



VIRTU

EXCLUSIVE 3 BHK HOMES

— PIMPLE NILAKH —

ABOUT EXCELLAA

Excellaa stands as a beacon of promise in real estate, driven by a commitment to excellence.

We conceive and execute outstanding developments that align with evolving lifestyles. Focused on acquiring and nurturing promising properties, Excellaa is dedicated to forging lasting wealth for clients and partners, anchored in integrity and transparency.

Prioritising relationships for the long-term, we envision a greener, brighter future through a global, results-oriented approach. Excellaa has emerged as a preeminent force, delivering inventive solutions and comfortable living experiences across all projects.



EXPERIENCE THE EXCELLAA

33+
Years of Legacy

19+
Successful Projects

40+
Lacs Sq. Ft. Arena
Transformed

4000+
Families Delighted

9+
Lacs Sq. Ft. Arena
Transformed



Conceptual Image

THE GOLD COLLECTION

The Gold Collection is a selection of exceptional properties curated by Excellaa, embodying the epitome of excellence and virtue. Meticulously chosen for their timeless designs, and commitment to ethical standards, each residence reflects the essence of true luxury.

Elevate your lifestyle to the pinnacle of refinement with
THE GOLD COLLECTION
Where Excellence Meets Virtue!



EXPERIENCE THE NEW URBAN OASIS

Luxurious Living in Pimple Nilakh

Nestled in the heart of the thriving locale of Pimple Nilakh, Virtu stands as a beacon of modern living amidst a quaint neighbourhood. Boasting a strategic location that seamlessly combines accessibility and tranquility, this project offers a haven for those seeking the perfect balance between urban convenience and peaceful retreat.

PROJECT HIGHLIGHTS

Discover the epitome of modern living in Virtu. The strategic location of the project ensures seamless connectivity to major city hotspots, key areas of PCMC, and workplaces, allowing residents to embrace the vibrancy of city life while enjoying the peaceful charm of suburban living.

Elevate your lifestyle with stellar rooftop amenities and a climatized swimming pool, creating the perfect haven for relaxation. Virtu promises a new standard of living in the heart of Pimple Nilakh, where every corner exudes warmth, comfort, and unparalleled convenience.

Exclusive 3 BHK





VIRTU

WITNESS THE NEW
EPITOME OF LUXURY!



