



BREEZA

2 & 3 BHK AIRY RESIDENCES

- KOREGAON PARK EAST -

THE EXCLUSIVE LIFE

Life should be a breeze because convenience with a great view makes you feel at the heart of home.

- Exclusive open views of a large cricket ground and adjoining open spaces
- Spacious 3 BHKs with no common walls for uninterrupted privacy
- Terrace swimming pool & clubhouse with sunset view
- Abundant parking space and grand entrance lobby



Artistic Impression



Artistic Impression



LEGEND

1.  Swimming Pool

2.  Gymnasium

3.  Community Area

4.  Snooker Table

5.  Crèche

6.  Mini Theatre

7.  Rooftop Sit-out

8.  Yoga

9.  Gazebo

10.  Terrace Walkway

11.  Chess & Carrom



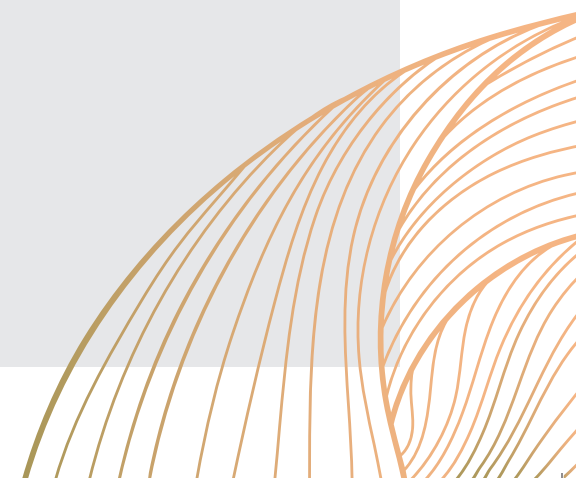
Artistic Impression



Artistic Impression



Artistic Impression



INCLUSIVE AMENITIES



Attractive Entrance Gate



Designer Landscaped Garden



Children's Play Area



Senior Citizen's Sitting Arrangement



Clubhouse & Terrace Infinity Pool



Elegant Elevation and Aesthetic View



MS with Glass Railing for Attached Terrace



RCC with Brick or UCR Masonry Compound Wall



Individual Letter Box in Parking Area



Fire Fighting System as per Guidelines of Fire Fighting Department, PMC



Solar Water Heating System (as per PMC Rules)



Generator Power Backup for Common Areas and Lift



Rain Water Harvesting System



Energy Efficient LED Lighting in Common Areas and Passages



Artistic Impression

SPECIFICATIONS



STRUCTURE & MASONRY

- Earthquake resistant RCC frame structure conforming to IS Code
- External walls 6" thickness & internal walls 4" or 6" autoclaved aerated concrete blocks
- Ready mix, green plaster, river sand or crushed sand finish plaster to external walls and gypsum or neeru finishing plaster to internal walls



FLOORING

- Vitrified 1200 mm x 600 mm flooring in the apartment with 0'4" skirting
- Anti-skid ceramic tile flooring for attached terraces & dry balcony



DOORS

- Laminated plywood door frames or wooden door frames with both-side laminated flush doors for all rooms



WINDOWS

- Aluminium powder coated sliding windows / UPVC window system with mosquito net & safety grills
- Granite or marble window sill
- Exhaust fan provision for toilets



SAFETY

- Wooden safety door
- Video Door Phone point



BATHROOMS

- Granite or stone finish door frames for all bathrooms and dry balcony
- Concealed plumbing in CPVC with chromium plated fittings
- Hot and cold mixing unit with shower in all bathrooms
- Wall-hung commode with hand spray
- Provision for water boiler
- Provision for exhaust fan
- Glazed dado tiles up to ceiling in bathroom
- Anti-skid ceramic flooring



KITCHEN

- Granite kitchen platform with stainless steel sink
- Glazed dado tiles up to 2'0" height above kitchen platform level
- Provision for exhaust fan and water purifier (Electrical point + Plumbing)



ELECTRICAL FITTINGS

- Concealed copper wiring in the entire apartment
- TV and telephone points in living room and master bedroom
- Adequate electrical points with modular switches in all rooms
- Two-way fan and light point in master bedroom
- AC point in master bedroom & living room
- Earth Leakage Circuit Breaker (ELCB)
- Single-phase meter for each apartment



DRY TERRACE

- Anti-skid ceramic flooring
- Plain dado tiles 4'0" height
- Provision for washing machine & dishwasher (Electrical point + plumbing)



LIFT

- Lift of standard make



WATER SUPPLY

- Overhead and underground water tanks with submersible pumps and automated control panel for pumping water from underground tank to overhead water tank
- Water supply from PMC



PAINTING

- Luster paint for internal walls
- Damp-proof coat for external walls
- Oil paint on grills



