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#### **RERA REGISTRATION NO:**

P1: P52100001061| P2: P52100018108 www.maharera.mahaonline.gov.in

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4 & 4.5 BHK LUXURY RESIDENCES VIMAN NAGAR, PUNE

## YOULUE OLLONGE

Precisely why you need to make it worth it. How you live your life has little to do with your net worth. But it has a lot to do with your self worth. And that thing you have called your home.

You were not born to fit in. Neither were you made to compromise. You didn't come this far to be contained in square feet. Nor be content in the little frills thrown in the guise of luxury.

Your time is now, and we invite you to your home. An engineering marvel, an architectural wonder, a design statement. An abode that celebrates your pre-eminence. In an address that is the home of the eminent.





BY NAIKNAVARE.

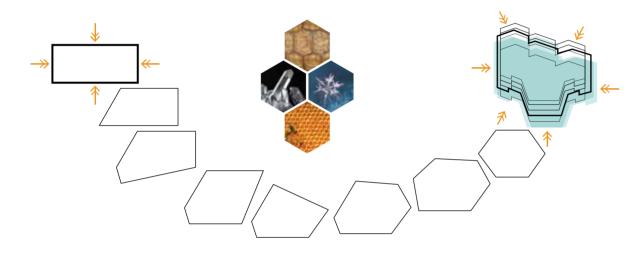
Not the first or second home. But YOUR BEST HOME

# YOUR BESTHOVE AN ENGINEERING MARVEL

Eminence's uniqueness goes beyond its base structure. Every apartment here possesses a distinct style which means no two apartments look the same. The architectural eco- system here beautifully embellishes luxury & comfort & stuns you with its pleasing aesthetics. This is where art meets architecture.



### INSPIRED BY NATURE. ENGINEERED BY US.









## PUNE'S 1<sup>ST</sup> HONEYCOMB DESIGNED ELEVATION

Inspired by nature's very own 'honeycomb' Eminence is a manifestation of architectural ingenuity. Its unique shape & design isn't just aesthetically pleasing, but it also serves as a strong, efficient & most effective building structure that provides for more natural light, improved ventilation and superior structural strength.



## YOUR SUN & SHADE DECK

## YOUR VERY OWN POINT OF VIEW

The form of this building is such that every apartment here possesses a distinct style which means no two homes look the same. Featuring staggered floor plates that give it a distinguishing look, also hold a very important purpose. That of providing every home an evenly distributed and private sun & shade deck that allows you to savour the seamless vistas of Viman Nagar.



## YOUR DOUBLE HEIGHT LOBBY

### A GRAND ARRIVAL

A well-appointed double height lobby embellished with soothing water bodies tastefully chosen artefacts welcome you home in a grand manner. And for your guests and visitors, it makes for that perfect first impression that lasts for a lifetime.



## YOUR STATELY CLUBHOUSE

### A STUNNING ISLAND LIKE VISAGE

Providing a blissful environment to relax & rejuvenate is our idyllic clubhouse at the ground level. Surrounded by crystal clear water on all sides with water lilies on the surface and Koi Fish idling through the water, the clubhouse brings with it a stunning, island-like visage. It features a state-of-the-art basement gym and an open basketball court for residents to pursue their fitness regimen.



## YOUR SIGNATURE ROOFTOP

## A CELEBRATION OF SUCCESS

Behold the splendour of the city's first suspended swimming pool that not only evokes a feeling of awe, but invites you to soak up on the joys of a family pool time. An amphitheatre like outdoor seating with a large screen television provides the perfect place to host private movie premiers or catch up with the big games in company of family and friends. Designed to offer a thoughtful mix of fitness, wellness, entertainment and celebration spaces, life at the top is anything but lonely.



