



ZEN ELITE

KHARADI

Homes where *peace*  
resides and  
you thrive.



# Here's your ticket to breathing in *peace.*

Urban lifestyle comes with chaos - where everyone is trying to reach somewhere. Presenting a new residential address in Kharadi to melt that chaos into calm.

Located amidst the greens of Pune city, it's exactly where you wish to reach at the end of the day - a serene cocoon where the fun is complementary. Be ready to unwind in the swamp of premium facilities and a posh lifestyle every day. Accept the pass to breathe in peace.





50+ amenities to make  
your 365 days *peaceful.*



Images are for representational purpose only

### **PODIUM LEVEL**

Table Tennis | Yoga-Zumba Hall | Gym | Day Care | Co-working Space | Mini-theatre | Library / Reading Hall | Indoor Games | Water Feature | Badminton Court | Futsal Court | Flag Hoisting Area | Play Area (Rubber Floor) | Stage | Basketball Court | Club House | Party Lawn with Buffet Area | Hotfoot Area / Multipurpose Court | Box Cricket | Amphitheatre | Squash Court | Gazebo | Salon Parlour | Spa Area

### **TERRACE LEVEL**

Swimming Pool | Jacuzzi | Pool-side Party Area | Hammock Garden | Pergola / Trellis Stone Feature | Music Garden | Yoga-Meditation Area | Gazebo | Lawn | Bridge | Sit-outs | Open Gym

### **GROUND LEVEL**

Main Entrance with Grand Canopy | Feature Wall | Dog Park | Acupressure Track | Pergola | Sit-outs | Bus Bay

# Minute details to serve peace for a *lifetime.*

## **STRUCTURE & BLOCKWORK**

- RCC framed structure, aluform shuttering (hybrid structure format)
- Masonry walls in 125mm AAC blocks (Autoclaved Aerated Concrete Blocks)
- Birla Super Shakti, Ambuja, Vasavdatta / equivalent type cement
- Fe 500 steel

## **PAINTING & FINISHING**

- Interior Home Walls:
  - Internal wall with Gypsum finish of Gyproc / Buildcon / equivalent
  - Dulux / Asian Paints / Nerolac / equivalent for walls and ceiling
- Other Interior Walls:
  - Internal plastering with Gypsum finish of Gyproc / Buildcon / equivalent
  - Dulux / Asian Paints / Nerolac / equivalent textured paint / equivalent with scratch finish near lift lobbies
  - Textured paint with scratch finish texture

## • External Walls:

- External plaster with double coat, sand-faced plaster with chicken mesh
- Dulux textured paint and Dulux Weather Shield / equivalent for all exterior walls

## **FLOORING**

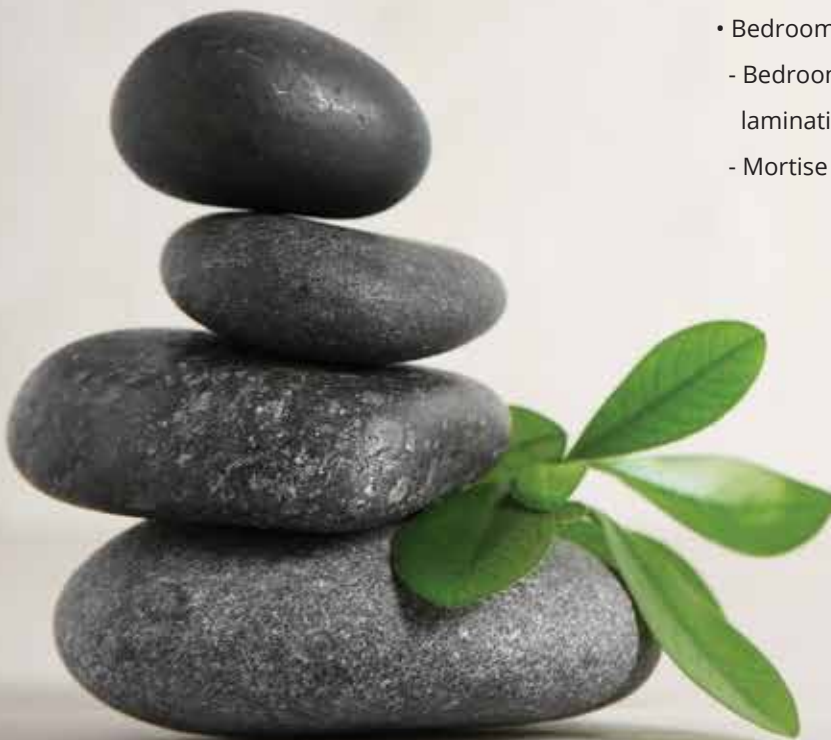
- 600 mm x 1200 mm vitrified flooring (Kajaria / equivalent)
- Anti-skid flooring for bathroom and attached terraces

