MAHARERA REGISTRATION NO:
PM1260002602441
www.maharera.maharashtra.gov.in

PRIDE worldcity®
THE ADDRESS OF YES

DEVELOPED BY
PRIDE®
BUILDING TOMORROW, TODAY.

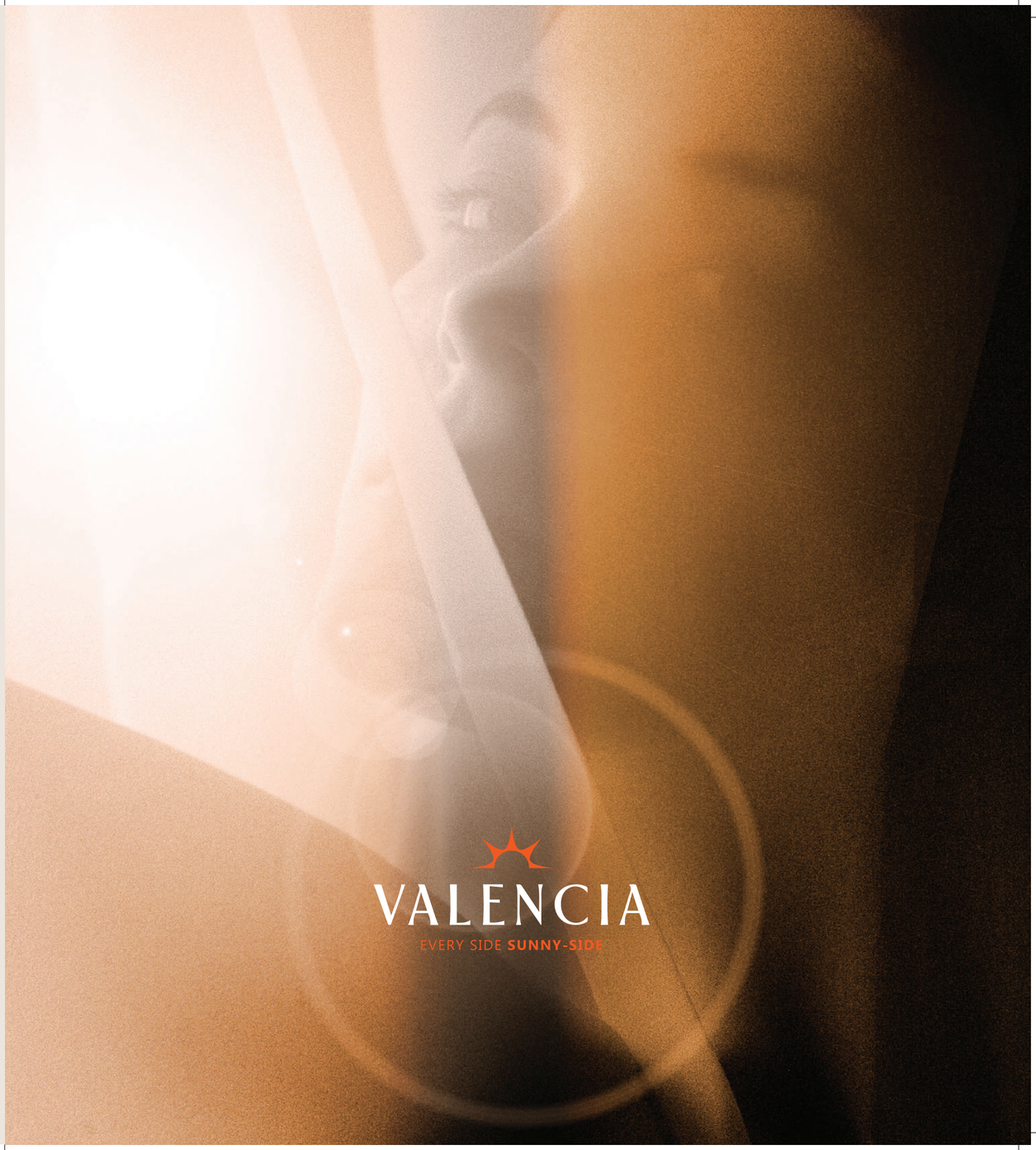
SITE OFFICE: Pride World City, Sales Office, Charholi BK, Pune - 412105
+91 80555 47000 | www.prideworldcity.com

CORPORATE OFFICE: Pride House 501, 108, Ganeshkhind Road, Pune - 411016
020 6709 1000 | www.pridegroup.net

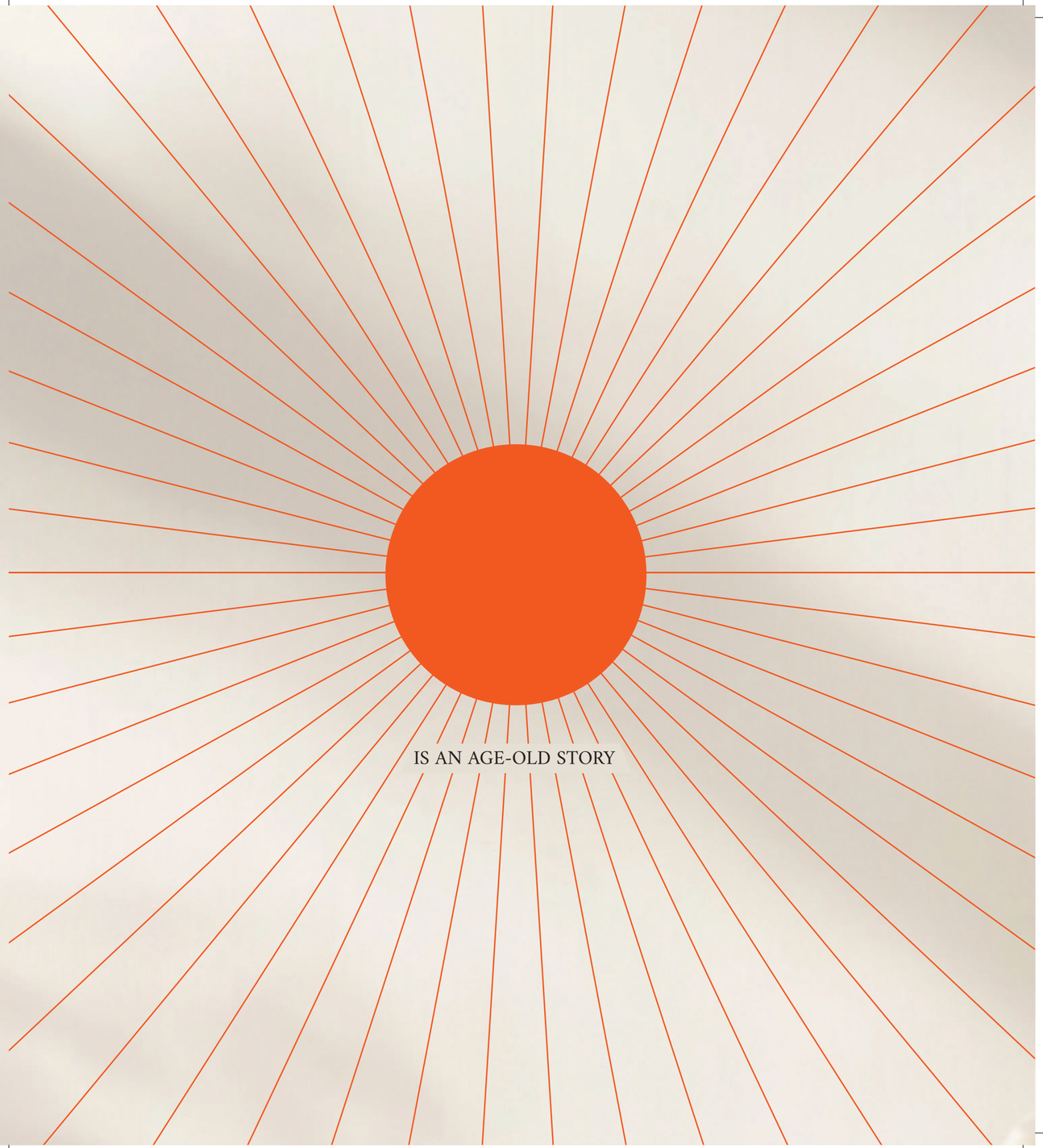
DISCLAIMER: This is not a legal document. The plans and photographs are conceptual and subject to change. The actual product shall vary according to the sole discretion of the developer. No claims shall be entertained by the developer depending on this material. Though the contents of the brochure have been compiled with the intention to provide information to the best of our knowledge, there may be some changes from time to time which may not reflect on the brochure. While enough care is taken by the developer to ensure that the information on the brochure is up to date and accurate, the users are advised to verify designs, plans, specifications, facilities, features, etc. with our team.

