



Gera's  
**ISLE ROYALE**  
Your island of peace



## Around your island of peace

Nestled amidst three hills on its south, east and west and the scenic Pashan Lake in the north, lies Bavdhan - your future address. This location has been carefully selected taking into account its many features, while keeping in mind that Gera's Isle Royale is being created as an island of peace.



## Bavdhan – a model of development

Over the years, Bavdhan has seen gradual growth in the form of planned development. The Commonwealth Youth Games, which took place in 2008, largely contributed towards its modernisation. It has plenty of new infrastructural developments such as wide roads, clean surroundings, and civic amenities. This has resulted in the development of many upmarket residential localities and entertainment zones.

Yet, Bavdhan maintains its old-world charm, bordered by nature and pristine surroundings. Strategically located on the NDA Road, it is one of the more secure neighbourhoods around. It is also close to Aundh and Kothrud – both well-developed suburbs. Bavdhan is free of illegal development and encroachment, and is also easily accessible from Mumbai.

### Strategically located

- 5 Major roads in the city meet at Chandni Chowk, a landmark close to Gera's Isle Royale
- The area is a preferred choice for academic and research institutes as well as new residential properties

### Easily accessible

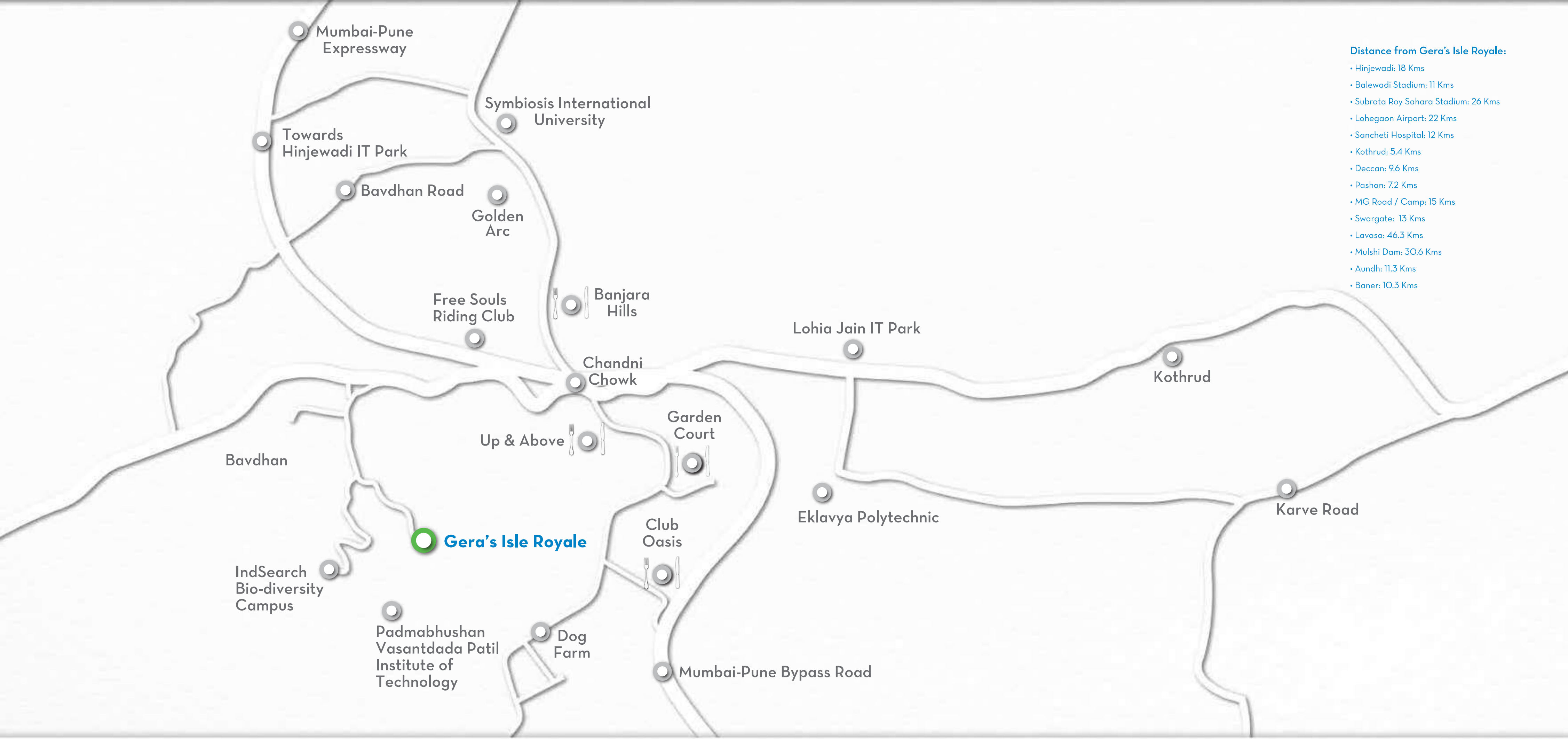
- Kothrud – 8 Minutes
- Mumbai-Bengaluru Highway – 2 Minutes
- Pune-Mumbai Expressway – 20 Minutes
- Hinjewadi (IT Hub) – 20 Minutes
- Senapati Bapat Marg / Deccan – 15 Minutes
- Shivaji Nagar – 20 Minutes
- Pune Railway Station – 25 Minutes