## **WATERPROOFING**

- Brickbat & chemical waterproofing for attached terraces
- Chemical waterproofing in toilets

## **DOORS**

- Main Door:
  - Century / Greenply / equivalent main door with ply frame
  - Yale / equivalent biometric lock
- Bedroom Doors:
  - Bedroom door with plywood frame with lamination
  - Mortise lock / Europa cylindrical lock



• Toilet & Balcony Doors:

- Laminated door with granite door frame
- Europa / equivalent Mortise lock / cylindrical lock

• Balcony:

- UPVC sliding doors with mosquito net

**LIFTS**

- Kone / Schindler / OTIS / equivalent automatic lifts with power back up

**SECURITY**

- CCTV monitoring in common areas
- Fire alarm & fire-fighting system as per the law
- Boom barrier at each entry and exit
- Video door phone in each home

**WINDOWS**

- UPVC sliding windows with mosquito net

**RAILING**

- 1200 mm high glass railing with SS grab bar

**COMMON FEATURES**

- 1 drivers' toilet to be provided in each building
- Kirloskar / equivalent genset back-up system
- Osram / equivalent LED-based fittings for common area lights
- Attractive entrance lobbies

**KITCHEN**

- Franke / Nirali / equivalent kitchen sink (kitchen and dry balcony)
- Kajaria / Nitco / equivalent make up to 2 feet 600 x 1200 mm tiles for kitchen walls
- Jaquar / Kohler / equivalent tap fittings
- Granite kitchen otta

**ENVIRONMENTAL FEATURES**

- Rainwater harvesting
- STP recycled water for flushing
- Organic waste converter
- Water treatment plant
- Fruit bearing trees

