




#NoneLikeTheOne

For the ones who deserve  
the 'one & only' life!

osiaa  
ONE & ONLY

2 & 3 BHK  
upscale residences + MEspace



# The world is coming to PUNE'S NEW BKC at Mundhwa!

Mundhwa - A 2000-acre space which has recently been converted into residential and commercial land

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Grade-A office market dynamics - Stock of 28.6 million sq.ft, 3% vacancy and an average rental growth of 3.2% YoY

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Future supply of Grade-A office space is strong for the next 3-5 years, which will keep the residential demand on an upward trend

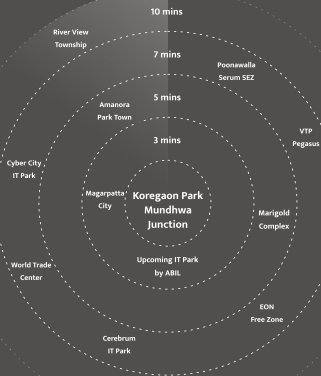
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Commercial office projects such as Commerzone SEZ, World Trade Center are under construction and are expected to add another 8.2 million sq.ft of space in the coming years

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Office rents in this location have been rising due to the supply of better quality projects every year

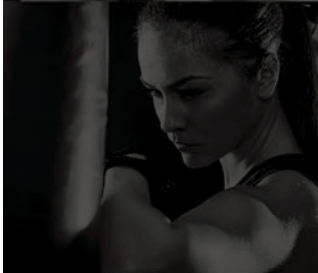
At the epicenter  
of convenience &  
an affluent lifestyle





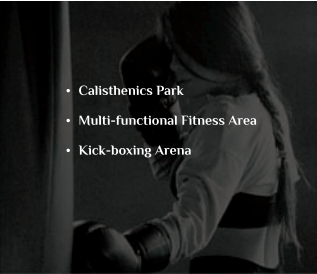


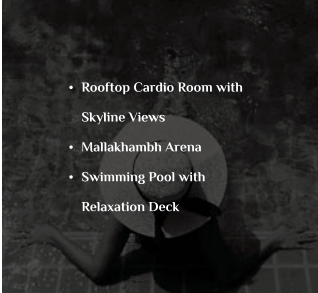
PUNE'S MOST  
FITNESS-CENTRIC ROOFTOP TERRACE  
DESIGNED BY CELEBRATED  
INDUSTRY EXPERTS






## AMENITIES:

- 
- Calisthenics Park
  - Multi-functional Fitness Area
  - Kick-boxing Arena

- 
- Rooftop Cardio Room with Skyline Views
  - Mallakhambh Arena
  - Swimming Pool with Relaxation Deck

- 
- Rooftop Stargazing Pit
  - Toddler Park with Kid-safe Amenities
  - Rooftop Bar and Lounge

- 
- Senior Citizen Kattas
  - Trampoline Park
  - 6-on-6 Soccer/Cricket Arena for Society Premier League

- 
- Zumba Room / Yoga Room / Dance Studio with state-of-the-art Technology for Zoom / YouTube Workouts

