

# STARLIT

TALLEST TOWER IN  
KOREGAON PARK



# PROJECT

## ABOUT THE

Opulent Developers introduces the tallest 32 storey tower in Koregaon Park with a highly convenient & elevated 10 storey automated covered car parking and 22 floors of lavish living in the upscale neighbourhood of Koregaon Park surrounded by the elite company of Poonawala, Bajaj, Firodia and Manikchand.

Koregaon Park is a hub for fine dining, live music bars, pubs and fashion stores that make it a great place to live at. It is surrounded by Kalyani Nagar, Viman Nagar, Boat Club & Magarpatta.

This traffic free locality is well-connected via North Main Road, South Main Road, Kalyani Nagar and Yerawada Bridge. It's in close vicinity to the Airport, Railway Station and the upcoming metro, making it easily reachable to important destinations in the city.







Night View | Artist Visualization



Imagine a large carpet of stars floating above you. You can see the twinkling of the stars and feel their light falling on you. Experience the beauty of these celestial bodies only at the super luxurious 2 BHK homes in the 32 storey single tower building standing tall at the plush location of Koregaon Park.

Opulent Developers brings you its unique residential project - Starlit. It has only 4 apartments per floor to offer you privacy and exclusivity. These homes are full of lavishness owing to their aesthetics and panache. Every corner of these homes is thoughtfully designed with fine eye for detail & perfection that shows itself in every way.

## THE AURA OF THE STARS





An impressive entrance invites you into the building. This grand entrance speaks about luxury and beauty.

# A GRAND ENTRANCE



**STARLIT**  
KOREGAON PARK

Entrance Night View | Artist Visualization



Opulent Starlit offers an AC Waiting Lounge on both sides of the building for the residents as well as the visitors. This lounge is equipped with Television and high speed WI-FI.

# ZERO INCONVENIENCE



Entrance Lobby | Artist Visualization





Day View | Artist Visualization





# THE ASPECTS OF STARLIT

- Lucrative location of Koregaon Park
  - Fully automated smart homes
  - 32 story single tower
  - Sprawling expanse of 120000 sqft
  - 83 lavish 2 BHK flats
  - 4 apartments on each floor
  - 10 storey elevated, multi- storey automated car parking
  - Double heighted entrance lobby
  - Dedicated amenities floor
- 



# LUSH GREENERY

The lush greenery surrounding Opulent Starlit will leave you spellbound. Osho International Meditation centre adds to the beauty of this greenery. Koregaon Park is renowned as the locality with the highest density of trees in the city of Pune.

AROUND





# AMENITIES

- Solar System for common electrical usage
- Total power backup for all apartments
- Lifts with DG backup
- CCTV surveillance
- Intercom facility
- Security cabin
- Modern firefighting system
- Rain water harvesting
- Automated car parking with AC waiting lounge
- Totally air conditioned double highted amenities floor
- Multipurpose lounge with open kitchen & barbeque
- Home theatre
- Gymnasium
- Party & Movie Lounge
- Society Office
- Double heighted Waiting Lounge
- Co-working Space

