



**PR1261012500881**  
maharera.maharashtra.gov.in

# THE L LATITUDE

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Disclaimer: The image contains depiction of future development on entire larger layout as submitted to MahaRERA. MahaRERA Registration No. PR1261012500881 is obtained for Residential Project The Latitude Phase 2 for Wing E (for 12 floors), Wing F (for 13 floors), Wing G (for 14 floors), Wing H (for 14 floors), Wing I (for 14 floors).

The plans, layouts, specifications, images and other details herein are indicative and the Promoter reserves the right to change any or all of these in the interest of the development. Select fittings/options may be available in limited units only or available at additional price and are not part of the standard unit. All brands mentioned herein may be replaced by equivalent or better brand(s) as decided by the project architect. The printed material does not constitute an offer and / or contract of any type between the Promoter and the recipient; any sales of any unit in this development shall be solely governed by the terms of the agreement for sale entered into between the parties and no details mentioned in this printed material shall in any way govern such transaction. The dimensions and/or areas stated in the plans are measured on basis of unfinished surfaces using polyline method and do not reflect the reduction in dimensions on account of the finishes being installed. Further, variance of +/-3% in the unit carpet area and/or unfinished dimensions is possible due to design and construction variances. The plans contained herein are typical unit/floor plans - please verify exact plan and orientation of your unit before purchase. All brands stated above are subject to change with equivalent or better brands, at sole discretion of the Developer/ Project Designers. For any brands offering services, the tenure and terms shall be governed by the agreement with the said brand.



## #TheSEQUEL

@SALUNKE-VIHAR





— FINDING TRUE NORTH —

18° 28' 42.107" N ✦ 73° 53' 51.71" E



THE  
**L**  
LATITUDE

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THE SEAL *of* DIRECTION

A LANDMARK DOESN'T JUST STAND. IT GUIDES.

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A compass doesn't just point—it reassures. It tells you that no matter where you are, you are exactly where you're meant to be. At Latitude, Phase I set the course with a foundation of trust. Now, Phase II refines that journey into a landmark destination—one that guides life towards balance, luxury, and timeless living. Welcome to a sequel that doesn't repeat the story, but elevates it.

II.

## THE PIN THAT OUTSHINES THE MAP

### THE CROWN JEWEL OF SOUTH PUNE

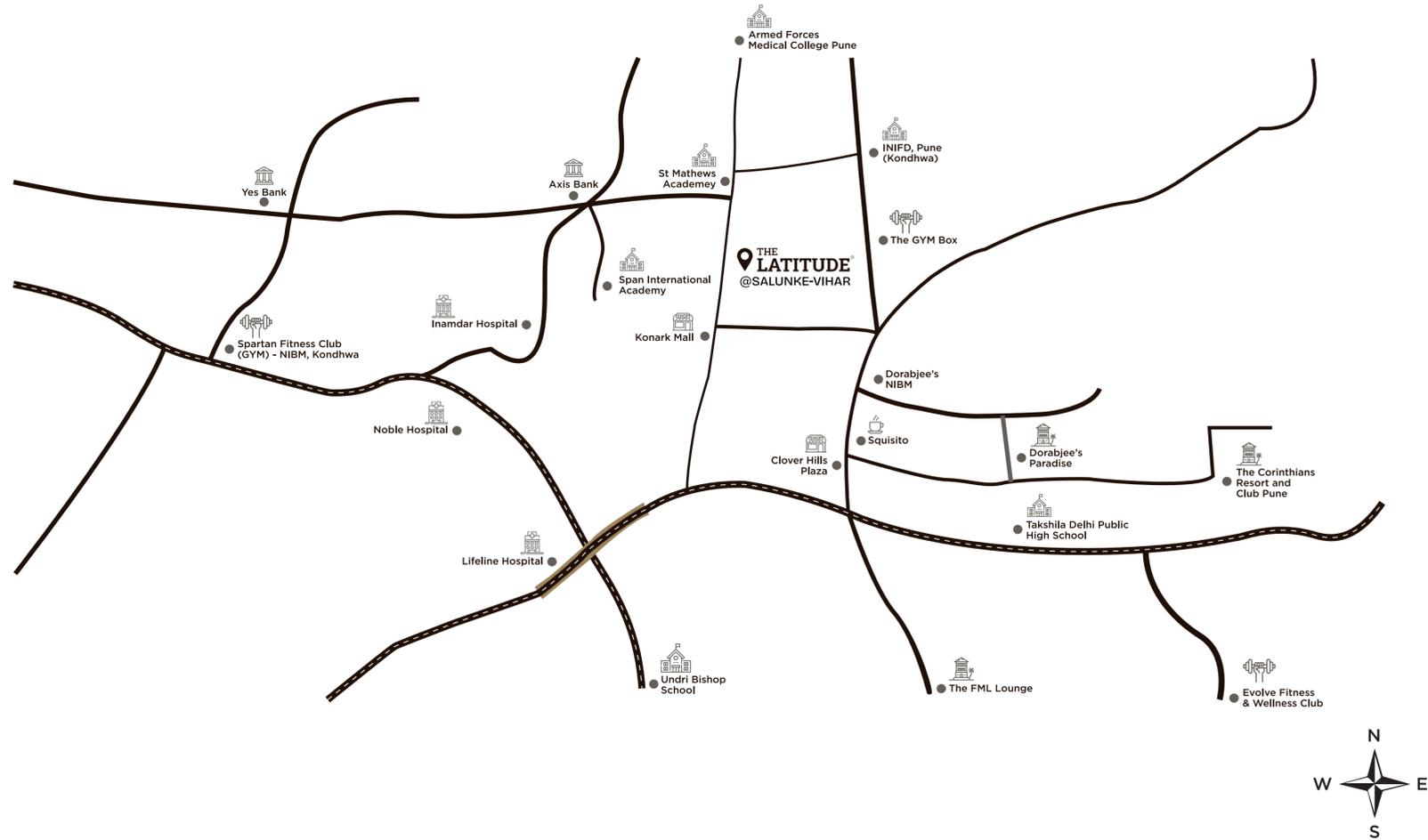


Salunke Vihar is more than a pin on the map — it's the sparkling heart of South Pune. A neighbourhood that blends serenity with convenience, it offers leafy avenues, a well-knit community, and effortless connectivity to the city's key destinations. Like a jewel that elevates its crown, Salunke Vihar elevates the very essence of Latitude, making it not just a home, but a rare possession in the city's landscape.



#TheLOCATION

# LOCATION MAP



## Shopping & Entertainment

- Dorabjee Shop – 2 Min
- Konark Mall – 5 Min
- Clover Hills Plaza – 5 Min
- Royal Heritage Mall – 6 Min
- Dorabjee Paradise – 8 Min
- D Mart – 10 Min
- Corinthians Club – 9 Min
- Turf Club – 12 Min
- SGS Mall – 16 Min
- Kumar Pacific Mall – 17 Min
- Seasons Mall – 21 Min
- Amanora Mall – 22 Min
- Boat Club – 24 Min
- Horse Riding Club – 26 Min
- Phoenix Market City – 33 Min



## Schools

- RIMS – 2 Min
- St. Mathews International Academy – 3 Min
- Euro Kids – 5 Min
- Pearl Drop School – 5 Min
- Span International Academy – 4 Min
- Boston World School – 7 Min
- Vibgyor High School – 7 Min
- Bishops School – 9 Min
- Delhi Public School – 15 Min
- Symbiosis International School – 31 Min
- MIT Gurukul – 37 Min



## Health Clubs

- The Gym Box – 3 Min
- Evolve Fitness – 2 Min
- Kaizens – 2 Min
- Spartah Fitness – 3 Min



## Colleges & Institutes

- NIBM – 1 Min
- INIFD – 2 Min
- Vishwakarma University – 15 Min
- Armed Forces Medical College – 13 Min
- Azam Campus – 15 Min
- AISSMS – 22 Min
- College of Engineering, Pune – 24 Min
- MES Engineering College – 22 Min
- Symbiosis Law School – 33 Min
- MIT Rajbaug Campus – 37 Min



## Pharmacy

- Apollo Pharmacy – 1 Min
- Metrochemist – 2 Min
- Medico Point – 2 Min
- Wellness Forever Pharmacy – 3 Min
- Neulife Homeopathic Pharmacy – 3 Min



## Restaurants & Cafes

- Zanzbaa – 2 Min
- Squisito – 2 Min
- Arabian Bites – 3 Min
- Mughal Sarai – 3 Min
- Barbeque Nation – 3 Min
- Levit8 – 3 Min
- FML Lounge – 4 Min
- Little Italy – 5 Min



## Hospitals & Clinics

- Mediexpress Hospital – 3 Min
- Noble Hospital – 4 Min
- Lifeline Hospital – 4 Min
- Olive Multispeciality – 4 Min
- Inamdar Hospital – 10 Min
- Ruby Hall Clinic – 6 Min
- Jehangir Hospital – 25 Min
- The Command Hospital - 15 Mins



## Connectivity

- Undri – 9 Min
- MG Road – 9 Min
- Cantonment – 14 Min
- Camp – 14 Min
- Hadapsar – 20 Min
- Koregaon Park – 25 Min
- Deccan – 24 Min
- Kalyani Nagar – 27 Min
- Yerawada – 27 Min
- Kothrud – 29 Min
- Viman Nagar – 34 Min
- Kharadi – 34 Min



## Business Hubs

- The Core – 0 Min
- PCDA(O) – 8 Min
- Honeywell – 17 Min
- Magarpatta – 22 Min
- SP Infocity – 26 Min
- Viman Nagar Business Hub – 36 Min
- Kharadi EON – IT Park – 35 Min



## Banks / ATM

- Axis Bank – 2 Min
- ICICI Kondhwa Branch – 3 Min
- Yes Bank – 5 Min
- HDFC Bank – 5 Min
- Allahabad Bank – 7 Min
- Kotak Mahindra Bank – 17 Min



## Transport

- Pune Airport - 40 Mins
- Pune Railway Station - 20 Mins
- Swargate Bus Stop - 18 Mins



# THE GRANDEUR CONTINUES

AN ARCHITECTURAL SEQUEL THAT  
REDEFINES BALANCE, SPACE & LIFESTYLE





THE SIGNATURE  
TUNE *of* LUXURY!

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LATITUDE ISN'T JUST BUILT,  
IT'S COMPOSED WITH PRECISION

I.

AHURA

THE  
I.  
LATITUDE

Presented by  
HOLYSTICO

EVERY ARRIVAL DESERVES A GRAND PREMIERE.



WHERE PERSPECTIVE  
SHAPES LIFESTYLE

NOT JUST ABOUT WHAT YOU SEE,  
BUT HOW YOU LIVE IT EVERY DAY.





WHEN VISION TOUCHES THE SKY



# STRONGER BEGINNINGS. STRONGER BONDS

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LATITUDE STANDS AS A LADMARK OF TRUST,  
CRAFTED FOR YOUR LOVED ONES.





# ELEVATING EVERY HORIZON

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LUXURY RESIDENCES THAT TAKE THE STORY OF  
LATITUDE FURTHER, HIGHER, AND GRANDER.





