

A photograph of a man in a black and white striped t-shirt carrying a young child on his shoulders. The child is wearing a red and black plaid shirt and is holding a large white kite. The scene is set against a warm, golden sunset background with rolling hills in the distance. The kite string has white paper streamers attached to it.

*Live  
extraaaa!*

2 BHK Homes at NIBM Annexe



Tower A, B, C and D will be developed in different phases and each tower will be entitled to different RERA No.

Artistic Impression



Homes where you live a  
*Little extraaa!*

The real pleasures of life lie in the moments that offer you something extra. Extra chocolate topping on your favourite dessert, extra time to sleep on a winter morning, extra discounts on your shopping, moments like these are cherished for long.

Located in the heart of east Pune, Yash Florencia is a project where each factor is meticulously crafted to provide its residents with some extra pleasures. Planning that offers extra space, amenities that offer an extraordinary lifestyle, specifications that offer extra luxury, location that offers extra time, In-short, a home where you live a little extra.

Come and experience the difference!

## HIGHLIGHTS

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- Residential project comprising of 4 towers (A, B, C & D).
  - Building A & B -13 Floors Residential + 3 Floor Parking.
  - Building C & D (Proposed) - 12 Floors Residential + 1 Floor Parking + 3 Floor (Commercial Spaces + Residences + Parking)
- Artful residences with a variety of choices in terms of space
- Project located within PMC limit
- Host of unique amenities such as Barbeque Deck, Lantern Garden, Jacuzzi, Tree Hammock
- 24 MTR Proposed DP Road for easy & convenient access to the city
- Easy accessibility to cities best schools
- Over 6,600 Sq. Ft. of open space for amenities



Amenities that offer an  
*Extraordinary lifestyle!*



Barbeque Area



Amphitheater



Jacuzzi



Tree Hammock



Multi-purpose Play Court



Yoga Deck



Acupressure Track



Ayurvedic Garden



Magnificent Club House



Party Lawn



Lantern Garden



State-of-the-art Gymnasium



Play Area for Kids



Landscape Gardens



Provision for Indoor Games

# Specifications that offer *Extra luxury!*

## Architectural Specifications

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- RCC – Earthquake resistant framed structure
- Internal /external high quality AAC block work
- External Plaster - Sand faced double coat
- Internal Plaster - Internal walls finished with gypsum
- External Paint - Apex paint or equivalent
- Internal Paint - OBD paint for entire home.

## Kitchen

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- Granite top kitchen platform with S.S. Sink
- Provision for water purifier
- 600 X 600 mm vetrified dodo tiles upto 2'0" above platform

## Electrical

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- Modular switches & socket of Legrand series or equivalent make
- Concealed copper wiring with main circuit breaker
- Provision for exhaust fan in kitchen & washroom
- Single-phase electric connection

## Washrooms

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- 300 X 450mm ceramic dado tiles upto lintel level
- Concealed UPVC & CPVC plumbing
- Bath fittings of Jaguar or equivalent make
- Sanitary ware of Kerovit or equivalent make
- Provision for electric geyser point
- Solar water heater connection
- Hot & cold mixer for shower

## Living Room

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- Provision for DTH connection
- Telephone points

## Flooring

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- 800 X 800mm verified tiles flooring with skirting for living, kitchen, dining, passage, bedroom balcony and living balcony
- Anti-skid 300 x 300mm tiles in utility & washroom area

## Doors and Windows

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- Main entrance door finished with laminate
- Fitting and night latch for main door
- Both side laminate finish door frame for main entrance & bedrooms
- Door frame for washroom & utility area in granite
- Powder coated aluminium sliding windows & doors (mosquito mesh/net for bedrooms)
- MS Railing for balcony of bedroom & living room
- MS safety grills for living & bedroom windows

## Common Amenities

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- Rainwater harvesting system
- STP (Sewage Treatment Plant)
- Fully automated lifts with backup
- Generator backup for all common amenities
- Efficient fire fighting system
- LED street lights in parking area
- OWC (Organic Waste Controller)
- Solar PV Panel as per norms

