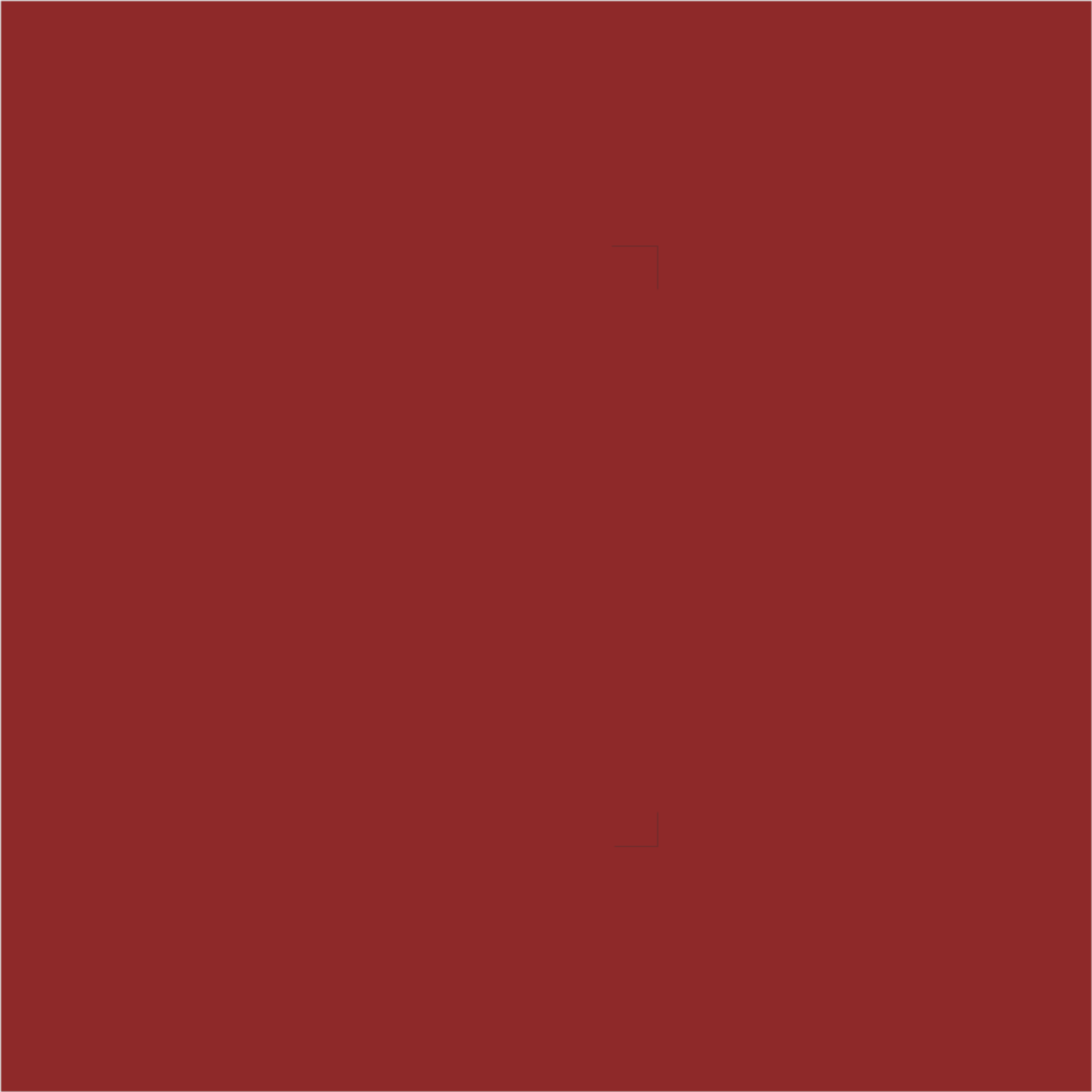




Your dreams have the power to take you places. Follow  
their flight. Let your life ascend to the glory you always  
imagined but thought was rare to find.





EXTEND YOUR **IMAGINATION**

We have crafted our spaces for those who constantly raise the bar for themselves. In terms of quality they expect, relationships they nurture and life they share. Our homes are emblems of high living blended with peace of mind. For those to whom life is one rewarding journey!



