



– **POWER** –
RESIDENCES

EMPOWERING LIFESTYLES

KOREGAON PARK NX



MahaRERA No.: P52100047455 | <https://maharera.mahaonline.gov.in>



RESIDE IN PUNE'S URBAN GREEN OASIS

One of the most cosmopolitan pin codes of Pune, Koregaon Park NX lies close to the power centre of luxury, leisure, and lifestyle. Its extensive green cover calms the mind, soothes the senses, and keeps you ever close to nature. The presence of a diverse community and the area's cosmopolitan nature fills the surroundings with a certain vibrancy and positive energy that makes it a wonderful neighbourhood to live in.

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LOCATION MAP



Map Not to Scale

AT THE CENTRE OF IT ALL

CONVENIENCE

- » 15 mins from Pune International Airport
- » 15 mins from Pune Railway Station
- » 500 mtr from the Mega Hadapsar Terminus

RECREATION

- » Phoenix Mall
- » Creaticity
- » Poona Club & Golf Course
- » Residency Club
- » Kopa Mall

HEALTHCARE

- » Columbia Asia Hospital
- » Noble Hospital
- » Ruby Hall Clinic
- » Inlaks & Budhrani
- » Sahyadri Hospital
- » Jehangir Hospital

EDUCATION

- » St. Mira's College
- » Bishop's School
- » VIBGYOR High School
- » The Orbis School
- » Symbiosis College, Viman Nagar
- » Wadia College

OFFICES AND WORKSPACES

- » Close to Passport Office
- » BG Shirke Group and Bharat Forge
- » Business Bay
- » 5 mins to Magarpatta IT Park
- » 10 mins to EON IT Park and WTC
- » 5 mins from downtown Koregaon Park
- » 7 mins from Mariplex and Cerebrum IT Park
- » 15 mins from Raheja Commerzone

HOSPITALITY

- » Marriott Suites
- » Conrad Pune
- » Ritz Carlton
- » Hyatt and Grand Hyatt
- » The Westin
- » 4 Points By Sheraton
- » AR Suites Jewels Royale

THE CENTRE OF ATTRACTION





POWERFUL LEGACY

Sapra Group, a powerhouse of real estate developers established in the year 1960, carries vast experience in the infrastructure industry. The legacy commenced by Ramchand Sapra and Lalchand Sapra has been successfully carried forward by the next generation – Nishit Sapra. He's actively involved in building state-of-the-art residential and commercial landmarks around Pune and Mumbai.

The Group's strong association across various verticals such as marketing, engineering, and design helps develop structures that stand taller than the others.

The Group has delivered diverse products in multiple locations, including projects in the premium and luxury segment for the residential sector, and commercial projects ranging from organised retail, high street retail, along with offices for corporates and entrepreneurs. The Group has moved from strength to strength and vastly grown in its size and scope. The director's vision has paved the future path with innovation and a powerful resolve.

DELIVERED COMMERCIAL SPACES

- » Jewel Square
- » Pinnacle
- » Jewel Tower
- » Power Point
- » Power Plaza
- » Power One
- » Jewels Royale

DELIVERED RESIDENTIAL SPACES

- » Orchids
- » Daffodils
- » Allamanda
- » Surya Suman
- » Bloom
- » Marigold
- » Morning Glory
- » Carnations
- » Asters
- » Blue Bells
- » Power Boulevard
- » Jewel World (Mumbai)



