



WHAT IS BEAUTY?

IT'S JUST A MATTER OF CHOICE.

WHAT IS GOOD FOR ONE, MAY
JUST BE AVERAGE FOR ANOTHER.

WE ARE TALKING ABOUT THE
LATTER CATEGORY, THE ONES
WHO WANT SOMETHING MORE
THAN ENTICING AND ALLURING
ENOUGH TO CAPTURE THEIR
IMAGINATIONS. THEY SEEK
PERFECTION AND NOTHING LESS
THAN THAT.

WE ARE TALKING
TO THEM, THE ONES
WITH ELOQUENT
TASTE, AND WHO KNOW
WHAT THEY WANT.
WE ARE TALKING TO
THE CONNOISSEURS.
WE ARE TALKING TO...

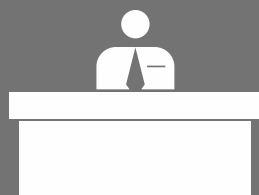
YOU.



THE SPIRES

SPIRES - LUXURY HOMES FOR THE CONNOISSEUR IN YOU

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EXQUISITELY DESIGNED ENTRANCE LOBBY WITH AN IMPRESSIVE RECEPTION AREA FOR EACH TOWER

You are awestruck the moment you enter the glass doors of The Spires, such is the prodigiousness of the double height entrance lobby. The chandeliers along with the designer reception area & landscaped courtyards will make you feel as if you are strolling in a 5 star hotel. Yes, grandness does not get any grander than this, except at The Spires.

