



FOUNTAINHEAD
PUNE



AND.
A LITTLE WORD
THAT DELIVERS
GREAT EXPECTATIONS.



EVERYTHING
YOU DESERVE



MORE THAN
YOU CAN IMAGINE



EVERYTHING
YOU DESIRE

MORE THAN
YOU ANTICIPATED



FOUNTAINHEAD
EVERYTHING & MORE





A CONTEMPORARY FAÇADE &
A HEIGHTENED ELEVATED EXPERIENCE

Fountainhead by The Phoenix Mills, introduces a new paradigm of living, never seen before in Pune. Perched atop an impressive elevated podium, Fountainhead stands high above the neighbourhood affording stunning all-round views. Raising the bar of living are 81 exclusive and thoughtfully designed, spacious 3 and 4 BHK apartments and duplexes, which include everything you could ever expect in your luxury home. But why settle for everything when you can have more? Fountainhead has pulled out all stops to ensure that you have more than just everything in your residences; more location advantages, more features, more indulgences, more pampering, more facilities and more of everything, all so you can truly experience a life full of living.



IDEALLY LOCATED



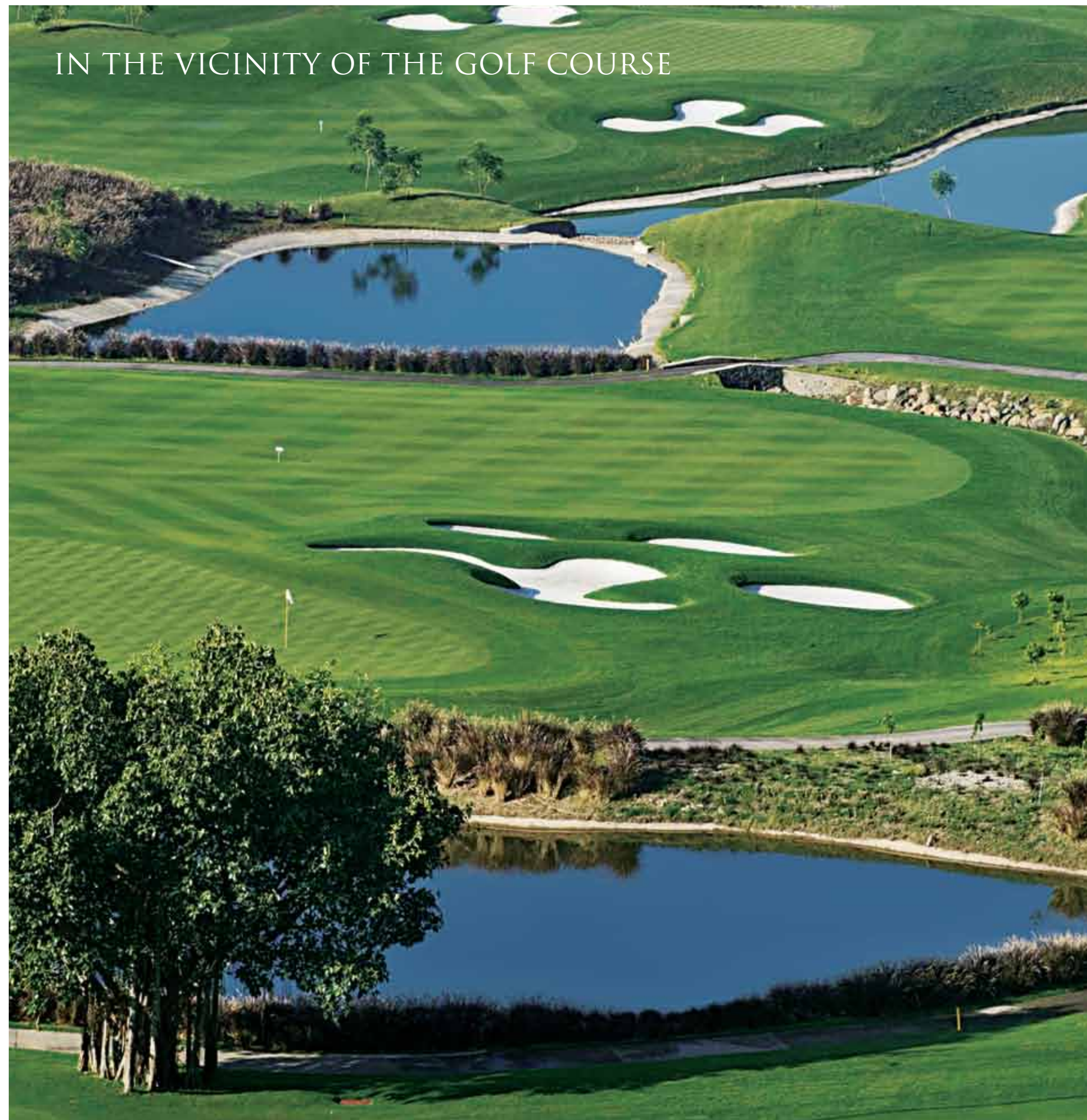
3 KILOMETRES AWAY FROM THE AIRPORT



A MINUTE'S WALK TO PHOENIX MARKETCITY



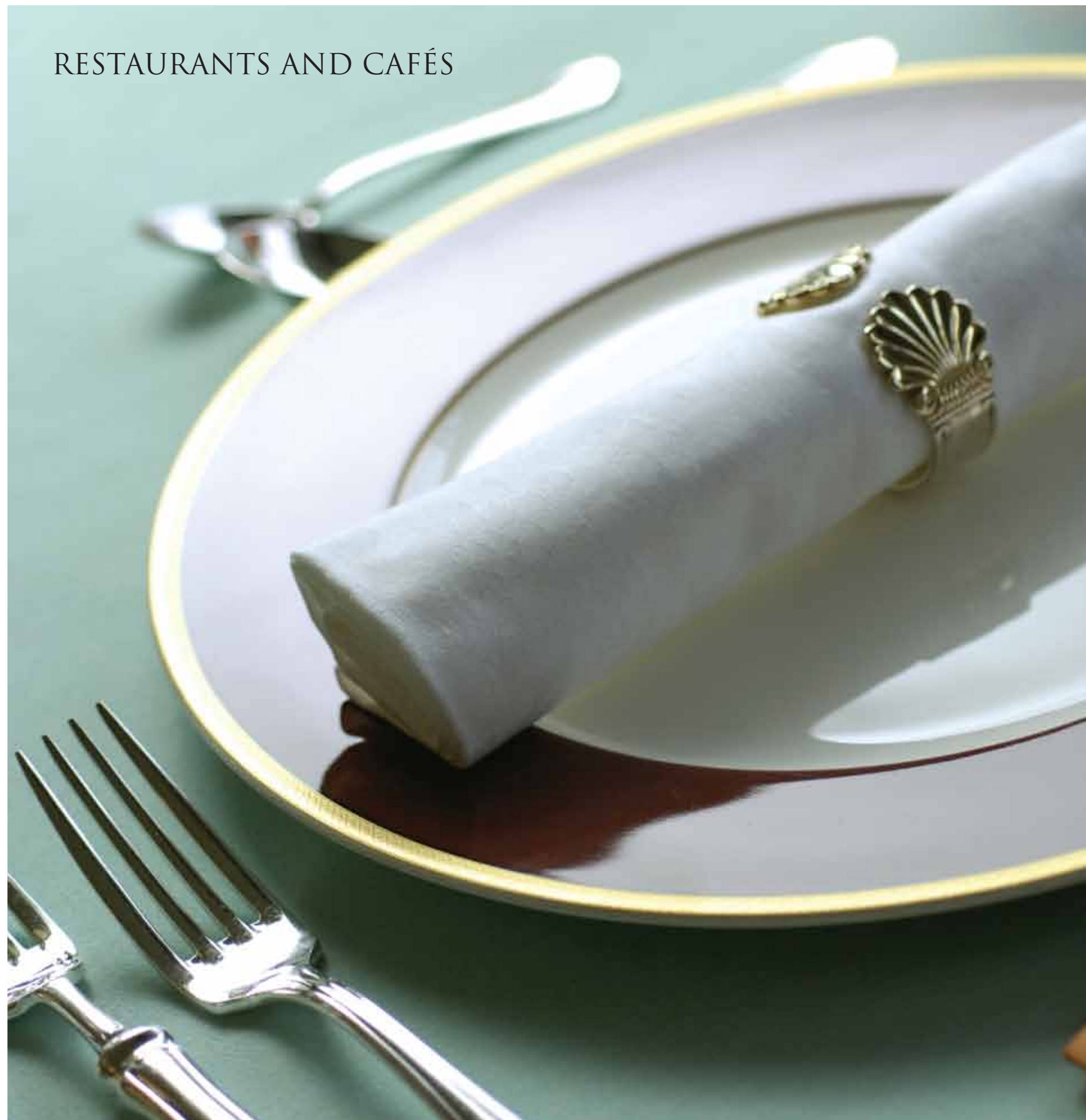
IN THE VICINITY OF THE GOLF COURSE

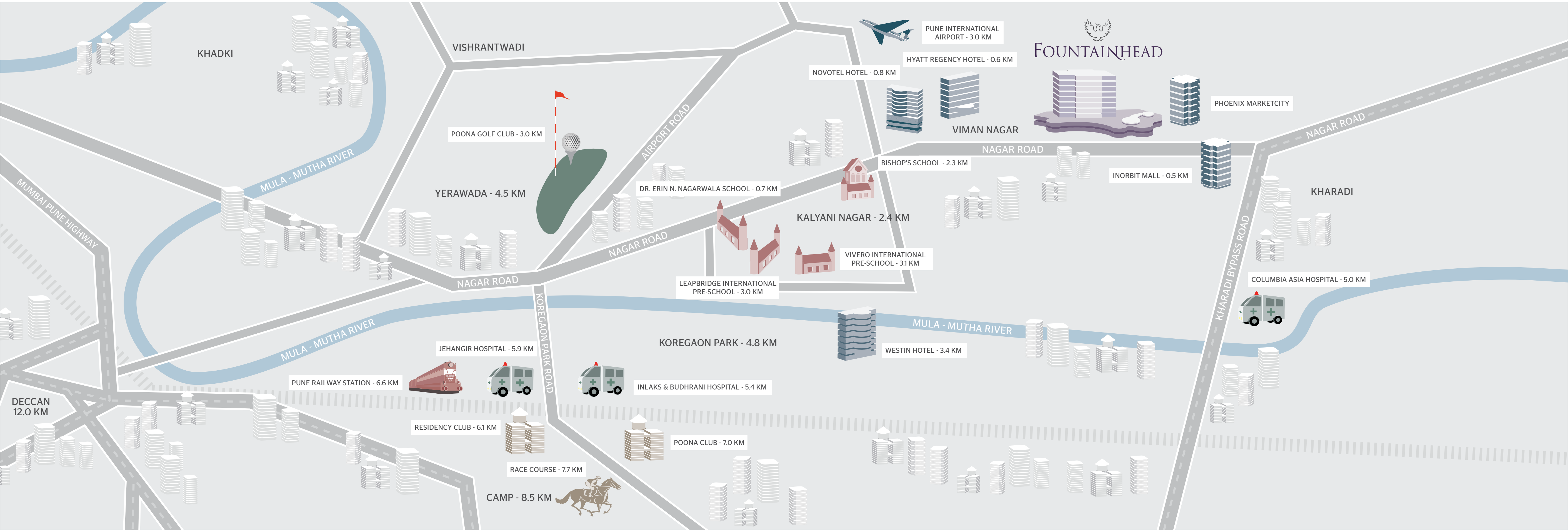


STAR HOTELS



RESTAURANTS AND CAFÉS





KHADKI

VISHRANTWADI

PUNE INTERNATIONAL AIRPORT - 3.0 KM

FOUNTAINHEAD

NOVOTEL HOTEL - 0.8 KM

HYATT REGENCY HOTEL - 0.6 KM

PHOENIX MARKETCITY

POONA GOLF CLUB - 3.0 KM

VIMAN NAGAR

NAGAR ROAD

MULA - MUTHA RIVER

YERAWADA - 4.5 KM

DR. ERIN N. NAGARWALA SCHOOL - 0.7 KM

BISHOP'S SCHOOL - 2.3 KM

INORBIT MALL - 0.5 KM

KHARADI

MUMBAI PUNE HIGHWAY

KALYANI NAGAR - 2.4 KM

VIVERO INTERNATIONAL PRE-SCHOOL - 3.1 KM

NAGAR ROAD

LEAPBRIDGE INTERNATIONAL PRE-SCHOOL - 3.0 KM

COLUMBIA ASIA HOSPITAL - 5.0 KM

