



a monument of luxury...



Luxury has a new name. Where warmth and opulence coincide. A masterpiece of impeccable style. Premium locations. Let eyes do rest of the talking.





flair
Epanache

An everlasting impression. An affair with luxury. An abode of
fantasy. The future of royal living. Because only few live
regally.



Tranquil spaces



elegance
E
style

Elegance. The art of being sophisticated. A confluence of attitude and luxury. Ultimate lavishness dipped in style. For the connoisseurs of class.



Heavenly sit-out



extravagant
E
exclusive

The perfect address to flaunt. Designed to compliment your personality. Enhanced by striking features. Wrapped in taste.

A sumptuous lifestyle. For the royal you.



Sai Sarana

Sai

Lavish lounge



Living room



Living room



Master suite



Plush bedroom



Inviting guest room



Oxygen zone



Sky swing



Facilities



Designer portico

Glass lobby | Reception desk
Waiting lounge



Chic foyer

Spacious parking | Grand entrance porch
Paved drive way



Sky zones

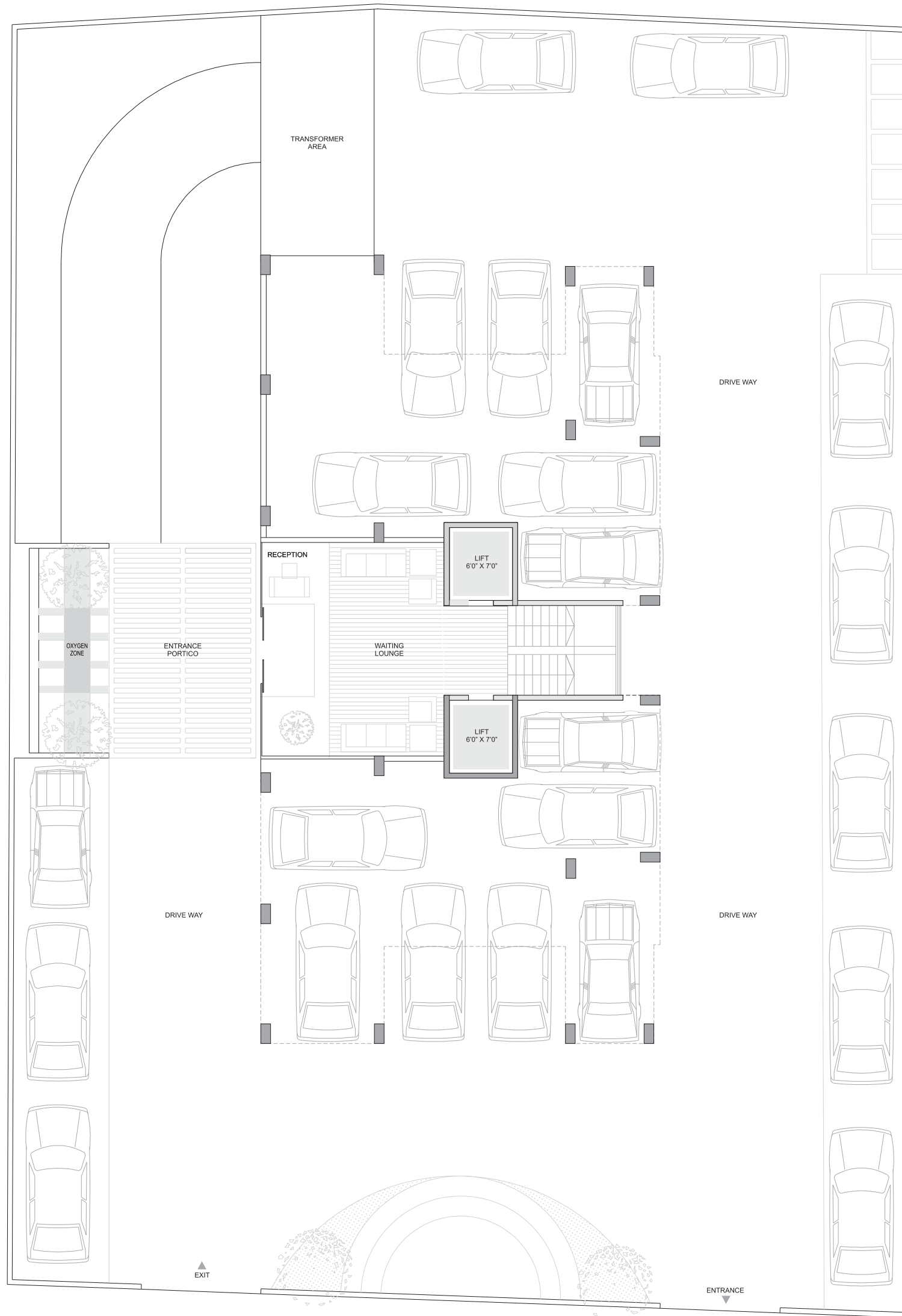
Party deck | Barbeque area | Heavenly sit-outs
Meditation area