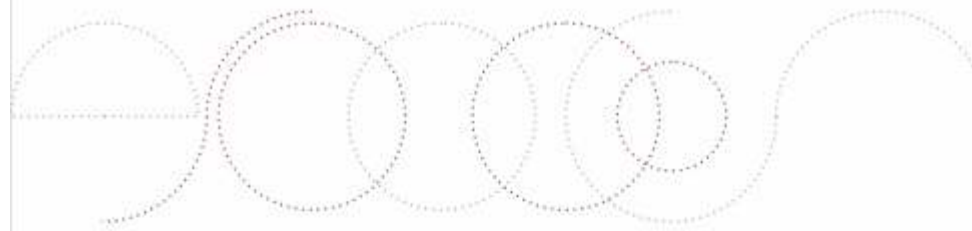


## ENRICHED SPACE REFLECTS ENDURING JOY

It sparkles on every face. It glows in every eye. It is engraved in every heart. The joy of owning a space that transforms life is boundless. At Imperial, life is so full of zest that everybody celebrates it, every moment.

Imperial is designed to cater to those upwardly mobile families for whom every aspect of life is worth living to the fullest. The premium two and three BHK apartments at Baner are studded with best in class amenities and surrounded by high living amenities.

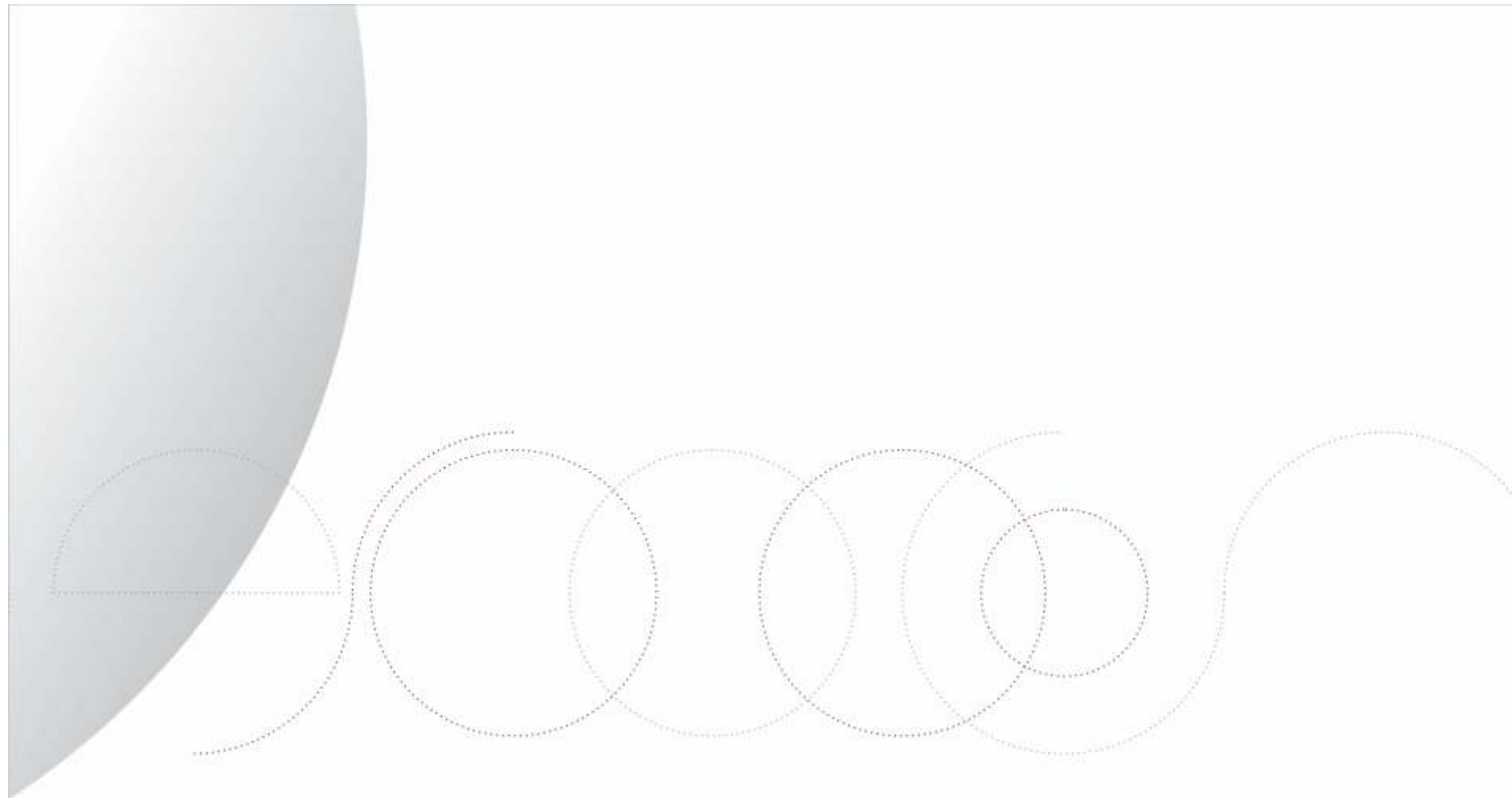
Activity and serenity, Imperial offers the best of both the worlds. Situated in the buzzing Baner and still on a peaceful zone of its own this home is a rare gem in an exclusive setting.