MULA - MUTHA RIVER

KOREGAON PARK - 4.8 KM

WESTIN HOTEL - 3.4 KM

JEHANGIR HOSPITAL - 5.9 KM

DECCAN 12.0 KM

PUNE RAILWAY STATION - 6.6 KM

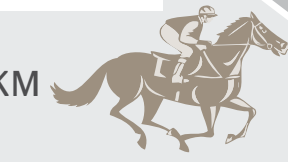
INLAKS & BUDHRANI HOSPITAL - 5.4 KM

RESIDENCY CLUB - 6.1 KM

POONA CLUB - 7.0 KM

RACE COURSE - 7.7 KM

CAMP - 8.5 KM



A black wrought-iron fence with ornate scrollwork in the foreground, overlooking a green lawn and a tree-lined boulevard. The fence features large circular motifs with intricate scrollwork and a central decorative element. The background shows a well-maintained green lawn leading to a row of trees and a clear sky.

YOUR OWN LANDSCAPED
TREE-LINED BOULEVARD

ELEVATED LANDSCAPED GARDENS





A ZEN GARDEN



MEDITATION PERGOLAS



AN ELEVATED JOGGING TRACK





EVERYTHING YOU DESIRE IN
YOUR CONTEMPORARY HOME

The rendered images shown in this brochure are as per the actual intended design of the concept apartment.

