

CODENAME

AIR

ASSURED INCOME RESIDENCES

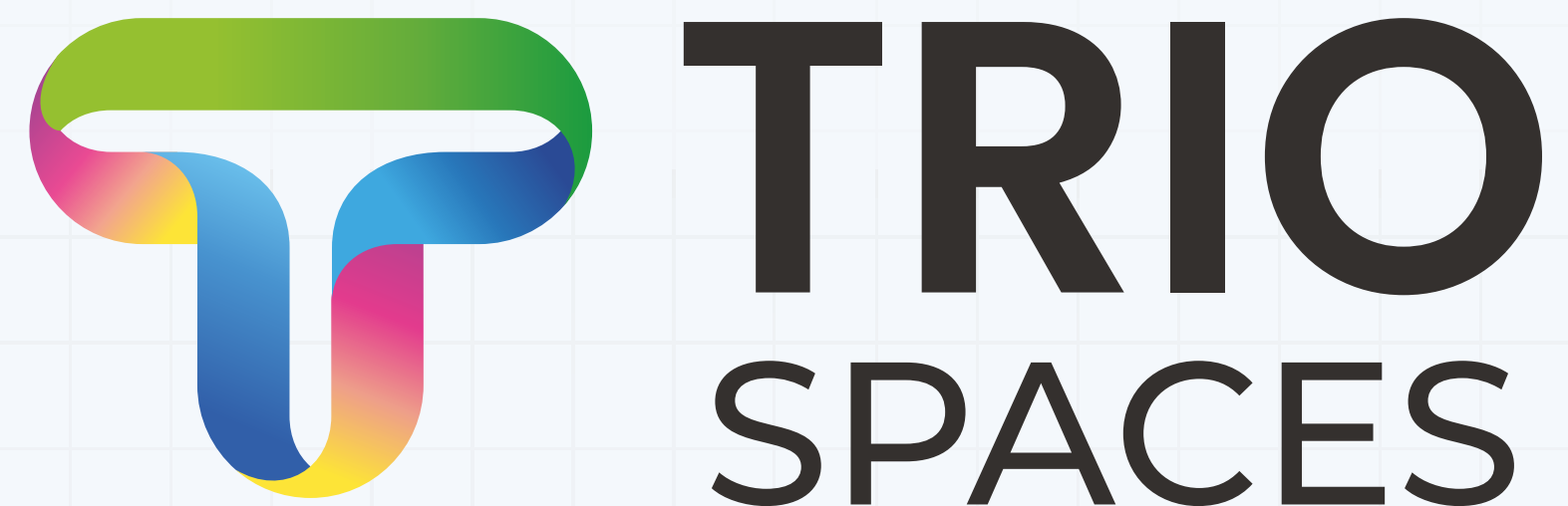
TATHAWADE

ASSURED RETURNS IN THE AIR

Codename AIR (Assured Income Residences) conveys effortless, like income flowing naturally, without the grind. Investors don't have to wait years for uncertain appreciation; instead, they breathe easy with Assured Income Returns. The metaphor makes investing feel as simple and essential as air, constant, reliable and life-supporting.



VISIONARIES BEHIND THE VENTURE



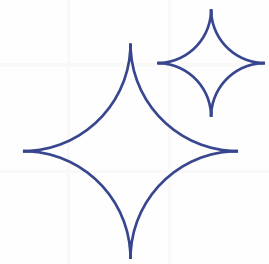
Led by young, forward-looking founders, the Trio Spaces brings a fresh vision to urban development—where design, functionality, and innovation come together seamlessly. Every project is shaped by contemporary architecture, progressive planning, and ideas that challenge conventional formats. With a strong focus on modern lifestyles and future-ready construction Trio Spaces creates developments that feel relevant, refined, and distinctly new. This is real estate built with today's mindset and tomorrow's aspirations.

