

IT'S ALL
ABOUT
YOU.

BE THE CENTRE
OF **YOUR**
UNIVERSE.
YOU ARE THE
CENTRE OF
OURS.
BE **YOURSELF**.
BE **YOUNIQUE**...

UNIQUE
YOUUTOPIA



**LIVE THE
YOUNIQUE LIFE!**

Welcome to a Unique living experience where every element of your lifestyle, from the luxurious indoors to the exciting outdoors, has been carefully planned to cater to your needs. Where every feature has been thoughtfully planned keeping YOU and your loved ones in mind. A lifestyle where everything is built around your needs. A lifestyle we would like to call Younique.

Welcome to **Unique Youtopia**! Located in Central Kharadi, this project of 2 & 3 BHK residences has been planned keeping all your needs in mind. Be it entertainment or convenience, everything you need is just a skip away from **Unique Youtopia**. From spacious plans for maximum space utility to amenities spread across 40,000 sq.ft., get prepared to live a Younique Life!

BIRD'S EYE VIEW



ARTISTIC IMPRESSION

REDISCOVER YOUTH

45+ AMENITIES

5 RECREATION ZONES

40,000 SQ. FT.+ OPEN AREAS

Remember your childhood when you never ran short of options to play? Remember those days of carefree abandon when you forgot all your worries and spent endless hours enjoying the outdoors?

With 45+ amenities spread across 5 recreation zones and an open area of over 40,000 sq.ft., you have plenty of options to rediscover youth and bring back your childhood memories at **Unique Youtopia.**



CONCEPTUAL IMAGE

LAYOUT PLAN



ARTISTIC IMPRESSION

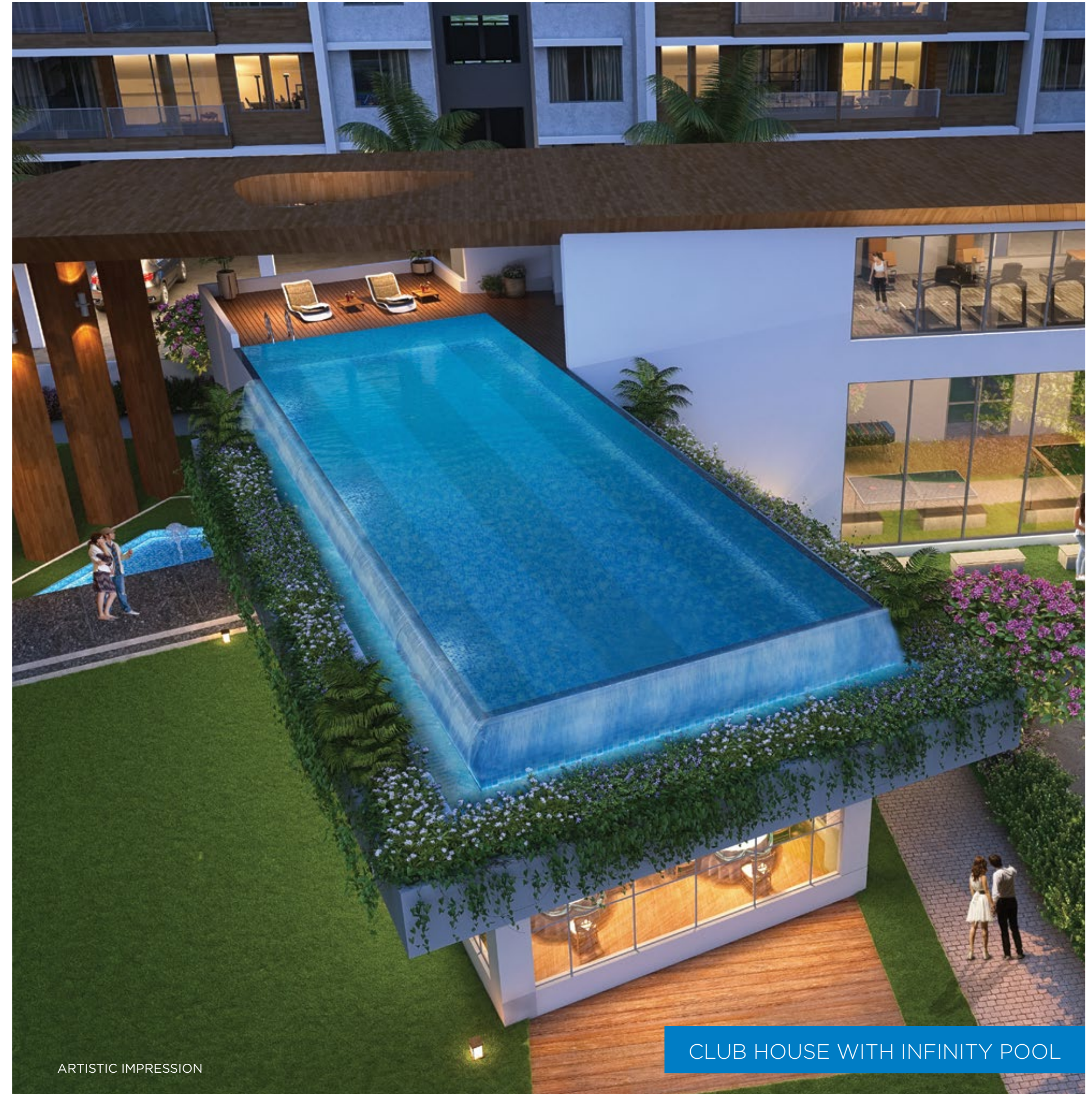
- | | | | | | |
|---|---|------------------------------------|---------------------------------|------------------------------|---|
| 1. Designer Entrance Gate with Security Cabin | 6. Crechè / Daycare | 11. WiFi Enabled Workstation | 16. Senior Citizens Sit Outs | 21. Indoor Gymnasium with AC | 26. Children's Play Area with Equipment on Ground Floor |
| 2. School Bus Waiting Area | 7. Paving Block / Tremix Internal Road | 12. Gazebo | 17. Party Lawn with Buffet Area | 22. Indoor Games Area | 27. Outdoor Gymnasium |
| 3. Badminton Court | 8. Yoga Area / Meditation Cove | 13. Leisure Sit Outs with Hammocks | 18. Infinity Pool | 23. Spa / Massage Room | 28. Jogging Track |
| 4. Outdoor Table Tennis Court | 9. Guest Suites | 14. Multipurpose Court | 19. Party Hall with Pantry | 24. Steam Room | |
| 5. Outdoor Board Games Area | 10. Children's Play Area with Equipment on Podium Floor | 15. Cricket Net Practice Pitch | 20. Projector / Theatre Area | 25. Wall Climbing for Kids | |