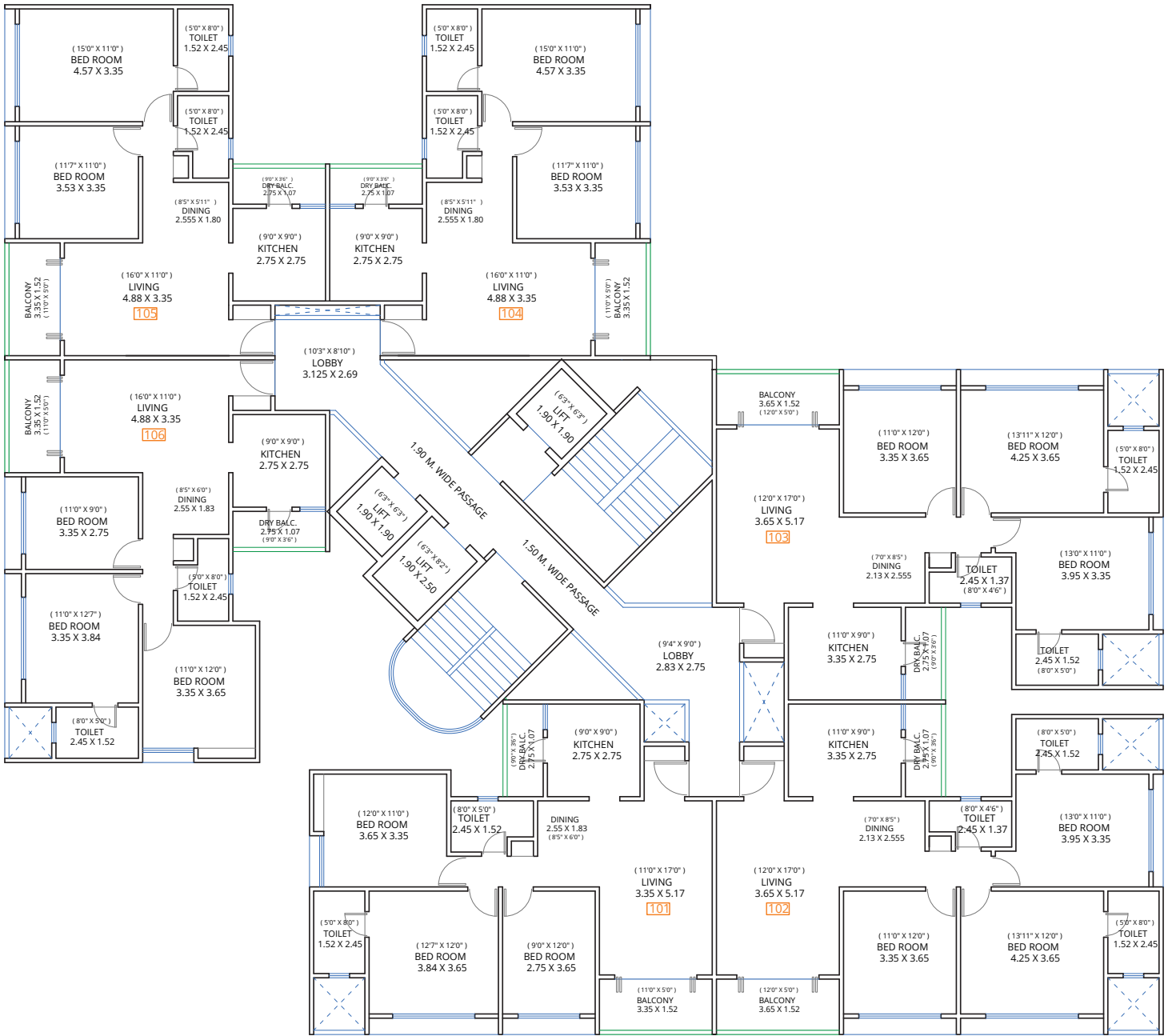
**WASHROOM**

- Kajaria / equivalent make 400 mm X 800 mm anti-skid tiles toilet flooring
- Kajaria / equivalent make 400 mm x 800 mm for toilet walls
- Jaquar / Kohler / equivalent basins & WC
- Jaquar / Kohler / equivalent tap fittings
- Slung plumbing in Geberit fittings
- Openable false ceiling in washroom
- Provision for exhaust fan
- Solar water supply in one bedroom

**ELECTRIFICATION & CABLING**

- Polycab / Finolex / concealed wiring
- Schneider Vivace series / Legrand Mylinc / Livia / equivalent
- Provision for exhaust fan in kitchen & toilets area
- Adequate electrical points
- TV & telephone points in living room and TV points in the master bedroom
- AC point in master bedroom, provision in other bedrooms and living room
- All flats with genset backup to light points