LEGENDS

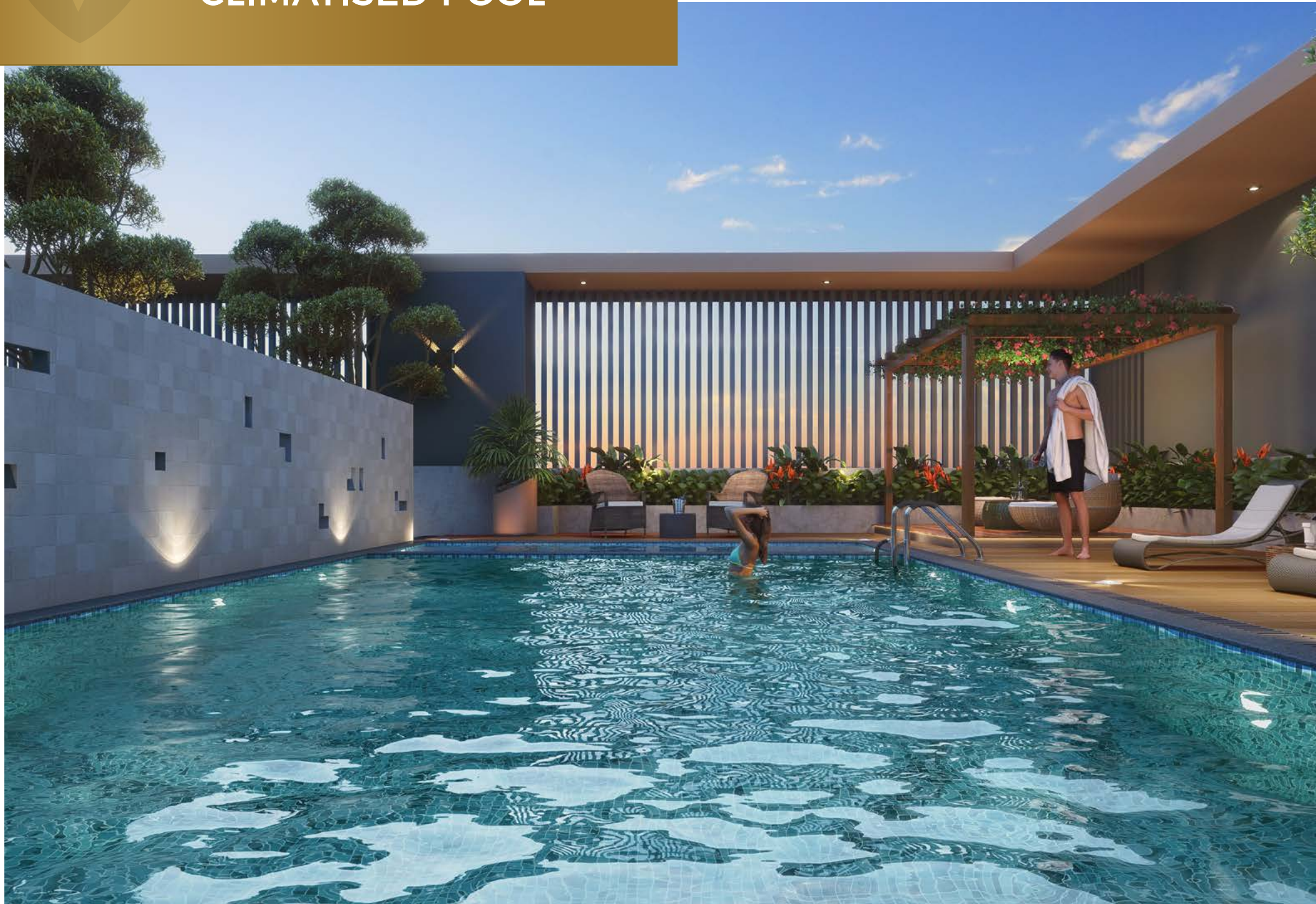
- 1. Junior Play Area with Fence
- 2. Pergola Vista Amphitheatre
- 3. Bonfire Sky Lounge
- 4. Sky Lawn
- 5. Barbeque Counter & Service Area
- 6. Board Games with Pergola
- 7. Seating Area

- 8. Senior Citizen Sitout with Pergola
- 9. Gazebo - A
- 10. Celebration Zone Covered with Solar Panel on Rooftop
- 11. Skyway
- 12. Plantation
- 12A. Herbal Garden
- 13. Safeguard Stow

- 14. Kitty Party Area & Working Pod
- 15. Acupressure Track
- 16. Fit Box Covered with Solar Panel on Rooftop
- 17. Indoor Games Covered with Solar Panel on Rooftop
- 18. Gazebo- B
- 19. Ladies Changing Room with Washrooms

- 20. Gents Changing Room with Washrooms
- 21. Aromatic Garden
- 22. Feature Wall
- 23. Climatised Pool
- 24. Poolside Retreat Pergola
- 25. Sky Pool Deck

A FANTASTIC
CLIMATISED POOL



A SERENE SENIOR
CITIZENS' SIT-OUT AREA

**A FULLY-FUNCTIONAL
GYMNASIUM**



**A LIVELY
BONFIRE AREA**

A VIBRANT KIDS' PLAY AREA



A DESIGNER LANDSCAPED COMMUNITY AREA

SPECIFICATIONS

Structure

- RCC Framed Structure with 5"/6" AAC Block Wall.