EXTERNAL AMENITIES



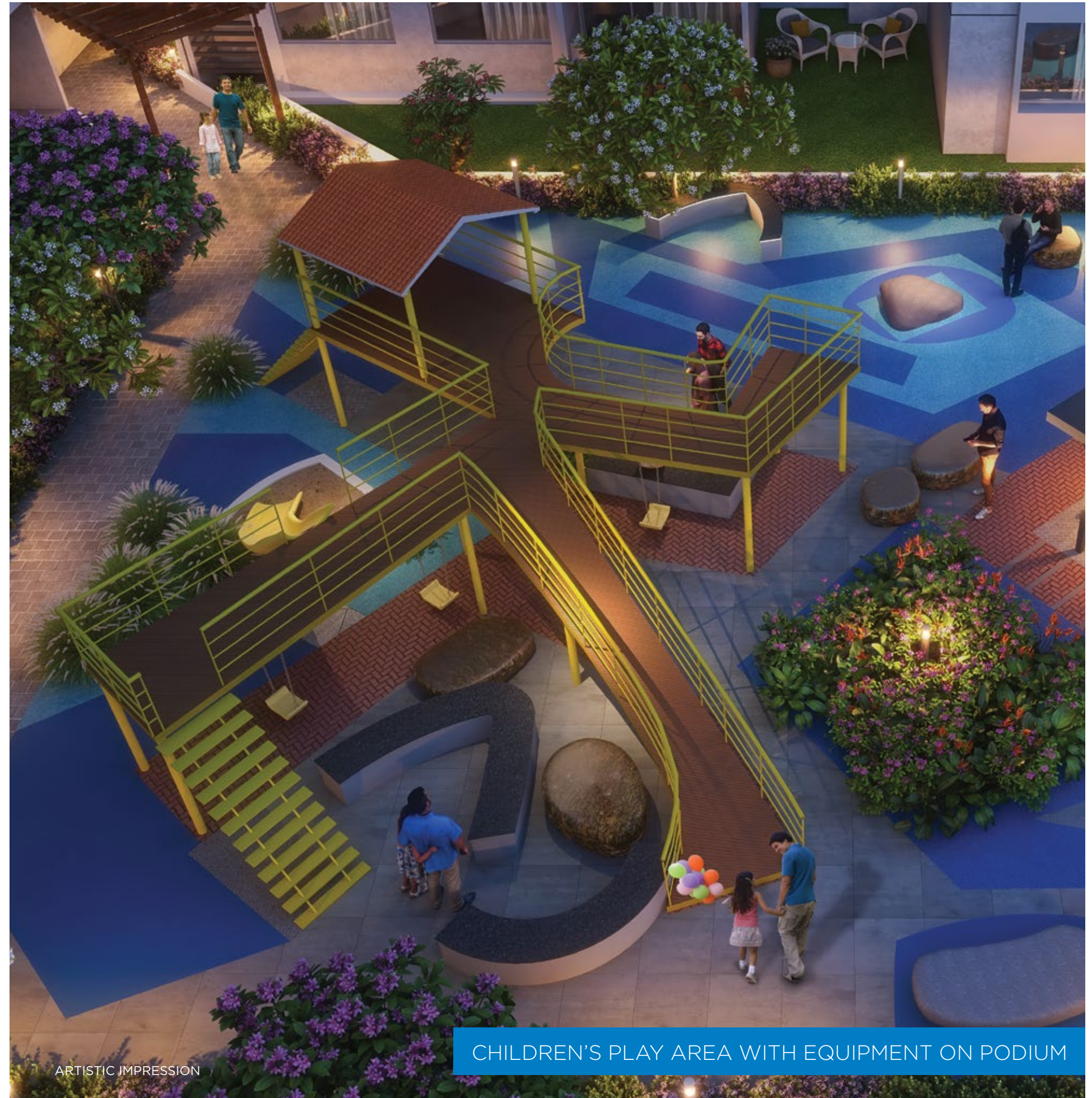