### Key connecting roads

- Paud Road: Connects Bavdhan to the biggest suburb of West Pune, Kothrud, as well as Deccan and the City. On the other side, it connects Bavdhan to a hill station and the Mumbai-Goa Highway (NH 17)
- Pashan Road: Connects Bavdhan to the North-western suburbs of Aundh and Baner along with the Pune University
- Mumbai-Bengaluru Highway (NH 4): Connects Bavdhan to the Western suburbs, Hinjewadi IT Park and Mumbai-Pune Expressway. On the other side, it connects Bavdhan to the suburbs of Kathraj and Kondhwa

# Location is everything

Gera's Isle Royale is centrally-located with easy access to all that Pune has to offer. While it remains secluded from the bustle of city life, you still have so much to do, in and around where you live. Gera's Isle Royale is situated at the end of the road with the forest behind. Which means, cars won't be buzzing nearby, except for those that are there to visit you. Such an ideal and placid location will indeed be hard to find.



## Make a grand entrance

Enjoy a royal welcome as you drive through the exclusive residents' entrance. Visitors are welcomed through a separate gate. While luxurious 40-foot and 30-foot driveways, complete with elegant street lights, take you right up to your doorstep.

Your guests enjoy parking too, with enough space for up to 40 cars. Each residence is equipped with an individual power back-up so that you are never left in the dark. They go a step further though, saving you on electricity bills in the long run. Even the community areas have back-up power, so that the entire property remains lit, even during blackouts. Central and individual underground water tanks ensure continuous water supply. While dual water pumps work tirelessly to provide you with RO-purified drinking water in every tap, round the clock.



## Welcome to the Club

No home today is complete without a world of recreation around it. Fortunately, you will find more than enough of it, at your residence at Gera's Isle Royale. The grand Club House, for instance, has been equipped with every conceivable pastime to give you endless hours of entertainment.

Tone your body at the Fitness Studio that houses state-of-the-art equipment. Need to flex your muscles? Trudge over to the squash court for a serious workout. Or simply exercise your mind at the library over an extensive collection of books and magazines. Maybe, play a game of chess or carrom. Or simply lounge at the Green Wall. Move over to the recreation hall and throw a late-night party for all your friends. There's so much to do here, you'll never feel like leaving.





## 8,500 sq. ft. of water therapy

Imagine stepping into cool blue waters on a really sultry day. Waters that run just outside your backdoor. Now imagine there's so much of it, that you can simply lose yourself in it.

At your home in Gera's Isle Royale, you will find a pool so large that every family here could jump in, and you would still have room for more. The 8,500 sq. ft. pool comes complete with a water treatment plant that ensures the freshest water at any time of the day or night. Built to international standards, the pool has cascade points where it flows in line with the landscape, creating a brilliant view from your window. And if you thought it looks grand by day, wait for the night. Spectacular underwater lighting creates an aura of peace and calm. Simply step in and wash away your day.