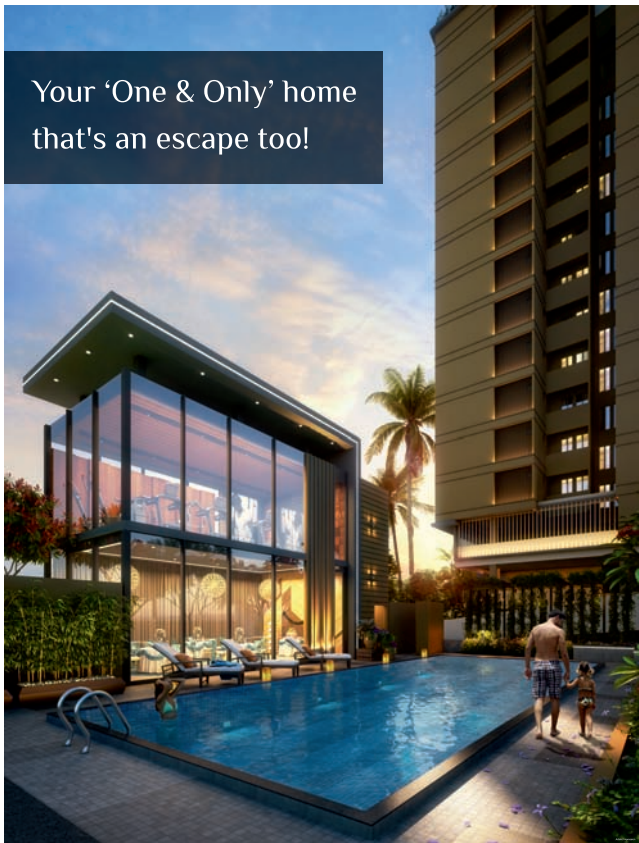
WORLD-CLASS  
FITNESS ROOFTOP TERRACE,  
CLUBHOUSE & POOL DECK



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ONE & ONLY

\* Towers A, B, C, D are future developments.

Your 'One & Only' home  
that's an escape too!





One for the little ones to crawl,  
play & roam up the memory lane!

Toddler's Park & Kid-safe Amenities



One for the racing heartbeat,  
one for being lavishly upbeat!

Advanced Clubhouse with Gym & Swimming Pool



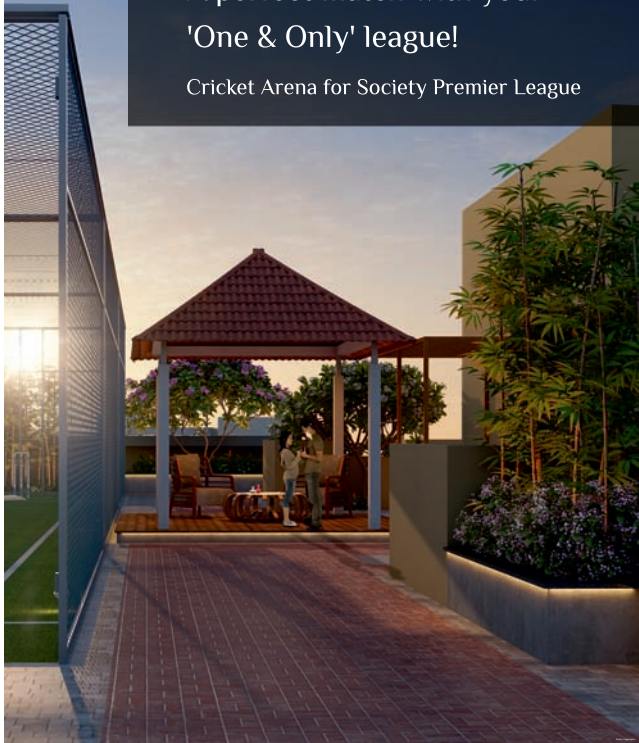
‘One’ destination to explore  
many playful experiences!

Play Area for kids & teenagers!



A perfect match with your  
'One & Only' league!

Cricket Arena for Society Premier League



Inspire. Perspire.  
Stay fit in ways more than 'One'!

Multi-functional Fitness Area



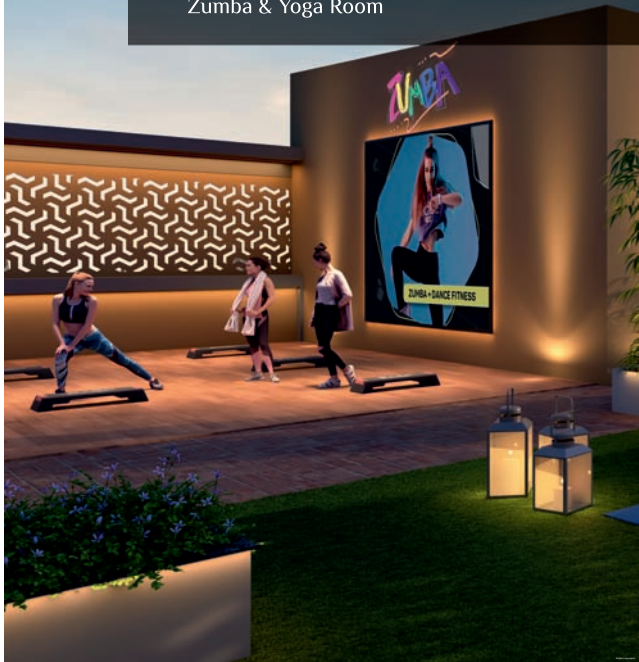
Explore universes  
beyond the 'one' you live in!

