SHUBH
TRISTAR

SHUBH®
DEVELOPERS
LET'S RISE

Site Address: Shubh Tristar, Koregaon Park Annex, Mundhwa, Pune 411036

Shubh Developers: M2/ 13, 14, Nisarg Housing Society Opposite Golf Course, Yerwada, Pune, 411006

Sales@shubhdevelopers.com | www.shubhdevelopers.com

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SHUBH

TRISTAR

3 & 4 BHK SKYVILLAS

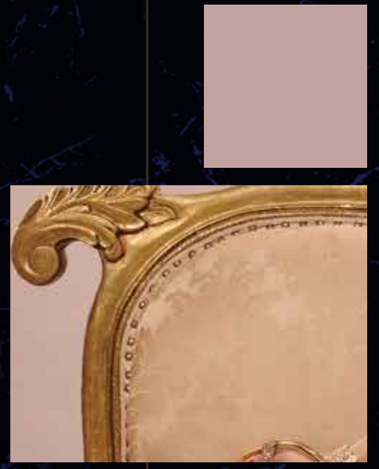
KOREGAON PARK ANNEXE


GLAMOUR
"I THINK GLAMOUR IS SYNONYMOUS WITH ME"

Malaika Arora

A Symbol of Style

A charismatic dancer, accomplished VJ, fashion diva, and a loving mother, Malaika Arora is a sensational icon of grace in the Bollywood industry. Her unique charm, accentuated by her endearing personality exudes a radiance, none like the rest. Malaika's extravagant flair has empowered her to represent a swarm of renowned brands and industries, all aligned to her ethics and morals. And she is all set to represent herself as the face of 'One of the tallest Skyscrapers of Pune – Shubh Tristar' to endorse 'The Gold Standard of Living' at Pune's most desirable address.









WHERE LIFE

RISES BEYOND COMPARE...

Shubh Tristar has been envisioned keeping the iconic 'Dubai Frame' as an inspiration. Shubh Tristar is a significant landmark, contributing to the city's skyline. The landmark aims to bridge the gap between tradition and innovation, paying homage to the locality while embracing modern architecture and technology.



artistic impression

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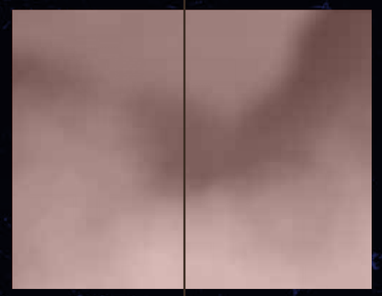
The
GOLD STANDARD *of* LIVING

LIVE AT PUNE'S
MOST DESIRABLE ADDRESS



50+
AMENITIES











- 43 storeyed Landmark Development across 4 acres
- 3 Skyscrapers with Connected Sky Deck
- Architecture Inspired by ‘Dubai Frame'
- Surreal Open Views for All Apartments
- Integrated Commercial Development
- Shimmering Façade with Aesthetic Appeal
- 50+ Amenities Across 4 Levels
- Highest Amenity Floor in Pune
- 4 Apartments Per Floor
- Residences with Maximum Privacy

