



BEYOND THE BEST AT BALEWADI



# Life beyond the stars

Where reaching for the stars is a dream of many, transcending beyond the glittering stars to experience a truly magnificent lifestyle is what you'll get when you're at 27 GRAND RESIDENCES.

Be it indulging in blissful conversations with your better half or enjoying some lone time with some beautiful sky views at 27 GRAND RESIDENCES, you're about to experience something never seen or felt before.



luxury homes beyond

the horizon

Breaking through the clutter is a norm that we abide to. Our projects stand different with respect to multiple parameters, one such being Balewadi's pride, the 27 GRAND RESIDENCES.

A magical creation, a mesmerizing gateway that'll convince you to break the boundaries of your perceptions, and letting you into a world of luxury, peace, and comfort that is way to higher than most of your dreams. An abode where you encounter experiences of a uniquely content lifestyle with grand homes possessing luxury beyond horizon.



panoramas beyond

the sky

There comes a point when you choose to believe that you've achieved quite everything in life, but there's more to it, always. Set in the plush area near Balewadi high street, Majestique's 27 GRAND RESIDENCES encompasses aesthetically inspired luxurious 2 & 3 BHK premium homes keeping in mind the aspirations of the ones for whom sky is not the limit.

Waking up to the panoramic view of the city, discovering the true beauty of the blue skies, that is how it feels like living here at 27 GRAND RESIDENCES.



life beyond exclusivity



30M ROAD

master layout

# amenity layout



NORTH



↑  
entrance  
|  
|  
|  
lobby



Take a plunge into the cool waters or just lounge by the poolside as you enjoy the magnificent views of the city.

inlinily  
swimming pool



Witness the mélange of endless fun and safety here at the Kids' Pool, where your little ones can enjoy all the thrills.

kidspool



Embark on a journey of wellness by hitting this advanced gymnasium and getting into your fitness regime.

gym



Enjoy magnificent views of the cityscape as you enjoy a gaming session in this fully-equipped room, with your friends and families.

indoor  
games



Let your tiny tots mingle, smile, play, and explore at this vibrant Toddlers' Play Area, curated specially for them. .

**l**oddlers



Relax at the ultramodern unisex salon with the best in class amenities and step out to flaunt your new style.

salon



Discover your best self as you indulge in some al fresco gentle movement and meditation, here at the plush Yoga and meditation area.

# yoga and meditation area



Delve into a sweet respite as spend your mornings or evening in the sweet oasis of this Gazebo, crafted specially for you.

gazebo



banquet

hall

Enjoy one-of-a-kind setting for your next celebration or social gathering, which will be elevated with the beautiful views from our Multipurpose Banquet Hall.



Take some time off to soak in the aromas of freshly brewed coffee and sip on some splendid vistas from the decks of our Cafeteria.

cafeteria



Experience optimum productivity at the artfully designed workspaces for a truly collaborative and immersive experience at our Co-working Space.

co-working  
space



Dive into the world of stories, as you sprawl in our chic and cozy Library, meant to open up a cosmos of leisure for you.

library



## STRUCTURE

Earthquake Resistant RCC Framed Structure



## FLOORING / DADO TILES

Toilet Dado Up to Lintel Level

Anti-skid Tiles Flooring For Toilet

800x800 Vitrified Tiles Flooring

Grand Main Entrance Lobby In Natural Stone

Anti-skid Tiles For Dry Terrace/Balcony



## KITCHEN

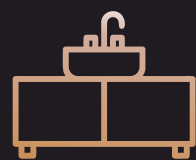
Kitchen Platform In Granite

Stainless Steel Sink

Gas Leakage Detector

Ample Electrical Points In Kitchen

Dado Up to 2 Feet



## BATHROOM

Designer Dado

Wall Hung WC & Shower

Wash Basin With Counters

CP Fittings Of Grohe or Equivalent

Sanitary Fixtures (American Standard/Equivalent)



## DOOR

Laminated Flush Door

SS Finish Fittings & Fixtures



## WINDOW

Euro Series Windows & Sliding Doors



## ELECTRIFICATION

Schneider or Equivalent Electrical Switches

Provision For Invertor

Multi Stranded Cables (Polycab or Equivalent)

DB & MCB (Schneider or Equivalent)