# SUNSET SERVED WITH A SIDE OF CALM.

WHERE BOOKS, BREWS & BALANCE  
COME TOGETHER EFFORTLESSLY





OUTDOOR LOUNGE

The image features two young girls with curly hair, wearing matching light-colored dresses with gold embroidery and bows in their hair. They are smiling warmly at the camera. The background is a soft, bokeh-style light brown. On the left, there is a dark brown rounded rectangle containing text and decorative elements like overlapping circles.

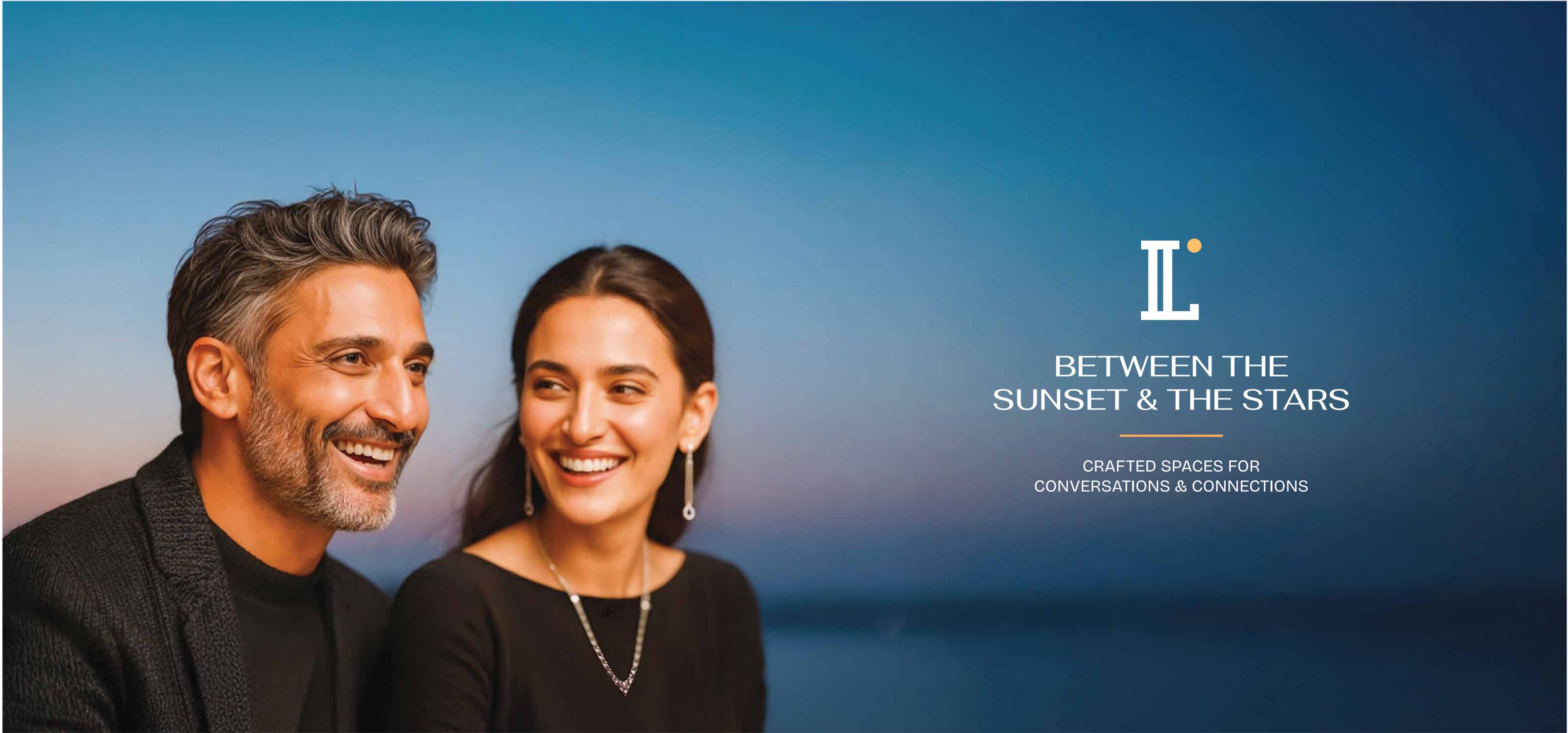
L

TWO REFLECTIONS,  
ONE HEART

A HOME WHERE BONDS ARE  
MIRRORED IN EVERY CORNER



AMPHITHEATRE



## BETWEEN THE SUNSET & THE STARS

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CRAFTED SPACES FOR  
CONVERSATIONS & CONNECTIONS



SKY LOUNGE



SWING SEATS



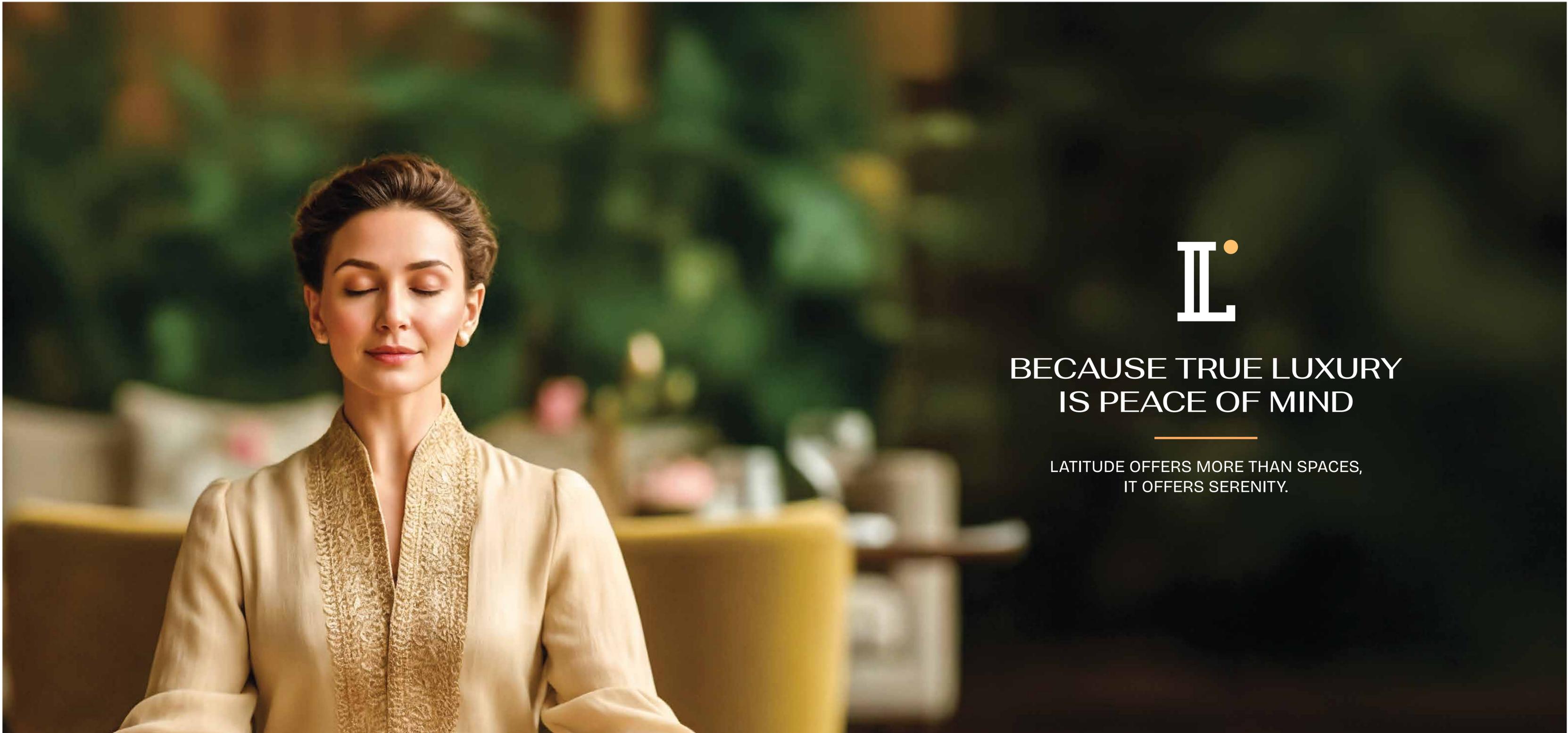
# ROOFTOP AMENITIES

-  1 - Glamping Lawn
-  2 - Activity Lawn
-  3 - Amphitheater (60 Seating Capacity)
-  4 - Swing Seats
-  5 - Music Corner
-  6 - Reflexology / Acupressure Path
-  7 - Seniors Pavilion

-  8 - Outdoor Gym
-  9 - Yoga Deck
-  10 - Star Gazing Deck
-  11 - Zen Garden
-  12 - BBQ Grill Party & Sky Bar
-  13 - Kitchen Garden
-  14 - Viewing Pavilion

-  15 - Picnic Lawn
-  16 - Outdoor Lounge
-  17 - Tai Chi Lawn
-  18 - Meditation Deck
-  19 - Performance Stage Pavilion
-  21 - Cascade Seats

-  22 - Performance Stage
-  23 - Multi-Purpose Deck
-  24 - Herb Garden
-  25 - Solarium
-  27 - Chess / Carrom Pavilion
-  28 - Jogging Track



BECAUSE TRUE LUXURY  
IS PEACE OF MIND

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LATITUDE OFFERS MORE THAN SPACES,  
IT OFFERS SERENITY.



1.

✦ **HORIZON** *Club*

50+ EXCLUSIVE LIFESTYLE AMENITIES



✦ **HORIZON** *Club*

50+ EXCLUSIVE LIFESTYLE AMENITIES



THE **WATERMARK** *of* LUXURY

WHERE EVERY RIPPLE REFLECTS YOUR REFINED LIFESTYLE.