EXPANSIVE LIVING AND DINING SPACES

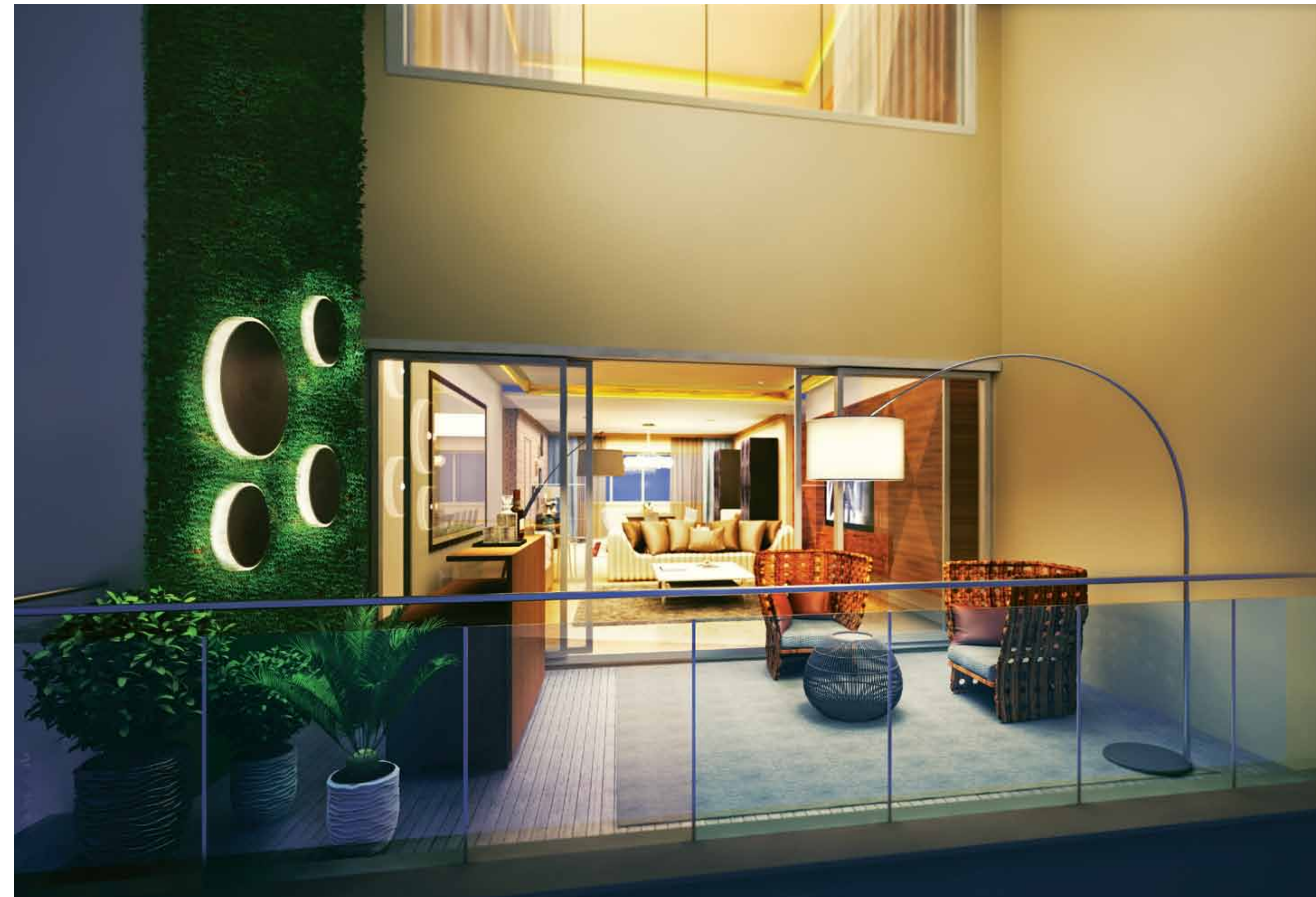


- FLOWING INTO A PRIVATE DECK
- AMPLE CROSS VENTILATION
- ABUNDANT NATURAL LIGHT

& MULTIPLE DOUBLE HEIGHT DECKS
WITH VIEWS THAT TAKE YOUR
BREATH AWAY



• WOOD FINISH FLOORING



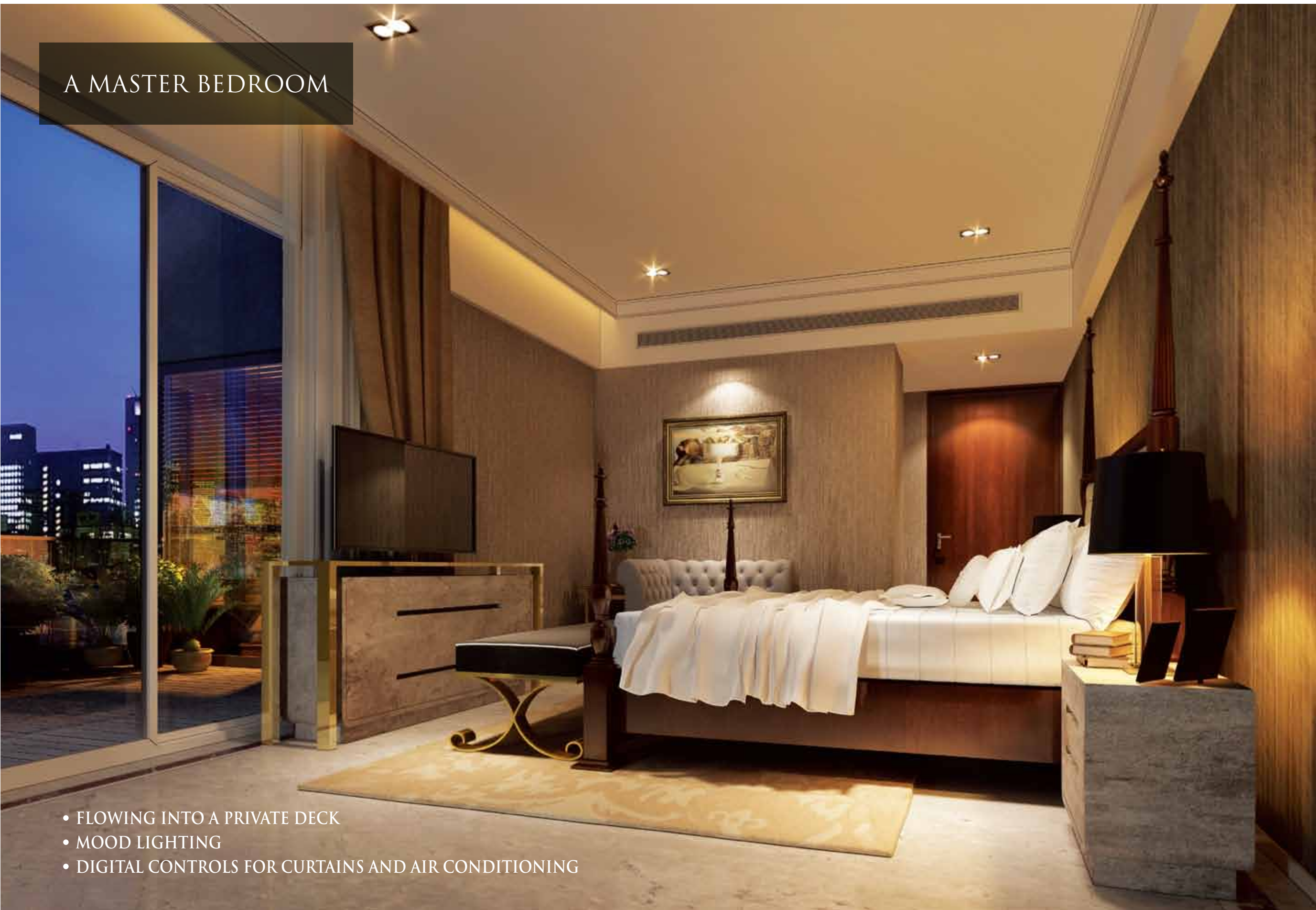
& A MODULAR SEAMLESS KITCHEN
WITH BUILT-IN WHITE GOODS



- REFRIGERATOR
- OVEN
- MICROWAVE
- DISHWASHER
- HOB AND CHIMNEY

- ONYX ISLAND COUNTER
- ABUNDANT STORAGE SPACE
- HIGH-END CORIAN COUNTER TOP
- PIPED GAS
- GAS LEAK SENSORS

A MASTER BEDROOM



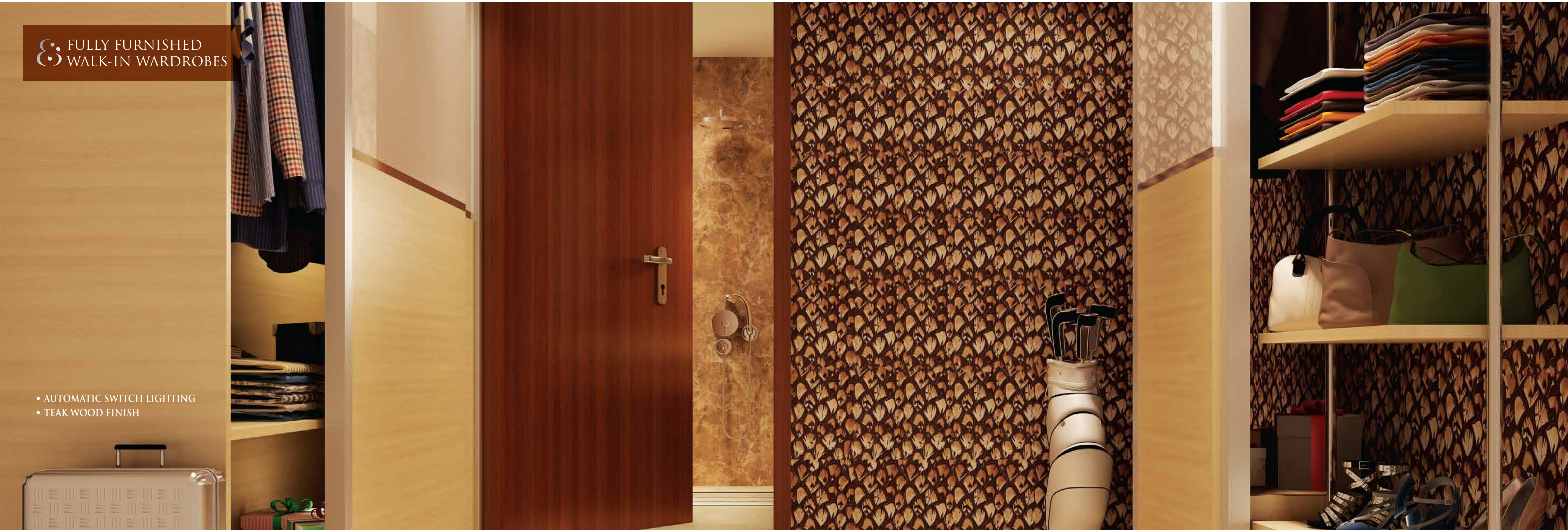
- FLOWING INTO A PRIVATE DECK
- MOOD LIGHTING
- DIGITAL CONTROLS FOR CURTAINS AND AIR CONDITIONING

& ANOTHER FOR GOOD MEASURE



& FULLY FURNISHED
WALK-IN WARDROBES

- AUTOMATIC SWITCH LIGHTING
- TEAK WOOD FINISH



YOUR KID'S OWN SANCTUARY



SEPARATE SPACES TO EXPLORE, LEARN AND GROW



- FLOWING INTO A PRIVATE DECK
- DESIGNATED STUDY AREA
- SPACE PROVISION FOR WALK-IN WARDROBE
- DIGITAL CONTROLS FOR CURTAINS AND AIR CONDITIONING

EXTRAVAGANT BATHROOMS



A JACUZZI WITH AN ATTACHED DECK AND ENDLESS VIEWS



