THE MARK of RADIANCE



EXCLUSIVE 3 BHK RESIDENCES

BALEWADI

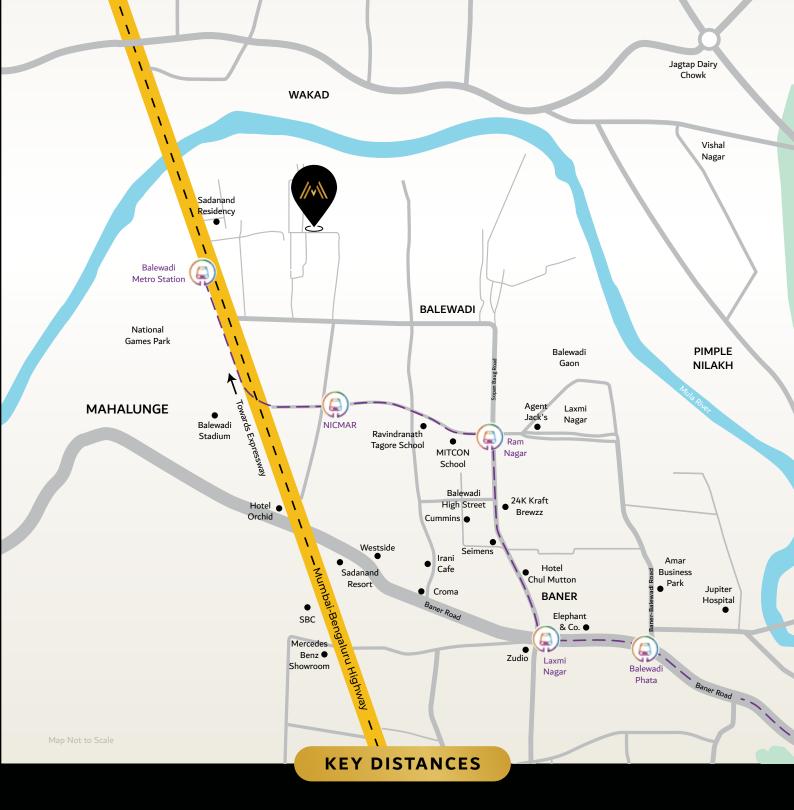
A rare offering by BHC, a brand that turns vision to realty. Marqis embodies understated opulence and a masterfully exclusive layout, built with an uncompromising eye for detail in the heart of Balewadi.



PROJECT HIGHLIGHTS

- » Low-density project with only 110 exclusive 3 bed residences across5 wings
- » Only 2 apartments per floor for ultimate privacy
- » Spacious 3 BHK homes with ample cross ventilation
- » Vaastu-compliant layouts with thoughtful east-west orientation

- » Premium international brand fittings and elegant finishes
- » Curated amenities across ground, terrace & indoor zones
- » Located in Balewadi's elite neighbourhood
- » Excellent connectivity to schools, metro, highways & social hot spots



HOSPITALS

» Jupiter Hospital Sunshine Multi. Hospital

Manipal Hospital

» Lifeline Hospital

4.1 km

2.1 km

2.7 km

3.7 km

SHOPPING MALLS

» Westend Mall 6.9 km

» Xion Mall

Phoenix Mall

» Spot 18

METRO STATION

NICMAR Metro Station 1.1 km

3.0 km Baner Metro Station

LEISURE & CONVENIENCE

Balewadi Metro Station

2.0 km

2.5 km

SCHOOLS IT PARKS

MITCON International School 1.8 km

Bharati Vidyapeeth's English 2.1 km Medium School

» PICT Model School

3.6 km

» Amar Business Zone

Panchshil Business Park II 2.2 km

Amar Tech Park

3.5 km » Laxmi Mata Mandir

6.2 km

6.0 km

10.6 km

1.8 km

DMart 2.3 km

Balewadi High Street

2.5 km

THE MARK of DELIGHT OPEN AMENITIES

- » Walking & Jogging Track
- » Open-air Amphitheatre
- » Flag Hoisting Area
- » Multipurpose Gathering Space
- » Infinity Swimming Pool with Changing Rooms, Toilets & Lockers

- » Outdoor Gym
- » Acupressure Track
- » Senior Citizens' Plaza
- » Multiple Gazebos with Private Party Areas
- » Barbecue Area

- Bonfire Area
- » Family Get-together Space
- » Children's Play Zone
- » Outdoor Co-working Space













COVERED AMENITIES

- » Multipurpose Banquet Hall with Adequate Toilets and Storage
- » Kitchen & Pantry Area
- » Society Conference Room
- » Store Room
- » Work-from-Home Cabin Facility
- » Private Mini Cinema Theatre
- » Guest Rooms

- » Well-equipped Gymnasium with Toilets and Changing Rooms
- » Meditation, Yoga & Dance/Zumba Room
- » Indoor Games: Chess, Foosball, Carrom, Table Tennis, Mini Pool Table
- » Caretaker Room
- » Toddlers' Play Area











