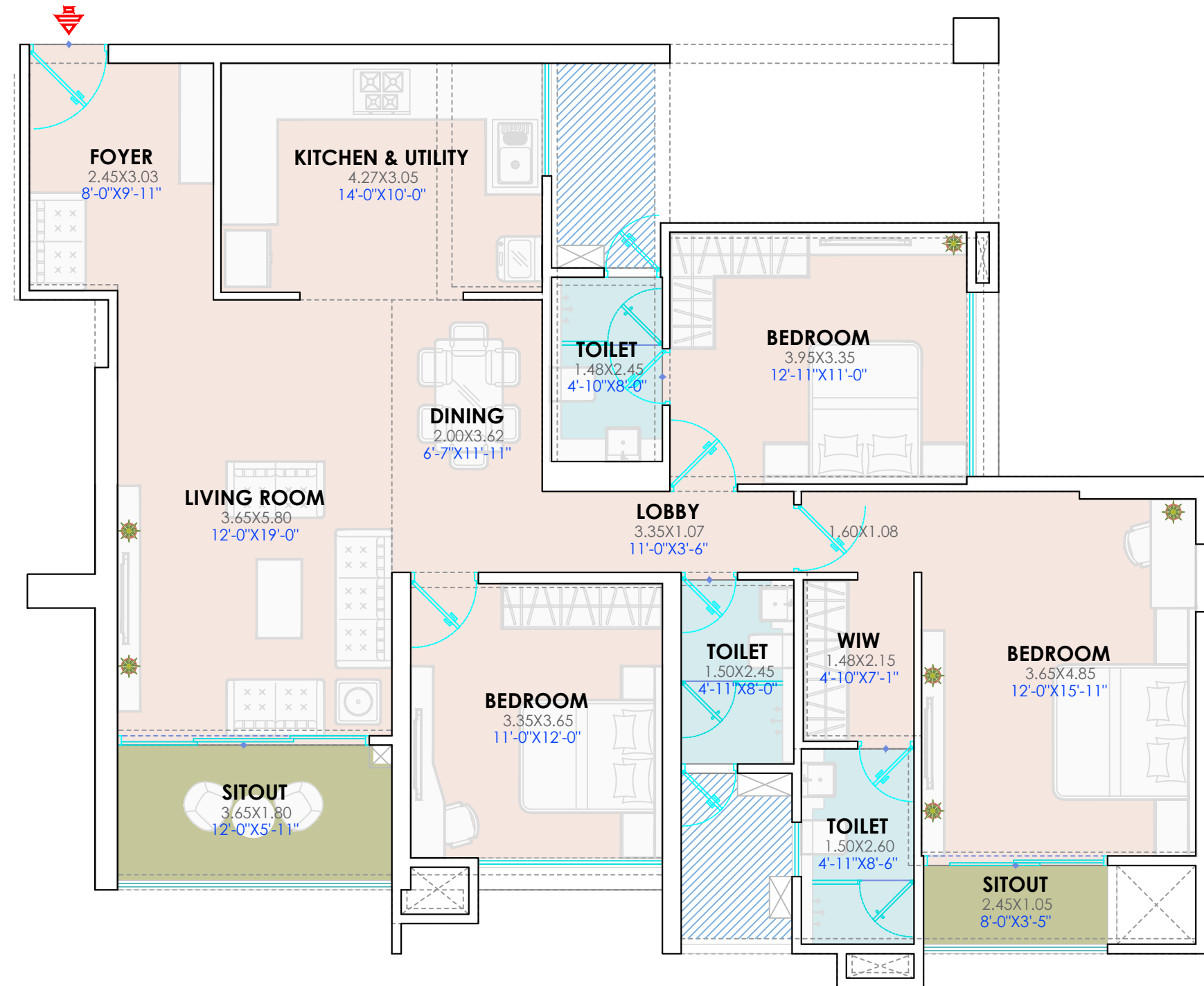


Note: The areas are tentative and subject to revision. For training purpose only.

3 BHK UNIT PLAN

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 2	3 BHK	127.89	1377

FLAT AREA MAY VARY AS PER SELECTION



Note: The areas are tentative and subject to revision. For training purpose only.



FLOOR PLAN 'B' - BUILDING



Note: The areas are tentative and subject to revision. For training purpose only.

B BUILDING TYPICAL FLOOR PLAN

(FOR 1ST FLOOR TO 35TH FLOOR - EXCEPT REFUGE FLOORS)

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 7	3 BHK	104.97	1130

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 8	3 BHK	104.34	1123

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 1	2 BHK	75.59	814

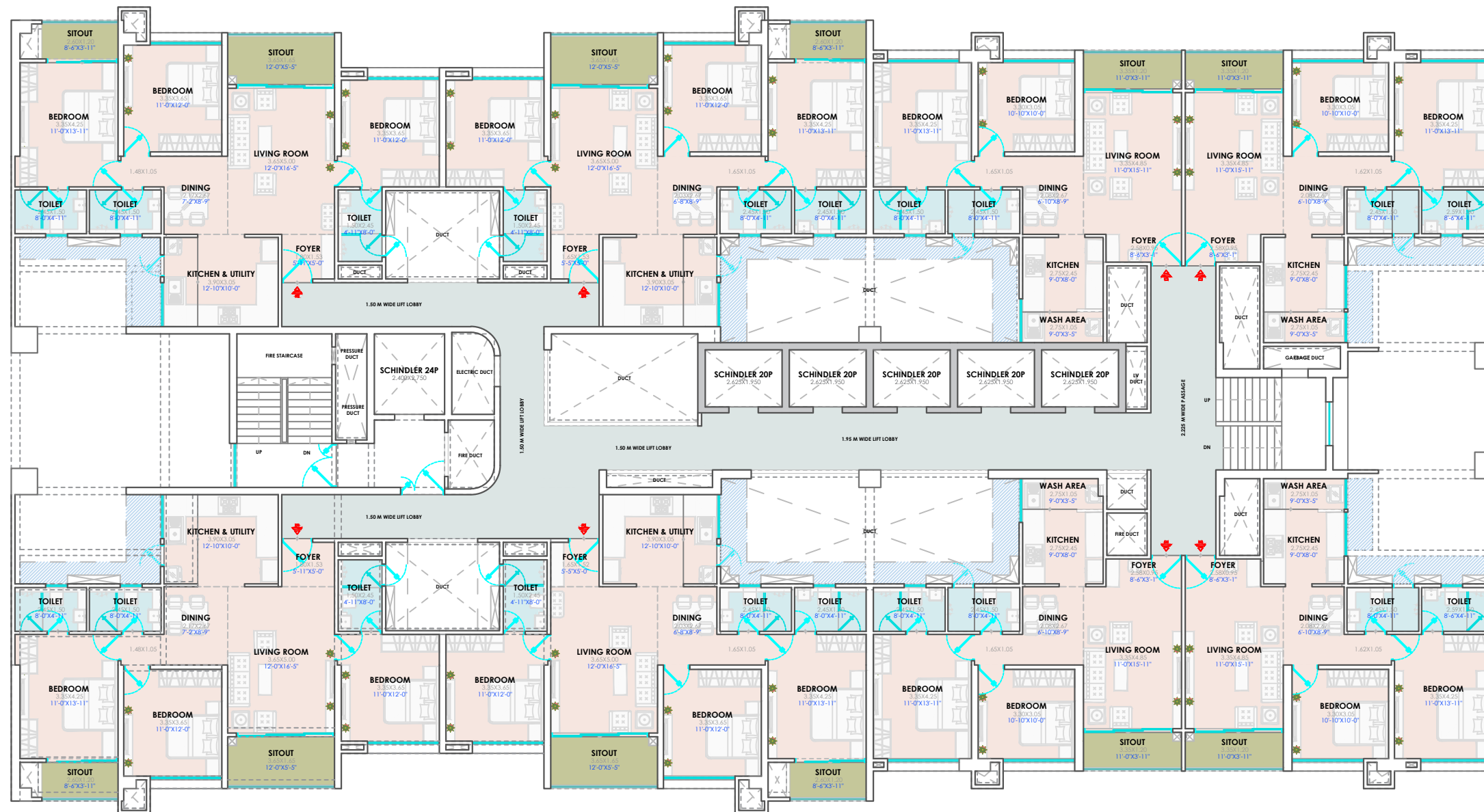
UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 2	2 BHK	75.88	817