## YOUR LOUNGE BAR

## PARTY WITH THE STARS

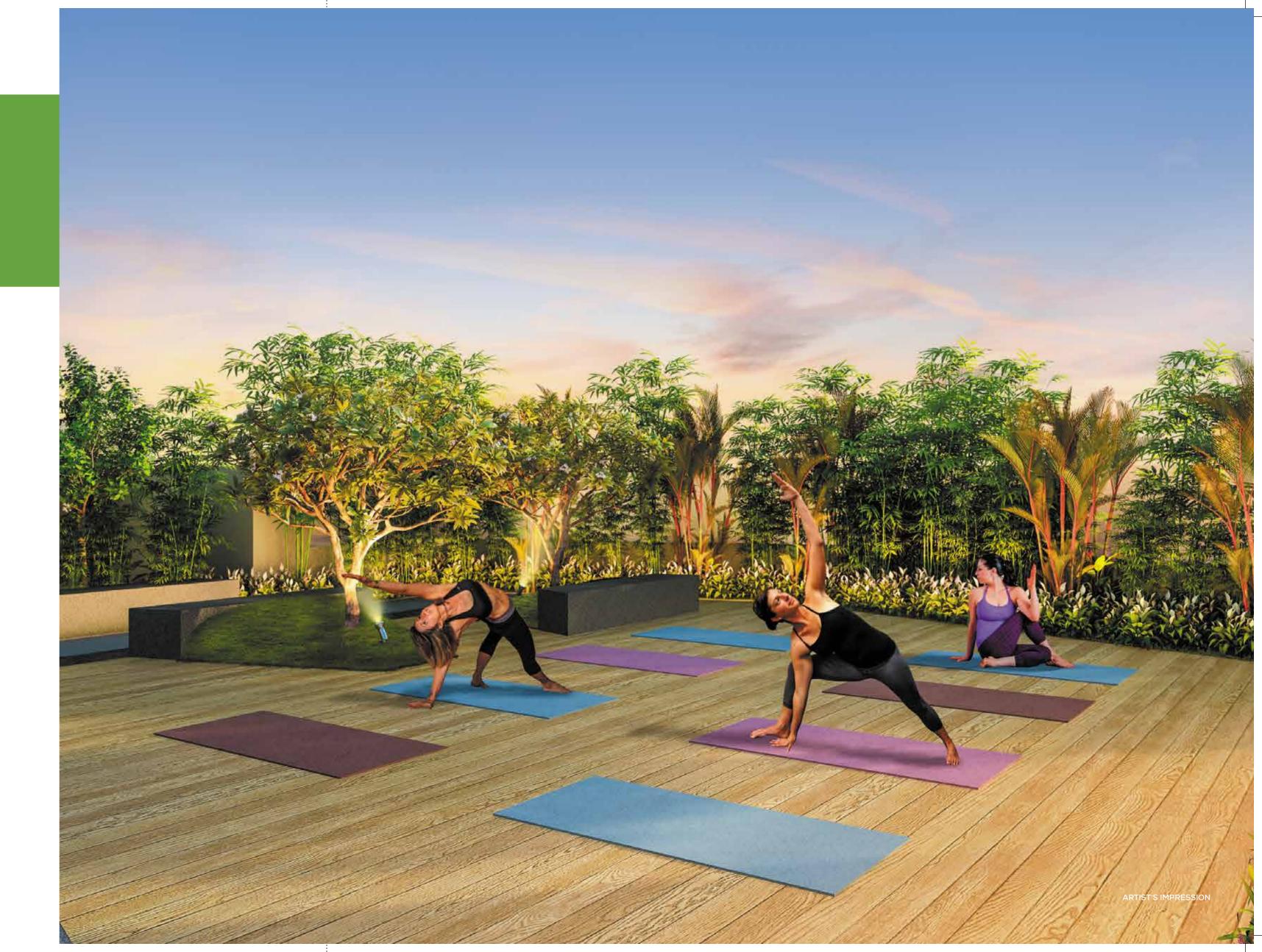
Our rooftop bar & barbeque offer the perfect escape from the dreading hustle-bustle. Subtle neon lightings, stunning décor & brilliant views make for an ideal evening under the star filled sky.



## YOUR PRIVATE YOGA DECK

## A CONNECT TO YOUR INNER SELF

The expansive rooftop Yoga Deck offers just the right ambience to meditate & connect with your inner self. Amidst the hindering chaos it presents itself as an oasis of serenity.





## YOUR LIVING ROOM

### A LIVING EXAMPLE

Exuding a halo of splendour & magnificence, the larger than life living rooms at Eminence are intricately designed to offer a comfortable experience. In its expanse it hosts an elaborate dining area that brings together families to bond over food and conversations.



## YOUR MASTER BEDROOM

### A MASTERY IN SPACE DESIGN

Bedrooms at Eminence come equipped with acoustic doors & windows to enable you with peace & quiet. Thanks to the double-glazed sealed units, the outdoor noise is halved by approximately 30 decibels. We have incorporated Tritec's special three-chamber designs which mean you lose little to no heat through glazing & enjoy a thermally efficient home.