VALENCIA
EVERY SIDE SUNNY-SIDE

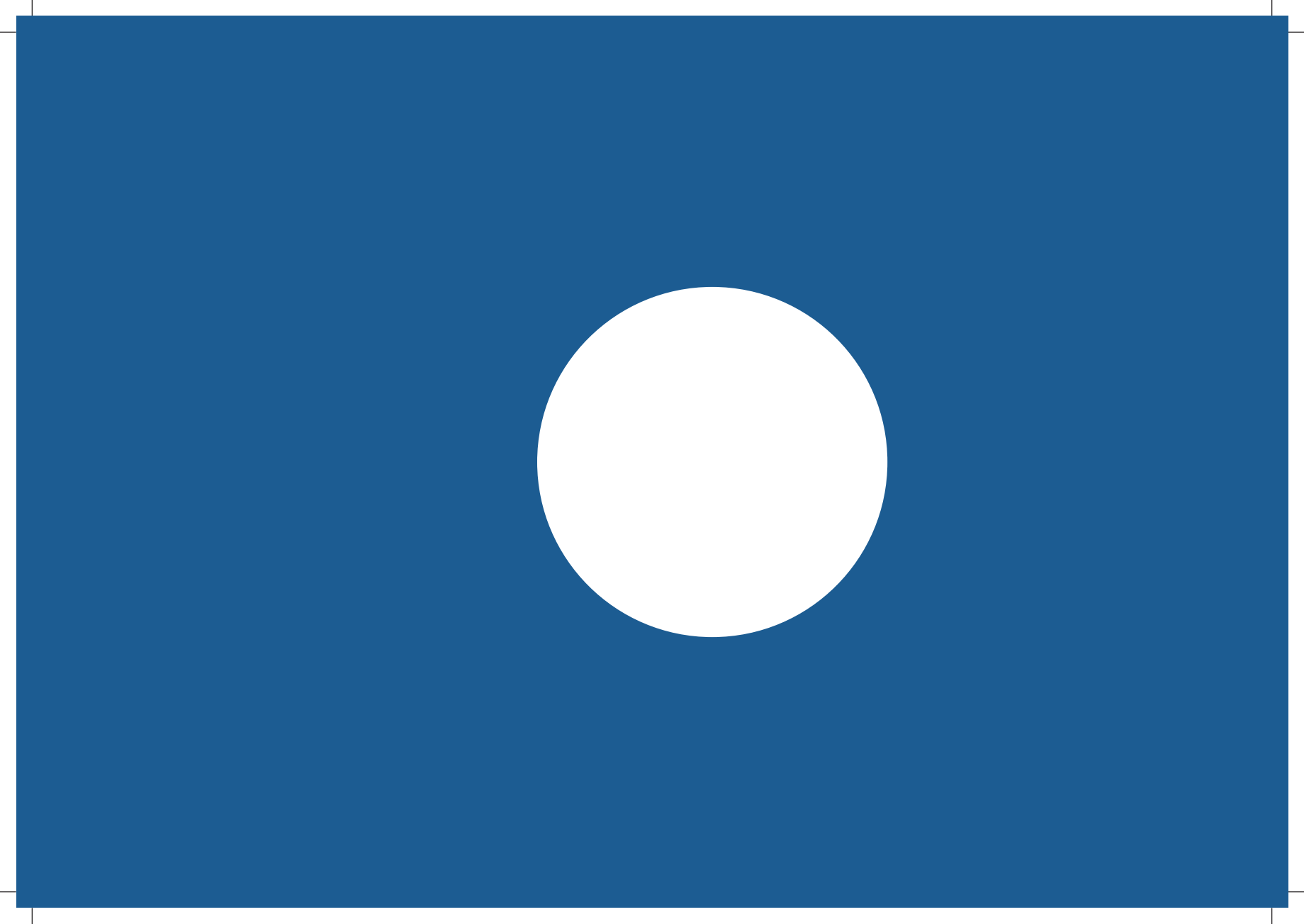
PRIDE worldcity®
THE ADDRESS OF YES



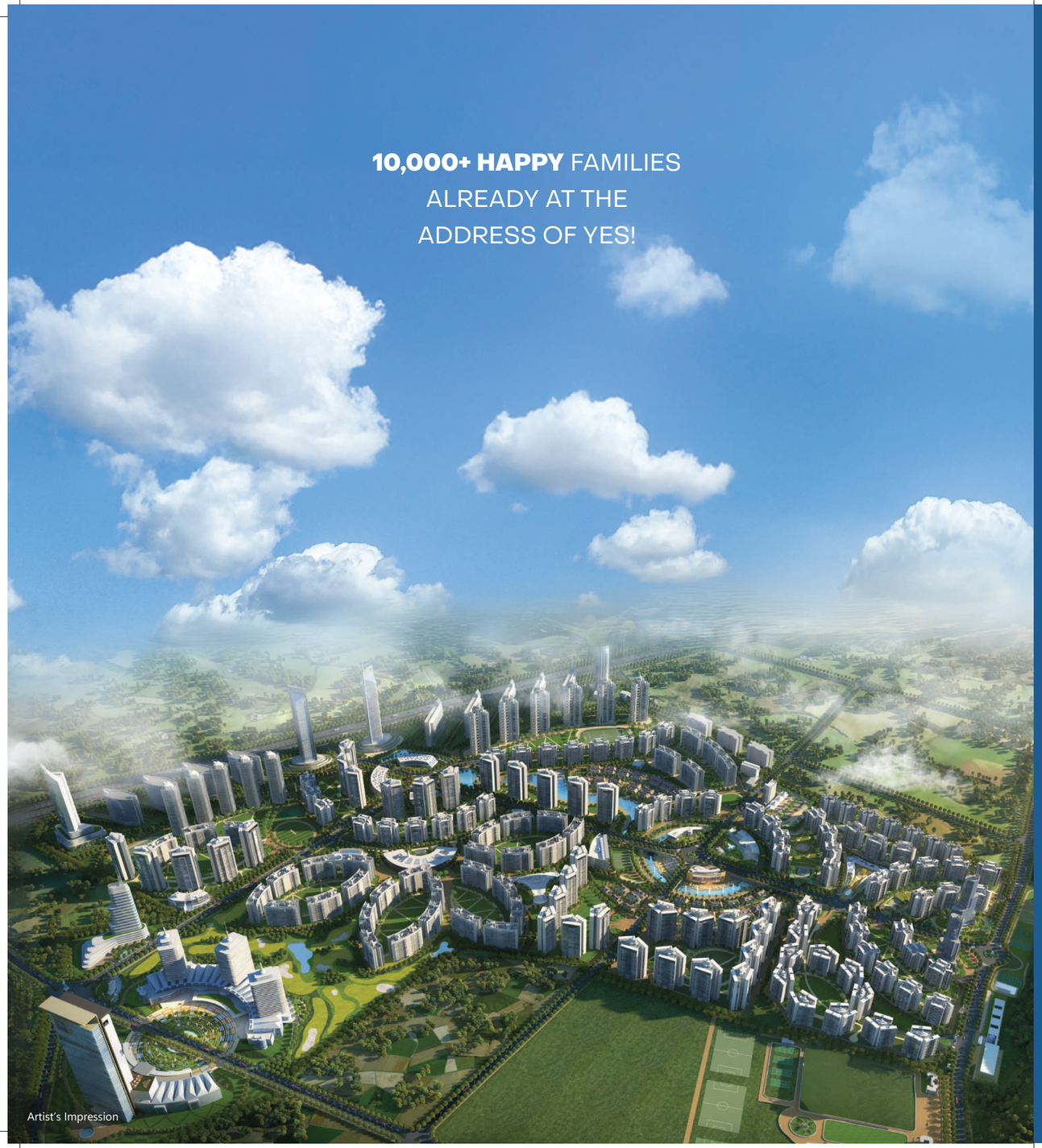
OUR FRIENDSHIP



WITH THE SUN



10,000+ HAPPY FAMILIES
ALREADY AT THE
ADDRESS OF YES!



