



BASERA

ETERNITY

Ease & Exclusivity
in the heart of Hinjawadi Phase I

Make every minute
Momentous



Take the short cut to a life of ease at a residential address that helps you make the most of your time. A location that puts you minutes away from the choicest recreations the city has to offer.

A place where comfort meets convenience in elegant style. A home that's designed to delight your senses and gratify every need. Come, experience the sublime luxury of Basera Eternity.

Don't go the
Extra mile



The smart solution to your commuting problems is here. No longer will you need to navigate stressful streets. Reckless drivers and polluted roads are now a thing of the past.

Set within the prime locales Hinjawadi, one of the biggest IT Hubs in India, Basera Eternity cuts your drive-time to office and back to mere minutes. Your occupation may require to go the extra mile, getting to work certainly won't!

Good
times ahead!

Foodie fans, welcome to paradise. From the finger-licking succulence of new and exciting street-fare to the genteel ambience of fine-dining restaurants, total indulgence for your taste buds lies just ahead. Take a short drive, or indeed an appetite - inducing walk to the cornucopia of delight laid out in the surrounding locales. Eating out is about to become the latest in thing.

Elevating Senses
& Lifestyles





Proposed 30M DP Road

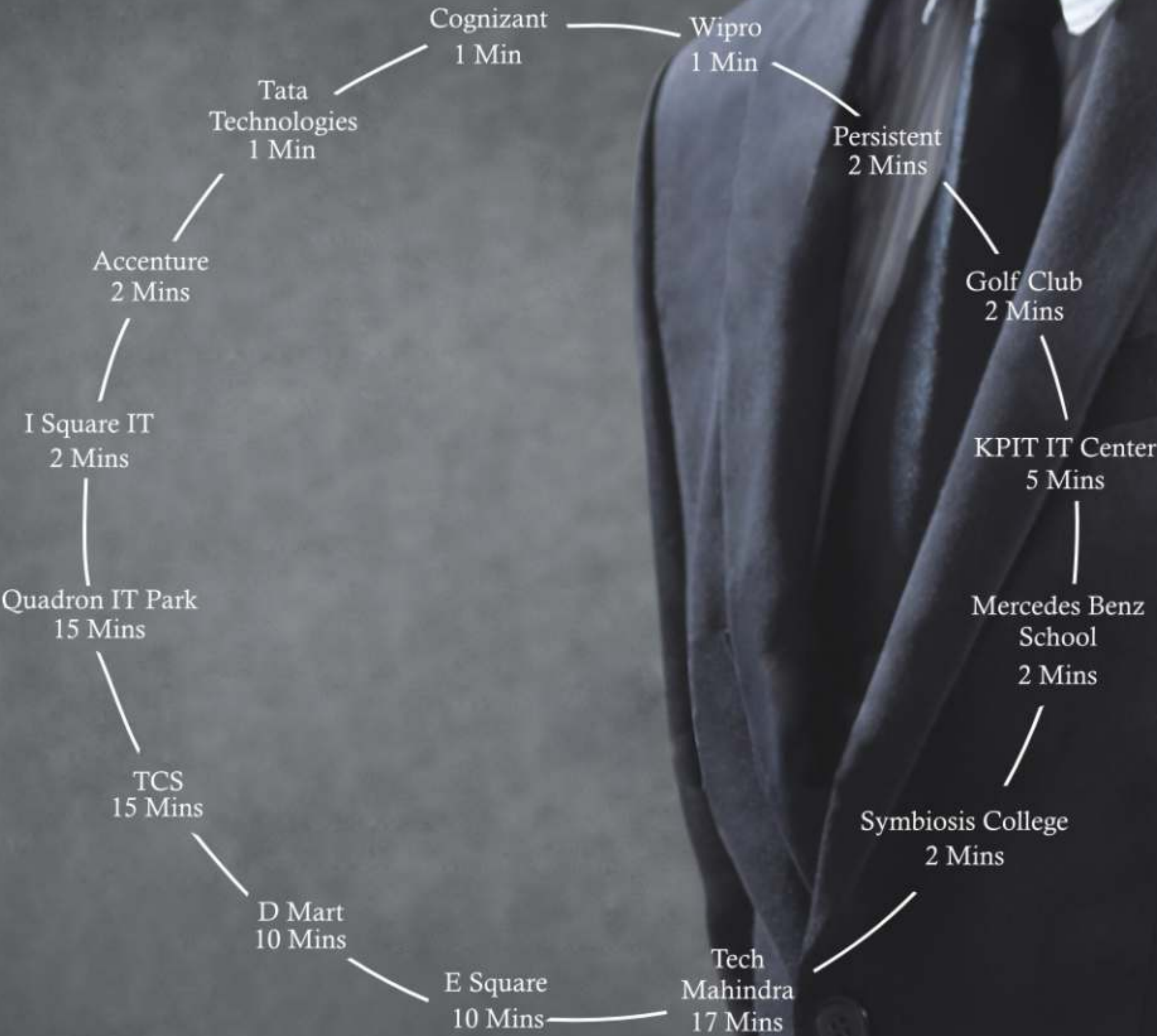
Artistic Impression

Luxury living reaches New heights

Standing tall against the city's western skyline, Basera Eternity verily harkens a new dawn of a lifestyle that thrills senses and gratifies sensibilities. From the lacy, intricate art deco trim that embellishes the rooftop, drawing the eye and casting ever - changing patterns of dappled sunlight to the post - modern finesse of the facade, every inch is a compelling blend of the classic and the contemporary.

Round the clock Appreciation

There's a lot to appreciate at Basera Eternity in terms of lifestyle and financial growth. The location, which has a proven track record of financial appreciation, is now poised to touch new highs, thanks to its central location. Surrounded by a rich mix of IT corporations, commercial centres, shopping malls and more, Basera Eternity is much more than a lifestyle destination, it's the investment of a lifetime.



CAPITAL VALUE APPRECIATION TREND





Artistic Impression

Luxury that's ahead of its time