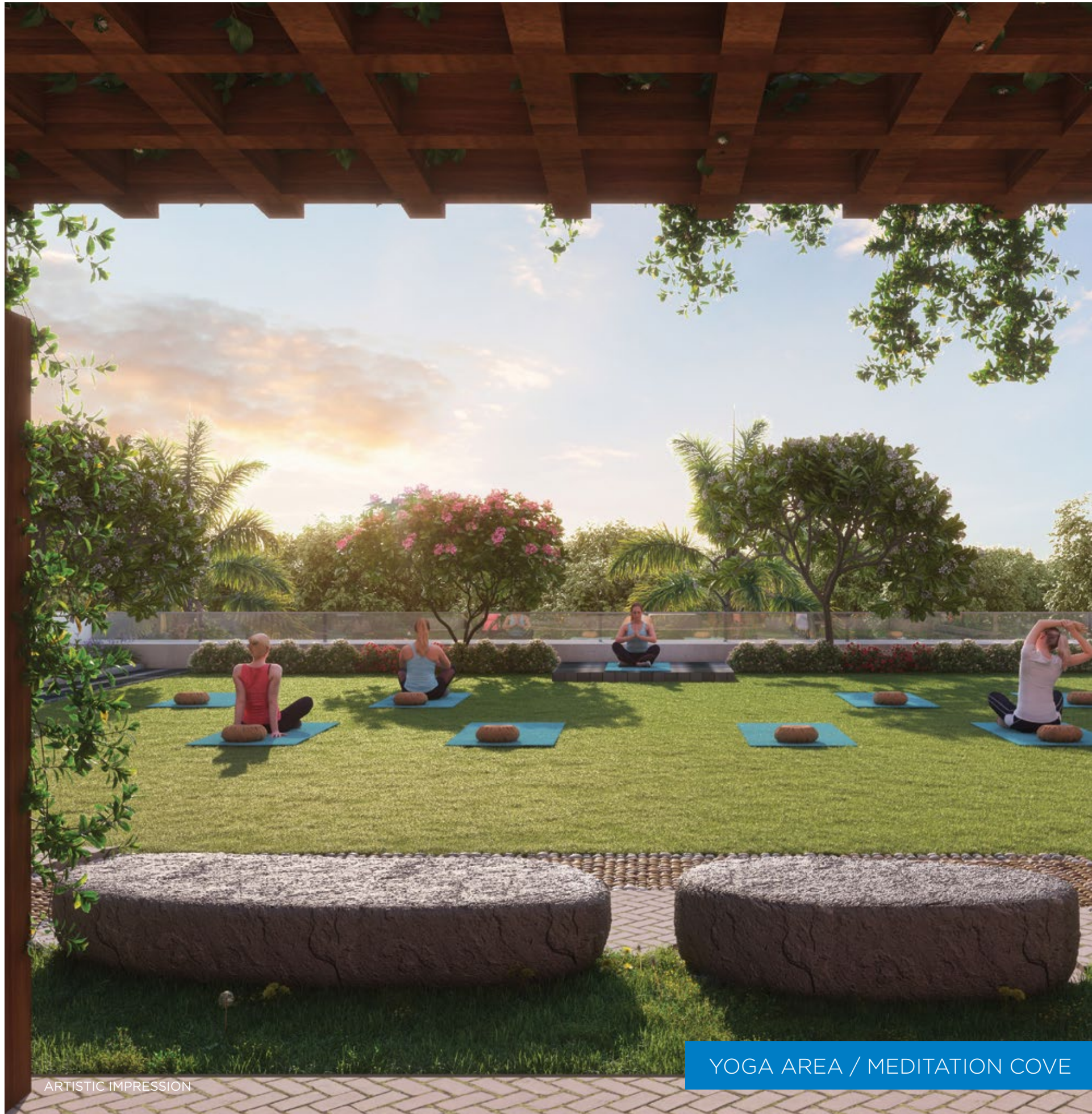
BADMINTON & TABLE TENNIS COURT

