



**2 & 3 BHK PALATIAL APARTMENTS
KOTHRUD**



“Do good things and good things will come your way.”

Incepted with the belief that good deeds always deliver good results, Karma Realty believes in the power of goodness. Here, we construct more than homes. We construct dreams. We don't just build properties. We build relationships. It is this commitment towards our customers that sets us apart and helps us build a strong foundation for your happiness.

Enjoy the difference of residing in a Karma property, where life is uncompromised and uninterrupted. Upgrade your lifestyles to a distinctively refined taste with Karma Realty.



Set in the heart of Pune's most desired location – Kothrud, Grandeza brings you a royal lifestyle where your high standards and discerning tastes will feel at home. Residences here are surrounded by tranquillity and yet are easily connected to the business and pleasure arenas of the city.

Grandeza comprises 2 & 3 BHK palatial apartments where the spacious homes welcome you to experience grandeur. Here, Karma Realty covers all aspects of fine living to bring you an extraordinary abode that you can call home.

The luxurious and contemporary apartments with exquisite architecture and elegant specifications invite you for a majestic living experience.

Front View







Automated Entrance Gate



Top Terrace Amenity



Features / Utilities

- Power backup for all essential areas & common lobby.
- Automatic speed elevators with power backup
- Concealed copper wiring with branded modular electrical fittings
- Automated entrance gate with Internal Tremix road
- Underground & Overhead Water tank 90000 Its
- Power Distribution Management
- Garbage management
- Overhead wire free premises



Wi-Fi connection to Building



DTH setup



Two Car Lift



Nurturing Nature

- Peripheral Plantation
- Flower Beds
- Power and Energy Conservation
- Water treatment plant
- Rain water harvesting
- Use of eco friendly Bricks/Blocks
- Energy Saving Fittings for common areas
- Solar water heating system



Drip Landscaping



Acupuncture Path



Water body with fountain



Safety & Security

- Access control at lobby level of the tower
- Fire staircase and Refuge Area for Emergency
- Security personnel at key entry and exit points



Firefighting Equipment



CCTV Surveillance in Lobby & Lifts



Intercom Facility to Access Security



Project Highlights

- Two tier safety & security features
- Green house terrace café
- Malaysian sculpture
- BarbequeArea
- Balinese gazebo
- Party area
- Cardio room



Bali Inspired Water Body



Pergola Sitting



Designer Waiting Lobby



Top Terrace Garden



IndoorActivity

- Playing Cards
- Carrom
- Board Games



Reading Area



Chess



Dart Board

Living Room

- Internal walls with smooth POP finish and high quality paint
- Imported marble flooring/ tiles with skirting
- Ceramic anti skid tiles for terraces

- Elegant main door
- Intercom phone
- TV, A/C and telephone points



Bedroom

- Vitrified Wooden finish tiles in the master bedrooms with skirting
- 3Track powder coated aluminium windows with mosquito net
- Walk-inWardrobe in the master bedroom

- TV, A/C and telephone points in all bedrooms
- Toughened glass railing at terrace
- MS grill outside windows



Kitchen

- Modular kitchen cabinets below platform *
- Granite kitchen platform with stainless steel sink
- Designer ceramic tiles up to beam level above the platform
- Vitrified tiles with skirting
- Additional electrical points for appliances
- Washing machine/dishwasher ready space



Bathrooms

- Wash basin with counters
- Designer ceramic tiles upto lental level.
- Single lever hot & cold divertor with overhead shower
- Premium fittings & sanitary ware
- Per-heated water from solar to geyser
- Provision for exhaust fan & geyser



2BHK



A	Living Room - 13'8" X 15'2"
B	Terrace - 10'2" X 9'7"
C	Dry Terrace - 8'1" X 4'1"
D	Kitchen - 8'1" X 12'2"
E	Toilet - 4'7" X 7'1"
F	Bedroom - 10'1" X 12'2"
G	Bedroom - 12'1" X 10'2"
H	Toilet - 5'2" X 8'1"
I	Walk-in Wardrobe - 5'1" X 8'1"
J	Terrace - 12'1" X 7'3"



SALEABLE AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE	SALEABLE (sq.ft)
101,301,501,701,901	3 BHK	1059	122	1655.00
102,302,502,702,902	2 BHK	736	189	1295.00
103,303,503,703,903	2 BHK	736	189	1295.00
104,304,504,704,904	3 BHK	1058	122	1655.00
105,305,505,705,905	2 BHK	742	189	1305.00
106,306,506,706,906	2 BHK	742	189	1305.00



