



# 54 FLORES drive

54 Flores Drive

Luxury 3 bhk homes

Hadapsar, Pune

 **Bhandari**  
associates  
celebration of space

The  
**DRIVE**  
Series  
COLLECTIVE

WHAT DRIVES YOU?

A Part of the Drive Series  
Collective

<https://maharera.mahaonline.gov.in>  
MAHARERA Reg. No

**PM1261012502015**











Digital Render





This is more than walls and roofs.

It's about a place  
that understands you, a space that is you  
- where life simply belongs to you!

It's where small joys become  
lasting memories, and everyday  
moments feel effortless.

At 54 Flores Drive, this feeling finds  
form, a place designed for life as  
it should be, naturally yours.

54   
FLORES  
drive





Digital Render



# Location The Masterpiece!

A setting where access, address, and surroundings come together with intent.

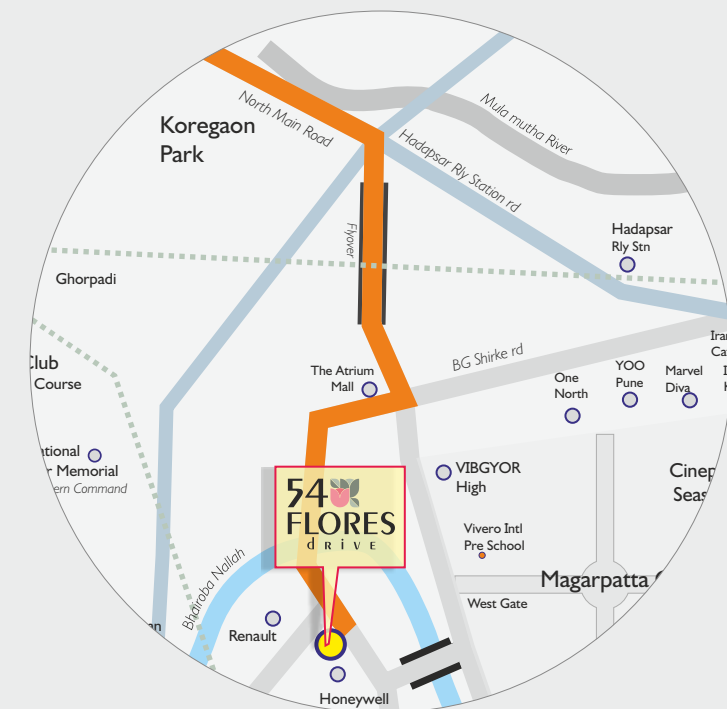


Magarpatta Cybercity - 2 mins (West Gate)  
Amanora Park Town - 5 mins  
Magarpatta Metro Stn - 4 mins  
Hadapsar Metro Stn - 4 mins  
Koregaon Park - 10 mins

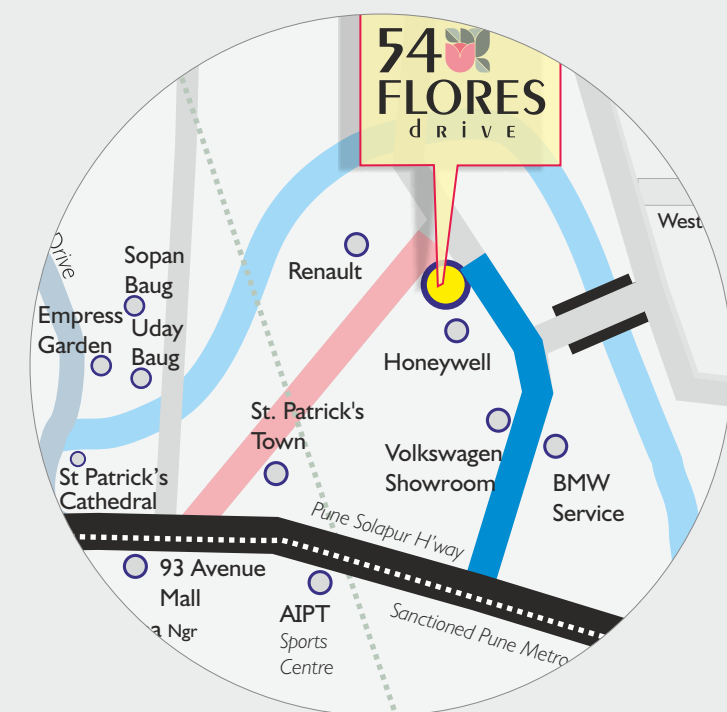
Kalyani Nagar - 11 mins  
Pune Camp - 15 mins  
Kharadi IT Park - 17 mins  
EON IT Park - 19 mins  
Phoenix Mkt City - 22 mins