Pune's Trusted Developer with
10+ Years of Real Estate Experience

1,000+ Happy Families
Across Delivered Projects

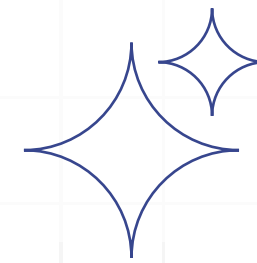
7,00,000+ Sq.Ft. of Quality
Developments Delivered

TRIO LEGACY

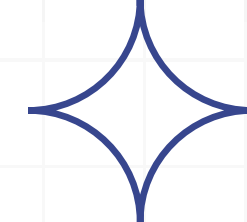


1000+
SATISFIED FAMILIES

10+ YEARS
OF EXPERIENCE



7,00,000+
SQ.FT. DELIVERED



UPCOMING PROJECT

4,25,000
SQ. FT.

RESIDENTIAL PROJECT
IN KIWALE

6,00,000
SQ. FT.

RESIDENTIAL PROJECT
IN TATHAWADE

2,30,000
SQ. FT.

RESIDENTIAL PROJECT
IN THERGAON

ONGOING PROJECT

1,28,000
SQ. FT.

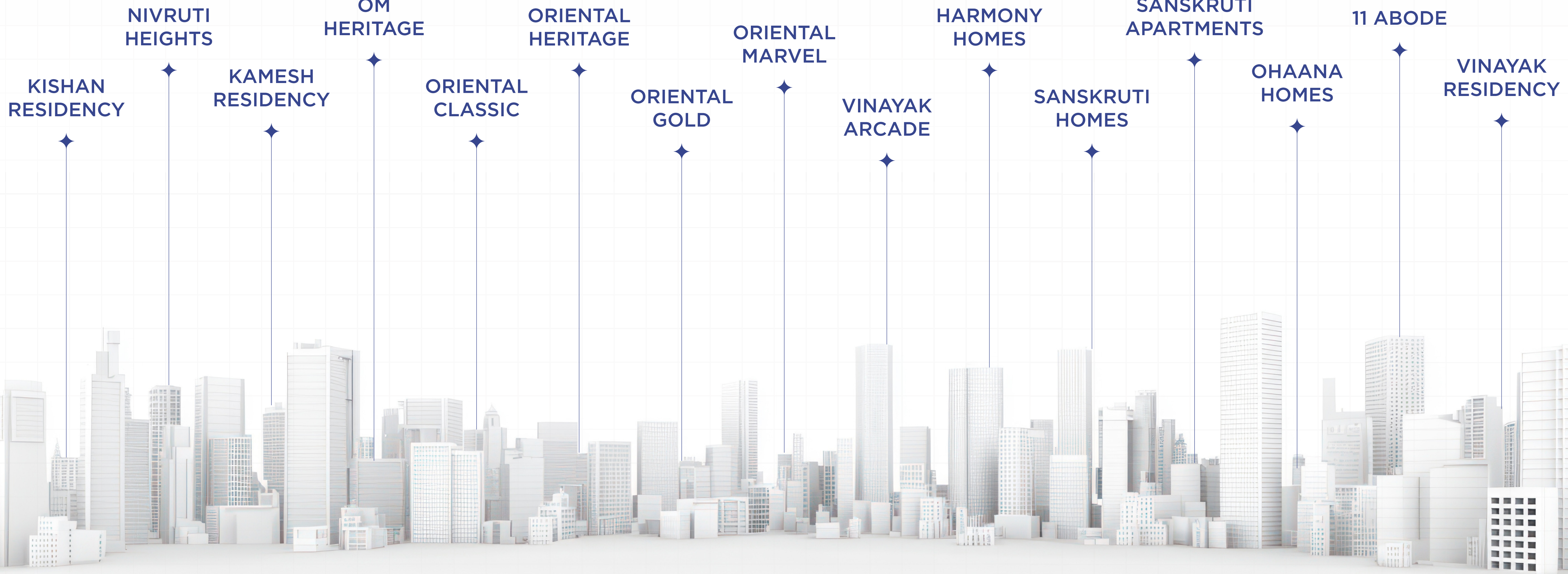
PINNACLE HORIZON
CHIKHALI

1,75,000
SQ. FT.

TRIO ALPHA - TATHAWADE



DELIVERED PROJECTS



RELIABILITY IN THE AIR WITH YOUTHVILLE



Youthville is a modern co-living operator with a strong presence across Pune and Mumbai, catering to students and young professionals. With properties in key academic and corporate hubs, the brand offers strategically located, fully managed residences designed for convenience and accessibility.