FLAT SERIES 7
3 BHK

FLAT SERIES 8
3 BHK

FLAT SERIES 1
2 BHK

FLAT SERIES 2
2 BHK



3 BHK
FLAT SERIES 6

3 BHK
FLAT SERIES 5

2 BHK
FLAT SERIES 4

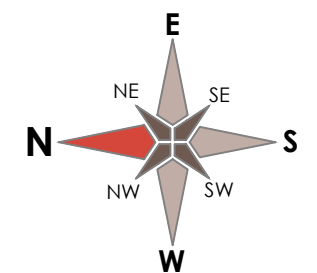
2 BHK
FLAT SERIES 3

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 6	3 BHK	104.97	1130

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 5	3 BHK	104.34	1123

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 4	2 BHK	75.59	814

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 3	2 BHK	75.88	817



Note: The areas are tentative and subject to revision. For training purpose only.

B BUILDING REFUGE FLOOR PLAN

(FOR 7th, 11th, 15th, 19th, 23rd, 27th, 31st, 35th FLOOR)

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 7	3 BHK	104.97	1130

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 8	3 BHK	104.34	1123

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 1	2 BHK	75.59	814

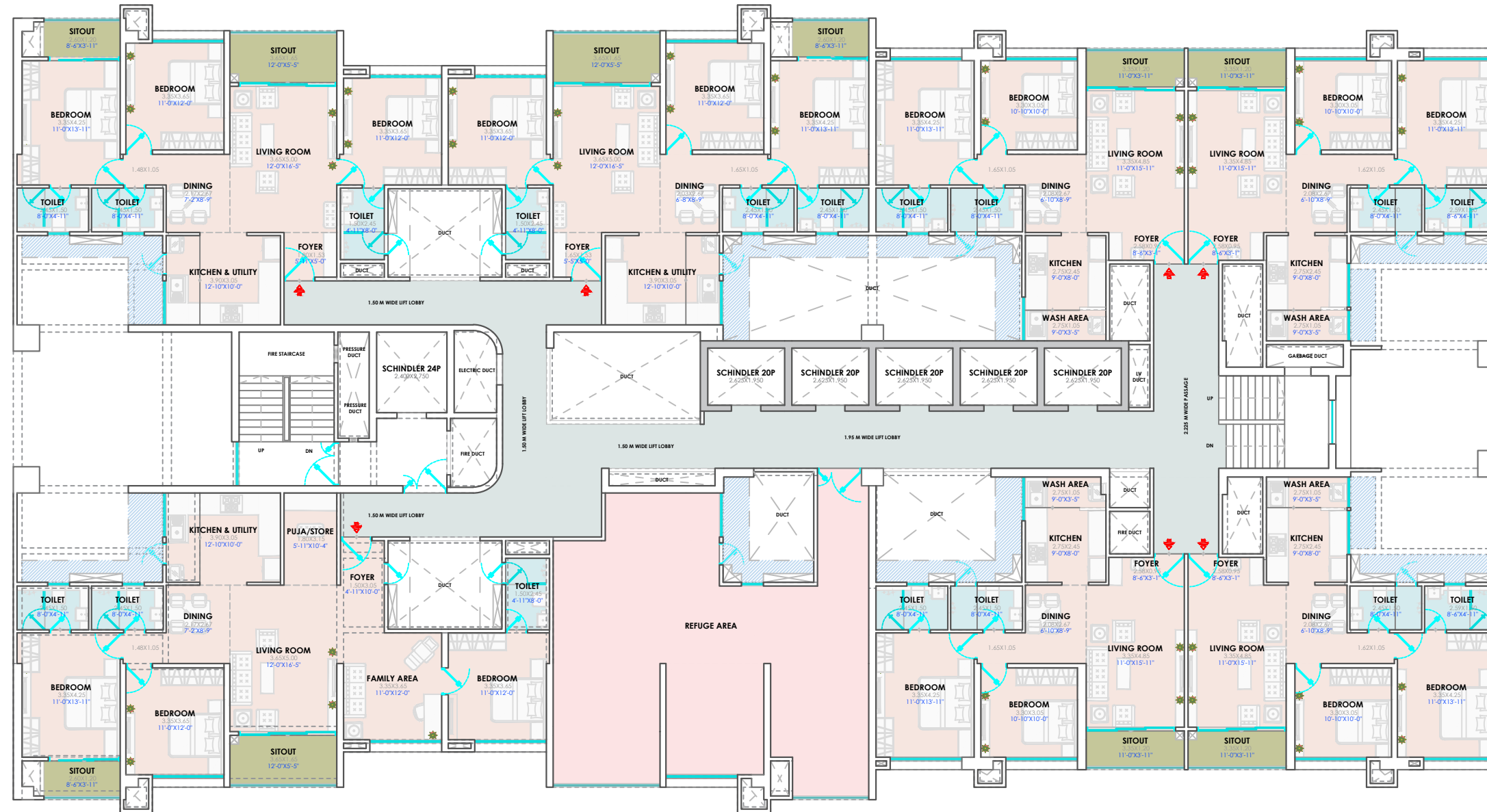
UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 2	2 BHK	75.88	817

FLAT SERIES 7
3 BHK

FLAT SERIES 8
3 BHK

FLAT SERIES 1
2 BHK

FLAT SERIES 2
2 BHK



3.5 BHK
FLAT SERIES 6

FLAT SERIES 5
REFUGE AREA

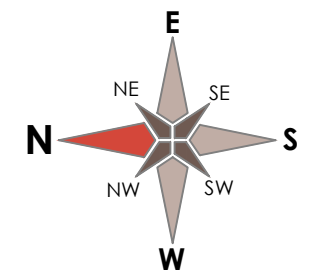
2 BHK
FLAT SERIES 4

2 BHK
FLAT SERIES 3

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 6	3.5 BHK	125.62	1352

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 4	2 BHK	75.59	814

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 3	2 BHK	75.88	817



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B BUILDING FIRST FLOOR PLAN

UNIT AREA STATEMENT				
FLAT NO	FLAT TYPE	AREA	TERRACE	TOTAL AREA
		SQ.FT	LANDSCAPE AREA SQ.FT	
FLAT SERIES 7	3 BHK	1130	257	1387