TYPICAL FLOOR PLAN
(1st,3rd,5th,7th,9th floor)

3BHK



A	Living Room - 11'1" X 20'1"
B	Terrace - 11'1" X 11'4"
C	Kitchen - 8'1" X 10'2"
D	Dry Terrace - 5'0" X 11'2"
E	Toilet - 5'1" X 8'2"
F	Walk-in Wardrobe - 5'1" X 7'1"
G	Bedroom - 13'2" X 11'2"
H	Bedroom - 10'3" X 11'0"
I	Toilet - 8'2" X 4'2"
J	Toilet - 8'2" X 5'1"
K	Bedroom - 13'2" X 11'7"



SALEABLE AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE	SALEABLE (sq.ft)
201,401,601	3 BHK	1048	189	1730.00
202,402,602	2 BHK	747	102	1190.00
203,403,603	2 BHK	747	102	1190.00
204,404,604	3 BHK	1048	266	1840.00
205,405,605	2 BHK	750	88	1175.00
206,406,606	2 BHK	750	88	1175.00



TYPICAL FLOOR PLAN
(2nd,4th,6th floor)

Ongoing Projects



T I E R R A
Live proud

1 & 2 BHK Apartments, Wagholi

Completed Projects

IRA
UNDRI

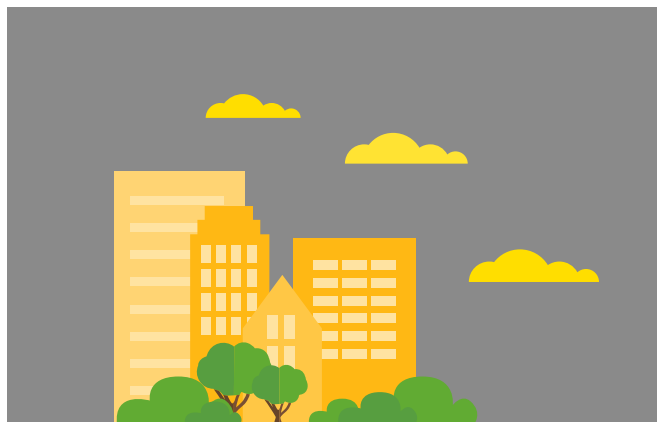



narayana
UDAIPUR

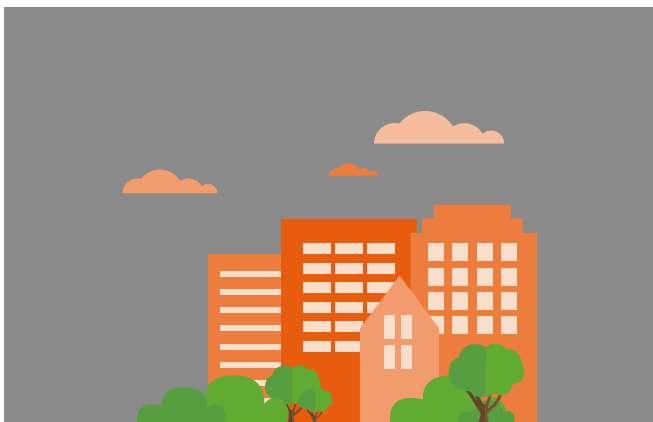


Upcoming Projects

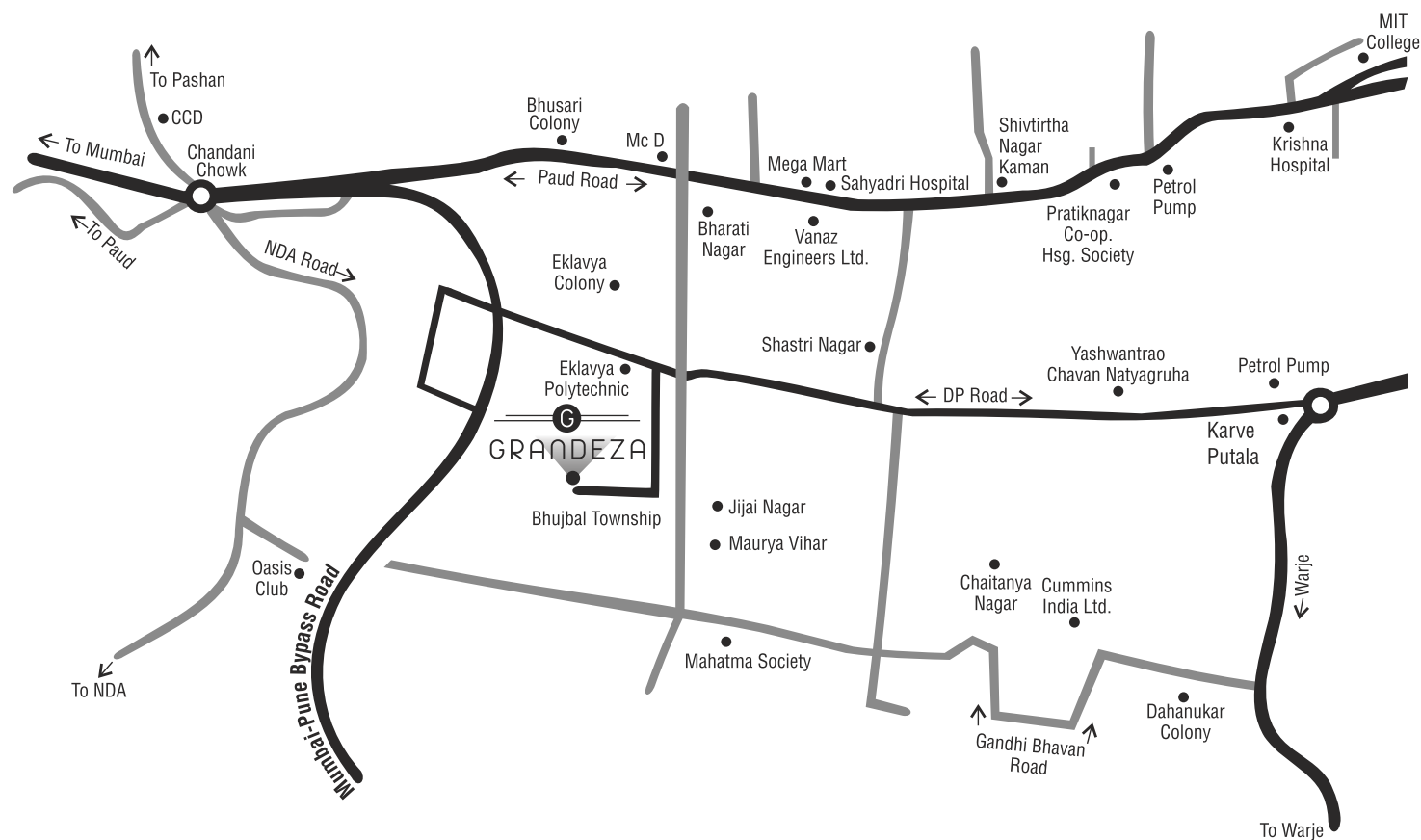
Magarpatta



Wagholi



Location Map



Key Distances

School/ Collage		Entertainment		Workplace	
MIT College	5 Mins	CITY Pride	5 Mins	Lohia Jain IT park	3 Mins