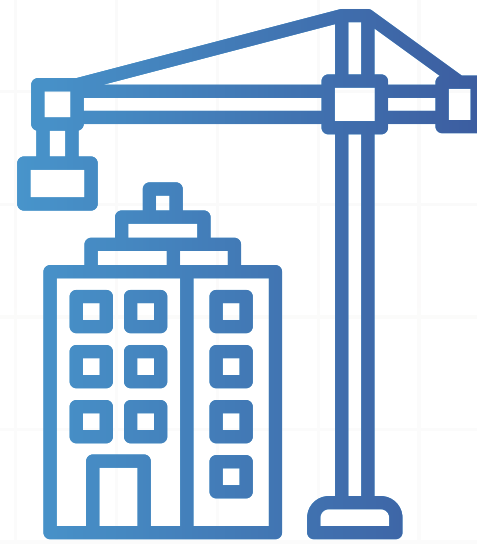
Their service-led model includes furnished spaces, meals, housekeeping, high-speed internet, and security—ensuring a seamless, hassle-free living experience. Backed by operational expertise, Youthville also fosters community living through shared spaces and resident engagement initiatives.

Established Co-Living Brand
Operator since 2017

10+ Operational Projects
Across Maharashtra

1700 Operational
Room Delivered

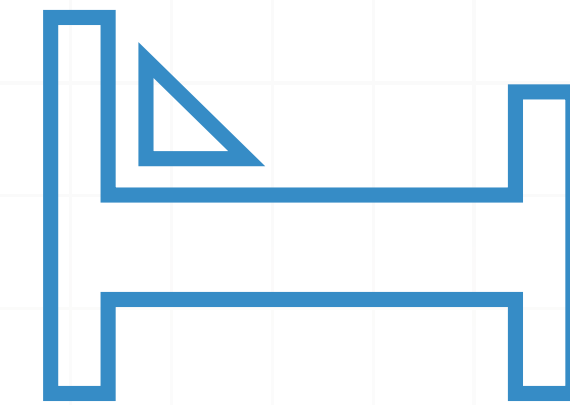
SCALE, STRATEGY & STABILITY IN THE AIR



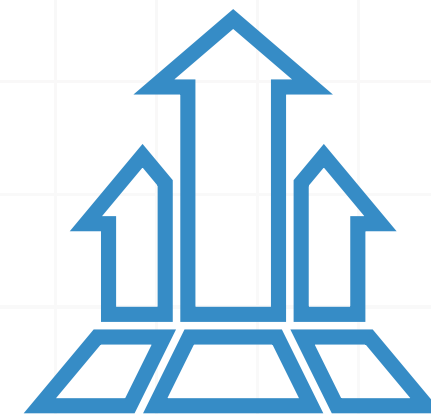
10+ Projects
Across Maharashtra



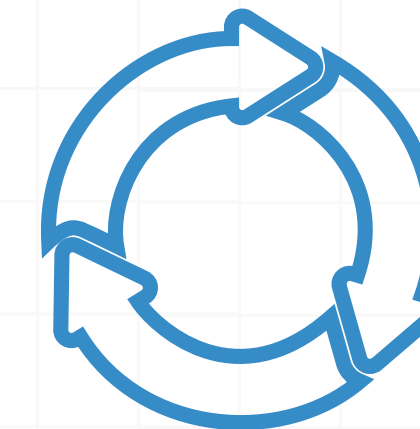
A strong presence
across **Pune and Mumbai's**
high-demand pockets.



900+ beds delivered
through large-format projects
in record timelines.



A clear, scalable growth
vision toward
18,000+ beds by FY 2030.