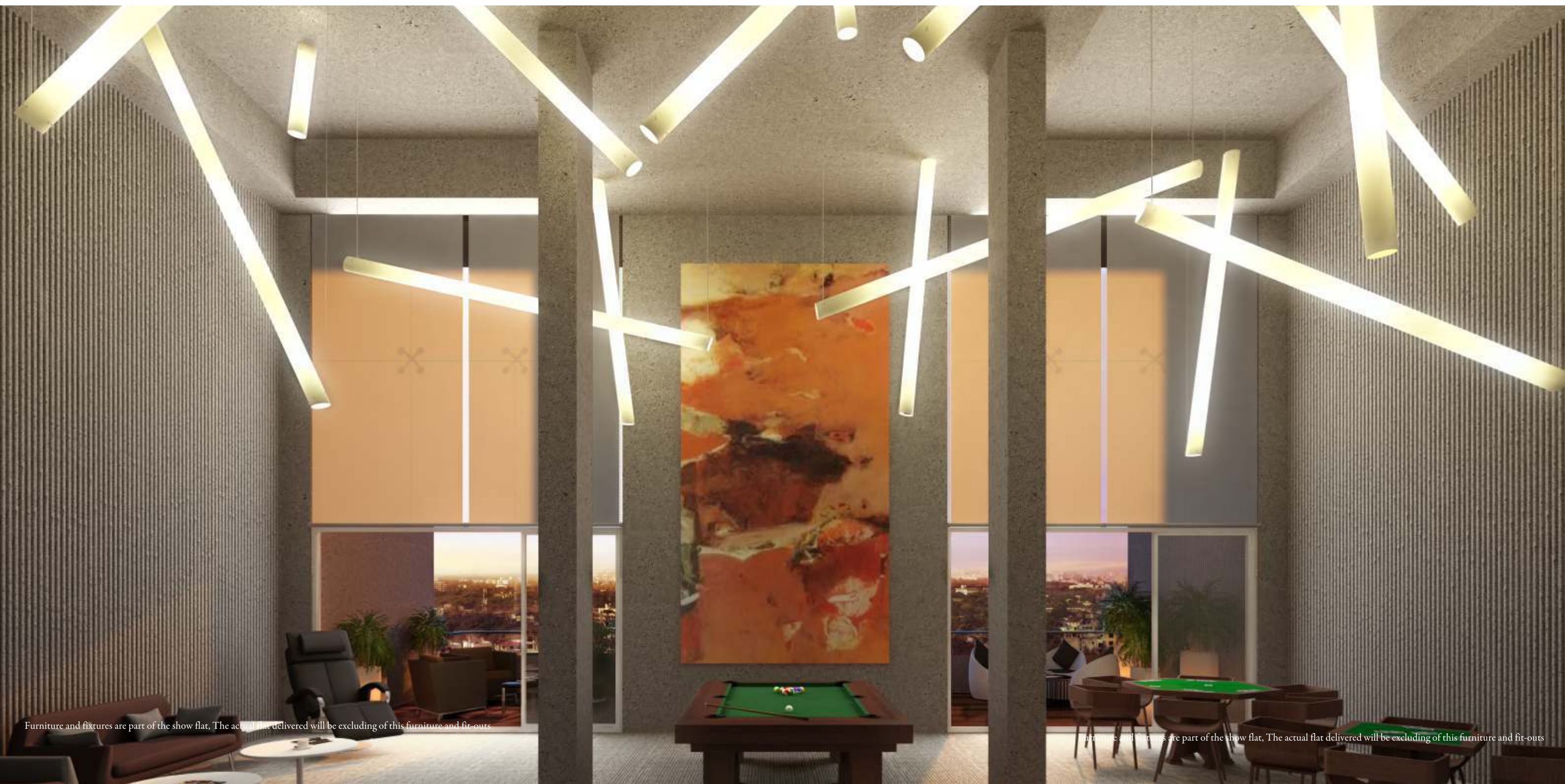


ENTICING ENTRANCE LOBBY THAT WILL SWEEP YOU OFF YOUR FEET



PICTURESQUE SKY LOUNGE WITH A PANORAMIC VIEW ON THE 18TH FLOOR OF EACH TOWER

Well, luxury has its own say at The Spires. And the perfect example of it comes in the form of the Sky Lounge. Transcending your senses, the panoramic view from the Sky Lounge will be your first step towards infatuation with The Spires. It won't take you long before you try your hand at the Pool Table, mastering your skills, or shuffling cards with your friends on the Card Tables. And just when you feel that you have done enough, you can laze around the lounge, watching games on the large TV, while subjecting yourself to relaxation on the massage chair. Such is life here, at The Spires.



Furniture and fixtures are part of the show flat, The actual flat delivered will be excluding of this furniture and fit-outs

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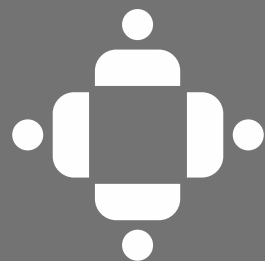


GIGANTIC GLISTENING SWIMMING POOL WITH A SEPARATE
KIDS' POOL & JACUZZI

You have been working a bit too hard lately. Being pampered is exactly what you deserve. And The Spires provides you the same in style. A dip in the gigantic swimming pool (65 ft x18ft) with a Jacuzzi (300 sq. ft) is just what you need to rejuvenate yourself. Don't you worry about your children. They will be having a gala time playing in the Kids' Pool (225 sq. ft). Add to it the shimmering view it provides under the moonlight... simply priceless!



RENDERING OF SWIMMING POOL



EXCLUSIVELY DESIGNED CLUB HOUSE WITH ULTRA-PREMIUM AMENITIES

The Club House at The Spires is not like the usual club houses you would have seen so far. The lobby has been strategically designed with double height ceiling, making it look elegant and sophisticated at the same time. The **Massage Room**, along with the **air conditioned Gym** and **Yoga/Aerobic Hall** will keep your body & mind in complete harmony with each other. Not to forget the large party lawn where you can plan a get together for everyone. Spoilt for choice, ain't you?



A TALE OF MODERN ARCHITECTURE - DESIGNED TO PERFECTION.

Masterfully crafted by well known artisans, The Spires is immaculately planned & designed with detailing given to each and every aspect of it.

One look at The Spires and you can easily say that it's more than just an apartment. It's a masterpiece, exclusively chosen to reflect your aura. Come, luxuriate yourself!



RENDERING OF CLUB HOUSE'S RECEPTION AREA

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RENDERING OF PENTHOUSE'S LIVING AREA

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A MINIMUM OF 3 CAR PARKINGS ALLOTTED PER FLAT



What's the point of luxury, if it doesn't solve its purpose? Well, at The Spires, luxury comes in the most convenient form.

For example, the parking space allotted per apartment at The Spires is quite huge compared to any other place in town. There are a minimum of 3 car parkings with the provision to add another mechanical car parking allotted per flat in basement level.

After all, it's your home. It's got to be like you... flawless.



PERSONAL ACCESS CONTROL ELEVATOR FOR EVERY APARTMENT

Let's just say that the safety and security of your loved ones, at The Spires, are a matter of utmost importance to us. That's why we have made sure that the private elevator with access control should open directly in one's apartment. Yes, we are concerned about you and your family. After all, we are dealing with the crème-de-la-crème of the society, and we surely do know how to make them happy. Don't we?