HIS AND HER VANITY AREAS



BUILT-IN TV AND AUDIO SYSTEMS



YOUR PERSONAL STEAM BATH



& MANY LEVELS OF SAFETY
AND SECURITY ASSURANCE

- MAIN DOOR WITH HI-TECH LOCKING SYSTEM
- FULLY INTEGRATED VIDEO PHONE INTERFACE
- FIRE SAFETY SYSTEMS IN COMMON AREAS
- CCTV SURVEILLANCE
- ACCESS CONTROLLED ENTRY AND EXIT TO THE DEVELOPMENT

THERE'S HOME AUTOMATION

& THEN THERE'S
CUSTOMISED HOME AUTOMATION

- PROVISION FOR A HOME THEATRE
- AUDIO CONNECTIVITY IN EACH ROOM
- MOTION SENSOR LIGHTING
- DIGITAL CONTROLS FOR CURTAINS
AND AIR CONDITIONING



AN INTEGRATED CONCIERGE SERVICE
FROM QUINTESSENTIALLY LIFESTYLE



& A PERSONALISED
BUTLER SERVICE



ABUNDANT AMENITIES, FEATURES



TWO POOLS

& THE JOYS OF TEMPERATURE
CONTROLLED SWIMMING

- A FULL SIZED ADULT POOL
- A KIDS POOL
- SUN BATHING DECKS
- OUTDOOR JACUZZI

A FULLY EQUIPPED SKY CLUBHOUSE

- BANQUET FACILITIES
- BUSINESS CENTRE
- CONFERENCE ROOM
- LIBRARY/LOUNGE
- INDOOR GAMES ROOM
- AUDITORIUM WITH 60 SEATS
- FULLY EQUIPPED GYM
- GROUP EXERCISE STUDIO
- CHANGING ROOMS
- STEAM ROOMS
- TABLE TENNIS
- POOL TABLE
- INDOOR GYM
- BASKETBALL COURT
- OUTDOOR GYM