Standing tall on Hinjawadi's horizon, Basera Eternity is seamless blend of world-class architecture and out-of-this-world luxury. The expansive showrooms and retail spaces on the ground floors are topped by 12 storeys of unblemished elegance, with a mix of exquisite 1 & 2 bedroom residences on each floor.



BASERA ETERNITY

1 & 2 BHK
Convenient Homes



Proposed 30M DP Road

Artistic Impression

Grand entrances and entrancing times



Get that regal feeling every time you enter the grand entrance lobby. With its imposing size, designer décor and unique accoutrements, which include a library and wi-fi corridor, there's no better place to meet business associates or spend time nurturing your reading habit.

The elegant foyer, with its muted ambience, air-conditioning and plush seating, also makes for a great place to spend some quiet time.

- Entrance Lobby with Reception Desk
- AC Library
- Dedicated High Speed Wi-Fi Area

Contemporary luxury meets
Timeless elegance



Artistic Impression



Artistic Impression

Luxuriate in the welcoming embrace of a home laid out to accommodate your indulgences. Spacious living areas flow smoothly into quiet spaces and hospitable dining, inviting rest and relaxation with each superbly finished square foot.

1 BHK Apartment

- 1 Entrance
- 2 Living & Dining
- 3 Terrace
- 4 Kitchen
- 5 Dry Balcony
- 6 Bedroom
- 7 Washroom
- 8 Common Toilet



2 BHK Apartment

- 1 Entrance
- 2 Living & Dining
- 3 Terrace
- 4 Bedroom
- 5 Kitchen
- 6 Dry Balcony
- 7 Common Washroom
- 8 Master Bedroom
- 9 Master Washroom
- 10 Standing Terrace



Specification

STRUCTURE

- Earthquake resistant RCC structure

ELECTRICAL

- Concealed electrical copper wiring
- Modular switches of reputed brand
- Adequate number of electrical points
- TV and telephone points in living room
- Master Bedroom
- AC point in master bedroom
- Provision for inverter

WALLS

- Exterior walls with double coat plaster
- Interior walls with single coat plaster

FLOORING

- Vitrified flooring in all rooms
- Anti skid flooring in terraces, washrooms and dry balconies

DOORS

- Attractive main entrance door
- All bedrooms, toilet and terrace doors with good quality fitting
- Toilet door frames in granite

WINDOWS

- Powder coated aluminium sliding windows with mosquito nets
- Granite window sills
- Power coated aluminum window in toilet

PAINT

- Superior quality oil bound distemper for internal walls
- Semi acrylic / apex paint for external walls