## 2 BHK - PRIMA





## 2 BHK - ULTIMA





# CLUB HOUSE



Artistic Impression





**PLAY AREA VIEW**

Artistic Impression



**GYMNASIUM**

Artistic Impression



**BALCONY**

Artistic Impression





CHILDREN'S PLAY AREA

ORGANIC WASTE CONTROL

AMPHITHEATER

CLUB HOUSE

MULTI PURPOSE COURT

PARTY LAWN

STP

AMENITIES SPACE

A

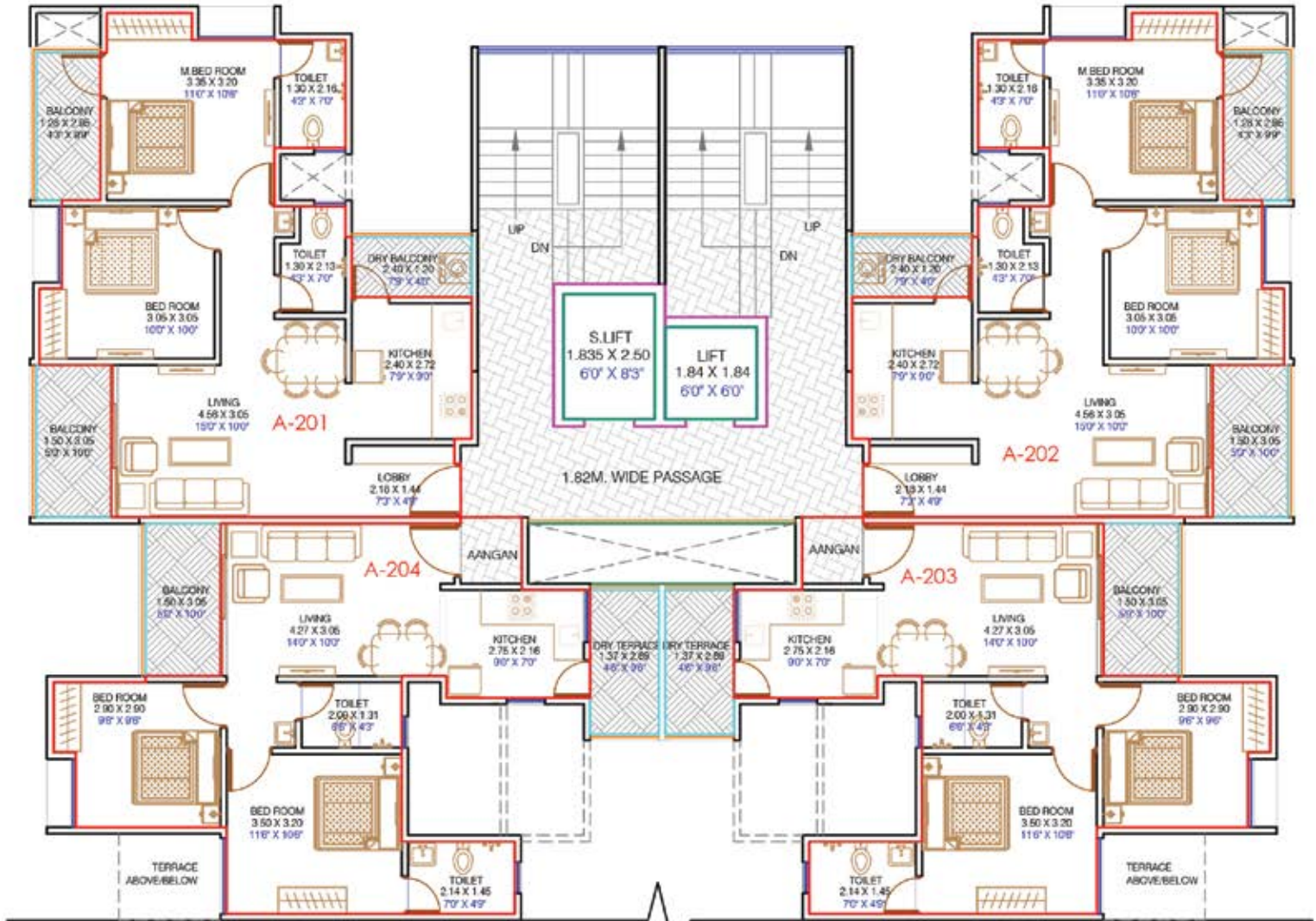
B

C

D

