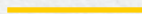


— ARP —  
**VALORA**  
2RHK LIFESTYLE HOMES





Come 'home' to Valora

— ARP —  
**VALORA**  
2RHK LIFESTYLE HOMES

KESHAV NAGAR, MUNDHWA

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Fitting perfectly into your idea of a lifestyle, find Valora in the natural environs of Keshavnagar at the upscale locale of Mundhwa. These plush residences are loaded with charm, lavishness and plentiful private spaces. Features like no common walls add to the premium feel.

Valora empowers you to strike that ideal work-life balance, thanks to its close proximity to your workplace. Its fantabulous features like an ultra-modern architecture and state-of-the art amenities would catch your fancy and let you live off the grid while still keeping you at the helm of all action!

## Keshav Nagar, a preferred residential location in Pune

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Keshav Nagar benefits from its advantageous proximity to Koregaon Park of which Mundwa is now considered an extension. Easy accessibility and close proximity to Kharadi and Hadapsar makes Keshav Nagar an established destination with numerous retail, IT and Leisure destinations such as Seasons Mall, Amanora Town Centre, Phoenix Marketcity and various IT parks. The Airport and Railway Station are easily accessible. Keshav Nagar has the advantage of ambient greenery with a peaceful city life. It also benefits from easy access to educational and healthcare institutes. An ideal destination to lead and live as serene life, Keshav Nagar is more than just a location. It is the preferred destination.

Planned to perfection





# Amenities

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## Add to your cool quotient

These chic amenities are sure to give you a high and delete your stress.  
So that you can refresh yourself in every sense!



Swimming pool



Clubhouse



Party lawn



Children's play area



Gymnasium



Amphitheatre



Skating rink



Podium plantation



Jogging track



Podium lawn



# Specifications

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## Perfection to the core

Find utter meticulousness through every element here. All this diligence is aimed at giving you an impeccable experience!

### **Flooring**

- 2x2 vitrified flooring
- Anti-skid tiles on terrace and in dry balcony

### **Bathroom**

- Branded CP fittings
- Designer bathroom tile flooring
- Ceramic tile dado up to door height
- Anti-skid / Matte finish tile flooring
- Marble / Granite facia on the opening side of the door

### **Kitchen**

- Ceramic tile dado up to 2 ft
- Provision for water purifier
- Stainless steel sink
- Granite platform
- Dry balcony with provision for a washing machine

### **Doors and windows**

- Laminated doors
- Premium quality fixtures and fittings
- Powder-coated aluminium windows with mosquito mesh
- M. S. safety grills

### **Electrical**

- Concealed copper wiring
- Premium modular switches
- AC points in all bedrooms
- Provision for exhaust fan in kitchen and bathroom
- Provision for inverter