FITNESS AREA / GYM



GRACE. GRANDEUR.  
GROWTH

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A LIFE DESIGNED FOR THOSE  
WHO SHINE TOGETHER



MULTIPURPOSE HALL



## GROUND FLOOR AMENITIES

-  1. Covered Swimming Pool
-  2. Covered Showers
-  3. Covered Jacuzzi
-  4. Covered Kids' Pool
-  5. Changing Room (M / F)
-  6. Pool Lounge Deck
-  7. Aroma Garden
-  8. Super Tree
-  9. Multi-purpose Court
-  10. Elevated Walkway
-  11. Adventure Play Area
-  12. Fitness Area
-  13. Clubhouse Rooftop Lounge
-  14. Rock Climbing Wall
-  15. Feature Water Wall
-  16. Cricket Pitch
-  17. Clubhouse
-  18. Seating Area
-  19. Amphitheatre
-  20. Swing Seats
-  21. Pickleball Court



THE PUREST FORM  
OF WELCOME HOME

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SMILES THAT GREET YOU  
BEFORE THE DOOR EVEN OPENS



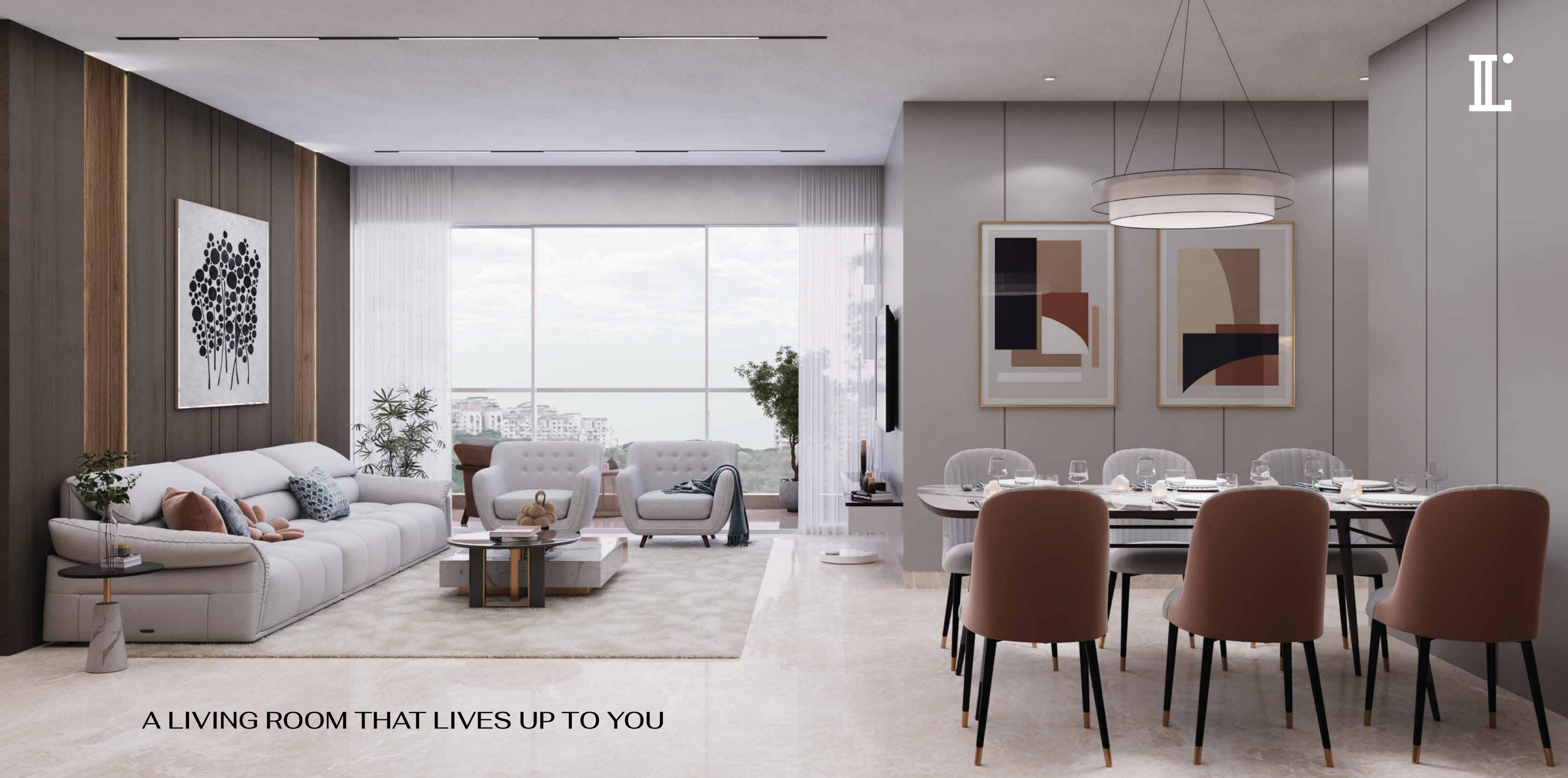
**3 BHK LUXURY RESIDENCES**

CARPET AREA : 1131 SQ.FT.

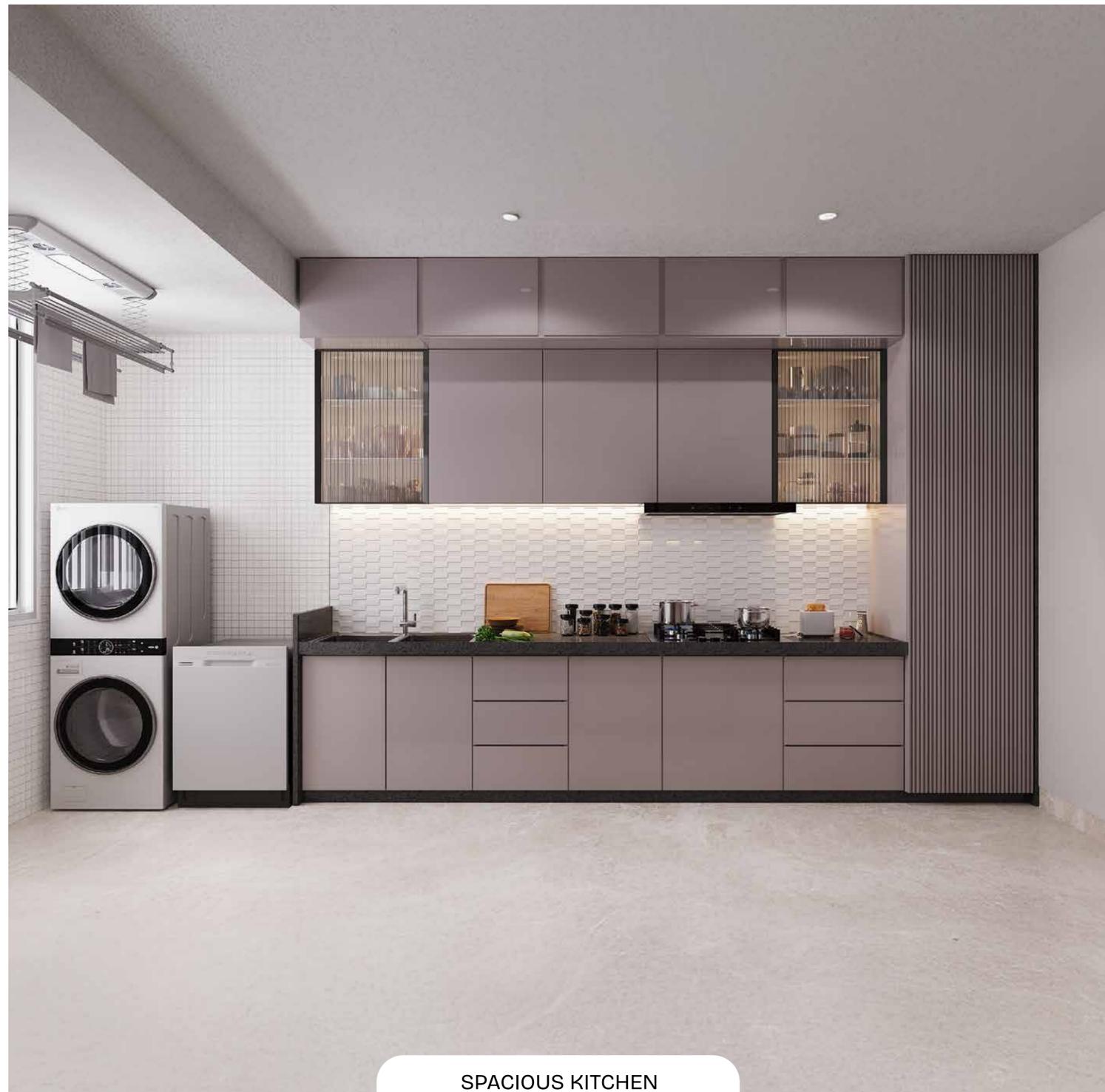


**4 BHK LUXURY RESIDENCES**

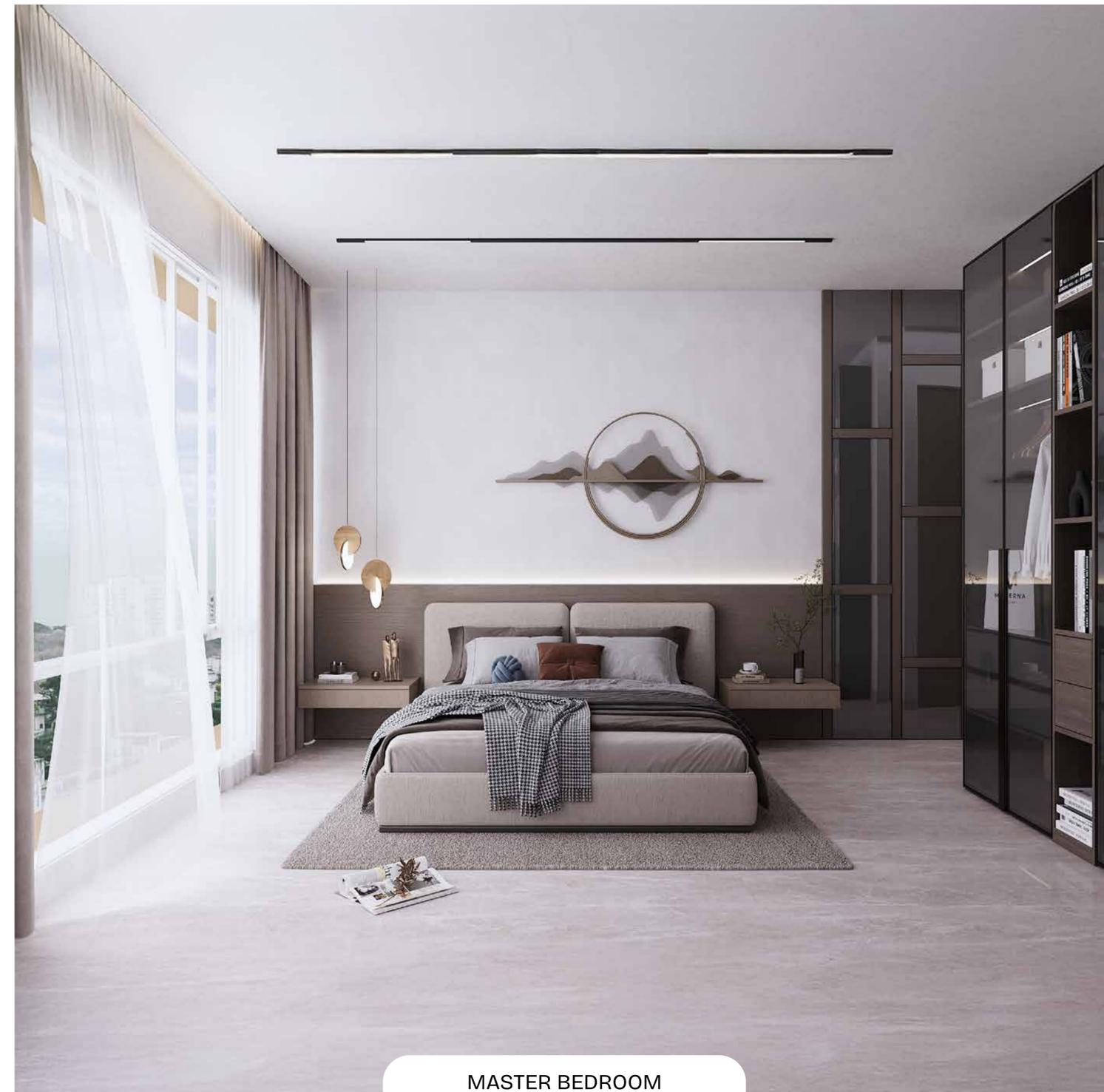
CARPET AREA : 1469 SQ.FT.



