



# FLAMANTE

— by VTP LUXE —

BRILLIANT BY DESIGN



The idea of luxury has evolved from  
'enjoying special and expensive things'.

The new idea embraces values,  
mindfulness and accessibility too.



The opposites have come together  
to create a magical new paradigm.



The new World of Luxury  
that's truly an **AND** world.



A woman with long dark hair, wearing a strapless, floor-length, flowing yellow dress and black high-heeled shoes, stands on a balcony at night. She is looking back over her shoulder towards the camera. The balcony has a metal railing with horizontal bars. The background is dark, with some blurred lights visible in the distance. The overall mood is elegant and sophisticated.

Luxury is now a fabulous thought,  
WITH A SOUL.



VTP Realty has been enjoying the numero uno\* position, 5 years consecutively in Pune and has achieved the distinguished 5th\*\* rank in the list of the top real estate brands of India for FY 2021-22.

\*According to sales revenue figures. \*\*According to number of units sold.

When disruption is in the DNA, what does a thoughtful market leader do? It disrupts its own DNA of inclusiveness and thoughtfulness. It evolves itself higher to cater to the discerning taste, by creating another gamechanger that will redefine the luxury real estate market in Pune. After all, a luxury brand needs to be exclusive, exquisite, and sustainable, to be loved. Add abundance and being responsible to these attributes, and you have a modern luxury brand that will set new benchmarks in the category.

VTP LUXE is no ordinary brand. It is born out of a market-leader fulfilling its customers' demands and putting in its all to create a new normal in luxury, that will be perhaps a rare find in the market that is full of the ordinary. And then, continue to evolve the category in line with our legacy.

VTP LUXE is built on pillars of exclusivity, authenticity, and credibility. And yet, this is where the magic comes in. It delivers luxury that is extraordinary as well as responsible. Our extravagant homes will offer exquisite craftsmanship, opulent material and finishes, and stunning apartment design that are meant for those seeking a larger than life home. Boasting every conceivable amenity, the best in technology, and the highest level of detailing, VTP LUXE's developments are designed to be an island for the well heeled. All with a sustainable approach.

Welcome to VTP LUXE. Welcome to luxury with a soul. Welcome to a world that's EXQUISITELY THOUGHTFUL.



Introducing  
Our tribute to brilliance.



How high is the sky?



How deep are thoughts?

A woman with long dark hair, wearing a dark, patterned dress, stands in a field of yellow flowers. She is looking upwards with her head tilted back. The background shows a hazy landscape with rolling hills under a bright, overcast sky. The overall mood is contemplative and serene.

How fragrant is a flower?



So how brilliant is brilliant?  
Well, brilliance just shows.



## It is here.

Our ode to brilliance. A masterpiece in architectural design, exquisite finish and luxury amenities that offer residents the ultimate in living experience. .

Introducing

# FLAMANTE

by VTP LUXE

BRILLIANT BY DESIGN

2, 3 & 4 bed luxury residences with  
extravagant simplexes & duplexes

An aerial rendering of a modern high-rise apartment complex. The complex consists of several tall, light-colored buildings with a grid-like facade. It is situated in a lush green environment with many trees. A wide, multi-lane highway runs through the scene, with several cars visible. In the background, there is a large body of water, possibly a lake or reservoir, surrounded by more greenery. The overall scene is bright and clear, suggesting a sunny day.

## Brilliant Location

Located in the elite part of Kharadi and accessible from 5 vantage access points from Pune East. Surrounded by verdant greenery yet be close to the IT hub of Kharadi. Close proximity to leisure, entertainment, fine dine and shopping avenues across Koregaon Park, Kalyani Nagar and Viman Nagar with the Pune Airport only a short drive away.



## Brilliant Design

An architectural marvel that is for the jet-setting lifestyle, exudes a sense of effortless luxury. Blurring the boundaries between nature and interior living. Large windows provide breathtaking panoramic views, while smart technology controls every aspect of the home, from lighting to climate control. Right from the gate to the lobbies to the elevation, the project is designed to appeal to the discerning tastes and high-paced lifestyles of its occupants.