AMENITIES

LANDSCAPE DESIGN

- Landscape design by renowned architect from Singapore
- Party Lawn with Barbeque Area
- Partially covered 65 ft. length Swimming Pool with a separate Kids' Pool and Jacuzzi
- Attractive Entrance Plaza with water body
- Car drop off area with attractive canopy.
- Children's Play Area
- Multipurpose court

PARKING

- Comfortable ramp for luxury cars
- Driver's dormitory with staff toilets in stilt parking
- Provision of more than 3 car parks per apartment with additional guest parking
- Basement height to allow mechanical parking as and when required in basement level - 2

SECURITY

- Private elevators with Access Card security opening in apartment lobby
- CCTV monitoring of common areas & perimeter security to entire gated community
- Security Room

... AND MORE!

ENTERTAINMENT

- Magnificently designed double-height Air Conditioned Sky Lounge with Pool Table, Card Tables and Massage Chair for each tower
- Fully equipped, state-of-the-art Club House with Air Conditioned Gym, Yoga/Aerobic hall, and Massage Room with Steam & Shower

MISCELLANEOUS

- Designer Air conditioned reception for each tower with waiting areas and Wi-Fi internet connection
- 100% power back up for common areas
- 15 Kw back up for each flat
- Solid Waste Disposal with garbage chutes in garbage rooms on each floor
- Stretcher Lift in each building
- Treated water supply to kitchen and toilets
- Society office and conference room

A LONG LIST OF EXTRAVAGANT INDULGENCE.

You know what happens when the finer aspects of life blend themselves to form an artistic masterpiece of today's times? They give rise to The Spires.

It's your turn to get captivated with the meticulous planning and intrinsic detailing that goes behind every small specification. Yes, it's luxury in its purest form.



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FLOORING & DADO

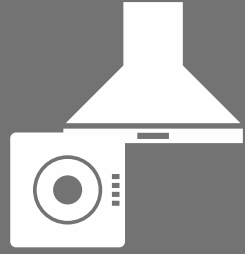
- Marble in Lobby, Living, Dining & Family Room
- Wooden Flooring in all Bedrooms
- Designer vitrified tiles in Toilets
- Wood-finish Vitrified Tiles in Living/Dining Terraces



DESIGNER LIVING ROOM OPENING ON TO A LARGE TERRACE

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KITCHEN

- Branded Modular Kitchen with Hob, Chimney and reticulated Gas/ Natural piped Gas Connection
- Utility Terrace with provision of Sink, electrical & plumbing provision for Washing Machine, Dish Washer, Dryer etc.



DESIGNER KITCHEN THAT ADDS TO THE BEAUTY OF THE PLACE

White goods such as dishwasher, oven, microwave, refrigerator not included in actual deliverable. MNGL exposed as per regulations.



PLUMBING & WATER SUPPLY

- Treated water supply for Kitchen and Toilets
- Glass Shower Partitions
- Hansgrohe/ Kohler/ Jaquar- Artize series or equivalent CP Fittings
- Kohler/Duravit or equivalent Sanitary Ware



SPACIOUS RAVISHING BATHROOM WITH ULTRA-MODERN SPECIFICATIONS



ELECTRIFICATION & CABLING

- Television & Telephone points in all rooms
- Wi-fi internet in entire flat
- Legrand / Schneider or equivalent Modular Switches

AIR CONDITIONING SYSTEM

- Provision of Daikin /Samsung or equivalent Hi wall split air conditioning in Living, Dining, Family and all Bed Rooms



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SPECIFICATIONS



DOORS & WINDOWS

- Designer Main Door with wooden frames & paneling
- Melamine coat finished internal doors with wooden frame
- Yale/Dorma or equivalent top of line SS designer series door fittings
- UPVC windows with acoustic glass for bedroom windows and 8mm toughened glass for all other windows.
- Living/Bedroom terraces with Glass panel and S.S. handrail



