



HORIZON  
HIGHGROVES

KOREGAON PARK ANNEXE

3 & 4 BHK QUINTESSENTIAL RESIDENCES



# PROJECT OVERVIEW

- G+15- Storeyed Magnificent Tower with a Contemporary Design
- Quintessential 3 & 4 BHK Residences with Decks for Stunning Skyline Views
- A Community Living for 91 Families
- 11000 Sq. Ft. Landscaped Rooftop Terrace with Top of the Line Recreational Amenities
- Rooftop Swimming Pool & mini-theater
- 3000 Sq. Ft. Air-conditioned & Wi-Fi Enabled Multipurpose Hall and Fitness Centre that serve as a Vibrant Socializing Zone
- Gated Community with High-tech 24x7 Surveillance
- Opulent Entrance Lounge for a Warm Welcome with 4 High-speed Elevators
- Business Centre with Seamless Wi-Fi Connectivity
- State-of-the-art Safety and Security Features comprising 100% Power Backup, Firefighting System, CCTV surveillance, Access Control for better Peace of Mind
- 2 Basements and Podium with Mechanical Car Parking
- Energy-efficient Building to Protect the Environment, Enhance the Quality of Life and Significantly Reduce all Utility Bills
- Efficiently Designed to Achieve Maximum Space Utility, Essential Privacy, Natural Light and Air Ventilation
- Smartly Planned for a Better Furniture Layout to Maximize Space
- 30m and 24m proposed DP Road
- Walk to Work for better Work-life Balance: Proximity to Koregaon Park, Bund Garden, Yerawada business districts, I.T hubs of Magarpatta, Kharadi, Kalyani Nagar, Viman Nagar and Industrial hubs of Mundhwa & Hadapsar