FLAT SERIES 7
3 BHK

UNIT AREA STATEMENT				
FLAT NO	FLAT TYPE	AREA	TERRACE	TOTAL AREA
		SQ.FT	LANDSCAPE AREA SQ.FT	
FLAT SERIES 8	3 BHK	1123	257	1380

FLAT SERIES 8
3 BHK

UNIT AREA STATEMENT				
FLAT NO	FLAT TYPE	AREA	TERRACE	TOTAL AREA
		SQ.FT	LANDSCAPE AREA SQ.FT	
FLAT SERIES 2	2 BHK	817	247	1064

FLAT SERIES 2
2 BHK

ENTRY FOR
LANDSCAPE
PODIUM
FLAT SERIES 1



3 BHK
FLAT SERIES 6

UNIT AREA STATEMENT				
FLAT NO	FLAT TYPE	AREA	TERRACE	TOTAL AREA
		SQ.FT	LANDSCAPE AREA SQ.FT	
FLAT SERIES 6	3 BHK	1130	434	1564

3 BHK
FLAT SERIES 5

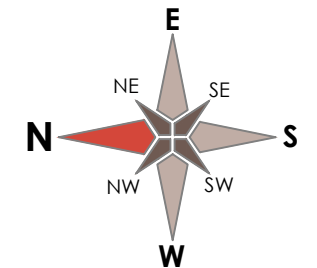
UNIT AREA STATEMENT				
FLAT NO	FLAT TYPE	AREA	TERRACE	TOTAL AREA
		SQ.FT	LANDSCAPE AREA SQ.FT	
FLAT SERIES 5	3 BHK	1123	207	1330

2 BHK
FLAT SERIES 4

UNIT AREA STATEMENT				
FLAT NO	FLAT TYPE	AREA	TERRACE	TOTAL AREA
		SQ.FT	LANDSCAPE AREA SQ.FT	
FLAT SERIES 4	2 BHK	814	205	1019

2 BHK
FLAT SERIES 3

UNIT AREA STATEMENT				
FLAT NO	FLAT TYPE	AREA	TERRACE	TOTAL AREA
		SQ.FT	LANDSCAPE AREA SQ.FT	
FLAT SERIES 3	2 BHK	817	208	1025