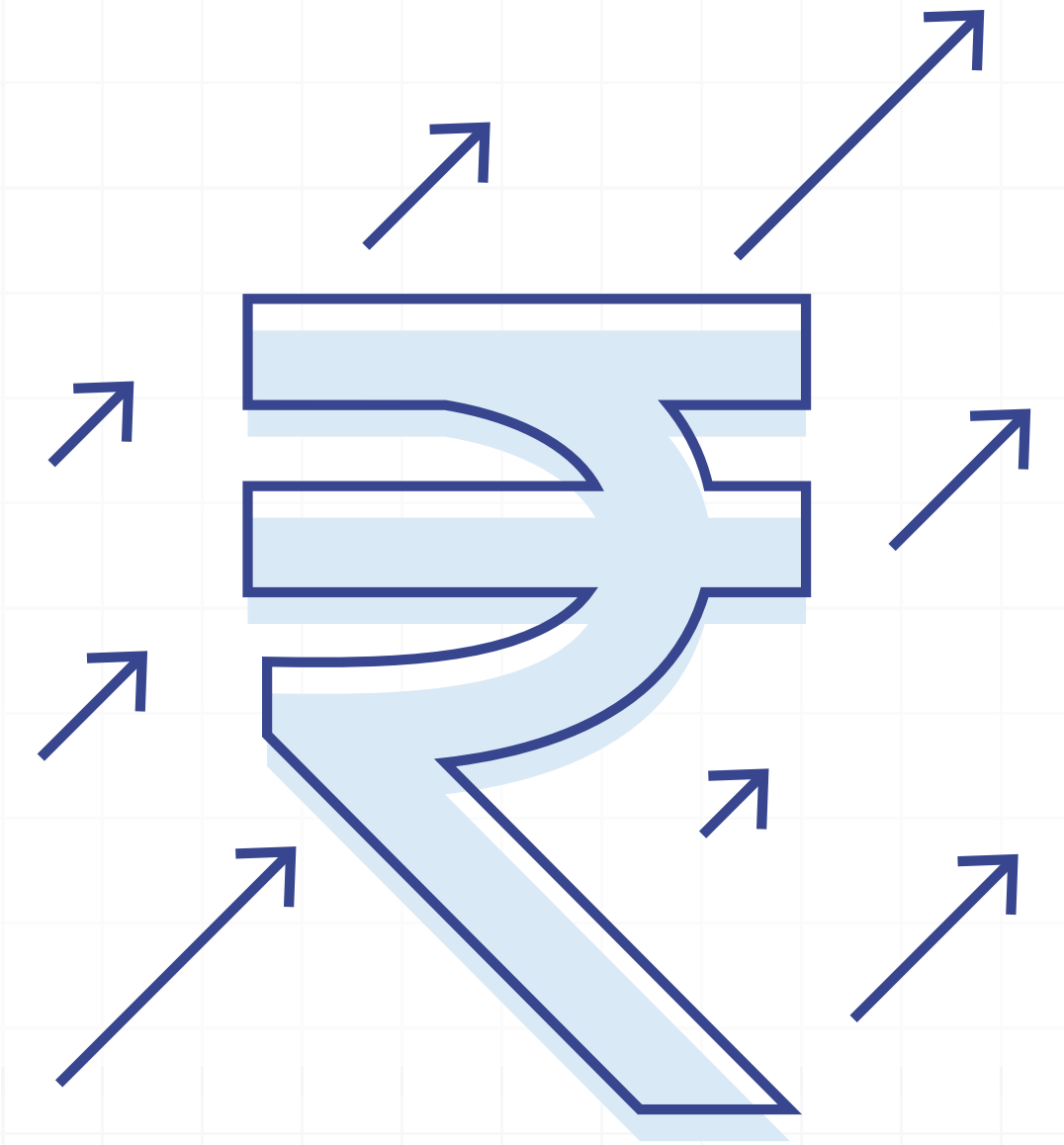
Strategically chosen
locations driving
consistent rental demand

WHY PRE-LEASED OWNERSHIP CHANGES EVERYTHING

	Investment in Pre-Leased Apartments		Investment in Traditional Apartments
• Assured rental income	✓	VS	✗
• Fixed lease tenure	✓		✗
• Predictable cash flow	✓		✗
• Income visibility post possession	✓		✗
• Professionally managed asset	✓		✗
• Planned rent escalations	✓		✗
• Hassle-free ownership	✓		✗

INCOME-FIRST INVESTING IN THE AIR

- ◆ Pre-leased studio homes created for income-first investors
- ◆ Assured rental income of up to 7.8%
- ◆ Stable income visibility with long-term appreciation potential
- ◆ High-demand studio format enabling quicker absorption
- ◆ Professionally managed for effortless ownership
- ◆ Lower investment entry than traditional residential assets
- ◆ No maintenance costs and no tenant-related hassles





