



AURETA

THE INCEPTION OF A NEW LIFE IN KP

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3 & 3.5 BHK FINEST HOMES





A feeling of  
*exclusivity*

There are many gems, stones, arts, personalities, and monuments in the world that are appreciable, but a few of them are unique. These rare pieces have their own individuality and exclusiveness, which entice people and are cherished always. A new life in KP will be as exciting as you ever thought, because AURETA is that rare gem that will give you the feeling of uniqueness which will not only add value to your desirable life but also create a legacy to pass on.







# AURETA

3 & 3.5 BHK finest homes

North Main Road, K.P.

The name AURETA is of the Albanian origin that means, loving, caring & calming and knows how to put a smile on people's face. So, with this project, we have achieved to give you what suits your taste and style. Like its meaning, AURETA mirrors your caring and loving charisma. Your desire of calmness hit the right spot with us. Besides, with our commitment to AURETA's momentous artistry, you can be ensured that every factor is designed to legitimize your expectations and will put a smile all over.





Flaunt your  
grandeur to your  
*guests*



DESIGNER ENTRANCE LOBBY





# A unique *home*

for an exceptional you

Every 3 & 3.5 BHK home within AURETA has been intelligently crafted to provide the perfect and ample space to spend time with family, entertain friends or simply relax in the most breathtaking environment. All homes are vastu compliant and face either east or west.





Elevate your

*lifestyle*



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A premium *location*  
you can laud out

AURETA is rare, and so is the location! North Main Road in Koregaon Park is one of the most coveted locations in Pune. Primarily a residential area dotted with lush greenery and later on developed as an opulent commercial hub. A place that's youthful, vibrant and having great positive vibes.







# Lavish living

ITALIAN MARBLE  
IN LIVING AREA





Extraordinary

# *new age*

Amenities & Specifications

AURETA brings you the top-notch exclusive amenities and specifications which are exceptional and very much fresh to the people. Rooftop lap pool, Rooftop children's play area, Skywalk, Terrace Garden for functions, etc. are the key spellbound highlights of the project. Come and embrace it yourself.

S K Y W A L K





A Cheerful

# *Vibe*



L A P P O O L





Active kids can  
fill the marvel to the  
*world*



CHILDREN'S PLAY AREA





For exotic and  
*serene life*

TERRACE  
GARDEN





Elegance at its  
*best*



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3 & 3.5 BHK finest homes

North Main Road, K.P.





## LEISURE AMENITIES

Rooftop Lap Pool

Pergola Sit-Out

Open Air Gymnasium

Terrace Garden For Functions

Rooftop Toddler's Play Area

Landscaped Terrace

Party/Multipurpose Lawn

Sky Walk On Terrace



### STRUCTURE

Earthquake resistant  
R.C.C. framed structure



### DOOR

Decorative laminated  
Hot pressed flush doors

Decorative laminated door frames  
For main & bedrooms & marble/  
granite door frames for toilets.



### WINDOWS & RAILING

3 track powder coated  
aluminium window with  
mosquito net/upvc windows

S.S. railing with toughened glass



### WALL & PLASTER

Light weight AAC block work  
internally & externally

External scratch texture finish  
as per design & internal  
gypsum plaster finish



### TOILETS, BATHROOM

WC- CP & Sanitary fittings  
of Jaquar or make of  
equivalent brand

Provision for exhausts  
fan, hot & cold mixer unit  
in bath room/toilet

Designer glazed wall tiles  
upto lintel level



### FLOORING

All flats with Italian  
marble flooring in living area

High end vetrified 4\*2 tiles in  
all bedrooms

Anti-Skid ceramic tiles in  
bathrooms and terraces

Designer tiles in  
toilet & dry balcony



### ELECTRIFICATION

Concealed internal electrical wiring  
polycab equivalent. Modular switch of  
Legrand or equivalent & power point  
provision for home appliances