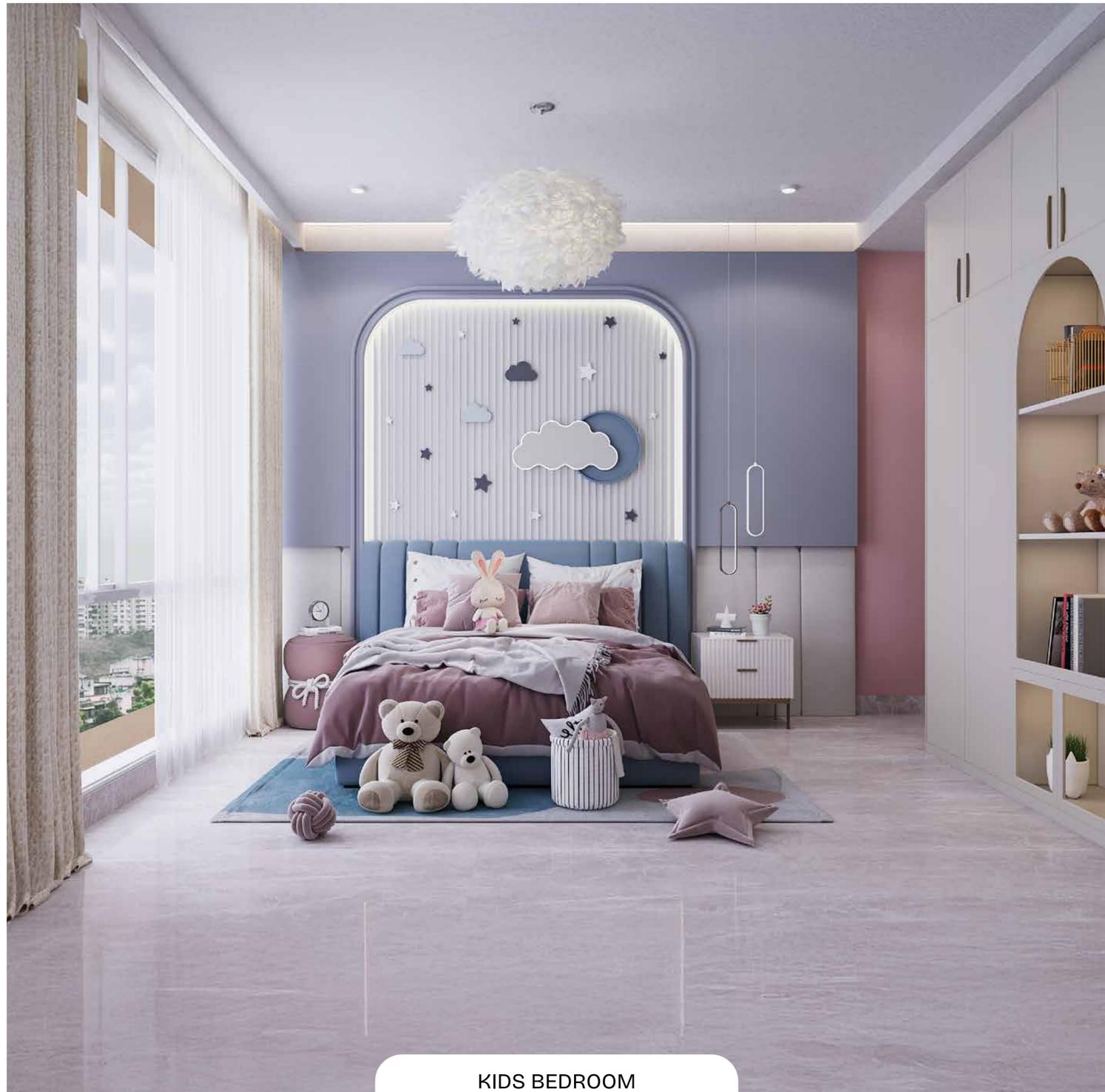
A LIVING ROOM THAT LIVES UP TO YOU



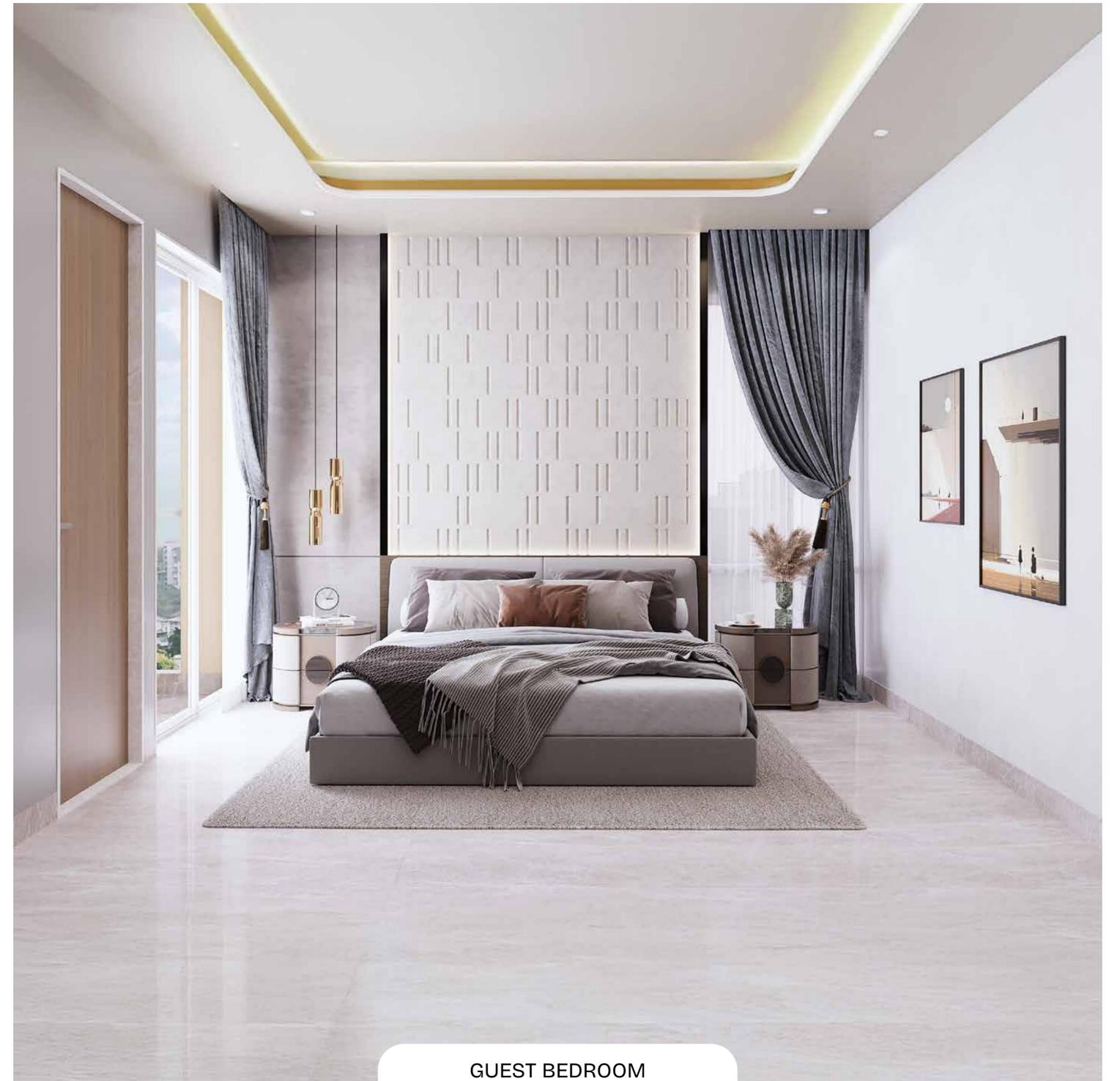
SPACIOUS KITCHEN



MASTER BEDROOM



KIDS BEDROOM



GUEST BEDROOM

### 1. INTERNAL FINISH

- a) Marble flooring in Living, Dining Area, Kitchen
- b) Vitrified tile 600\*1200 in bedrooms
- c) Anti Skid floor Tiles for balconies/terraces
- d) Gypsum finish for walls and ceiling
- e) Plastic Emulsion paint finish for walls
- f) Building Internal Floor lobby – Texture paint

### 2. BATHROOM

- a) 600 x 1200 GVT dado tiles For Flooring 600\*600
- b) Grohe/Kohler/TOTO or equivalent bathroom fittings
- c) TOTO /Kohler or equivalent premium sanitary fittings, Wash basin
- d) Hot and Cold Water supply
- e) Glass Partition on all the toilets
- f) False Ceiling on all toilet

### 3. KITCHEN

- a) Motto or equivalent full body slab for kitchen Platform with S.S. Sink
- b) Tiles for Kitchen Dado Up-to lintel level
- c) Provision for Washing Machine in dry terrace
- d) Gas leak detector
- e) Gas Pipeline Provision
- f) Water heater in Kitchen

### 4. DOORS / WINDOWS

- a) Main Door with Veneer Finish & Internal Door Both side laminated flush door
- b) Sliding Powder coated Aluminum Windows/Sliding door with mosquito net / system windows
- c) Artificial Marble full body tile Sill on window & door frame
- d) Biometric lock

### 5. ELECTRIFICATION

- a) Legrand or equivalent Switchboards
- b) A.C. provision in all bedroom & living area
- c) Invertor back up limited electrical points

### COMMON AREA SPECIFICATIONS



- a) 4 Tier security- Main gate, Lobby gate, CCTV in common areas, Biometric locks.



- b) Car Charging (Station) in parking area as per norms.