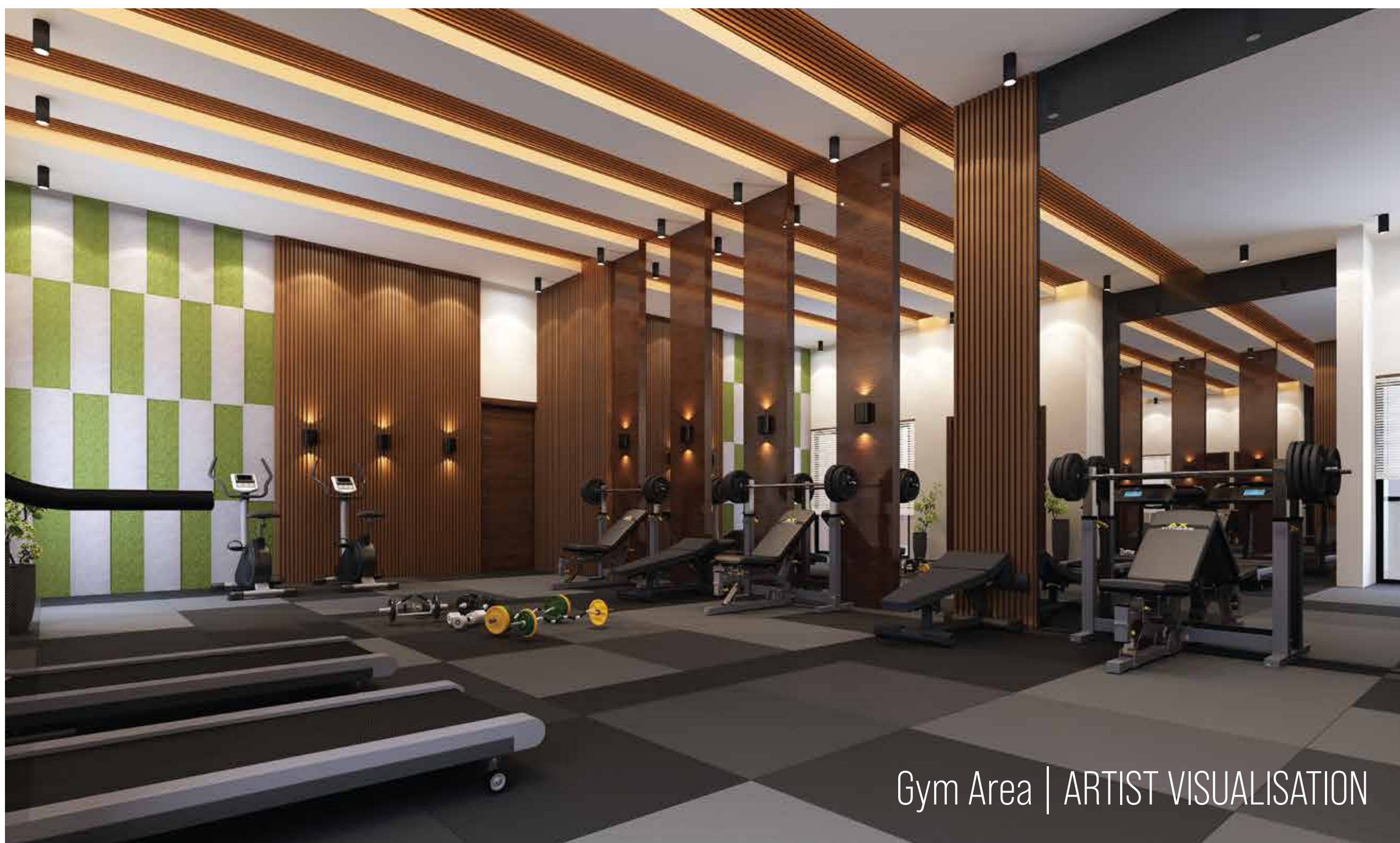
## **Indoor Games:**

- Table Tennis
- Snooker
- Carrom
- Chess
- Card Table
- Play Station



Sitting Area | ARTIST VISUALISATION





Gym Area | ARTIST VISUALISATION



Indoor Games | ARTIST VISUALISATION



Mini Theater | ARTIST VISUALISATION



# COMPLETE SMART HOME AUTOMATION SPECIFICATIONS

## Structure

- Earthquake resistant R.C.C. Frame structure using Mivan Technology
- Complete smart home automation
- 5 inch thick siporex work for internal walls

## Plaster

- External Textured Coating
- Internal Gypsum/POP Finished Wall

## Electrification

- Modular Switches
- Adequate electrical point with MCB
- TV & Telephone Point in Living room
- AC points in all rooms
- Separate space for AC outdoor units
- Basic DG Backup for each apartment





## **Flooring**

- 900mm x 900mm Vitrified flooring for entire flat
- Anti-skid flooring for toilets, bath and Terraces

## **Kitchen**

- Granite kitchen platform (otta) with SS Sink
- Designer Wall tiles upto lintel level
- Provision for exhaust fan
- Gas pipeline

## **Doors and Windows**

- French Doors for living room with sound proof glass
- 3 track powder coated windows with sound proof glass
- Granite door frame for toilets/bath/WC
- Wooden door frame for main door & bedroom doors
- Digital Main Door Lock