### YOUR KITCHEN

## A SHOW OF FINE TASTE

Expect a kitchen that's functional, durable paired with stunning designs. Fashioned with brilliant Italian designs your kitchen at Eminence brings out the best of quality & technology. Channeling the vibes of a Manhattan townhouse our kitchens are the excellent amalgamation of efficiency & modernity.

#### THIS IS WHAT SETS US APART

20 mm MDF shutter with Poly Urethene (PU) finish shutters

All the Carcases are water repellent and E1 certified for non-toxic gas according to European standards

All hinges are Blum hardware and all units come with BLUM SOFT CLOSING

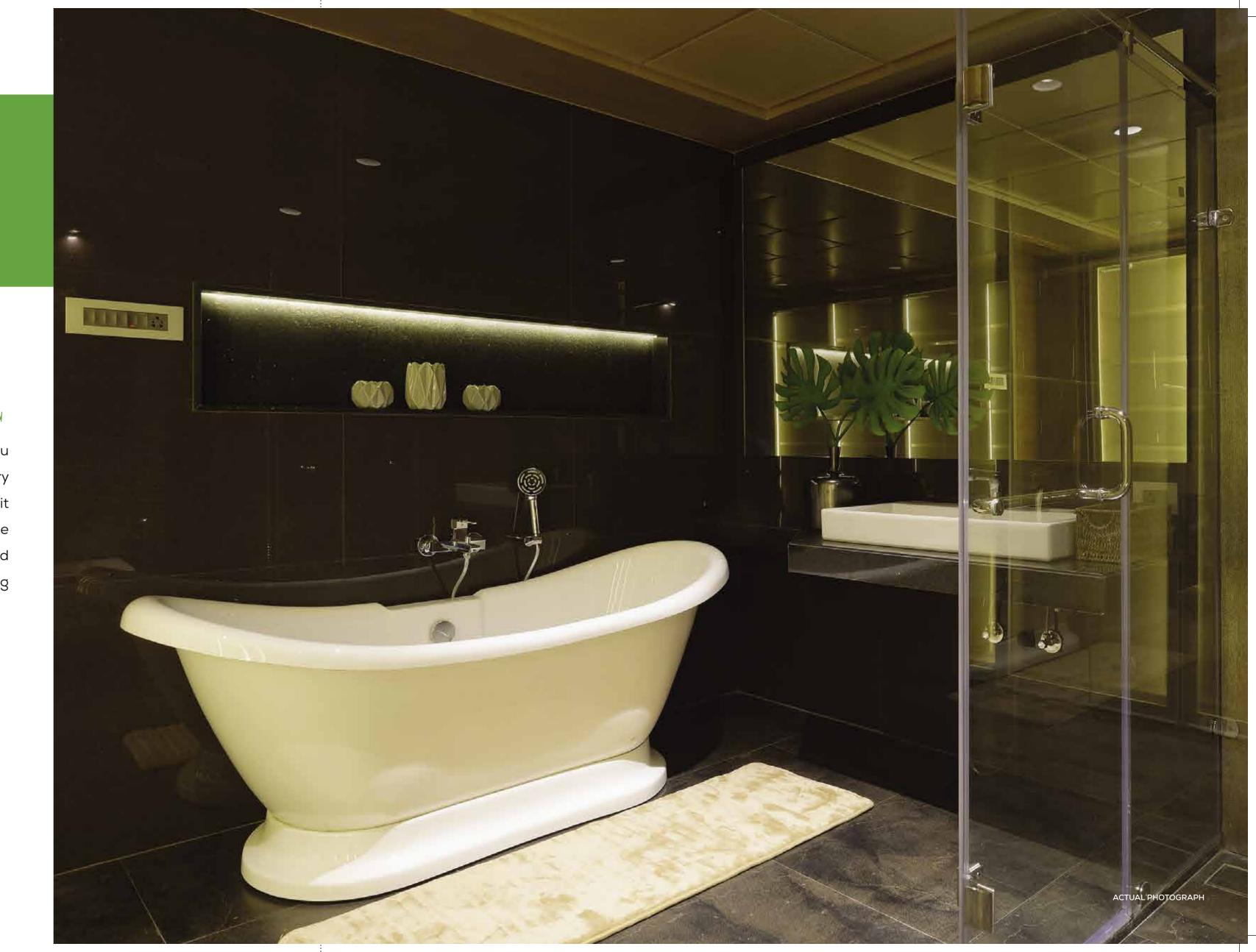
Your kitchen is provided with Mahanagar Piped Gas which is efficient and cheaper and available 24x7



### YOUR BATHROOM

### AN ELABORATE RITUAL

Indulge in the scintillating beauty of our private spaces as you cater to your pampering. Furnished with the contemporary designs of Kohler & equipped with the piping systems of Geberit Europe, our bathrooms offer a rejuvenating experience. The promising Pex piping system assures quality & reduces the need for civil maintenance. Aesthetics serving a royal purpose exuding the air freshness makes for a refreshing everyday experience.