PARKING

- Tremix concreting / paving blocks / chequered tiles flooring



LOCATION MAP



*Map not to scale

KEY DISTANCES



NEARBY MALLS

- Seasons Mall 2.0 Kms
- Amanora Mall 2.0 Kms
- Phoenix Marketcity 5.0 Kms
- SGS Mall 9.0 Kms
- 93 Avenue 5.0 Kms



NEARBY HOSPITALS

- Noble Hospital 3.0 Kms
- Sahyadri Hospital 3.0 Kms
- Cloud 9 Hospital 3.0 Kms
- Manipal Hospital 1.0 Km
- Ankur Multispeciality Hospital 1.0 Km



NEARBY SCHOOLS

- Bishops School 3.0 Kms
- Lexicon School 2.0 Kms
- Vidya Pratishthan School 2.0 Kms
- VIBGYOR School 2.0 Kms
- Sunrise English Medium School 2.0 Kms



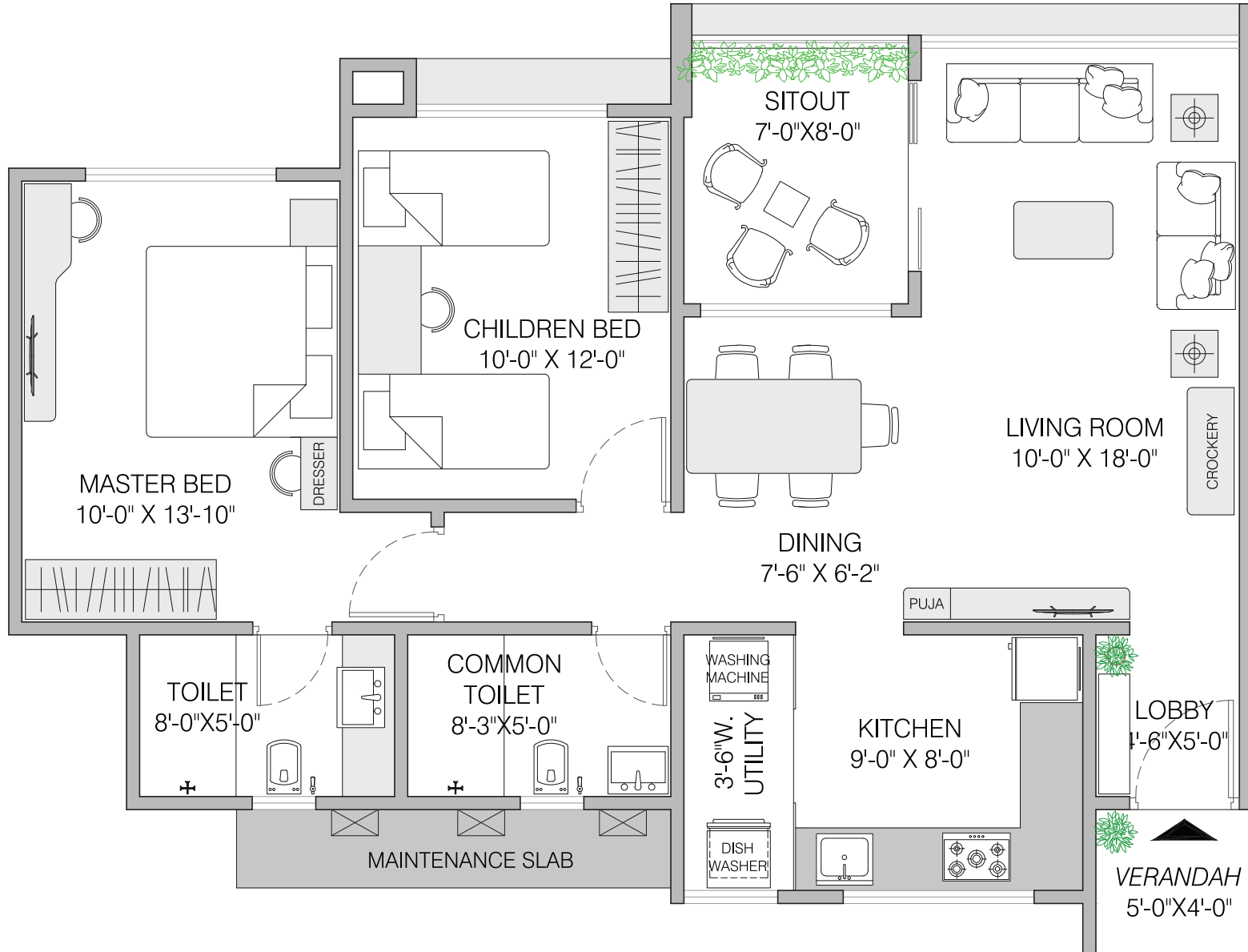
NEARBY LANDMARKS

- Closest Bus stop 100 Mtrs
- Hadapsar Station 800 Mtrs
- EON IT Park, Kharadi 4.6 Kms
- Magarpatta City 3.3 Kms
- Airport 7.0 Kms
- Pune Station 5.0 Kms
- Koregaon Park 2.0 Kms
- Daily Grocery Stores like D Mart and Reliance Fresh 2.0 Kms
- Cerebrum IT Park 3.0 Kms