Where

STYLE

MEETS

GRACE





artistic impression

Where

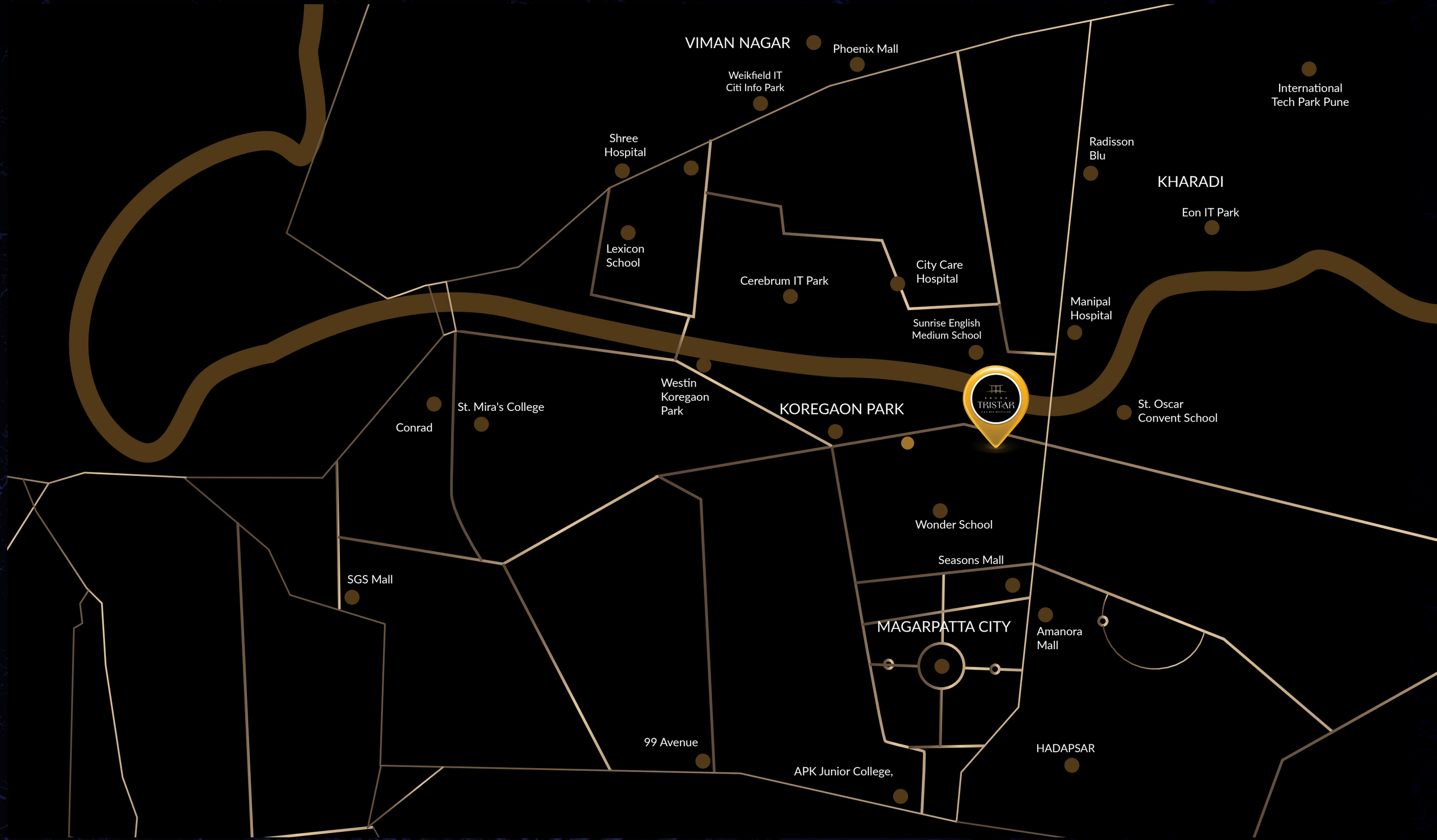
CONTEMPORARY

CLASS UNWINDS...



Image for representation purpose only.

In the heart of East Pune, surrounded by verdant landscapes, lies our sensational icon Shubh Tristar, an address of pride and grandeur. Sharing borders with sizzling destination of Pune, like Kalyani Nagar, Koregaon Park, Viman Nagar, Magarpatta, Hadapsar and Kharadi, Shubh Tristar redefines urbanity by offering seamless convenience and commute.


VIMAN NAGAR
Phoenix Mall
Weikfield IT
Citi Info Park
International
Tech Park Pune
Shree
Hospital
Radisson
Blu
KHARADI
Eon IT Park
Lexicon
School
City Care
Hospital
Cerebrum IT Park
Manipal
Hospital
Sunrise English
Medium School
Westin
Koregaon
Park
KOREGAON PARK
St. Mira's College
Conrad
St. Oscar
Convent School
Wonder School
Seasons Mall
SGS Mall
MAGARPATTA CITY
Amanora
Mall
99 Avenue
HADAPSAR
APK Junior College,

Thriving Social Infrastructure

Charming Cafes

Leisure Hotspot

Exquisite Fine Dines

Proximity to Magarpatta & Viman Nagar

Clean Environment







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Where

LIFE IS

LIMITLESS...