– POWER –
RESIDENCES

UNVEILING A NEW STANDARD IN
URBAN LUXURY LIVING

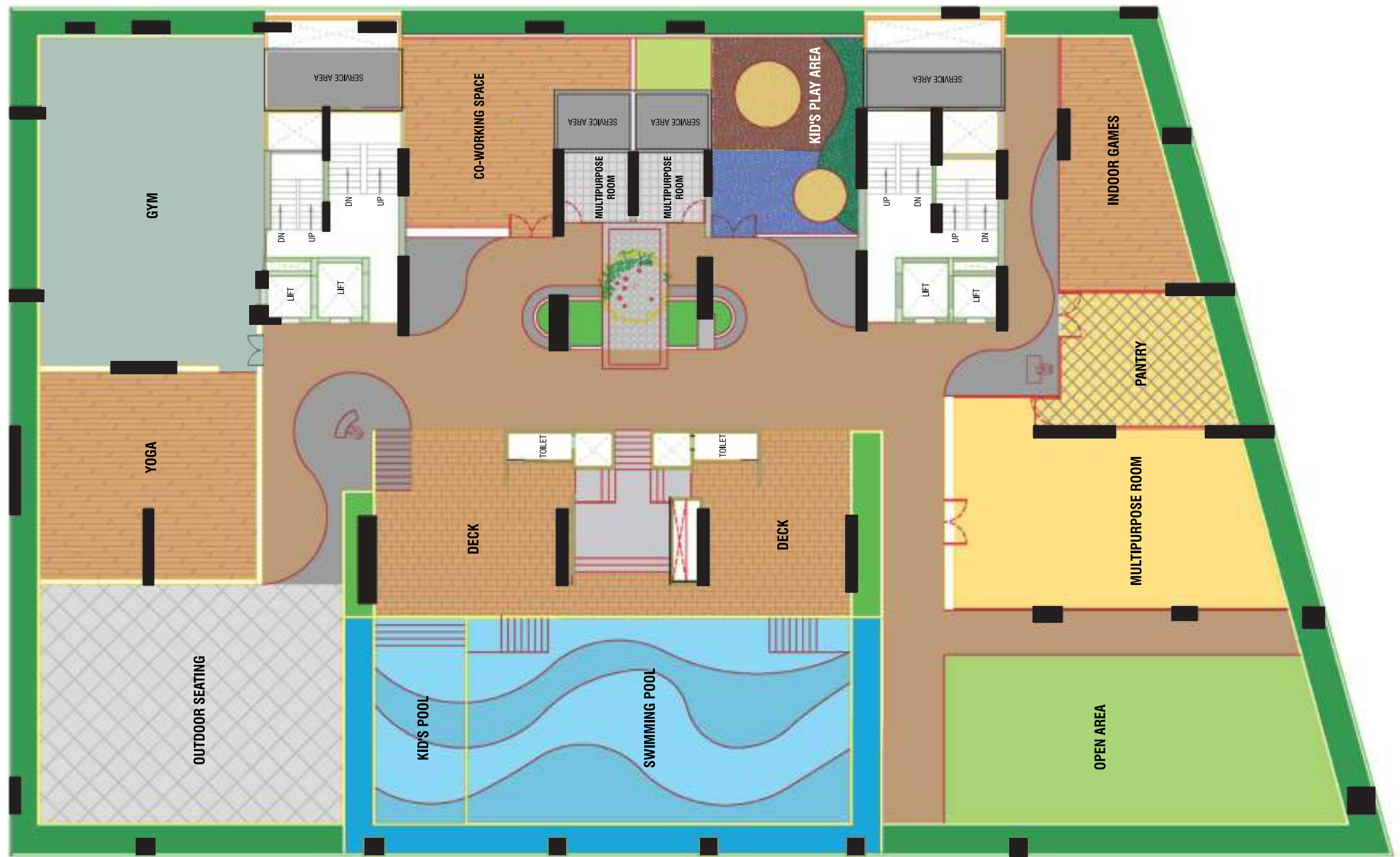




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Artistic Impression



MAJESTIC AMENITIES ZONE

Power Residences offers a wide range of amenities which elevate your lifestyle to a whole new level. Access an entire floor dedicated to leisure, recreation, and wellness. An open-to-sky deck with infinity pool is all yours to lounge with your family and friends, and make the best of these extensive facilities. This comprehensive range of lifestyle offerings makes each day more exciting than the previous one.

*Proposed Amenities

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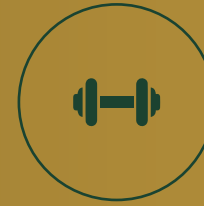
POWERING YOUR RECREATIONS