Artistic Impression



Artistic Impression

## Brilliant Neighbourhood

A quiet and posh neighborhood near Yoo Villas, provides that peaceful sanctuary away from the hustle and bustle of main Kharadi. Promoting a sense of privacy and safety, thus fostering a desirable living environment that enhances overall well-being.





## Brilliant Amenities

Indulge in a lifestyle of endless recreation and relaxation with our abundant array of leisure amenities, designed to elevate your living experience to new heights.



## Brilliant Naturally

Immerse yourself in a seamless blend of interior elegance and the captivating beauty of nature, as our design seamlessly integrates indoor and outdoor spaces for a harmonious living experience.

# Project Master Plan

## Family Activities

### Ground Level

- 1 Entrance Gates
- 2 Theme Wall at the Entrance
- 3 Clubhouse / Multipurpose Hall
- 4 Seating Plaza
- 5 Infinity-Edge Swimming Pool
- 6 Wooden Deck with Seats
- 8 Party Lawn
- 9 Herbal Garden
- 11 Chit-Chat Plaza
- 12 Mural Wall
- 13 Amphitheater

### Podium Level

- 14 Pergola
- 24 Sunken Camp Fire
- 26 Food Counter
- 27 Pavilion
- 28 Stage
- 29 Celebration Lawn
- 30 Seat with Trees
- 32 Lawn Mounds
- 33 Meditation Lawn
- 34 Acupressure Pathway

## Kids

- 7 Kids' Pool
- 10 Skating Rink
- 31 Kids' Play Area

## Sports

- 15 Multipurpose Court
- 16 Lawn Tennis
- 17 Indoor Games Room
- 18 Squash Court
- 20 Indoor Gymnasium
- 21 Net Cricket Pitch
- 22 Jogging Track
- 23 Cycling Track

## Work From Home

- 19 Work-from-Home Zone
- 25 Outdoor Workspaces with Solar Canopies



\*There may be minor changes in the final location of amenities.





# Grand Entrances

Welcome home in style and luxury with our grand entrance gates, a majestic and inviting statement that sets the tone for the exceptional living experience that awaits you.

## Lavish Lobby

Step into the exquisite realm of Flamante by VTP Luxe and experience a grand entrance through the resplendent and vibrant lobby. Adorned with opulent marble-finish tiles and exquisite décor, this captivating space warmly welcomes residents and guests in a truly impressive and unforgettable manner.



Note: Tables, chairs & furnishings are not part of the standard offering in the lobby. Only decorative ceiling & flooring will be provided.

Artistic Impression



# Swimming Pool with Infinity Edge

Dive into a world of sheer glamour and indulgence with our stunning swimming pool, where sparkling waters, luxurious deck, and captivating design combine to create an unparalleled oasis of relaxation and sophistication.





## Amphitheatre

Enjoy live performances or put up one under a roof of stars amidst the soothing sound of the gurgling fountains.



## Party Lawns

Bask in the lap of luxury and celebrate life's grandest occasions amidst the lush greenery of our two expansive party lawns, meticulously crafted amidst exotic landscaping, offering the perfect backdrop for unforgettable gatherings and enchanting moments.



## Kids' Play Area

Spark joy and endless laughter in our expansive kids play area, a vibrant haven filled with imaginative structures and engaging activities, designed to create cherished memories and foster boundless fun for children of all ages.



## Solar Powered Outdoor Work Pods

Embrace sustainable living along with the luxury. Harness the brilliance of the sun to not only power your gadgets but also your imagination.



## Indoor Work-From-Home Zone

Productivity meets comfort - A modern work-space for remote professionals.

Note: Laptop and computers are not part of standard offering at the club

Artistic Impression



# Sporting Arena

Choose the sport you love and practice it in style with your friends and family.

Tennis Court



Net Cricket



Multipurpose Court



Indoor Games Room with Chess, Snooker, Table Tennis & Air Hockey

Artistic Impression



Gymnasium

Artistic Impression

## Indoor Rejuvenation

The property boasts of a state-of-the-art gymnasium and an indoor games room to recharge weary batteries. They are fully equipped with the latest gadgets and games for residents to revel in.

