



The Ultimate

RESORT
Living

EXCELLAA
FL  **RENCE**

NATURALLY LUXURIOUS 

Pirangut *Prime*

Stock image. Shown purely for representation purpose only



Connecting to the Ring Road in just 5 minutes



Easy Accessibility with Multiple Routes to Hinjawadi IT Park

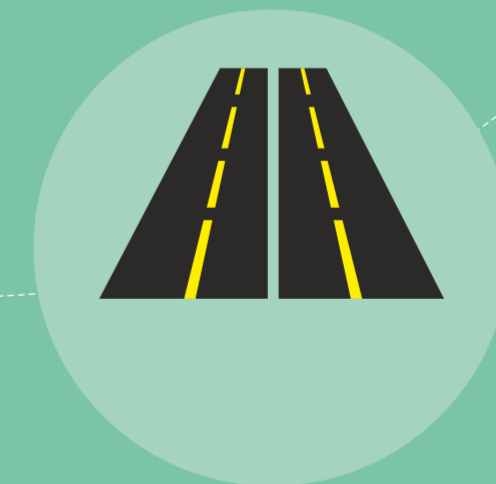


Close to India's Largest Township



Just 200 m from the Upcoming Metro Line

Pirangut *Prime*



Well-Connected to the National & State Highways

CONNECTIVITY

ACCESSIBILITY NATURAL BEAUTY

FINEST LOCATION BENEFITS

EDUCATIONAL HUBS

- Indus International School
- Dhruv International School
- Shri Shri Ravi Shankar School
- Mount Litera Zee School
- Rani Laxmibai Sainiki Shala
- Heritage Int'l School
- Sinhgad Spring Dale School
- Sanskriti School
- Elite Int'l School
- Pawar Public School

2min

BHARATI
VIDYAPEETH
CAMPUS

5min

SYMBIOSIS
CAMPUS

5min

FLAME
UNIVERSITY



FINE DINE RESTAURANTS

- Ambrosia
- Café CO₂
- Fangman
- Mezza 9
- The Cliff
- Marigold



Hotels & Resort

- Oxford Golf Course
- Sunny's World
- Hilton
- Courtyard by Marriott
- Vivanta by Taj
- Lemon Tree
- Radisson Blu
- Atmantan
- Malhar Machi
- Jalsrushti



Pirangut *Prime*

HOSPITALS

- Ruby Hall Clinic
- Symbiosis Hospital
- Bharati Vidyapeeth Hospital
- Sanjeevan Hospital
- Mulshi Speciality Hospital
- Hinjawadi Hospital
- Surya Hospital