Outdoor Seating



Yoga Space



Gymnasium



Infinity Pool



Kids' Pool



Kids' Play Area



Party Lawn



Multipurpose Hall



Pantry



Indoor Games



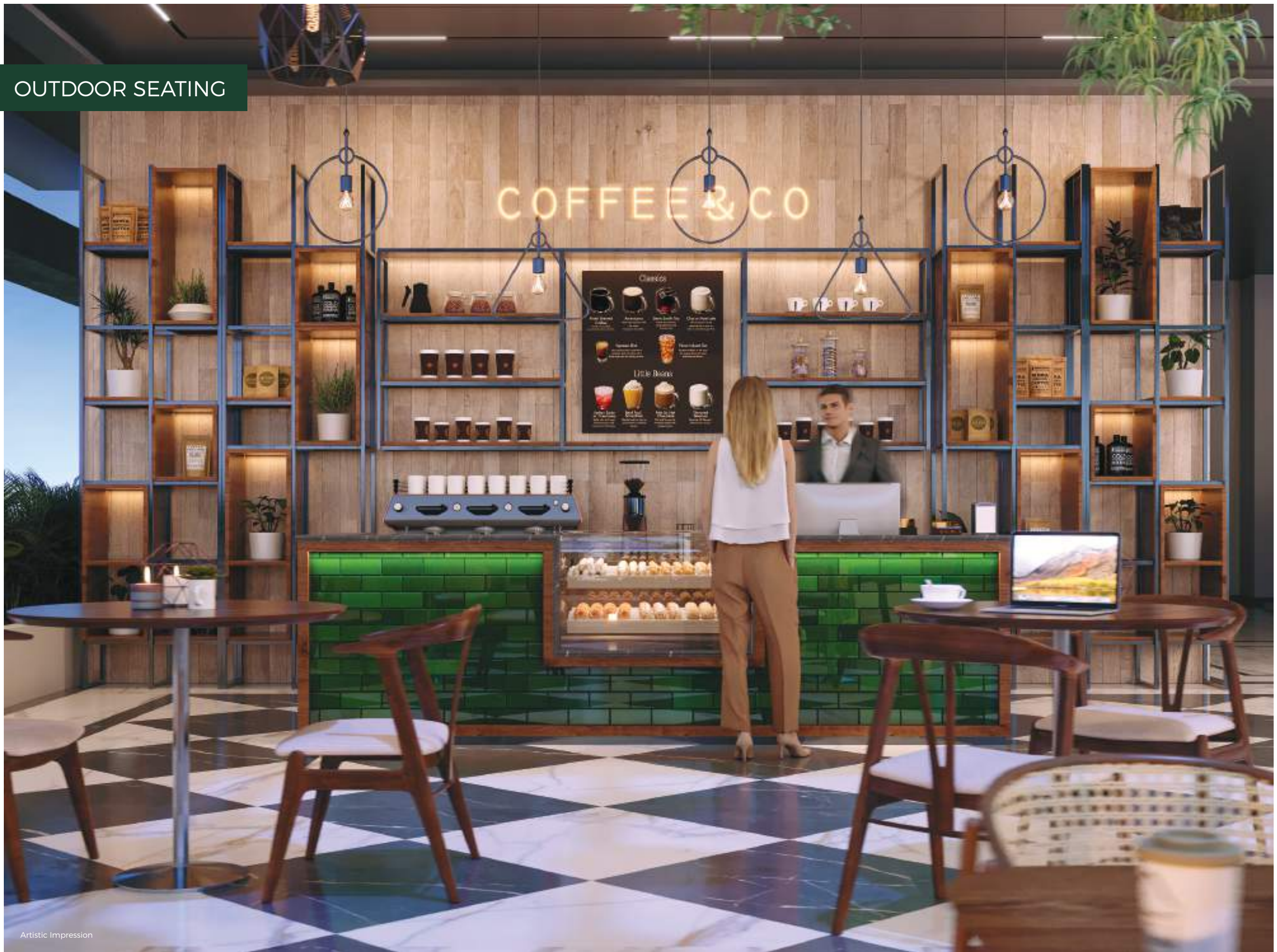
Co-working Space

Disclaimer: The plans / details herein are not for circulation / sharing with any client / market driven person & are subject to approval from concerned government authorities - with subject to change. Details are only for internal study & not meant for marketing & sales purpose. Reference images shown are an artist's impression & not in consonance with the properties of such amenities on site.