## Game on

Gera's Isle Royale defines itself as the island of peace. Which means, you don't have to leave home to enjoy life or pursue your passions. You'll find everything you need, including world-class tennis and basketball courts, right within your premises.

Built on an elevated platform, the Tennis and Basketball Courts are designed to match international standards. Enjoy a relaxed game of tennis every morning, with your neighbours. Or make it competitive with weekly basketball matches amongst the residents. You could even give an early start to your children and watch them turn into the Serenas and Jordans of tomorrow.

## The world around your home

The real beauty of a place like Gera's Isle Royale is that it has something to offer for every member of the family. Thoughtfully-designed, these features and facilities ensure that no one ever feels left out.

A landscaped garden adds to the beauty of the estate, while lending a helping hand to nature. The children's play area gives your kids infinite hours of fun, complete with ramps and slides. The Elders Corner is specially designed for the seniors in your family. It includes a path created out of soft grass to let them take evening walks, and special seating areas where they can enjoy beautiful sunrises and sunsets. Take your entire family to the Yoga / Meditation Centre for some added peace. Or host a party at the party lawn and let your hair down.





## A drop of luxury

When you return home after a hard day's work, nothing can be more relaxing than taking a dip in your own private pool – right inside your home. Another thoughtful luxury provided to you at your residence at Gera's Isle Royale.

Aptly titled the Moonlight Dip, your pool gives your family the pleasure of taking a swim any time they choose. You could even entertain guests, or host a pool-side brunch. Or simply step in and while away hotter days, as soft music plays in the background. Complete with underwater lighting and an independent treatment plant, the pool is totally self-sufficient. Nothing comes close to this level of comfort.



## Welcome to the future

Switch on the AC. Turn off the TV. Dim the lighting according to your mood. Open the drapes. Lock the entire house with a single touch. All from the comfort of your couch. This is the future of fine living. And you'll be one of the first to enjoy it. All you will need is your Smartphone or Tab.

The advanced autonomous home control system lets you control 5 appliances from your pool, your bedroom, or wherever you are. You simply need to install the special app that we have developed exclusively for your residence at Gera's Isle Royale. The module uses state-of-the-art technology built into your household equipment, so that you can operate the features you want with just a touch. You can even preset it to your liking so that it anticipates your mood and does your bidding. Life doesn't get any better.

## The home you'll never want to leave

With all the grandeur that Gera's Isle Royale offers, it is your home that is bound to impress you the most. Paying attention to the tiniest details, your residence is designed to deliver everything you would ever need.

Set foot on imported marble flooring, finely polished to make you feel like you're in the lobby of a star hotel. Fully air-conditioned, your villa or apartment offers you all-weather comfort. Wooden flooring adds to the charm of each bedroom, giving you that cabin-like feel. With WiFi reaching every nook and corner, you will never stay out of touch. Special attention has been paid to every furnishing and fitting, with the best brands adorning your home, including Korian Tops in the kitchen, Kludi CP, and Toto Sanitary Fittings. For a really special treat, step into your master bathroom and take a dip in your private jacuzzi. The Maple and Wisteria villas boast an additional jacuzzi in their backyards.





## World-class security for your world

A home so unique deserves security to match. Which is why, your residence at Gera's Isle Royale comes equipped with a host of security features that are truly top-of-the-line. Giving you superior safety, even while it makes a statement.

A world-class gated security system, with cameras and trained guards, ensures that every non-resident is screened before being let inside. Taking it a step further, there are separate entrances for residents and guests, so that you are never needlessly made to wait. Security personnel maintain round-the-clock vigil on the estate to let you enjoy sound sleep, while a state-of-the-art Guard Monitoring System keeps a watch over them. Indoors, you have even greater protection with a Video Door Phone, Intrusion Sensors, Gas-leak Sensors, Heat Sensors, Auto Dialer & Hooter, and a Panic Switch. All, so that you enjoy complete peace of mind.



## 5 Years peace of mind

Gera Developments Pvt. Ltd. is the first and only company in India to offer a Warranty on real estate. And it has been doing so for well over a decade. The 5-year Warranty contractually reaffirms their commitment to customer satisfaction and is a testament to their faith in their construction work, quality, materials and designs. The Warranty includes preventive maintenance and repairs.