- c) Firefighting Water sprinklers, Fire alarm systems in Flat



- d) Designated Society Office



- e) Common Toilet for Driver & Servants



- f) Dedicated Sewage Treatment Plant



- g) Common Parking for guest



- h) DG Backup for common areas

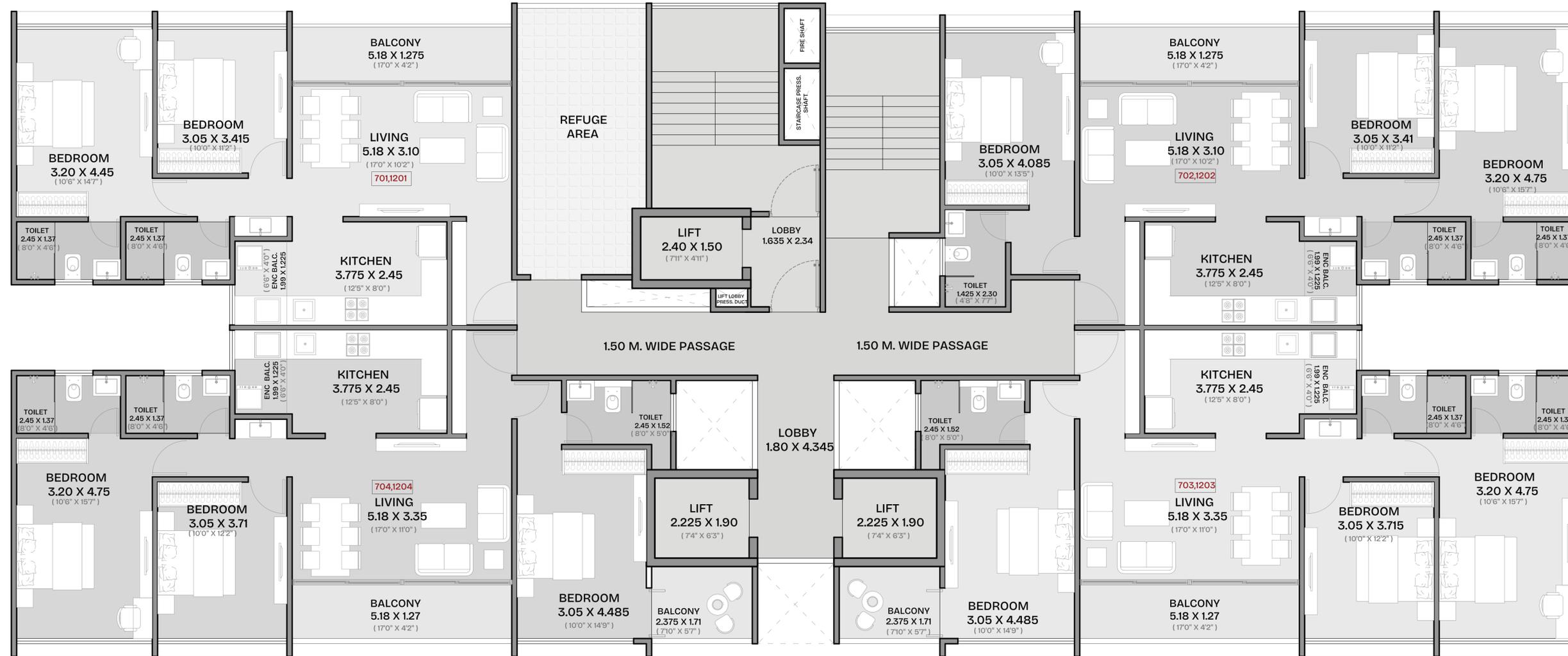


- i) Access of 3 Elevator per tower



- j) Elegant Finish Lobby with reception

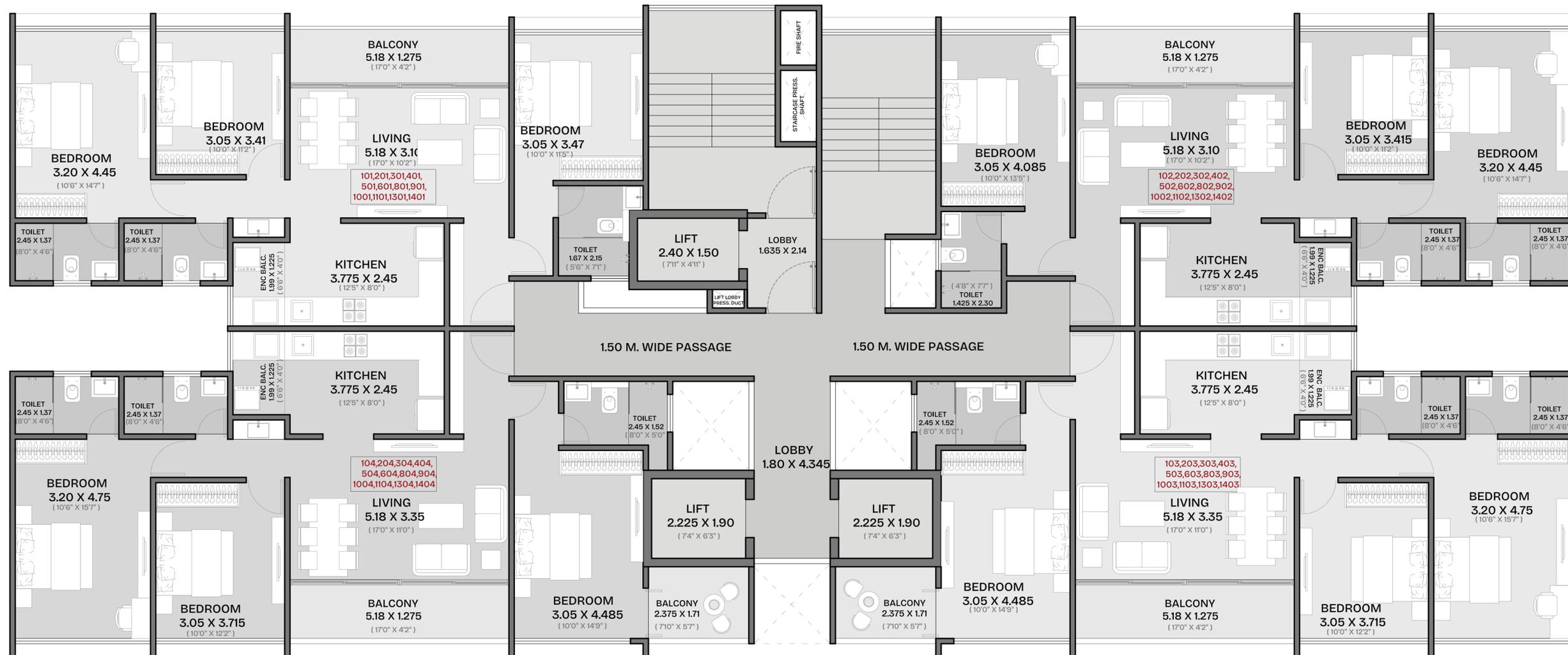
# *The* SEQUEL ~



AREA STATEMENT					
FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	BALCONY AREA		
701,1201	2 BHK	67.84	9.04	76.88	828
702,1202	3 BHK	87.17	9.04	96.21	1036
703,1203	3 BHK	91.98	13.10	105.08	1131
704,1204	3 BHK	91.98	13.10	105.08	1131

WING H : 7<sup>TH</sup> & 12<sup>TH</sup> REFUGE FLOOR PLAN





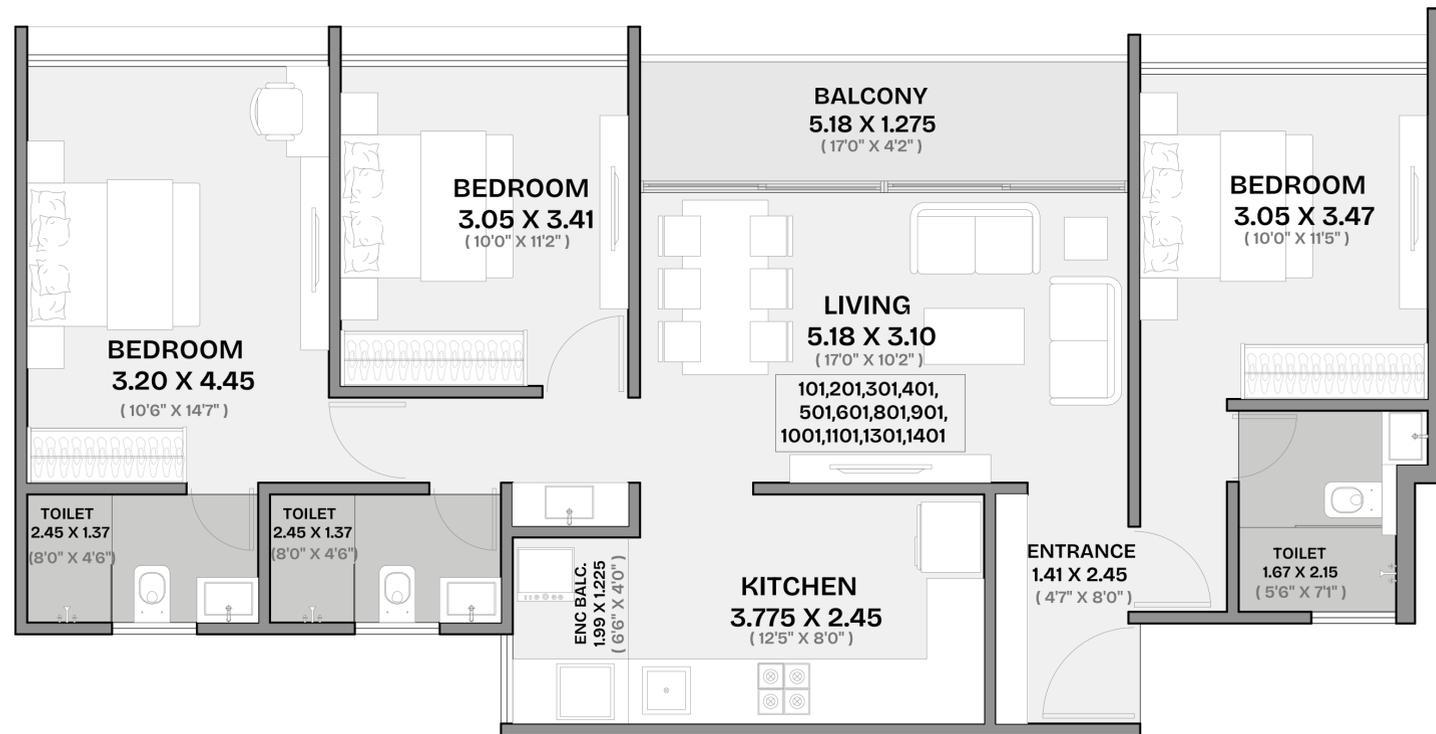
AREA STATEMENT					
FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	BALCONY AREA		
101,201,301,401,501,601,801,901,1001,1101,1301,1401	3 BHK	85.55	9.04	94.59	1018
102,202,302,402,502,602,802,902,1002,1102,1302,1402	3 BHK	87.17	9.04	96.21	1036
103,203,303,403,503,603,803,903,1003,1103,1303,1403	3 BHK	91.98	13.10	105.08	1131
104,204,304,404,504,604,804,904,1004,1104,1304,1404	3 BHK	91.98	13.10	105.08	1131