CONNECTIVITY

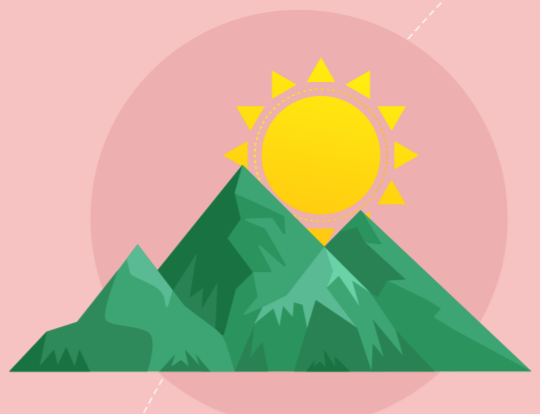
ACCESSIBILITY

NATURAL BEAUTY

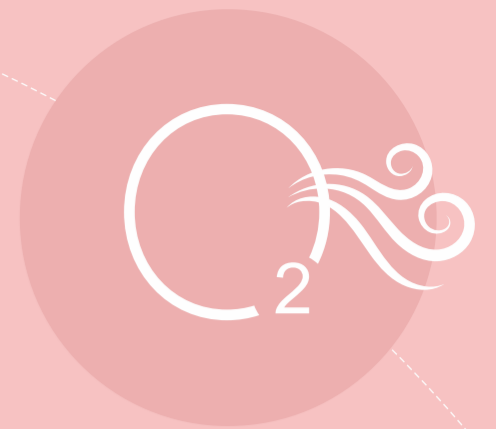
FINEST LOCATION BENEFITS

Pirangut *Prime*

Natural Light
all Around



Better AQI Index -
Cleaner Air,
Cooler Temperature



Scenic Views
of the
Mula River



Ample of Green
Spaces all Around



Uninterrupted
Views of
Sahyadri Hills



Close to
Mulshi Dam



Weekend
Adventure
& Trekking



India's only
Man-made
Hill Station

NATURAL BEAUTY

CONNECTIVITY ACCESSIBILITY

FINEST LOCATION BENEFITS



- ROUTE 1** 10 **CHANDANI CHOWK**
 Bhugaon - Bhukum
- ROUTE 2** 8 **SUS GAON**
 Nande - Lavale
- ROUTE 3** 10 **BALEWADI**
 Mahalunge - Nande - Lavale
- ROUTE 4** 13 **HINJAWADI**
 Maan - Nande



- Most Rapidly Developing Area in West Pune
- Highest Rental Income
- Infrastructural, Educational and Social Growth in the Vicinity
- Proposed Metro and Ring Road to Increase the Value of Properties
- Many Employment Hubs in the Vicinity
- Well-planned Residences with Zero Space Wastage
- Scope of Immense Appreciation Even Before Possession
- Excellent Opportunity for End User and Investors

Pirangut *Prime*

HIGHEST
APPRECIATION
OPPORTUNITY

- Heated Swimming Pool with Lights & Music
- 4-6 Seater Jacuzzi
- Grand Podium Garden
- 50+ Upscale Amenities
- Pro Kabaddi
- Creche for Children
- 3-Tier Security
- Well-thought Activities for all Age Groups and Generations



Experience luxury in the lap of nature at Excellaa Florence. Here, traffic noises are replaced with chirping birds, distressed evenings are replaced with refreshing dips in the pool, and hectic nights are replaced with a calm and serene environment. Located in the rapidly developing area of Pirangut, Excellaa Florence promises to transform your life in countless ways.

Surrounded by lush greenery, open skies and luxurious amenities, your home at Excellaa Florence allows you to upgrade your life like never before.

ABUNDANT NATURAL BEAUTY, UNMATCHED LUXURY, EXCELLENT CONNECTIVITY





Welcoming Grandeur,
Inspiring Greatness

The resortments spell grandeur in every nook and corner.
Excellaa Florence being one of the tallest tower in Pirangut Prime, offers
you unmatched scenic views everywhere you look.