### Preventive Maintenance

Preventive Maintenance ensures that you do not have to worry about anything if you purchase a property from Gera. It guarantees hassle-free functioning of all plumbing and carpentry work, and a detailed electrical check and audit of electrical installations on the property. This includes pre-emptive action wherever necessary, which will prolong the life of your property. On an annual basis, the following service and maintenance procedures are carried out:

- CARPENTRY - PREVENTIVE MAINTENANCE
- ELECTRICAL - DIAGNOSTIC WORKS
- PLUMBING - PREVENTIVE MAINTENANCE
- BATHROOM TILES
- RE-PAINTING

### Repairs

In the rare event that something does need repairs as a result of improper installation, or supplies, Gera Developments Pvt. Ltd. will replace / repair the same, as per due process. These include:

- ELECTRICAL
- PLUMBING
- CARPENTRY

Gera's 5-year Warranty ensures that you enjoy complete convenience, security, quality and above all, peace of mind. All with just one phone call.

To know more, please visit [www.gera.in](http://www.gera.in)

Satellite view of Gera's Isle Royale



## 2D Master Plan

Villa type	Configuration	Number	Carpet area (in sq. ft.)
Maple Villas	5 1/2 bedroom + gym/home theatre room	12 - 22, 25, 26, 35 & 36	4,255 sq. ft onwards
Wisteria Villas	5 1/2 bedroom + gym/home theatre room	5 - 11, 23, 24, 27 & 28	4,255 sq. ft onwards
Dahlia Villas	3 1/2 bedroom	1 - 4 & 29 - 34	2,707 sq. ft onwards
Verbena High-rise Residences	4 1/2 bedroom	A & B	2,355.15 sq. ft onwards
Soon to be launched	-	C	Soon to be launched





Maple & Wisteria Villas

## Lower Ground Floor Sectional View



## Lower Ground Floor Plan

- A. Passage (7' 10" x 6' 10")
- B. Private Elevator
- C. Store (12' 1" x 2' 11")
- D. Grandparents' Suite (11' 4" x 17' 0")
- E. Walk-in Closet (5' 9" x 11' 9")
- F. Bath (5' 5" x 11' 5")
- G. Home Theatre (11' 6" x 13' 0")
- H. Utility (5' 1" x 11' 9")
- I. Maid's Room (5' 3" x 9' 1")
- J. Toilet (3' 7" x 5' 2")
- K. Backyard Garden
- L. Garden Deck
- M. Garden
- N. Parking
- O. Parking

Ground Floor Sectional View



Ground Floor Plan



- A. Passage (11' 2" x 6' 0")
- B. Kitchen (11' 5" x 11' 6")
- C. Dining (11' 6" x 17' 0")
- D. Double-height Courtyard (11' 2" x 12' 9")
- E. Living (14' 7" x 16' 10")
- F. Powder Room (5' 1" x 5' 7")
- G. Private Elevator