## YOUR PRIVATE DEN

### A SACRED SPACE

Attached to the dining room is a private space that can double up as your meeting space or your entertainment den hosting your prized home theatre. Secured by toughened glass, this generous addition to your living room is something you will appreciate and cherish for a long time.





### SPECIFICATIONS -BLDG A

#### **FLOORING & DADO**

Marble in Lobby, Living, Dining & Family Room.

Laminated Wood Finish Flooring in all Bed Rooms.

Designer Vitrified Tiles in Toilets.

Designer Vitrified Tiles in Living / Dining Terraces.

Ceramic tiles for kitchen dado.

#### **KITCHEN**

Branded Modular Kitchen with Hob, Chimney and Reticulated Gas/ Natural piped Gas connections.

Designated Utility space with provision of Sink, electrical and plumbing provision for Washing Machine, Dryer, etc.

#### PLUMBING & WATER SUPPLY

Glass Shower Partitions for shower areas in toilets.

Hansgrohe / Kohler / Toto or equivalent CP Fittings.

Duravit / Kohler or equivalent Sanitary Ware.

#### **ELECTRIFICATION & CABLING**

100% D.G. Backup.

Television & Telephone points in all rooms.

Legrand or equivalent modular switches.

#### AIR CONDITIONING SYSTEM

Daikin / Samsung or equivalent Hi-wall split air conditioning in Living, Dining, Family and in all Bedrooms.

#### **DOORS & WINDOWS**

Designer Main Door with wooden frames.

Veneer & Melamine coat finished / laminated internal doors with wooden frames.

UPVC windows with acoustic DGU glass for bedroom windows.

#### **PAINTING**

Plastic Emulsion Paint on Internal Walls.

Water resistant Paint on External Walls.

#### SECURITY

Video Door Phones with Panic Switch.

Digital Rim Locks in each apartment.

CCTV for selected common areas.

#### **WALLS & FINISHES**

Mix of RCC shear walls and block walls.

Gypsum finished plaster for internal walls.

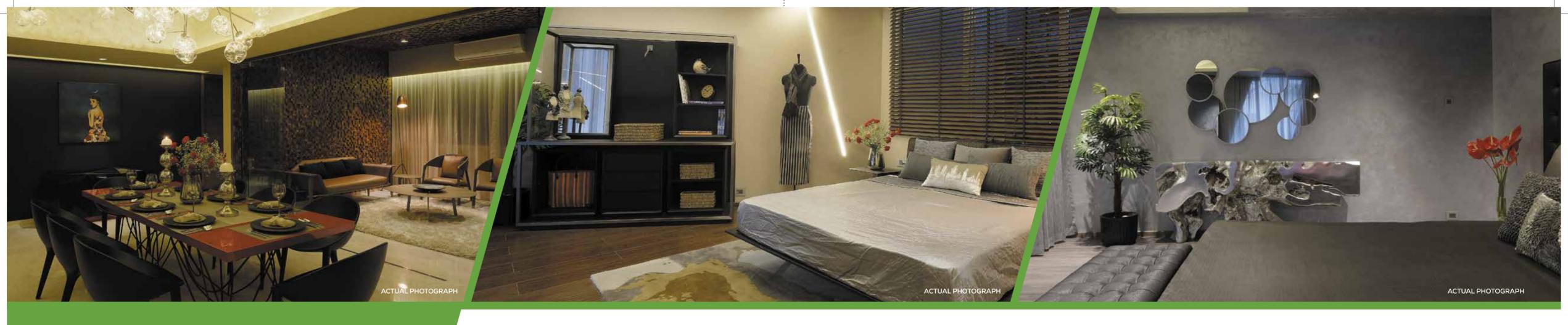
False ceiling in selected areas.

Sand faced plaster.