VIRTUAL GOLF



A VIDEO GAMING ROOM



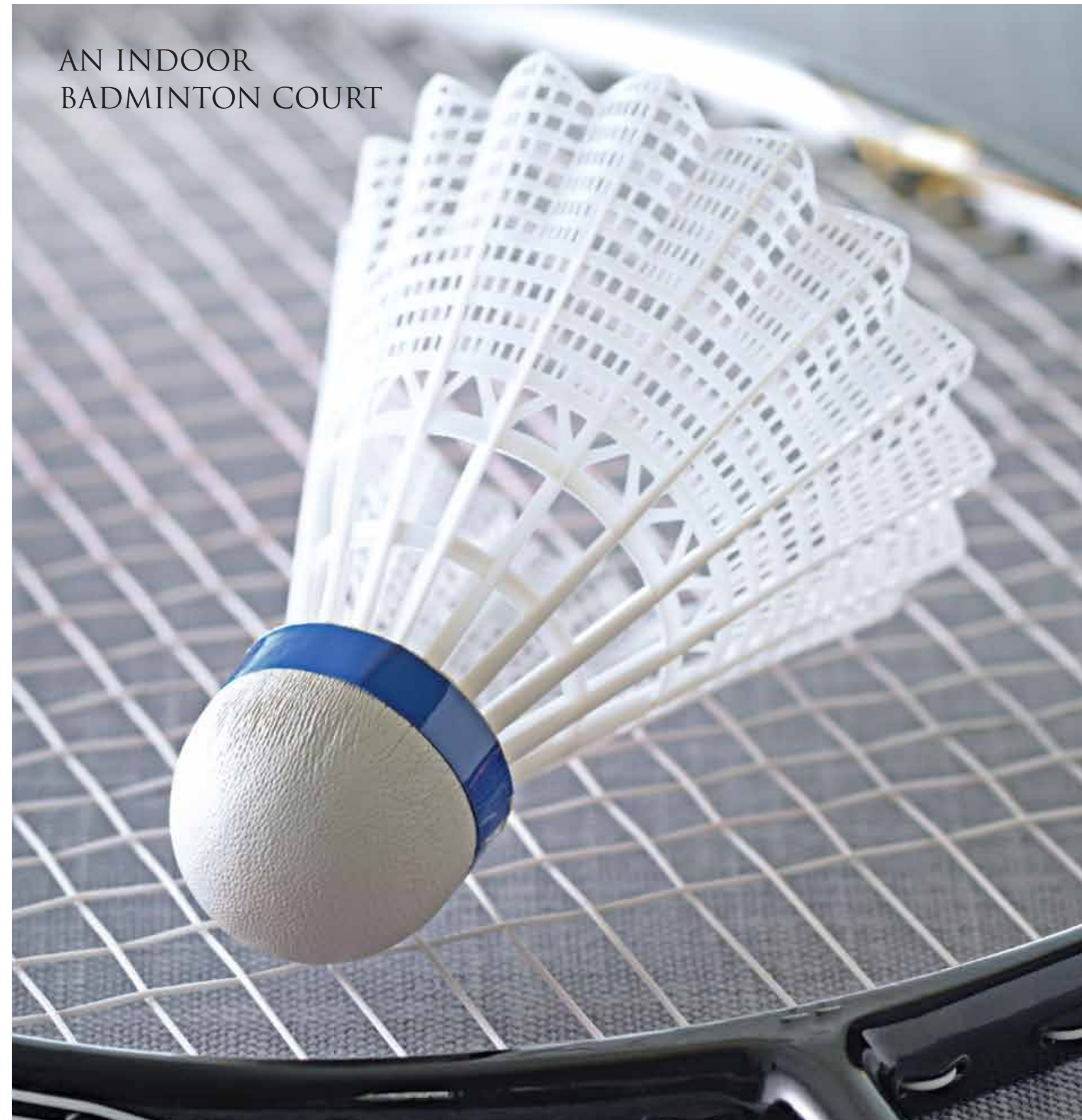
A CRICKET NET



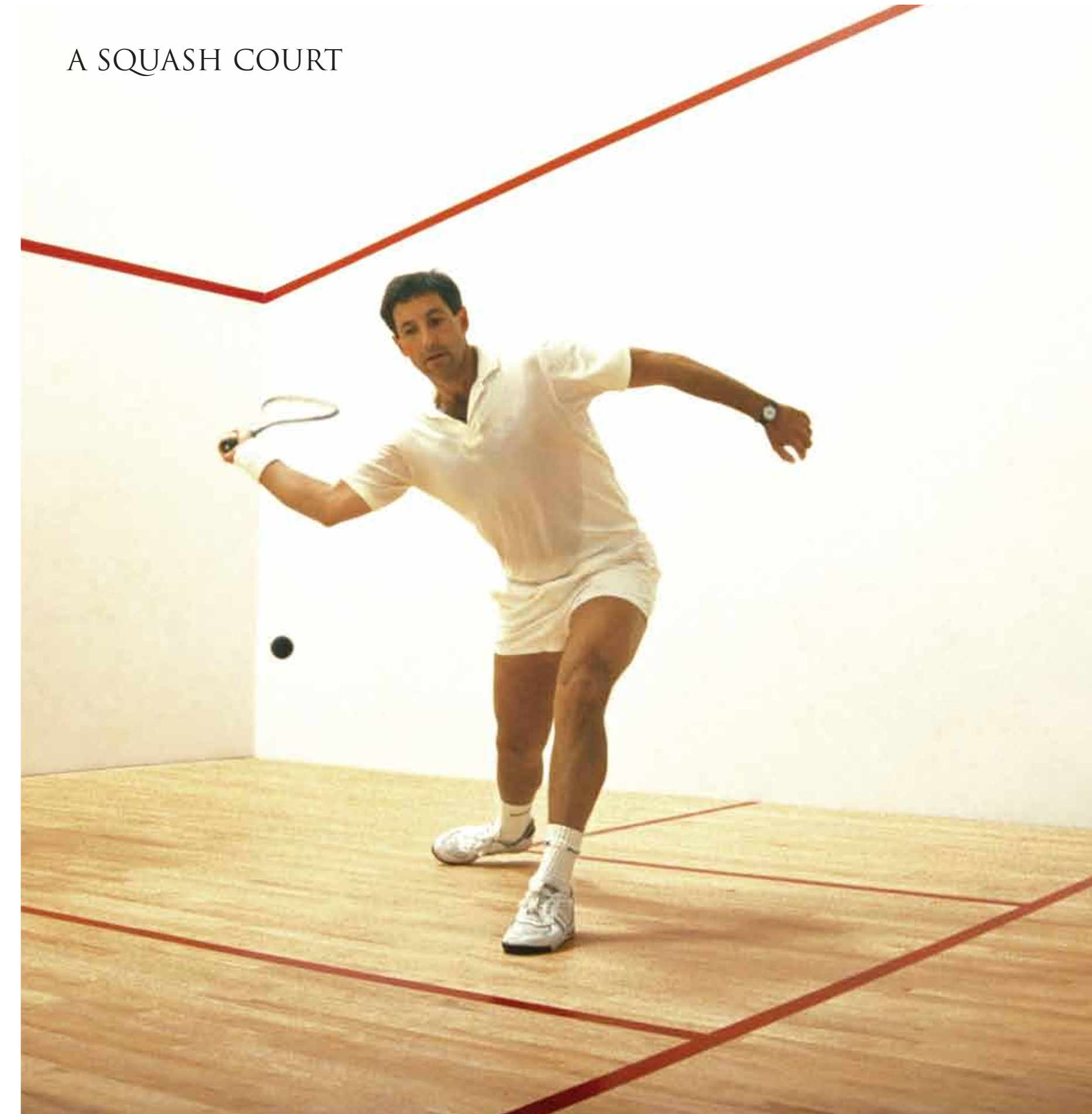
A TENNIS COURT



AN INDOOR
BADMINTON COURT



A SQUASH COURT



AN EXCLUSIVE MEMBERSHIP PACKAGE
TO PUNE'S OXFORD GOLF & COUNTRY CLUB





MASTER PLAN

- 01 Tree-Lined Boulevard
- 02 Multiple Decks with Seating
- 03 Water Bodies
- 04 Mural Wall/Fountain
- 05 Kids Play Area
- 06 Performance Stage
- 07 Multipurpose Lawn
- 08 Lap Pool - Temperature Controlled
- 09 Kids Pool - Temperature Controlled
- 10 Large Pool Deck with Floating Cabanas
- 11 Elevated Jogging Track
- 12 Tennis Court
- 13 Niche Gardens
- 14 Barbeque Area with Seating
- 15 Putting Golf
- 16 Zen Garden with Seating
- 17 Yoga Lawn
- 18 Meditation Pergolas
- 19 Cricket Net
- 20 Basketball Court

HIGHLIGHTS AND SPECIFICATIONS

GENERAL SPECIFICATIONS

- Seismic Zone 2 compliant, RCC framed structure
- Internal and external walls as per the structural requirement
- Basement parking
- Reticulated piped gas system in the kitchen
- Water treatment plant
- Rainwater harvesting
- Sewage treatment plant
- Organic waste converter system
- Indoor and outdoor Wi-Fi connectivity

PLASTERING AND PAINTING

- Internal walls with cement plastering
- Internal painting: Internal walls and ceilings with POP and plastic emulsion paint
- External painting: Weather-proof paint with textured finish

FLOORING AND CLADDING

Apartment:

- Italian marble flooring for foyer, living, dining, master bedrooms and all bathrooms
