

Homes with a beautiful view...

KARAN
BellaVista

2, 2½ & 3 BHK Luxurious Apartments • Villas • Row Houses

Homes with a beautiful view...

A stunning place to be - where every day is simply extraordinary!

Draped around in a quilt of green meadows, the gorgeous landscapes stretch into the horizon merging with the clear blue skies, creating an enchanting ambiance.

A township tucked in the charismatic neighborhood of Manjari, overlooking the splendid Manjari stud farms; the homes at Bella Vista epitomize luxury and comfort.

Indulge in the magical sunsets... Feel the balmy breeze... Gaze at the moon set on a clear starry night... Unwind and refresh your senses.

More than a place to live - it's a way of life. Come home to 'Karan BellaVista', a name synonymous with style, sophistication and luxury.



Urban Living...

It's all about what "you" need for a composed and a comfortable living. With an unparalleled standard of luxury, amidst a setting of uncompromising natural beauty, the homes at 'Karan BellaVista' weave a perfect balance.

For convenience and location it doesn't get any better than this. Manjari's close proximity to the business hub of Magarpatta City, Karadi, Hadapsar, Prestigious Schools, Educational Institutions, Health Care Facilities and Banks makes it the most sought after suburban location in the Eastern corridor of the city. The enchanting restaurants, art galleries, shopping centers and recreational hubs around Race Course, Camp, NIBM road, Kalyani Nagar and Koregoan Park radiate a distinct energy that's welcoming, lively and magnetic.

Adjacent to New Market Yard and on the Pune-Solapur Highway it's a place that will attract further rapid infrastructure development in the time to come. If you're looking for a breathtakingly refreshing home in the eastern part of the city, 'Karan BellaVista' is the place to be.





Evening breeze...

A project like no other is here. From location to architecture to interiors, 'Karan BellaVista' has officially defined urban living. More abundant open areas with landscaped gardens and ample space between the buildings, the homes at 'Karan BellaVista' are blessed with the natural light by the day and stunning views by the night.

Breathe in the fresh crisp air, huge fluffy clouds hanging low, trees rustling with leaves floating to the ground, paved sidewalks, scent of fresh flowers mixed with the morning dew... such magnificence for an unruffled, composed and a peaceful living.

Apart from the breathtaking surroundings 'Karan BellaVista' has an excellent layout that providing easy access to all the top class amenities – be it the club house, swimming pool or the gym. Its truly an impressive home carefully crafted to suit your lifestyle.





Find yourself at home...

The towering structure of 'Karan BellaVista' makes a splendid vertical statement. The moment you set your eyes on these exclusively designed homes, with the well decorated entrance lobbies, spacious hallways, excellent amenities and superb specification, you are sure to fall in love with them. Retreat into these spacious homes and marvel at the quality construction and features. The careful positioning of windows makes way for bright, light-filled interiors which exude minimalist elegance in their aesthetic of peace and serenity. Keeping your constantly growing needs in mind, every aspect of the project has been carefully planned. Backed by KARAN GROUP'S vast experience of engineering and construction of building more than thousands homes at varied locales in Pune, be rest assured - you are in absolute safe hands.



Privileged Spaces...

In addition to the glorious interior spaces and sprawling plush rooms, the villas at 'Karan BellaVista' come with a spread of lush green lawns in the front and back, a car park, large terraces, swimming pool and French windows opening into the freshly manicured lawns, allowing you to appreciate the view, unobstructed and unforgettable. Indulge in the simple joys of watching your children engage in recreation. From entertaining your loved ones, weekend barbecues, birthday parties, to merely strolling on the landscaped sidewalks lined with flora, Karan Bella Vista has something for one and all.

Extraordinary features only for Villas

- Common solar water heating system
- Water purifier
- Exhaust fan in toilets & kitchen
- Tube light & fans in all rooms
- Video door phone
- MS Power coated safety door for main door
- Safety door for terrace sliding door
- Clothes drying lines in the dry balcony



Premium Spaces...

Experience the charm of these sophisticated style row houses that are submerged in creative brilliance. Rediscover the simple pleasures in life. Make your senses work. Have sometime for leisure and solitude. Indulge in the scent of flowers, hear the birds chirp, watch the pretty little butterflies fluttering from one blossom to another in your private garden, watch the morning sun rise over the distant hill, feel the balmy breeze brush against your skin, just enough to set the wind chimes into a soft soothing music. Walk in the grass barefoot without a care in the world, sit around and relax amidst the lush green spaces lined with manicured shrubs, enjoying the tête-à-tête with friends.

Extraordinary features for Row Houses

- Common solar water heating system
- Water purifier
- Exhaust fan in toilets & kitchen
- Tube light & fans in all rooms
- MS Power coated safety door for main door
- Safety door for terrace sliding door
- Clothes drying lines in the dry balcony



Indulge in the blue...