Artist's Impression

PRIDE worldcity®

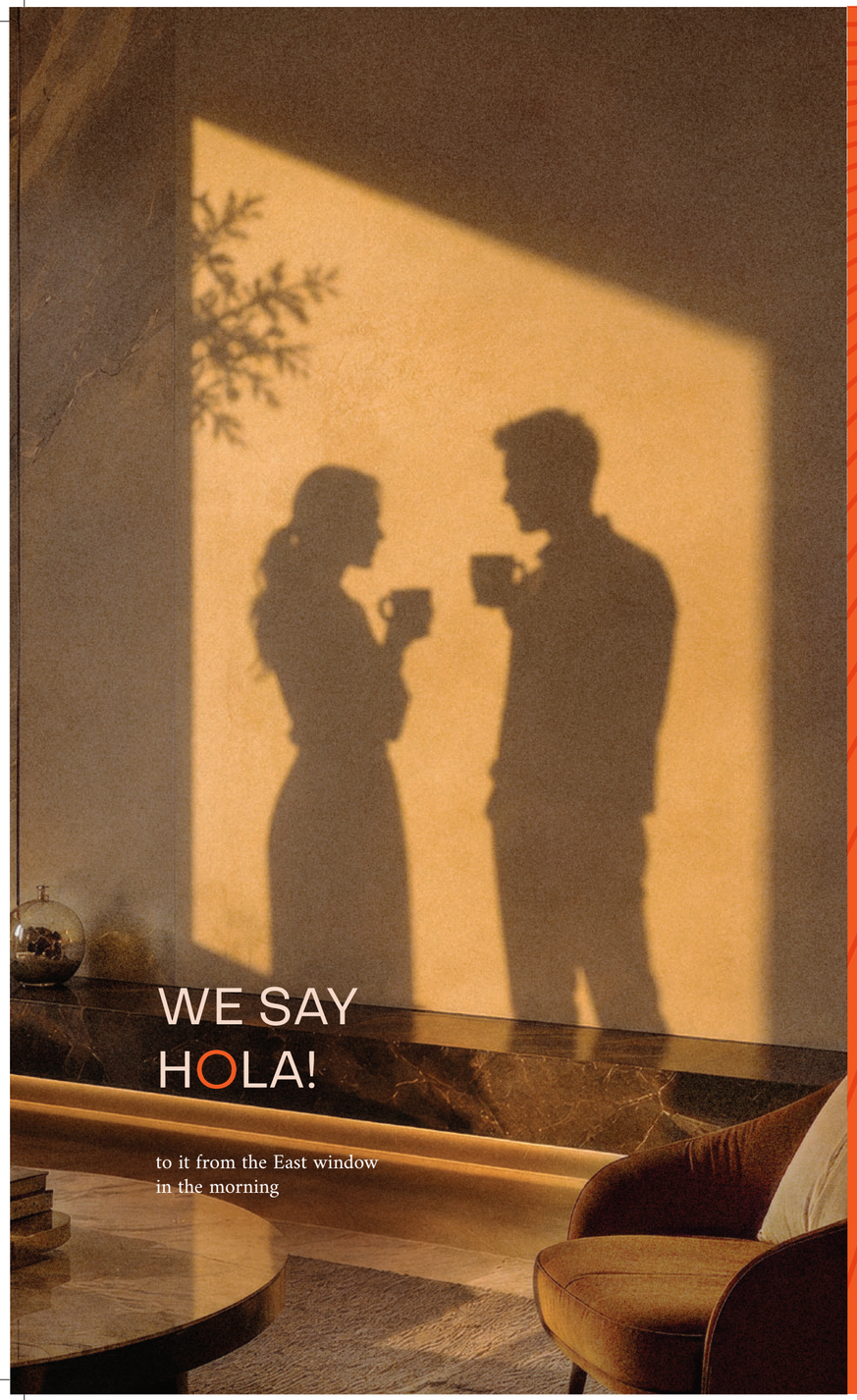
THE ADDRESS OF YES

A sprawling 400-acre destination, Pride World City brings together exceptional residences, education, workplaces, healthcare, shopping, recreation and leisure, all within one thoughtfully planned world.

Designed for a life without compromise, it brings everything you need closer, easier and better.

Already home to thousands of happy smiles, it continues to set new benchmarks for integrated living.

Welcome to Pride World City. The Address of Yes.

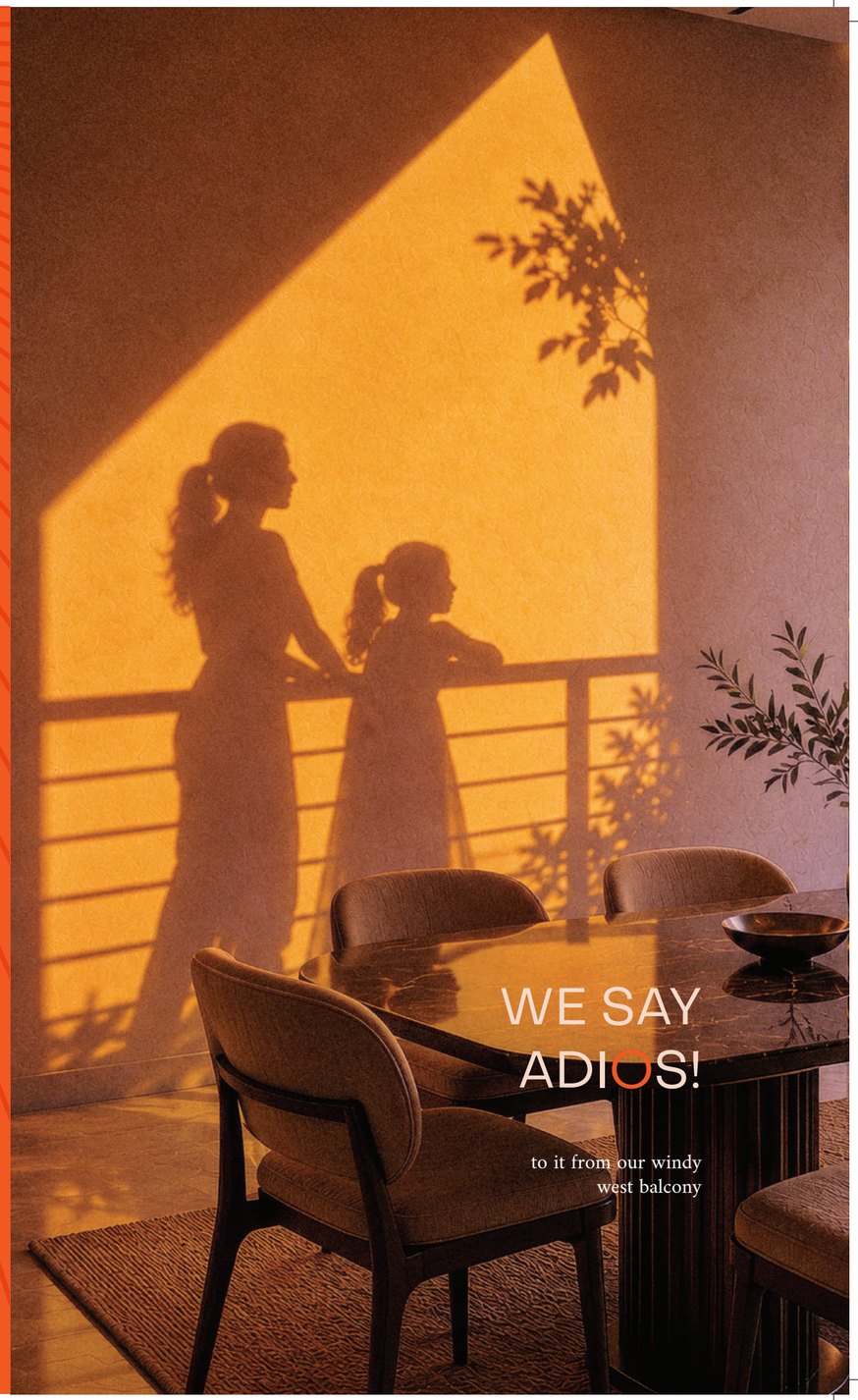


WE SAY
HOLA!

to it from the East window
in the morning

WE SAY GRACIAS!