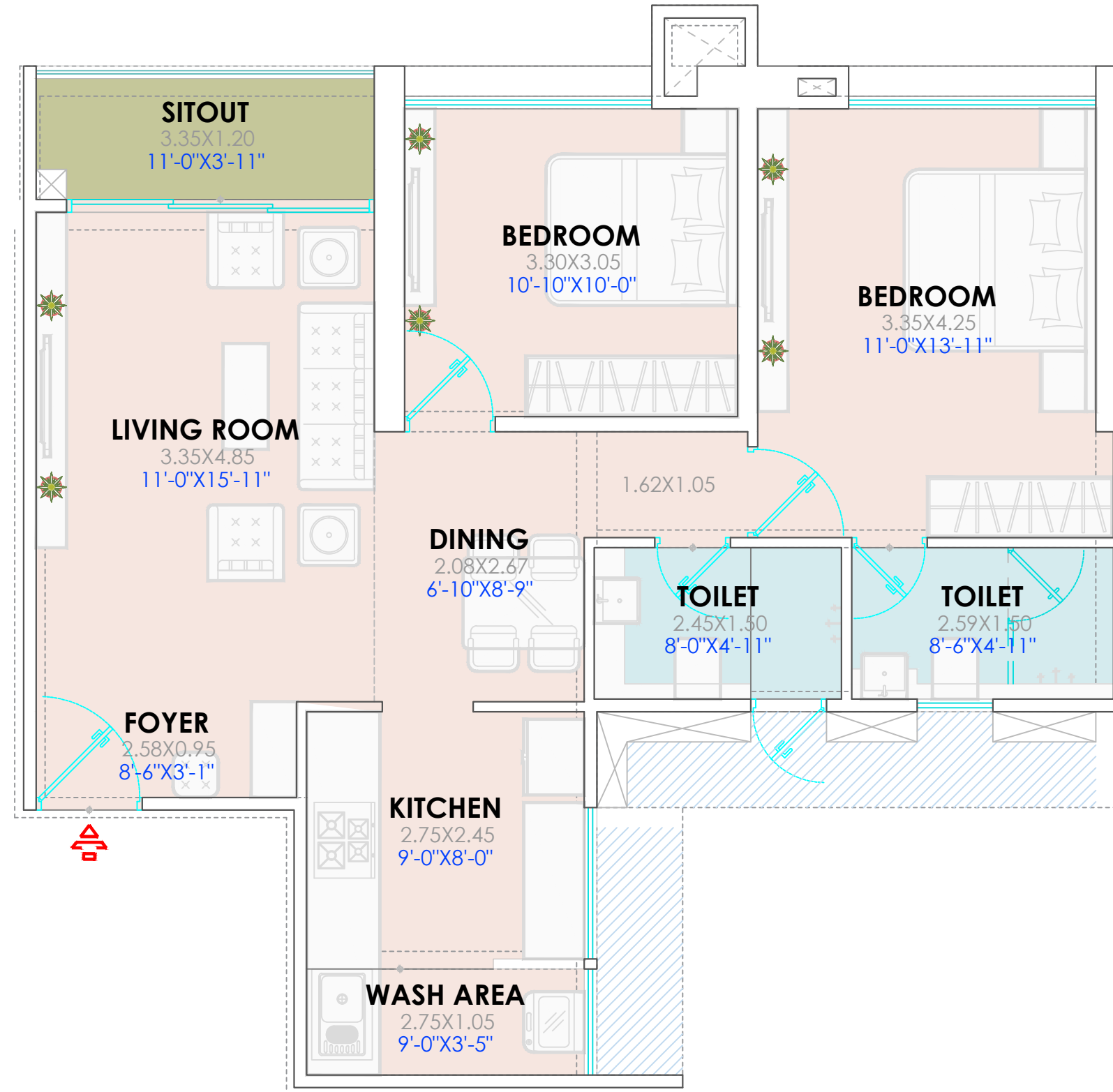


Artistic Impression*

2 BHK UNIT PLAN

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 2	2 BHK	75.88	817

FLAT AREA MAY VARY AS PER SELECTION

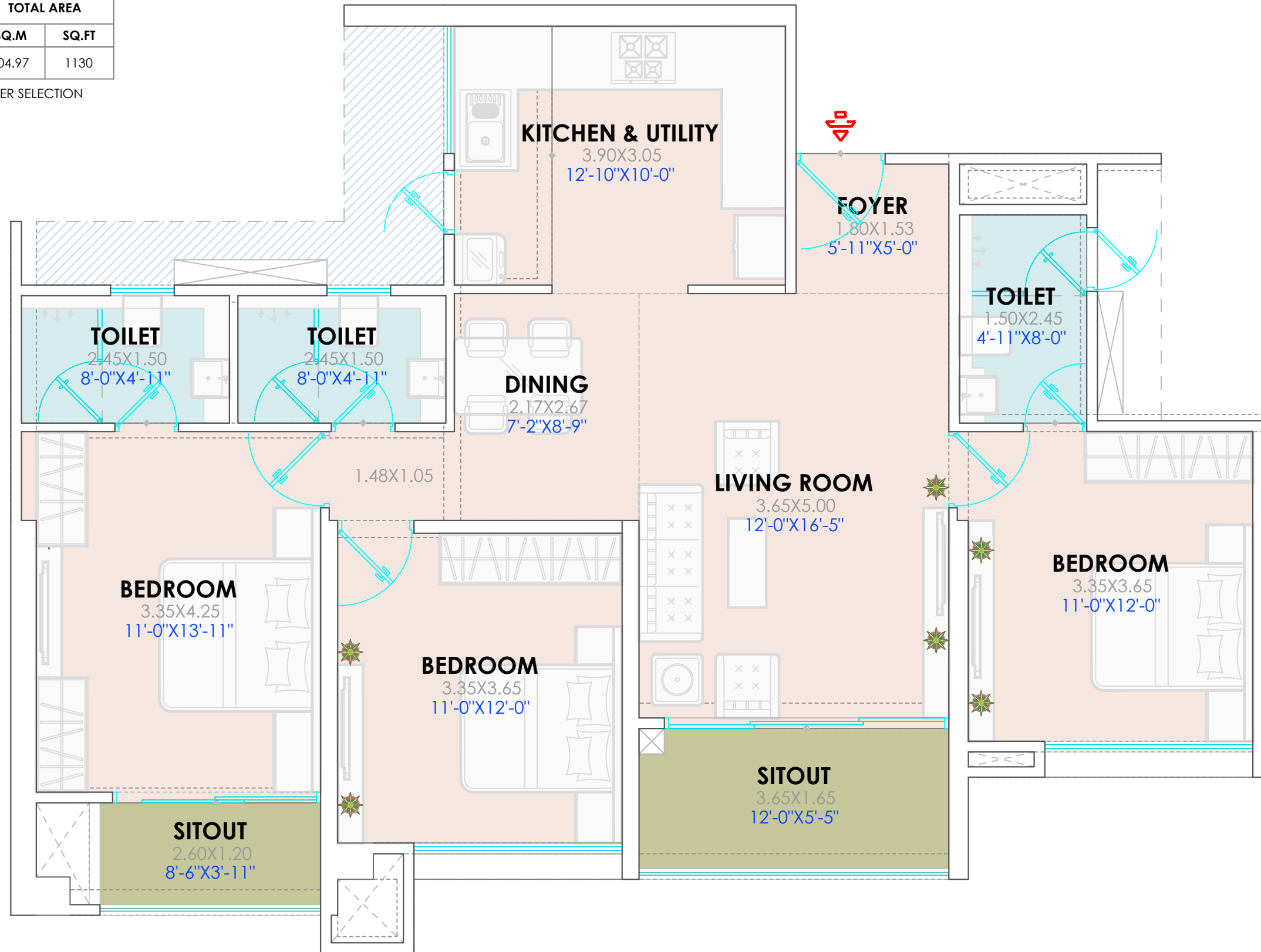


Note: The areas are tentative and subject to revision. For training purpose only.