Cool yourself in the pool, or just sit back and unwind on the deck, basking in the sun, savoring the nature at its best. Watch the kids indulge in water games on a clear sunny day, laughing and enjoying themselves. Spoil yourself with the weekend parties, a stroll in the garden, catching up with your friends and loved ones.

The homes at 'Karan BellaVista' let you relax and enjoy life at a slower pace.



Empress Club...

Relax rejuvenate and rejoice each day in this extraordinary place. Have more time for what is truly essential, long days with just the right endings. Work out in the fully equipped gymnasium, entertain your loved ones in the multipurpose hall, spend evenings in the card room, play table tennis with friends or just sit back and relax in the breeze, enjoying the scent of flowers mixed with the excitement of kids playing in the garden. 'Karan BellaVista' is a place for all age groups and a delight for the children. The specially designed study room with library gives your little ones an undisturbed environment, enhancing their concentration and application skills.

Find yourself here. Indulge in your passions, and rejuvenate your senses. Come for the sun and stay for the stars - you'll feel as though you're on a never ending vacation.





Indulge in the luxury

- * Club house
- * Well equipped gymnasium
- * Carom, cards, chess & study room with library
- * Table tennis
- * Multi purpose hall
- * Swimming pool
- * Landscaped garden
- * Party lawn with sit out
- * Children's play area with modern play equipment
- * Senior citizen sit out
- * Jogging track
- * Amphitheater
- * Art wall
- * Grand entrance gate with security cabin
- * Compound wall with green plantation along the periphery
- * Sit out at the entrance gate to pick up children
- * Internal Concrete roads with dust bins
- * Car wash area
- * Rain water harvesting
- * Water purification plant
- * Solar water heating systems
- * Sewage water treatment
- * Fire fighting system
- * Automatic lift for each building
- * Piped gas connection
- * Telephone connection with intercom facility & broadband
- * Grand entrance lobby with visitor's lounge
- * Washroom & waiting lobby for drivers and maids
- * Generator back up for lifts, stair cases & water pumps



Exclusive conveniences

R.C.C.

- Earthquake resistant structure

Brickwork

- Internal & external 6" thick Brickwork / Block-work

Plaster

- External sand faced & internal neeru finished

Doors

- Decorative main door
- Internal Flush door with Cylindrical Lock
- 2 track powder coated aluminum doors for terraces
- Flush doors for toilets

Windows

- 3 track powder coated aluminum windows with mosquito mesh, safety grills & marble sill

Kitchen

- L - Shaped granite kitchen platform with stainless steel sink
- Designer wall tiles
- Provision for water purifier
- Provision for exhaust fans

Toilets

- Concealed CPVC plumbing
- Designer glazed tile dado
- Provision for exhaust fans
- C. P. Jaquar / equivalent toilet fittings
- Hot & cold mixer unit
- Wall hung commode

Flooring

- 24" x 24" vitrified tiles
- 12" x 12" anti-skid tiles in toilets & terraces
- Arrangement for washing machine / washing place in dry balcony

Electrification

- Concealed copper wiring with modular switches and fire resistant wire (ISI Mark)
- Miniature circuit breaker
- Provision for AC point in master Bedroom
- Anchor Roma or equivalent switches
- Point for water purifier in the kitchen
- T. V. and Telephone point in living and master Bedroom
- Adequate electrical points in every room
- Provision for inverter
- One Light & one Fan point on generator backup in each flat

Painting

- Internal oil bound distemper
- External Cement & Ace paint



Some of our ongoing projects



Karan Celistra - Balewadi



Sara - Baner



Valencia - Navi Mumbai



Eva - Bavdhan



Madhupushpa - Wakad



Karan House - Prabhat Road



Karan BellaVista - Manjari



Vishwa - Narhe



Karan Iris - Nagar Road



The Vitoria - Deccan Gymkhana



KaranTej Bonita - Ghole Road



Karan Rhea - Wadgaon Sheri

Constructive People...

KARAN GROUP, an experienced, technically competent and innovative group of professionals, has a vision of its own. Karan Group has always been a step ahead in creating newer, user friendly designs and ideas in residential, commercial and industrial projects.