### TRUE QUALITY ALWAYS TOWERS ABOVE THE REST

The tallest, the smartest and of course the best! Imperial is set to take Baner by storm. With seventy meter height and majestic elevation, it is true to its name in more ways than one. With all its aesthetics, utility, add-ons and insights, Imperial has all risen to take you to unprecedented heights of joy and fulfillment.





Site Address:

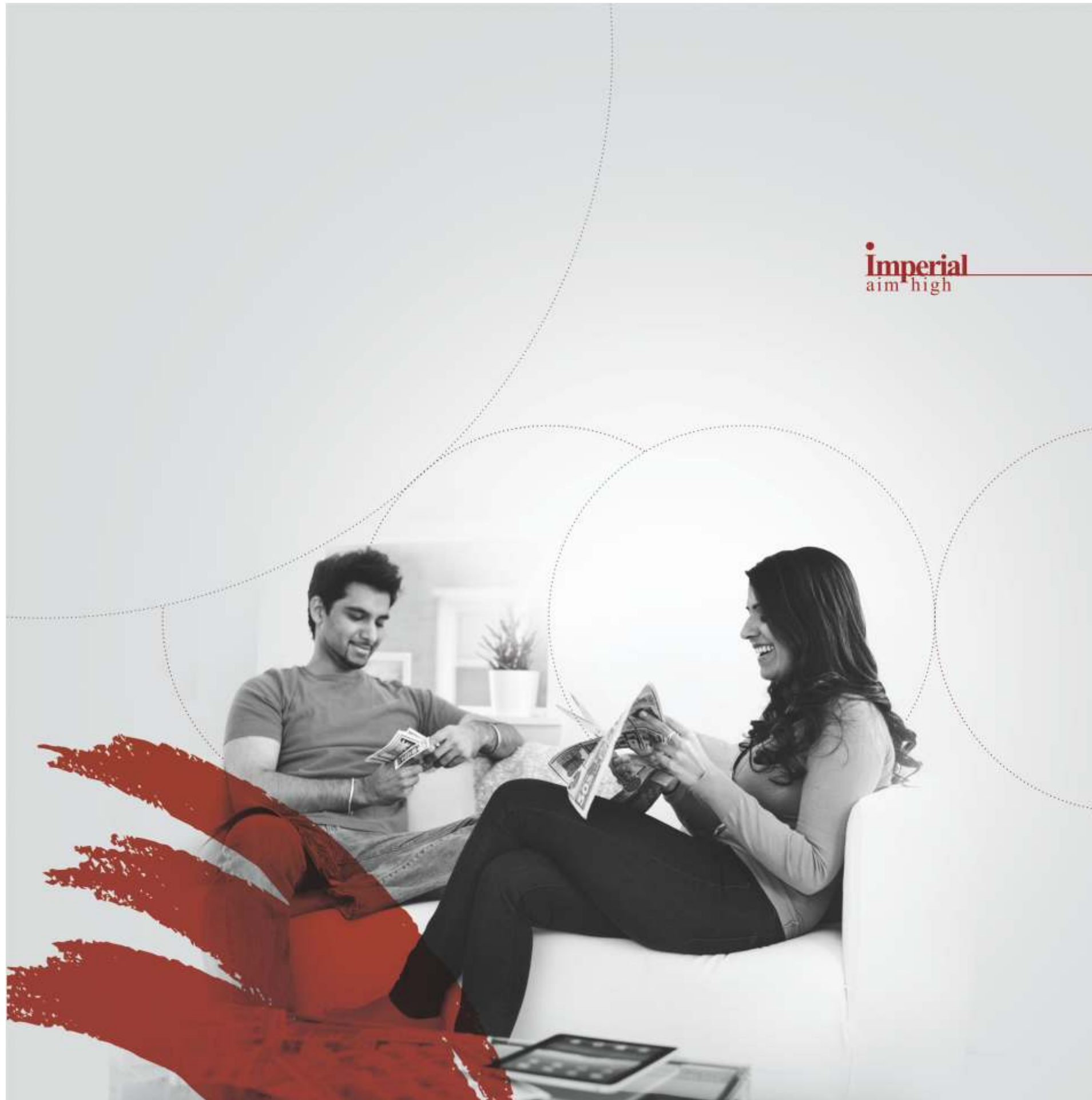
### STRENGTHENING ROOTS, POWERING WINGS

You choose nothing but the best for your loved ones and at just right time. Imagine getting a premium home like Imperial just when your child starts dreaming of a dear little den of his own. On time possession is what we commit and deliver. So there is no point in wasting time when your future prized possession is within your reach. Just extend a bit!





**Imperial**  
aim high





### **SHARED DREAMS MEAN SHARED RESPONSIBILITIES**

Every penny is worth its price these days. While selecting a right home, informed, strategic and intelligent decision is important.

In spite of being in a premier location and having ultra luxurious lifestyle features, Imperial is priced right. Plus it comes with the appreciation advantage to savvy investor's delight.

So dream big but plan well. And with imperial, you can be sure, of pricing, quality and credibility, that is synonymous with the name ABIL.