Sanskruti School	5 Mins	Amigos	5 Mins	Vanaz	3 Mins
City International School	5 Mins	NDA	5 Mins	Oracle	10 Mins
Eklavya Polytechnic College	1 Min	MIT Hills	10 Mins	Hinjewadi IT park	20 Mins
Healthcare		Shopping		Commute	
Mangeshkar Hospital	5 Mins	BIG bazaar	5 Mins	Kothrud Bus Depot	1 Min
Sahyadri Hospital	5 Mins	Reliance Fresh	5 Mins	Auto	0 Min
Lifeline Hospital	3 Mins	More	5 Mins	Taxi	0 Min
Lilavati Women's Clinic	3 Mins	Bandal Plaza	2 Mins	Metro*	



Site Address: Survey Number - 67, Behind, Eklavya Polytechnic College, Bhujbal Township, Near Karve Putala, Kothrud, Pune.
Corporate Office: 2D & E, B-Wing, Gulmohar Apartment, East Street Road, Above SBI, Pune - 411 001.

Call: 9595 800 100 | www.karmarealty.in

Nothing contained in this brochure (including plan, specification and amenities) shall take precedence over the final agreement entered into between the customer and the Developer. Materials where not specified shall be that the sole discretion of the Developer. The Developer reserves the right to modify the project scheme at their discretion.