### PAINT

Acrylic paint emulsion on  
internal walls & acrylic  
paint on external walls



### KITCHEN

Granite/Composit kitchen  
platform with SS sink and  
designer glazed dado tiles  
upto lintel level

## BEST OF BEST SPECIFICATIONS

### INDOOR Flat Amenities

### OUTDOOR Project Amenities



Digital lock for main door



Designer entrance lobby



Video door phone



Automatic branded lifts with  
power back-up



Cob lights provided in Living and  
Master Bedroom



CCTV cameras in common areas



Limited DG back-up in all flats



Power back-up for common  
areas



Fully equipped modular kitchen with hob,  
chimney and water purifier



LED lighting for common areas



Shower area with part glass partition



Provision for piped gas connection



Adequate electric points



Fire fighting system



Co-working space provided in flats



Rainwater harvesting



False ceiling in living and master bedroom



Solar water heater





KIDS' ZONE

LANDSCAPED SIT-OUTS

OPEN AIR GYMNASIUM

PARTY LAWN

LANDSCAPED SIT-OUTS

KIDS' ZONE

LAP POOL

OPEN AIR GYMNASIUM







The Hottest  
*spot of the*  
*City*

Koregaon Park is the most happening locale in the city. Very well connected to the vital locations like Kalyani Nagar, Kharadi, Magarpatta, Hadapsar. Pubs, eateries, theatres, and malls in the area not only grant you a desirable social lifestyle but to reach there is also very time and money-saving.



This opulent living conveys a true meaning to your life. KP, the forever booming spot, will always keep you related to the future expansion within and around it. Apart from this, international standard schools for kids, nearby IT hubs and workplaces, world-class healthcare in the vicinity, etc., it has all the essential features that will contribute to the actual interpretation of the name AURETA.