LIFTS

- Two high speed elevators with generator backup

KITCHEN

- Granite kitchen platform with stainless steel sink
- Attractive kitchen dado with tiles
- Provision of exhaust fan

WASHROOMS

- Designer glazed tiles dado up to lintel height
- Jaguar or other equivalent brand CP fittings
- Concealed internal plumbing
- Hot and cold water mixer
- Premium sanitary wares
- Solar system water provision in master bathroom
- Powder coated aluminum windows
- Provision for exhaust fan

2 BHK Apartment

- 1 Entrance
- 2 Living & Dining
- 3 Bedroom
- 4 Kitchen
- 5 Dry Balcony
- 6 Common Washroom
- 7 Master Bedroom
- 8 Master Washroom
- 9 Terrace
- 10 Standing Terrace





Good times are here to stay

Basera Eternity is more than a home, it is a community. And where better to catch up with neighbours and share the latest happenings than the multi-storey clubhouse. With a variety of indoor games, green spaces and comfortable lounge the clubhouse offers a choice of recreations to suit everyone and every mood. To lend a convivial touch to your special occasions, just move your celebrations here. It has everything you need to ensure everyone has a great time.



 Semi Covered Swimming Pool	 Equipped Gymnasium	 Sitting at Various Area	 Wi-Fi Area
 Party Lawn	 Landscaped Garden	 Library	 Yoga / Meditation Area
 Gas Pipeline	 Amphitheater	 Solar Heater	 Video Door Phone
 Children's Play Area	 Club House	 Rain Water Harvesting	 Buffet Area

Exclusive state of the art amenities

- Drop off plaza
- Dedicated area for pick up and drop For school children
- Senior citizen sitting area
- Generator backup for common areas
- Designer pergola
- Attractive entrance gate
- Landscape pathway
- Multi purpose recreation hall
- Intercom connectivity to all apartments
- 3 tire security (main gate, access Control in the lobby and residence gate)
- 24 X 7 security
- CCTV in selected areas

Value additions

- 2 Levels of parking
- Convenient shopping store
- State-of-the-art building elevation
- Trimix / Paving block internal roads
- Fire fighting system
- Reception lobby with entrance foyer
- Garbage chute
- Reception Counter
- Common toilet for drivers & servant
- Vastu compliant homes
- Guest accommodation facility in Hotel at subsidized rates





Where time flies and Fun rules

The amenity area offers a wide selection of diversions so everyone can choose how to spend their time enjoyably. Your gatherings too can now enjoy a touch of the exclusive, in the heady open ambience of the landscaped party lawn that comes with its own stage - all the better to make a song and dance of every celebration.

Artistic Impression

24x7 Convenience

When you come home to Basera Eternity, you truly come home to comfort. From a commercial plaza that offers an enticing array of shopping, entertainment and dining to a multi-tier security system to a slew of life-enriching conveniences, every aspect comes together to create a life of uninterrupted ease.

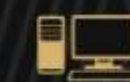
Basera Eternity also caters to the comfort of your out-of-town guests, with a selection of serviced rooms that residents can enjoy at specially-discounted rates.