Disclaimer: Furniture shown is for representational purpose, actual flat will be unfurnished

## INTERNAL VIEWS

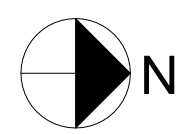
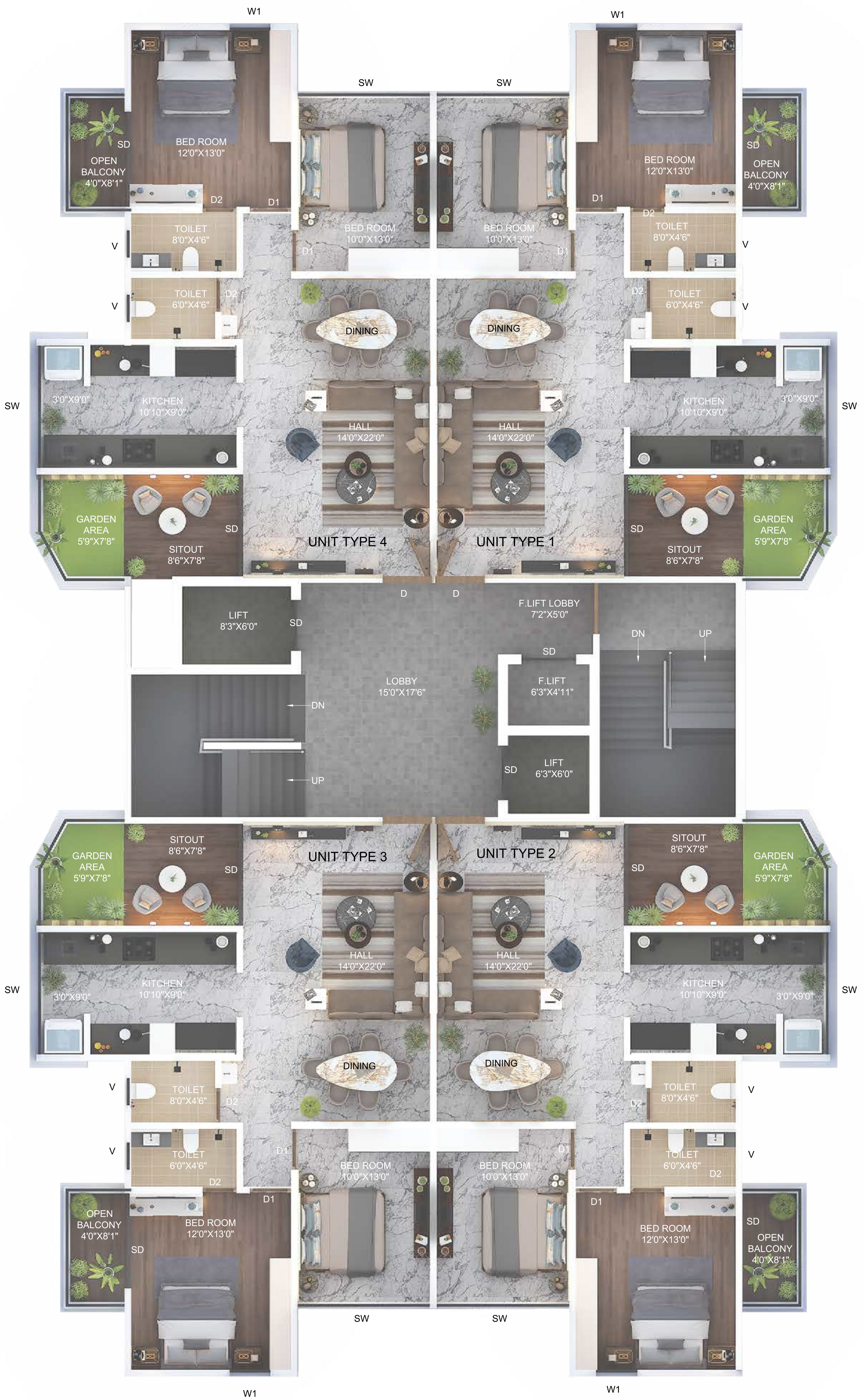
The interiors of every apartment are super spacious and designed to take your breath away.