## PLASTER & PAINT

Internal Finish - Gypsum Finish

Internal Paint - Acrylic

External Finish - Texture

Exterior Paint - Acrylic



## SECURITY & SAFETY

Video Door Phone

CCTV in Campus & Common Area

EPBX for Intercom

Professionally Designed Firefighting System



## ECO-FRIENDLY AMENITIES

Rainwater Harvesting

Waste Water Treatment Plant

Water Softner



## SPECIAL FOR THE PROJECT

Power Backup For Common Area & Lift

Glass Railings

Stretcher Lift

specifications



**2 b h k**  
Cut Section

- |                    |                   |
|--------------------|-------------------|
| (A) ENTRANCE LOBBY | (F) DRY BALCONY   |
| (B) LIVING         | (G) COMMON TOILET |
| (C) BALCONY        | (H) BEDROOM 1     |
| (D) DINING         | (I) BEDROOM 2     |
| (E) KITCHEN        | (J) MASTER TOILET |

cut section



**3 b h k**  
Cut Section

- |                    |                      |
|--------------------|----------------------|
| (A) ENTRANCE LOBBY | (H) BEDROOM 1        |
| (B) LIVING         | (I) ATTACHED TOILET  |
| (C) BALCONY        | (J) BEDROOM 2        |
| (D) DINING         | (K) BEDROOM 3        |
| (E) KITCHEN        | (L) WALK IN WARDROBE |
| (F) DRY BALCONY    | (M) MASTER TOILET    |
| (G) COMMON TOILET  |                      |

tower 1 - office floor plan

| UNIT NOS     | Rera carpet | Total Carpet | B/up Area (For reference only) |       |
|--------------|-------------|--------------|--------------------------------|-------|
|              | sq.m        | sq.m         | sq.m                           | sq.ft |
| OFFICE - 202 | 65.35       | 65.35        | 94.76                          | 1020  |
| OFFICE - 203 | 56.35       | 56.35        | 81.71                          | 879   |
| OFFICE - 204 | 38.95       | 38.95        | 56.48                          | 608   |
| OFFICE - 205 | 39.80       | 39.80        | 57.71                          | 621   |
| OFFICE - 206 | 66.95       | 66.95        | 97.08                          | 1045  |
| OFFICE - 207 | 71.10       | 71.10        | 103.10                         | 1110  |