Note: Arrangement of equipment's in the gymnasium & indoor games room may vary at actual.





Meditation Lawn



Tree Sit-Out



Acupressure Pathway



Cycle Track



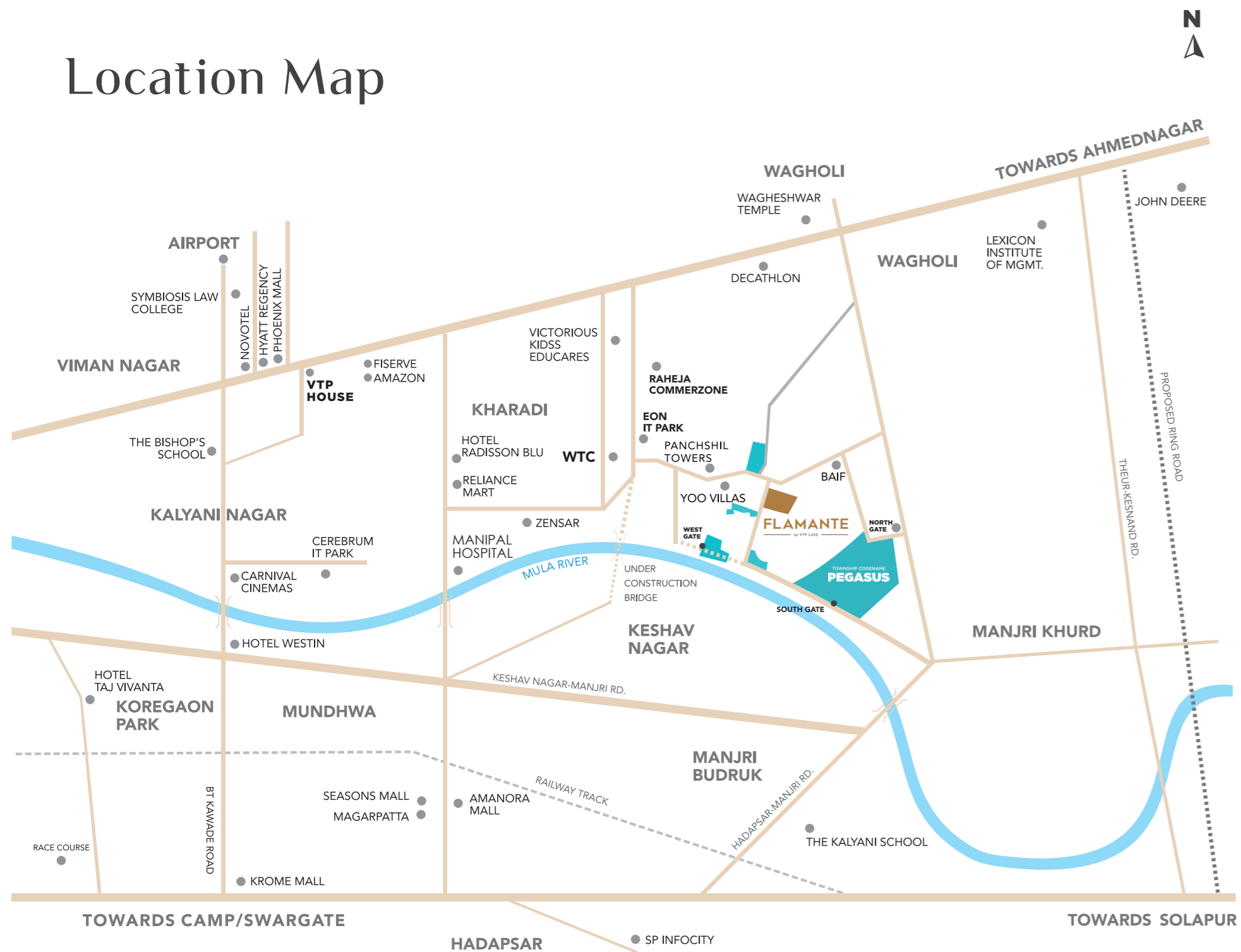
Jogging Track



Chit-chat Plaza

\*Representative images

# Location Map



\*Map is not to scale  
Minor variations may occur in final road map

# Life and Lifestyle, Just a Stone's Throw Away

	<b>Education Institutes</b>		
Podar International School	3.1 km		
Vivero International School	4.0 km		
Orchid International School	4.1 km		
Kothari International School	4.6 km		
Victorious Kids Educares	4.6 km		
Sanskriti School	7.0 km		
Lexicon International School	7.0 km		
The Bishop School Kalyani Nagar	9.8 km		
	<b>Entertainment &amp; Shopping</b>		
Reliance Mart	4.7 km		
Amanora Mall	7.5 km		
Season Mall	7.5 km		
Phoenix Market City	8.0 km		
	<b>Health &amp; Wellness</b>		
Manipal Hospital	5.0 km		
Motherhood	5.0 km		
Lifeline Hospital	6.5 km		
Noble Hospital	10.0 km		
	<b>IT Hubs</b>		
EON IT Park	3.4 km		
WTC	3.8 km		
Zensar	4.2 km		
Gigaspace	8.5 km		
Magarpatta Cybercity	9.2 km		
Panchashil Tech Park	11 km		
Commerzone	12.8 km		
	<b>Connectivity</b>		
EON Helipad	1.1 km		
Pune - Nagar Highway	3.5 km		
Pune - Solapur Highway	9 km		
Airport	9.5 km		
	<b>Hotels</b>		
Hyatt Regency	8.0 km		
Marriott Suites	9 km		
Westin	9.8 km		
Ritz Carlton	11 km		
	<b>Major Hubs: Industrial Areas</b>		
Hadapsar Industrial Estate	10.8 km		

DISCLAIMER: Maps or statements showing the location of developments are stylised and only show the approximate direction towards locations of developments. They do not necessarily be taken to indicate the location or status of rights of way, highways, transport links or any other geographical features. Descriptions of roads and public transport