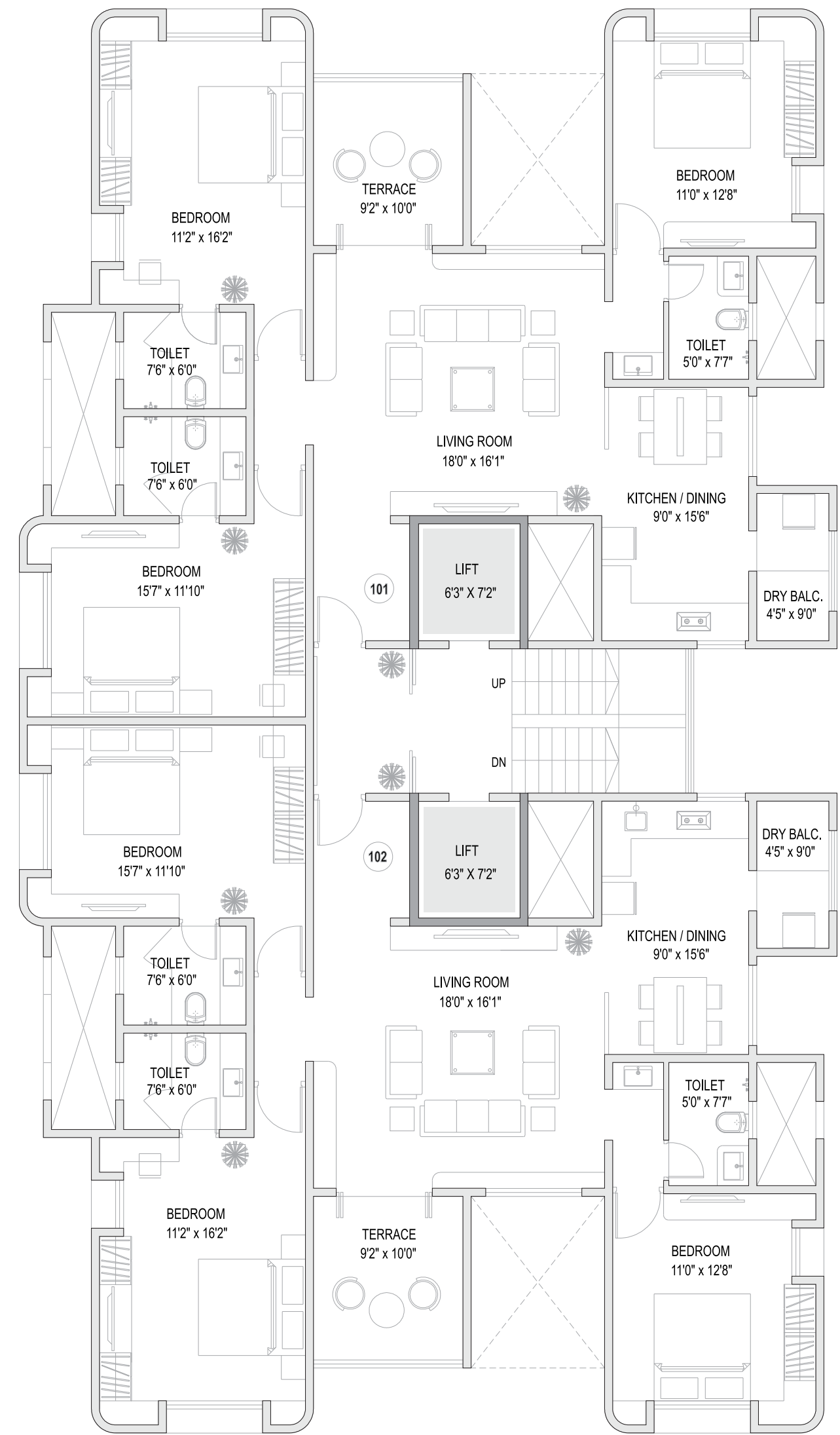
Incredible features

Landscaped gardens | Multipurpose hall

Parking plan