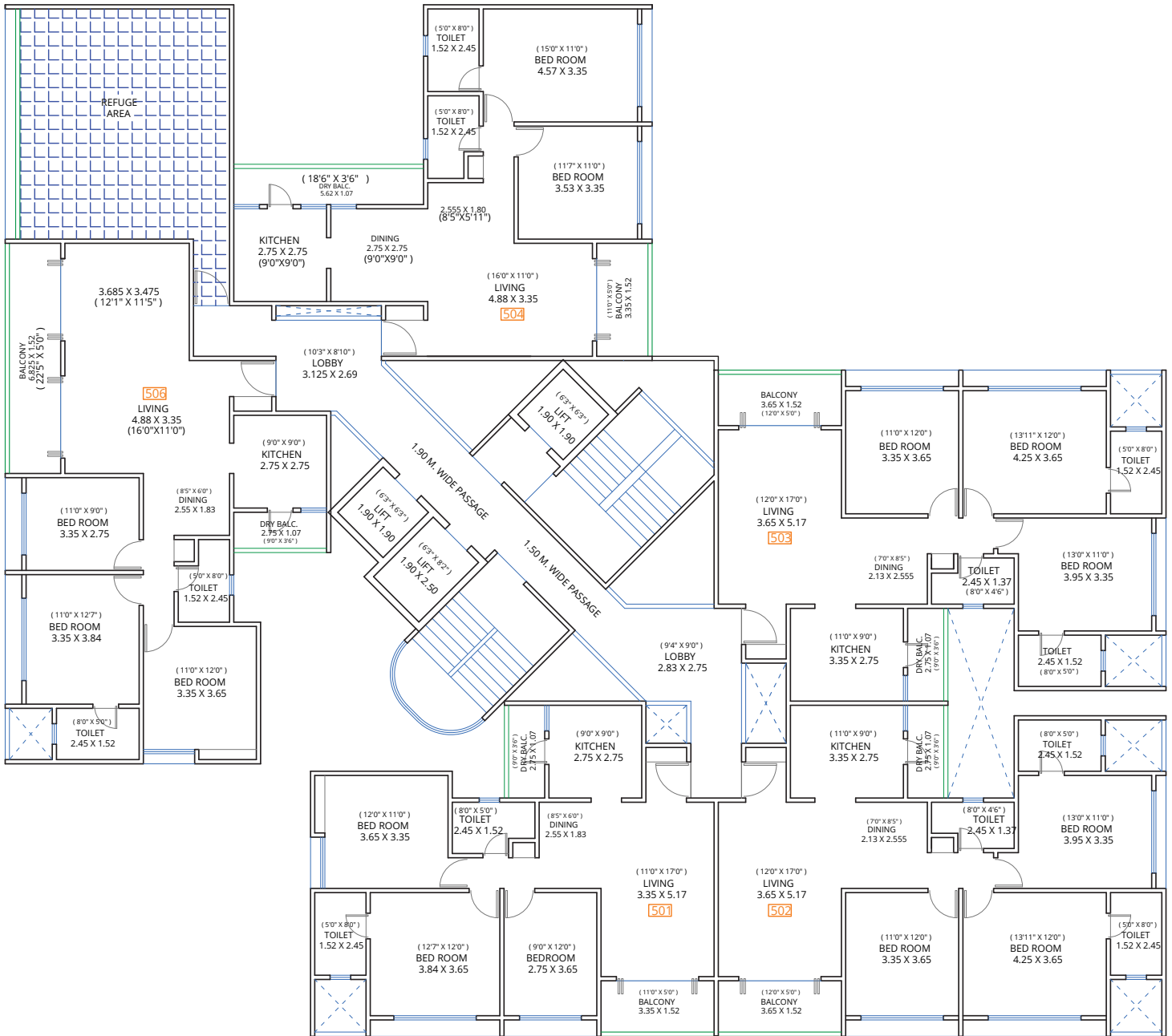
AREA STATEMENT					
FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	BALCONY AREA		
101	2.5 BHK	82.12	8.03	90.15	970
102	3 BHK	95.53	8.49	104.02	1120
103	3 BHK	95.53	8.49	104.02	1120
104	2 BHK	69.84	8.03	77.87	838
105	2 BHK	69.84	8.03	77.87	838
106	2.5 BHK	78.96	8.03	86.99	936
				540.92	5822

## TYPICAL FLOOR PLANS

### "WING A3"

(1st, 2nd, 3rd, 4th, 6th, 7th, 8th, 9th, 11th, 12th 13th, 14th, 16th, 17th, 18th, 19th, 21st, 22nd & 23rd floor)