routes, distances and connection times are based on publically available timetables and the burden of determining the accuracy and correct timeline for or the appropriateness for use rests solely with the user accessing the information. The User acknowledges and accepts all inherent limitations of the maps and data to be dynamic and also acknowledges that the same is artistic impression and is in a constant state of maintenance, correction and revision. No express or implied liability is assumed for the accuracy of the delineated data towards the Developer.

# The Brilliant Signature Elements

## VENEER FINISH MAIN DOOR

- The premium appeal of your home begins even before you enter
- Durable and longer life

## DIGITAL LOCK

- Latest technology with Yale or equivalent digital door locks
- Can be operated via biometric, mechanical key & pin number
- Digital lock provides you safety, aesthetics along-with convenience



## LARGE SIZED GLAZED VITRIFIED TILES

- The aesthetic glamour of marble with the easy convenience & durability of vitrified tiles
- In units of 850 sq.ft. & above: Living, Dining, Kitchen & Lobby – 6'x4' (1800x1200 mm)  
Bedrooms - 5'4"x2'8" (1600x800 mm)
- In units under 850 sq.ft.: Living, Dining, Kitchen, Bedrooms & Lobby – 5'4"x2'8" (1600x800 mm)
- Anti-skid ceramic tiles - Dry Balcony & Terraces/Balcony

## SMART HOME FEATURES

- Digital Lock
- Featherlike touch pad switches
- Motion sensor lights in all baths
- Provision for mood lighting
- Provision for AC, Fan & Geyser control via a mobile app. Also compatible with Alexa\* voice command
- 3-tier security system with video door connected to the smart phone
- A smart way to control lights, temperature and set schedules for automatic switching on/off and monitor energy usage

\*Alexa device not provided.