Rooftop Stargazing Pit



Breathe free &  
be 'One' with your inner self!

Zumba & Yoga Room







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**ONE & ONLY**

**#NoneLikeTheONE**

2 & 3 BHK upscale residences + MSpace

NEXT TO PASSPORT OFFICE,  
Koregaon Park-Mundhwa Junction



## 2 & 3 BHK upscale residences + MEspace



\* Towers A, B, C, D are future developments.

An experience  
that's second to none!



Your home for experiencing the  
'One & Only' perfect moments!



\* Towers A, B, C, D are future developments.

## Functional

Work-from-Home Room

Private Library /  
Study Room

Storage Room

Servant Room

## Leisure

Artist Studio /  
Hobby Room

Bar Room

Music Room

Waiting Lounge

# MESpace

## Extension

Extra-large  
Living Room

Extra-large  
Kitchen

## Spiritual

Pooja Room /  
Dev Ghar

Meditation Room

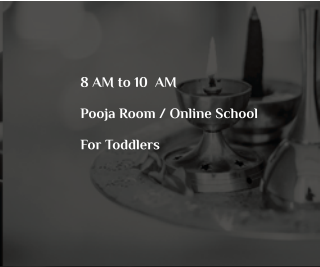
Yoga Room



6 AM to 8 AM

Yoga /

Meditation Room



8 AM to 10 AM

Pooja Room / Online School

For Toddlers



10 AM to 5 PM

WFH Room



6 PM to 8 PM

Library / Study /

Homework Room



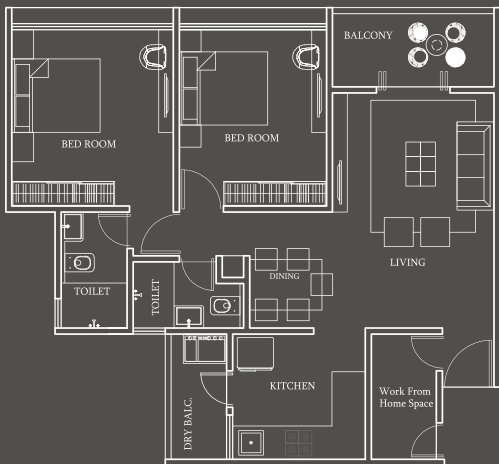
8 PM to 11 PM

Kids have gone to bed,  
dinner is done!



IT'S METIME.  
IT'S MESPACE.

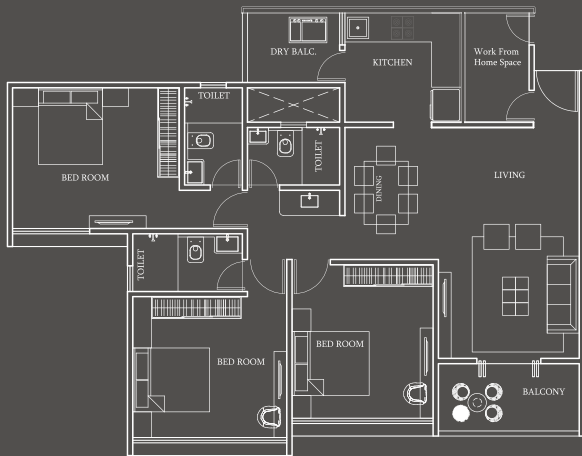
2 BHK + MSpace  
834 sq.ft (Carpet)