ARTISTIC IMPRESSION



CLUB HOUSE WITH INFINITY POOL

ARTISTIC IMPRESSION





ARTISTIC IMPRESSION

OUTDOOR GYM & CHILDREN'S PLAY AREA

REDEFINE YOUTILITY

WFH CORNER

MAXIMUM SPACE UTILISATION

CRECHÈ ON PREMISES

At **Unique Youtopia**, every nook and corner comes packed with features that are sure to add ease to your life. Not only the features, even the floor plans have been optimised to fit all the needs of a modern lifestyle. At **Unique Youtopia**, we have redefined utility to ensure that your home compliments your lifestyle; which is precisely why we call it YOUTILITY!



CONCEPTUAL IMAGE

INTERNAL AMENITIES



ARTISTIC IMPRESSION

GYMNASIUM



ARTISTIC IMPRESSION

WI-FI ENABLED WORKSTATIONS



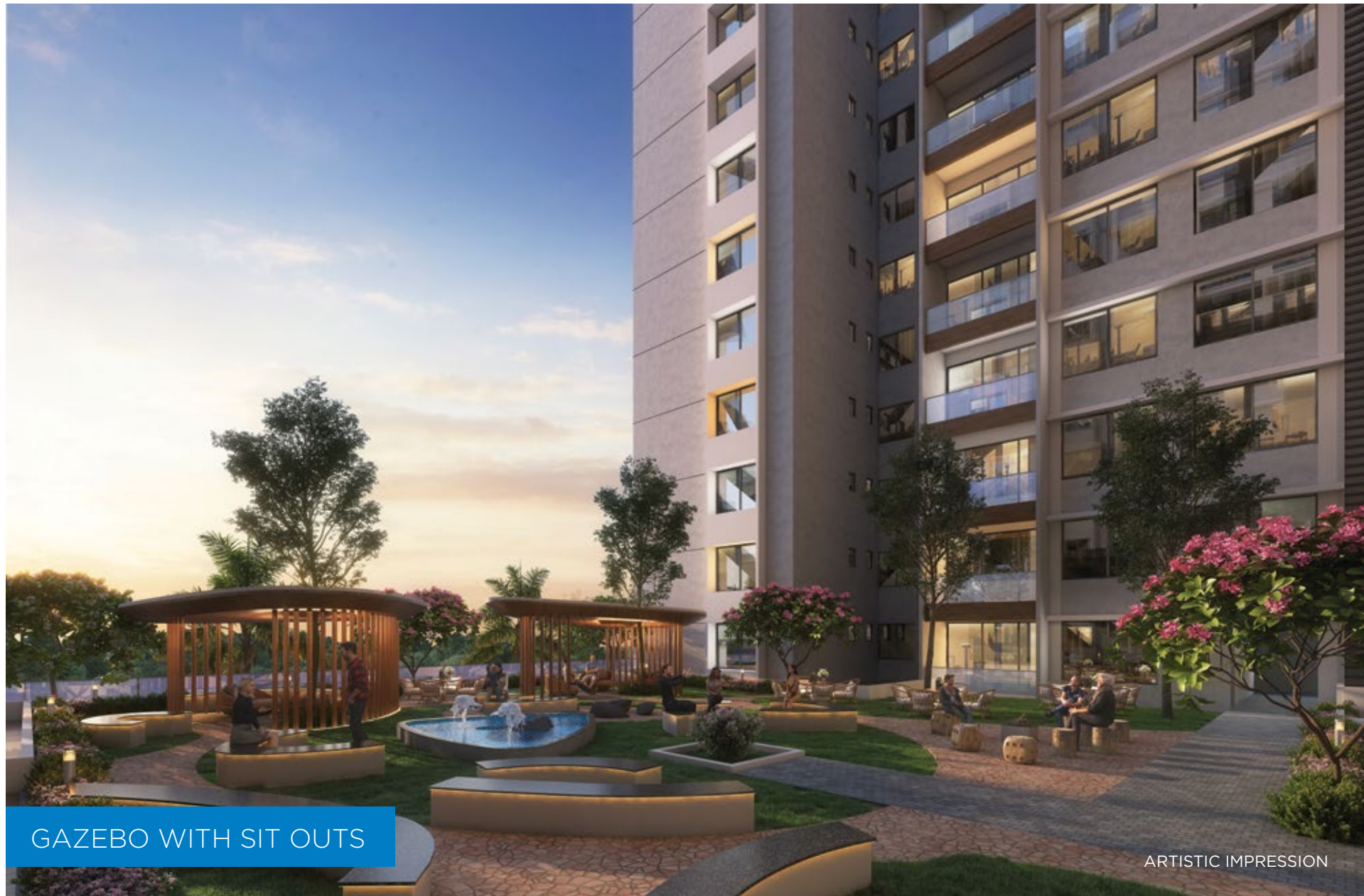
ARTISTIC IMPRESSION

CRECHÈ



ARTISTIC IMPRESSION

BOARD GAMES AREA



GAZEBO WITH SIT OUTS

ARTISTIC IMPRESSION

PROJECT HIGHLIGHTS

- » Smart Biometric Locks
- » Video Door Phone for Each Flat
- » Kitchen Trolleys
- » Fan & Tube Lights in Kitchen, Living Room & Bedrooms
- » Limited Genset Back-Up Within the Flat

PROJECT AMENITIES

- » Yoga Area / Meditation Cove
- » Badminton Court
- » Infinity Pool
- » Outdoor Table Tennis Court
- » Multipurpose Court