Wall finished & Paints

- **External wall:** Eco Friendly Bricks / AAC Blocks with sand faced / RMP Plaster with ACE Exterior Paint/Apex Acrylic paint of Berger / Asian / Nippon Brand.
- **Internal plaster:** Gypsum / P.O.P Smooth finish / Neeru sanla Plaster with Oil Bound Distemper Paint/Acrylic Paint with roller finish of Berger / Asian / Nippon or any good equivalent Brand.

Electrical & Wiring

- Concealed Copper Wiring with Premium quality modular switches of Schneider / legrand / L&T Brand/GM.
- Miniature leakage Circuit Breaker (MCB) / Earth leakage Circuit Breaker (ECB).
- Adequate Light Points for Staircase / Common Lobbys / Common Passage / Parking & Basment With DG Backup.

Doors & Windows

- Main Door and Bedroom Doors with both side laminates & Laminated Door Frames with good architrave, and good quality Hardwares fittings for the doors.
- Master and Common Bathroom Doors with both side laminate finish and its Door frames of Granite / Marble/granite-wood combination.(except big master bedroom)
- Powder coated aluminium Sliding doors with mosquito net for living balconies & Master bedroom balconies.
- Powder coated aluminium sliding windows with mosquito net and with sill of Granite / Marble for Bedrooms Windows.
- Oil Painted M.S. Safety Grills for Bathrooms & Kitchen windows only.
- Bedroom & Bathroom Doors with Cylindrical/Mortise door locks or any good brand.



Railing

- S.S. / Aluminium Glass Railing for Balconies.

Flooring

- Anti-Skid DESIGNER tiles for Balconies (600mm x 600mm) / Dry Balcony (600mm x 1200 mm)
- Vitrified / PGVT finished tiles for the Entire flat of size (600mm x 1200mm) in living, kitchen and dry balcony.
- Wooden finish tile for all bedrooms. (600mm x 1200mm/ 600mmx600mm)

Bathroom

- Bathroom with anti-skid ceramic/vetrified/pgvt finish tiles, (dado of size 600mmx300mm in master toilets, in common toilet with flooring of 600mm x 600mm).
- CP fitting and Sanitary ware, of Cera / Jaguar or Equivalent Brand.
- Wall tiles upto 7' height.
- Powder Coated Aluminum louvers with Frosted / Pinhead glass, with Exhaust fan Provision, with safety grill and with 4 sided granite/ marble frame.
- Concealed Plumbing with single lever diverter arrangement and provision for Boiler.
- Internal Plumbing in CPVC/UPVC of Astral/Prince or any other good brand and External Plumbing in PP/SWR of Huliott/Astral/Prince or any other good brand.