24 Mtr Proposed DP Road



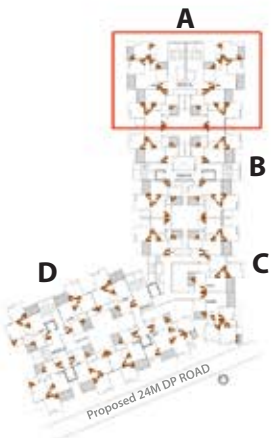


ADJOINING B BUILDING

YASH FLORENCIA

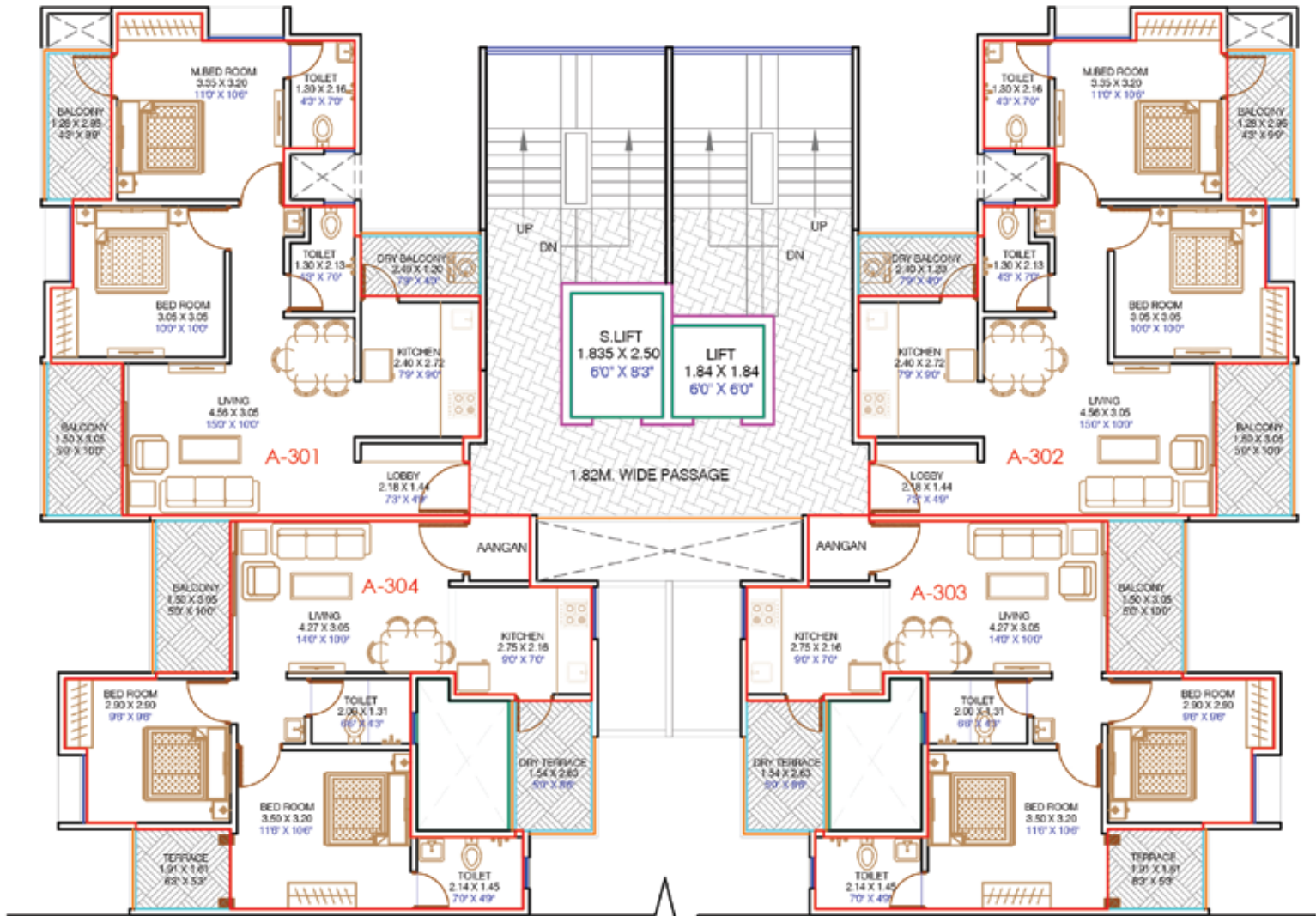


**A WING - EVEN FLOOR (FLOOR - 2, 4, 6, 8, 10)**



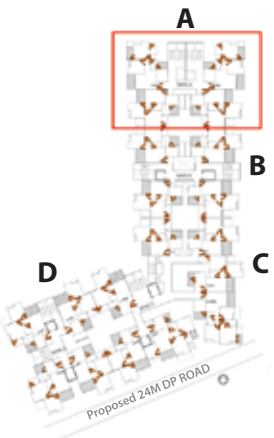
KEY PLAN

2 BHK	Carpet Area (Sq. Ft. / Sq. Mt.)	Balcony (Sq. Ft. / Sq. Mt.)	Terrace (Sq. Ft. / Sq. Mt.)	Dry Balcony (Sq. Ft. / Sq. Mt.)	