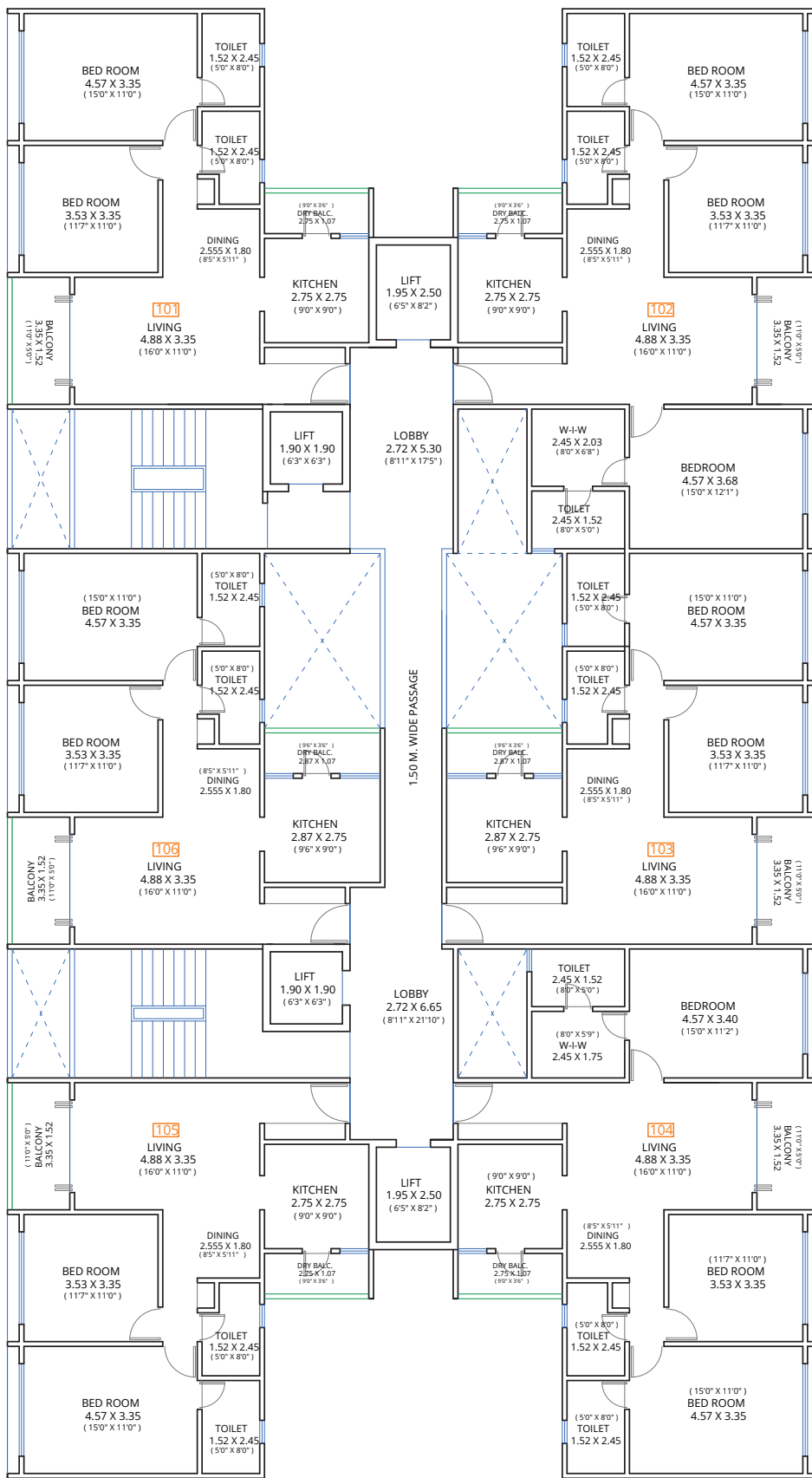


AREA STATEMENT					
FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	BALCONY AREA		
501	2.5 BHK	82.12	8.03	90.15	970
502	3 BHK	95.53	8.49	104.02	1120
503	3 BHK	95.53	8.49	104.02	1120
504	2 BHK	77.75	11.11	88.86	956
505	REFUGE	0.00	0.00	0.00	0
506	2.5 BHK	92.07	13.31	105.38	1134
				492.43	5301

## REFUGE FLOOR PLANS

# “WING A3”

(5th, 10th, 15th & 20th floor)