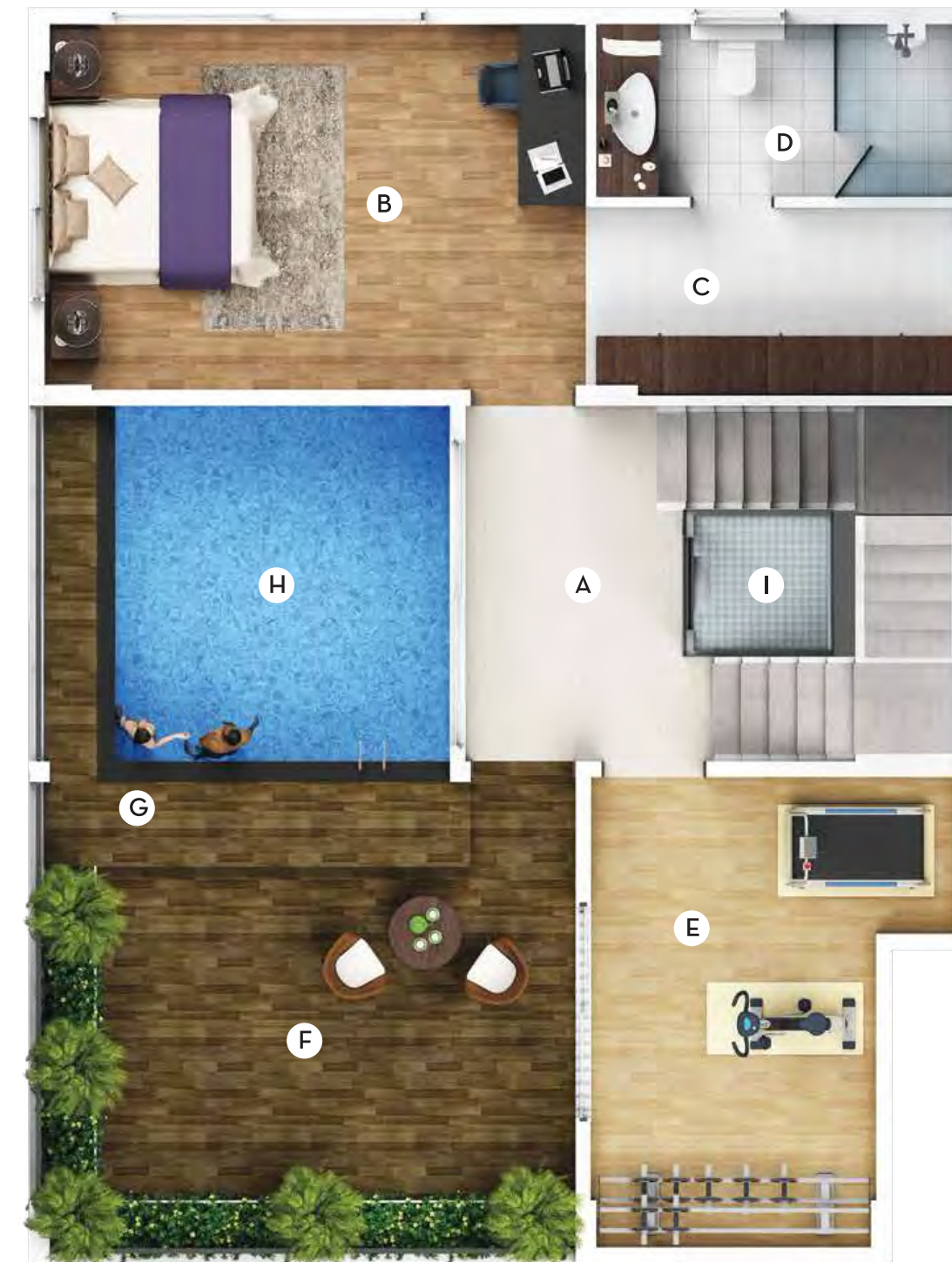
## First Floor Sectional View



## First Floor Plan

- A. Passage (11' 2" x 5' 2")
- B. Master Suite (14' 9" x 17' 0")
- C. Walk-in Closet (6' 3" x 9' 1")
- D. Bath (8' 2" x 8' 9")
- E. Kids' Suite (11' 6" x 17' 0")
- F. Walk-in Closet (5' 9" x 11' 9")
- G. Bath (5' 5" x 11' 5")
- H. Private Elevator

## Second Floor Sectional View



## Second Floor Plan

- A. Passage (11' 2" x 6' 0" )
- B. Guest Suite (11' 6" x 17' 0" )
- C. Walk-in Closet (5' 11" x 11' 9" )
- D. Bath (5' 5" x 11' 5" )
- E. Gym (14' 9" x 8' 11" )
- F. Sundeck with Pergola (14' 7" x 16' 8" )
- G. Elevated Sundeck
- H. Moonlight Bathing\*
- I. Private Elevator

\*Only in Maple Villas



Dahlia Villas

Lower Ground Floor Sectional View



Lower Ground Floor Plan

- A. Maid's Room (8' 8" x 6' 9")
- B. Toilet (4' 11" x 4' 4")
- C. Store (6' 8" x 5' 11")
- D. Backyard Garden
- E. Utility (10' 7" x 10' 0")
- F. Parking
- G. Parking