Dry Terrace (Sq. Ft. / Sq. Mt.)	Total Carpet Area (Sq. Ft. / Sq. Mt.)
201, 401, 601, 801, 1001 202, 402, 602, 802, 1002	641 / 59.55	90 / 8.36	0 / 0	31 / 2.88	0 / 0	762 / 70.78
203, 403, 603, 803, 1003 204, 404, 604, 804, 1004	557 / 51.74	49 / 4.55	0 / 0	0 / 0	43 / 3.99	649 / 60.28



**YASH FLORENCIA**

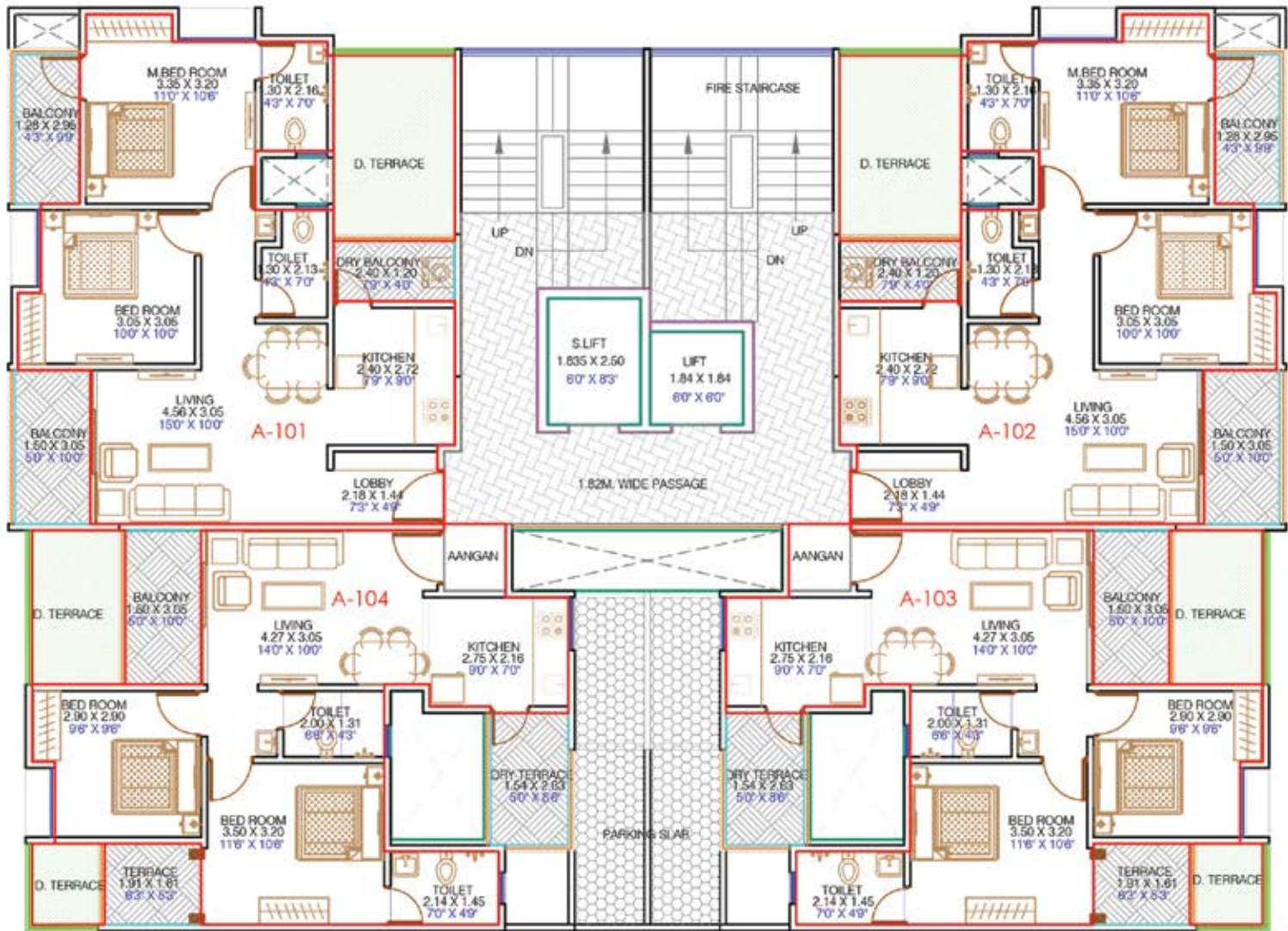
**A WING - ODD FLOOR (FLOOR - 3, 5, 9, 11, 13)**