\*This is an artist's visualization of the internal view meant for presentation purpose only. The furniture or any other commodity shown here is not a part of the final delivery.





# TYPICAL FLOOR PLAN





# 2 BHK CUT SECTIONS



A: Living Room | B: Terrace | C: Kitchen | D: Dry Balcony  
E: WC / Bath | F: Kids Bedroom | G: Master Bedroom



# MULTI STOREY AUTOMATED CAR PARKING

The lush greenery surrounding Opulent Starlit will leave you spellbound. Osho International Meditation centre adds to the beauty of this greenery. Koregaon Park is renowned as the locality with the highest density of trees in the city of Pune.



EVENING VIEW | Artist Visualization



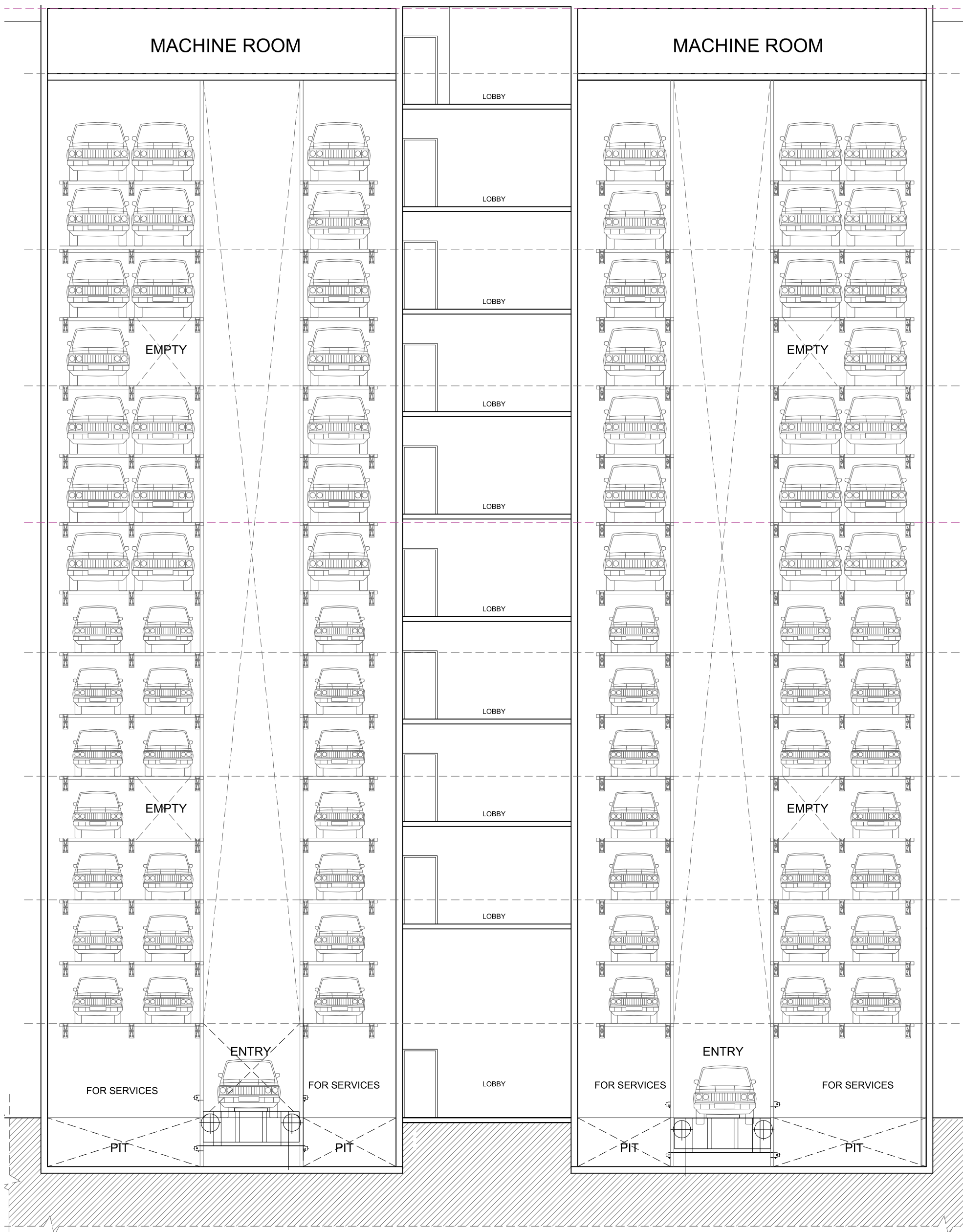
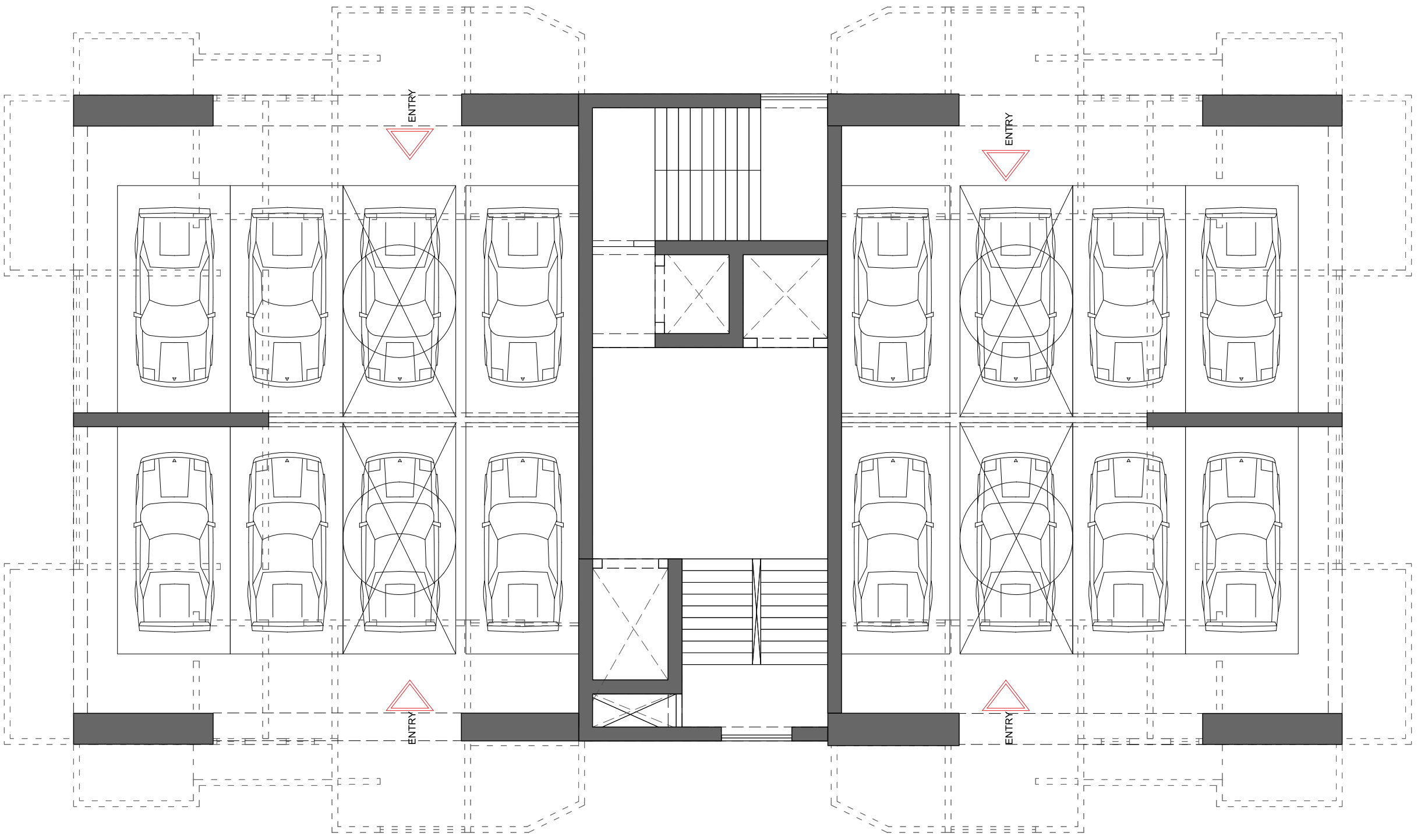


AUTOMATED CAR PARKING | Artist Visualization

Know More: Scan the QR Code for the youtube link featuring the video of how automated car parking works.