WING H : 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup>





# WING H

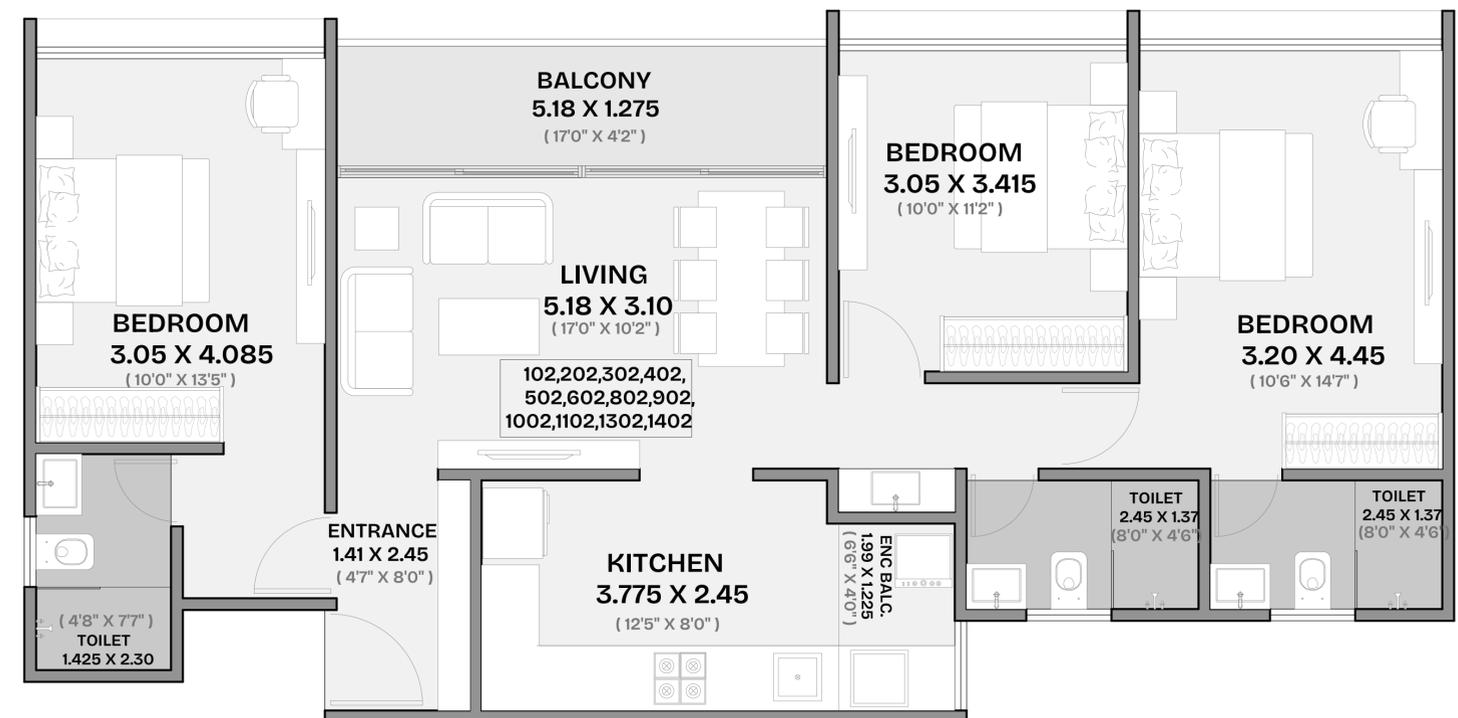


**CARPET AREA : 1018 SQ.FT.**

Flat No. : 101, 201,301, 401, 501, 601, 801, 901, 1001, 1101,1 301, 1401



# WING H



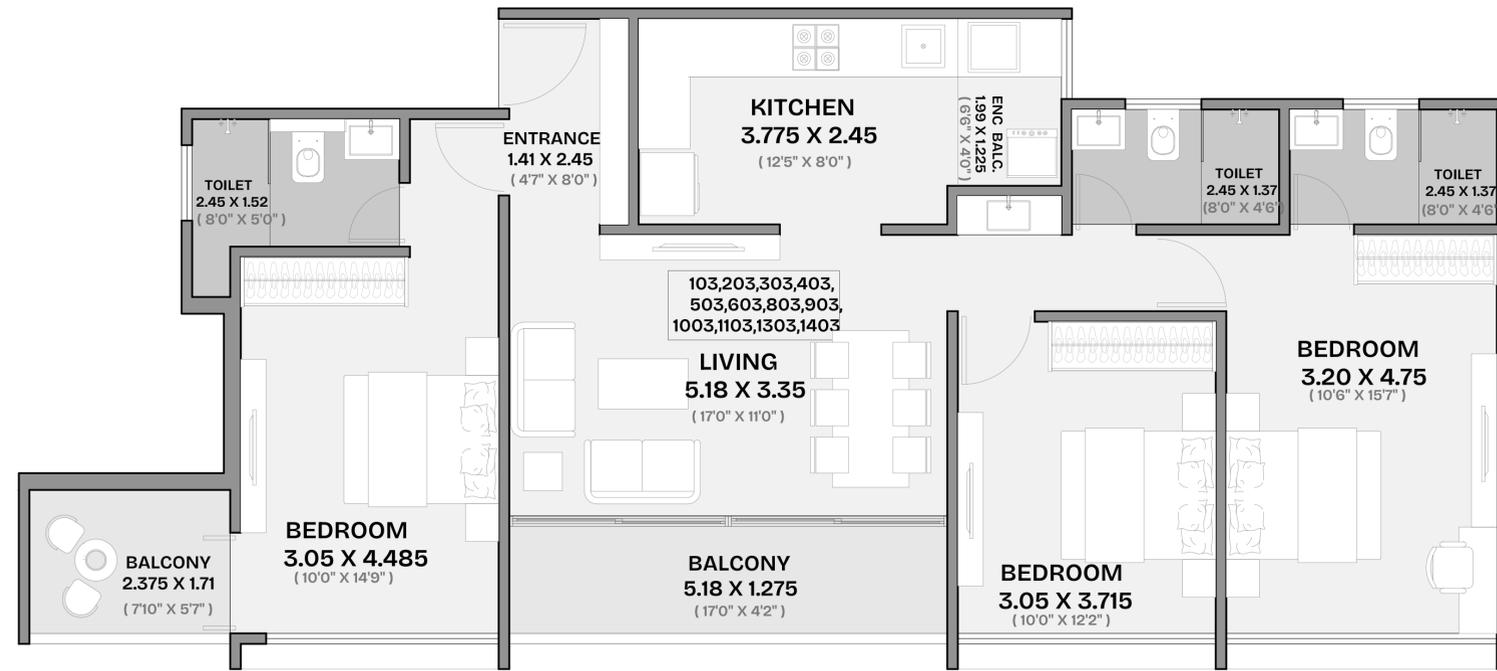
**CARPET AREA : 1036 SQ.FT.**

Flat No. : 102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402





# WING H

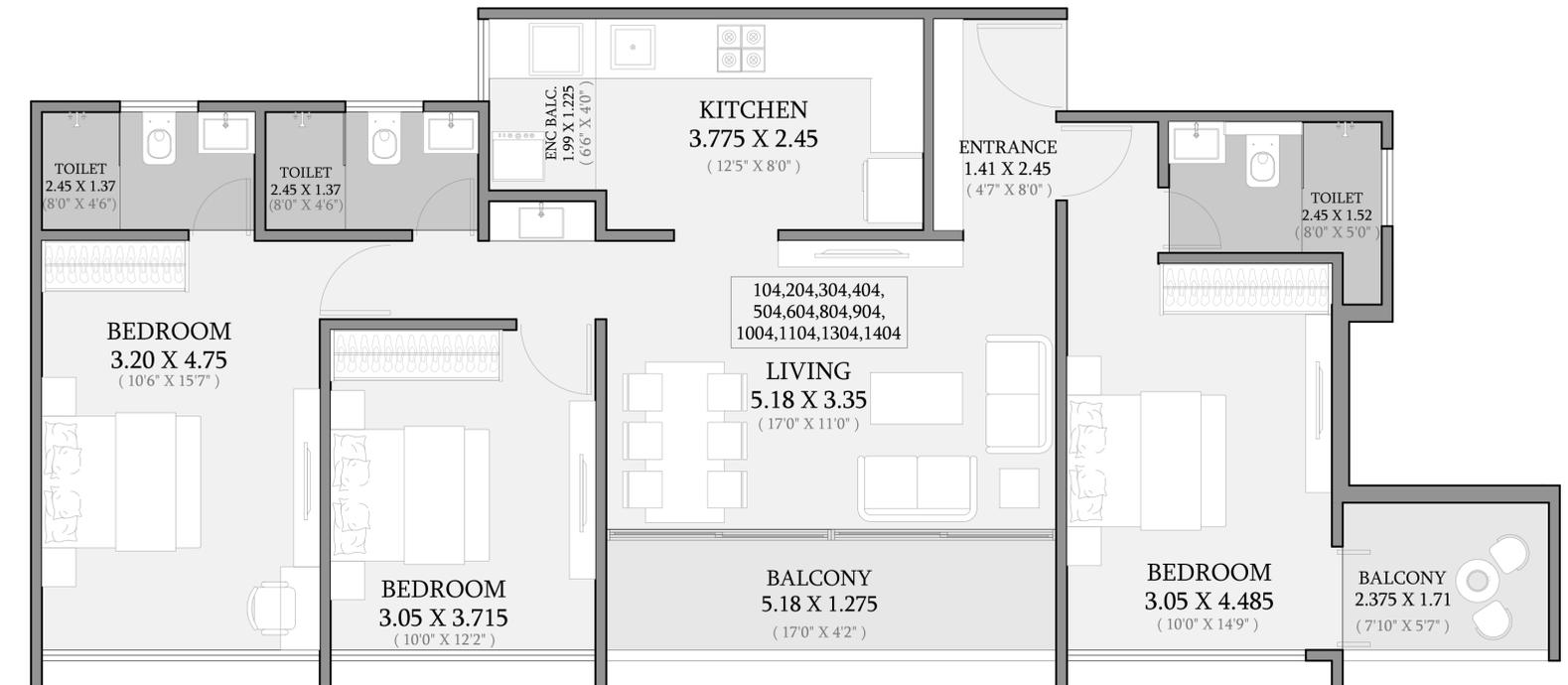


**CARPET AREA : 1131 SQ.FT.**

**Flat No. : 103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403**



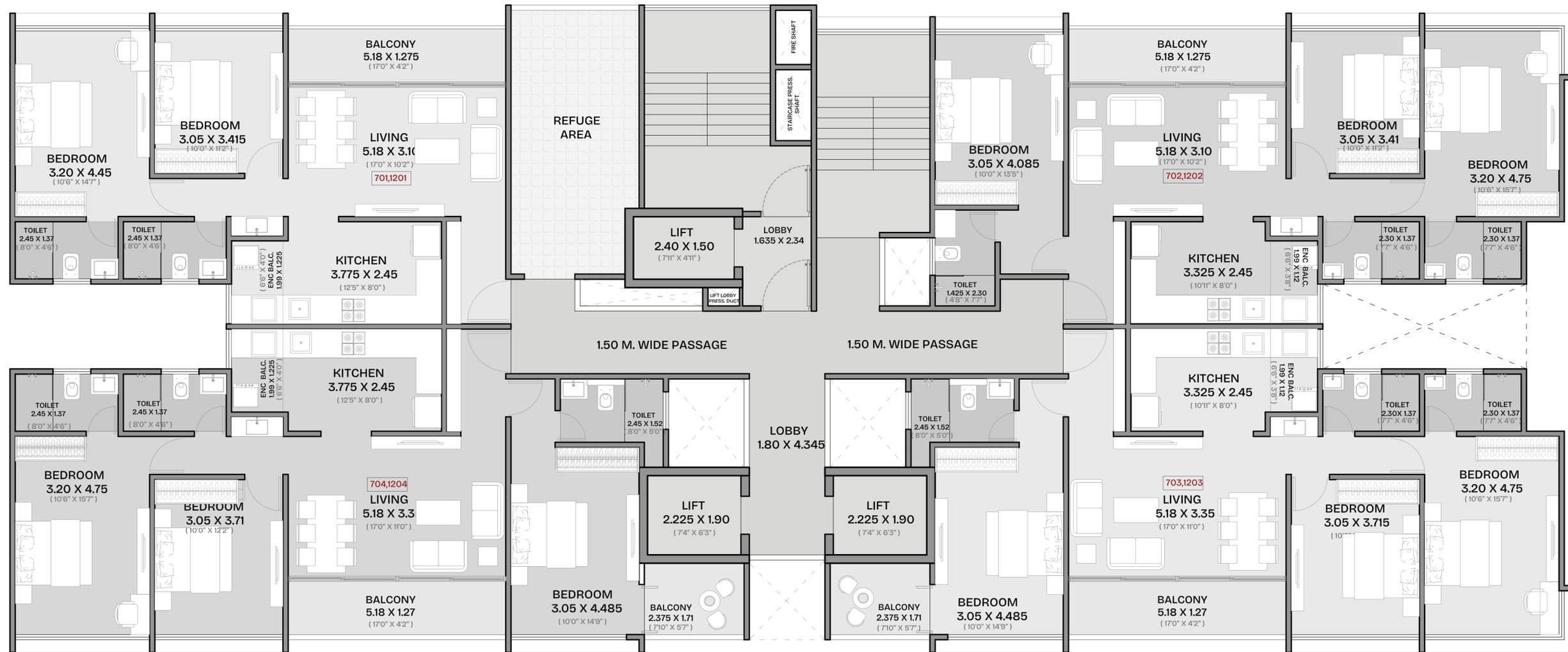
# WING H



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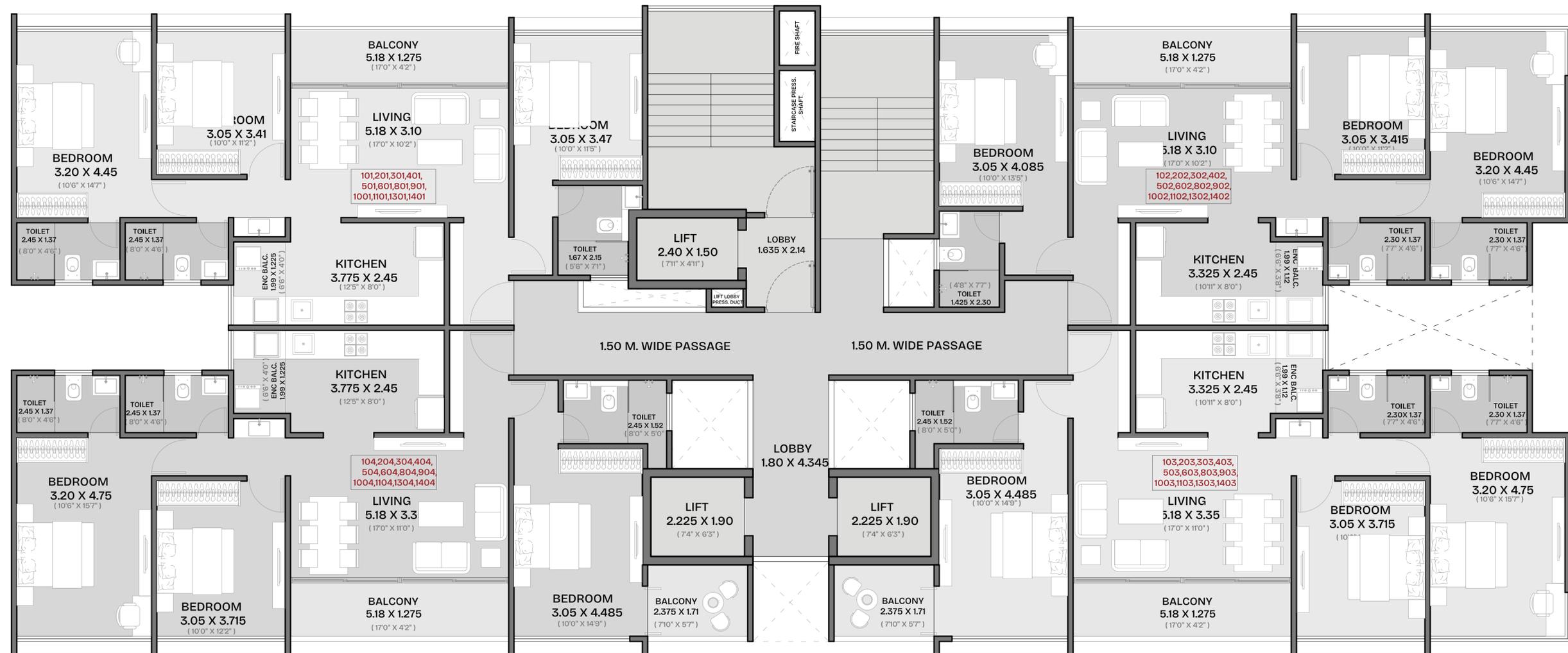




AREA STATEMENT					
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		FLAT CARPET	BALCONY AREA		