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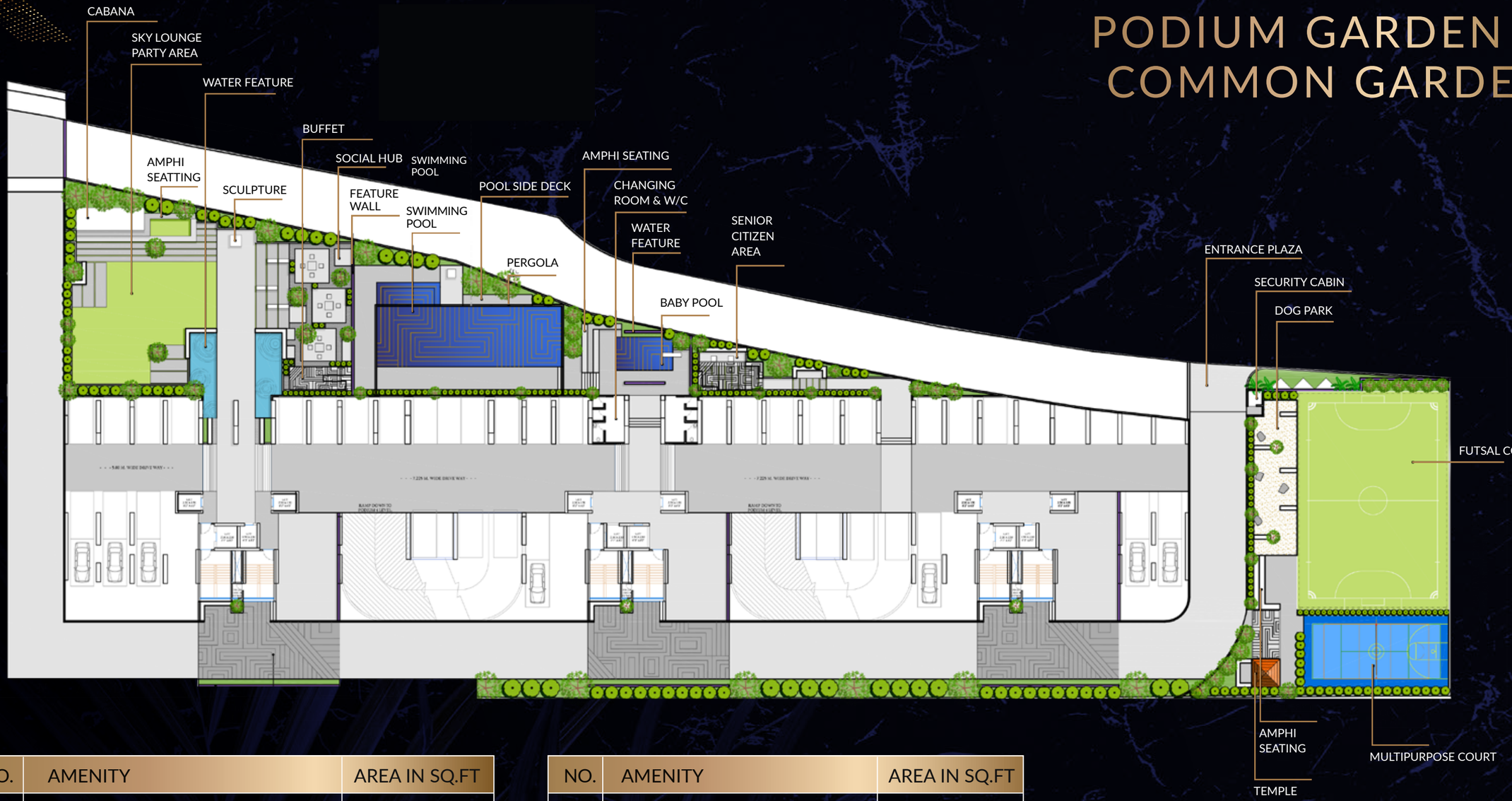
Welcome to the highest amenity floor in Pune, rising 450 feet above the ground. Shubh Tristar is a masterpiece, fashioned to suffice every modern need of our residents. With
50+ amenities, this stunning marvel caters to the varying needs of modern-day homebuyers.

artistic impression

PODIUM GARDEN & COMMON GARDEN



NO.	AMENITY	AREA IN SQ.FT
1	CABANA	193
2	WATER FEATURE	484
3	SOCIAL HUB	1506
4	PARTY AREA	2583
5	SWIMMING POOL	1560
6	POOL SIDE DECK	1614