Elevating Lifestyles at Every Level





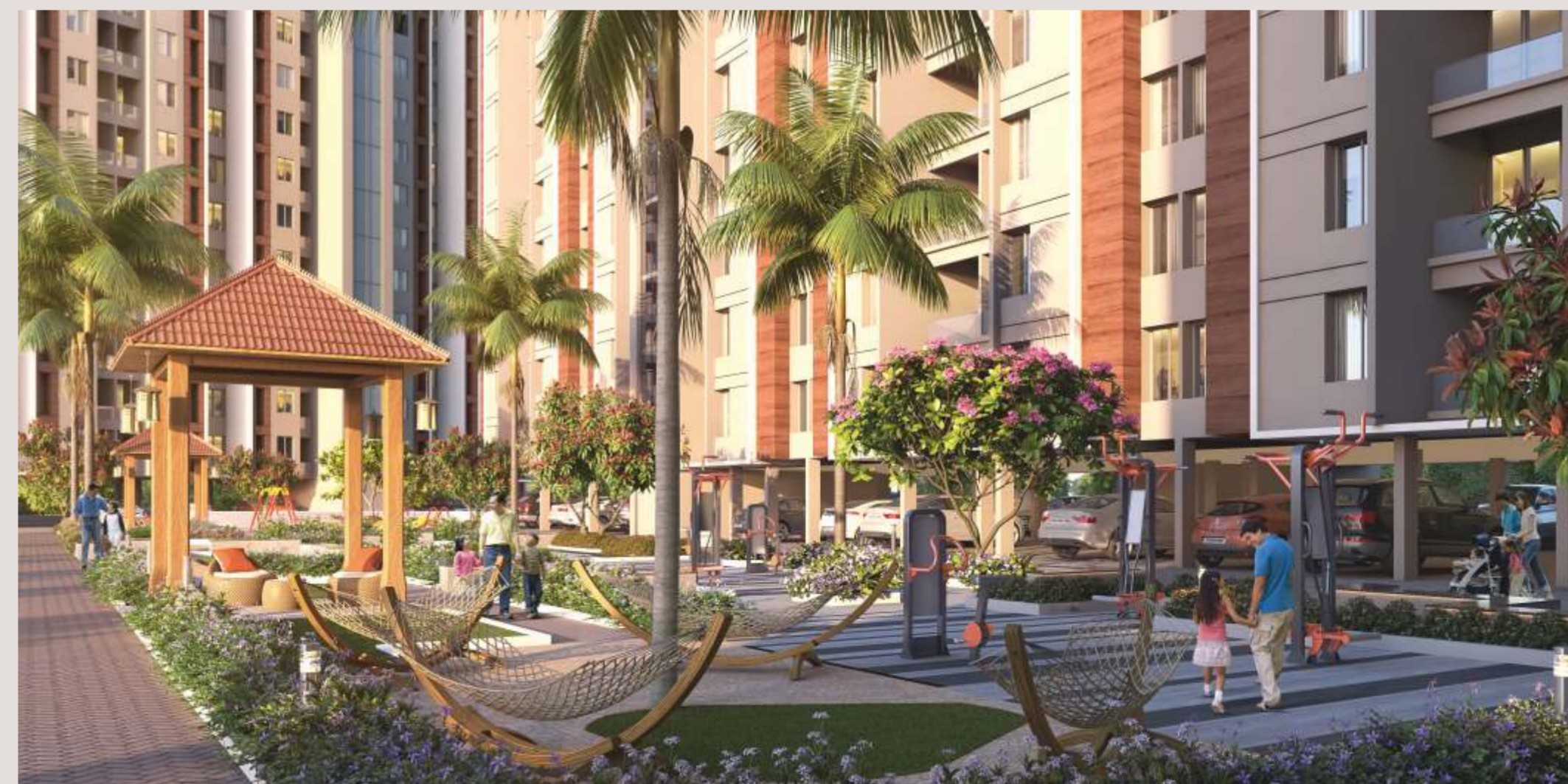
The
Club

Refreshing Dips
Amidst Open Skies



Add Decades of
Happiness to your Life

Celebrating
Togetherness



Magical Moments



20+ Grand Podium Amenities

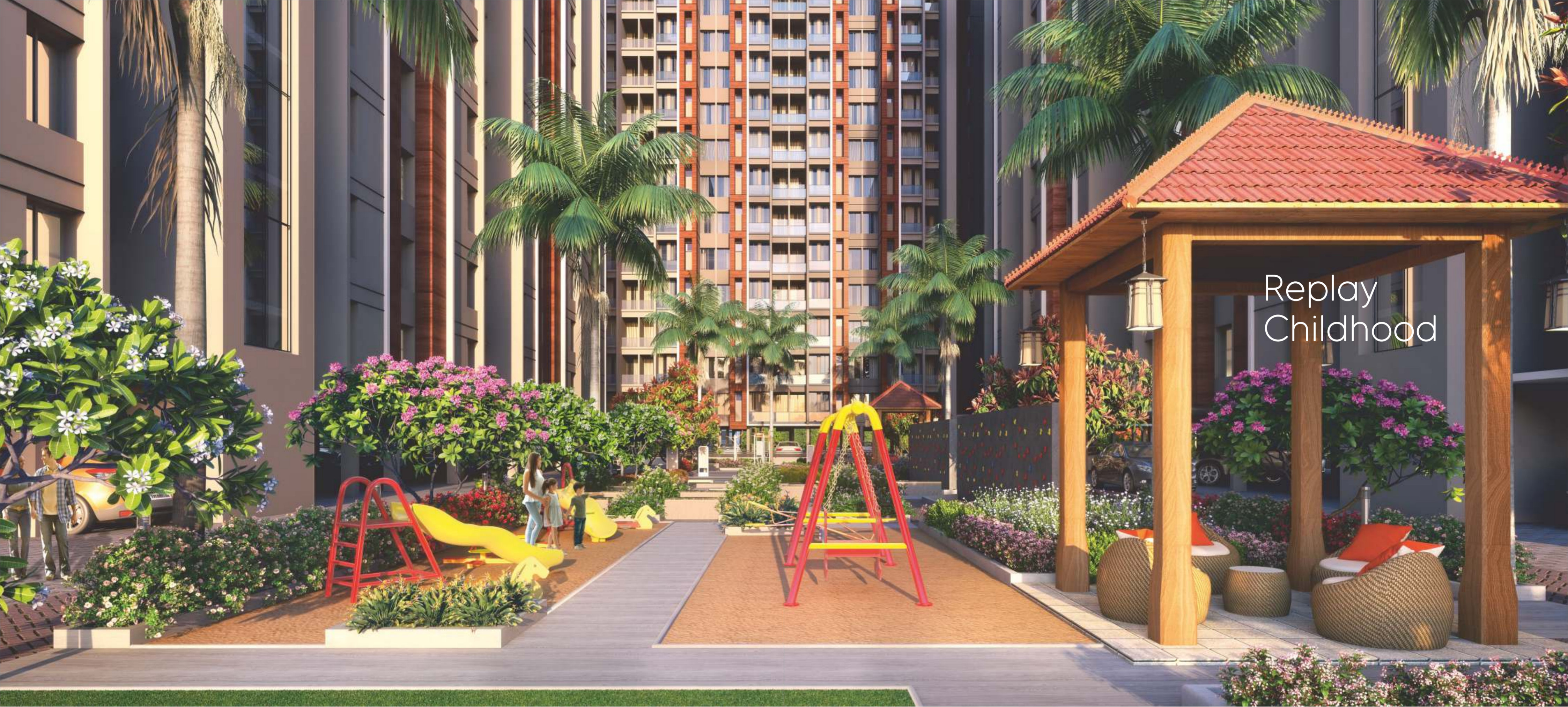
- 1 Covered Pavilion Seating
- 2 Rubber Mound Garden
- 3 Gossip Corner
- 4 Jogging Track
- 5 Parents Chit-Chat Area
- 6 Gazebo for Sit-Out with Pergola
- 7 Swing Garden
- 8 Tree Cluster With Seating
- 9 Kid's Climbing Wall
- 10 Children's Play Area
- 11 Green Gym for Healthy Lifestyle
- 12 Rabbit Hole
- 13 Children's Activity Area
- 14 Green Sit-Out Zone
- 15 Hammock Garden
- 16 Drinking Water Fountain
- 17 Dedicated Walkway
- 18 Warm Up Area
- 19 Kid's Zone with Sandpit
- 20 Senior Citizens' Zone



All images are an artist's impression

Befriending Nature,
Every Day







Artist's impression

70+ Upscale Amenities

- | | | | | | | | | | |
|----|---|----|--------------------------------|----|---------------------------------|----|-------------------------|----|-------------------------------|
| 21 | Decorative Water Body | 31 | Multipurpose Performance Stage | 41 | Designer Club | 51 | Plunge Pool | 61 | Artistic Sculpture |