INFINITY POOL



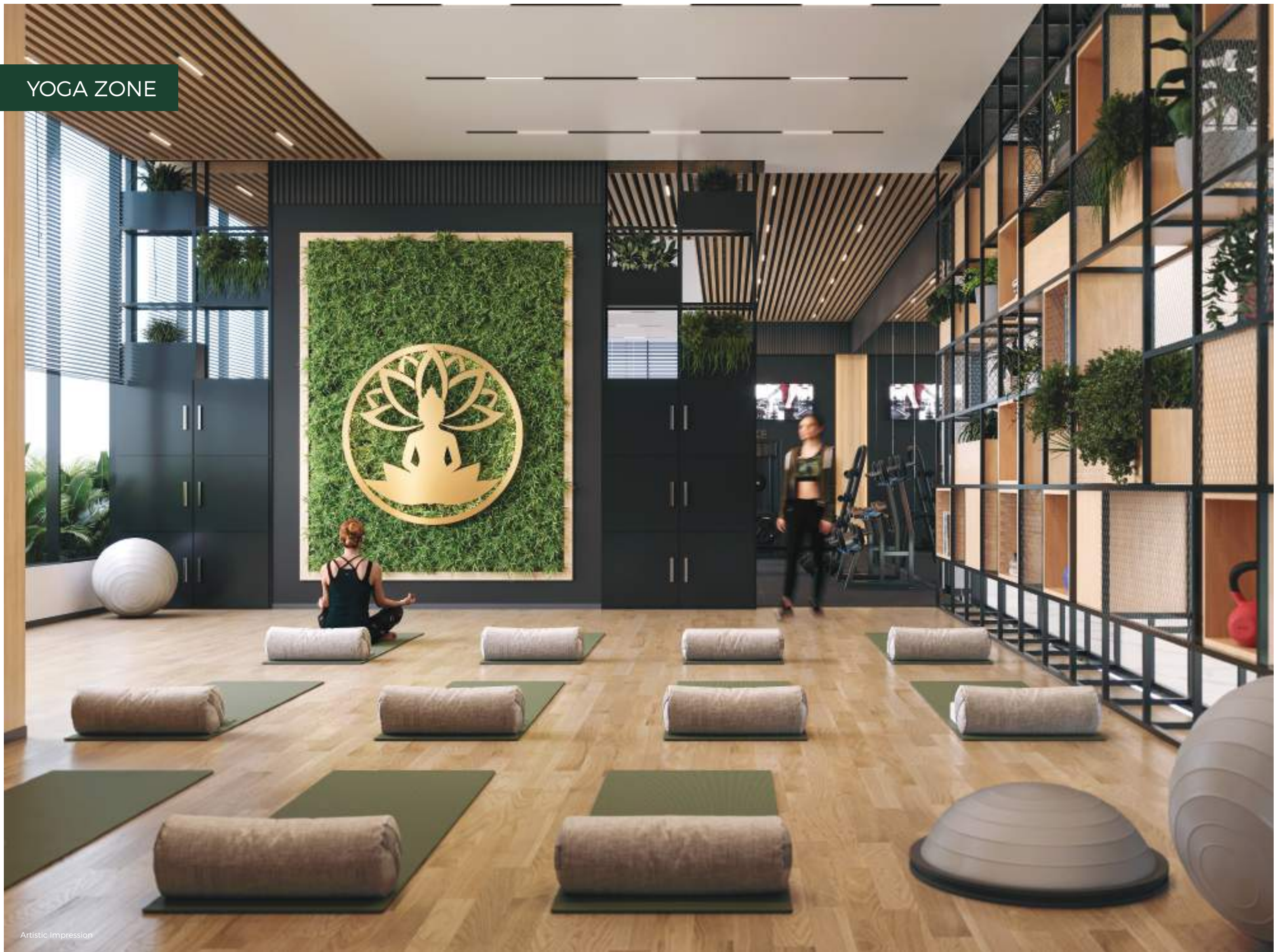
OUTDOOR SEATING



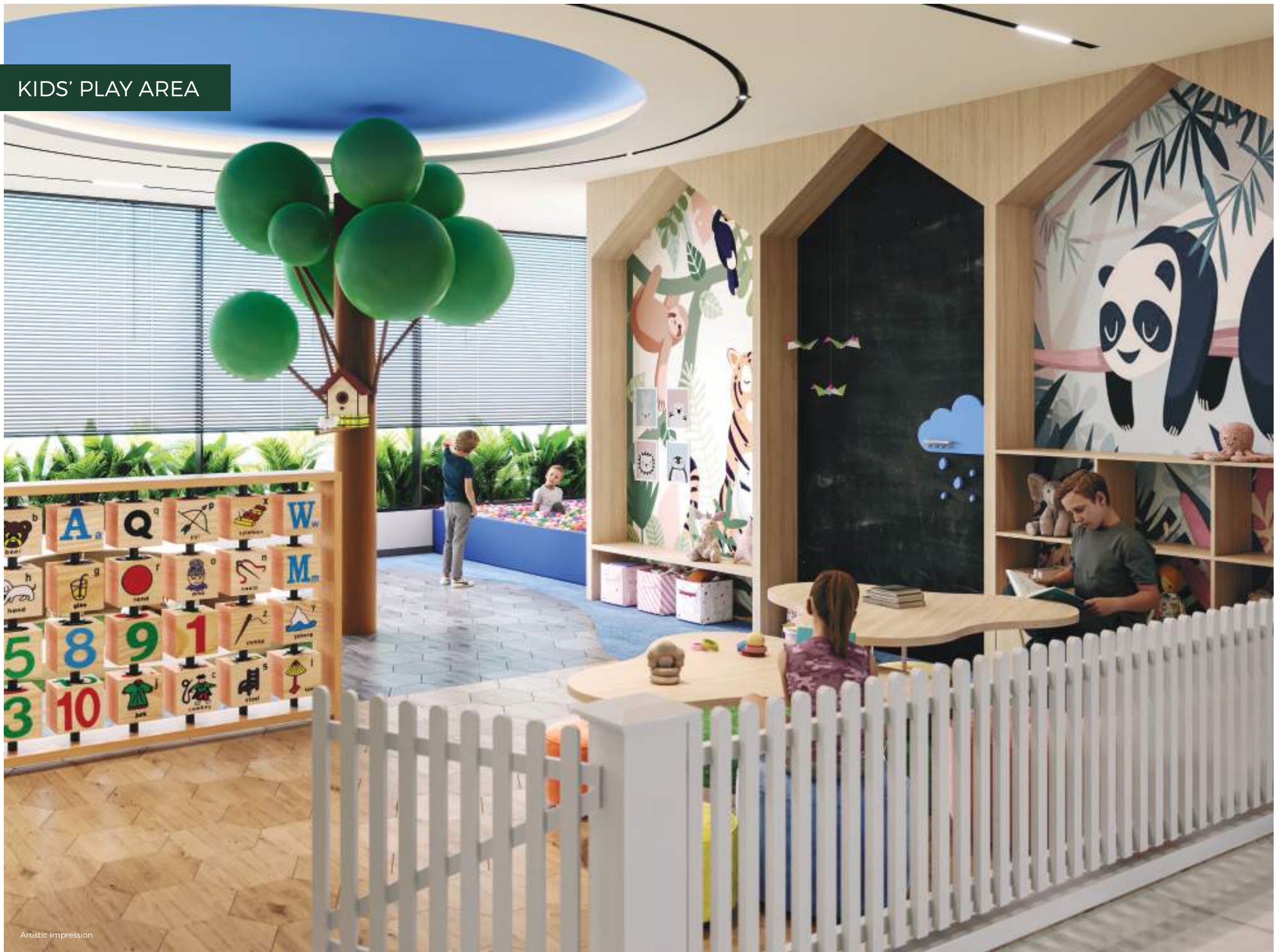
GYMNASIUM



YOGA ZONE



KIDS' PLAY AREA



CO-WORKING SPACE



PARTY LAWN



MULTIPURPOSE HALL



INDOOR GAMES





POWERFUL HIGHLIGHTS

- » Residential spaces starting at 120 ft. above ground level
- » Spacious 2 BHK, 2.5 BHK, 3 BHK, 4 BHK terrace-garden homes, penthouses, & duplexes
- » Vaastu compliant residences - East / West facing
- » Proposed environment-friendly green certification
- » Ample sunlight and well-ventilated
- » All residences with exterior viewing decks
- » 100% power backup as per MSEB thumb rule inside flats
- » Zero space wastage planning
- » Efficient layouts with large sit-outs
- » Lifestyle amenities including an infinity pool, play area, & co-working space
- » Infinity pool facing green area
- » Gated community with 24x7 surveillance
- » Dedicated recreation floor

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POWERFUL HIGHLIGHTS

External

- » Earthquake resistant RCC framed structure
- » CCTV in common areas
- » Professionally designed fire fighting system
- » Rainwater harvesting
- » Water treatment plant
- » Solar PV power generation
- » High-speed dedicated elevators
- » 100% D.G power backup as per MSEB norms
- » Grand main entrance lobby
- » Applied for Green IGBC rated building

Internal

- » Vitrified flooring in bedrooms & kitchen
- » Air conditioning in living room
- » Provision for air conditioning in bedrooms
- » False ceiling with lighting in living room & bedrooms
- » Laminated flush door
- » Video Door Phone
- » Solar water heating in master bedroom
- » Sanitary fixtures & CP fittings of Kohler or equivalent
- » Modular kitchen with hob & chimney
- » Anodized aluminium windows
- » Adequate electrical points with modular fittings
- » Imported marble in living room

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Conceptual Image



Site Address:

Survey No. 92 / 2 A, CTS 1173, 1174, 1175, 1176, Besides Botanical Gardens, Mundhwa Road,
Koregaon Park Annexe, Pune - 411 036.

Head Office:

Shop No. 5, Ground Floor, Jewel Square, Besides Hotel Taj Blue Diamond, Koregaon Park, Pune - 411 001.

Phone: 95117 32386 | www.sapragroup.com



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MEMBER OF
CREDAI
PUNE METRO

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