NO.	AMENITY	AREA IN SQ.FT
7	BABY POOL	236
8	CHANGING ROOM & W/C	376
9	SENIOR CITIZEN AREA	538
10	MULTIPURPOSE COURT	1291
11	DOG PARK	700
12	FUTSAL COURT	3982
13	TEMPLE	322

Orion Arena

Serenity Sanctum

Multipurpose Court

Futsal Stadia

Dog Park

Stellar Oasis

Party Lounge

Swimming Pool

Pool Side Deck

Baby Pool

Changing room

Elder's Retreat



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Image for representation purpose only

Polaris Pavilion

- Indoor arcade
- Creche
- Outdoor Arcade
- 43 Pavilion Banquet
- Panorama Perch
- Mini Golf
- Fitness Realm







Image for representation purpose only



Image for representation purpose only



Image for representation purpose only



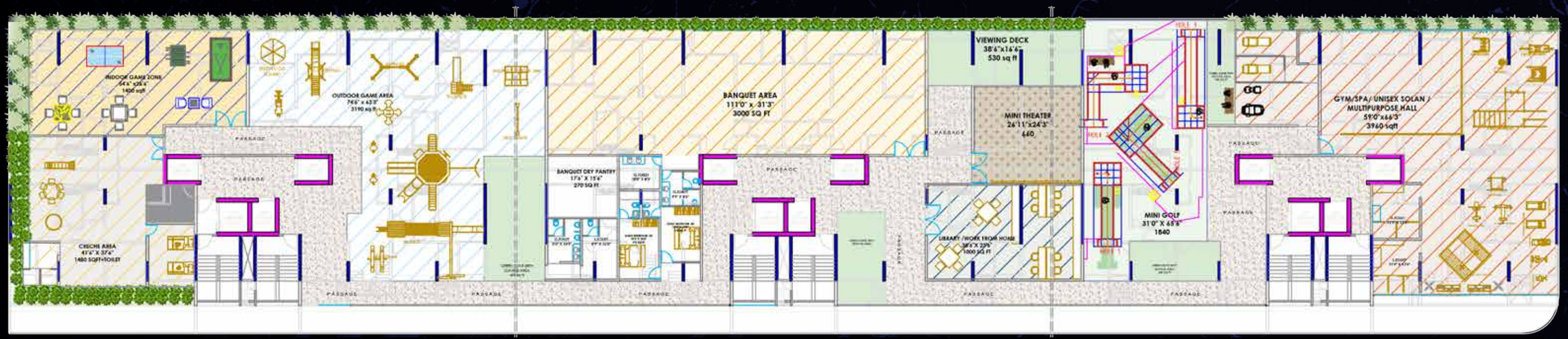




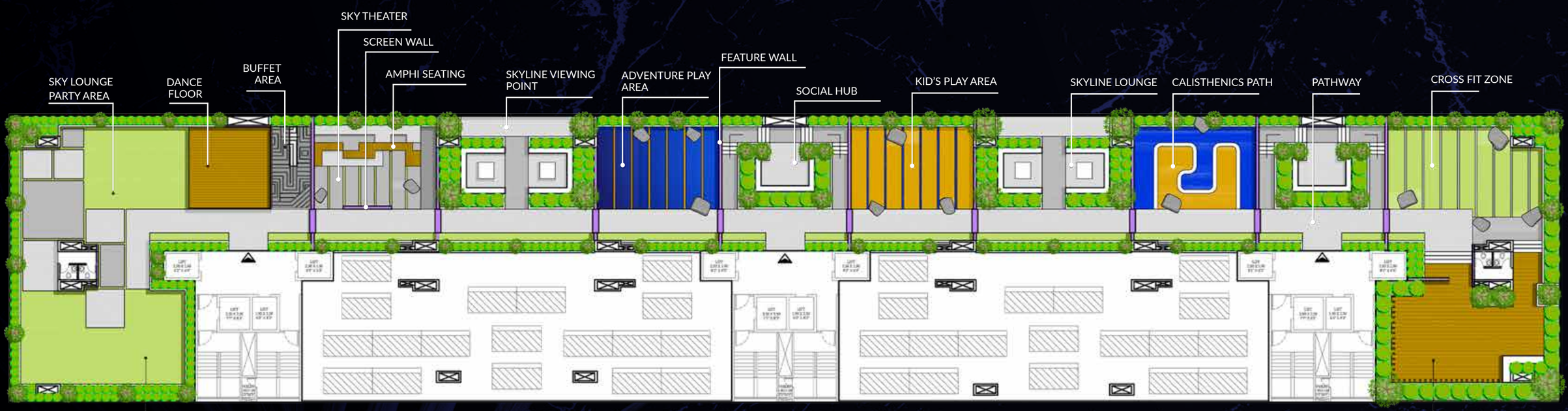
Starlight Soireè

- Zenfit Zone
- Cinesky Amphitheater
- Skyline Viewing Point
- Adventure Arena
- Social Enclave
- Junior Wonderland
- Skyline Lounge