#### Disclaimer\*

- 1. Product options provided in the above specification list are subject to availability, supply capability, post-sale service and market competitiveness of the vendor and their product.

  This evaluation will be done by Naiknavare Developers Pvt,Ltd at the appropriate stage of construction and hence are mentioned in an either or capacity for your perusal.
- 2. The product mentioned in the above list of specification will have varying warranty duration.
- 3. All the dimension mentioned in the brochure are unfinished to unfinished. The final finished level may vary.
- 4. Architects reserve the rights to change / alter specification in the project including landscape for the betterment of the project.
- 5. All images in sales material are artistic impressions only and may differ marginally as required by various construction for landscape, services requirements etc.



### SPECIFICATIONS -BLDGB

#### **FLOORING & DADO**

Large size vitrified tile in Lobby, Living, Dining, Family Room & in all bed rooms.

Laminated wood finish flooring in Master bed room.

Designer Vitrified Tiles in Toilets.

Designer Vitrified Tiles in Living / Dining & Bedroom Terraces.

Ceramic tiles for Kitchen dado.

#### KITCHEN

Branded Modular Kitchen with Hob, Chimney and reticulated Gas/Natural piped Gas connections.

Designated Utility space with provision of inlet & outlet for Sink, electrical and plumbing provision for Washing Machine, Dryer, etc.

#### PLUMBING & WATER SUPPLY

Hansgrohe / Kohler / Toto or equivalent CP Fittings.

Duravit / Kohler / Jaquar or equivalent Sanitary Ware.

#### **ELECTRIFICATION & CABLING**

100% D.G. Backup.

Television & Telephone points in all rooms.

Legrand or equivalent modular switches.

#### DOORS & WINDOWS

Designer Main Door with wooden frames.

Laminated internal doors with wooden frames.

UPVC windows with acoustic DGU glass for bedroom windows.

#### PAINTING

Plastic Emulsion Paint on Internal Walls.

Water resistant Paint on External Walls.

#### **SECURITY**

Video Door Phones with Panic Switch.

Digital Rim Locks in each apartment.

CCTV for selected common areas.

#### **WALLS & FINISHES**

Mix of RCC shear walls and block walls.

Gypsum finished plaster for internal walls.

False ceiling in toilets.

Sand faced plaster.

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#### AMENITIES - BLDG A & B

Concrete ramp for basement parking to entry and exit.

Provision for open car parking for visitors.

Provision for open scooter parking.

Provision for basement storage rooms for common society usage.

Garbage separation room.

Entry and exit gate for security personnel.

#### FIRST FLOOR

Senior citizen seating & garden

Large entrance lobby in each building styled with impressive interiors, landscape.

Two separate lifts for each building; with one stretcher lift and one passenger lift.

Provision of covered seating space with Coffee Pantry, WI-FI and Toddler's Play Area.

Children's play area with play equipment.

Provision of driver's dorm and toilet.

Multipurpose sports court.

All first floor apartments are fitted with their own private gardens.

Club house with AC Multipurpose Hall & AC Gym.

Sunken seating area in front of Multipurpose Hall.

Water body around Club House.

#### TERRACE FLOOR

Open lawn on both building roof tops.

Open yoga space.

Open lawn for amphitheater with screen on wall.

Jacuzzi.

Kid's pool.

Swimming pool with deck

Open lawn with seating and bar counter.

#### **SECURITY & SAFETY**

100% D.G. Backup for common and private areas.

Fire escape staircase in both buildings.

Sprinklers for basement.

Fire extinguishers in the lift lobbies.

Fire hose pipe on every floor.



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### MASTER LAYOUT

#### **LEGENDS**

- 01. Entrance gate
- 02. Generator room
- 03. Transformer room
- 04. Visitor's parking
- 05. Security cabin
- 06. Senior citizen seating and garden area
- 07. Seating space with coffee pantry & Wi-Fi.
- 08. Driver's dormitory
- 09. Gent's toilet
- 10. Entrance lobby
- 11. Children's play area
- 12. Toddler's play area
- 13. Ladies toilet
- 14. Society office
- 15. Club house with multipurpose hall & gym
- 16. Sunken seating area
- 17. Multipurpose sports court
- 18. Exit gate





## THE TERRACE LAYOUT PLAN

- 1. Open lawn
- 2. Open yoga space
- 3. Open lawn for amphitheater with screen on wall
- 4. Kid's pool
- 5. Swimming pool
- 6. Jacuzzi
- 7. Bar counter & Barbeque counter