KEY PLAN

2 BHK	Carpet Area (Sq. Ft. / Sq. Mt.)	Balcony (Sq. Ft. / Sq. Mt.)	Terrace (Sq. Ft. / Sq. Mt.)	Dry Balcony (Sq. Ft. / Sq. Mt.)	Dry Terrace (Sq. Ft. / Sq. Mt.)	Total Carpet Area (Sq. Ft. / Sq. Mt.)
301, 501, 901, 1101, 1301 302, 502, 902, 1102, 1302	641 / 59.55	90 / 8.36	0 / 0	31 / 2.88	0 / 0	762 / 70.78
303, 503, 903, 1103, 1303 304, 504, 904, 1104, 1304	561 / 52.11	49 / 4.55	33 / 3.06	0 / 0	43 / 3.99	686 / 63.71





A



B

ADJOINING B BUILDING

YASH FLORENCIA



A WING - 1<sup>ST</sup> FLOOR

D



C

	2 BHK	Carpet Area (Sq. Ft. / Sq. Mt.)	Balcony (Sq. Ft. / Sq. Mt.)	Terrace (Sq. Ft. / Sq. Mt.)	Dry Balcony (Sq. Ft. / Sq. Mt.)	Dry Terrace (Sq. Ft. / Sq. Mt.)	Total Carpet Area (Sq. Ft. / Sq. Mt.)
101, 102		645 / 59.92	90 / 8.36	0 / 0	31 / 2.88	0 / 0	766 / 71.16
103, 104		565 / 52.49	49 / 4.55	33 / 3.07	0 / 0	43 / 3.99	690 / 64.10

KEY PLAN

MahaRERA registration number: P52100018845



YASH PROMOTERS AND BUILDERS

Founded in the year 1987 , Yash Promoters and Builders is one of the trusted names in Pune in the construction industry. Since its inception their endeavour has been to deliver quality spaces that will elevate the lifestyle of its residents.

Today, Yash Promoters and Builders is credited with many landmark development in commercial and residential space and their projects are home to over 20,000 people. Over the years their marquee projects such as Yash Elina, Yashopuram, Yashomangal, Yash Rhythm, Yash Orchid, Yash Platinum, Yash Sankul, Yash Classic, have become benchmarks for others and defining landmarks for the locality.

With the new generation taking over and bringing in the new energies, strict & structured processes and a whole lot of ultra-modern construction techniques, the upcoming projects by this group are definitely you should watch for!