AMENITY FLOOR PLAN



TERRACE AMENITY PLAN



NO.	AMENITY	AREA IN SQ.FT
1	CROSS FIT ZONE	807
2	YOGA & MEDITATION DECK	968
3	SOCIAL HUB/ SKYLINE LOUNGE	1076
4	SKY THEATER	570
5	ADVENTURE PARK	645

NO.	AMENITY	AREA IN SQ.FT
6	KID'S PLAY AREA	645
7	CALISTHENICS PATH	645
8	DANCE FLOOR	485
9	SKY LOUNGE PARTY AREA	2690
10	BUFFET AREA	269



SHUBH
TRISTAR

30 M ROAD

KHARADI ROAD

KESHAV NAGAR ROAD

HADAPSAR STATION

MAGARPATTA ROAD


artistic impression

- East-West Entrance for all Units
- External Private Lobby for Every Apartment
- 4 Elevators Per Tower with 4 Homes per Floor
- Spacious foyer for all apartments
- Large Living Area with Separate Dining Space
- Dedicated Remote Work Space for4BHK apartments
- Connected Balconies for Living Room
- Separate Balcony for Master Suite with No Shared Walls for Maximum Privacy
- Best in Class Fixtures, Fittings & Finishes
- Separate Laundry Space for all Apartments
- Open Views for all Apartments with Parallel Design and Full Sized Glass Windows

Where

PURE ELEGANCE

UNFOLDS...



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Shaped with absolute artistry and flawless finishes, the chic residences at Shubh Tristar flaunt an alluring aura, tailored to give you the comfort of a lifetime. Elevate your everyday life with surreal unrestricted views of the river and cityscapes from your dreamy residence.

SPECIFICATIONS



- Seamless construction & no dead space with Aluform Construction
- Best in class flooring across the entire apartment
- Branded biometric lock with 4-pass access
- Full-length aluminium section window for ample light & ventilation
- Invisible grills across the apartment to ensure safety with an aesthetic appeal
- Open Kitchen layout designed with usability considerations
- Thoughtful room design with attention to furniture placement
- Designer 800mm x 1600 mm wall tiles in bathrooms
- Top Notch CP & sanitary fittings with designer false ceiling in bathrooms
- Floor to floor height of 3.1m ensuring lavish appearance
- DG backup for all homes ensuring smooth living experience
- Smart home automation to enhance livability quotient
- High-speed automatic elevators of premium make
- Grand double height entrance lobby for each tower with drop off zone

SHUBH™
DEVELOPERS
LET'S RISE

Visionary entrepreneurs, connected by a common vision, teamed up to **establish Shubh Developers in 2011.** Thecollective insights, competencies and diverse experiences created a strong synergy of abilities. A code of excellence emerged from this buzzing talent pool. It has concretely shaped our organization over the years, gaining us the trust and confidence of a discerning clientele. We craft landmarks at handpicked locations in the city's upscale neighbourhoods. **Our flair for quality and eye for detail are evident at every stage of the building construction lifecycle.** Working with a holistic approach, we look at real estate as an engine of socio economic growth for the nation at large. It is an indicator of progress and a yardstick of development. At Shubh Developers, we are happy to play our part as India makes rapid strides into the future.