PUNE AIRPORT	5 MINS
KALYANI NAGAR	5 MINS
KHARADI	10 MIN
KOREGAON PARK	10 MIN
PUNE RLY. STN.	15 MIN
SWARGATE	25 MIN

#### LOCATIONS OF PUNE EAST

#### **BUSINESS CENTRE**

PUNE EAST KHARADI	6 KM
MAGARPATTA	9 KM
SP INFOCITY	14 KM

#### ENTERTAINMENT

PVR MULTIPLEX	2 KM
MOVIESTAR MULTIPLEX	5 KM

#### HOSPITAL

COLUMBIA ASIA	5.8 KM
RUBY HALL CLINIC	7.5 KM
KEM HOSPITAL	9.6 KM

#### SCHOOL & COLLEGE

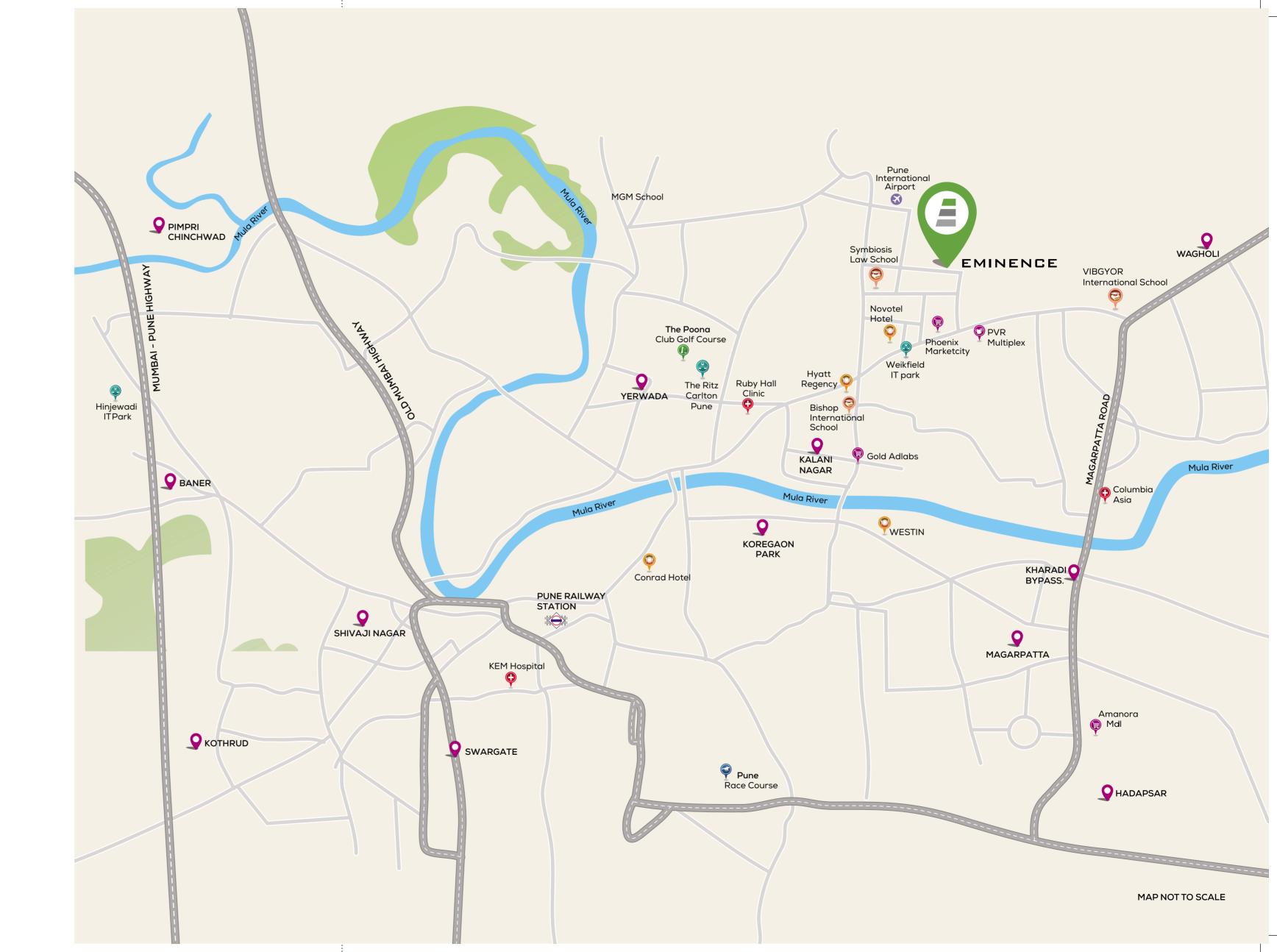
BISHOP INTERNATIONAL SCHOOL	4.2 KM
MGM SCHOOL	6 KM
VIBGYOR INTERNATIONAL SCHOOL	9 KM