Pune Airport - 32 mins  
Noble Hospital - 5 mins  
VIBGYOR High - 3 mins  
Billabong High - 7 mins

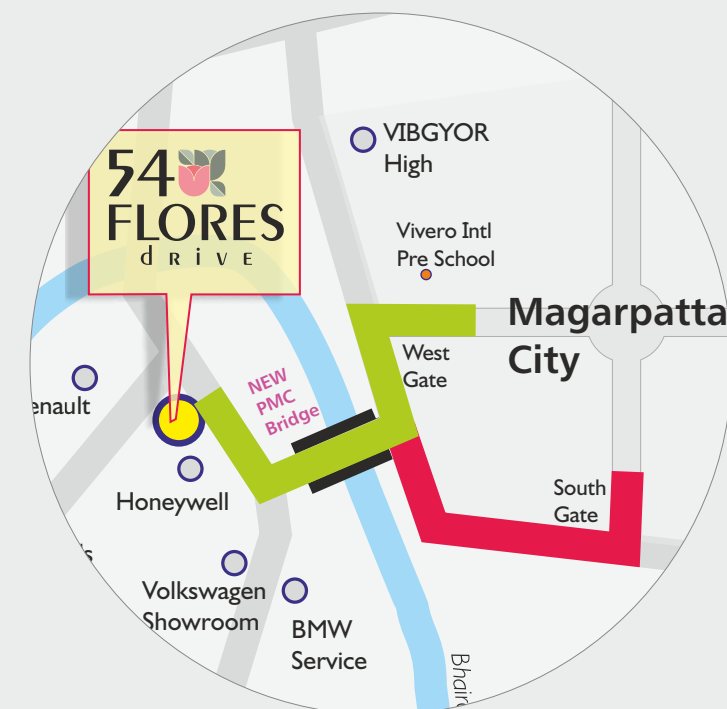
## 3D ACCESS



From Koregaon Park



From Solapur Rd



From Magarpatta



Digital Render



## Architecture & Design

Design is all about understanding people first. Listening, adapting, and shaping spaces that feel instinctively right.

At 54 Flores Drive, the design is about making life effortless. Every line, every corner, every plan has been considered with human sensibility. Open, flowing layouts allow natural light and air to move freely, creating homes that breathe. Rooms connect seamlessly yet retain their own identity, giving a sense of space that's both generous and intimate.

Here, Proportion meets Intuition. Materials, Textures, and Spatial Rhythm work together to foster comfort, privacy, and subtle elegance.

The building itself carries a quiet poise on the street, while inside, each apartment invites you to move naturally, live intuitively, and feel at home without thinking about it. It's architecture that feels alive, not imposed - but perceptive.

It is this confidence of design that lends 54 Flores Drive that indelible premium character.





Digital Render







Digital Render









# Leisure Lifestyle Relaxation

Amenities at 54 Flores Drive are planned as part of everyday living - spaces that support how life actually flows. Designed with international Landscape Specialists and leading Architectural Consultants, they balance global thinking with practical, lived-in design.

The Clubhouse brings together activity and downtime, with areas for fitness, conversation, and quiet breaks. The Podium-level Pool supports both lap swimming and relaxed evenings. A contemporary Gym makes daily fitness easy and integrated. Children's Play Zones focus on safety and imagination, while Landscaped Gardens and Calmer Corners create space to pause and reset.

Work pods, Indoor Games, a Crèche, and shared Community Spaces are planned as a connected system - not as stand-alone features. The result is amenities designed for regular use, not just first impressions.