FITNESS CENTRE



BUSSINESS CENTRE



SPECTACULAR ROOFTOP



MINI-THEATER



ROOFTOP SWIMMING POOL



ROOFTOP PLAY AREA



ROOFTOP PARTY LOUNGE



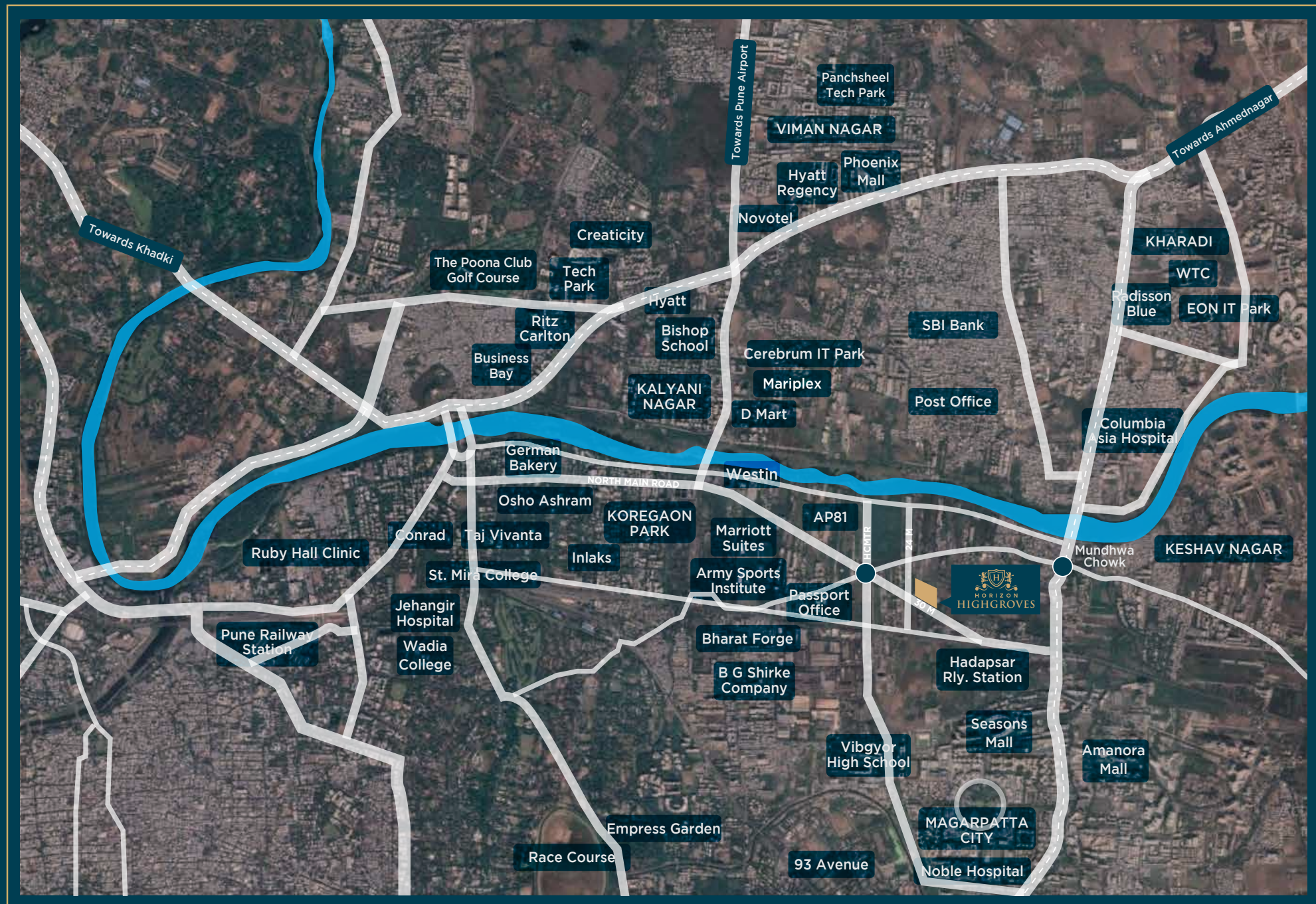
ROOFTOP YOGA DECK

