

FULLY RENOVATED



3 BED  
+ 3 BATH  
+ 2 TERRACES  
+ STUDY  
+ SERVANTS ROOM  
+ SERVANTS BATH  
+ 1 CAR PARK

9B | BEL-AIR  
**KOREGAON PARK**  
RESIDENCE AVAILABLE  
FOR IMMEDIATE  
OCCUPANCY ON LEASE

### THE PLACE FOR YOUR NEXT CHAPTER IN LIFE.

There are many stories in Pune, and no two are exactly alike. They are stories of individuals, couples and families embarking on a new journey. Maybe it's a family in search of the perfectly swanky abode, or a couple who wants to live, work and play in an extraordinary space. Find new beginnings at **GERA CLASSICS | BEL-AIR.**

### A PUNE ADDRESS LIKE NO OTHER.

Gera Classics | Bel-Air is a contemporary urban residential enclave centrally located to just about everything you could want in the city, yet also has a feeling of tranquility amidst of Koregaon Park; without the traffic & hassle of North Main Road. Could this be the inspired setting for your new beginning?

### DEVIL IS IN THE DETAILS

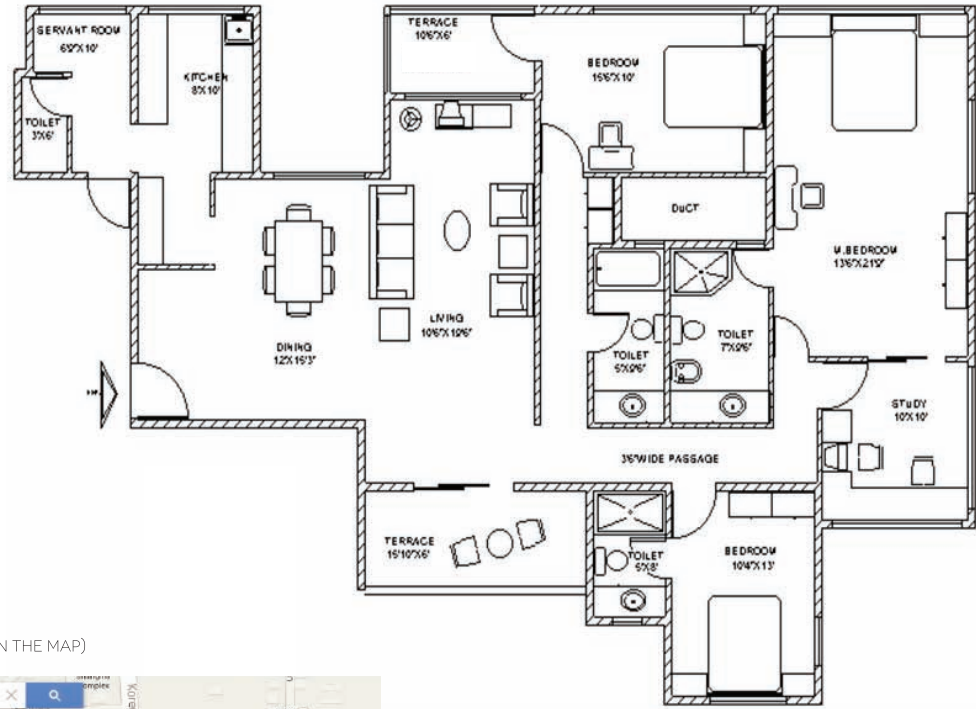
Adjacent to Taj Vivanta on Koregaon Park Road, Bel Air in Gera Classics is a premium residential condominium. Well maintained landscaped gardens and common areas. Generator backup for lift and common lights. And ample visitor parking.

Building has total 5 floors with 2 apartments on each floor. 9B is fully renovated & re-painted; with marble flooring, new bathrooms, new modular kitchen with hob & chimney and is semi furnished with ACs and light fittings. The apartment has a separate servants entry and 1 reserved car-park.

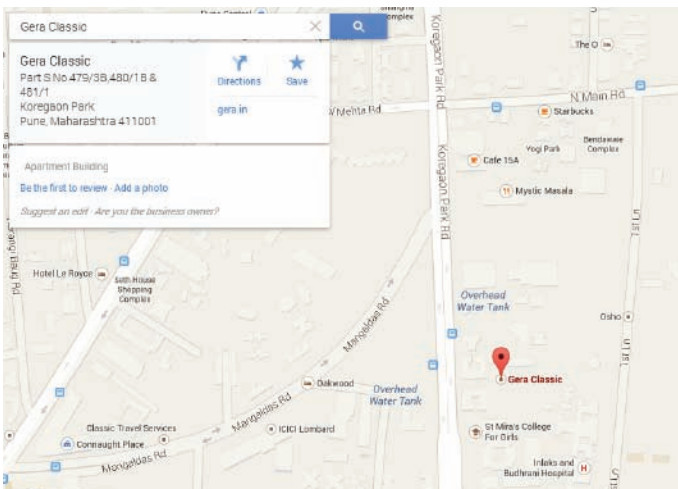
### LOCAL ATTRACTIONS & DRIVE TIMES

- ★ 3 mins to Hotel Taj Vivanta
- ★ 3 mins to North Main Road
- ★ 4 mins to Starbucks
- ★ 4 mins to Osho Meditation Center
- ★ 4 mins to Inlaks & Budhrani Hospital
- ★ 5 mins to Wadia College
- ★ 7 mins to The Courtyard by Marriott
- ★ 7 mins to Ruby Hall /Jehangir Hospital
- ★ 10 mins to Pune Railway Station
- ★ 10 mins to Koregaon Park Plaza
- ★ 12 mins to Pune Camp

# 9B | FLOOR PLAN



# 9B | LOCATION PLAN (CLICK ON THE MAP)



# 9B | ACTUAL IMAGES