| 22 | Spacious Yoga Zone | 32 | Pergola | 42 | Fully Equipped Modern Gymnasium | 52 | Sun Bathing Area | 62 | Potluck Party Area |
| 23 | Trellis Structure | 33 | Feature Wall | 43 | Well-Equipped Creche for Kid's | 53 | Badminton Court | 63 | Acupressure Track |
| 24 | Dedicated Buffet Area | 34 | Net Cricket Pitch | 44 | Salon | 54 | Multipurpose Play Court | 64 | Senior Citizens' Sit-out |
| 25 | Barbeque with Buffet Counter | 35 | Cycling Track | 45 | Meditation Area | 55 | Drinking Water Fountain | 65 | Elegant Entrance Gate |
| 26 | Exclusive Multipurpose Hall | 36 | Single Basketball Court | 46 | Heated Swimming Pool | 56 | Herbal Oxy Garden | 66 | School Bus / Cab Waiting Area |
| 27 | Floor Exercise Area | 37 | Pro Kabbadi | 47 | Pool Side Deck | 57 | Fruit Groove | 67 | Flag Hoisting Area |
| 28 | Children's Play Area with Kid's Friendly Flooring | 38 | Worship Place | 48 | Shower with Changing Room | 58 | Designer Pathway | 68 | Three-Tier Security |
| 29 | Trampoline Zone with Safety Net | 39 | Elegant Party Lawn | 49 | Dedicated Baby pool | 59 | Kitty Party Corner | 69 | Indoor Games |
| 30 | Open Amphitheatre | 40 | Stage with Background Wall | 50 | 4-6 Seater Jacuzzi | 60 | Chit-Chat Corner | 70 | Pavilion Seating |
| | | | | | | | | 71 | Spider Web |