- Commercial Zone
- Retail Plaza



Artistic Impression

Commercial Spaces Suitable For



Showrooms



Garment Stores



Supermarket



Bank & ATM

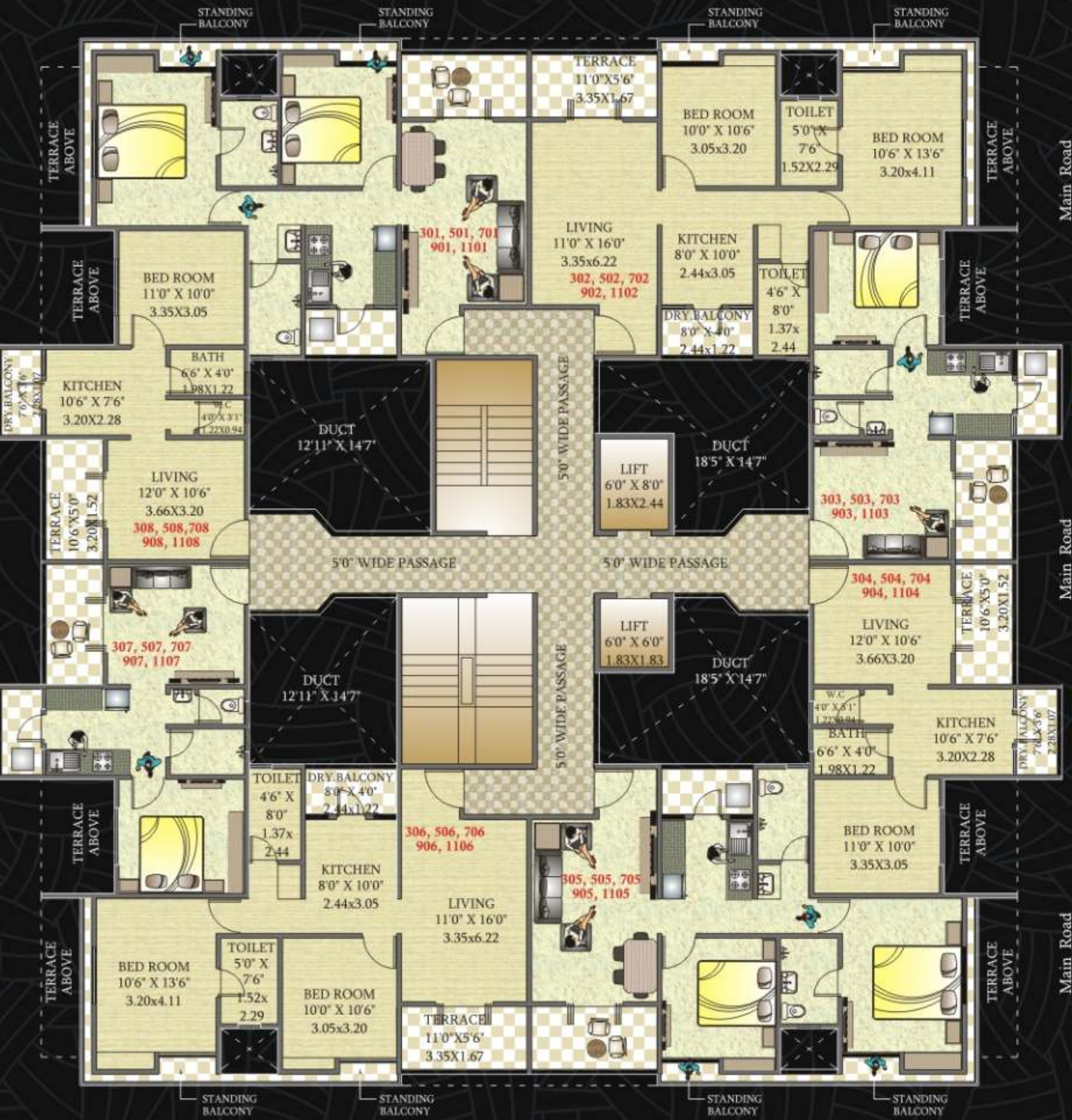


Jewellery Stores



Coffee Shop

TYPICAL FLOOR PLAN
3RD, 5TH, 7TH, 9TH & 11TH FLOOR



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA		TERRACE (100%)		SALEABLE	
		(SQ. FT.)	(SQ. MT.)	(SQ. FT.)	(SQ. MT.)	(SQ. FT.)	(SQ. MT.)
301, 501, 701, 901, 1101	2 BHK	713.00	66.24	60.00	5.57	1,045.00	97.08
302, 502, 702, 902, 1102	2 BHK	713.00	66.24	60.00	5.57	1,045.00	97.08
303, 503, 703, 903, 1103	1 BHK	396.00	36.79	53.00	4.92	605.00	56.21
304, 504, 704, 904, 1104	1 BHK	396.00	36.79	53.00	4.92	605.00	56.21

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA		TERRACE (100%)		SALEABLE	
		(SQ. FT.)	(SQ. MT.)	(SQ. FT.)	(SQ. MT.)	(SQ. FT.)	(SQ. MT.)
305, 505, 705, 905, 1105	2 BHK	713.00	66.24	60.00	5.57	1,045.00	97.08
306, 506, 706, 906, 1106	2 BHK	713.00	66.24	60.00	5.57	1,045.00	97.08
307, 507, 707, 907, 1107	1 BHK	396.00	36.79	53.00	4.92	605.00	56.21
308, 508, 708, 908, 1108	1 BHK	396.00	36.79	53.00	4.92	605.00	56.21