- » Outdoor Gymnasium
- » Outdoor Board Game Area
- » Children's Play Area with Equipment on Ground & Podium Floors
- » Jogging Track
- » Cricket Net Practice Pitch
- » Rock Featured Barefoot Track
- » Leisure Sit Outs with Hammocks
- » Gazebo
- » Party Lawn with Buffet Area
- » Party Hall with Pantry
- » Cafeteria Space
- » Senior Citizens Sit Outs
- » Feature Wall
- » Wall Climbing for Kids
- » Indoor Games Area
- » Indoor Gymnasium with AC
- » Spa / Massage Room
- » Steam Room
- » Crechè / Daycare
- » Guest Rooms
- » Projector / Theatre Area
- » WiFi Enabled Workstations
- » School Bus Waiting Area
- » Visiting / Meeting Area in Lobbies
- » Mail Area

COMMON AMENITIES

- » Genset Backup for Common Areas
- » Provision for Piped Gas System
- » Paving Blocks / Tremix Internal Road
- » Designer Lobbies
- » Rain Water Harvesting
- » Sewage Treatment Plant
- » Automatic Lifts with Genset Backup
- » Designer Entrance Gate with Security Cabin
- » CCTV Cameras in Common Areas
- » Fire Fighting System
- » Solar Heated Water in All Bathrooms
- » Society Office



PROJECT SPECIFICATION



MASONRY

- » Sand finish external plaster
- » Gypsum finish internal walls
- » AAC blocks masonry