- Vitrified tiles for kitchen, staff room and staff bathroom
- Laminated wooden flooring for kids room
- Engineered wooden flooring for den room
- Laminated wooden flooring for all decks
- Italian marble wall cladding in master bathrooms, kids bathroom, foyer and kitchen

- Stone mosaic wall cladding in den bathroom

Common Area:

- Imported marble for main lobbies and typical lobbies

DOORS AND WINDOWS

- All entrance, bedroom and bathroom are flush doors with teakwood frames
- UPVC windows with Double Glazed Unitised glass
- UPVC deck doors with Double Glazed Unitised glass
- Glass railing for all decks

KITCHEN

- A modular seamless kitchen by Val Cucine or equivalent with built-in white goods by Siemens or equivalent
- Island table counter
- Additional washing sink in utility area

BATHROOM FITTINGS AND ACCESSORIES

- CP fittings and sanitary fixtures of Kohler or Duravit or equivalent in all bathrooms
- Hot and cold mixer with under-counter wash basin of Kohler or equivalent
- Bathtub with water filler in bathroom of first master bedroom
- Glass shower cubicle in the bathroom of second master bathroom and glass partition in den and kids bathroom

- Geysers in all bathrooms
- Concealed cistern
- PVC ventilators for bathrooms with provision for exhaust fan
- TV and audio system installed in bathroom of first master bedroom
- Audio system installed in bathroom of second master bedroom
- Steam bath cubicle in bathroom of second master bedroom