- NOTES

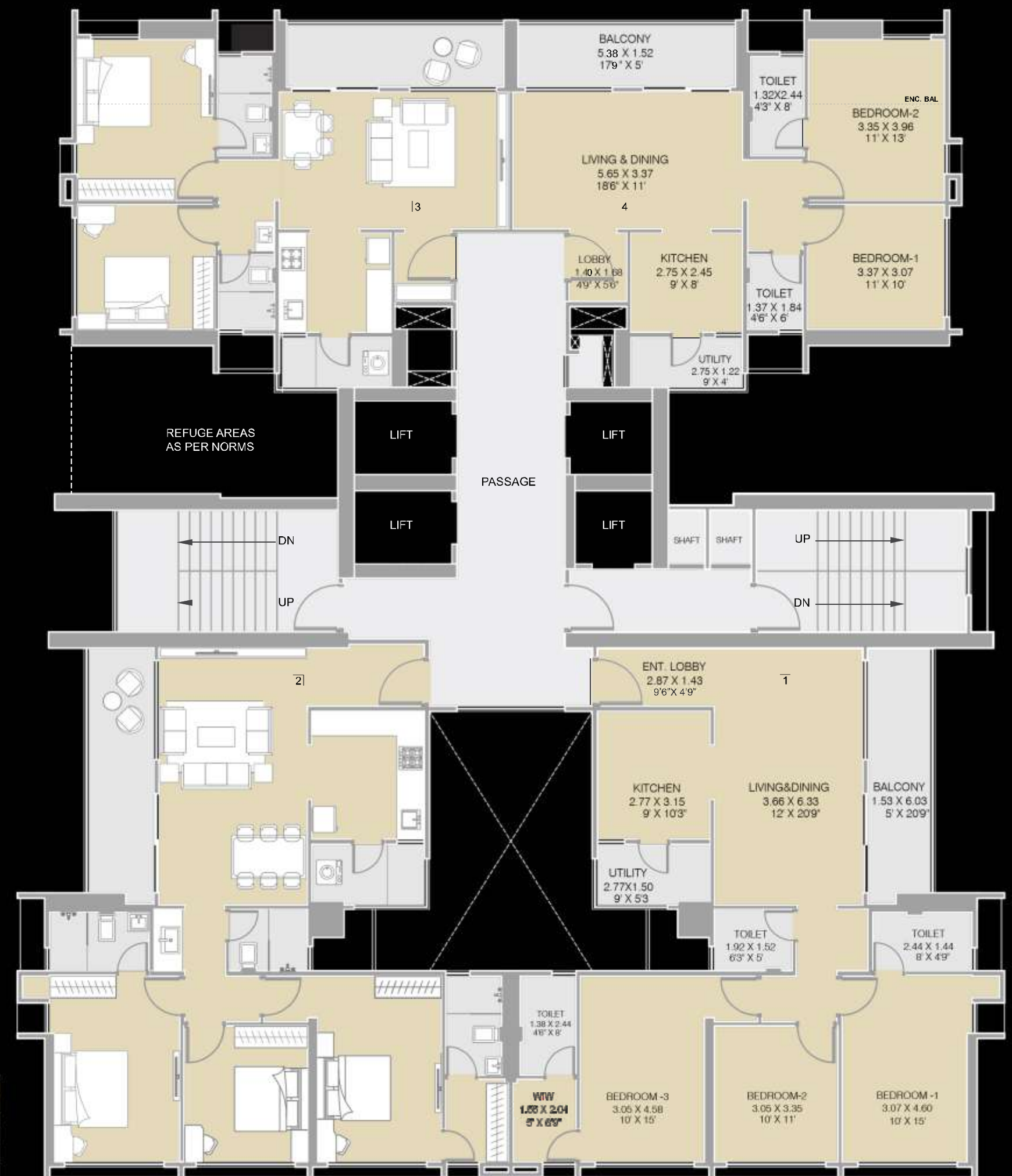
  - ALL CARPET CALCULATIONS ARE BASED AS PER RERA NORMS
  - ALL THE AREAS OTHER THAN CARPET AREAS ARE MENTIONED FOR ILLUSTRATION PURPOSE ONLY
  - DIMENSIONS IN FEET AND AREAS IN SQ.FT ARE ONLY FOR REFERENCES
  - ALL DIMENSIONS ARE FROM UNFINISHED SURFACES AND INCLUDING ENCLOSED BALCONY
- SALE OF APARTMENT IS ON RERA CARPET AREA ONLY
  - LOCATION OF DOORS , WINDOWS / VENTILATORS ARE SUBJECT TO CHANGE
  - LOCATION OF SANITARY FITTINGS ARE SUBJECT TO CHANGE
  - 1SQ.MTR = 10.764 SQ.FT



**tower 1 - residential floor plan**

1<sup>ST</sup> TO 32<sup>ND</sup> FLOOR

| UNIT NOS | Type  | Rera carpet | Open Balcony | Enclosed bal. | Utity | Total Carpet | B/up Area (For reference only) |       |
|----------|-------|-------------|--------------|---------------|-------|--------------|--------------------------------|-------|
|          |       | sq.m        | sq.m         | sq.m          | sq.m  | sq.m         | sq.m                           | sq.ft |
| 1        | 3 Bhk | 100.55      | 9.64         | 0.00          | 4.15  | 114.34       | 163.33                         | 1758  |
| 2        | 3 Bhk | 100.55      | 9.64         | 0.00          | 4.15  | 114.34       | 163.33                         | 1758  |
| 3        | 2 Bhk | 59.75       | 8.15         | 5.03          | 3.37  | 76.30        | 108.99                         | 1173  |
| 4        | 2 Bhk | 59.75       | 8.15         | 5.03          | 3.37  | 76.30        | 108.99                         | 1173  |



## NOTES

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# location map



**Site Address:**  
Survey No. 27/1/2/3, Balewadi,  
Pune 411045

**Corporate Office:**  
Majestique Cityview, Opposite Apsara Theatre,  
Near 7 Loves Chowk, Gultekadi, Pune - 411037



MahaRERA registration number  
P52100046445

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