**SEAMLESS CONNECTIVITY THAT
ELEVATES YOUR AIR**



PRIME LOCATIONS

- Hinjewadi phase 1 - 10 min
- PCMC Industrial Belt - 20 Min



HEALTHCARE FACILITIES

- Aditya Birla Memorial Hospital - 10 min
- Life Care Multispeciality Hospital - 5 min



LIFESTYLE & RECREATION

- Phoenix Mall of the Millennium - 5min
- Elpro City Square Mall - 20 min
- Zudio - 2 min



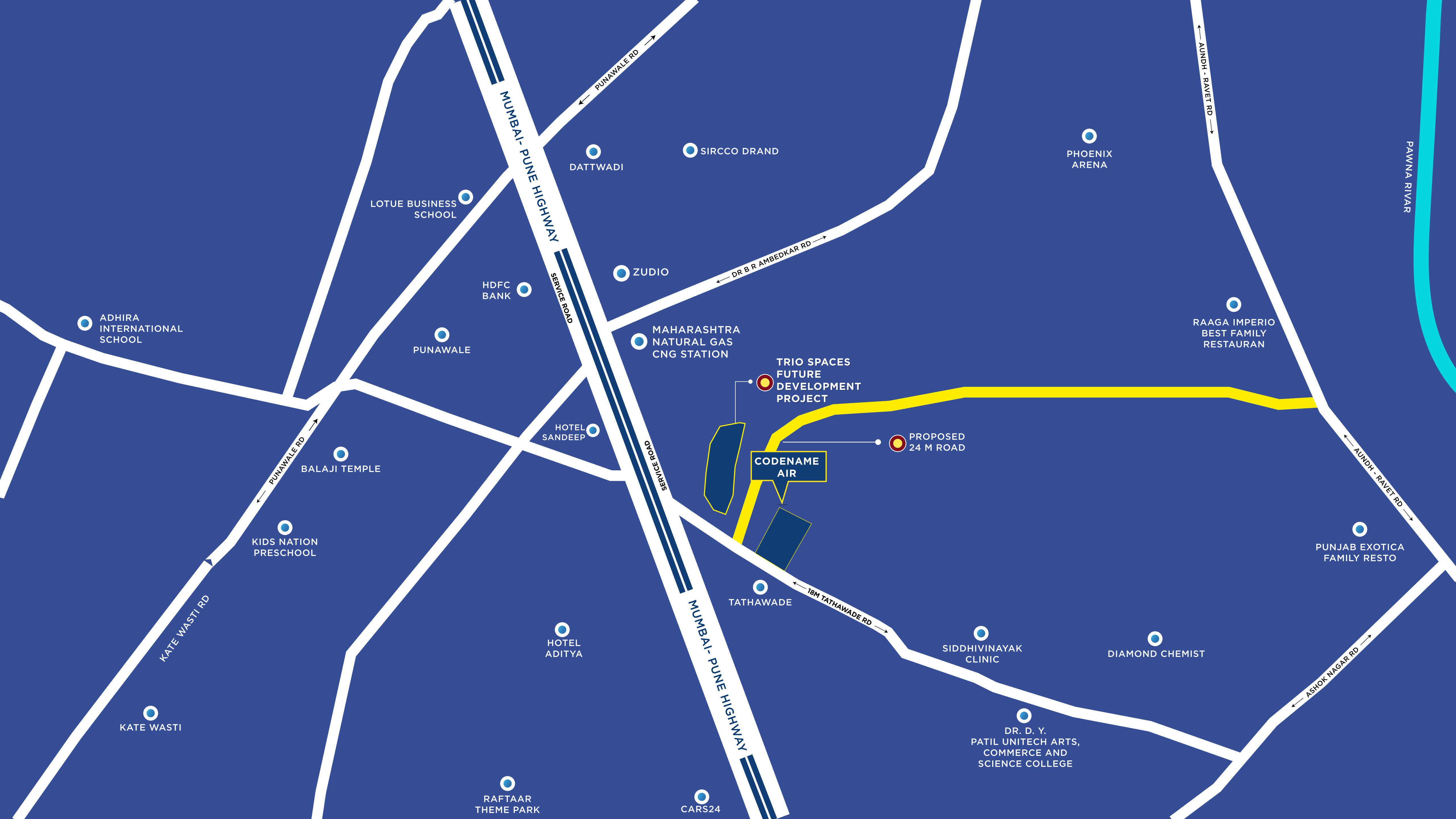
CONNECTIVITY & TRANSPORT

- Mumbai-Bengaluru Highway - 5 Min
- Hinjewadi Metro line - 8 Min
- Akurdi Railway Station - 15 mins