As we catch each radiant ray
throughout the day



WE SAY
ADIOS!

to it from our windy
west balcony


We belong to
the brighter
side of life

HOLA! VALENCIA

EVERY SIDE **SUNNY-SIDE**

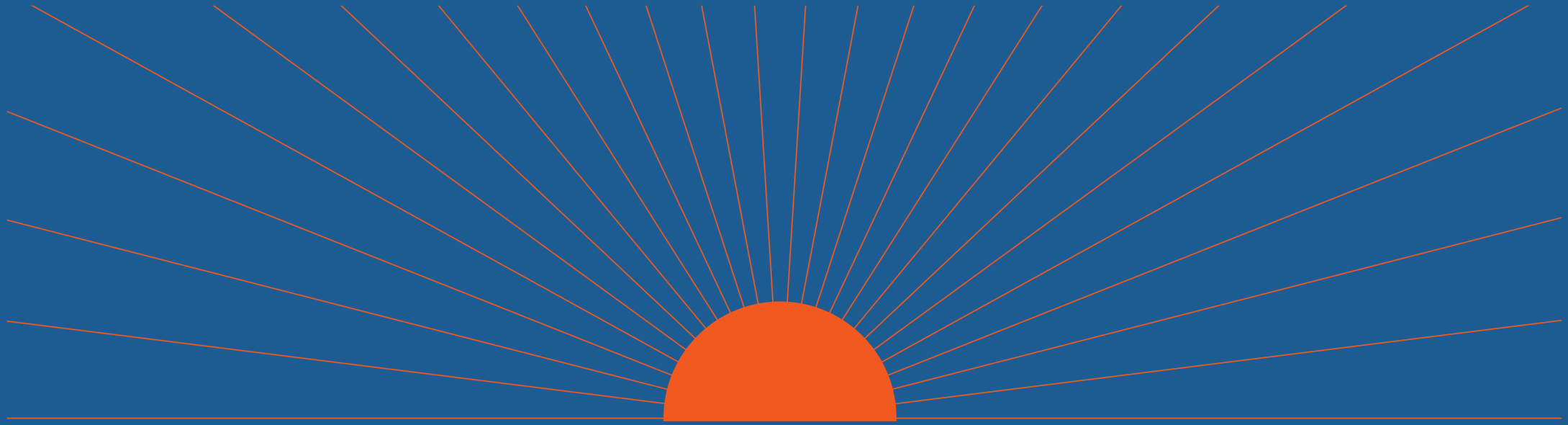
Welcome to a Sunkissed lifestyle at Pride World City in Charholi, Pune. Enveloped by life's finest conveniences and luxuries as part of the 400-acre Pride World City, Valencia will be the latest addition to the address of Yes!

Rising 26 floors above ground, this Mediterranean-inspired living welcomes the sun all day, with East-West open apartments.

Soak in sunny stories at Pune's brightest lifestyle.



Artist's Impression



BUENOS DIAS TO THE LIGHT OF YOUR LIFESTYLE

26 STOREY SUNLIT LIVING

2 & 3 BHK SUN SMEARED APARTMENTS

2-TIER LUMINOUS CLUB



A SLICE OF SUNNY SPAIN IN PUNE'S OWN BACKYARD

Dear Patron,

The best thing about life is that it's dynamic!

For years, homes have been designed around walls, rooms and square footage. Yet what truly defines a home is often what cannot be measured. The morning light that gently wakes you. The breeze that finds its way through every corner. The changing sky that reminds us every day is a new beginning.

These simple experiences have become life's greatest luxuries and that belief inspired Valencia.

Where homes remain open to the journey of the sun, welcoming light from dawn to dusk.

As part of the larger vision of Pride World City, Valencia brings together thoughtful planning, everyday convenience and a lifestyle inspired by the warmth and ease of the Mediterranean, creating a neighbourhood where every day begins brighter and ends beautifully.

Because when a home is designed around light, life naturally finds its brighter side.

Say HOLA to sun-side living.

Arvind Jain
MD, Pride Group



KEY LOCATIONS OF PMC

- VIMAN NAGAR 7.8 KM
- KALYANI NAGAR 10.4 KM
- WAGHOLI 11 KM
- YERWADA 11.1 KM
- KOREGOAN PARK 12.2 KM
- KHARADI 13 KM
- KHADKI 13.8 KM
- BUND GARDEN 14.1 KM
- SHIVAJI NAGAR 15 KM
- MAGARPATTA 15.8 KM

KEY LANDMARK

- PHOENIX AVENUE OF STARS 9.2 KM
- EON IT PARK 12 KM
- CYBER CITY 18 KM
- COMMERZONE 10 KM
- PUNE AIRPORT 5.9 KM

KEY LOCATIONS OF PCMC

- BHOSARI MIDC 11 KM
- CITICARE HOSPITAL 16 KM
- VIBGYOR ROOTS AND RISE 19 KM
- ELPRO INTERNATIONAL SCHOOL 20 KM
- ELPRO CITY SQUARE 20 KM
- P.C.M.C MULTISPECIALITY HOSPITAL 20 KM

WHEN THE WORLD CALLS, VAMOS!



ROAD

Seamlessly connectivity
to Pune & PCMC

Nagar Road

20 MINS

Nashik Highway

25 MINS

Pune Ring Road - Direct /
upcoming connectivity



METRO

Ramwadi Metro

20 MINS

Bhosari Metro

25 MINS



AIRPORT

Pune International Airport

20 MINS



RAIL

Pune Railway Station

30 MINS



PRIDE
worldcity®

THE ADDRESS OF YES

EVERY DAY,
MÁS CONNECTED

8:00 AM — GROW

SCHOOLS · LEARNING

Global Indian International School – within PWC

Lexicon International School – 15 mins

9:30 AM — ACHIEVE

WORK · BUSINESS

Pride Tech Park – within PWC

Commerzone – 24 mins

World Trade Centre – 30 mins

EON IT Park – 37 mins

Gigaspace – 39 mins

1:00 PM — PAUSE

FOOD · COFFEE
EVERYDAY CONVENIENCE

Citrus, Club Charholi – within PWC

Town Plaza – within PWC

Viman Nagar – 20 mins

Kalyani Nagar – 25 mins

4:30 PM — PLAY

ACTIVE · SPORTS

Learning Centre – within PWC

6:30 AM — START

FITNESS · RECREATION · WELLNESS
(WITHIN PROJECT)