GROUND AMENITIES

- » Ganesh Temple
- » Garden Seating Area

SPECIFICATION

LIVING & DINING

- » Framed Pine Wood Finished Main Door
- » Yale/Godrej Automatic Biometric Digital Main Door Lock
- » Smart Video Door Phone for Access Control
- » Flooring Tiles 800mm X 1600mm in Living, Dining & Passage Area
- » Balcony Anti Skid Tiles & Toughened Glass Railing

KITCHEN

- » Flooring & Dado Tiles 800mm X 1600mm
- » Black Granite Top with Sink by Nirali
- » CP Fittings by TOTO / Grohe
- » Dry Balcony Counter Sink by Nirali
- » Dry Balcony Anti Skid Tiles & Toughened Glass Railing
- » Provision for Water Purifier & Washing Machine

BEDROOM

- » Flooring Tiles 800mm X 1600mm
- » Aluminum Windows Cushion Bush with Mosquito Net & Safety Grill
- » Panic Button in Common Bedroom

BATHROOM

- » Motion Sensor Light in all Bathroom
- » Anti Skid Flooring 600mm X 600mm
- » Dado Tiles 600mm X 1200mm
- » CP Fittings by TOTO/Grohe
- » Sanitary Fittings by Grohe
- » Hot & Cold Mixture Tap in Master Bathroom wash basin by TOTO/Grohe
- » Glass Partition for Shower Area
- » False Ceiling in all Bathroom
- » Exhaust Fan in all Bathroom

WALL FINISH

- » Emulsion Paint for Internal Walls
- » Texture Paint on Exterior Walls

ELECTRIFICATION

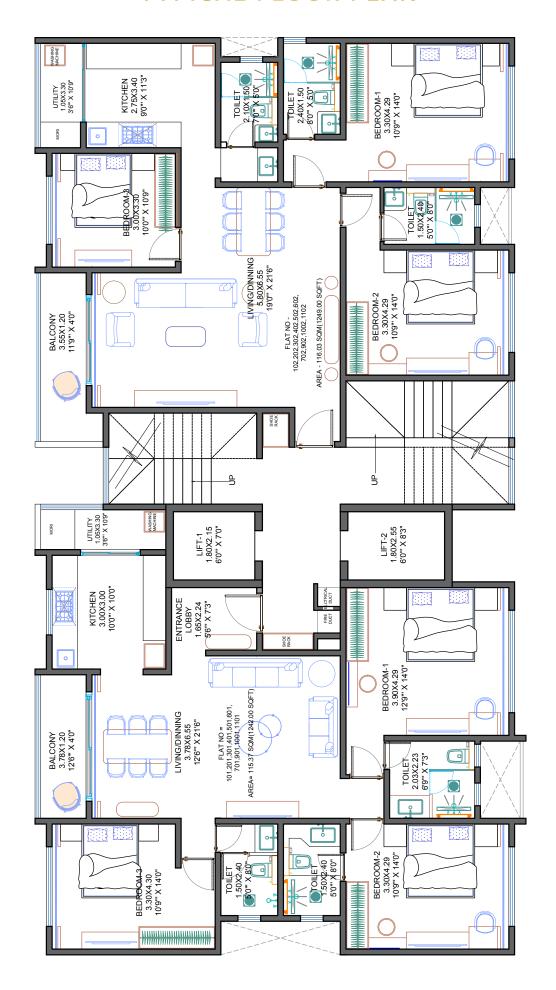
- » Wires by Polycab/Legrand
- » Quality Switches & Boards by Legrand/Anchor
- » Inverter Point Provided in each Apartment
- » DG Backup for Single Light Point in Living except Power Points
- » TV, AC Points in Living Room & Bedrooms
- » DTH/Broadband Connection Provision in Living Room

COMMON AREA

- » High Speed Elevators by Fujitec/Mitsubishi
- » DG Backup by Kirloskar/Mahindra for Common Area Lights, Elevators, Pumps, Amenity Area, etc.
- » EV Charging Points
- » 24/7 CCTV Surveillance with 3 Tire Security
- » Society Management App
- » Water Softener
- » Car Washing Area
- » Decorative Lobby with Seating Area



TYPICAL FLOOR PLAN









Site Address:

MARQIS, Survey No. 31, Opposite Paritosh, Behind TruSpace Prima Angulus, Balewadi, Pune - 411 045.

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Disclaimer: The perspective images in this sales presenter are Artistic impressions / Schematic representations of the project. Many items shown in the images are not included in the standard offering and are only an indication of how the units can be used. Viewers confirm that they have not taken his / her decision to purchase / book by viewing these perspective images on this brochure. The finish and colours or items demonstrated as part of the standard offering is subject to minor variations as we are dependent on other companies / vendors for procuring the same.