2 BHK + MEspace  
834 sq.ft (Carpet)



3 BHK + M ESpace  
1,148 sq.ft (Carpet)





3 BHK + MEspace  
1,148 sq.ft (Carpet)



101,201,301,401,501,  
701,801,901,1001,1201

102,202,302,402,502,  
702,802,902,1002,1202



104,304,404,504,  
704,804,904,1004,1204

103,203,303,403,503,  
703,803,903,1003,1203



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BUILDING - E & F  
1st, 2nd, 3rd, 4th, 5th, 7th, 8th, 9th, 10th & 12th

AREA STATEMENT

FLAT NO.	FLAT TYPE	RERA CARPET AREA	OPEN BALCONY	ENCLOSED BALCONY	DRY BALCONY	TOTAL USABLE AREA ( SQ.M.)	TOTAL USABLE AREA ( SQ.FT.)
101	2BHK	61.48	5.09	7.93	2.99	77.49	834
102	2BHK	61.48	5.09	7.94	2.99	77.5	834
103	3BHK	87.58	5.44	9.77	3.84	106.63	1148
104	3BHK	87.58	5.44	9.77	3.84	106.63	1148

601,1101

602,1102



604,1104

603,1103



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BUILDING - E & F  
6th & 11th

AREA STATEMENT

FLAT NO.	FLAT TYPE	RERA CARPET AREA	OPEN BALCONY	ENCLOSED BALCONY	DRY BALCONY	TOTAL USABLE AREA ( SQ.M.)	TOTAL USABLE AREA ( SQ.FT.)
601	2BHK	61.48	5.09	7.93	2.99	77.49	834
602	1BHK	45.08	4.73	4.08	2.99	56.88	612
603	3BHK	87.58	5.44	9.77	3.84	106.63	1148
604	3BHK	87.58	5.44	9.77	3.84	106.63	1148



**kanchan**  
*we are family.*

**OSIAN**  
GROUP

  
**AHURA**<sup>™</sup>

**3 Of The Oldest  
Real Estate Groups  
In Pune**

**Reputed Developers  
With 30+ Years  
Of Legacy**

**6 Million Sq.ft  
Already  
Delivered**

**6000+  
Apartments**

# GROWING STRONG TOGETHER

## GROUP STATISTICS

**7500+**  
Homes Delivered

**70 Lakh+**  
Sq.ft Developed

**20+**  
Projects Completed

**25+**  
Years Of Experience

## COMPLETED PROJECTS BY KANCHAN:

### KANCHAN VRUNDAVAN

Unali Kanchan  
Residential & Commercial

### AUDI ARCADE

Bibwewadi  
Residential & Commercial

### GAGAN GALAXY

Market Yard  
Residential & Commercial

### GAGAN ENCLAVE

Market Yard  
Residential & Commercial

### KANCHAN COMFORTZ

Yewlewadi  
Residential

### GAGAN GARIMA

Bopodi  
Residential & Commercial

### LAKE TOWN

Bibwewadi  
Residential

### KANCHAN ONYX

Pisoli  
Residential & Commercial

### KANCHAN COMFORTZ

Sangemner  
Residential

### SWAYAMBHU HILLS

Market Yard  
Residential

### SHREE PARSHVA NAGAR

Kondhwa Bk.  
Residential

### KANCHAN SUNRATNA

Kondhwa  
Residential

## ONGOING PROJECTS BY KANCHAN:

### 4 TALJAI HILLS

Dhankawadi  
Residential

### ROYAL EXOTICA

Kondhwa  
Commercial & Residential

AND MANY MORE...

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**ONE & ONLY**

2 & 3 BHK  
upscale residences + MEspace

**kanchan**  
*we are family.*


OSIAN  
GROUP

AHURA

AHURA BUILDERS

CTS No. 1552/4, Mundhwa, Near Passport Seva Kendra,  
Taluka Haveli, Pune 411036

Call: **84088 27000**

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