3 BHK UNIT PLAN

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 6	3 BHK	104.97	1130

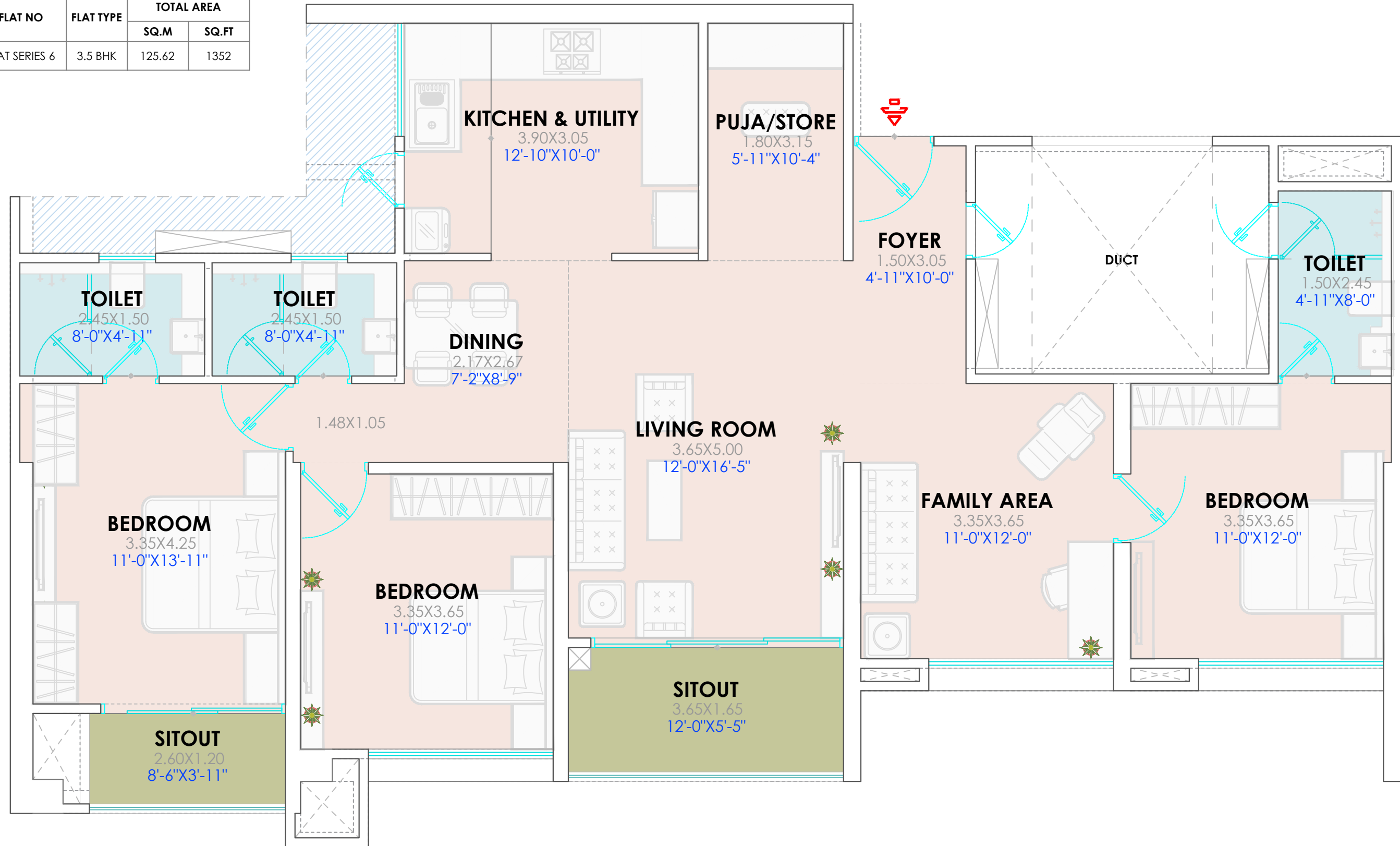
FLAT AREA MAY VARY AS PER SELECTION



Note: The areas are tentative and subject to revision. For training purpose only.