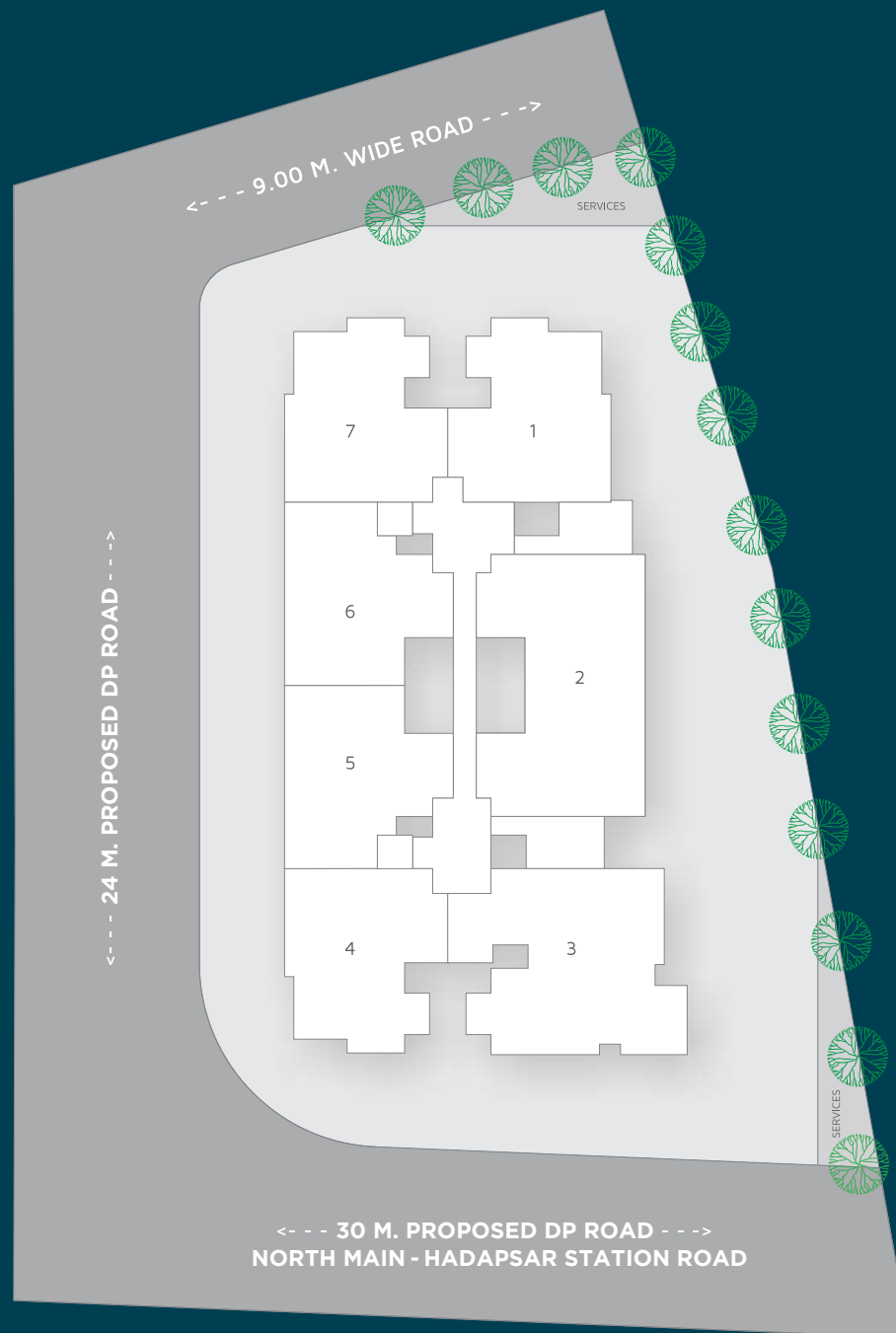


MULTIPURPOSE HALL



# EVERYTHING WITHIN 15 MINUTES





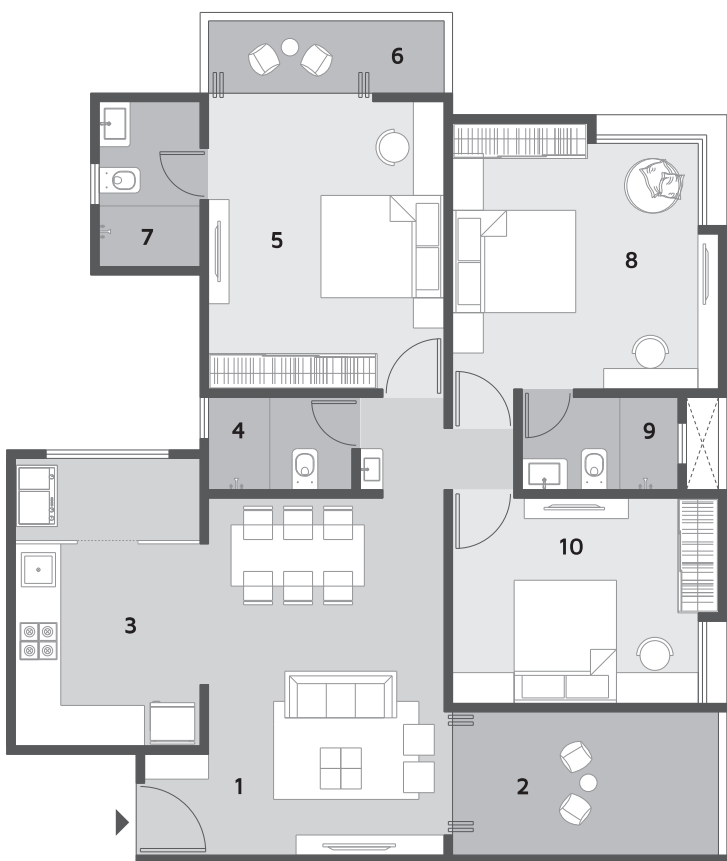
# LAYOUT PLAN





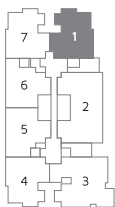
3 BHK TYPE - 1  
TYPICAL UNIT FLOOR PLAN