Our Projects

- Shubh Nirvana
- Shubh Shagun
- Shubh Gateway
- Shubh Global Street
- Aaugusta
- Mio Palazzo
- Global Business Hub
- Meridian



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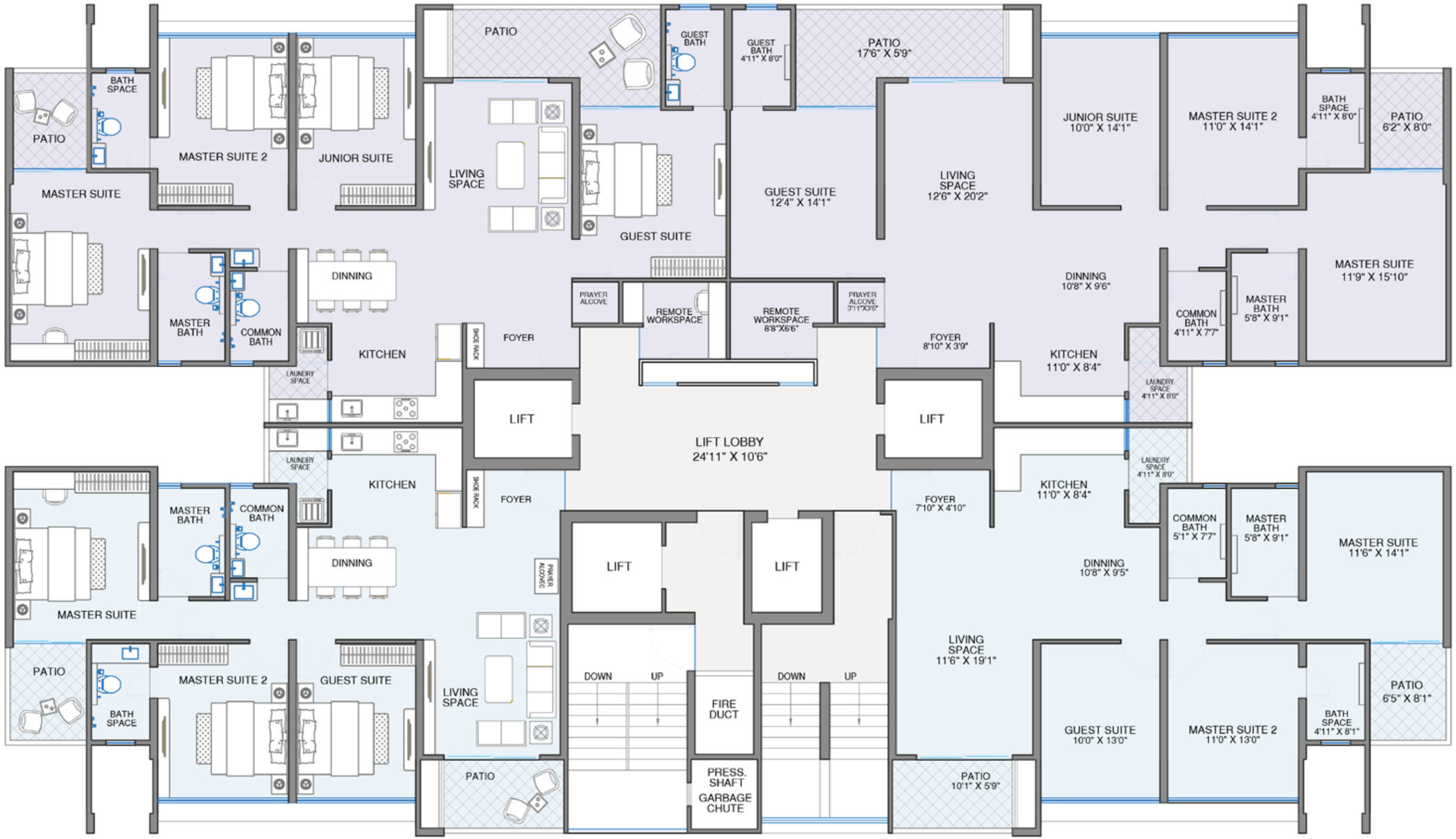
13
Plus Existing Projects