Over 55,100 sq. ft. of Recreational Space is dedicated to everyday well-being: 12,500 sq. ft. Indoor Amenities, 10,000 sq. ft. Open Green Spaces, and a 32,000 sq. ft. Podium Walking Plaza - creating a complete environment that supports daily life, naturally and comfortably.

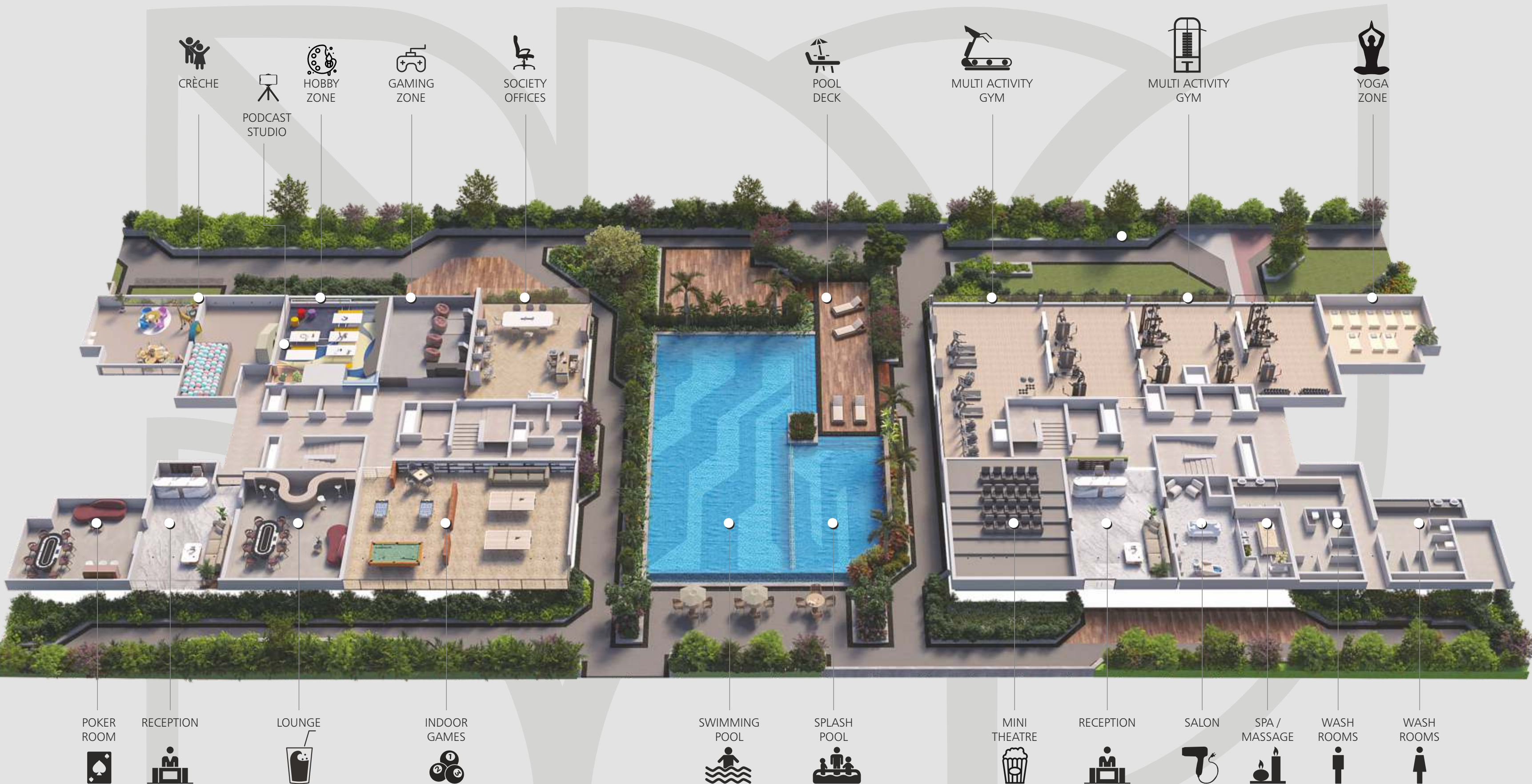
# Rejuvenation





Lagune  
the Podium  
Swimming Pool





## Amenities List

### GROUND - OPEN SPACE

- Multi Purpose Lawn (10x15m)
- Amphitheatre
- Small Stage For Event
- Seating Area