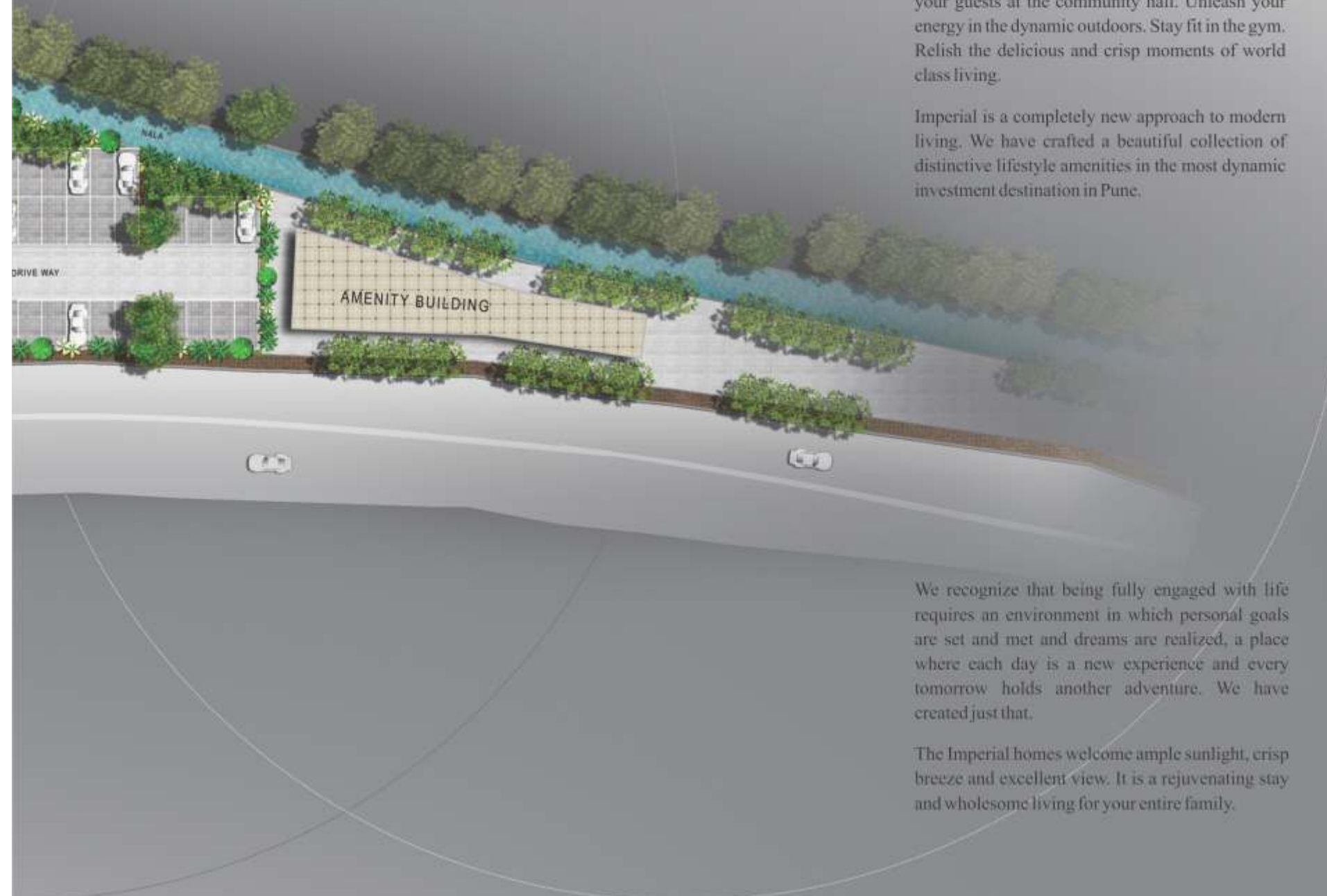
## LAYOUT | EXPLORE EVERYTHING THAT LIFE HAS TO OFFER

Have a grand party at the club house. Spend a leisurely evening at the landscaped garden. Pamper your guests at the community hall. Unleash your energy in the dynamic outdoors. Stay fit in the gym. Relish the delicious and crisp moments of world class living.

Imperial is a completely new approach to modern living. We have crafted a beautiful collection of distinctive lifestyle amenities in the most dynamic investment destination in Pune.

We recognize that being fully engaged with life requires an environment in which personal goals are set and met and dreams are realized, a place where each day is a new experience and every tomorrow holds another adventure. We have created just that.

The Imperial homes welcome ample sunlight, crisp breeze and excellent view. It is a rejuvenating stay and wholesome living for your entire family.







#### LOCATION | AT THE CENTRE STAGE OF LIFE

Baner is the best locality in Pune, peaceful, serene, green, well planned and well connected to work, education, entertainment and leisure centers. It is in close vicinity to Aundh, Pune University, Wakad and the IT hub of Pune, Hinjewadi. Baner is studded with many complexes, malls like Big Bazaar, D'mart and Primrose Mall, good eatery joints like Domino's, Subway, Great Punjab, Cafe Coffee day, Hotel Mahableshwar. A great place to hang out indeed! Plus Baner Road is the gateway to Mumbai. So at Imperial, you are living in the most sought after areas of Pune. Imperial is near Mumbai Bangalore Highway and combines the convenience of round-the-clock transport facility and the boon of tranquil ambience. You are at the central stage of life, literally.





**Imperial**  
aim high