Kitchen

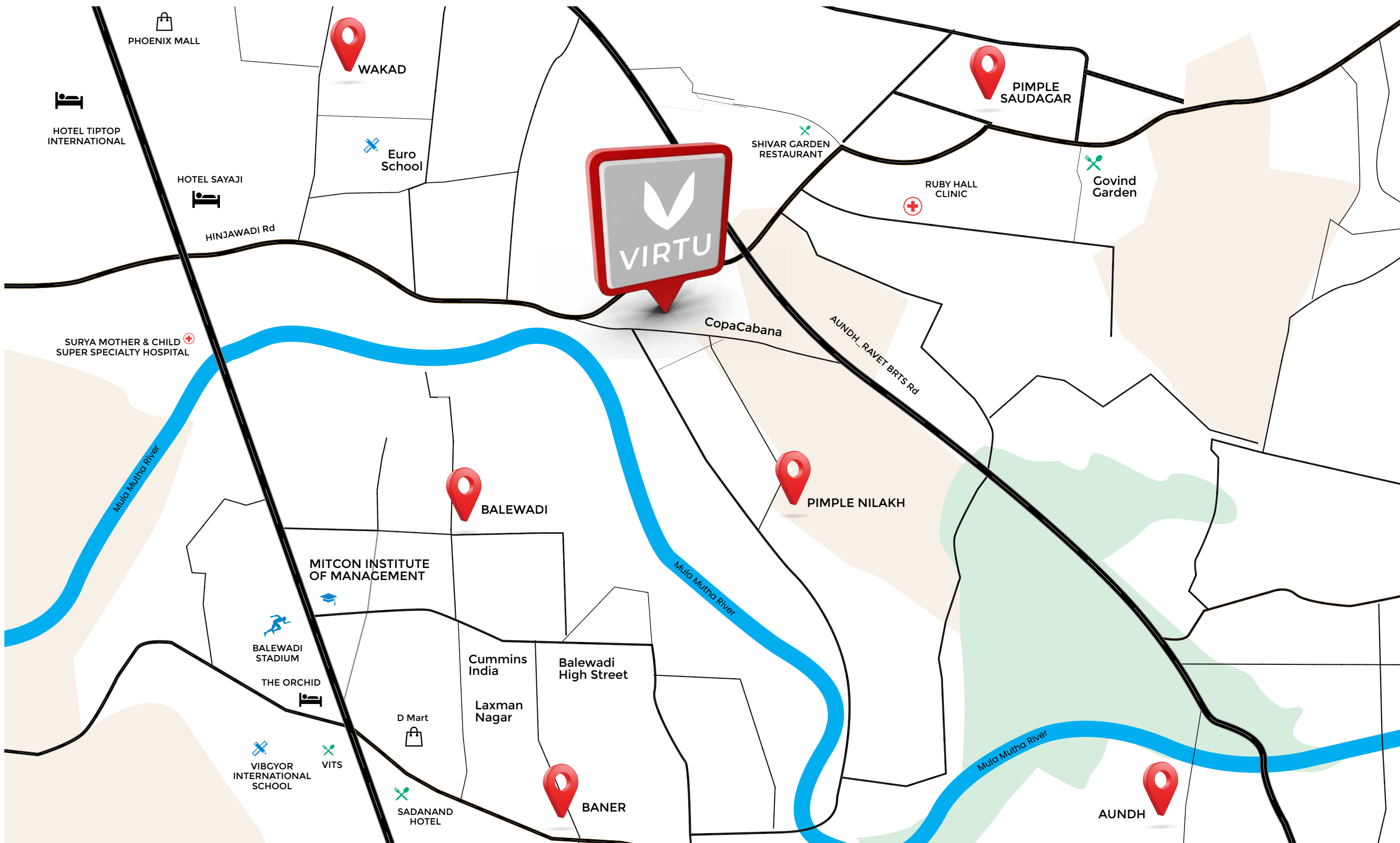
- Designer Marble / Granite / full body vitrified slab for kitchen platform with stainless steel sink of Franke/Futura and with glazed dado tiles upto 2' height above platform.
- Light Points for Microwave, Mixer/Grinder, Fridge, Chimney & dishwasher.
- Light Point for Washing Machine in Dry Balcony.
- Provision for Aquaguard (Water Purifier) With Light Point.
- Powder Coated aluminium window (Tracks) w/o net, with exhaust fan Provision with safety grill.

Unique Specifications

Adequate Electrical Points with respect to all usage points.

- TV Points in Living & Both Master Bedrooms.
- AC Points in living & all bedrooms.
- Wi-Fi Point in Living and provision of wifi via conduit in all bedrooms.
- Designer Name Plates outside flats.
- Inverter Provision in each flat.
- Centrally Treated RO water Inlet in Kitchen.
- SMART VDP, Independent Card Access Control Systems, Boom Barrier with RIFD system entry-exit system.
- Main Door with Digital door Lock of Onetouch/Godrej/Yale/or any other good brand.