SECTION BB'



# LOCATION HIGHLIGHTS

---

## CONNECTIVITY

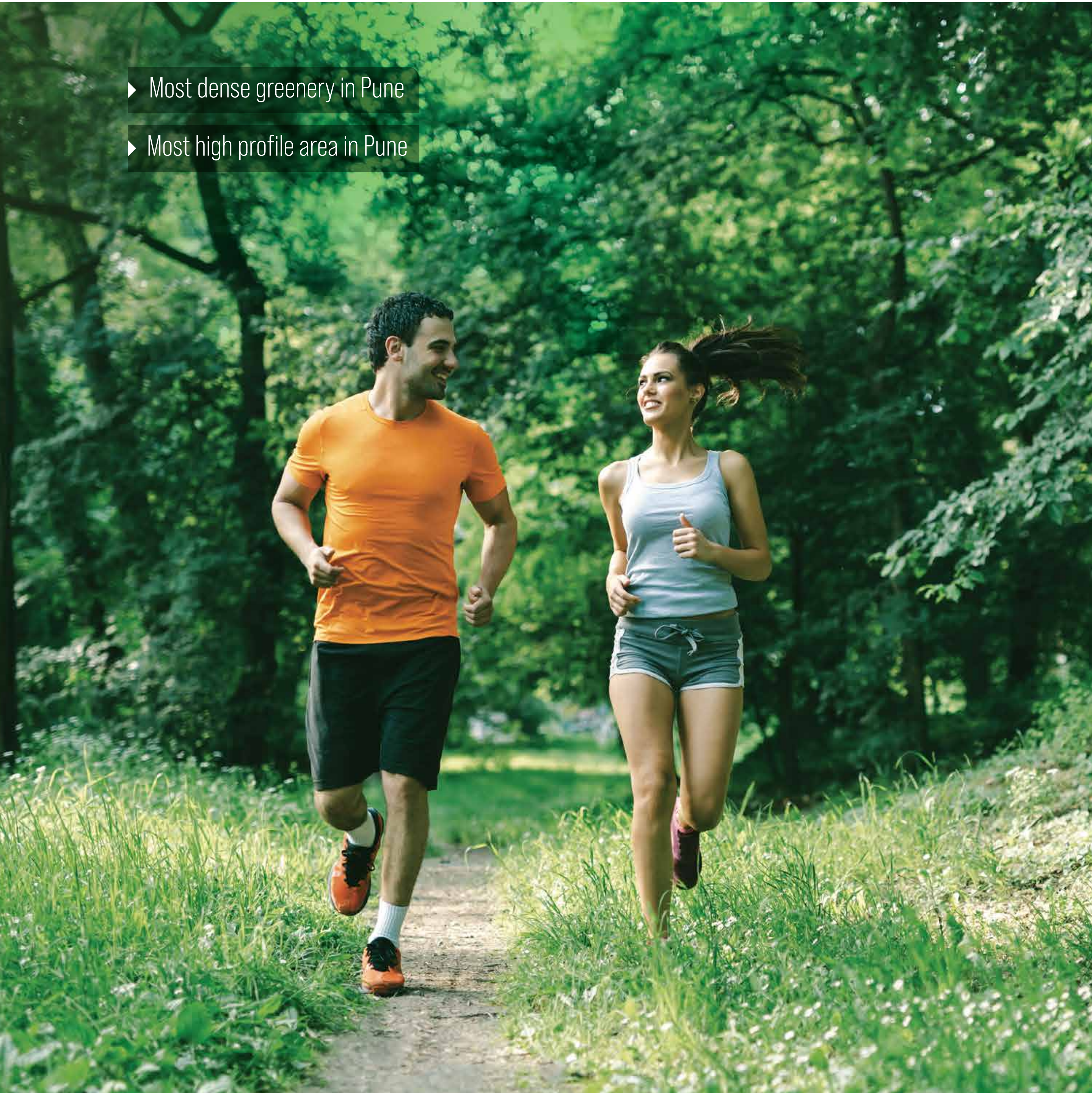
- Pune Railway Station 10 Mins
- Airport 15 Mins
- Bund Garden Metro Station 08 Mins
- Kalyani Nagar Metro Station 08 Mins