*Exotic  
Fusion*  
style

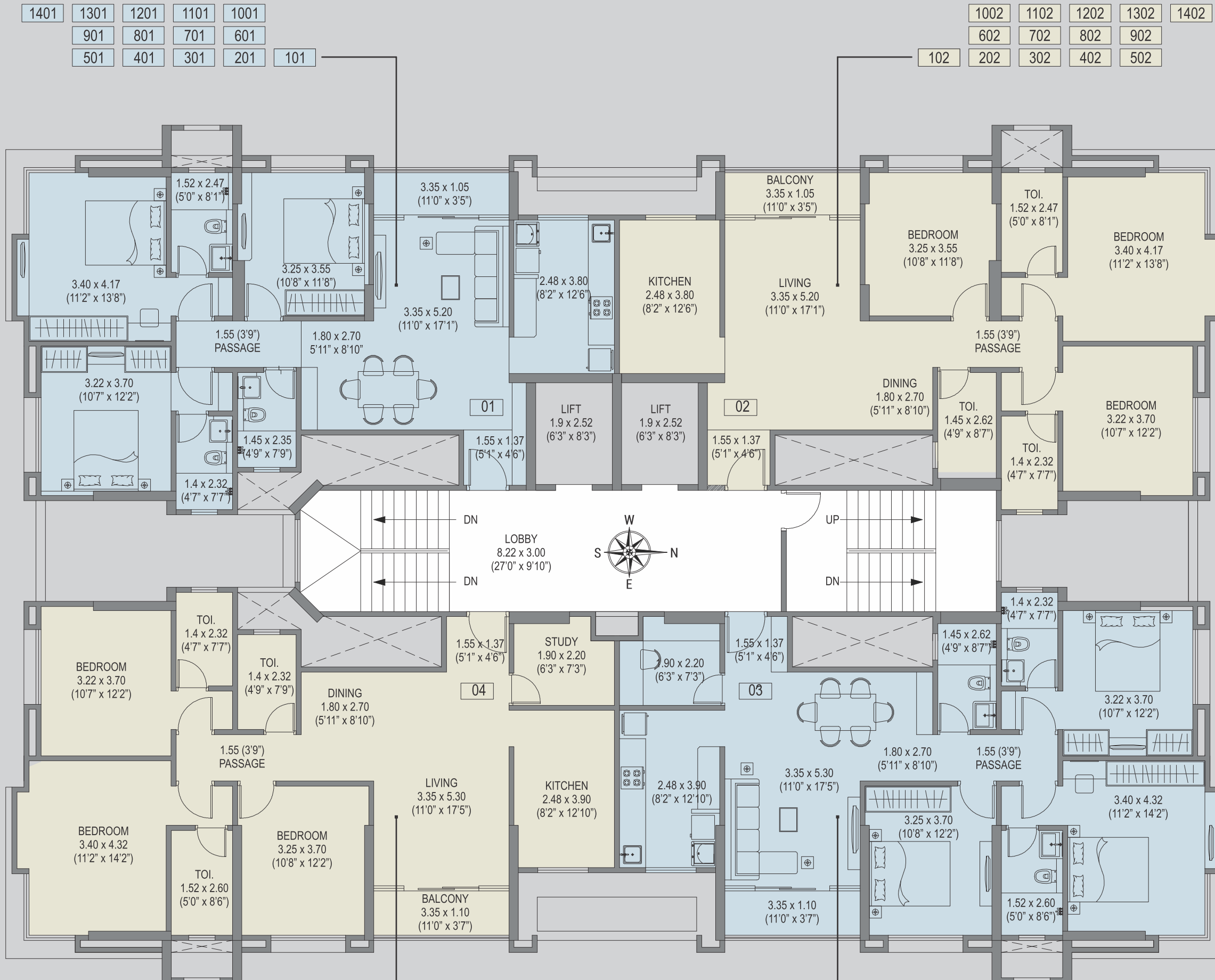


**AURETA**

3 & 3.5 BHK finest homes

North Main Road, K.P.





TYP. 1<sup>ST</sup> TO 14<sup>TH</sup>  
*Floor Plan*

All homes are vastu compliant.  
 As one can notice, the doors are facing either east or west.

- 1404
- 1304
- 1204
- 1104
- 1004
- 504
- 404
- 304
- 204
- 104
- 904
- 804
- 704
- 604

**AREA STATEMENT**

FLAT NO.	FLAT CARPET	BALCONY CARPET	OTHER CARPET	TOTAL CARPET
101, 201, 301, 401, 501, 601, 701 801, 901, 1001, 1101, 1201, 1301, 1401	93.96 SQ.M. (1011.39 SQ.FT.)	3.52 SQ.M. (37.89 SQ.FT.)	0.57 SQ.M. (6.13 SQ.FT.)	98.05 SQ.M. (1055.41 SQ.FT.)
102, 202, 302, 402, 502, 602, 702 802, 902, 1002, 1102, 1202, 1302, 1402	93.39 SQ.M. (1016.01 SQ.FT.)	3.52 SQ.M. (37.89 SQ.FT.)	0.57 SQ.M. (6.13 SQ.FT.)	98.48 SQ.M. (1060.03 SQ.FT.)
103, 203, 303, 403, 503, 603, 703 803, 903, 1003, 1103, 1203, 1303, 1403	100.95 SQ.M. (1086.63 SQ.FT.)	3.69 SQ.M. (39.72 SQ.FT.)	0.57 SQ.M. (6.13 SQ.FT.)	105.21 SQ.M. (1132.48 SQ.FT.)
104, 204, 304, 404, 504, 604, 704 804, 904, 1004, 1104, 1204, 1304, 1404	100.52 SQ.M. (1082.00 SQ.FT.)	3.69 SQ.M. (39.72 SQ.FT.)	0.57 SQ.M. (6.13 SQ.FT.)	104.78 SQ.M. (1127.85 SQ.FT.)

The 14th floor has been proposed as per the UDCPR 2020

NOTE: 1 SQ.M.=10.764 SQ.FT.