Impeccable Finishes, Unbeatable Perfection



Structure

- RCC framed structure with 4" to 6" AAC block wall



Wall Finishes & Paints

- **External Wall:** Eco friendly bricks / AAC blocks with sand faced / RMP plaster with cement paint / acrylic paint of Berger / Asian / Nippon brand
- **Internal Wall:** Gypsum / POP smooth finish / neeru sanla plaster with oil bound distemper paint with roller finish of Berger / Asian / Nippon brand



Electrical & Wiring

- Concealed copper wiring with premium quality modular switches of Schneider / Legrand / L&T or equivalent brand
- Miniature Leakage Circuit Breaker (MCB) / Earth Leakage Circuit Breaker (ECB)
- Adequate light points for staircase / common lobbies / common passage / parking & basment with DG backup



Doors & Windows

- All doors & door frames with good quality hardware fittings
- Main door & bedroom doors with both side laminate
- Powder coated aluminium sliding doors with mosquito net
- Bathroom doors with laminate door frames of granite / marble
- Powder coated aluminium sliding windows with mosquito net and with sill of granite / marble
- Oil painted M.S. safety grills for bathrooms window only
- Main door with night latch
- Bedroom & bathroom doors with cylindrical lock



Railing

- S.S. / aluminium glass railing for balconies



Flooring

- Anti-skid tiles for balconies / dry balcony & bathroom
- Vitrified / PGVT finished tiles for the entire flat



Bathroom

- Designer bathroom with anti-skid ceramic flooring
- Premium quality CP fitting and sanitary ware of Jaquar / CERA / Kerovit or equivalent brand
- Wall tiles upto 7' height
- Powder coated aluminium louvers with frosted / pinhead glass, with exhaust fan provision
- Concealed plumbing with single lever diverter arrangement and provision for boiler
- Marble / granite - 4 side window sill for all windows in bathroom



Kitchen

- Marble / granite / full body vitrified slab kitchen platform with stainless steel sink and glazed tiles dado upto 2' height above platform
- Light points for microwave, mixer, grinder, fridge & chimney
- Light point for washing machine in dry balcony
- Provision for water purifier with light point
- Powder coated aluminium window (2tracks) w/o net, with exhaust fan provision



Convenience & Comfort

- Adequate electrical points
- TV points & telephone points in living room
- AC point in master bedroom
- Anti-rust letter boxes and name plates
- Inverter provision in each flat
- Centrally treated RO water inlet in kitchen for cooking / drinking
- VDP / card access control system



Values Driven, Value Focused

DEFINED BY EXCELLENCE

Building Value Through Values

Value creation means little if it is not done with integrity. And it is this zeal to make a difference ethically that drives Excellaa to conceive and execute Real Estate developments that create value-plus assets that can be appreciated all the more for the manner with which they are created.

From Fortune to Excellence

Excellaa's journey began 30 years ago with its presence in the textiles, diamonds, engineering and contracting sectors. Armed with little more than a desire to build a brand that would be respected for its excellence, the company ventured into the crowded Real Estate world (Former) Kalyanee Fortune Properties (KFP) – a merger of Kalyanee Construction and Fortune Properties.

Realizing that the greatest demand for housing came from the very segment that could barely afford it: the middle-class, Excellaa set out to build a business that would excel in designing and constructing homes that didn't just raise living experiences to new levels of delight, it did by taking a principled approach in all its activities.

Over the past 30 years, the Group has successfully developed over 26 lacs sq. ft. of budget-friendly, amenity-rich, and luxury residential spaces around the nation. Known for their superior service, outstanding quality of construction and proven trust of timely delivery, Excellaa has built more than an extensive portfolio, they have built a legacy of happiness and exceeded the expectations of every customer.