#### TUNE IN TO FUTURE

What is your song of life? A hug from loved ones, a glance of appreciation, a kind word, a romantic touch, content togetherness, blissful solitude, complete freedom, the joy of being pampered...

Tune in to it and let the melody float into every moment. The more it matures the more beautiful will it be. At Imperial, you will have so many things to do together, time will just fly. This home is a logical solution to all your magical dreams.

Plus it is so easily accessible from all parts of the city that you will be able to strike a perfect work life balance by arriving home in time to spend time with your family. You cherish your loved ones and we cherish you. At Imperial life is a full circle.



## AMENITIES

Video Door phone / Internet provision / Telephone Line provision.

Fire alarm / Sprinklers Points in flats as per CFO

Solar water in all Kitchens.

Modular kitchen with HOB & chimney

Swimming Pool

Well equipped GYM.

Community hall.

Piped gas.

Kids play room

T. T table & pool table, carom room.

100 % DG back up for Common Amenities & one light and fan points in each room

Drivers Toilet.

Security cabin.

STP

Landscaped Garden.

Paved pathway & parking area's on ground floor.

Water body in entrance.



## INTERNAL SPECIFICATION FOR FLAT

**Flooring:** Living & dining area will be finished with marble flooring. Master bed room will be finished with wooden flooring, other areas in 600 x 600mm vitrified tiles.

**Kitchen:** Modular Kitchen with HOB & Chimney, with glazed designer tiles. Piped gas line. Heat, Smoke & Gas leak detector.

**Doors:** Main door with veneer & teak wood frame with godrej lock. All other doors readymade flush door with laminate. Cylindrical / Mortise locks for all internal doors.