EDUCATIONAL HUB

- JSPM Institutes - 5 min
- DR. D. Y. PATIL B-SCHOOL - 10 min
- Indira National School - 10 Min
- Podar International School 12 min

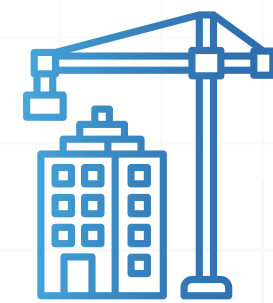


AN ELEVATION DESIGNED TO FEEL LIGHT

Codename AIR features a thoughtfully designed elevation that blends strong architectural presence with rental-focused planning. With efficient vertical optimisation and lifestyle amenities positioned at the top, the design enhances resident appeal while supporting long-term rental performance.



**13-STOREY
STAND-ALONE TOWER**

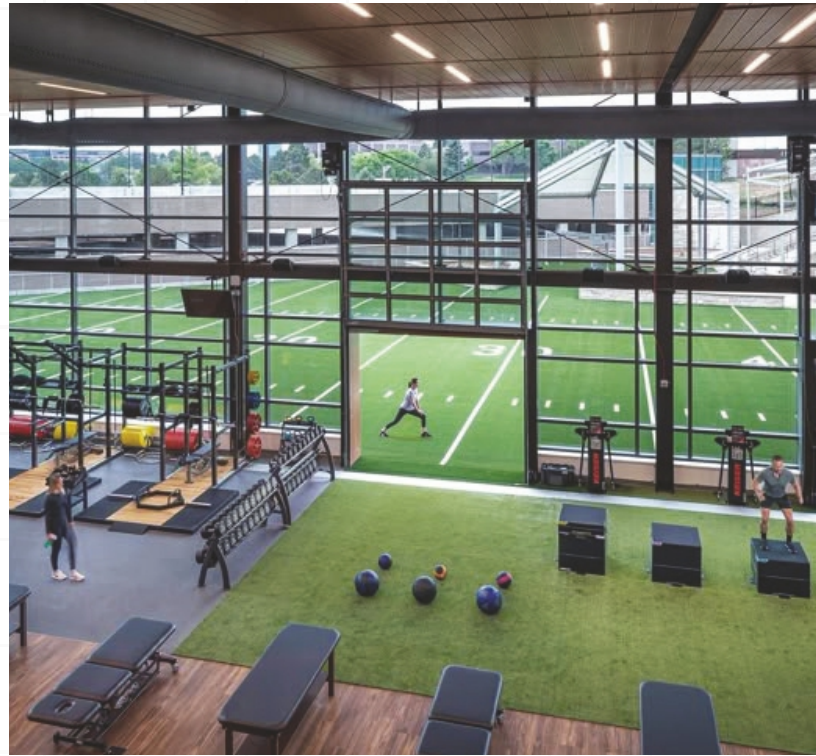


**DEVELOPED ON
A 19,472 SQ.FT. PLOT**



**13TH FLOOR EXCLUSIVELY
DEDICATED TO AMENITIES**





GYM + MULTIPURPOSE AREA

A versatile fitness zone supporting varied workout routines.



DESIGNER LOBBY & WAITING LOUNGE

Thoughtfully designed lobby and lounge for comfort and effortless waiting.

INDOOR GAMES + TV LOUNGE

Relaxed indoor spaces for recreation and unwinding.



COMMUNITY KITCHEN & DINING

A spacious kitchen and dining area designed for cooking and shared meals.



GARDEN SPACE

Open garden spaces offering fresh air and calm.



CHOTI BHOOK

Quick-access pantries supporting light meals anytime.

COMFORT
THAT FLOWS
THROUGH
EVERYDAY LIVING

SECURE PRE-LAUNCH BENEFITS ON SPOT BOOKING

SECURE UPTO 7.8% ROI

ONE OF THE BEST RETURNS IN THE MARKET!