3.5 BHK UNIT PLAN

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 6	3.5 BHK	125.62	1352

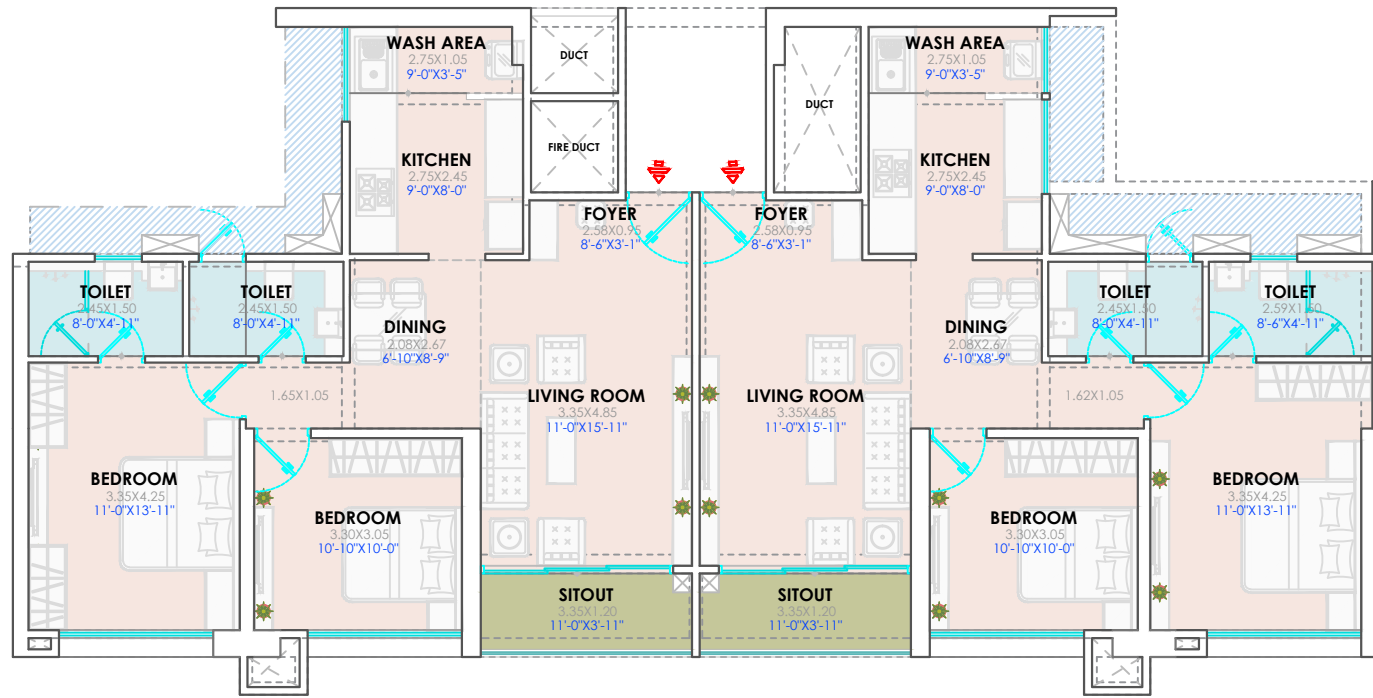


Note: The areas are tentative and subject to revision. For training purpose only.

B BUILDING

4.5 BHK

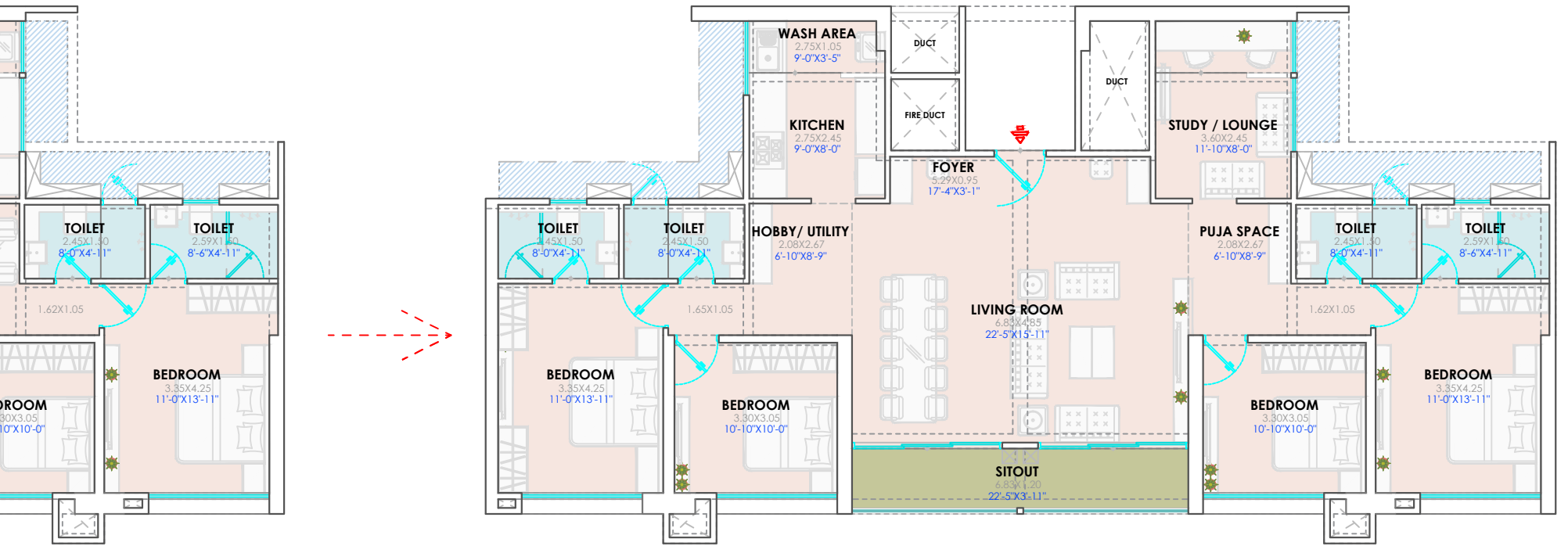
(COMBINE UNIT OF FLAT SERIES 3 & 4)



2 BHK

FLAT SERIES 4

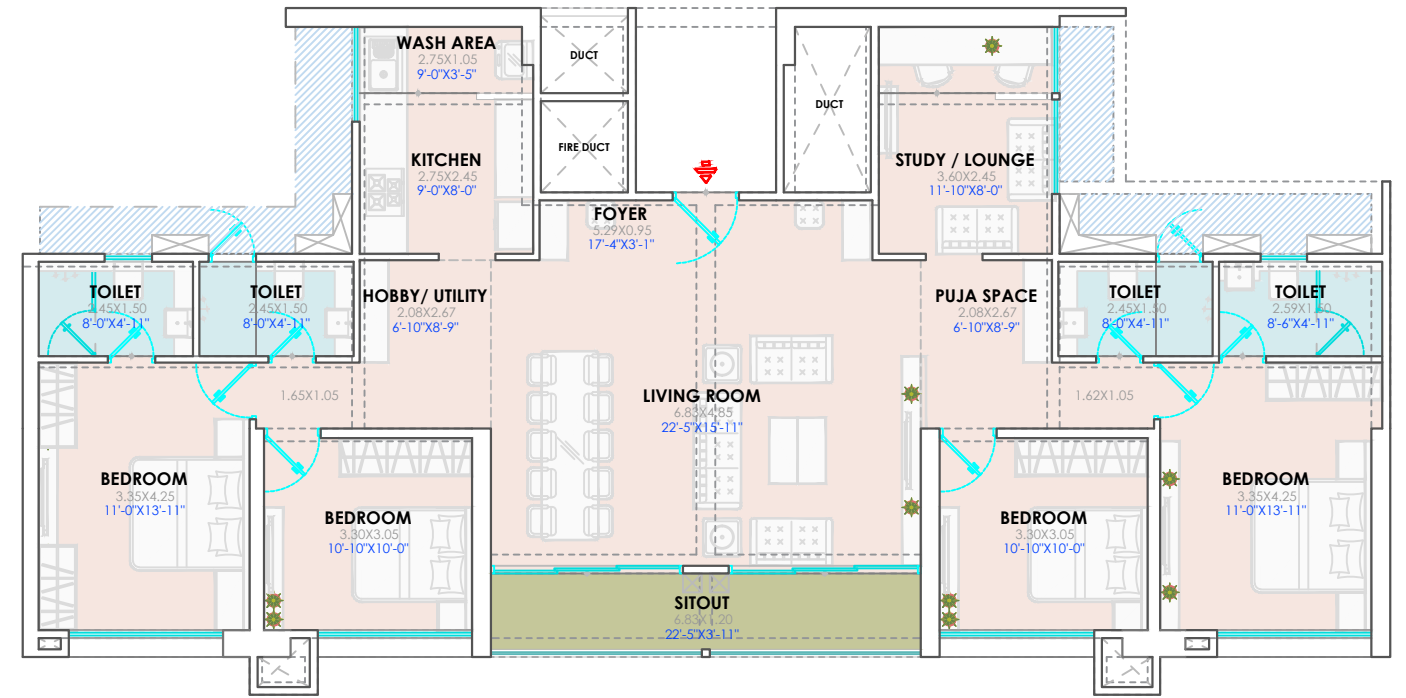
UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 4	2 BHK	75.59	814