**Windows:** Aluminum 3/2 track powder coated windows with fly mesh. Marble sills for all window jams.

**Toilet:** Jaguar or equivalent fittings. Vitrified dado tiles on wall up to 7ft height. Roca / Kohler Sanitary fittings for all Toilets. Shower cubical in Master Bedroom Toilet. Modular false ceiling in all toilets

**Electrification:** Good Quality modular switches. Adequate points for all rooms. TV & telephone points for master & Living Room. Provision for Split ac in all bedrooms.

**Paint:** 2 Coats of Plastic Paint. Minimal Façade lighting to be done.

**Terrace:** Terrace & utility area will be finished with 600 x 600mm vitrified tiles.



imperial  
aim high

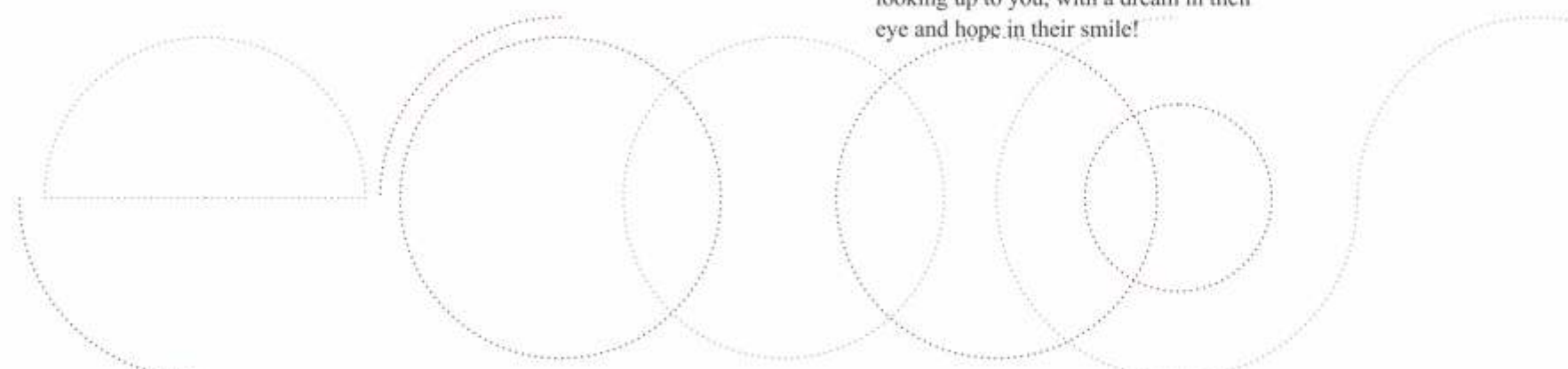


#### **A SIP OF DELIGHT AND A SIGH OF CONTENTMENT**

And it's a sigh of relief, too. For Imperial is an offering by a trusted name, ABIL. For those who value the foundation more than the frills, who seek soul and substance more than the style, ABIL is the unwavering choice. As a premium developer, ABIL guarantees a quality creation, delivered as committed and on the time as promised.

#### **ELEVATE EVERY MOMENT TO SHEER BLISS**

So now put all your strings together. Will power, emotional strength, financial strategy, decision making wisdom and the forward looking vision, harness them all for a life transforming decision. Remember, those who depend on you are looking up to you, with a dream in their eye and hope in their smile!





And start living happily ever after!

This is the layout of your life zone. Where every square foot is packed with happiness and every inch adds value. Look the life in the eye. Listen to the future and design your life the way you want it to be. At Imperial.







## **WELL PLANNED FUTURE, WELL DESERVED JOY**

Life is precious. Life is one. Wise people know it and invest intelligently. They do not expect just monetary return on investment but an enduring dividend of joy and peace of mind, consistently.

Imperial offers right price along with appreciation guarantee. This premium lifestyle in the prime area is sure to fetch you rewarding and importantly rising returns even in near future.

Isn't it exciting? You are living in a plush home of your own, placed in one of the most refined locales of Pune. And you know that every moment the value of your cherished asset is rising. It means that you are passing on this priceless benefit to your next generation as well. Imperial is a smart decision of a smart couple.

If you are one, don't lag behind. The time is ripe to move ahead.





## CREDITS

ARCHITECTURAL CONSULTANT  
GA Design, Mumbai

RCC CONSULTANT Strudecom  
Consultants Pvt Ltd

MEP CONSULTANT:  
Sunil Nayyar Consultants Pvt. Ltd

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Mr. Anil Shejal



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