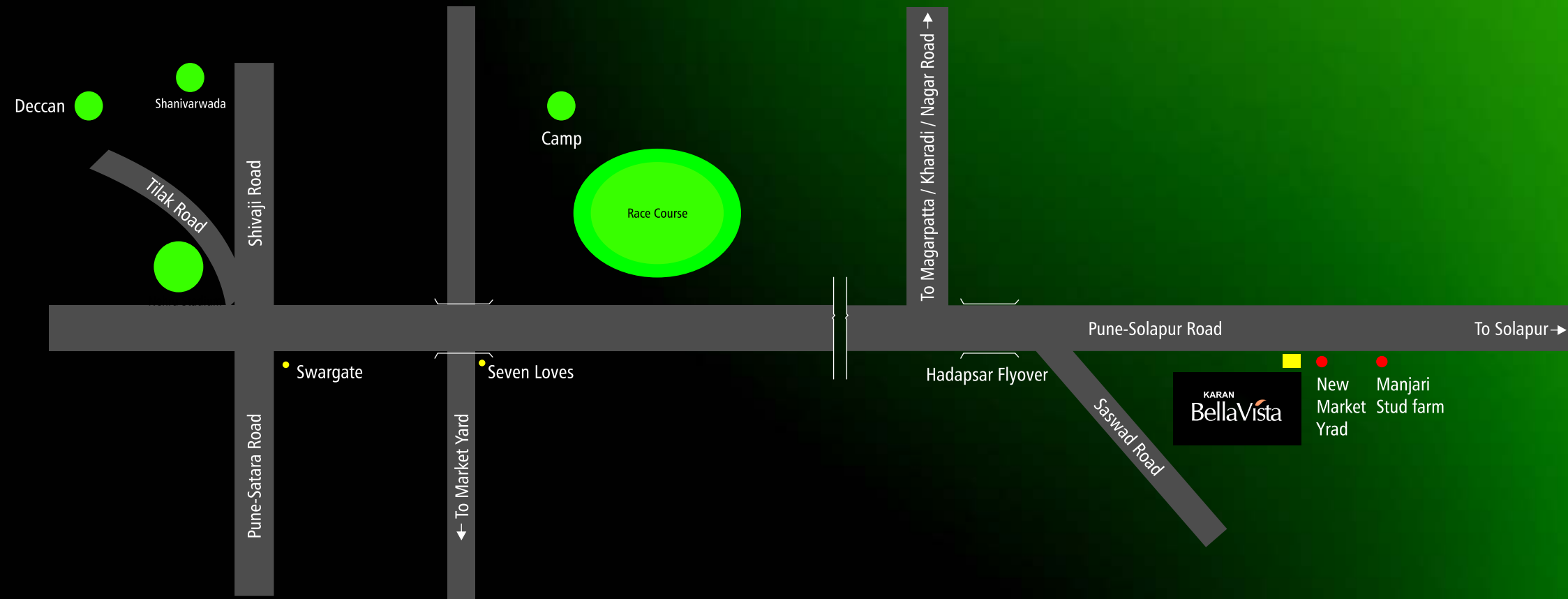
Spread across Pune and Mumbai, Karan Group is driven by a desire to excel in all endeavors. Karan Group has always used the highest quality material and employed expert personnel. Guided by years of expertise, every aspect of construction is completed in a precise and timely manner, with total customer satisfaction being the key word.

The fittings and fixtures are always in consonance with the contemporary aesthetic values and utility standards, to make living in all the projects more comfortable and convenient.

Delivering every thing that is promised, Karan Group has been blessed with the goodwill of thousands of satisfied families and businesses. A trail of successful projects motivates the group to take on new challenges.

The future awaits the certainty of happy faces of people beaming contentment.





Credits

Architect

Prakash Kulkarni Associates

Structural Consultants :

G. A. Bhilare Consultants Pvt. Ltd.

Legal

Adv. Nandkumar Shinde & Associates

3 Imaging

Atelier Graphics

Landscaping

@ Four Studio

Advertising & Branding

Noworries Ad. Venture



Constructive People...

www.karangroup.com

For booking call: Cell: 7709937777 / 7709947777 • Email: sales@karangroup.com
sms KARAN to 54646

Site Office: Survey No: 75,1/2 Manjari, Near to Manjri Stud Farm, Pune-Solapur Highway, Manjri, Tal.Haveli, Pune-412307

Head Office: 4, Abhivadan, Above Hotel Gandharv, 1284, Shivaji Nagar, Pune-411005 Tel: +91 20-25539298/99 Fax: +91 20-25539154 Mobile: 9503700007

Note : The images and material contained in the Brochure are conceptual illustrations. Only the Actual Agreement (to be entered into between the flat purchaser and the developers), shall be binding on the Parties and the actual layouts, and specifications of the individual flat and any amenities to be provided, stated therein shall be final and conclusive of the agreed terms, offered to the Purchaser by the Developer. The Developer reserves all rights to make alterations, modifications, and changes in the sanctioned plan, lay out specification, flats/units, elevations, designs, and amenities that will be made available in the project. The flats are sold on the basis of carpet area and the salable area is for illustration purpose only.