PAINTING

- Plastic Emulsion Paint on Internal Walls
- Textured Paint on External Walls



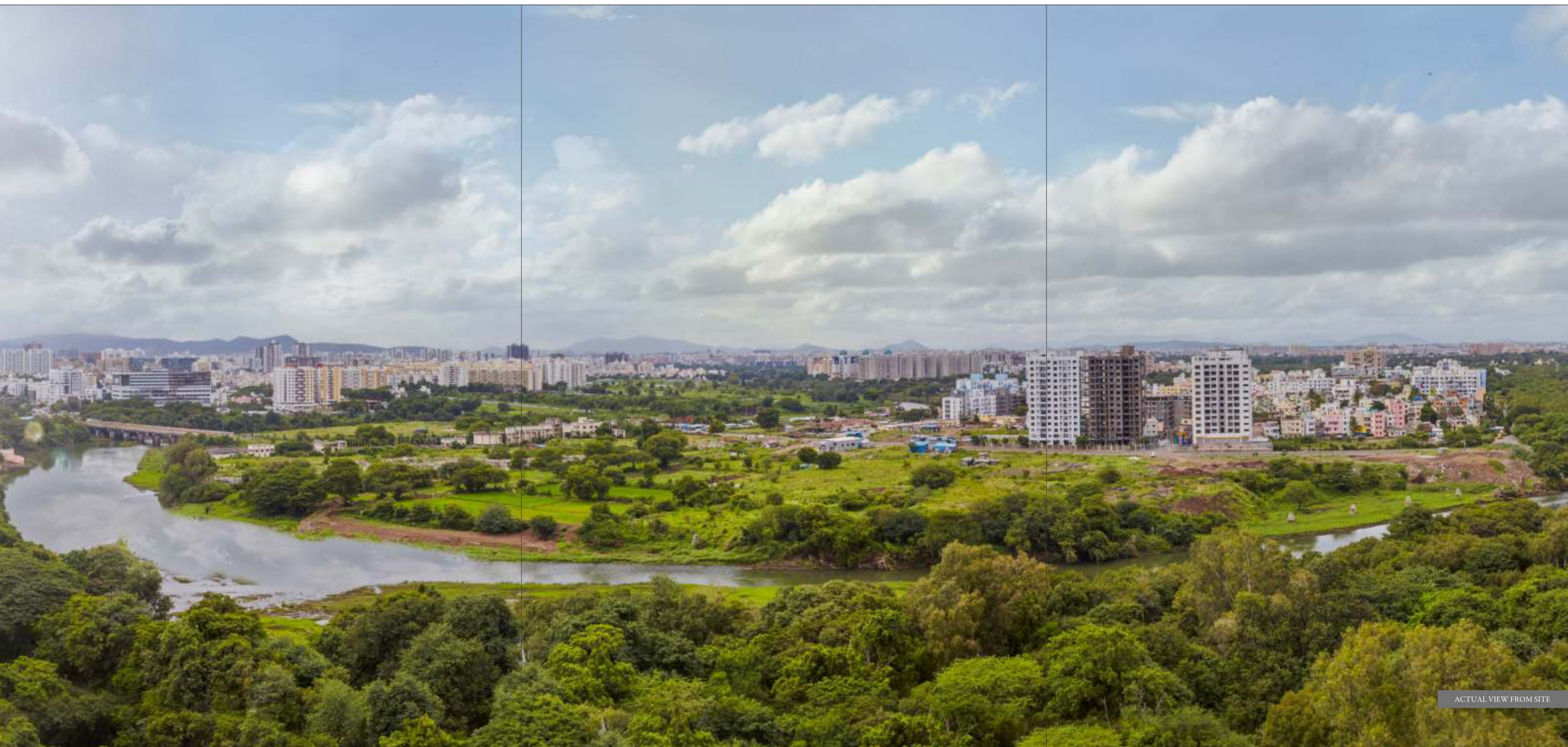
SECURITY

- Video Door Phones with panic switch
- Access Control Elevators opening inside the apartment
- Yale or equivalent Digital Rim Locks in each apartment
- Smoke detector in Kitchen
- Sprinkler system for entire apartment

LAYOUT

- 1 Main Gate & Security Room
- 2 Entrance plaza
- 3 Visitors Parking
- 4 Club House
- 5 Party Lawn with Barbeque Area
- 6 Children's Play Area
- 7 Multipurpose Court
- 8 Ramp to Basement
- 9 Fountain
- 10 Swimming Pool with Jacuzzi and Children's Pool
- 11 Seating Area
- 12 D G Backup
- 13 Transformer Room
- 14 Car drop off Canopies





ACTUAL VIEW FROM SITE

The Spires stands tall in the picturesque locale of Aundh, the most coveted region in the western side of Pune.

The location is as much about your comfort, as it is about your convenience. It’s your own private neighbourhood with like-minded individuals who respect quiet, calm and a superlative life. Not to forget, the unhindered panoramic view it provides of the river & beyond is such a pleasant relief from the regular buildings & structures that you usually see next to your home.