### PODIUM / OUTDOOR

- Sunset Hanging Seaters
- Resting Corners

- Spill Out Play Area
- Outdoor Kids Play Area
- Seating Alcove
- Coffee Lounge Deck
- Parents Seating Lounge
- Kids Splash Pool
- Lap Pool
- Multi Purpose Deck
- Fitness / Yoga Lawn
- Garden Lounge
- Jogging Loop

### PODIUM / INDOOR

- Multi Purpose Gym
- Yoga Room
- Mini Theatre
- Grand Reception Lobby for All 4 Buildings
- Spa With Salon
- Gaming Room
- Society Office with Conference Table
- Indoor Games

- Poker Room With Lounge Seating & Bar Counter
- Hobby Room
- Kids Creche
- Ladies And Gents Toilets Adjacent To
- Swimming Pool
- Pet Grooming Area





# The 54 lounge







edit  
The Mini Theater



FRAG  
Gaming Zone





DEN



Indoor  
Games  
Zone





# Core

The Multi Activity  
Ultra Modern Gym







prana  
The Yoga Section



Curcles  
The Crèche





# Rise Flow Unwind Pop Out

Some spaces impress at first glance.  
Others reveal themselves slowly.  
The homes at 54 Flores Drive belong to the latter.

Here, space is not defined by walls alone, but by how comfortably it unfolds. Layouts display a natural logic to the plan - one that feels intuitive from the moment you step in.

Living and dining areas anchor the home, shaped for light, movement, and everyday flow. They adapt easily, whether the day calls for quiet family time or a fuller gathering. Kitchens are designed as efficient, considered spaces — functional without feeling detached from the life around them. Bedrooms retreat from the active zones of the home, offering privacy and calm.

Carefully placed fenestration invites daylight and ventilation while maintaining discretion. The Master Suite is layered and generous, designed as a personal refuge where scale, comfort, and quiet coexist. The luxury in these homes lies in balance, proportion, and the ease with which they become yours - spaces that feel settled, personal, and enduring from the very first day.