701,1201	2 BHK	67.84	9.04	76.88	828
702,1202	3 BHK	85.38	8.83	94.21	1014
703,1203	3 BHK	90.19	12.89	103.08	1110
704,1204	3 BHK	91.98	13.10	105.08	1131

**WING I : 7<sup>TH</sup> & 12<sup>TH</sup> REFUGE FLOOR PLAN**





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		FLAT CARPET	BALCONY AREA		
101,201,301,401,501,601,801,901,1001,1101,1301,1401	3 BHK	85.55	9.04	94.59	1018
102,202,302,402,502,602,802,902,1002,1102,1302,1402	3 BHK	85.38	8.83	94.21	1014
103,203,303,403,503,603,803,903,1003,1103,1303,1403	3 BHK	90.19	12.89	103.08	1110
104,204,304,404,504,604,804,904,1004,1104,1304,1404	3 BHK	91.98	13.10	105.08	1131

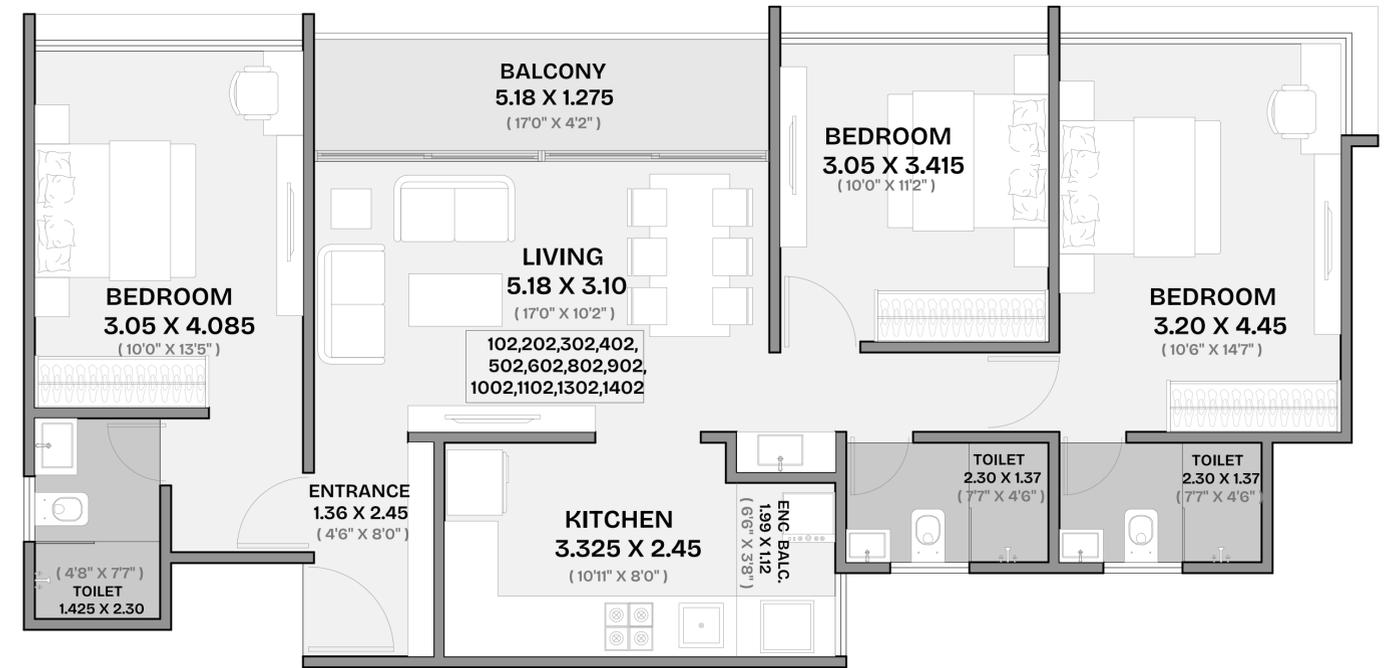
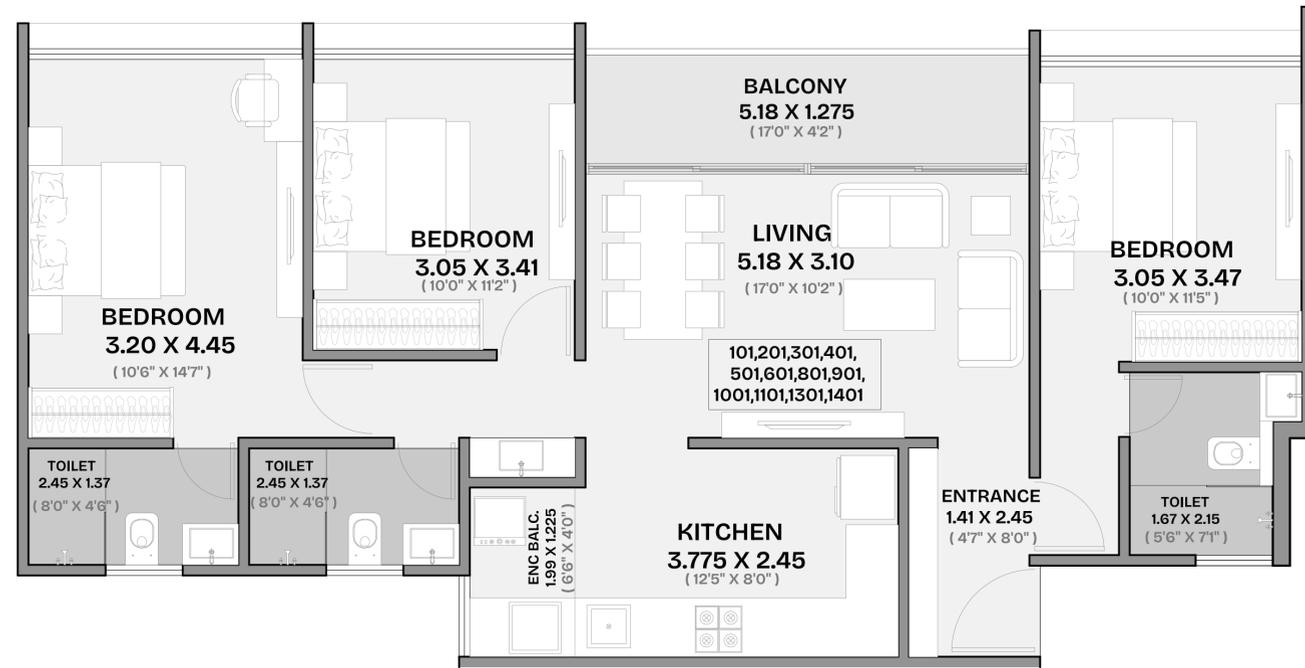
WING I : 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup>





