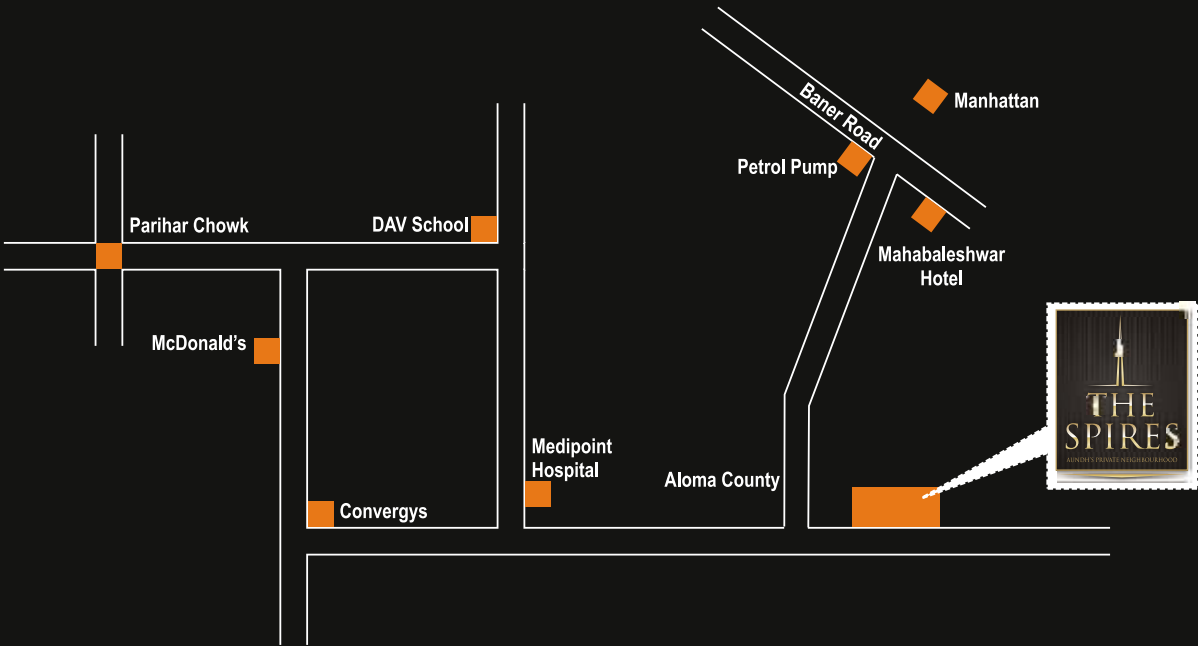


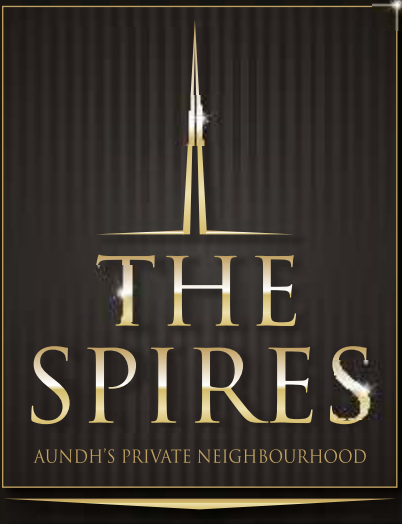
LOCATION MAP



A Project by

Pride Group & Naiknavare Developers

Site: S. No. 221 to 223 (Part), Behind Medipoint Hospital, Baner, Pune - 411 045. Phone: +91-95615 80000 / 6401 3000 | www.thespires.in