Jogging - 0 mins

Workout - 0 mins

Yoga - 0 mins

Cycling - 0 mins

6:30 PM — UNWIND

SHOPPING · DINING · ENTERTAINMENT

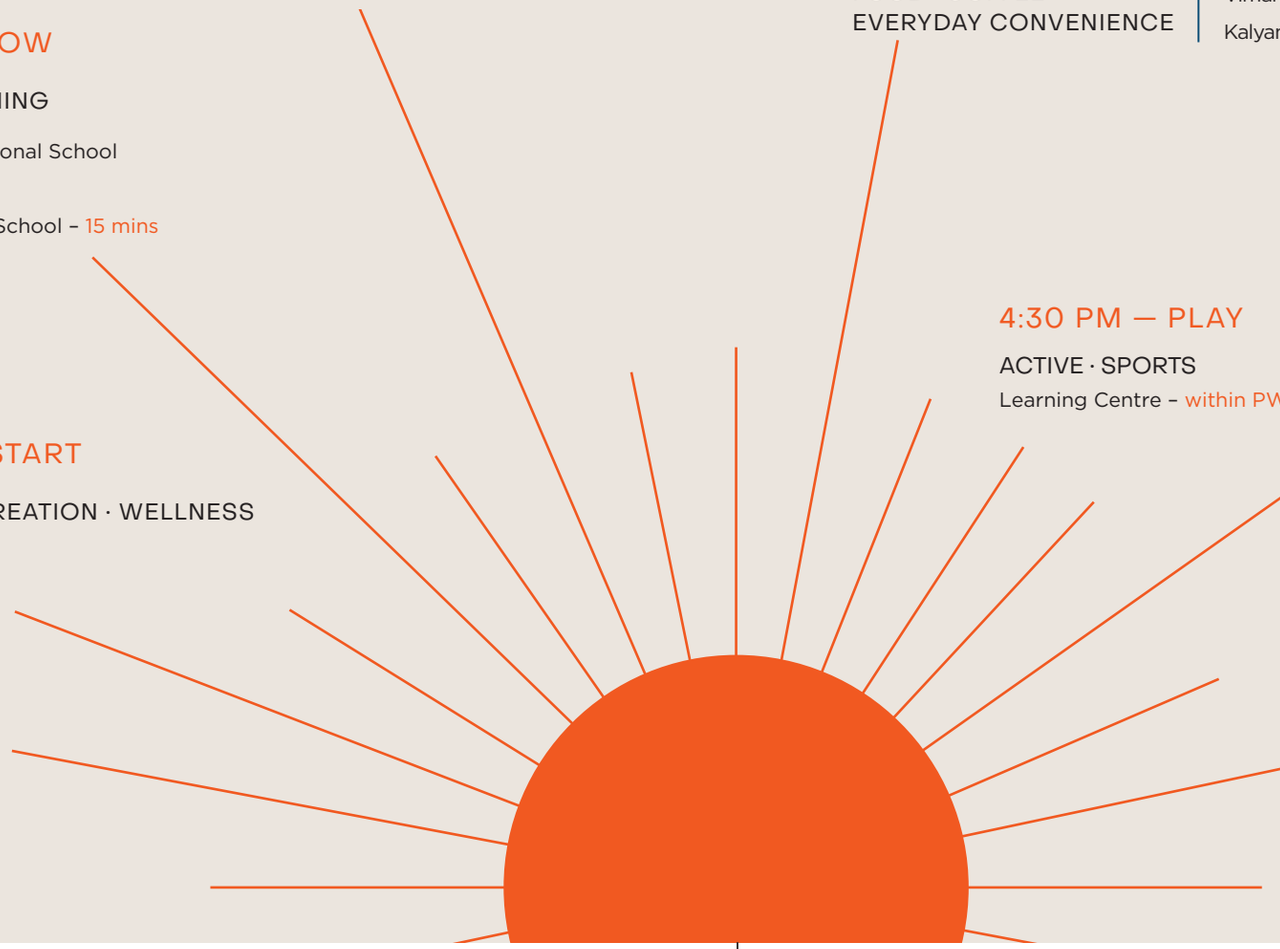
Viman Nagar – 20 mins

Kalyani Nagar – 25 mins

Koregaon Park – 30 mins

Shivaji Nagar – 30 mins

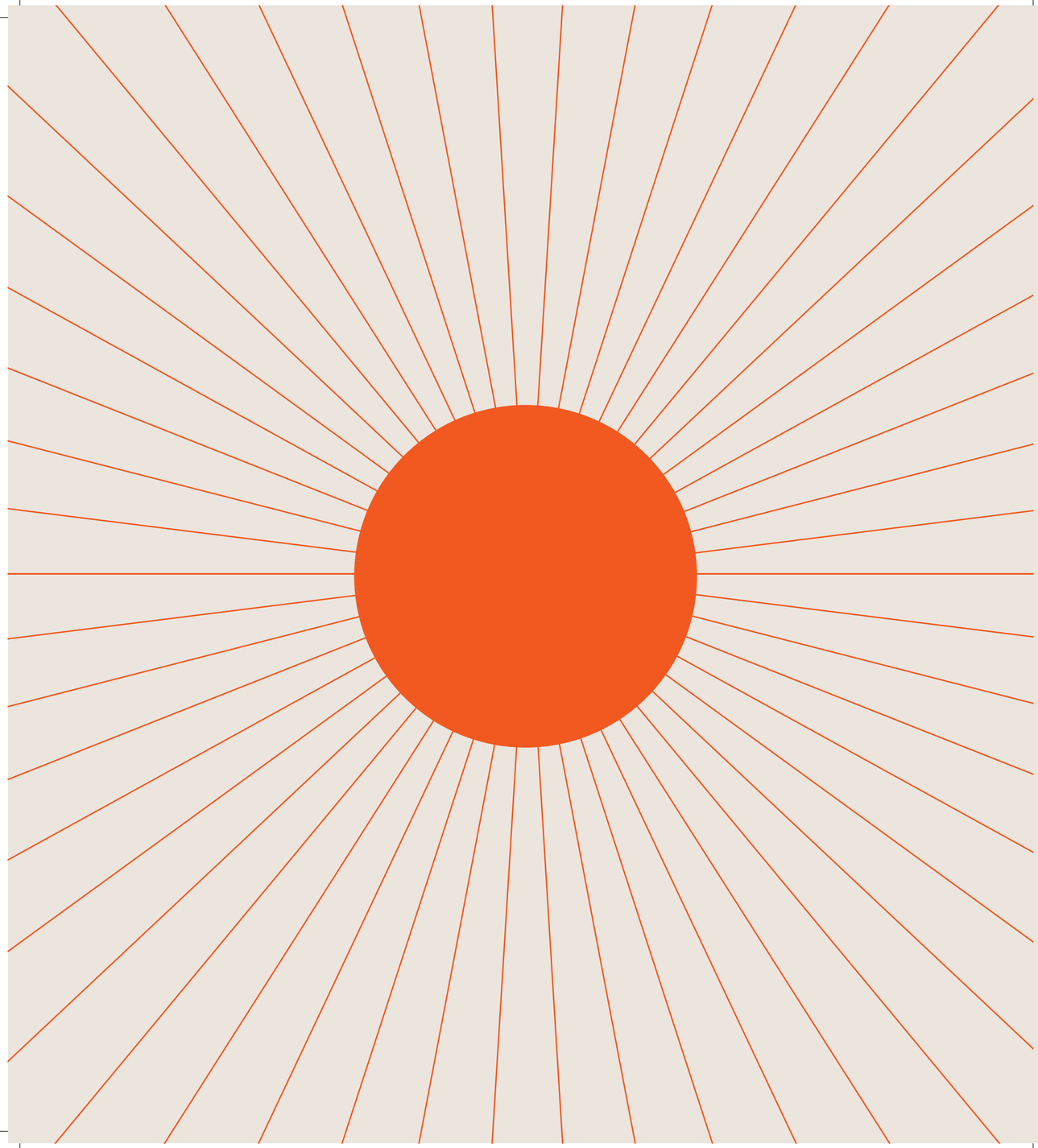
Phoenix Avenue of Stars – 25 mins



*T&C Apply



Artist's Impression



DESIGNED TO BRING THE SUN INTERNO AND ENERGY OUTSIDE

The finest architecture often goes unnoticed.
You don't admire it. You simply feel it.

A home that's naturally bright.
A room that's always airy.
Spaces that breathe with the day.
That is what guided every decision at Valencia.