Children's  
Bed Room





PMC  
Amenity  
Space

OUT  
Gate

To  
Race Course,  
Camp,  
Pune City

ENTRY  
Gate

To Magarpatta Metro Stn,  
Ramtekdi Metro Stn, Solapur H'way

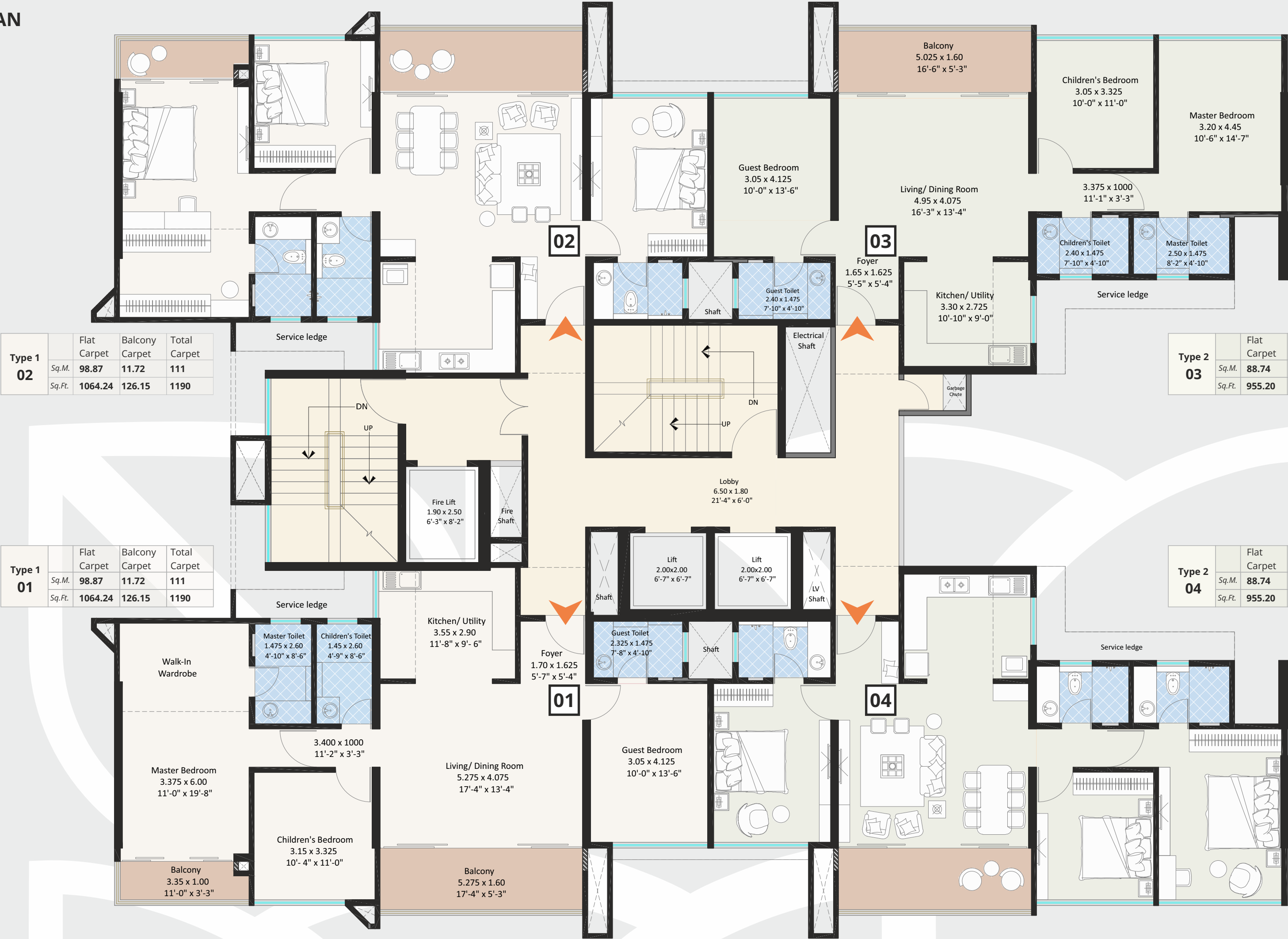
(30m wide road)