Ground Floor Sectional View

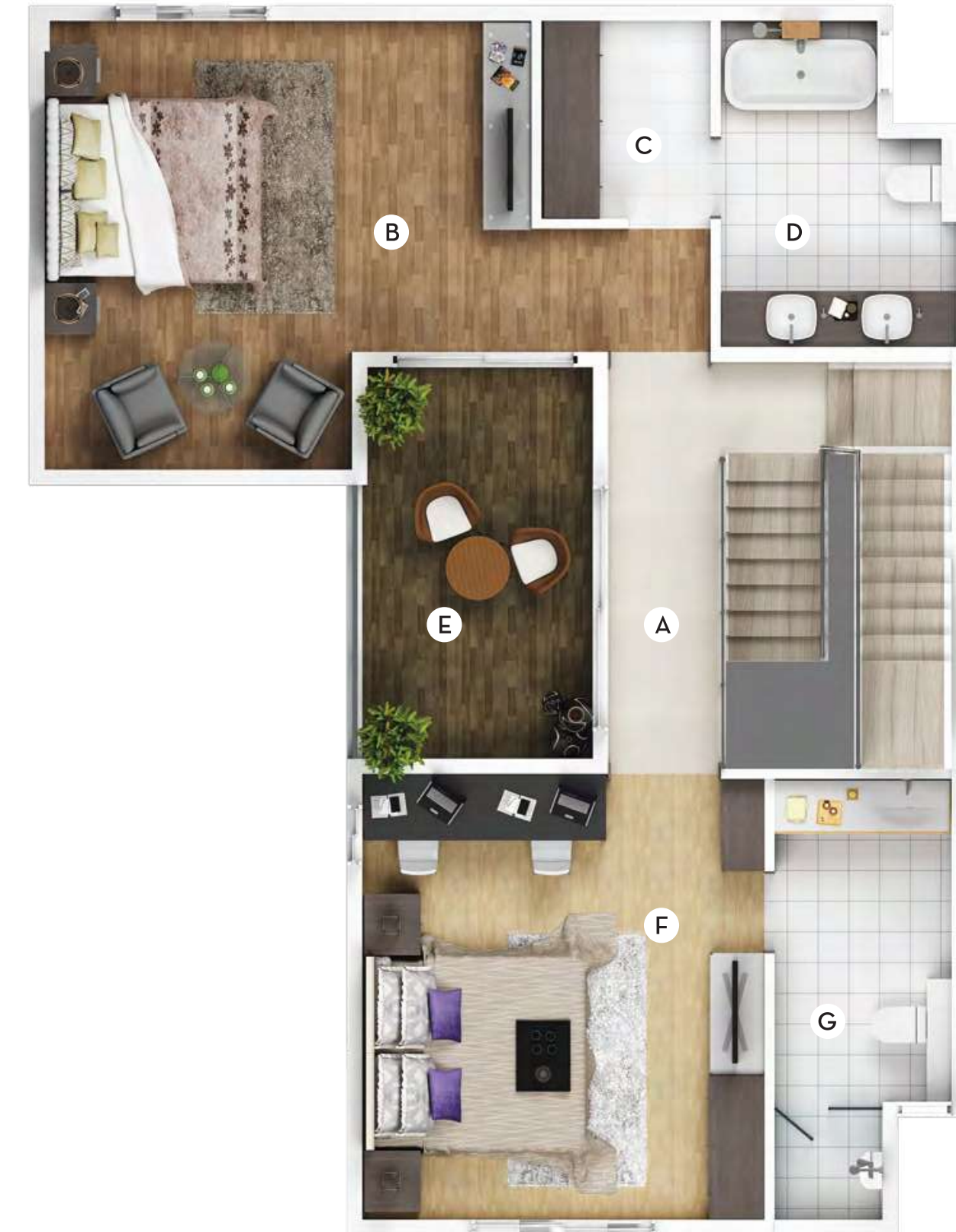


Ground Floor Plan



- A. Living (13' 11" x 11' 0")
- B. Dining (13' 2" x 11' 0")
- C. Kitchen (14' 4" x 9' 8")
- D. Guest Suite (10' 9" x 13' 0")
- E. Bath (6' 8" x 5' 11")
- F. Garden Deck