KITCHEN

- » Kitchen platform with sink
- » Designer Dado tiles up to lintel level
- » Provision for exhaust fan
- » Kitchen trolleys without overhead cabinets



DOORS & WINDOWS

- » Smart biometric locks
- » Laminated flush door
- » Partial Granite door frame in bathrooms
- » Powder coated 3 track Aluminum windows with mosquito mesh
- » Powder coated Aluminum sliding door in living
- » MS grill for windows
- » Granite window sill on all 4 sides
- » Glass railing in balcony



Paint

- » Oil Bound Distemper in entire flat
- » Semi Acrylic paint on external walls



FLOORING

- » 600 mm x 1200 mm vitrified flooring tiles
- » Designer anti-skid tiles in terraces



TOILET

- » CP & sanitary fitting of good quality
- » Provision for exhaust fan in bathrooms
- » Solar heated water in all bathrooms
- » Designer wall tiles up to ceiling level



ELECTRIFICATION

- » Concealed Copper wiring
- » Electrical switches of good quality
- » Television point in living & master bedroom
- » Limited genset back up within the flat
- » Fan & tube lights in kitchen, living room & bedrooms
- » Video Door Phone for each flat
- » AC point in master bedroom

EXPERIENCE YOUPHORIA

CLOSE TO MALLS

INTEGRATED CONVENIENT SHOPPING

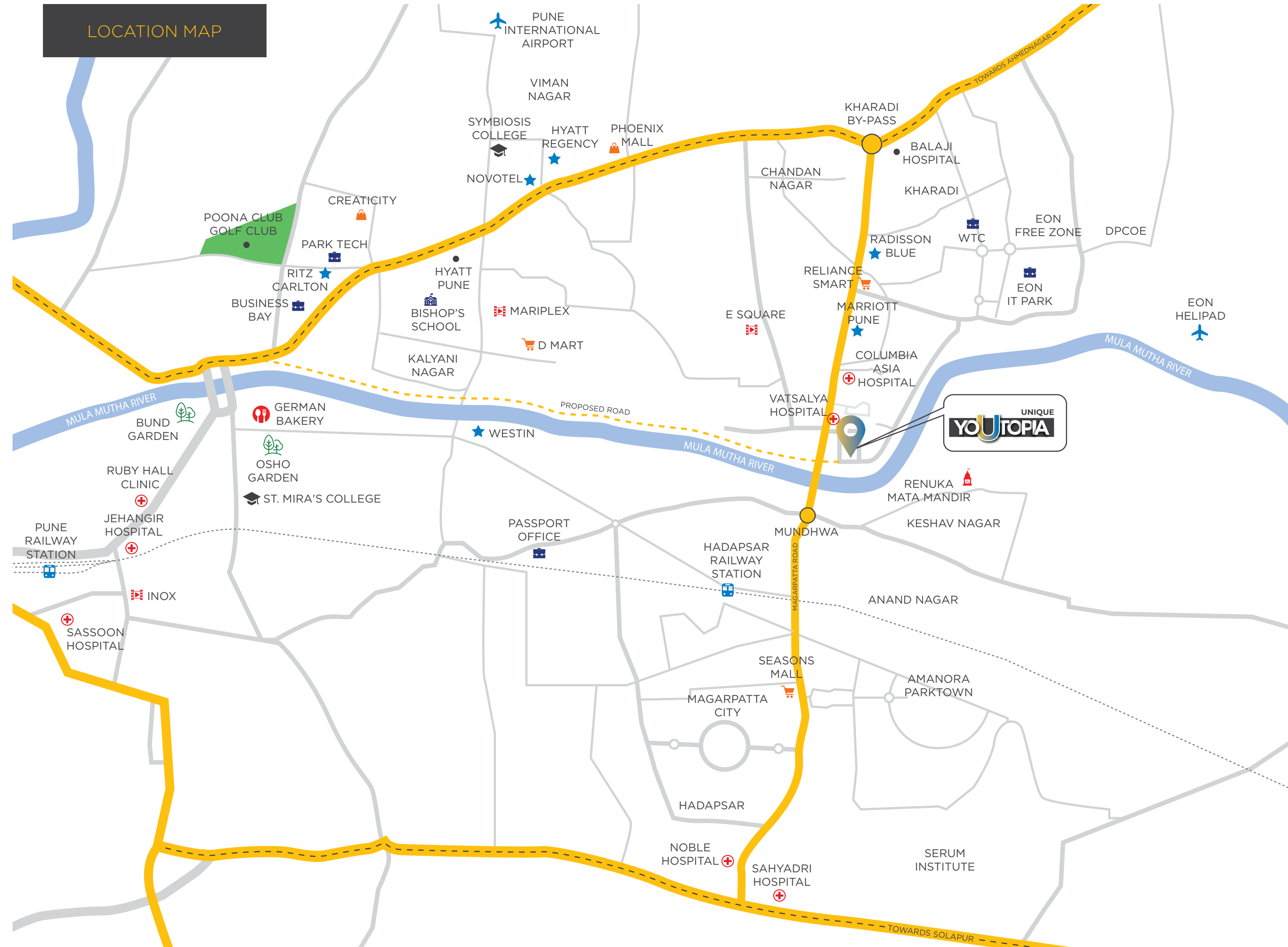
CLOSE TO WORK

Located in Central Kharadi, **Unique Youtopia** is right where the action is at. This premium location has everything that you would need to live life to the fullest. Be it driving to work or shopping in premium malls to fine dining, experience the Youphoria of living in one of Pune's most sought after locations!



CONCEPTUAL IMAGE

LOCATION MAP



KEY DISTANCES

CONNECTIVITY

- » Magarpatta - 7 km
- » Kalyani Nagar - 7 km
- » Koregaon Park - 7 km
- » Viman Nagar - 7 km
- » Pune Airport - 9 km
- » Pune Railway Station - 12 km

IT PARKS

- » Zensar IT Park - 2 km
- » World Trade Centre - 2 km
- » EON IT Park - 3 km
- » Panchshil IT Park - 4 km
- » Magarpatta IT Park - 6 km