2 BHK

FLAT SERIES 3

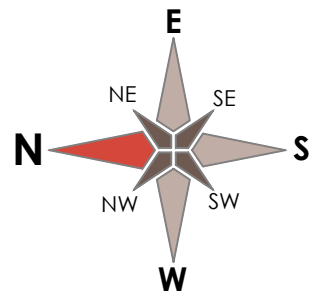
UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 3	2 BHK	75.88	817



4.5 BHK

FLAT SERIES 3 & 4

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 3 & 4	4.5 BHK	151.47	1631



Note: The areas are tentative and subject to revision. For training purpose only.



YOO PRISTINE
AKURDI

PEACOK

Mercedes Bainz

Ven Clef & Arpils

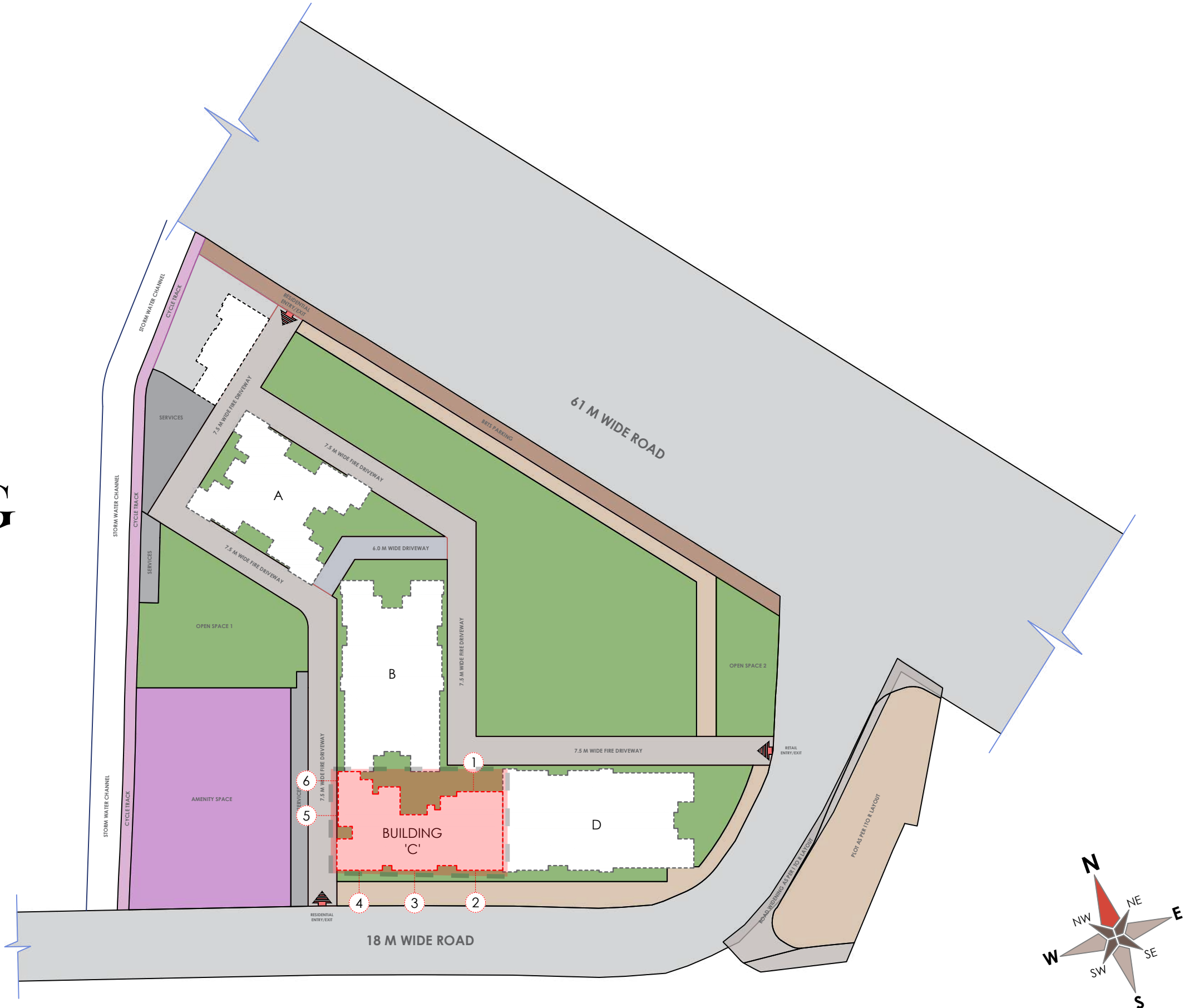
PEACOK

Mercedes Bainz

Ven Clef & Arpils

Artistic Impression*

FLOOR PLAN 'C' - BUILDING



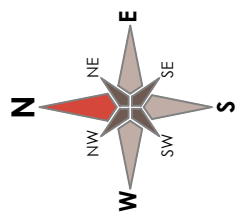
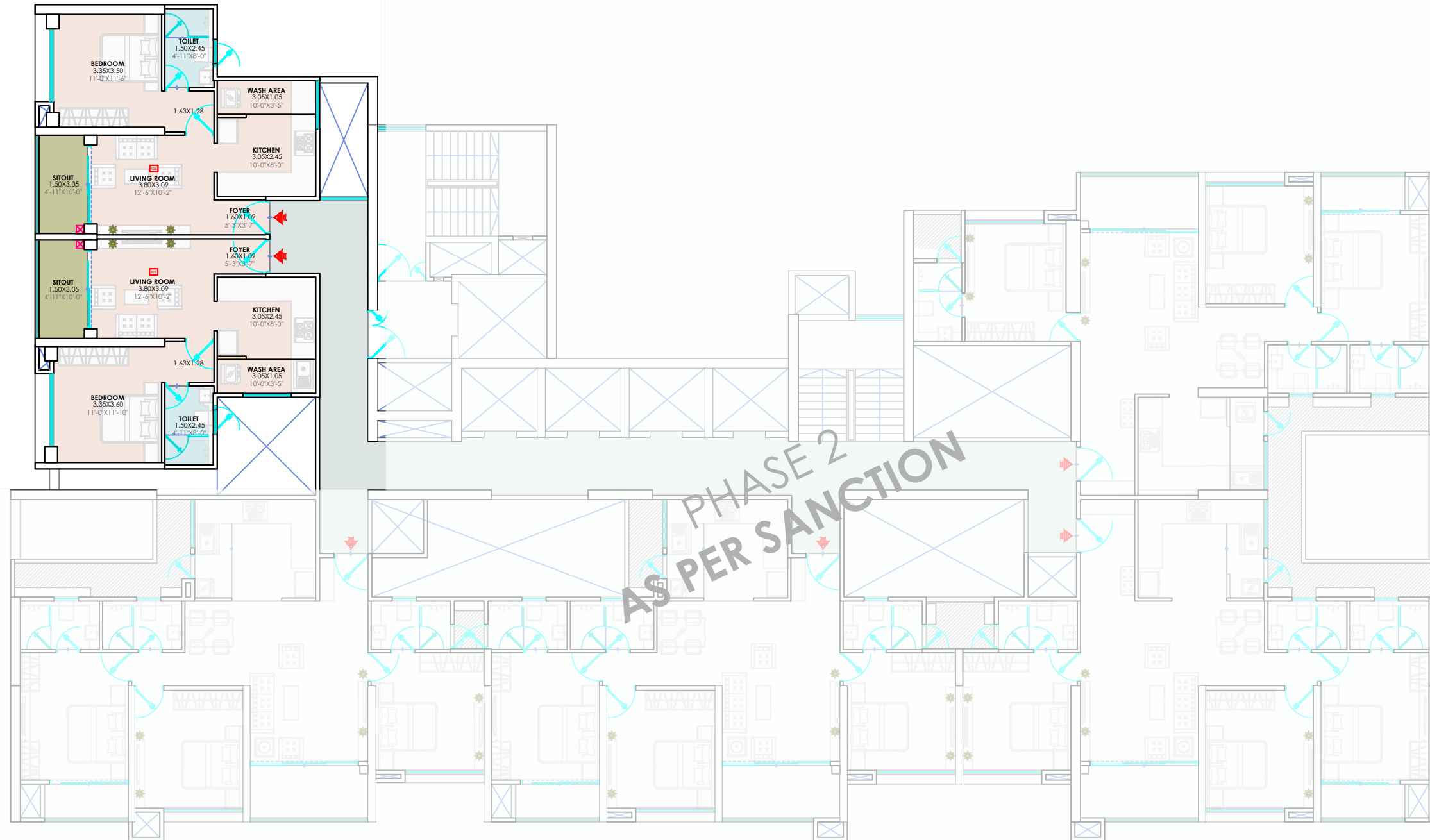
Note: The areas are tentative and subject to revision. For training purpose only.

C BUILDING TYPICAL FLOOR PLAN

(FOR 1st FLOOR TO 35th FLOOR - EXCEPT REFUGE FLOORS)

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 6	1 BHK	48.93	527

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 5	1 BHK	49.28	530



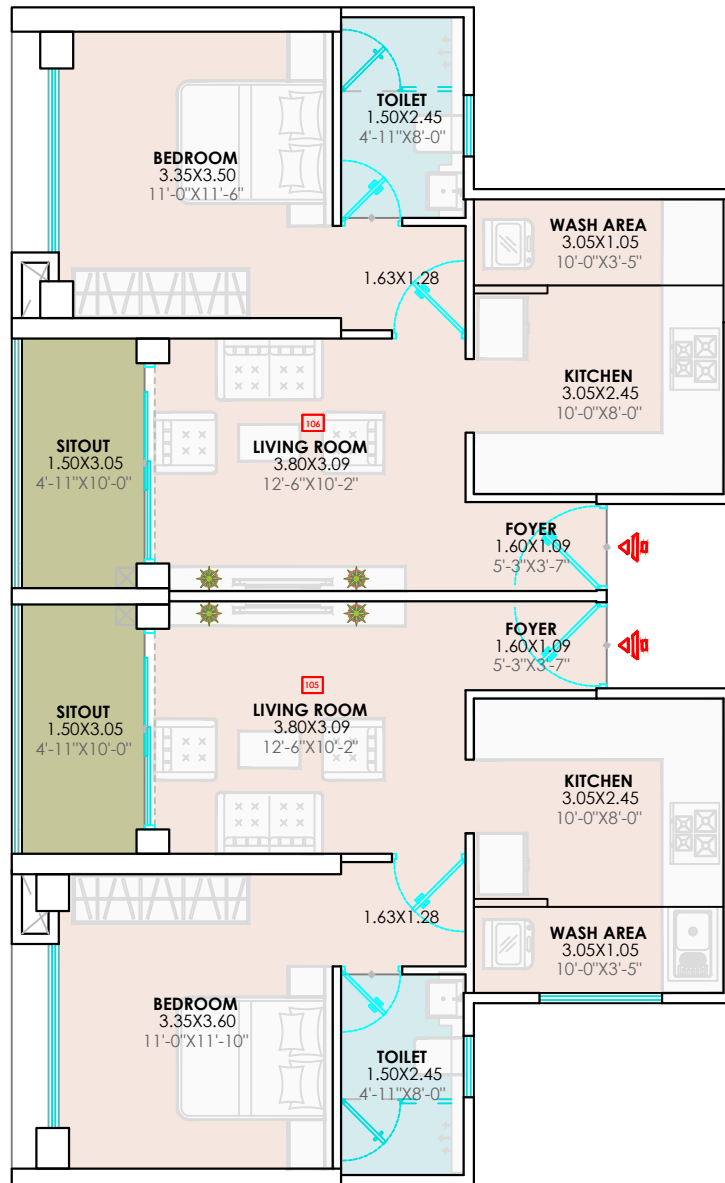
Note: The areas are tentative and subject to revision. For training purpose only.