TOTAL CARPET AREA:  
102.58 SQ.M.  
1104 SQ.FT



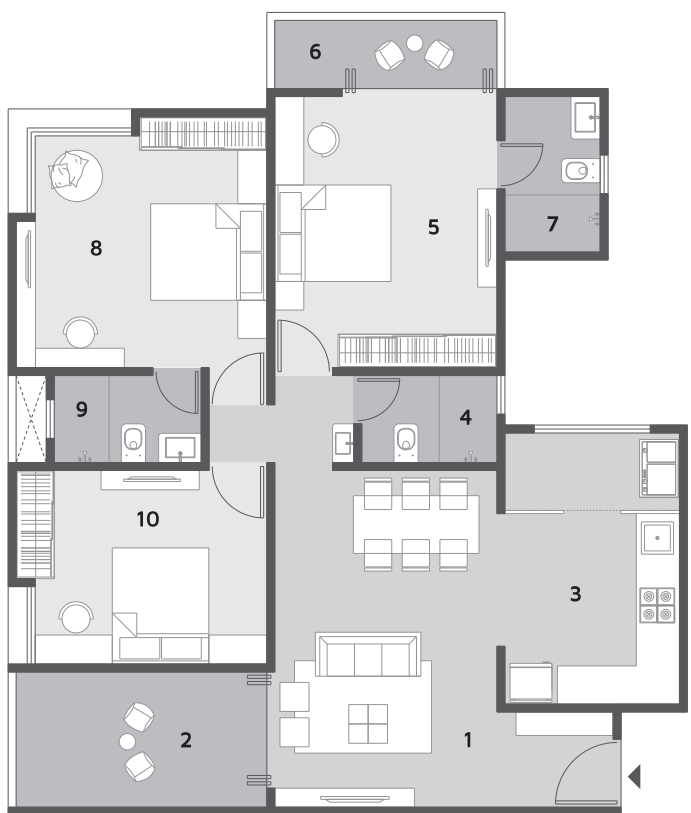
- |                      |               |
|----------------------|---------------|
| 1. LIVING & DINNING  | 11'6" X 17'5" |
| 2. BALCONY           | 13'0" X 7'0"  |
| 3. KITCHEN           | 9'0" X 14'0"  |
| 4. TOILET            | 7'0" X 4'6"   |
| 5. MASTER BED ROOM 1 | 11'6" X 14'0" |
| 6. BALCONY           | 11'6" X 3'6"  |
| 7. TOILET            | 4'11" X 8'0"  |
| 8. BED ROOM 2        | 12'0" X 12'0" |
| 9. TOILET            | 7'7" X 4'6"   |
| 10. BED ROOM 3       | 12'0" X 10'0" |

KEY PLAN



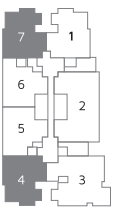
3 BHK TYPE - 2  
TYPICAL UNIT FLOOR PLAN