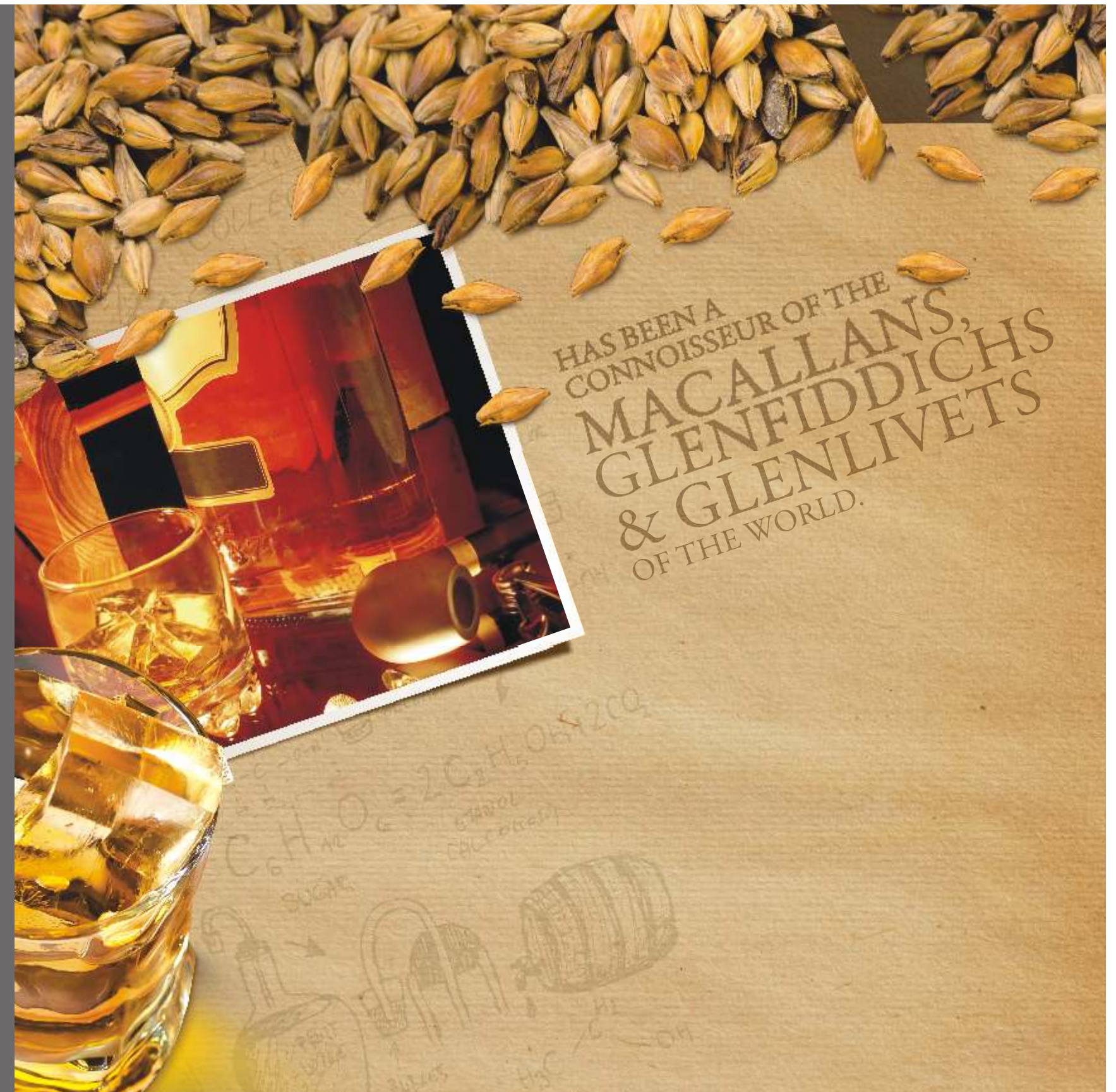
What is Beauty?

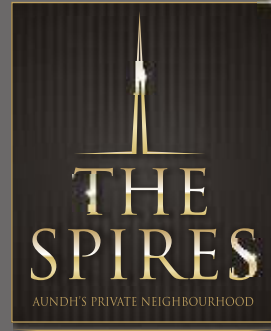
It's just a matter of choice. What is good for one, may just be average for another.

We are talking about the latter category, the ones who want something more than enticing and alluring enough to capture their imaginations. They seek perfection and nothing less than that.

We are talking to them, the ones with eloquent taste, and who know what they want. We are talking to the connoisseurs.

We are talking to... you.





Premium 4 & 4.5 BHK Apartments and Pent houses

For the like-minded and select few, here comes an architectural masterpiece that will redefine the way luxury is perceived – The Spires, exquisite residential apartments & pent houses in Aundh, Pune, with an uninterrupted view of the Mula river.

These high rise towers boast of 4 & 4.5 BHK palatial homes exuding class from every realm with their ultra premium amenities and specifications. Reflecting the true aristocratic lifestyle, these 18 storey Twin Towers are for the ones who have a taste for luxury. Get besotted as The Spires charms its way through to your heart. This is, what one calls, a connoisseur's delight.



AMENITIES

LANDSCAPE DESIGN

- Landscape design by renowned architect from Singapore
- Party Lawn with Barbeque Area
- Seating Pavilions
- Partially covered 65 ft. length Swimming Pool with a separate Kids’ Pool and Jacuzzi
- Attractive Entrance Plaza with water body
- Car drop off area landscaped with beautiful water bodies for each tower
- Children’s Play Area and Multipurpose court

PARKING

- Comfortable ramp for luxury cars
- Driver’s dormitory with staff toilets in stilt parking
- Provision of more than 3 car parks per apartment with additional guest parking
- Basement height to allow mechanical parking as and when required

SECURITY

- Private elevators with Access Card security opening in apartment lobby
- CCTV monitoring of common areas & perimeter security to entire gated community
- Security Room