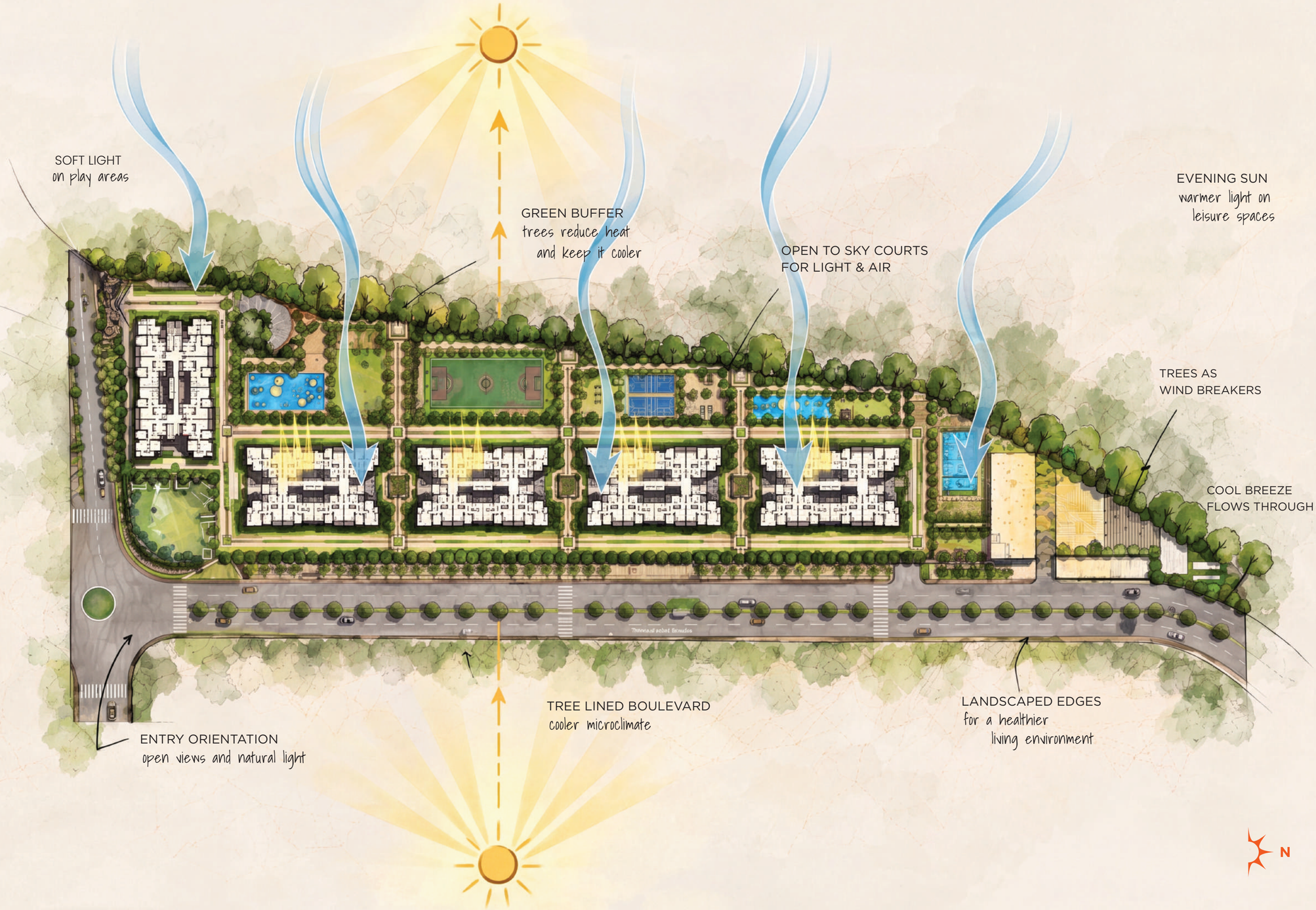
From its east-west orientation to its open planning, every element has been designed to work with nature, not against it.

It's a rare way to build. Even rarer to live in.

- Principal Architect

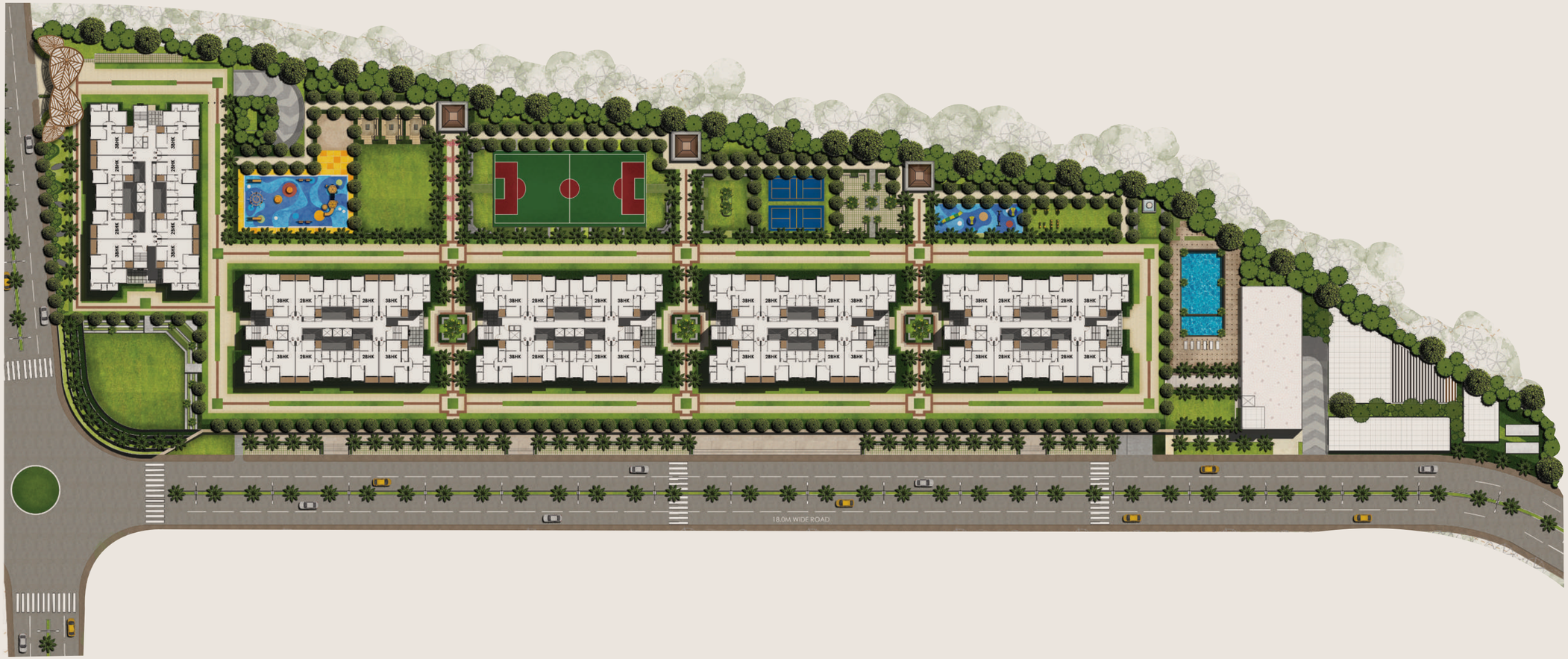
DESIGNED AROUND THE SUN. OPEN TO THE BREEZE.

TWO NATURAL FORCES SHAPE THE WAY VALENCIA LIVES.



*Conceptual illustration for representation purpose only

MASTER PLAN



1. Entrance Pavilion
2. Security Cabin
3. Hammock/Swing Garden
4. E-Commerce 2 Wheeler Parking
5. Building Entrance from E-Deck
6. Basement Entry Ramp
7. Herbal Garden
8. Forest Trail
9. Sandpit
10. Children's Play Area
11. Bonfire Court
12. Festive Lawn
13. Festival Pavilion
14. Biodiversity Park
15. Tiered Spectator Seating
16. Muga Court
17. Walking/Jogging Track
18. Gazebo Seating
19. Fruit Orchard
20. Senior Citizen's Plaza
21. Pickle Ball Courts
22. Youngster's Plaza
23. Reading Pavilion
24. Toddler's Play Area
25. Yoga/Open Gym Area
26. Sculpture Garden
27. Butterfly Garden
28. Swimming Pool Deck
29. Swimming Pool
30. Kids' Pool
31. Clubhouse
32. Party Lawn
33. Supermarket/Departmental Store
34. Service Yard
35. Exit Gate
36. Retail Open Parking
37. Retail Plaza
38. Chit Chat Plaza
39. Retail 2 Wheeler Entry
40. Amphitheatre/Open Lawn
41. Step Plantation
42. PWC Sign Structure

N



Signature Arrival Gateaway

Artist's Impression



HOLA! VERDE AND A UNIVERSE OF GREENS

Life blossoms where the sun shines bright, and Valencia is living proof of it. The range of greenery and lushness expands across the spectrum of leisure to eco-conservation and everything in between.