ELECTRICAL

- Electrical modular switches of Legrand or equivalent
- Fire resistant electrical wires of a reputed brand
- One earth leakage circuit breaker for each apartment
- Sufficient power outlets with concealed wiring, PVC insulated copper wires and modular switches
- Adequate power points for electric car charging in the basement for each block
- Provision for light points and power sockets in the kitchen for various appliances
- TV points in master bedrooms, den and living room
- Telephone points in all bedrooms and living room
- Centralised airconditioning VRV system by Daikin or equivalent
- Motorized curtains/blinds

FIRE SAFETY

- Fire fighting system in each block, including external yard hydrants
- Smoke detectors in common areas

SECURITY SYSTEM AND HOME AUTOMATION

- Main door with hi-tech locking system
- Fully integrated video phone interface
- CCTV surveillance
- Access controlled entry and exit to the development
- Gas leakage detector
- Provision for a home theatre
- Audio connectivity in each room
- Motion sensor and mood control lighting
- Digital controls for curtains and air conditioning

GENERATOR BACKUP

- 100% power backup provided for all apartments, common areas and services

LIFT

- 2 passenger lifts of 13 person capacity and 1 service lift of reputable brand for each tower

THE PHOENIX PHILOSOPHY FOR YOUR HOME

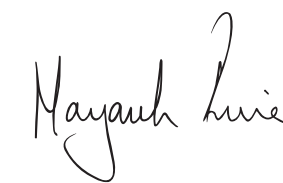
At Phoenix Mills, we bring you world class projects through our deep rooted philosophy and our aspiration to excel and raise the bar in the Indian real estate market. Our philosophy is held high by the five pillars:

METICULOUS PLANNING

Every minute detail of the project is considered to make sure that everything is perfect. Our product moves from initial planning to market only once we are convinced with the complete solution.

OUR PARTNERS

We collaborate with the most renowned names in the industry to create world class products. Our partners excel in their respective fields of expertise and have a substantial input in the planning process.



MAYANK RUIA

Head Residential – Phoenix Mills

INTENSIVE AND RESEARCHED DESIGN

We spend a considerable amount of time understanding each unique geography's aesthetics and offerings. We then take that design insight to new pinnacles through several rounds of design engineering.

EXCELLENT QUALITY AND SPEED OF EXECUTION

Known for our effective execution in India's real estate development market, we put special focus on time, cost and global standards of quality.

HIGH FOCUS ON INTEGRITY, TRANSPARENCY AND CUSTOMER SATISFACTION

We focus on delivering what we commit, even at our own expense. Customer management and post-sale satisfaction is and will always remain of prime importance.

CREDITS

KAPADIA ASSOCIATES – CONCEPT ARCHITECTS

Since its inception in 1991, Kapadia Associates has infused unconventional designs in both traditional commercial projects and in the nascent field of urban designs. With an eclectic spectrum of work in architectural and interior design projects they have developed into a fully-fledged architecture firm. Constantly innovating and exploring new design parameters, their versatile approach towards work, blends freshness and vigour, portraying a clear distinctive brand. Imbibing professionalism and a deep involvement in strategic design, they ensure the smooth running of all their projects right from design to execution.

PLANSTATTSENNER – LANDSCAPING EXPERTS

PlanstattSenner a full-fledged and independent architectural firm has evolved from a liaison office of German landscapes architects, since 2006. The landscape designs are cantered on functional and cultural aspects of human life, providing comprehensive design solutions that integrate sustainability and ecology. Using simple materials in innovative ways with execution friendly details has helped bridge the gap between design and implementation.

JW CONSULTANTS LLP – STRUCTURAL CONSULTANTS

A renowned structural consultancy, JW Consultants LLP has endeavoured while adding innovation to its advantage in their multiple projects. Constantly living up to maintaining superior quality standards they are known for. Founded on the meticulously selected tenets of

professional practice, the consultancy has evolved into an impressive structure with projects that span across various sectors like commercial, residential, industrial and many more.

SICIDI – INTERIOR DESIGN CONSULTANTS

SiCiDi Architecture is a highly published Architecture + Interior Design practice based in Mumbai, and also adheres to projects on an international level, including The Burj, Dubai. SiCiDi seamlessly blends contemporary designs with cultural specifics to deliver a unique aesthetic to the apartments.

AECOM – EXPERT ENGINEERING SUPPORT

AECOM is a global leader in providing professional technical and management support services to a broad range of markets including transportation, facility, environment, energy, water and government. With a team of expert engineers AECOM delivers excellence in architecture, building, design and planning, economics and many more.





One Bangalore West, Bangalore



Kessaku, Bangalore



Phoenix Marketcity, Bangalore



Phoenix Marketcity, Chennai



Phoenix Marketcity, Pune



Phoenix Marketcity, Mumbai



Palladium, Mumbai



Palladium Hotel, Mumbai

PHOENIX LEGACY

The Phoenix Mills, a pioneer in converting mill land into modern, multi-use integrated property is set to redefine lifestyle in cities across India.

The Group is one of India's leading developers of mega retail malls, entertainment complexes, commercial, residential and hospitality spaces. The renowned Palladium, High Street Phoenix and Phoenix Marketcity malls across Mumbai, Pune, Chennai and Bangalore have redefined the retail experience.

Having raised the standard for shopping and entertainment hubs across the nation, The Phoenix Mills legacy of excellence has made its foray into

residential development with Fountainhead, Pune, One Bangalore West, Bangalore and The Crest, Chennai.

Today, The Phoenix Mills has established a presence in 10 cities with over 100 acres in total land assets and over Rs. 50 billion in building assets. The Phoenix Mills operates:

- 11 malls in 9 cities
- 4 residential projects in 4 cities
- 3 commercial centers in 2 cities
- The Palladium Hotel, a five-star hotel in Mumbai