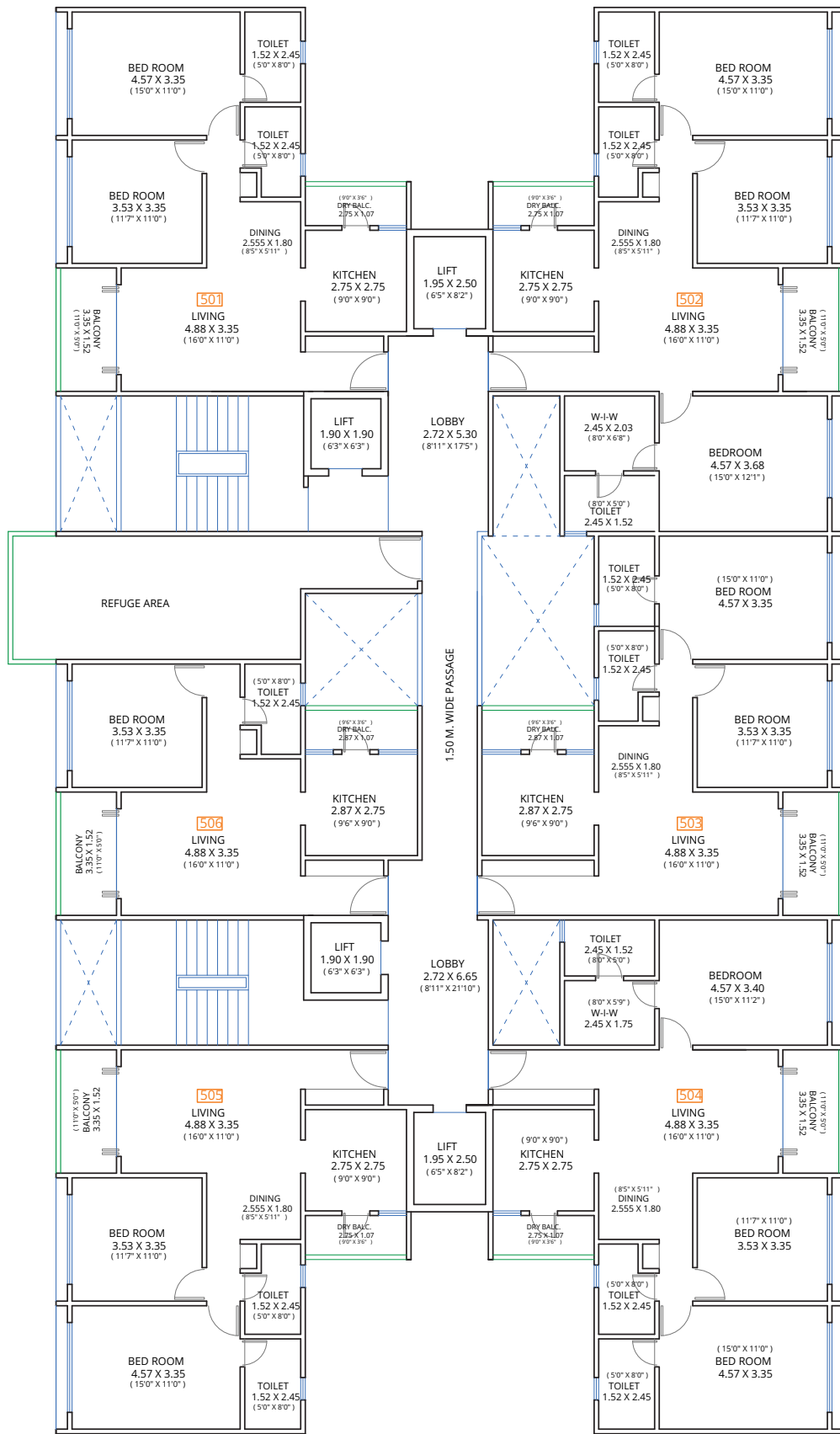
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		FLAT CARPET	BALCONY AREA		
101	2 BHK	71.47	8.03	79.50	855.7380
102	3 BHK	99.50	8.03	107.53	1157
103	2 BHK	74.17	8.12	82.29	886
104	3 BHK	97.50	8.03	105.53	1136
105	2 BHK	71.47	8.03	79.50	856
106	2 BHK	72.71	8.12	80.83	870
				535.18	5761

## TYPICAL FLOOR PLANS

### "WING A2"

(1st, 2nd, 3rd, 4th, 6th, 7th, 8th, 9th, 11th, 12th 13th, 14th, 16th, 17th, 18th, 19th, 21st, 22nd & 23rd floor)