## EDUCATIONAL INSTITUTES

- Bishop School, Kalyani nagar 15 Mins
- Ness Wadia College of Commerce 10 Mins
- Saint Mira School 12 Mins
- Mira College for Girls 12 Mins
- Don Bosco School 12 Mins
- Army Public School 12 Mins
- Dastoor School 15 Mins

▶ Most dense greenery in Pune

▶ Most high profile area in Pune





- St. Vincent School 12 Mins
- Bishops School, Camp 15 Mins

### **HOSPITALS**

- Budhrani Hospital 04 Mins
- Ruby hall Hospital 10 Mins
- Jehangir Hospital 10 Mins

### **IT Park**

- Kalyani Nagar IT Park 10 Mins
- Yerwada IT Park 10 Mins
- Kharadi IT Park 15 Mins
- Magarpatta IT Park 10 Mins

### **SHOPPING & ENTERTAINMENT**

- 93 Avenue 18 Mins
- Vascon Mariplex Mall 10 Mins
- D Mart 10 Mins
- SGS Mall 15 Mins
- Seasons Mall 15 Mins
- Amanora Mall 18 Mins
- Phoenix Market City 15 Mins
- German Bakery 05 Mins
- Starbucks 05 Mins

### **HOTELS**

- The Westin Hotel 15 Mins
- Oak Lounge - Marriott Suites 10 Mins
- Conrad Hotel 10 Mins
- Blue Diamond Hotel 05 Mins
- The O Hotel 05 Mins

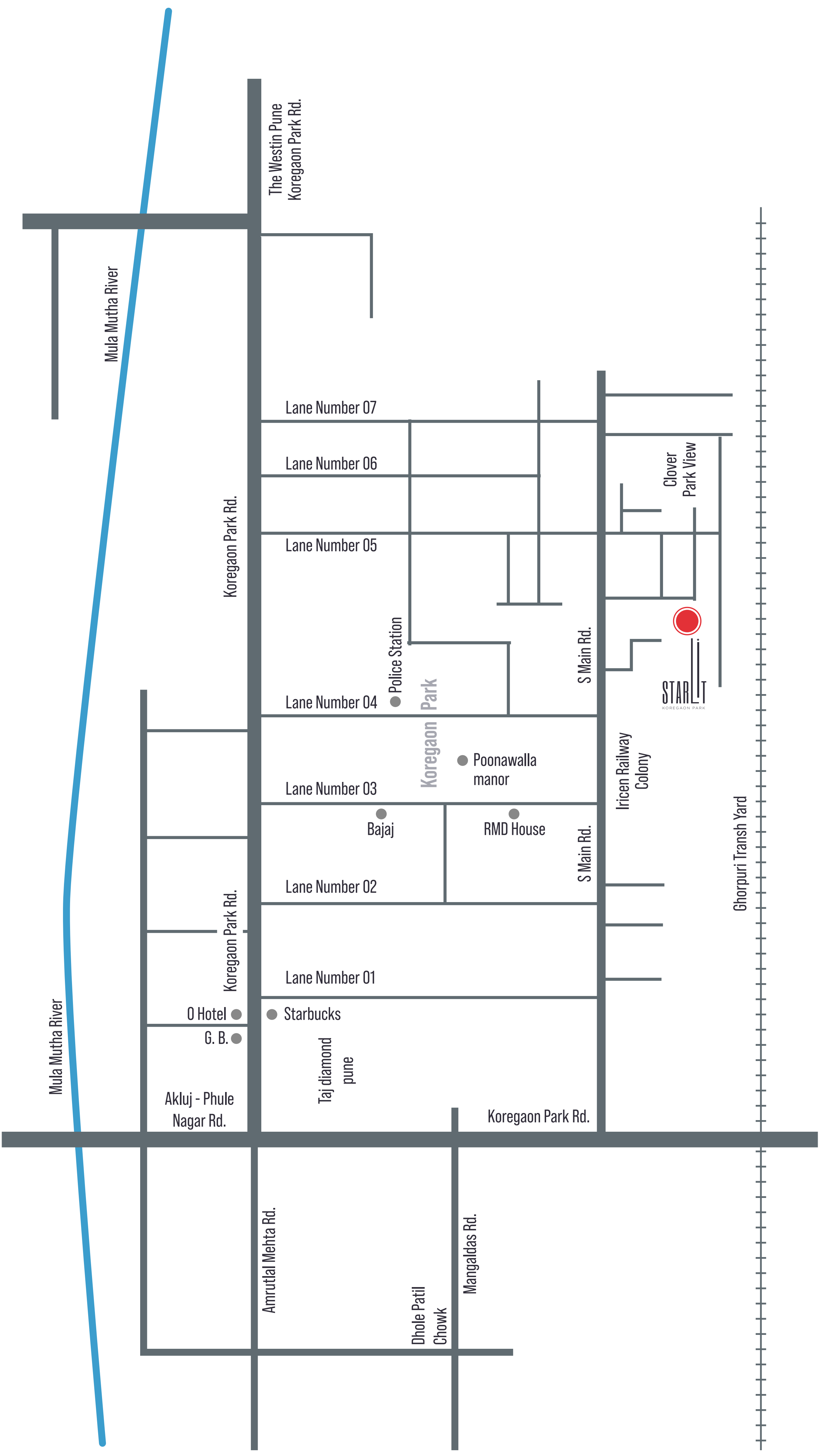
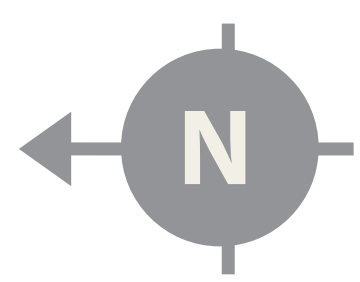
### **Clubs**