## LUXURY LUSTRE PAINT

- Smooth finish & excellent stain resistance



\*Representative images

# THE FINER DETAILS

## PROJECT LEVEL

- Two grand entrance gates with security cabin
- Access-controlled stylish entrance lobbies for every tower
- 100% DG back-up for lifts & common areas
- Provision for electric vehicles charging points in common area
- Common washroom for drivers in the parking area
- Superior quality apex / texture / protective paints for exteriors
- Earthquake resistant RCC structure + ALUFORM construction

## INSIDE YOUR HOME

### WINDOWS

- Powder coated aluminum sliding windows

### KITCHEN

- Granite kitchen platform with S.S. sink
- Ceramic/glazed tiles above kitchen platform of 2ft
- Provision for water purifier

### PLUMBING

- Concealed anti-corrosive plumbing

### BATHROOMS

- Granite door frames
- Designer CP & sanitary fittings – Grohe / American Standard / Kohler / Toto or equivalent
- Multi-function shower head in masterbath
- Glass partition in master toilet (above 850 sq.ft.)
- Bathtub in master toilet (above 1440 sq.ft.)
- Designer tiles in all washrooms
- Motion sensor lights in all bathrooms
- Geyser point in all bathrooms

### TERRACE / BALCONY

- Partial masonry wall in bottom and S.S. railing with toughened glass
- PVC false ceiling for terraces/balcony area with decorative lighting

### ELECTRICAL

- Switches –Anchor / Legrand / Schneider / L&T or equivalent
- AC points in all rooms except kitchen

Note : All brands mentioned herein are subject to change and maybe replaced with equivalent or better brand(s) depending on the availability at the time of fitting. That decision is at the sole discretion the project architect / management.



## Location advantages a neighbourhood with flourishing potential.

Located in the elite part of Kharadi and away from the din. There is a strong connect with nature, proximity to vibrant nightlife, smooth connectivity to educational and medical facilities, and an easy commute to offices in nearby IT hubs. Few addresses can possibly boast of such a perfect combination of all these factors. Flamante by VTP Luxe. For Pune's first-class citizens, this project makes the perfect address.

The surrounding verdure provides green vistas to take in from the comfort of your home. Flamante by VTP Luxe sits right in the heart of the city's IT hub, surrounded by Nature. And of course, the best homes perfectly balance work and play. The various fine dine and entertainment options are just a quick drive away. Some of the city's best educational institutes are in the vicinity as well.



## The epitome of luxuriance.

Welcome to Township Codename Pegasus, where your dream home awaits! At VTP Luxe, we strive to provide you with more than just a transaction, but rather an enriching journey towards fulfilling your family's lifestyle needs. Not just structures, but rather a harmonious blend of functionality and aesthetics that will captivate you. Experience the beauty and aspirations of your dream home at this wonderful township.



## Township Lifestyle

- ◆ Grand Entrance Plazas: A majestic welcome to your dream community
- ◆ Lavish Lifestyle Club: Unwind in luxury with world-class amenities.
- ◆ Hassle-Free Pay-Per-Use Academies: No additional burden on residents for celebrity endorsements or operations.
- ◆ Riverside Park and Viewing Deck: Nature's beauty meets serenity for ultimate relaxation.
- ◆ High-Street Shopping: Indulge in retail therapy at your doorstep.







Swimming



Badminton



Tennis



Horse Riding



Cricket



Football

## 6 Professional Sports Academies

Learn from the best, with 6 elite sporting academies set up by industry icons to be utilized on a pay-per-use basis.

\*Representative images

## The VTP 3-tier Philosophy

### Better Design

- Layouts that maximize the potential of each room offering more usable space inside a home, upgraded premium specifications, amenities for every family member and better value for money.

### Better Build

- VTP Group has over 38 years of experience in construction material sourcing
- Constructed close to 100 projects across the country
- Backward integration that allows easy access to the best construction materials
- A pioneer to have used latest technology in India.

### Better Care

- No transfer fee
- Community Building programs after possession professionally-managed team facilitating leasing and resale of property
- V-Care Customer Portal for single window communication with customers.