Artist's Impression



Artist's Impression

Kids' Play Area

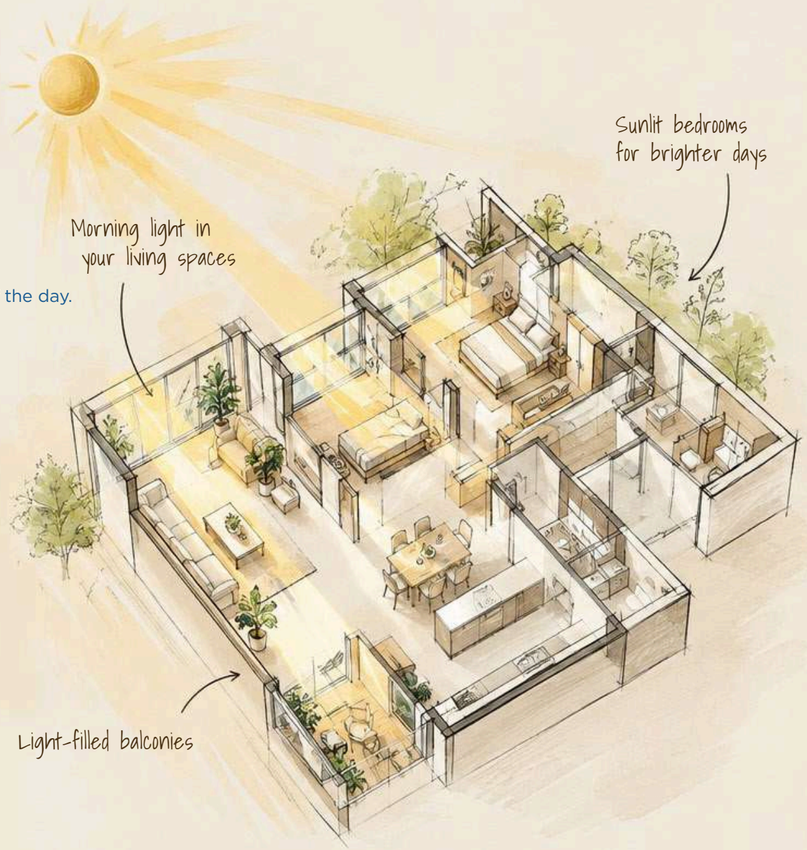


HOLA! SUNSHINE, WINDS AND VASTU POSITIVO LIVING

Ah! The mediterranean life. The sun sparkling on your face, the breeze moving through your hair, the smell of warmth and greenery blooming all around. The Valencia lifestyle has been enclosed indoors, only to witness your favourite moments.

SUN PATH

SUNRISE - EAST
SUNSET - WEST
Open to either end of the day.



SUNLIGHT



WIND PATH

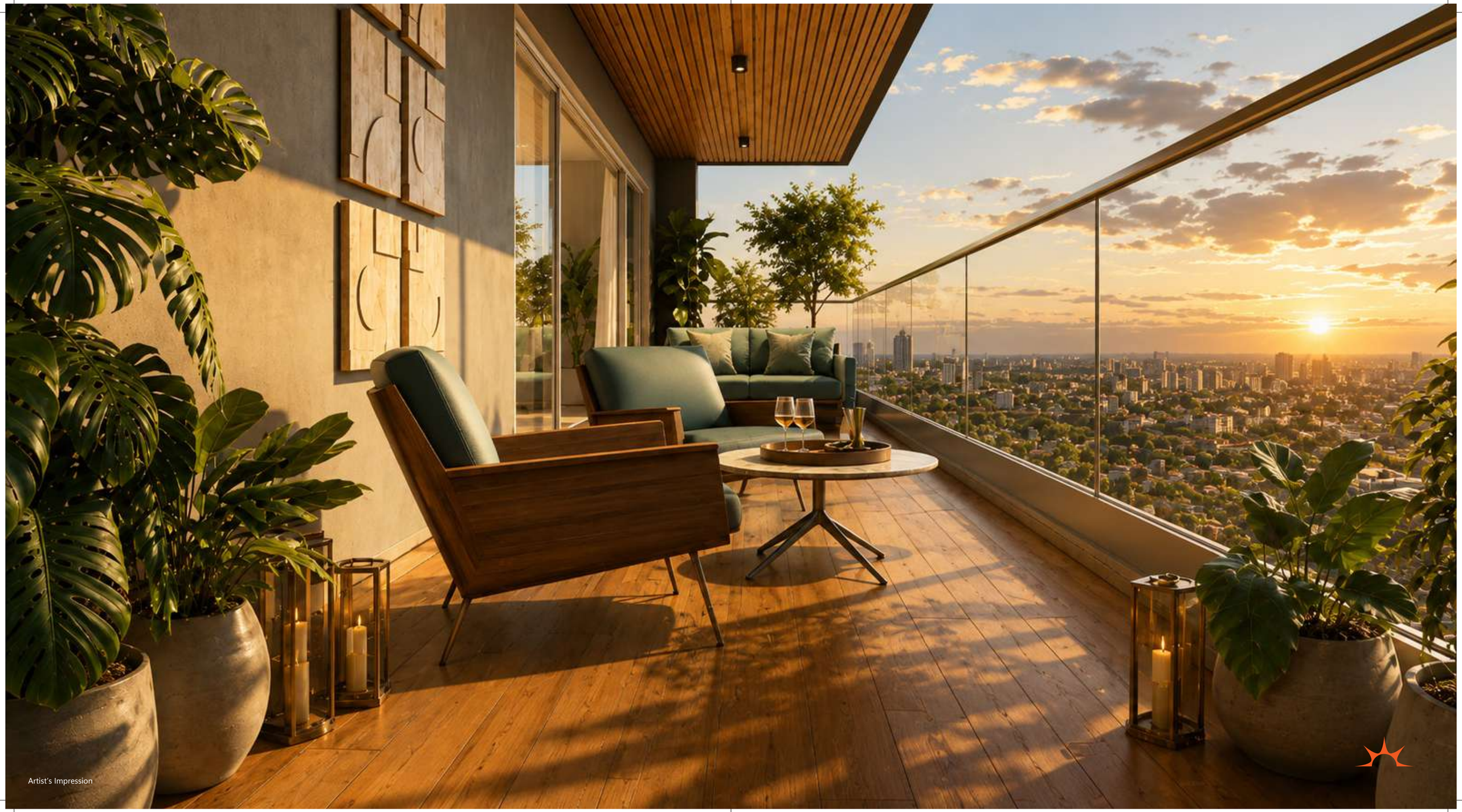
Pune's prevailing winds are predominantly from the west and west-southwest, with seasonal variations.

VENTILATION

*Conceptual Illustration for representational purpose only. Not an actual layout.

2 and 3 BHK well-lit and
well-ventilated living spaces

Homes ranging
817 sq. ft to 1113 sq. ft



Artist's Impression



Hola! Active Living

Chasing adrenaline that says 'vamos'

Here, the active life is powered by the sun and it's energy is red hot.



Walking Track

Artist's Impression



Viva la vida!