### **General**

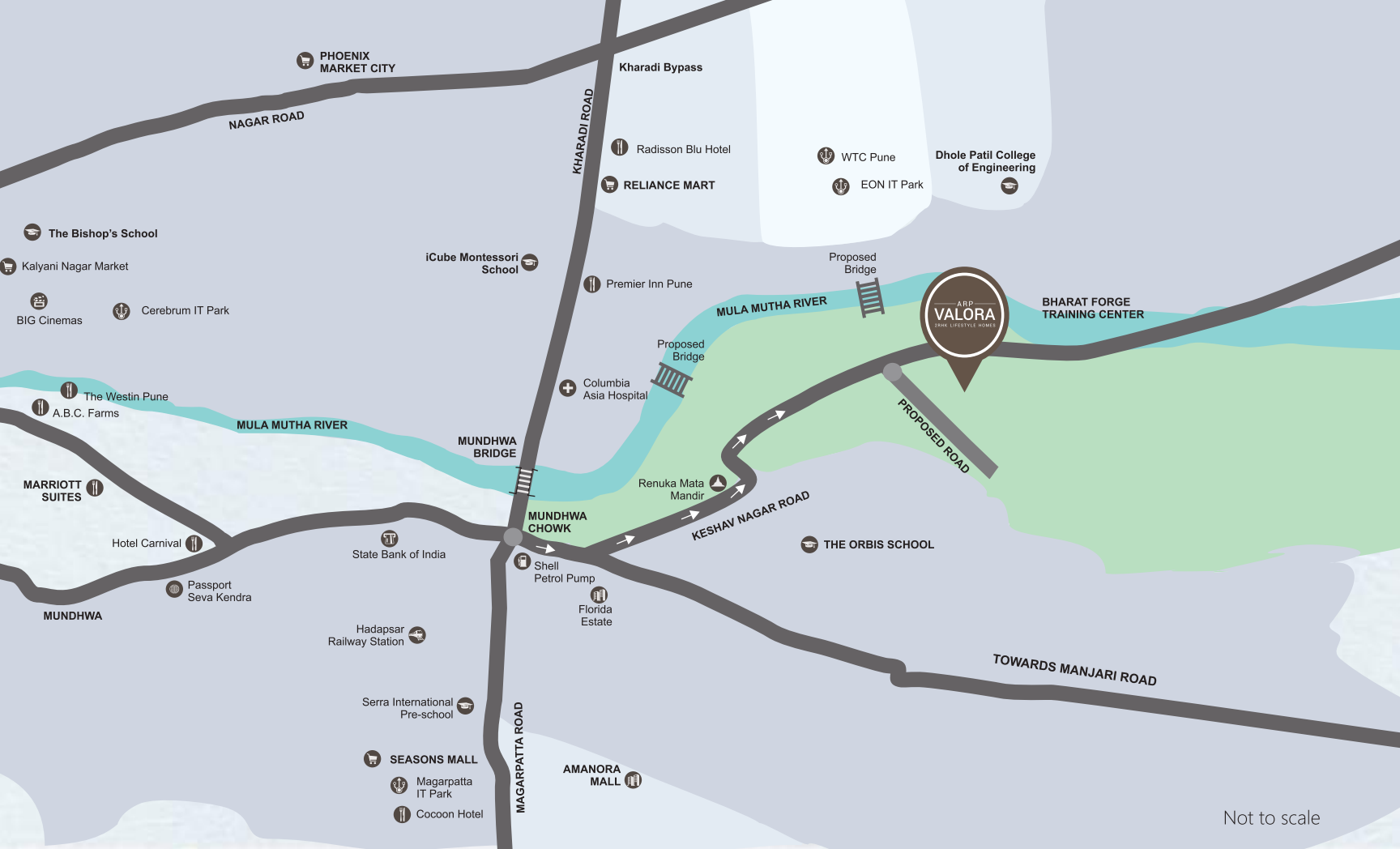
- Earthquake-resistant RCC structure
- Aesthetically designed grand entrance lobby
- Otis, Schindler, Kone, ThyssenKrupp or equivalent elevator
- Power backup for lift and common areas
- Fire-fighting system as per norms
- Intercom connectivity
- CCTV in common areas

### **Eco-friendly**

- Solar water heating system for common bathroom
- Rainwater harvesting
- Water treatment plant
- Sewage treatment plant

### **Painting**

- Good quality textured external paint
- OBD paint



Not to scale



### IT park and commercial spaces

- Eon IT Park
- World Trade Centre
- Zensar IT Park
- Magarpatta Cybercity
- SP Infocity
- Hadapsar Industrial Estate
- Passport Office
- Cerebrum IT Park



### Lifestyle and entertainment

- Reliance Mart
- Seasons Mall
- Amanora Town Centre
- Club Solaris
- Gold Big Cinemas
- Phoenix Market City



### Hospitality

- Radisson Blu
- Premier Inn
- Domino's Pizza
- Westin Hotel
- O Hotel
- German Bakery
- Hyatt Regency
- Novotel



### Educational institutes

- Niramala Convent
- Eon Gyanankur School
- Victorious School
- Orbis School
- Pawar Public School
- Amanora School
- Bishop's School



### Healthcare

- Rakshak Hospital
- Columbia Asia Hospital
- Noble Hospital
- Ruby Hall Clinic
- Sahyadri Hospital

- CREDITS -

**Architect** : Abhikalpan Architects & Planners

**Landscape Consultant** : Abhikalpan Architects & Planners

**Liaison Architect** : Gohad Architect

**Structural Consultant** : Design Workz

**Legal** : Adv. Sunil Zunjarrao

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