## The VTP Realty Brand Promise



### The MLA Advantage

Intelligent plan with zero wastage. Maximum usable spaces. Bigger room dimensions in the same carpet area.



### High Build Quality

Uncompromising approach towards quality and durability. Multi-level quality audits both on internal and third party teams.



### Right Priced Products

Value creation at every price point. Our products justify the price they command.



### Customer-centric Approach

Customers are central to our product design and service processes. We aim for customer delight in every aspect.



### Transparent Transaction

Fixed and fair price policy. Same price for all channels. No hidden costs.



### Post-Sales & Post-Possession Support

Handholding customers till they move in and even beyond.



### Higher Return on Investments and Better Rentals

Strategic locations, futuristic features and specifications and thoughtful amenities ensure greater ROI.



## The brilliance of MLA Homes

Immerse yourself in the epitome of luxury living with our meticulously crafted homes that embrace minimum space wastage or as we call them the MLA Homes (Maximum Liveable Area) at VTP. Every square foot is thoughtfully optimized, showcasing intelligent design, multi-purpose rooms, and thoughtful layouts that cater to your sophisticated lifestyle, specially in the case of duplexes and simplexes.

Our MLA homes can offer more expansive living areas or even additional rooms for specialized purposes like home offices, gyms, or private theaters. This efficient use of space enhances the overall value and desirability of the property, catering to the discerning tastes of homeowners seeking a luxurious and functional living environment.

Experience the seamless blend of elegance and efficiency as our luxury homes boast a flawless layouts, ensuring no space goes unused. Each room is meticulously designed to provide ample storage and a clutter-free living environment.



Actual images of delivered projects

## Delivered Projects

### RESIDENTIAL

VTP ALPINE  
2 & 3 Bedroom Homes, Mahalunge

VTP CELESTA  
3 Bedroom Homes, NIBM

URBAN SPACE  
3.5 & 4.5 Bedroom Homes, NIBM

VTP URBAN NEST  
1.5, 2 & 3 Bedroom Homes, Undri

VTP URBAN RISE  
1.5 & 2 BHK - Pisoli

VTP URBAN LIFE  
1 & 2 Bedroom Homes, Talegaon

LANDMARK  
1 & 2 BHK - Undri

VTP SOLITAIRE - PH 1  
2 & 3 Bedroom Homes, Baner

URBAN BALANCE  
3 Bedroom Homes, Magarpatta Rd.

VTP PURVANCHAL - PH 1  
1, 2 & 3 Bedroom Homes, Wagholi

VTP URBAN NIRVANA  
2 & 3 BHK - Kharadi

VTP URBAN SOUL  
2 BHK - Kharadi

BHAGYASTHAN  
1 & 2 Bedroom Homes, Talegaon

VTP ONE  
1 BHK - Kharadi

### COMMERCIAL

TRADE PARK  
Showrooms, Offices & Restaurants, Undri

THE MARKETPLACE  
Retail & Offices, Undri

LANDMARK  
Shops & Offices, Undri

VTP HOUSE  
Business Space, Viman Nagar

HOTEL CYPRESS  
A Luxury Hotel, Kalyani Nagar

### SCHOOLS

VIBGYOR ROOTS & RISE SCHOOL  
Wagholi

VIBGYOR ROOTS & RISE SCHOOL  
Chinchwad

EDEN INTERNATIONAL SCHOOL  
Talegaon

Delivering lavish living experiences, not just homes.

The No.1 brand, always recognized by other leaders.

Innovative leadership that builds a strong foundation.

Earned the moniker “turnaround” specialists of the industry.

Select awards of the recent years.  
For more, visit [www.vtprealty.in/awards](http://www.vtprealty.in/awards)

Flamante by VTP Luxe boasts an impeccable design that gracefully embraces your brilliance, propelling you towards the heights of success and radiant living.



[www.vtprealty.in](http://www.vtprealty.in)

Site Location : Inside Township Codename Pegasus, New Kharadi, Pune.

SCAN QR FOR  
SITE LOCATION



MahaRERA Registration No. P52100051826  
available at [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

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