TYPICAL FLOOR PLAN
4TH, 6TH, 10TH FLOOR



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA		TERRACE (100%)		SALEABLE	
		(SQ. FT.)	(SQ. MT.)	(SQ. FT.)	(SQ. MT.)	(SQ. FT.)	(SQ. MT.)
401, 601, 1001, 1401	2 BHK	713.00	66.24	64.00	5.95	1,050.00	97.55
402, 602, 1002, 1402	2 BHK	713.00	66.24	64.00	5.95	1,050.00	97.55
403, 603, 1003, 1403	1 BHK	396.00	36.79	60.00	5.57	615.00	57.13
404, 604, 1004, 1404	1 BHK	396.00	36.79	60.00	5.57	615.00	57.13

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA		TERRACE (100%)		SALEABLE	
		(SQ. FT.)	(SQ. MT.)	(SQ. FT.)	(SQ. MT.)	(SQ. FT.)	(SQ. MT.)
405, 605, 1005, 1405	2 BHK	713.00	66.24	64.00	5.95	1,050.00	97.55
406, 606, 1006, 1406	2 BHK	713.00	66.24	64.00	5.95	1,050.00	97.55
407, 607, 1007, 1407	1 BHK	396.00	36.79	60.00	5.57	615.00	57.13
408, 608, 1008, 1408	1 BHK	396.00	36.79	60.00	5.57	615.00	57.13

TYPICAL FLOOR PLAN 8TH & 12TH FLOOR



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA		TERRACE (100%)		SALEABLE	
		(SQ. FT.)	(SQ. MT.)	(SQ. FT.)	(SQ. MT.)	(SQ. FT.)	(SQ. MT.)
801, 1201	3 BHK	853.00	79.25	124.00	11.52	1,320.00	122.63
802, 1202	2 BHK	713.00	66.24	64.00	5.95	1,050.00	97.55
803, 1203	1 BHK	396.00	36.79	60.00	5.57	615.00	57.13
804, 1204	1 BHK	396.00	36.79	60.00	5.57	615.00	57.13

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA		TERRACE (100%)		SALEABLE	
		(SQ. FT.)	(SQ. MT.)	(SQ. FT.)	(SQ. MT.)	(SQ. FT.)	(SQ. MT.)
805, 1205	2 BHK	713.00	66.24	64.00	5.95	1,050.00	97.55
806, 1206	2 BHK	713.00	66.24	64.00	5.95	1,050.00	97.55
807, 1207	1 BHK	396.00	36.79	60.00	5.57	615.00	57.13
808, 1208		REFUGE AREA					

BASERA ETERNITY

At the centre of action

Hinjawadi is more than a location on a map; it is what put Pune on the map and established the city's credentials as a world-class IT hub. Planned and developed to accommodate a global workforce with matching aspirations, Hinjawadi is a complete destination in itself. And Basera Eternity, with its strategic location in the heart of Hinjawadi Phase 1 is perfectly positioned to leverage its many advantages.

Easy accessibility via the Mumbai - Bangalore highway, a dense network of arterial roads and the proposed Metro soon to run through Hinjawadi Phase 1, put it mere minutes from the choicest selection of hospitality, healthcare, hyper-level leisure, and of course, the mammoth campuses of some of the most eminent corporations in the world.



Site Address

Basera Eternity, 222, Rajiv Gandhi Infotech Park,
Behind Wipro, Ashok Nagar, Hinjawadi Phase 1, Pune - 411057.

DISCLAIMER: this brochure is purely conceptual and is designed in good faith to give you a fair and overall view of the project and is not a legal offering, nor will it be part of any agreement. photographs are not necessarily comprehensive or current. nothing contained in this brochure will take precedence in the final agreement. Areas, flats/units, amenities, specifications, floor, roads, open space etc. may be revised.

Architect
Cubix Architect Associates

RCC Consultant
Structure Vizion

Landscape Designer
Mr. Mahesh Chinchalkar

Law Consultant
Kiran Kothadiya, Advocate



Office Address

Eskay Landmarks, Hotel Niraali Executive Building, 222, Rajiv Gandhi Infotech Park,
Behind Wipro, Phase I, Maan Road, Hinjawadi, Pune - 411057.

Ph: +91 020 2293 3333, Mob.: 77679 33334

Website: www.eskaylandmarks.com