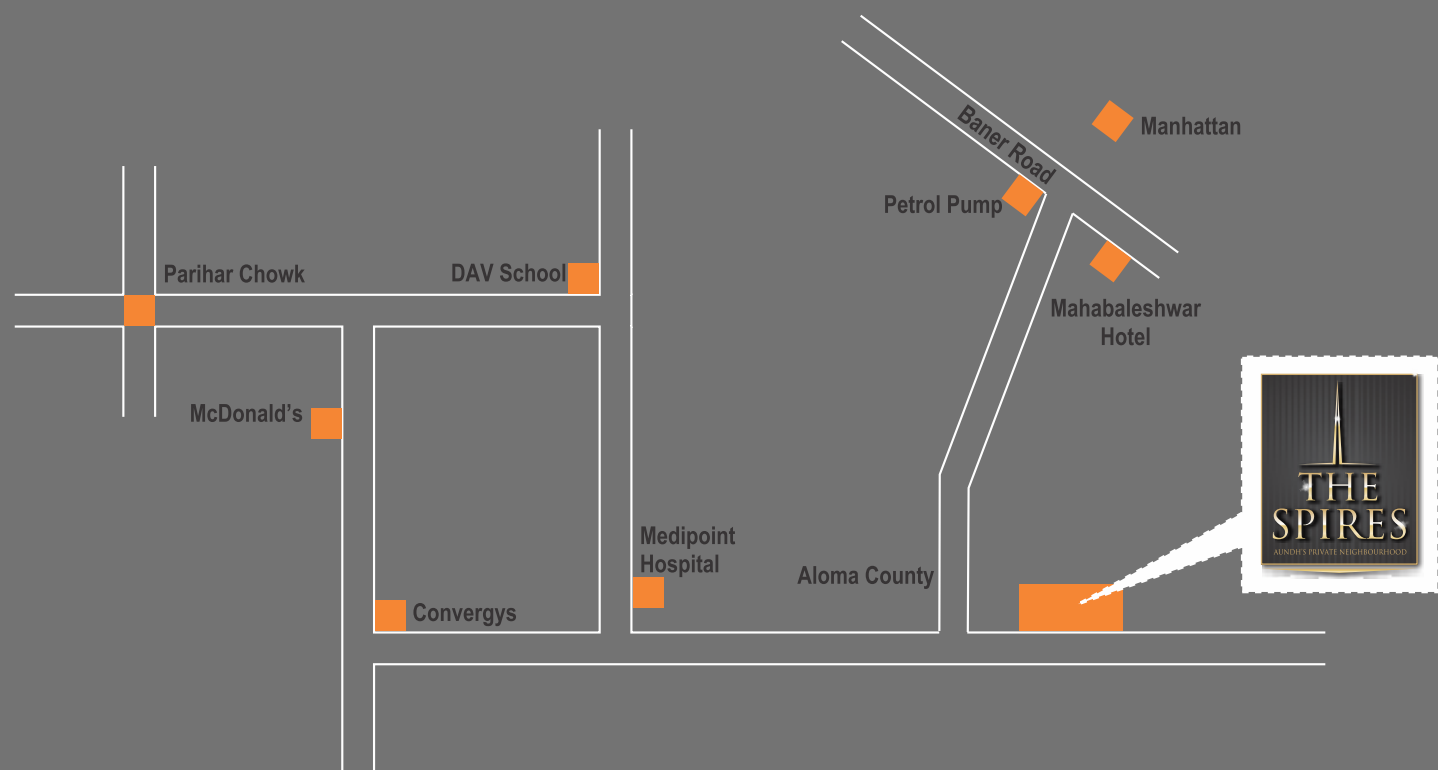
Apart from all this, The Spires also has other expediencies in the vicinity that make life a smooth sail.

Schools and colleges like DAV Public School, Orchid International, Saplings; hospitals like Korbagi, Medipoint, Lifeline; hotels like Seasons, and market centres like Parihar Chowk and DP Road are close by.

Landmarks like Pune University, Symbiosis College, E-Square multiplex, ICC Towers and IT companies like Convergys, BMC Software are a short drive away. The 30m wide connecting road just makes them all the more accessible to you.

In short, life’s indeed beautiful if it’s at 'The Spires'.