EXPERIENCE THE EXCELLENCE



Best Mid-range Project of The Year West Pune 2013-14



Best Mid-range Project of The Year West Pune 2015-16



Real Estate Icon of Pune 2018-19



Sakal Achievers of Maharashtra 2018-19



Smart Project of The Year Pune (west India) 2019-20



Best Emerging Developer Pune 2019-20



Best Developer - Design Concepts Pune 2020-21

GANGA ACROPOLIS
BANER ANNEXE



EXCELLAA KALASH
PIRANGUT




2015

EXCELLAA CHESTERFIELD
DHANORI




2016

EXCELLAA PANAMA PARK
DHANORI NX



EXCELLAA PLAZZO
AMBEGAON BK
(COMMERCIAL SPACE)



EXCELLAA RESIDENCY
AMBEGAON BK



2019

EXCELLAA FLORENCE
PIRANGUT PRIME



EXCELLAA TREMONT
KESHAV NAGAR - MUNDHWA



2021

COMPLETED PROJECTS

Fortune Ekantika
Lonavala
2014

Fortune 108
Wakad, Pune
2013

Fortune Mirador
Baner, Pune
2012

Sheetal Heights
Mumbai
2011

Sai Paradise
Vishrantwadi, Pune
2010

Solitaire
Dhanori, Pune
2009

Orchid
Dhanori, Pune
2008

Iris
Tingre Nagar, Pune
2007

Sheetal Apartments
Vapi, Gujarat
1992

Explore Life's Best Offerings

C R E D I T S



AR. IMRAN SHAIKH
Design Architect

CUBIX ARCHITECTS ASSOCIATES
PROJECTS: 20000+ COMPLETED | 300+ IN PROGRESS
20+ AWARDS ALREADY HONOURED



MAHESH CHINCHALKAR
Landscape Designer

MAHESH CHINCHALKAR LANDSCAPE DESIGNER
PROJECTS: 500+ IN PUNE | 50+ OUT OF PUNE
THREE TIMES AESA AWARD AND MANY MORE IN CATEGORY



SANDEEP HARDIKAR
Liasoning Architect

SANDEEP HARDIKAR & ASSOCIATES
PROJECTS: 400+ IN PUNE & OUT OF PUNE
AWARDED WITH MULTIPLE PRESTIGIOUS AWARDS



NARENDRA CHAVAN
MEP Consultants

SIDDHIVINAYAK MEP CONSULTANTS
20+ YEARS OF EXPERIENCE WITH MULTIPLE
RESIDENTIAL & COMMERCIAL PROJECTS
SIX TIMES AESA AWARD AND MANY MORE IN CATEGORY



GURUJI SUNIL GOSAVI
Vastu Consultants

PYRAMID YANTRA
PROJECTS: 300+ COMPLETED | 50+ IN PROGRESS
VASTU VISHARAD, KP ASTROLOGER, REIKI AND FIRE EXPERT
35+ YEARS OF EXPERIENCE



AQUEELUR RAHMAN
Structural Consultants

SV & ASSOCIATES
PROJECTS: 20000+ COMPLETED & 1000+ IN PROGRESS
HONOURED BY MULTIPLE PRESTIGIOUS AWARDS



VIKAS PODDAR
3D Visualisation

SQUARE ONE
PROJECTS: 2500+ RESIDENTIAL & COMMERCIAL
100+ PROJECTS AWARDED RENDERED BY THEM



GAUTAM SINHA
Brand & Media Consultants

BLACK & WHITE ADVERTISING
PROJECTS: 100+ RESIDENTIAL & COMMERCIAL
ADVERTISING AGENCY OF THE YEAR 2017
BEST MARKETING CAMPAIGN OF THE YEAR 2018



Values Driven, Value Focused

Site Office & Sample Flat:
Gat No. 148/1, 149, 150, 151,
152 and 254, Near Lavale Phata at
Pirangut, Mulshi, Pune - 412115
www.excellaa.com

7350 255 255



MAHA-RERA REG. NO.:
P52100030760, P52100030786
<https://maharera.mahaonline.gov.in/>



Scan for project video

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