C BUILDING

2.5 BHK

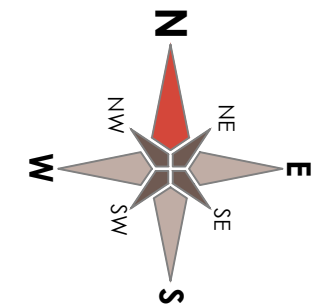
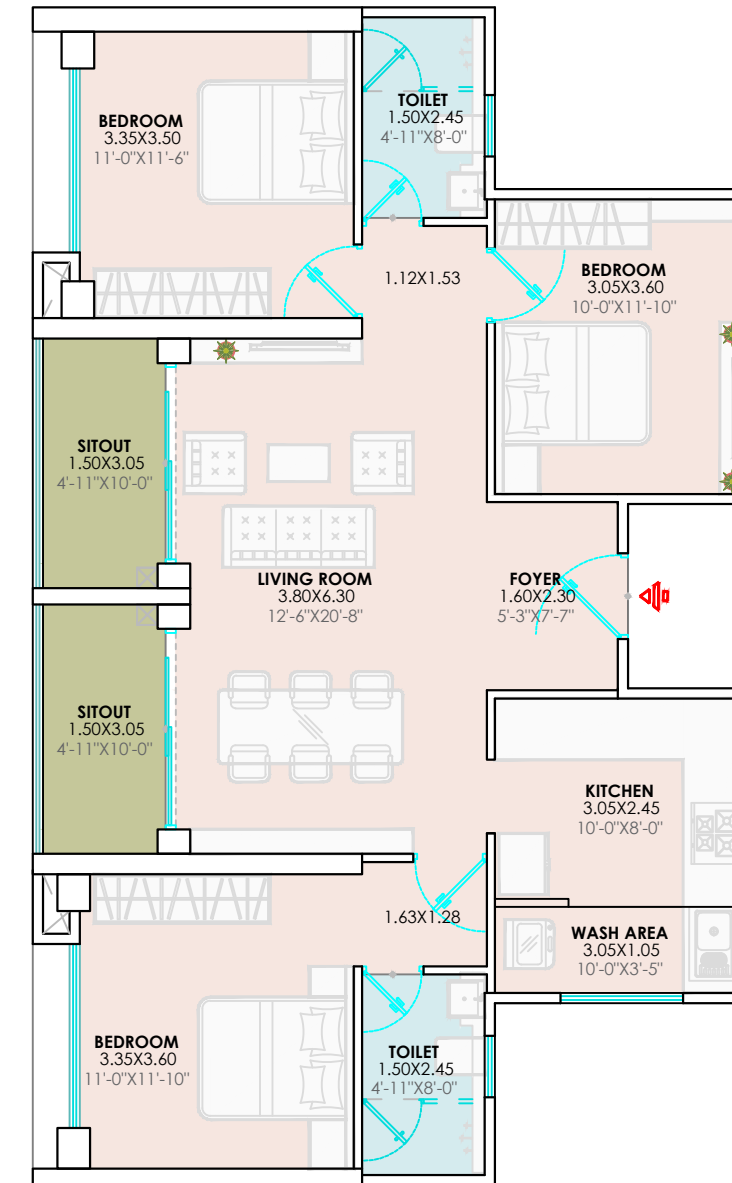
(COMBINE UNIT OF FLAT SERIES 5 & 6)

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 6	1 BHK	48.93	527



UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 5	1 BHK	49.28	530

UNIT AREA STATEMENT			
FLAT NO	FLAT TYPE	TOTAL AREA	
		SQ.M	SQ.FT
FLAT SERIES 5 & 6	2.5 BHK	98.21	1057



Note: The areas are tentative and subject to revision. For training purpose only.



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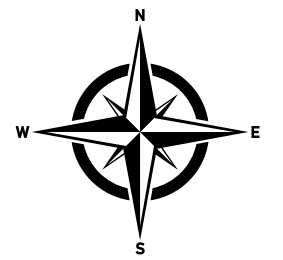
Artistic Impression*

LOCATION MAP



Landmarks


- Education
- Park
- Bus Stand
- Hospital
- Railway Station
- Shopping
- Entertainment
- Railway Track
- Highway
- River
- Metro




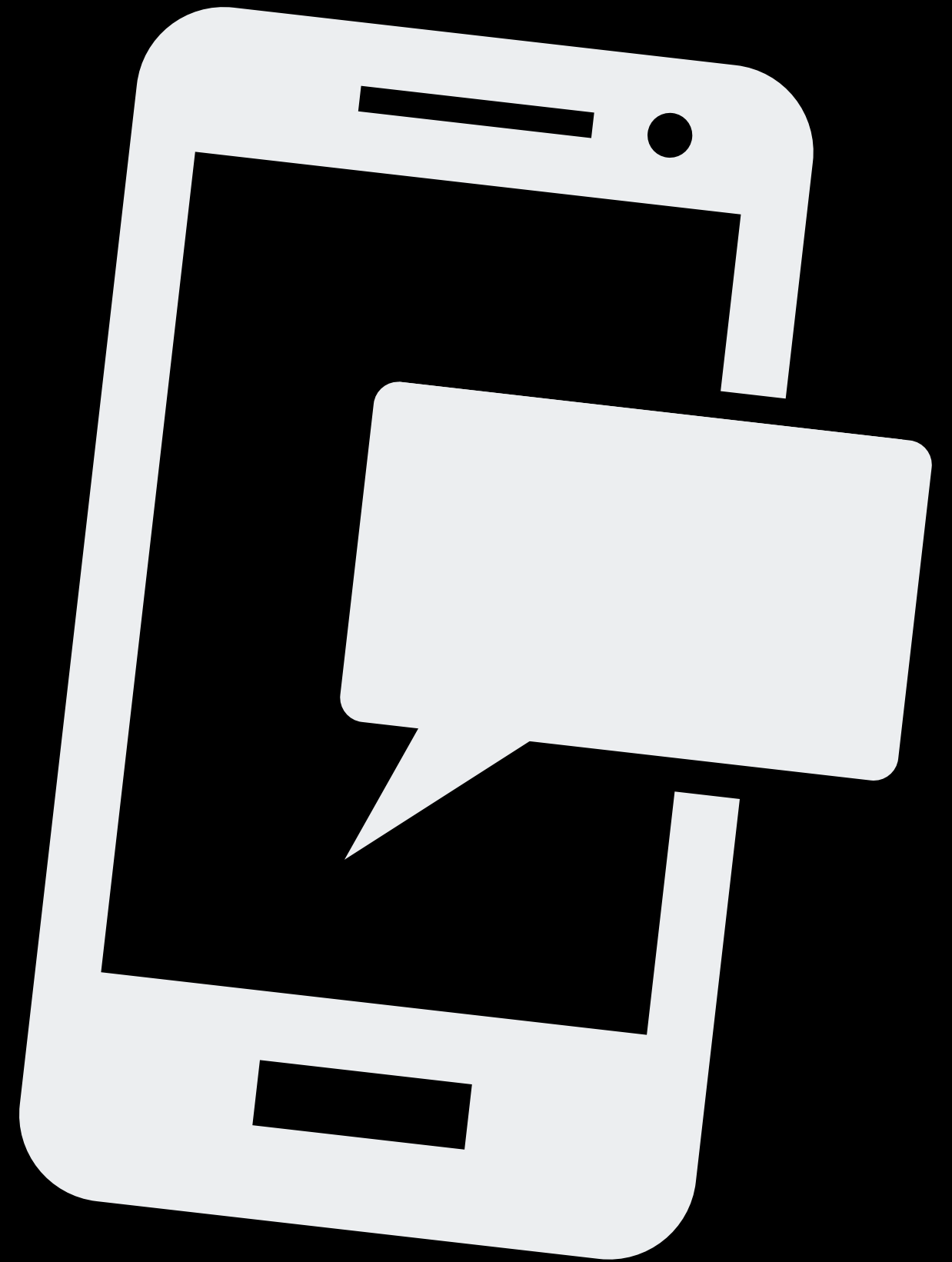
<https://maps.app.goo.gl/tCH4TZZghjPKHaF98>

Note: The areas are tentative and subject to revision. For training purpose only.

OUR CONTACT

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THANK YOU



MahaRERA No.: P52100078555
<https://maharera.maharashtra.gov.in/>

Disclaimer: The project is in the process of being registered under the Maharashtra Real Estate Regulatory Authority (RERA). Until RERA registration is obtained, all project details, including plans, images, specifications, and pricing, are preliminary and subject to change. Prospective buyers and investors are advised to seek regular updates on the RERA registration status and refer to the official RERA website or directly contact the developer for more information.