# First Floor Sectional View



## First Floor Plan

- A. Passage (3' 3" x 12' 6")
- B. Master Suite (10' 7" x 15' 7")
- C. Walk-in Closet (6' 4" x 5' 5")
- D. Bath (6' 8" x 7' 5")
- E. Sundeck (12' 6" x 7' 3")
- F. Kids' Suite (14' 3" x 12' 11")
- G. Bath (10' 4" x 5' 8")

Verbena  
High-rise Residences





# Odd Floor Unit Sectional View





## Odd Floor Unit Plan

- A. Foyer (12' 6" x 7' 1")
- B. Powder Room (5' 11" x 4' 11")
- C. Living (24' 3" x 14' 9")
- D. Master Suite (16' 1" x 14' 11")
- E. Bath (6' 3" x 10' 10")
- F. Grandparents' Suite (12' 4" x 14' 9")
- G. Bath (8' 6" x 5' 11")
- H. Children's Suite (11' 2" x 15' 3")
- I. Bath (8' 6" x 5' 11")
- J. Sundeck (19' 2" x 15' 3")
- K. Dining (12' 0" x 15' 7")
- L. Kitchen (11' 6" x 12' 4")
- M. Utility (9' 0" x 3' 11")
- N. Maid's Room (8' 0" x 6' 7")
- O. Toilet (3' 7" x 5' 7")
- P. Guest Suite (10' 8" x 15' 11")
- Q. Bath (5' 11" x 8' 0")

# Odd Floor Plan



# Even Floor Unit Sectional View



## Even Floor Unit Plan



## Even Floor Unit Plan

- A. Foyer (12' 6" x 7' 1")
- B. Powder Room (5' 11" x 4' 11")
- C. Living (24' 3" x 14' 9")
- D. Master Suite (16' 1" x 14' 11")
- E. Bath (6' 3" x 10' 10")
- F. Grandparents' Suite (12' 4" x 14' 9")
- G. Bath (8' 6" x 5' 11")
- H. Children's Suite (11' 2" x 15' 3")
- I. Bath (8' 6" x 5' 11")
- J. Sundeck (13' 9" x 15' 10")
- K. Dining (12' 0" x 15' 7")
- L. Kitchen (11' 6" x 12' 4")
- M. Utility (9' 0" x 3' 11")
- N. Maid's Room (8' 0" x 6' 7")
- O. Toilet (3' 7" x 5' 7")
- P. Guest Suite (10' 8" x 15' 11")
- Q. Bath (5' 11" x 8' 0")
- R. Private Deck (10' 8" x 6' 5")

# Even Floor Plan



## About Gera

Gera's Isle Royale is brought to you by Gera Developments Pvt. Ltd. - one of the most trusted and reputed developers in Pune. In the business since 1970, they have created many an iconic commercial and residential property in and around Pune. Over the years, the company has lived up to its continuing promise to deliver more. Gera Developments Pvt. Ltd. possesses specialised teams within the company, who can design homes to their customers' tastes.

A pioneer in many respects, you'll find every Gera property comes with a 5-year Warranty on preventive maintenance and repairs. The one thing that sets a Gera property apart is the fact that each construction is crafted around people and their specific needs. With a host of thoughtful features and luxuries, a piece of Gera real estate is the ideal place to call home.



Site Office:  
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Khurd, Near IndSearch,  
Taluka Haveli, Pune 411 021.  
[www.gera.in/ir](http://www.gera.in/ir)

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**Gera Developments Pvt. Ltd.,**  
200, Gera Plaza, Boat Club Road,  
Pune, Maharashtra 411 001, India.  
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Contact: 020 2616 4001

Disclaimer: Nothing contained in this brochure (including plans, specifications and amenities) shall take precedence over the final agreement entered between the Customer and the Developer. Materials where not specified shall be at the sole discretion of the Developer. The Developer reserves the right to modify the project scheme at their discretion.

## You're almost home

You'll find the home of your dreams come alive at Gera's Isle Royale. And to truly discover how wonderful it can be, you will need to experience it yourself. Do give us a call today. We'd be happy to show you around.



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