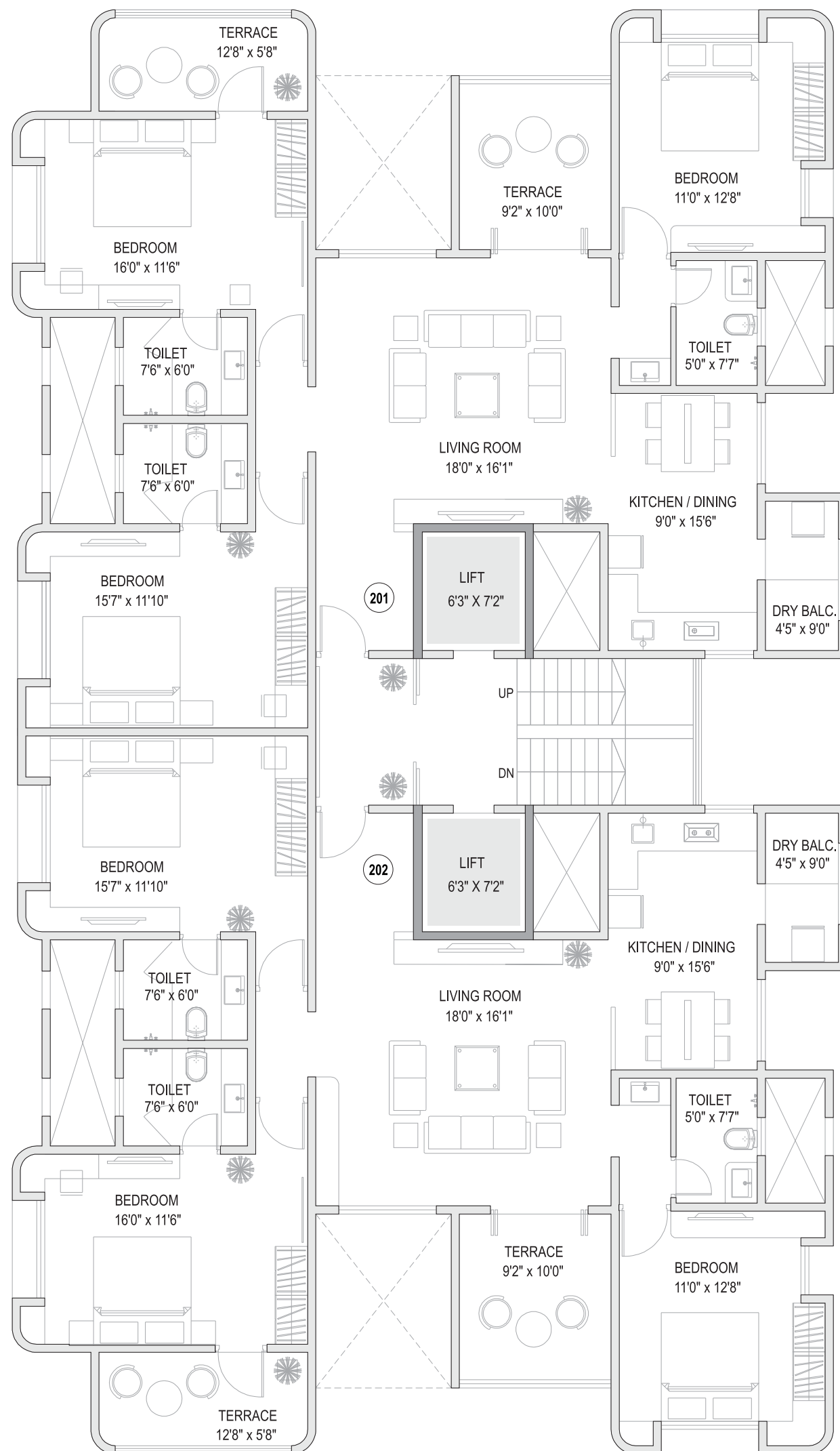


First floor plan



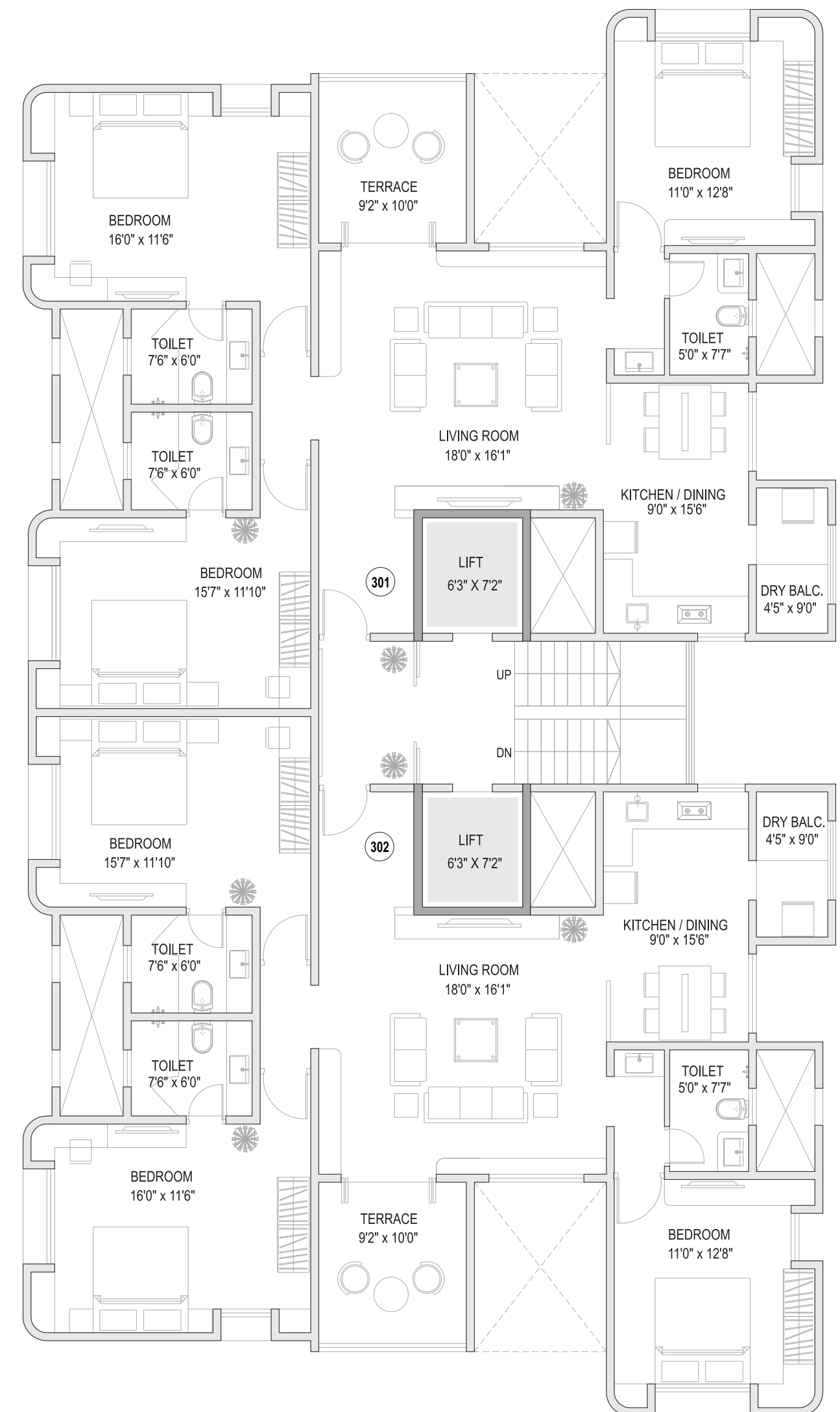
FLOOR	FLAT NO.	CARPET AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
FIRST	101	1276.00	92.00	1731.00
	102	1276.00	92.00	1731.00