To Kalyani Nagar  
Koregaon Park,  
Mundhwa, Kharadi





TYPICAL  
FLOOR  
PLAN





TYPICAL  
FLOOR  
PLAN

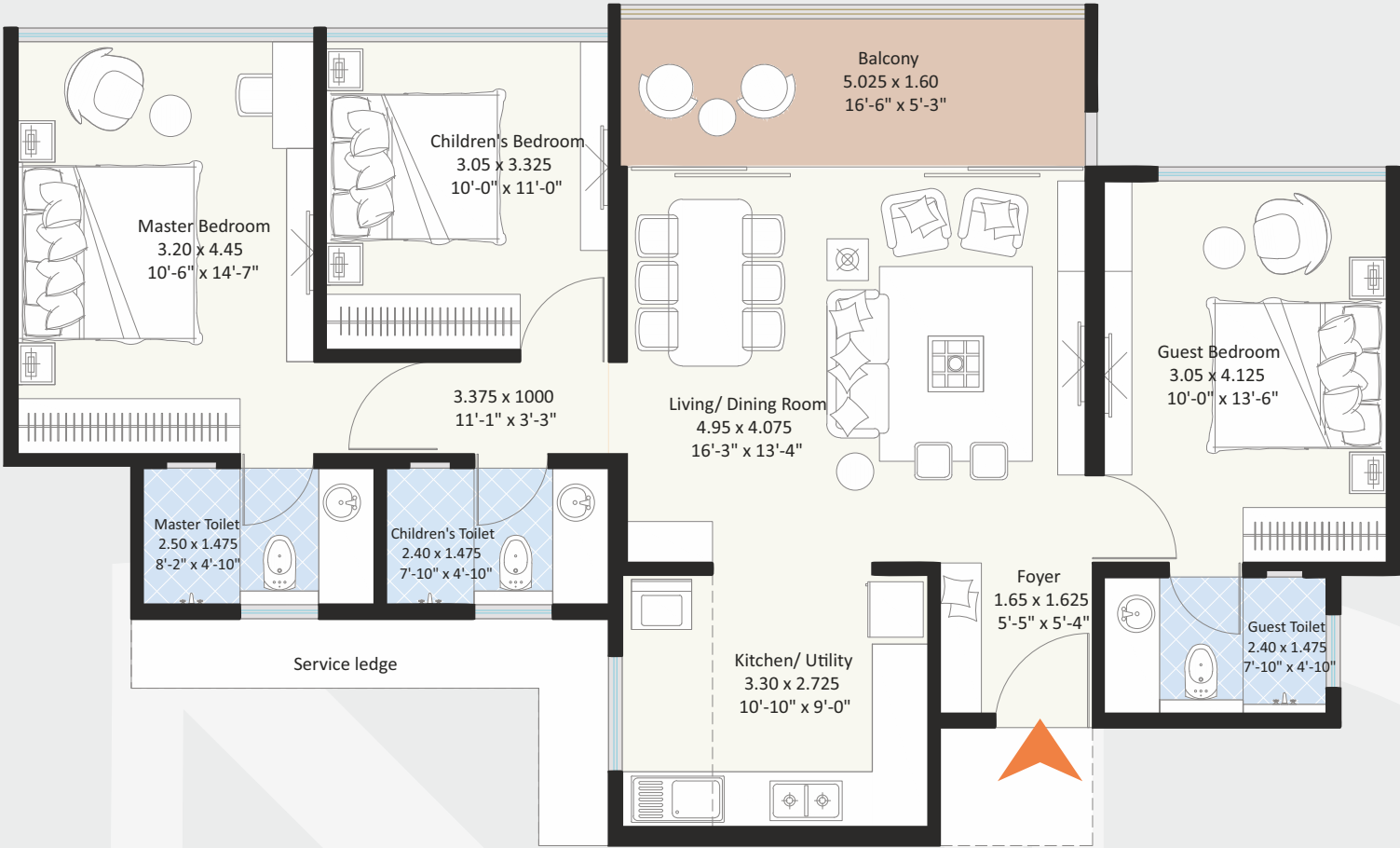
B  
TOWER



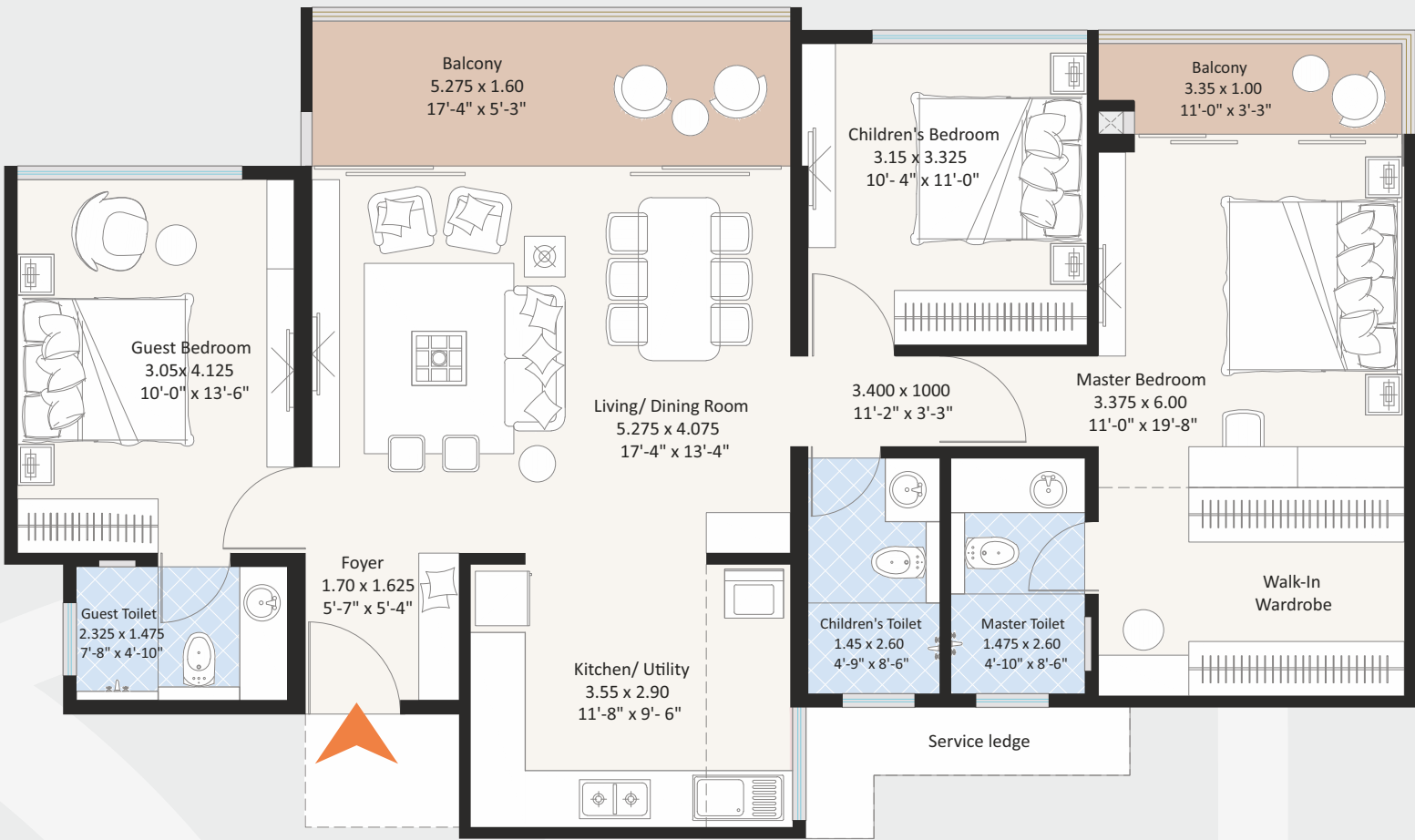


1042  
Sq.Ft.

1190  
Sq.Ft.



3 BHK Type 2		Flat Carpet	Balcony Carpet	Total Carpet
	Sq.M.	88.74	8.04	97
	Sq.Ft.	955.20	86.54	1042



3 BHK Type 1		Flat Carpet	Balcony Carpet	Total Carpet
	Sq.M.	98.87	11.72	111
	Sq.Ft.	1064.24	126.15	1190





Living + Dining

Master Bedroom







The Kitchen

## Specifications

### STRUCTURE

- Earthquake resistant structure as per seismic design.
- ALUFORM construction technology

### WALL / CEILING FINISH

- Internal walls - Finished with 2 coats of Putty & 2 coats of premium Emulsion - Jotun or Equivalent
- Ceilings - Finished with 2 coats of Putty & 2 coats of premium Emulsion, Jotun or Equivalent
- Exterior walls - Texture Surface And Top Coat Acrylic Paint with colour

### FLOOR FINISH WITH SKIRTING

- Main flooring - 1200mm x 800 mm Vitrified tiles in complete apartment
- Bathrooms - 1200mm x 600 mm - Antiskid tiles in bathrooms
- Balcony - 200mm x 1200 mm - Antiskid tiles in Balconies / Sit out

### KITCHEN, UTILITY

- Engineered Stone (15mm) - Top Kitchen Platform and Dado for a height of 600mm
- CP fitting - Jaquar Lyric Sink Cock
- Sink - Scratch resistant SS sink with Double Bowl (Franke or equivalent)

### KITCHEN, UTILITY *(Continued)*

- Gas Leak Detector - Gas Leak Detector System
- Piped Gas - Provision for Reticulated Piped Gas System
- Dado Tiles - 4' height tiles in dry balcony
- Otta width - 26" /21" Kitchen otta
- Services - provision for washing machine and dish washer in dry balcony