- Residency Club 10 Mins
- Country Club 15 Mins
- Poona Club 15 Mins
- Boat Club 10 Mins
- Ladies Club 15 Mins

### **Others**

- Osho International Meditation Resort 05 Mins
- Koregaon Park Police Station 05 Mins
- Yerawada Fire Station 05 Mins





Ghorpuri Trانش Yard

STARLIT  
KOREGAON PARK

Clover  
Park View

Iricen Railway  
Colony

S Main Rd.

S Main Rd.

Koregaon Park Rd.

Mangaldas Rd.

Dhole Patil  
Chowk

Amrutlal Mehta Rd.

Akhuj - Phule  
Nagar Rd.

Koregaon Park Rd.

Koregaon Park Rd.

The Westin Pune  
Koregaon Park Rd.

Lane Number 07

Lane Number 06

Lane Number 05

Lane Number 04

Lane Number 03

Lane Number 02

Lane Number 01

Mula Mutha River

Mula Mutha River



**Site address:**

S. No.14A/3/1/1, Final Plot 409, Ghorpadi, Koregaon Park, Pune- 411001.

**Corporate office address:**

Office No. 5, 3rd Floor, Shree Towers, Near Savali  
Corner, Magarpatta Chowk, Hadapsar, Pune - 411028

**Booking Contact**

91 121 121 83 | 91 121 121 85

**Email id**

starlit.koregaonpark@gmail.com

**Web**

www.opulentstarlit.com



**P52100035046**  
www.maharera.mahaonline.gov.in

**Credits****Architect**

Atit Admulwar

**RCC Consultant**

G A Bhilare

**Legal Advisor**

Adv. Anil Tambe

**Landscape designer**

Atul Raut

**Brand Consultant**

Qurious Design Pvt. Ltd.

**Marketed By**

Umbrella Housing Company



A Project By



Disclaimer: All plans, layout, drawing, amenities, specifications, facilities mentioned in the brochure may be subject to change at the sole discretion of the developers. The constructions shall be as per prevalent rules & regulations subject to necessary approvals.