Second floor plan



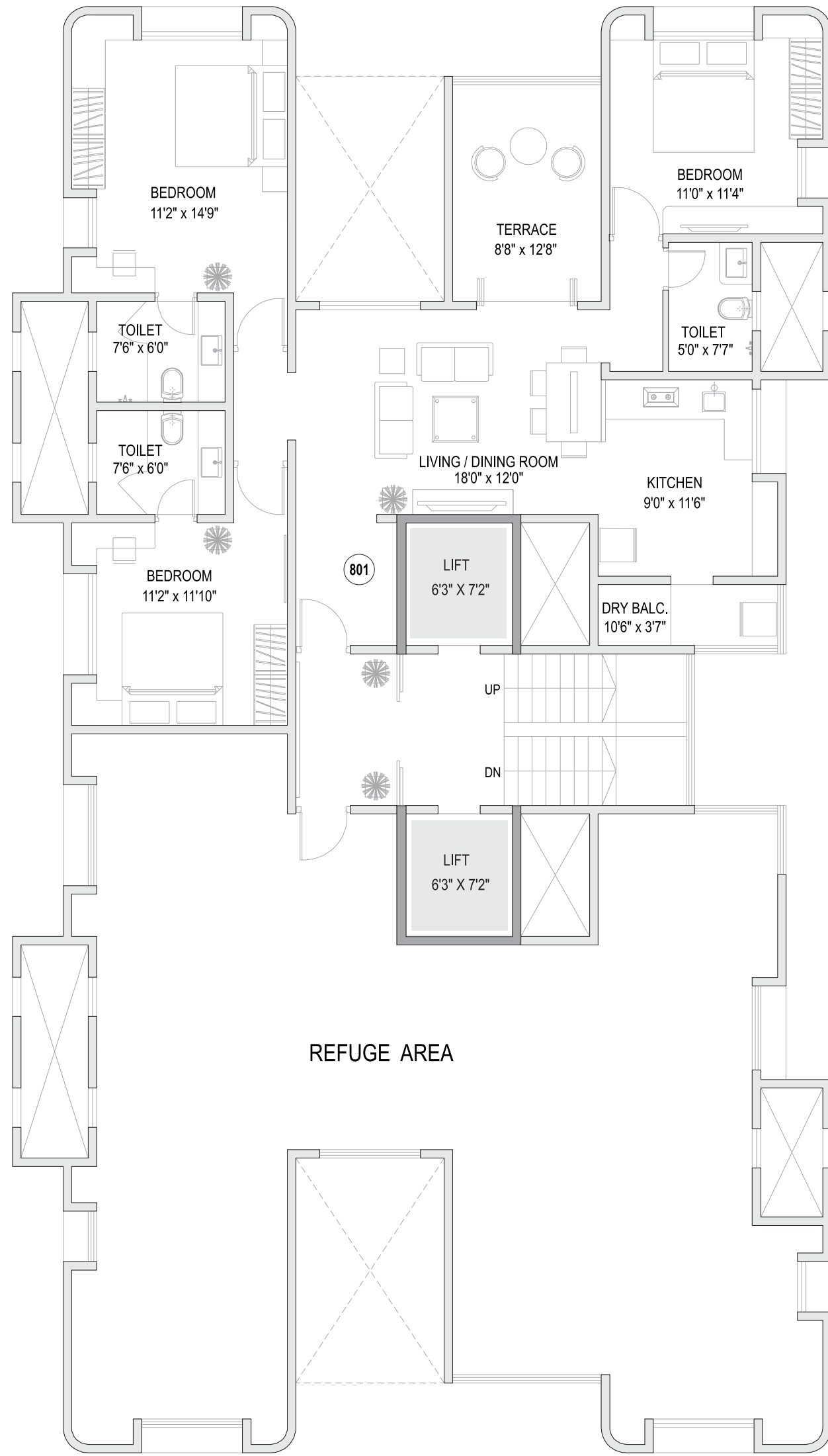
FLOOR	FLAT NO.	CARPET AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
SECOND	201	1260.00	163.00	1765.00
	202	1260.00	163.00	1765.00

Third floor plan



FLOOR	FLAT NO.	CARPET AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
THIRD	301	1278.00	92.00	1733.00
	302	1278.00	92.00	1733.00