ENTERTAINMENT

- Magnificently designed double-height Air Conditioned Sky Lounge with Pool Table, Card Tables and Massage Chair for each tower
- Fully equipped, state-of-the-art Club House with Air Conditioned Gym, Yoga/Aerobic hall, and Massage Room with Steam & Shower

MISCELLANEOUS

- Designer Air conditioned reception for each tower with waiting areas and Wi-Fi internet connection
- 100% power back up for common areas
- Lighting back up for each flat
- Solid Waste Disposal with garbage chutes in garbage rooms on each floor
- Stretcher Lift in each building
- Treated water supply to kitchen and toilets
- Society office and conference room



SPECIFICATIONS

FLOORING & DADO

- Imported Marble in Lobby, Living, Dining & Family Room
- Wooden Flooring in Master Bedroom & Children's Room
- Imported Marble in other Bed Rooms, Kitchen and Master Toilet
- Other toilets with designer vitrified tiles
- Wood-finish Vitrified Tiles with artificial lawn and marble mural in Living/Dining Terraces

KITCHEN

- Branded Modular Kitchen with Hob, Chimney and reticulated Gas Connection
- Utility Terrace with provision of Sink, electrical & plumbing provision for Washing Machine, Dish Washer, Dryer etc.
- Servant room with toilet to every apartment, with access from kitchen

PLUMBING & WATER SUPPLY

- Pressurised water supply to toilets
- Glass Shower Partitions
- Hansgrohe / Kohler / Jaquar - Artize series or equivalent CP Fittings
- Kohler/Jaquar or equivalent Sanitary Ware

ELECTRIFICATION & CABLING

- Television & Telephone points in all rooms
- High speed wi-fi internet in entire flat
- Legrand / Schneider or equivalent Modular Switches
- Home automation for lighting & curtains in Living & all Bed Rooms

AIR CONDITIONING SYSTEM

- Provision of VRV air conditioning in Living, Dining, Family and all Bed Rooms

DOORS & WINDOWS

- Designer Main Door with wooden frames & paneling
- Melamine/PU coat finished internal doors with wooden frames
- Enox/Dorma or equivalent top of line SS designer series door fittings
- Aluminium anodized heavy section sliding doors & windows with tinted reflective glass panes & mosquito net
- SS balustrades & handrails with glass panel railings

PAINTING

- Plastic Emulsion Paint on Internal Walls
- Textured Paint & Paneling on External Walls

SECURITY

- Video Door Phones
- Access Control Elevators opening inside the apartment
- Yale Digital Rim Locks in each apartment
- Smoke detector in Kitchen
- Sprinkler system for entire apartment
- Panic switch



You know what happens when the finer aspects of life blend themselves to form an artistic masterpiece of today's times? They give rise to The Spires.

The winsome appeal of opening your eyes in a world of exquisite aesthetics and class, The Spires brings you another form of luxury through the sterling amenities that it promises. It's your turn to get captivated with the meticulous planning and intrinsic detailing that goes behind every small specification. Yes, it's luxury in its purest form.

LAYOUT

- | | |
|--|---|
| 1 Main Gate & Security Room | 8 Ramp to Basement |
| 2 Visitors Parking | 9 Fountain |
| 3 Club House | 10 Gas Bank |
| 4 Party Lawn with Barbeque Area | 11 Pavilion |
| 5 Children's Play Area | 12 Multipurpose Court |
| 6 Pergola with Trellis | 13 Transformer |
| 7 Swimming Pool with Jacuzzi and Children's Pool | 14 Car drop off Canopies with waterbodies |



A-BLDG FLOOR PLANS

FIRST FLOOR



CARPET AREA		CHARGEABLE AREA	
SFT	SQM	SFT	SQM
2543.00	236.25	3433.00	318.93

A-BLDG FLOOR PLANS

EVEN FLOOR PLANS



CARPET AREA		CHARGEABLE AREA	
SFT	SQM	SFT	SQM
2814.00	261.43	3799.00	352.94

A-BLDG FLOOR PLANS

ODD FLOOR PLAN



CARPET AREA		CHARGEABLE AREA	
SFT	SQM	SFT	SQM
2827.00	262.63	3817.00	354.61

B-BLDG FLOOR PLANS

FIRST FLOOR



CARPET AREA		CHARGEABLE AREA	
SFT	SQM	SFT	SQM
3103.00	288.28	4190.00	389.26

B-BLDG FLOOR PLANS

EVEN FLOOR PLAN



CARPET AREA		CHARGEABLE AREA	
SFT	SQM	SFT	SQM
3379.00	313.92	4561.00	423.73

B-BLDG FLOOR PLANS

ODD FLOOR PLAN



CARPET AREA		CHARGEABLE AREA	
SFT	SQM	SFT	SQM
3394.00	315.31	4582.00	425.68