# WING I

# WING I



**CARPET AREA : 1018 SQ.FT.**

**CARPET AREA : 1014 SQ.FT.**

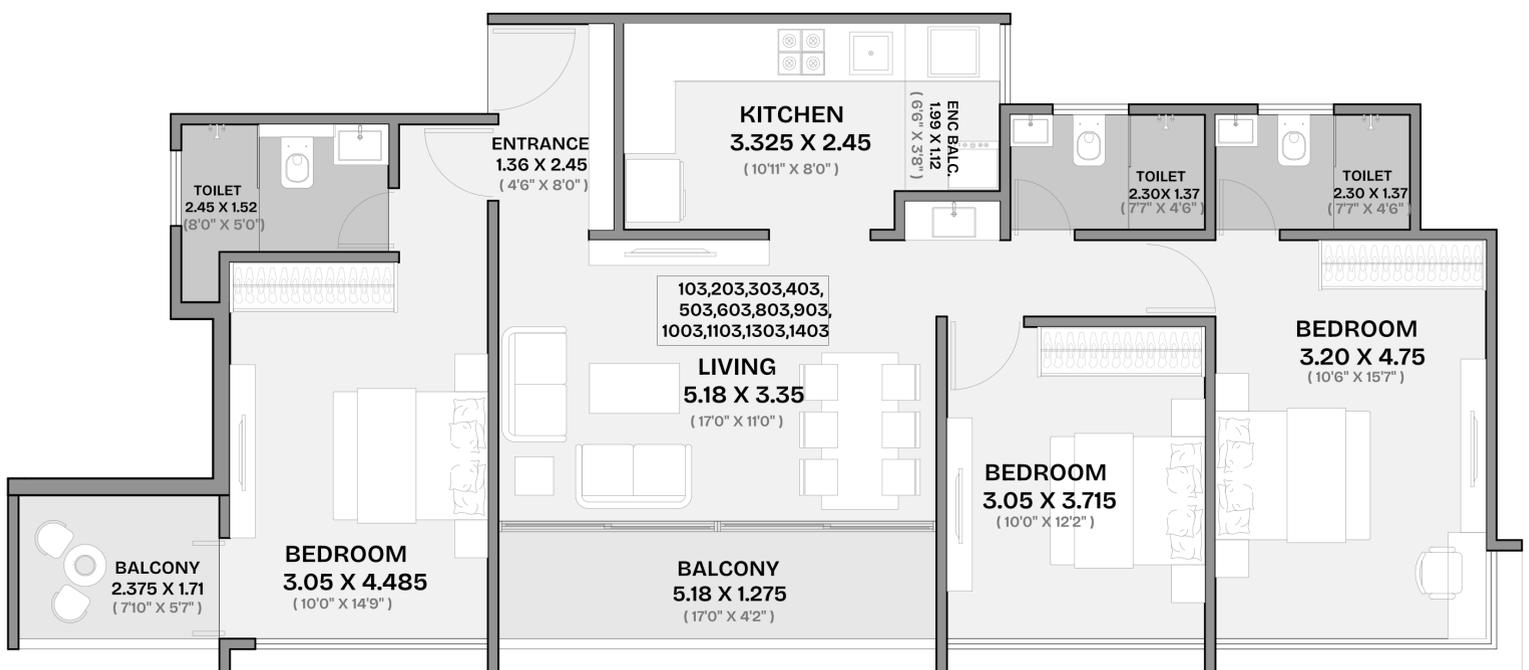
Flat No. : 101, 201,301, 401, 501, 601, 801, 901, 1001, 1101,1 301, 1401

Flat No. : 102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402





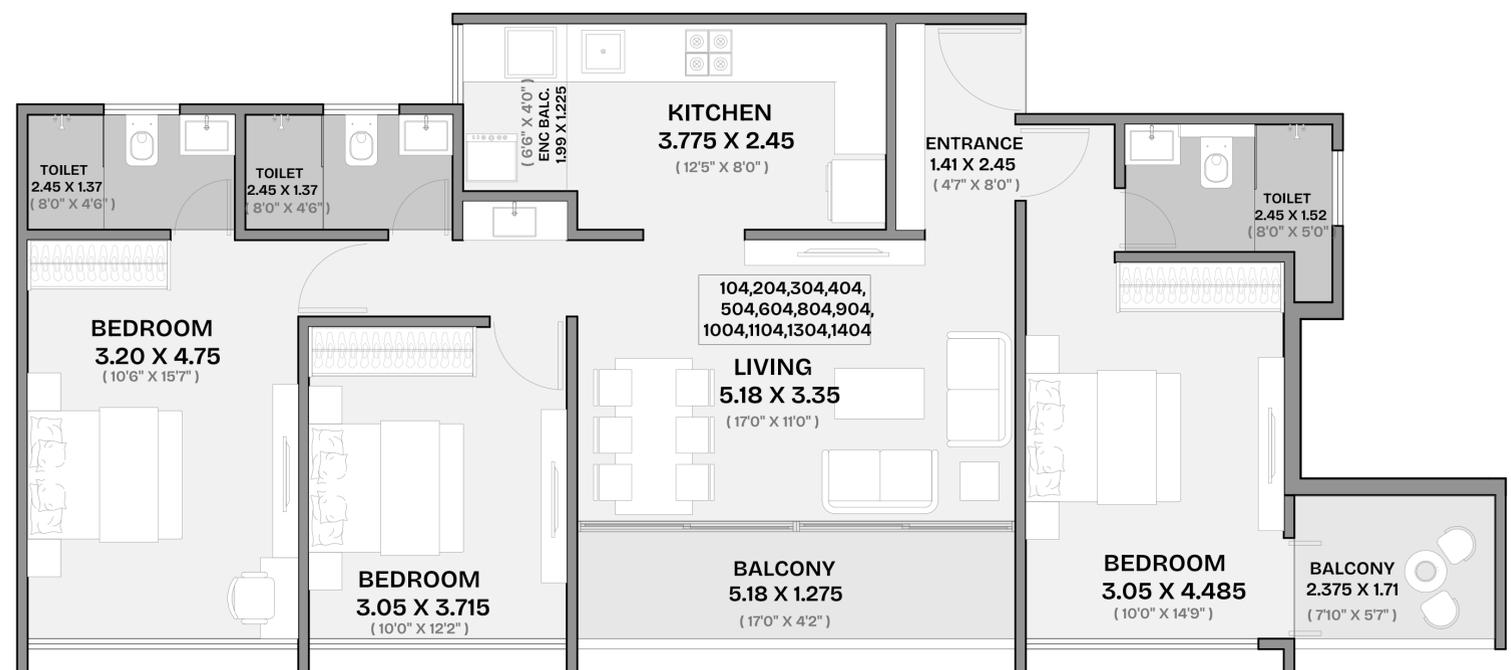
# WING I



**CARPET AREA : 1110 SQ.FT.**

**Flat No. : 103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403**

# WING I



**CARPET AREA : 1131 SQ.FT.**

**Flat No. : 104, 204,304, 404, 504, 604, 804, 904, 1004, 1104, 1304, 1404**





**AREA STATEMENT**

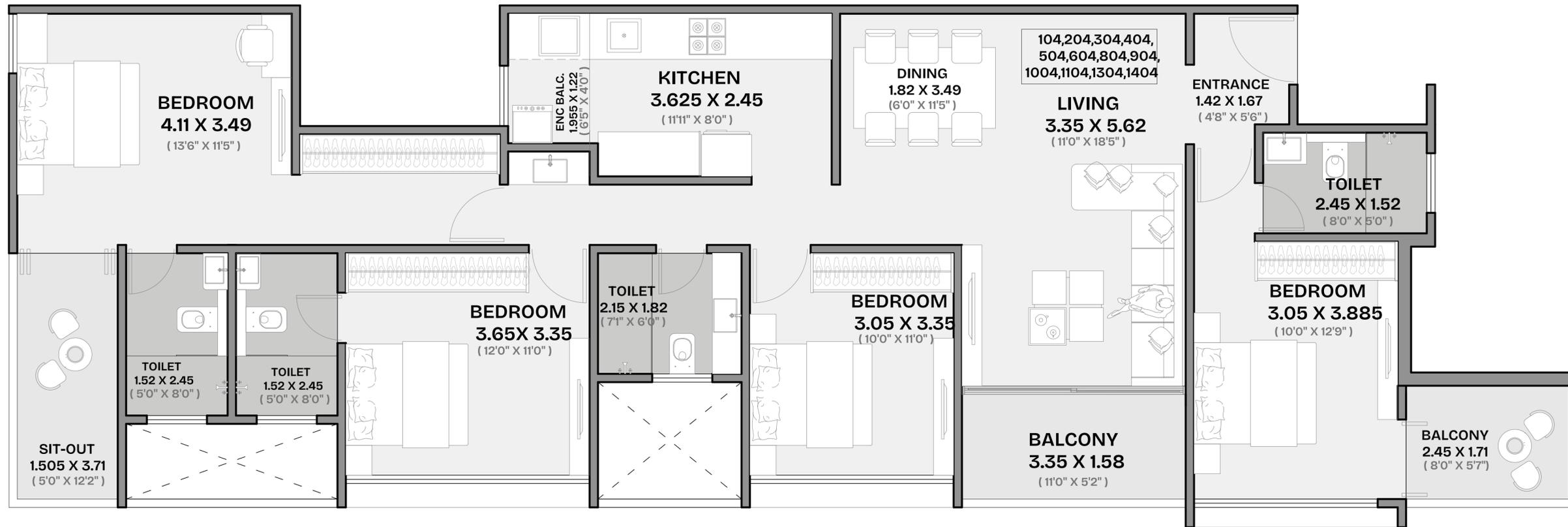
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		FLAT CARPET	BALCONY AREA		
101,201,301,401,501,601,801 901,1001,1101,1301,1401	4 BHK	118.90	13.26	132.16	1423
102,202,302,402,502,602,802 902,1002,1102,1302,1402	3 BHK	87.17	9.04	96.21	1036
103,203,303,403,503,603,803 903,1003,1103,1303,1403	3 BHK	91.98	13.23	105.21	1132
104,204,304,404,504,604,804 904,1004,1104,1304,1404	4 BHK	119.04	17.45	136.49	1469

**WING E : 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup>**





# WING E



**CARPET AREA : 1469 SQ.FT.**

**Flat No. : 104, 204,304, 404, 504, 604, 804, 904, 1004, 1104, 1304, 1404**