#### SHOPPING

PHOENIX MARKE	T CITY	1.8 KM
AMANORA MALL		8.3 KM

#### CONNECTIVITY

SHIVAJI NAGAR	.11.5 KM
MUMBAI PUNE EXPRESS HIGHWAY	.19 KM
BANER	.19 KM
HINJEWADI	.25 KM



## THE EMINENCE AN EXPRESSION FROM NAIKNAVARE



#### **GAURI NAIKNAVARE**

CHIEF ARCHITECT

As Gauri says, "Space touches every aspect of our lives. Its impact on life is allencompassing, be it the comfort of a home, efficiency in the office, recreation, shopping or space to learn and grow".

As an architect, Gauri is on the constant quest to ensure that the relationship between these spaces and the lives ensconced in or around us, feel truly enriched. With 'Better Living, For All' as the dictum, a lens through which she envisions every project and each minute detail involved, she is committed to ensuring that the experience is rewarding. Keeping customers at the heart, all her initiatives focus on enhancing the life of every customer.

Extremely fit thanks to a strict exercise regime, Gauri finds it easy to walk ten flights of stairs with her site engineers to ensure that nothing is amiss. Her spirit of adventure has led her on to Kailasa Manasarovar, a physically and mentally challenging trek and travel across the globe.



#### **ANAND NAIKNAVARE**

**BUSINESS PROCESS HEAD** 

An enthusiastic designer, passionate about the construction industry and innovation in the field reinforced with an education from the Architectural Association School of Architecture, London, a school that has produced the world's best architects like Sir Richard Rogers, Rem Koolhas & Dame Zaha Hadid to name a few.

Anand has joined the organization as Business Process Manager and has taken the mammoth responsibility of optimizing the systems and processes of the company. His emphasis is on leveraging the efficiency and accountability of software automation to create a synergy between Technology, Infrastructure and Human Infrastructure of the organization to help in establishing smooth processes. He is bringing design ideologies to the form, which are transforming the portfolio of the company into architectural landmarks and icons the city will be proud like Eminence.

## THE STATS

35+ Years of Industry Leadership

15 Million Sq. Ft. of Built Assets

5 Cities
Presence

4.8 Million
Sq. Ft. Under Planning

50+ Projects Completed

3.1 Million
Sq. Ft. Under Construction

300+ Skilled Professionals

30+ Awards
Amongst the team





### A TIMELESS LEGACY OF CREATING POSITIVE SPACES

Established in 1986 with a vision to create an enterprise that serves all sections of the society, we at Naiknavare Developers have made a name for ourselves in Pune, Mumbai, Goa, Kolhapur and Navi Mumbai's rapidly growing real estate markets.

Having over 15 million sq. ft. in assets, currently, we have 3.1 million sq. ft. under construction & 4.8 million sq. ft. under planning. Our three generation entrepreneurial management team is technically qualified and houses the best of civil engineers, structural engineers, architects and lawyers, bringing a distinct advantage to the value chain in real estate.

Our aim is to design and deliver 'Better Living For All' as our commitment to the Indian society. Our creative ethos is driven by building successful communities that are not only sustainable from an environmental point of view but also from an operational and legal transition standpoint.

We have hand held nearly 70 flourishing communities across the western geographies of the country. Adapting to more collaborative business models & quality partnerships has allowed us to focus on execution & strategic expansion of business operations over the past few years.

In the last 35 years, we have built a legacy of excellence in residential, commercial, educational, redevelopment as well as hospitality sectors. As part of their core belief of giving back to society, we also hold a sizeable portfolio of redevelopment projects in Pune with an increasing footprint in Mumbai as a mission to uplift urban centers for a better future. In the years to come we plan to strengthen our presence in redevelopment of old group housing projects in city centric areas.

From affordable homes to luxury as well as ultra-premium life spaces, we have delivered better living to 12,000+ families across 5 different cities.