1.2
Million sq. ft. Developed

1200
Happy Families

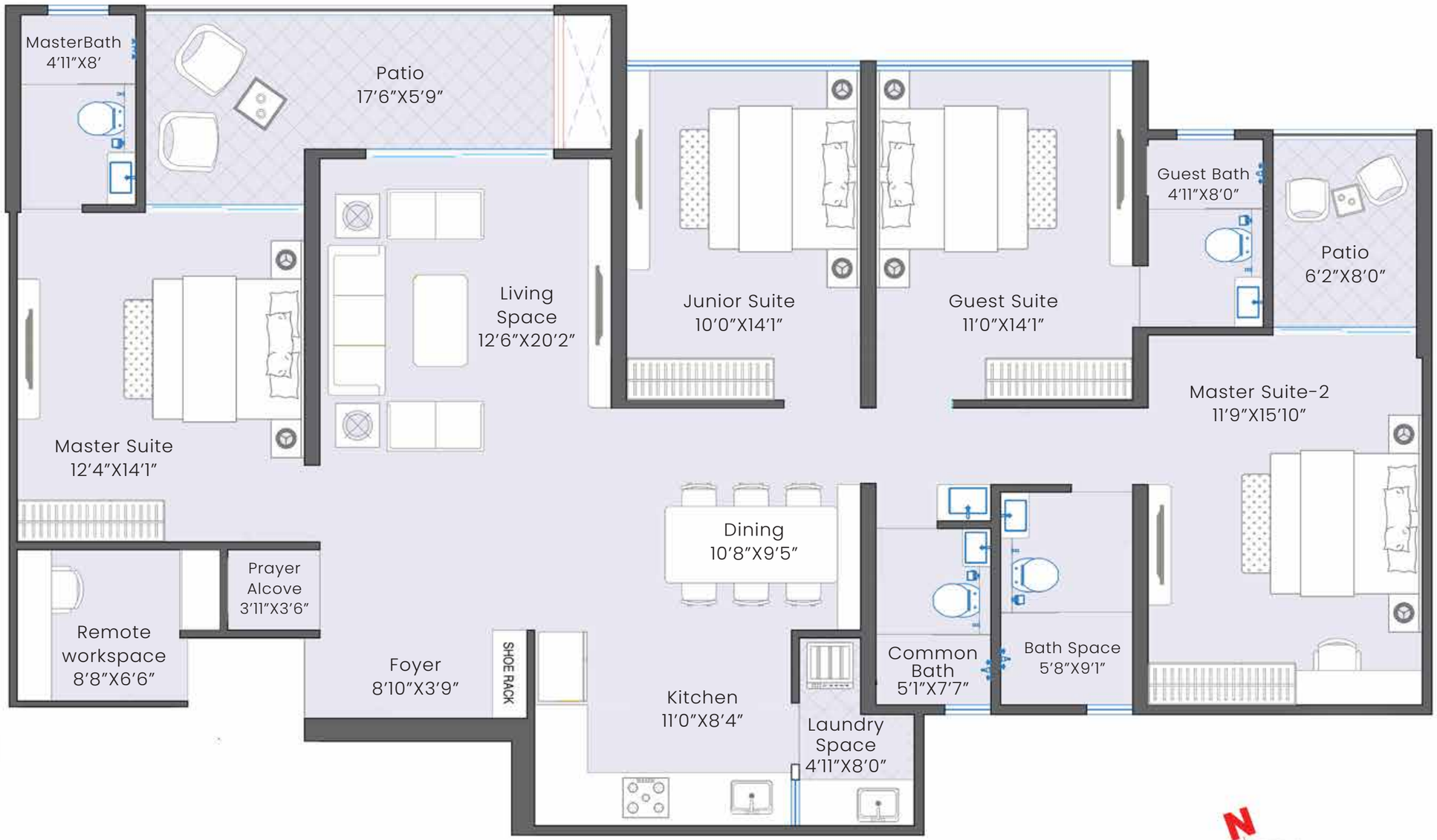
TYPICAL FLOOR PLAN



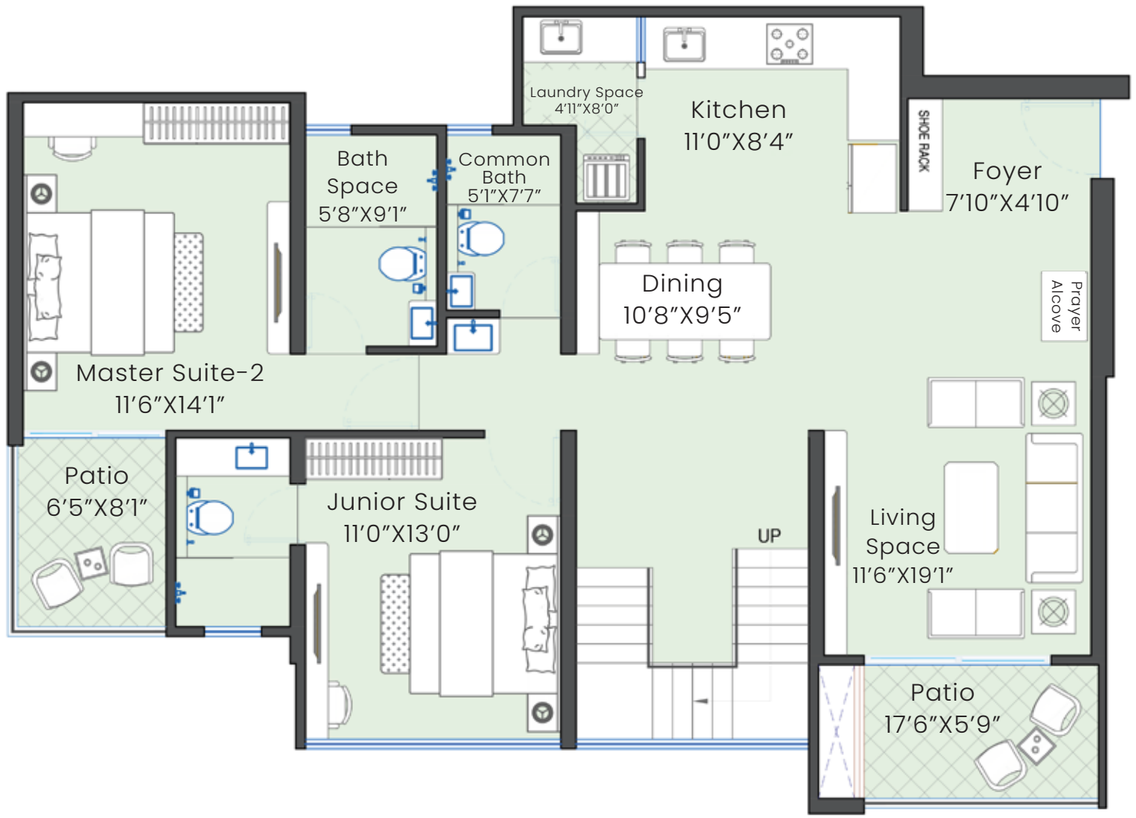