G a z e I n s i d e  
3.5 BHK



L E G E N D

- |                 |                  |                               |
|-----------------|------------------|-------------------------------|
| (A) Entrance    | (E) Study Room   | (H) Master Bedroom            |
| (B) Living Room | (F) Terrace      | (I) Master Bathroom           |
| (C) Dining Area | (G1) Bedroom - 1 | (J) Common Bathroom           |
| (D) Kitchen     | (G2) Bedroom - 2 | (K) Bathroom attached with G2 |





E t e r n a l  
*Enticement*





# Innumerable Location Benefits



MAP NOT TO SCALE



## Reach your destination in quick time:

Pune Railway Station:	5.7 km
Pune International Airport:	7.5 km
Shivaji Nagar Bus Stand:	8.5 km



## Shopping and Entertainment hub:

Carnival Restaurant:	150 m
Gold Adlabs:	2.9 km
Amanora Mall:	3.6 km
PVR:	4.0 km
Phoenix Market City:	6.3 km
SGS Mall:	6.8 km



## Education centres around:

Vibgyor School:	1.8 km
St. Oscar Convent High School:	2.7 km
The Orbis School:	4.3 km
Orchids The International School:	4.8 km



## Work Spaces:

Cerebrum IT Park:	4.0 km
Magarpatta City:	4.1 km
Cybage:	6.9 km
HSBC:	7.3 km



## Elevated lifestyle nearby:

The Westin:	1.8 km
Gold GYM:	2.0 km
Osho Ashram:	3.2 km
Joggers Park:	5.4 km
M.G. Road:	5.8 km
Nitro Gym:	7.6 km



## Healthcare in vicinity:

Ankur Multi-speciality Hospital:	2.4 km
Columbia Asia Hospital:	3.8 km
Nobel Hospital:	4.2 km
Apollo Jehangir Hospital:	5.0 km
Ruby Hall Clinic:	5.2 km



## Well-connected neighbourhood:

Kalyani Nagar:	3.2 km
Bund Garden Road:	4.8 km
Viman Nagar:	6.8 km

\*Distance and time are tentative and approx. As per traffic / infrastructure conditions.





# About us

We began more than two decades ago with a clear aim of providing a lavish and appealing space for the discerning few. We have come a long way after completing more than 30 successful projects across Dhanori, Lohegaon, Vimannagar, Keshavnagar, Wadgaonsheri and PCMC areas as of today. This rendezvous of more than 26 years has made us a team of highly experienced real estate experts.

Keeping abreast with the latest technology and implementation of world-class techniques are the reasons why our structures are not just luxurious design marvels, but also a perfect specimen of 'beauty with quality'.

Project By



## Our crafted accomplishments



**GOODWILL CRESCENT**  
KESHAV NAGAR  
2 BHK STYLISH HOMES



**GOODWILL FABIAN**  
LOHEGAON-DHANORI JUNCTION  
EXCLUSIVE 2 BHK HOMES



**GOODWILL BREEZA**  
DHANORI  
2 BHK PRECIOUS HOMES



**10 BIZ PARK**  
VIMAN NAGAR  
RETAIL SPACES AND BOUTIQUE OFFICES



**MYRAA**  
KALYANINAGAR  
2 & 3 BHK JOYFUL HOMES



**NYATI EMPRESS**  
VIMAN NAGAR  
BOUTIQUE OFFICES, RETAIL & RESTAURANT SPACES



## CREDITS

ARCHITECT  
Hirak Shah Associates

RCC CONSULTANT  
Hansal Parikh & Associates

LANDSCAPE DESIGNER  
Combinashions  
(Harshwardhan Hardikar)

MEP CONSULTANT  
Olectra Consultants

3D VISUALISATION  
Digital Art (Ajay Parge)

BRAND CONSULTANT  
Zest Creative

Project By:



JV Partner



Plot No. 5, Lane Z, SR NO. 84, Opposite Carnival restaurant, North Main Road, Koregaon Park Annexe, Mundhwa, Pune-411 001.

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