**FIXED
PRICE**

AIR DUO

DOUBLE OCCUPANCY
195 SQ. FT.

RENT
₹14,360

INVESTMENT
₹31 Lacs (All Inclusive)

AIR TRIO

TRIPLE OCCUPANCY
219 SQ. FT.

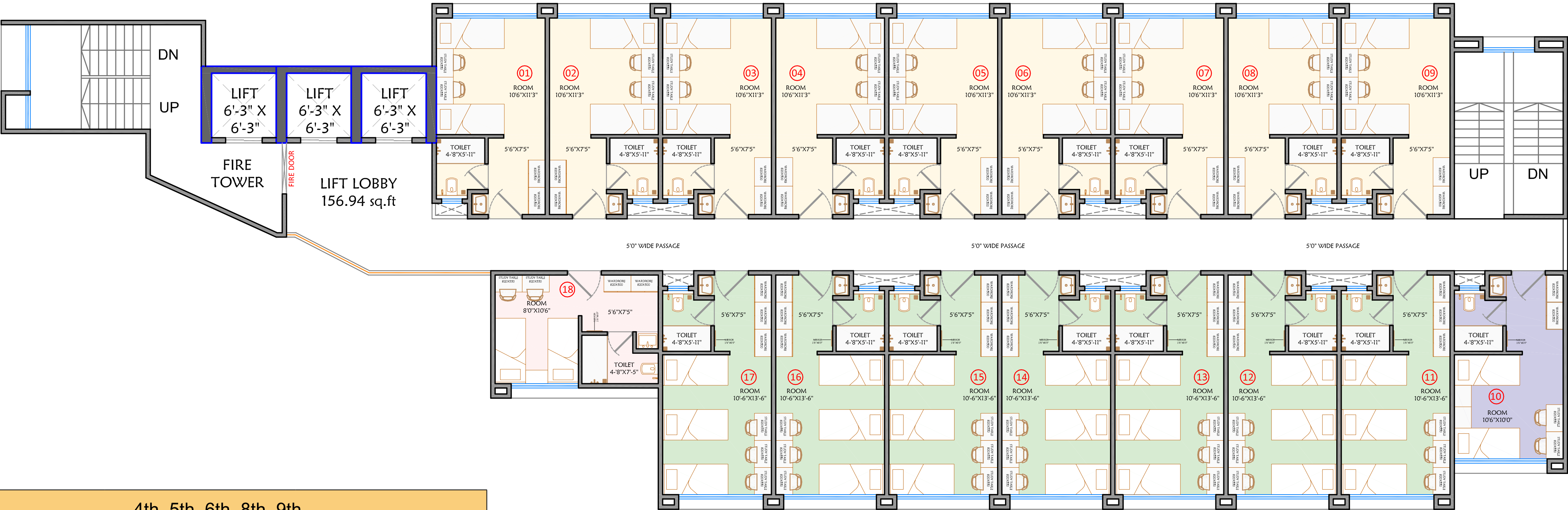
RENT
₹15,400

INVESTMENT
₹35.5 Lacs (All Inclusive)

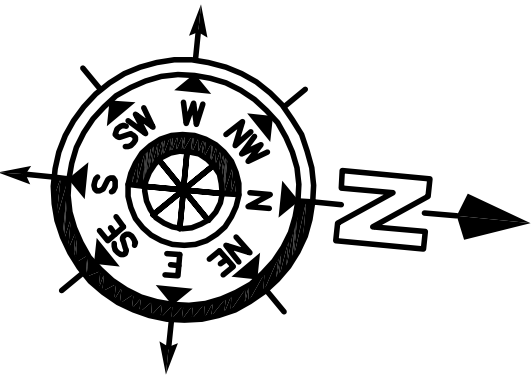
- Corpus Fund & Legal Fees will be additional
- Rent starts from August 2028

FLOOR PLANS

TYPICAL FLOOR PLAN



4th, 5th, 6th, 8th, 9th, 10th, 11th, 12th, Floors In sq.ft		
Unit Type	Unit Number	Carpet Area
Type A	Unit #1 to 9	195 SqFt
Type B	Unit #10	183 SqFt
Type C	Unit #11 to 17	219 SqFt
Type D	Unit #18	167 SqFt





————— A Project by Trio Lifespaces LLP —————

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