TOTAL CARPET AREA:  
104.02 SQ.M.  
1120 SQ.FT



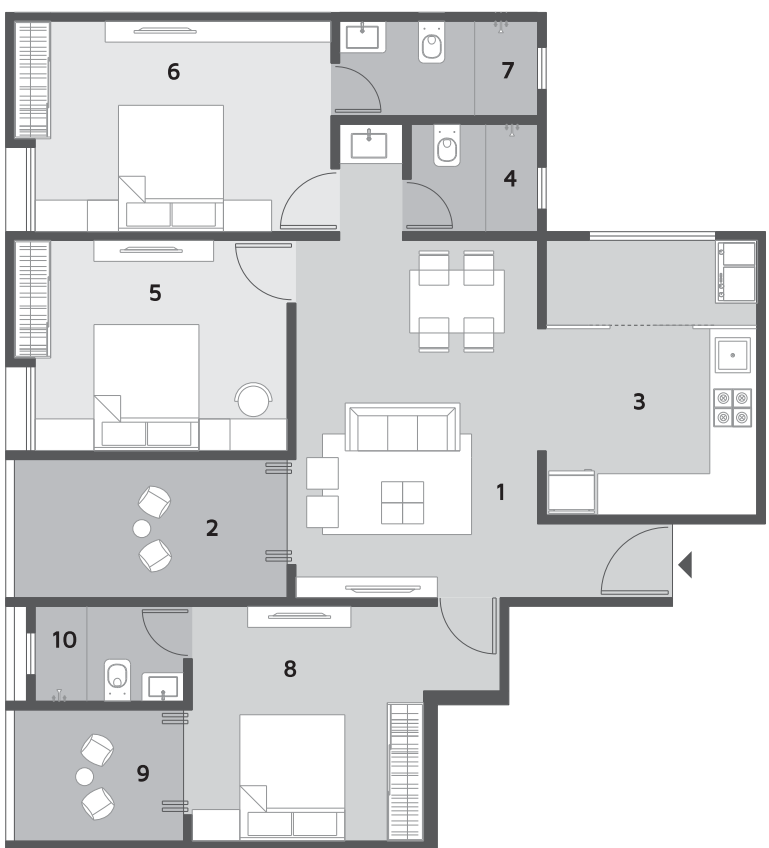
- |                      |               |
|----------------------|---------------|
| 1. LIVING & DINNING  | 11'6" X 17'5" |
| 2. BALCONY           | 13'0" X 7'0"  |
| 3. KITCHEN           | 9'0" X 14'0"  |
| 4. TOILET            | 7'0" X 4'6"   |
| 5. MASTER BED ROOM 1 | 11'6" X 14'0" |
| 6. BALCONY           | 11'6" X 3'6"  |
| 7. TOILET            | 4'11" X 8'0"  |
| 8. BED ROOM 2        | 12'0" X 12'0" |
| 9. TOILET            | 7'7" X 4'6"   |
| 10. BED ROOM 3       | 12'0" X 10'0" |

KEY PLAN



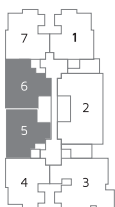
3 BHK TYPE - 3  
TYPICAL UNIT FLOOR PLAN

TOTAL CARPET AREA:  
97.88 SQ.M.  
1054 SQ.FT



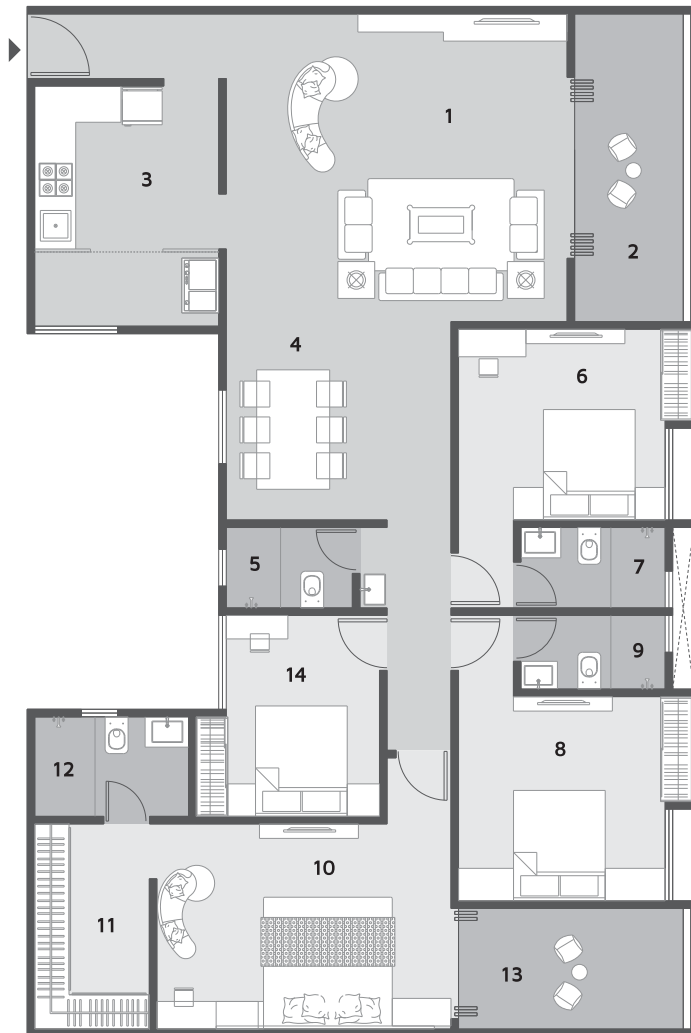
- |                      |               |
|----------------------|---------------|
| 1. LIVING & DINING   | 11'6" X 15'1" |
| 2. BALCONY           | 13'0" X 6'7"  |
| 3. KITCHEN           | 10'0" X 13'1" |
| 4. TOILET            | 6'0" X 5'1"   |
| 5. BED ROOM 1        | 12'0" X 10'0" |
| 6. MASTER BED ROOM 2 | 14'1" X 10'0" |
| 7. TOILET            | 9'5" X 4'6"   |
| 8. BED ROOM 3        | 11'0" X 11'2" |
| 9. BALCONY           | 8'0" X 6'3"   |
| 10. TOILET           | 7'1" X 4'6"   |