### BALCONY

- SS Railing with Laminated Toughened glass
- Sill level finished with Granite
- Wooden finish Floor Tiles
- Drain Channels in sit out area
- False Ceiling with Lights

### BATHROOMS

- Exclusive bathrooms with premium Designer Sanitary Ware (Toto /Kohler / equivalent)
- CP fittings make - Toto / Kohler / Jaquar or equivalent
- Shower Partition in all en suite bathrooms and Shower Enclosure in master bathroom
- Designer Dado tiles in all bath rooms up to lintel level
- Counter Washbasin in all bathrooms
- Provision for Solar water in master bathroom
- False Ceiling in all bath rooms
- Exposed WC Flush Valve SCHELOMAT Silent, with brass push button
- Motion Sensor Lights in all Bathrooms

## Common Features

### COMMON FEATURES

**Lift:** High Speed Automatic lifts with SS finish.

**Back-up:** 100% Power backup for common amenities such as Clubhouse, lifts, STP & common area lighting.

**Name Board:** Apartment owner name list will be provided + Common Signages

**Lift Cladding:** Marble cladding at ground main entrance level and Designer Tiles for other levels.

**Lobby:** Marble flooring at ground main entrance level and Designer Tiles for other levels.

**Corridor:** Vitrified tiles of size 800x1600mm / equivalent flooring at all levels.

**Staircase Floor:** Granite flooring at first 5 levels of parking, remaining levels Kota finishing.

**Staircase Handrail:** MS handrail with Enamel Paint finish in all floors.

**Basement & Car Parking Floors:** Tremix flooring.

**Typical floors:** Firefighting system with sprinklers and smoke detectors in apartment as per fire norms, Motion sensor Lights in Lobbies

**Water Storage:** Centralized Underground water tank, as per requirement.

**Rain Water Harvesting:** Rain water harvesting as per requirement.

**STP:** Centralized Sewage Treatment Plant.

**Safety:** 24 Hours surveillance CCTV cameras in designated common areas, CCTV Provision in Lifts

**Walkways:** Walkway spaces well defined as per landscape design intent.

**Security:** 3 tier Security, Security booth will be provided at the entrance/exit.



## A Celebration of Space

Founded in 1985, Bhandari Associates has been creating some remarkable spaces in and around Pune. These spaces are now benchmarks of construction excellence and have become landmarks over time. They have also established Bhandari Associates as a provider of Quality spaces that serve the purposes of residence and commerce. In its true sense these developments are a **'celebration of space'**

KOTHRUD BANER BALEWADI PASHAN HINJEWADI  
WAKAD DANGE CHOWK WAGHOLI MOSHI HADAPSAR

Bhandari Associates, BA Gateway, 1620, Aundh,  
Next to Sakalnagar Metro Station, Baner Road, Pune 411 007.

## The DRIVE Series COLLECTIVE

WHAT DRIVES YOU?

The Drive Series Collective represents a curated portfolio of landmark developments that consistently raise the bar for design, quality and urban living. Each Drive Series project reflects an steadfast commitment to excellence - where advanced construction methodologies, rigorous quality controls, and the finest specifications come together to create spaces that are both globally benchmarked and personally resonant. New destinations are being added to The Drive Series Collective through 2026-27, further extending its presence across Pune's most sought-after locations.

**54**  
FLORES  
drive  
HADAPSAR

**31** PALMA  
DRIVE  
U. KHARADI

**43EQ**  
BALEWADI  
(A SMARTWORKS Facility)

**43** Privet  
Drive  
BALEWADI

**7**  
Plumeria Drive  
live the change  
nr Dange Chowk

**32**  
Pinewood  
Drive  
HINJEWADI 3

The brochure is purely conceptual and not a legal offering, nor will it be a part of the agreement. Number of Buildings, Floors and No. of flats/units may be revised. Promoters reserve the right to amend the layout, plans, elevations, design, specifications, amenities, etc. without notice. Layouts and views are artistic impression on completion of all phases of the said project.

## 54 FLORES drive

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