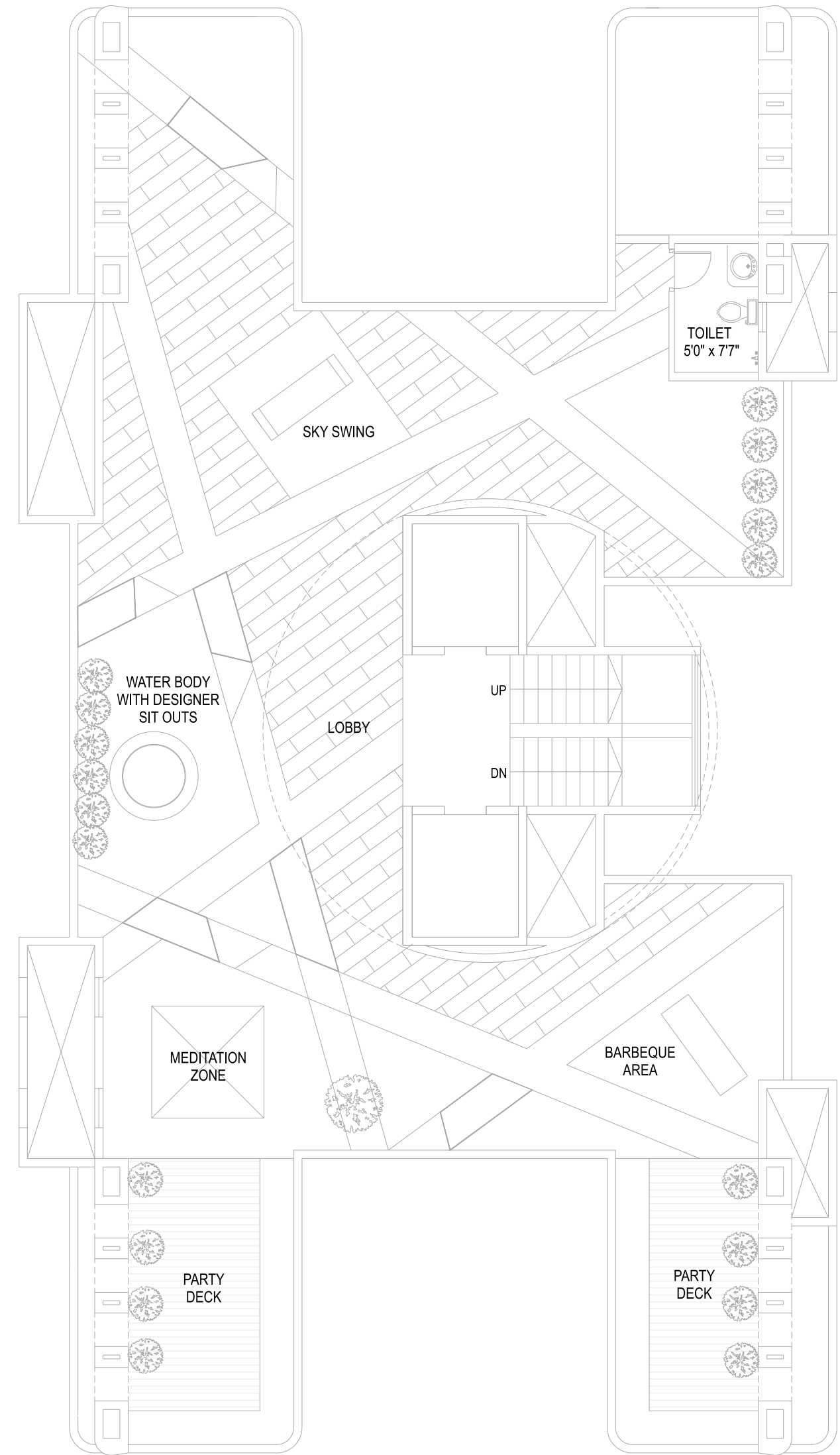
Eighth floor plan



FLOOR	FLAT NO.	CARPET AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
EIGHTH	801	1084.00	110.00	1495.00



Terrace floor plan





Typical floor layout



Finishes

Structure

RCC frame structure of superior quality designed for earthquake resistance

Masonry

6" thick brickwork

Plaster

Internal walls with Neeru/Gypsum finish and sand faced cement plaster for external walls

Windows

Powder coated aluminium sliding windows with safety grills and marble sill

Plumbing

Concealed plumbing with Jaguar or equivalent fitting in toilets and kitchen

Electrification

Branded switches, telephone and cable point in living room

Painting

Internal OBD for the entire flat, external acrylic paint for the entire building

Flooring

2'X2' vitrified tiles in all rooms & designer tiles in master bedroom

Bathroom

Anti-skid ceramic flooring dado upto 7' with branded sanitary ware and hot & cold mixer unit

Kitchen

Granite top kitchen platform with SS sink & glazed/dado upto 2 feet

Water purifier

Water purifier unit in every flat

Doors

Decorative entrance door with internal flush door

Security

Surveillance camera for each flat

Back-up

Lift with back-up facility
Back-up facility for common areas

Firefighting systems





The Address

Plot No. - 38/3, CTS No. - 94/3, Prabhat Road, Next to Kamala Nehru Park, Pune - 411 004,

A creation by Jalan Group & Bihani



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