KEY PLAN



## 4 BHK TYPE - 1 TYPICAL UNIT FLOOR PLAN

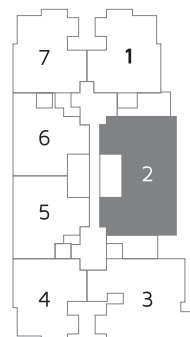
TOTAL CARPET AREA:  
158.06 SQ.M.  
1701 SQ.FT



1. LIVING
2. BALCONY
3. KITCHEN
4. DINNING
5. TOILET
6. BED ROOM 1
7. TOILET
8. MASTER BED ROOM 2
9. TOILET
10. MASTER BEDROOM 3
11. WIW
12. TOILET
13. BALCONY
14. BED ROOM 4

18'6" X 16'9"  
16'9" X 5'11"  
10'0" X 13'1"  
12'3" X 10'9"  
6'10" X 4'4"  
11'3" X 10'4"  
7'10" X 4'4"  
11'3" X 11'1"  
7'10" X 4'4"  
16'0" X 11'2"  
6'3" X 10'10"  
8'4" X 5'5"  
12'3" X 6'7"  
10'0" X 10'11"

### KEY PLAN



## 4 BHK TYPE - 2 TYPICAL UNIT FLOOR PLAN

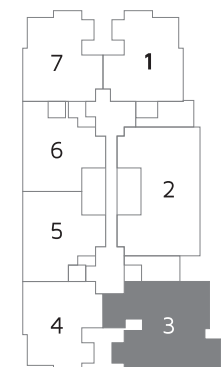
TOTAL CARPET AREA:  
151.01 SQ.M.  
1625 SQ.FT



1. LIVING & DINING
2. BALCONY
3. KITCHEN
4. TOILET
5. MASTER BED ROOM 1
6. BALCONY
7. TOILET
8. BED ROOM 2
9. TOILET
10. MASTER BED ROOM 3
11. TOILET
12. BED ROOM 4

22'5" X 15'6"  
13'5" X 8'4"  
9'0" X 14'0"  
8'0" X 5'0"  
11'0" X 15'5"  
11'0" X 3'11"  
4'11" X 8'0"  
11'0" X 13'0"  
4'6" X 8'0"  
14'5" X 13'0"  
7'7" X 4'6"  
12'6" X 11'0"

### KEY PLAN



# WORLD-CLASS AMENITIES



Rooftop swimming pool



Mini theatre



Multipurpose Hall with Wi-Fi Provision



Indoor Games



Air-conditioned Gymnasium



Business Center with Wi-Fi Provision



Landscaped Terrace Garden with Soothing Lighting and Music, Yoga / Meditation Deck, Open Gym, Senior Citizen Seating, Stage, Toddler's Play Area, Gazebo, Pergola, Party Lawn, Co-working Zone with Wi-Fi Connectivity and charging points