- » Weikfield IT Park - 6 km

SCHOOLS

- » Victorious Kid's Education - 3 km
- » Phoenix World School - 4 km
- » Oxford World School - 4 km
- » Little Millennium - 5 km

HOTELS

- » Radisson - 2 km
- » Westin - 5 km
- » Novotel - 6 km
- » Hyatt Regency - 9 km

HOSPITALS

- » Columbia Asia Hospital - 2 km
- » Vatsalya Hospital - 2 km

ENTERTAINMENT

- » Seasons Mall - 4 km
- » Amanora Town Centre - 4 km
- » Phoenix Market City - 6 km



Since inception, **Unique Properties** has always been consistent in delivering the core promises of quality and timely delivery. With innovation at its core and a team experienced in diverse capabilities, **Unique Properties** has been constantly bettering the technique of creating sustainable and exemplary lifestyles for their customers.

OUR LEGACY

13+

YEARS OF EXPERTISE

15+

LANDMARK PROJECTS

2500+

HAPPY CUSTOMERS

PROJECT PORTFOLIO



UNIQUE LEGACY GRAND

2.5 & 3 BHK HOMES
KESHAV NAGAR



UNIQUE LEGACY MAJESTIC

2 BHK HOMES
KESHAV NAGAR



UNIQUE LEGACY ROYALE

2 BHK HOMES
KESHAV NAGAR



K-VILLE

2, 2.5 & 3 BHK HOMES
KIWALE



AEROPOLIS

2, 2.5 & 3 BHK HOMES
LOHEGAON



GOODWILL UNIQUE ZEST COUNTY

2 & 3 BHK SMART HOMES
LOHEGAON



GOODWILL NIRMITI

1, 1.5 & 2 BHK HOMES
LOHEGAON

ALL ABOVE IMAGES ARE ARTISTIC IMPRESSIONS

CREDITS

Liasoning Architect

Sandeep Hardikar & Associates

RCC Designer

SV & Associates

Legal Advisor

Adv. Sudhakar Kale

Designer Architect

Cubix Architects

Landscape Designer

Mr. Mahesh Chinchalkar

Service Consultant

Skyline MEP

A Project By



**UNIQUE
PROPERTIES**
It's All About You!

In Association with

KODRE FAMILY



7262 88 44 22 | 7263 99 66 33
7264 99 66 33 | 9673 88 44 22

Site Address: Sr. No. 18 & 19, River Road, Kharadi, Pune - 411014

Corporate Address: Unique Properties, CTS No. 11, Plot No. A, Amar Avinash Corporate City, Off. No. 7, 4th Floor, Bund Garden Road, Above HSBC Bank, Near Inox, Pune - 411001

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Filament