KEY DISTANCES

- Ruby Hall Clinic 2.6 km
- Pimple Saudagar 3.1 km
- Wakad 3.2 km
- Proposed Metro Station 3.6 km
- Jupiter Hospital, Baner 3.7 km
- Baner 4.8 km
- Westend Mall 4.8 km
- Phoenix Mall of the Millennium 5.1 km
- Balewadi High Street 5.4 km
- DAV School, Aundh 5.4 km
- Aundh 5.4 km
- Hinjawadi Phase 1 5.8 km



COMPLETED PROJECTS

SHEETAL APARTMENTS

VAPI, GUJARAT
1992

IRIS

TINGRE NAGAR, PUNE
2007

ORCHID

DHANORI, PUNE
2008

SOLITAIRE

DHANORI, PUNE
2009

SAI PARADISE

VISHRANTWADI, PUNE
2010

SHEETAL HEIGHTS

MUMBAI
2011

FORTUNE 108

WAKAD, PUNE
2013

FORTUNE MIRADOR

BANER, PUNE
2012

FORTUNE EKANTIKA

LONAVALA
2014

KALASH

PIRANGUT
2020

PLAZZO

AMBEGAON BK.
2022

PANAMA PARK

DHANORI NX
2022

CHESTERFIELD

DHANORI
2023

RESIDENCY

AMBEGAON BK
2023

ONNGOING PROJECTS



EXCELLAA
FLORENCE
Naturally Luxurious
1 & 2 BHK HOMES
PIRANGUT PRIME



GANGA
ACROPOLIS
UBER LUXURY 2, 3, 3.5, 4 BHK
& PENTHOUSE
BANER ANNEXE



EXCELLAA
PRIMARC
3 BHK
GRAND SUITES
BAVDHAN



EXCELLAA
TREMONI
Rise Up and Above
EXCLUSIVE 3 BHK HOMES
KESHAV NAGAR, MUNDHWA

UPCOMING PROJECTS

POLARIS

4 & 4.5 BHK BAVDHAN

OTHER UPCOMING PROJECT LOCATIONS

BAVDHAN | VADGAON KHURD | MUNDHWA

OTHER COLLECTION

THE
Autograph
COLLECTION

Thoughtfully designed spaces, mindfully crafted interiors, handpicked offerings, and a stunning selection of amenities that leaves nothing further to be desired: is just the very beginning of what The Autograph Collection brings to you.

Think bespoke fixtures that are a class apart. graced by elegant details that leave you utterly mesmerized. The Autograph Collection has it all, and then some more. All past, present and future residences that are a part of this inimitable collection will come equipped with an assured selection of preset. ultra-premium features and amenities.

THE
PLATINA
COLLECTION

Gilded with the most precious of things. The Platina Collection by Excellaa is an ensemble of estates embodying the essence of pure affluence. Custom crafted to bring you unparalleled luxuriant comforts, each residence within the collection is a stellar tribute to elegant design and extravagance.

This is where you ascend to the shining gates of the high life

The Platina Collection: A priceless experience.



CREDITS

Liason Architect

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Design Architect

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Cubix

RCC Consultant

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Delcons Structural Consultants

MEP Consultant

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Aquatech Designers Pvt Ltd

Landscape Architect

Ms. Archana Khinvansara
Arvikaa Solutions

Vastu Consultant:

Gurji Sunil Gosavi
Pyramid Yantra

3D Visualisation:

Mr. Vikas Poddar
Square One

Brand & Media Consultant

Mr. Gaurav Mulchandani
Filament Communique

EXPERIENCE THE EXCELLENCE



Best Mid-range Project of The Year
West Pune 2013-14



Best Mid-range Project of The Year
West Pune 2015-16



Real Estate Icon of Pune
2018-19



Sakal Achievers of
Maharashtra 2018-19



Smart Project of The Year
Pune (west India) 2019-20



Best Emerging Developer
Pune 2019-20



Best Developer - Design Concepts
Pune 2020-21

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Near Copacabana, Next to Badhai Sweets,
Jagtap Dairy Rd, Vishal Nagar, Pimple Nilakh, Pune - 27



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Disclaimer: This document is purely conceptual and the renders shown here need not be to scale. The nature and location of all the amenities in the proposed development are subject to modification. This document is a preliminary offer document and not a legal one and doesn't offer a final commitment. The 'Agreement for Sale' is the only legal document between the developer and the purchaser.