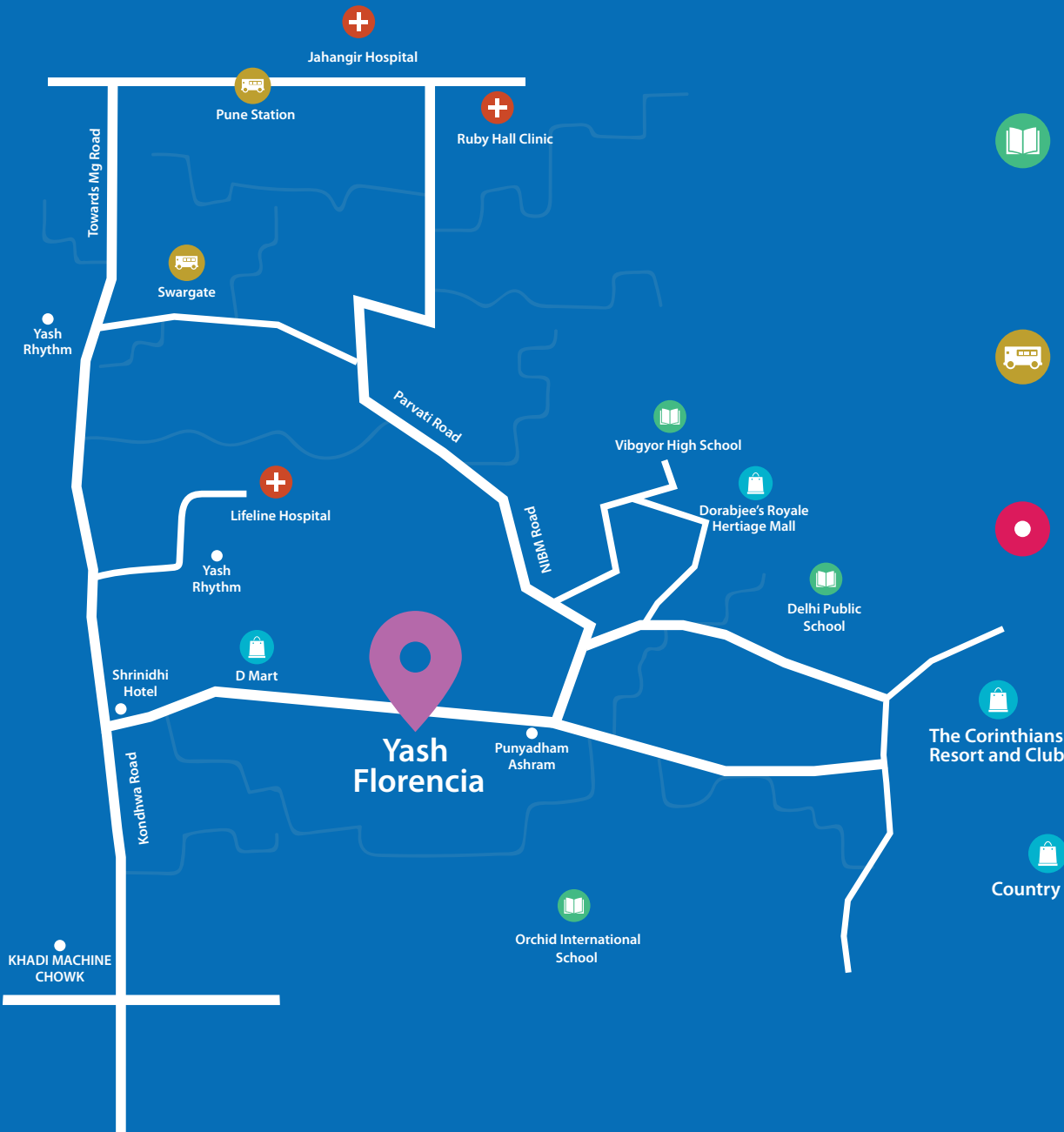
### UPCOMING PROJECT

DHANORI | GHOTAWADE (HINJEWADI ANNEX) | MAMURD | TALEGAON DHABHADE







# LOCATION



 **Shopping & Entertainment:** \_\_\_\_\_  
D'Mart – 500 M  
Dorabjee's Royale Heritiage Mall – 2 KM  
The Corinthians Resort and Club – 3 KM  
Country Club – 3.5 KM

 **Hospitals:** \_\_\_\_\_  
Lifeline Hospital – 3 KM  
Ruby Hall Clinic, Wanorie – 5 KM  
Jahangir Hospital – 10 KM

 **Education:** \_\_\_\_\_  
Bishop's School – 2 KM  
Delhi Public School – 3 KM  
Orchid International School – 3 KM  
Vibgyor High School – 2 KM

 **Transportation:** \_\_\_\_\_  
Airport – 17 KM  
Pune Station – 10 KM  
Swargate Bus Stop – 8 KM

 **Other Key Locations:** \_\_\_\_\_  
Magarpatta – 11 KM  
M. G. Road – 9 KM  
Bibwewadi – 9 KM

 The Corinthians  
Resort and Club

 Country Club

KHADI MACHINE  
CHOWK

Towards Mg Road

Parvati Road

NIBM Road

Kondhwa Road

Yash  
Florencia

Jahangir Hospital

Pune Station

Ruby Hall Clinic

Swargate

Yash  
Rhythm

Lifeline Hospital

Yash  
Rhythm

Shrinidhi  
Hotel

D Mart

Vibgyor High School

Dorabjee's Royale  
Heritiage Mall

Delhi Public  
School

Punyadham  
Ashram

Orchid International  
School



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LEGAL: Adv. Uday Kulkarni

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The Tower A of this project has been registered via MahaRERA registration number: P52100018845 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects. The project is under Akshay Enterprises and branded under Yash Promoters and Builders.

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