DG backup for all Common Facilities / Areas



4 High Safety and Speed Schindler Elevators



Solar Water Heating in Master Toilets



Solar PV Power Panels for Common Lights with Net Metering



Designer Entrance lobby with lounge



Firefighting System



24x7 CCTV Surveillance



Name Board / Parking Boards



Trimix / Paving Blocks for Outdoor Areas & Parking Areas



Designer Main Gate with Security Cabin



Video Door-Phone and Biometric Lock



Conduiting / Cabling for Dish TV and Wi-Fi



Letter Box



Rain Water Harvesting



Ample Parking



EV Charging Provision



# TOP OF THE LINE SPECIFICATIONS

## **Type of Structure:**

- RCC Framed Structure

## **Masonry:**

- Internal / External 5" Thick Light Weight AAC Blocks

## **Plaster:**

- Internal Walls – Gypsum Finish & Tar Plaster for Tile Areas
- External Walls – Double Coat Sand Faced Plaster
- Staircase & Waist Slab – Neeru Finish

## **Painting:**

- Internal – Premium Emulsion for Rich Matt Finish
- External – Texture & Acrylic Paint
- Oil Paint for M.S.

## **Electrical Systems:**

- Three Phase MSEB Meters
- Fire Resistant Concealed Copper Wiring
- Provision of Light and Fan Points in all Rooms
- Provision of T.V., A.C Points in Living & Bedrooms
- Adequate Plug Points
- Schneider Switches & Earth Leak Circuit Breaker ELCB
- Provision for Invertor
- 

## **Kitchen:**

- Quartz Tile Counter Top with Composite Granite Sink
- Exhaust Fan Point
- Dado Below and 2' Above Platform
- Water Purifier Point
- Dishwasher & Washing Provision in Utility Area

## **Plumbing:**

- Grohe/Toto or Equivalent Sanitary Ware and C.P. Fittings

## **Flooring:**

- 800 mm X 1600 mm Vitrified Tiles for All Units and Passages
- Designer Flooring in the Entrance Lobby
- Wooden Finished Plank Tiles in Attached Balconies
- 600 mm X 1200 mm Designer Wall / Dado Tiles – up to Lintel Level of Door in Toilets

## **Doors:**

- Laminated Plywood Main Door Frame & Grand Main Door with Premium Quality Fittings
- Laminated Flush Doors for Toilets
- UPVC Sliding Glass Doors for Balconies

## **Windows:**

- UPVC Windows
- Granite/Quartz Tile Window Sills

## **Toilets:**

- TOTO or Equivalent EWC Hung with Health Faucet Along with Concealed Flush Tanks
- Counter Wash Basins
- Exhaust Fan Point
- Geyser Point Provision

## **Waterproofing:**

- Shahabad / Brick Bat Waterproofing of Toilets, Top & Attached Terraces / Balconies, Raft, Retaining Wall, Basement, OHWT & UGWT

## **Fabrication:**

- Glass & S.S. Railing for Balconies
- Staircase Railing in M.S.
- M.S. Sliding Main Gates
- Wooden finished PVC false ceiling in all balconies



## CONSTRUCTING SUPERIOR VALUE

One of the leading developers of Pune, Horizon Developers has been committed to construct spaces that exude superiority and excellence. With a proven track record of over 25 years, Horizon Developers ensure customer delight by constructing spaces that maximize efficiency along with a strong emphasis on aesthetics. The Group's passion for perfection helps them build well ventilated spaces with excellent space utility to offer a superlative experience. Their desire to excel and commitment to timely delivery ensures that whenever you invest with Horizon Developers, you invest in superior value and design.

## OUR LEGACY

**25+**

Years in  
Real Estate

**20+**

Number of  
Projects

**1M+**

Sq.Ft. Delivered

**1000+**

Happy Families



# OUR FEW PROJECTS



NEON



A10 VISHNU VIHAR



43 HORIZON AVENUE



HORIZON WEST ONE



ASTER TRINITY



GAGAN UNNATI

## CREDITS

Architect  
Imran Shaikh  
**Cubix Architects and Consultants**

Structural Consultant  
**Ajay Bhilare and Associates**

MEP  
Narendra Chavan  
**Siddhivinayak MEP Consultants**

Project Management Consultant  
**Planedge Consultants Pvt. Ltd.**

Landscape Consultant  
**Mahesh Chinchalkar**

Project by:



### SITE ADDRESS:

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**sales@horizondeveloper.in**



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<https://maharera.mahaonline.gov.in>

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