Life, Beautifully Shared

Entertainment experiences are handpicked and rarefied at the Club Valencia



Artist's Impression

Club House



Swimming Pool

Artist's Impression

TYPICAL FLOOR PLAN

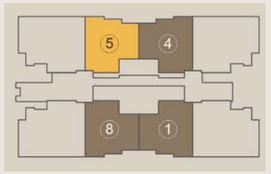


Flat Type	Flat No.	RERA Carpet	Balcony	Dry Balcony	Encl. Balcony	U.R.C.A. E=A+B+C+D
2 BHK	01, 04, 05, 08	641	47	27	102	817
3 BHK	02, 03, 06, 07	962	51	31	69	1113

All areas mentioned are in Sq. Ft

N

UNIT PLAN 2 BHK

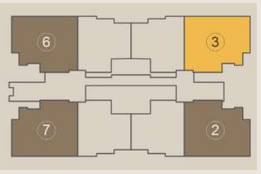




Flat Type	Flat No.	RERA Carpet	Balcony	Dry Balcony	Encl. Balcony	U.R.C.A. E=A+B+C+D
2 BHK	01, 04, 05, 08	641	47	27	102	817

All areas mentioned are in Sq. Ft

UNIT PLAN 3 BHK





Flat Type	Flat No.	RERA Carpet	Balcony	Dry Balcony	Encl. Balcony	U.R.C.A. E=A+B+C+D
3 BHK	02, 03, 06, 07	962	51	31	69	1113

All areas mentioned are in Sq. Ft

PREMIUM **FÁCIL**
AT THE SUNNY
SIDE OF LIFE



Smart Digital Security Lock on Main Doors

24/7 CCTV

Smart Visitor Management System

RFID Access Control System

Boom Barrier

SOS Button

SPECIFICATIONS

W E

Flooring & Tiles

- Vitrified tile flooring in all rooms(Except Master Bedroom)
- Laminated wooden flooring in master bedroom
- Matt finish tiles for bathroom flooring & balcony flooring
- Dado up to 7 ft height in bathrooms
- Dry balcony – Matt finish tiles for flooring and wall cladding up to parapet level

Electrical Fittings

- Concealed copper wiring with circuit breakers
- Branded electrical switches in all flats (Legrand or equivalent)
- Provision for electrical point for inverter
- TV & telephone points in living room and master bedroom
- Provision of AC point in all bedrooms and living room

Kitchen

- Granite kitchen platform with S.S sink and provision for Aquaguard inlet
- Semi-modular kitchen cabinet for below & above platform and also for service counter
- Gas hob & chimney of Faber / equivalent
- Piped gas system of MNGL for each flat
- Inlet & outlet provision for washing machine (in dry balcony)

Safety & Convenience

- Smart Home switches / touchscreen main switches in all rooms
- Digital lock on main door - Yale or equivalent
- Video door phone with color screen in each flat
- Automatic lifts with SS finished car interiors
- Fire fighting system inside the flats
- Smoke detection alarm system inside the flats

Bathroom & Fittings

- Branded CP fittings in all bathrooms (Jaquar / Grohe or equivalent)
- Branded sanitaryware in all bathrooms (Toto / Kohler or equivalent)
- Fixed glass partition for shower area in attached toilet
- Mirrors above the wash basin in all toilets
- Vanity for wash basin in all toilets
- False ceiling in all toilets
- Exhaust fan in all toilets
- Toilet paper holder in all toilets
- Bathroom towel rack in all toilets
- S.S niche for shower area in all toilets

Hot Water Provision

3 BHK :

- Instant water heater (Geyser) in Master Toilet
- Solar hot water in Children's Toilet
- Provision for Geyser in Common Toilet

2 BHK :

- Instant water heater (Geyser) in Master Toilet
- Solar hot water in Common Toilet

Paints

- Oil-bound distemper paint for internal walls & ceilings
- Exterior texture finish with acrylic paint

Structure & Walls

- RCC structure in aluminium form work
- Internal walls finished in gypsum

Doors & Windows

- Veneer-finished & melamine polished main door for all flats
- Laminated doors for all bedrooms & toilets
- Branded fittings for all doors
- Aluminium windows with aluminium / PVC mosquito nets in each flat
- Toilet windows - Aluminium louvered / Open able windows without mosquito net

Terrace & Dry Balcony

- Glass railing for balcony (except dry balcony)

COMPLETED PROJECTS



BROOKLYN

ATLANTIC
INSPIRED BY WORLD TRAVEL





Notting Hill



Global Indian International School



Club Charholi



MANHATTAN





KINGSBURY

Long Island



ONGOING PROJECTS



BOSTON

MONTREAL

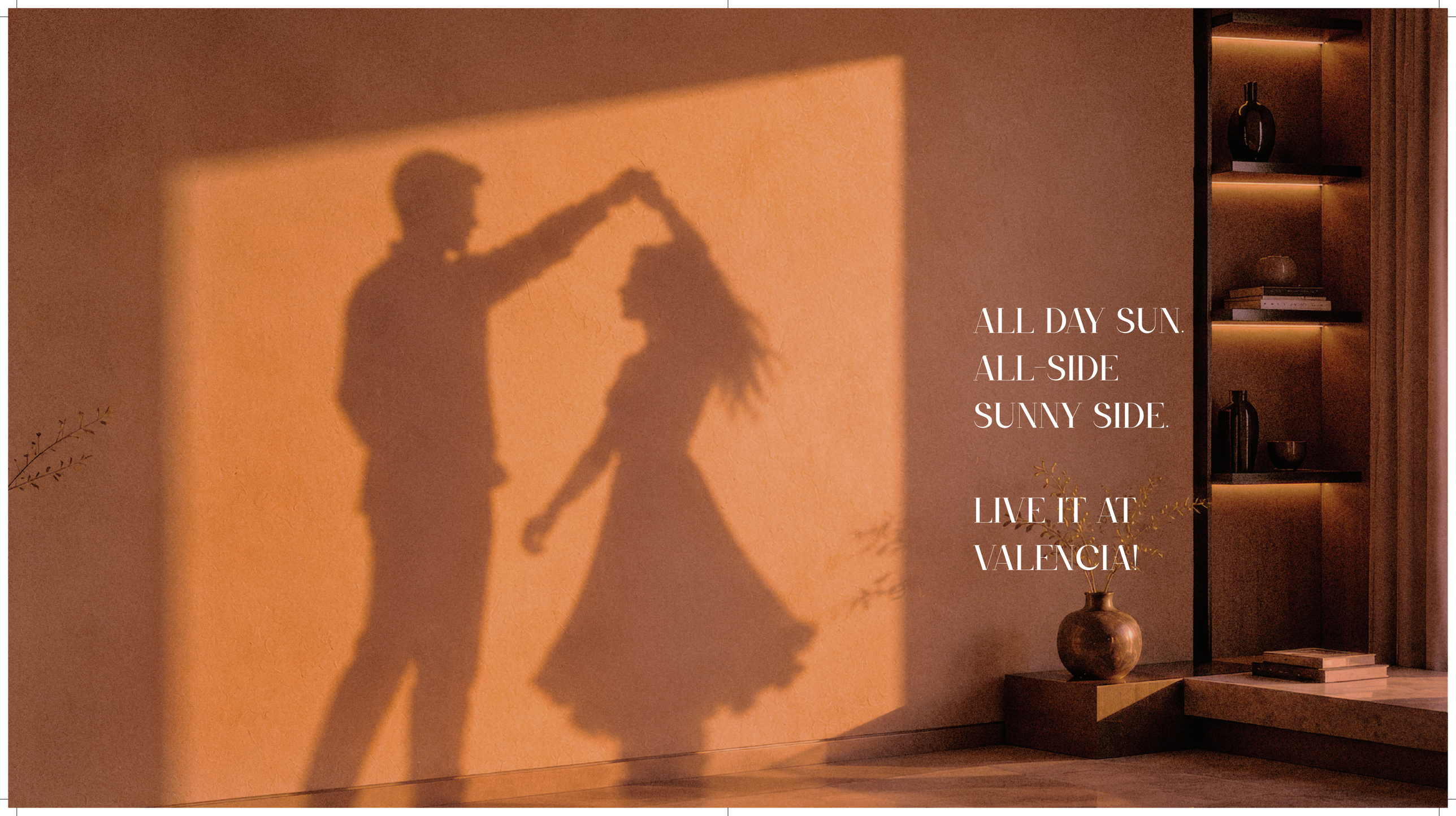




wellington

miami




ALL DAY SUN.
ALL-SIDE
SUNNY SIDE.
LIVE IT AT
VALENCIA!