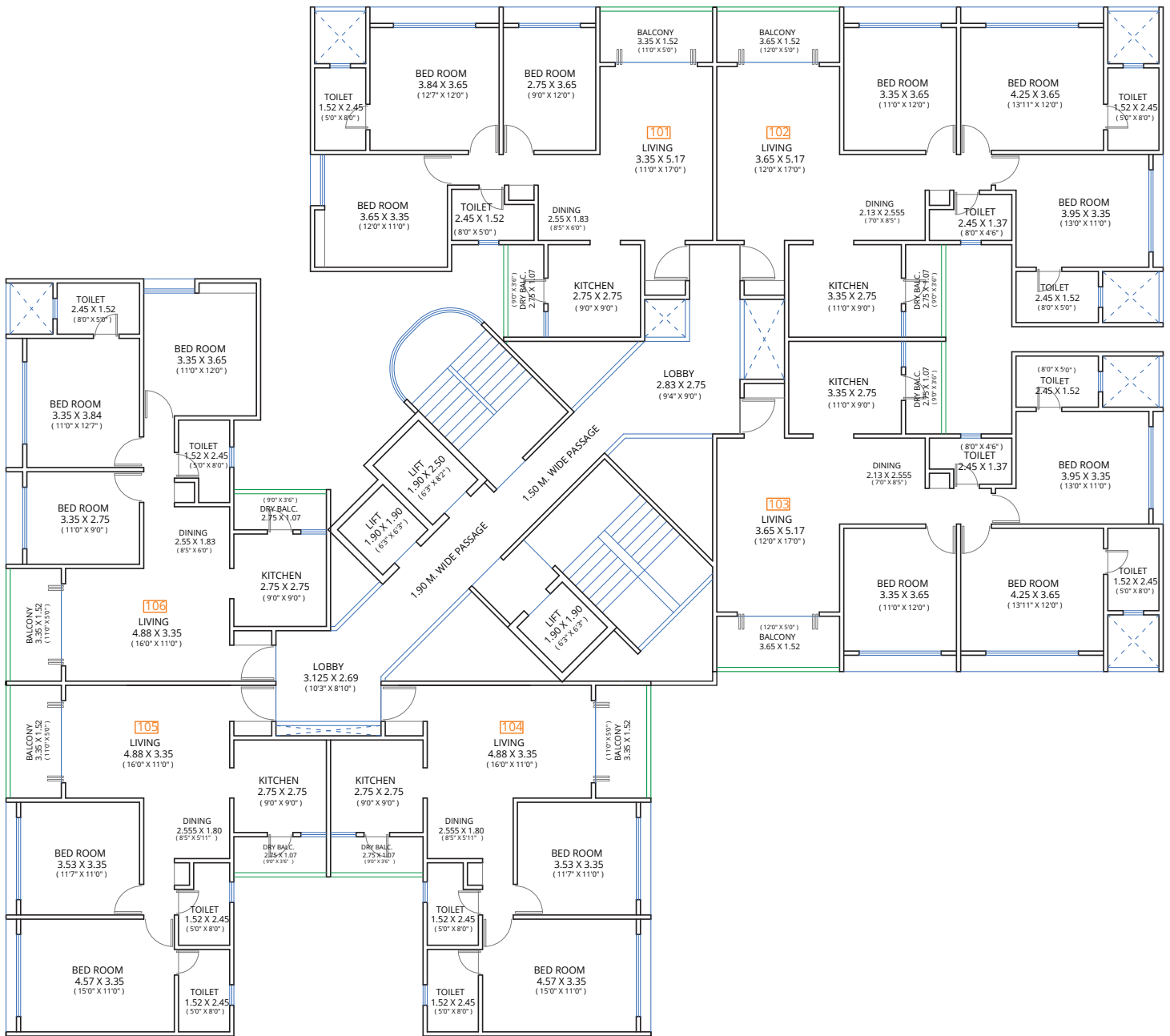




FLAT NO.	FLAT TYPE	AREA STATEMENT		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	BALCONY AREA		
101	2 BHK	71.47	8.03	79.50	855.7380
102	3 BHK	99.50	8.03	107.53	1157
103	2 BHK	74.17	8.12	82.29	886
104	3 BHK	97.50	8.03	105.53	1136
105	2 BHK	71.47	8.03	79.50	856
106	1 BHK	50.70	8.12	58.82	633
				513.17	5524