LOCATION MAP



EASY ACCESS

Medipoint Hospital	0.5 km	Pune University Circle	5.0 km
D.A.V. School	1.0 km	E-Square Multiplex & Hotel	5.5 km
Mc Donald's	1.5 km	J.W. Marriott Hotel	6.0 km
Parihar Chowk	1.5 km	Hinjewadi IT Park	8.5 km
Seasons Hotel	2.0 km	Mumbai-Pune Expressway	10 km

BASEMENT FLOOR PLANS





A-BLDG FLOOR PLANS



STILT FLOOR PLAN

A-BLDG FLOOR PLANS



FIRST FLOOR - AREA STATEMENT

FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE TERRACE AREA		TOTAL USABLE AREA	
		A		B		C		(A+B+C)= E	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
101, 102	3 BHK	171.96	1850.98	25.35	272.87	48.62	523.35	245.93	2647.19

- NOTE:
- ▶ All Rooms Sizes inclusive Of Enclosed Balconies Shown By - - - - -
 - ▶ Dimensions mentioned in working drawing sanctioned plans and sales material include all plaster thickness , skirlings , edges thickness.
 - ▶ Carpet area calculation exclude external wall plaster & skirting / external wall ledge thickness and are as per RERA definition.
 - ▶ Bay window seating cills not included in carpet area calculations or in dimensions mentioned for each room.



EVEN FLOOR PLAN

FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE TERRACE AREA		TOTAL USABLE AREA	
		A		B		C		(A+B+C)= E	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201, 401, 601, 801, 1001, 202, 402, 602, 802, 1002	4 BHK	199.26	2144.83	25.14	270.61	44.95	483.84	269.35	2899.28
1201,1202	4 BHK	195.40	2103.29	29.00	312.16	44.95	483.84	269.35	2899.28

B-BLDG FLOOR PLANS



ODD FLOOR PLAN

FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE TERRACE AREA		TOTAL USABLE AREA	
		A		B		C		(A+B+C)= E	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
301,501, 701, 901, 1101, 302, 502, 702, 902, 1102	4 BHK	195.49	2104.25	30.05	323.46	48.79	525.18	274.33	2952.89

NOTE:
► All Rooms Sizes Inclusive Of Enclosed Balconies Shown By
► Dimensions mentioned in working drawing, sanctioned plans and sales material include oil plaster thickness, skirtings, ledges thickness.
► Carpet area calculation exclude external wall plaster & skirting / external wall ledge thickness and are as per RERA definition.
► Bay window seating cells not included in carpet area calculations or in dimensions mentioned for each room.



STILT FLOOR PLAN

B-BLDG FLOOR PLANS



FIRST FLOOR - AREA STATEMENT

FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE TERRACE AREA		TOTAL USABLE AREA	
		A		B		C		(A+B+C)= E	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
101, 102	4 BHK	219.50	2362.70	30.08	323.78	49.57	533.57	299.15	3220.05

- NOTE:
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EVEN FLOOR PLAN

FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE TERRACE AREA		TOTAL USABLE AREA	
		A		B		C		(A+B+C)= E	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201, 401, 601, 801, 1001, 1201, 1401 202, 402, 602, 802, 1002, 1202, 1402	4 BHK	240.20	2585.51	37.26	401.07	46.09	496.11	323.55	3482.69
1601,1602	4 BHK	248.19	2671.52	29.27	315.06	46.09	496.11	323.55	3482.69



ODD FLOOR PLAN

FLAT NOS.	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE TERRACE AREA		TOTAL USABLE AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
303, 501, 701, 901, 1101, 1301, 1501 302, 502, 702, 902, 1102, 1302, 1502	4 BHK	240.70	2590.89	37.02	398.48	49.56	533.46	327.28	3522.84

NOTE :
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Naiknavare Developers are one of the leading real estate developers and pioneers of many radical concepts like Aluform technology that enables 2 million sq. ft. construction annually, a property services division for its customers and many more. Besides having created over 10 million sq. ft of landmark construction that dominates the skylines of Pune, Navi Mumbai, Goa and Kolhapur; the Group has diversified into the hospitality business under the Seasons Apartment Hotel brand. With a strong reputation for innovative design, quality construction and timely completion of projects & a comprehensive property management division, Naiknavare Developers are not just for better housing, but better living for all.

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BUILDING TOMORROW. TODAY.

Behind many prestigious landmarks in Pune, Mumbai and Bangalore, is the Pride Group. The Group is known for its outstanding architectural marvels that stand on a solid foundation of superior engineering and infallible quality. An ISO 9001 certified company, the Pride Group has crossed the 6 million sq. ft. mark and with its new showcase properties has its eyes set on crossing new frontiers in construction. The group believes in high ethical standards and follows formalized techniques of construction management with a continuous feedback system making it one of the most efficient conglomerates in the construction industry.

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