3BHK UNIT PLAN



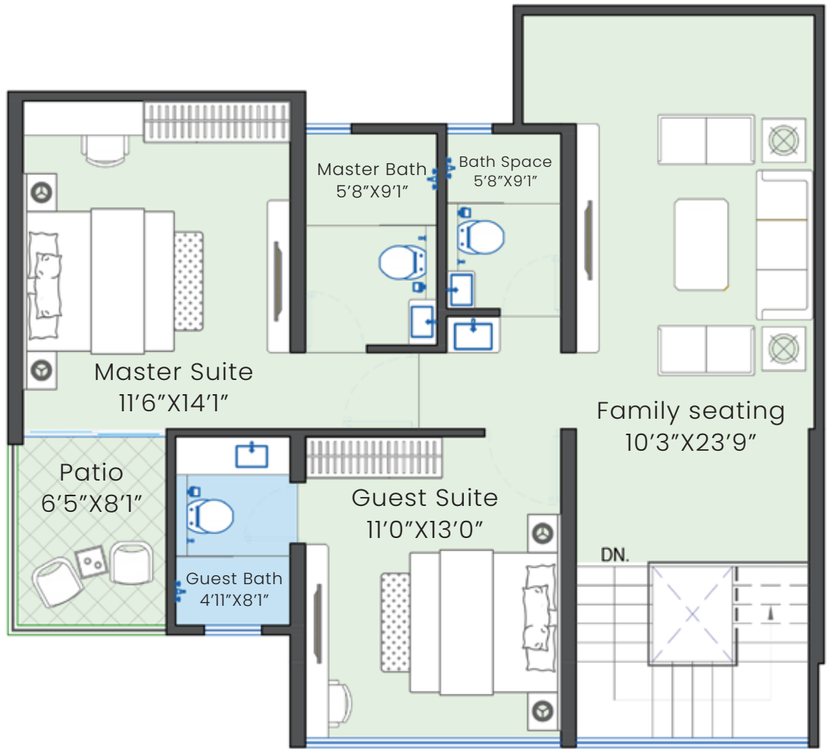
4BHK UNIT PLAN



DUPLEX UNIT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