# REFUGE FLOOR PLANS "WING A2"

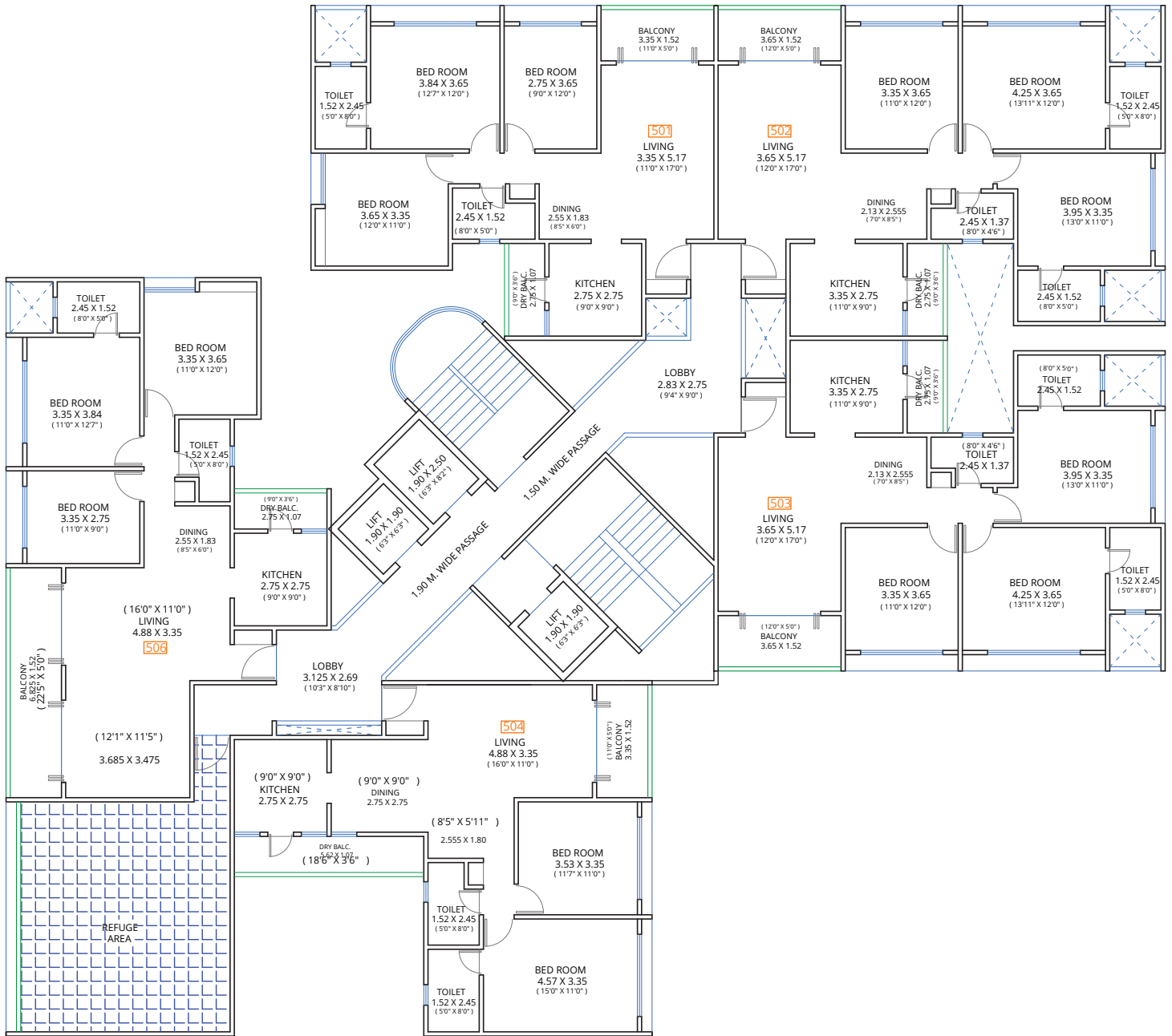
(5th, 10th, 15th & 20th floor)



AREA STATEMENT					
FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	BALCONY AREA		
101	2.5 BHK	82.12	8.03	90.15	970
102	3 BHK	95.53	8.49	104.02	1120
103	3 BHK	95.53	8.49	104.02	1120
104	2 BHK	69.84	8.03	77.87	838
105	2 BHK	69.84	8.03	77.87	838
106	2.5 BHK	78.96	8.03	86.99	936
				540.92	5822

## TYPICAL FLOOR PLANS "WING A1"

(1st, 2nd, 3rd, 4th, 6th, 7th, 8th, 9th, 11th, 12th, 13th, 14th, 16th, 17th, 18th, 19th, 21st, 22nd & 23rd floor)



FLAT NO.	FLAT TYPE	AREA STATEMENT		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	BALCONY AREA		
501	2.5 BHK	82.12	8.03	90.15	970
502	3 BHK	95.53	8.49	104.02	1120
503	3 BHK	95.53	8.49	104.02	1120
504	2 BHK	77.75	11.11	88.86	956
505	REFUGE	0.00	0.00	0.00	0
506	2.5 BHK	92.07	13.31	105.38	1134
				492.43	5301

## REFUGE FLOOR PLANS

# “WING A1”

(5th, 10th, 15th & 20th floor)



## MASTER PLAN



Project address: Zen Elite, Survey No. 70/1,  
Next to EON Waterfront, Grant Road, Kharadi,  
Pune - 411014

 **7676 881199**



Email:- sales@mahalaxmipune.com