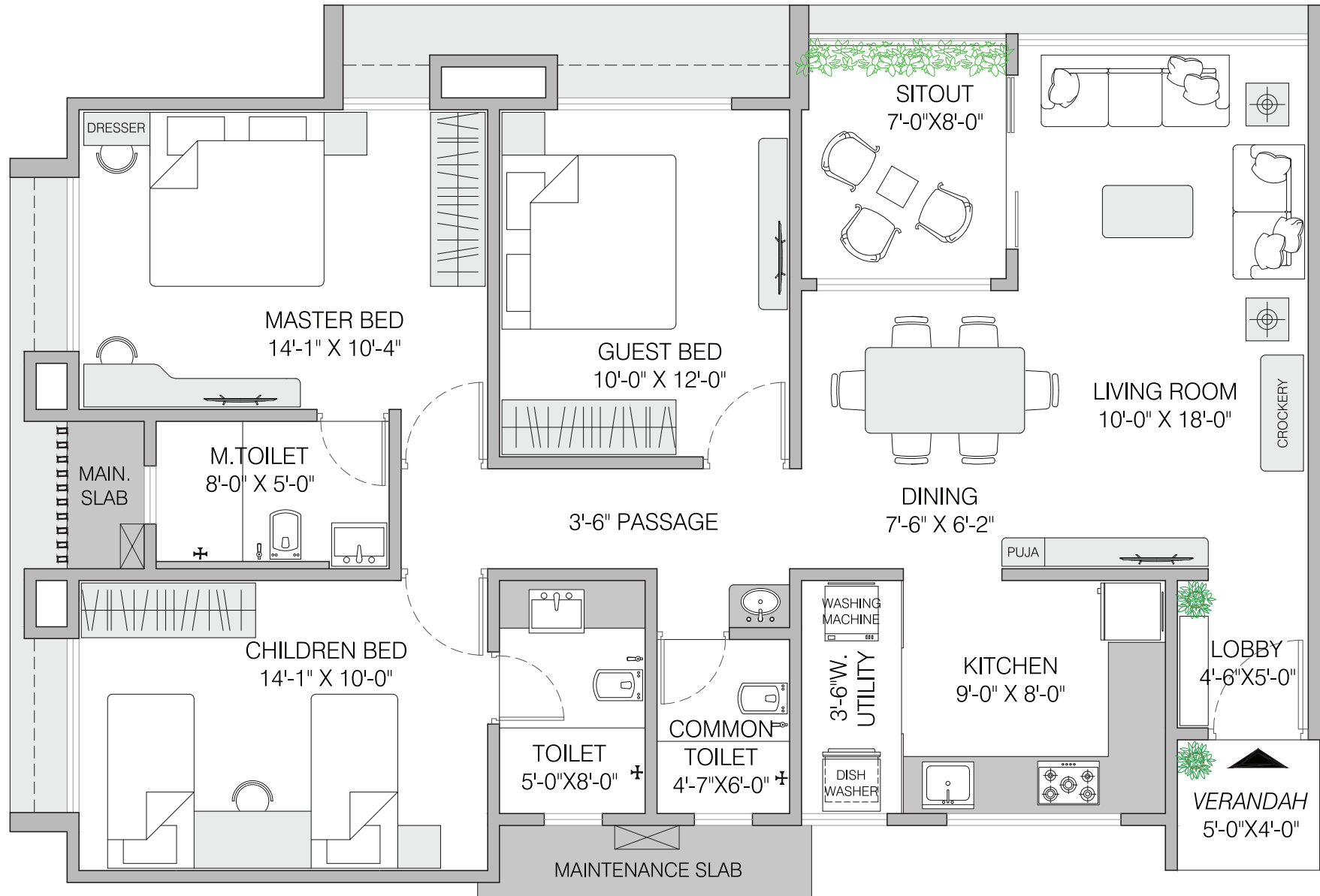


NEARBY COLLEGES

- Symbiosis College, Viman Nagar 6.0 Kms
- St. Mira's College 2.0 Kms
- APK Junior College, Hadapsar 4.0 Kms
- MIT University 11.0 Kms



2 BHK - 875 SQ.FT.



3 BHK - 1088 SQ.FT.


10 YEARS – MANY LANDMARKS


- **Riya Apartment**, Kothrud
- **Nisarg Apartment**, Katraj
- **Stark Aura**, Ambegaon Budruk
- **Stark Royal**, Kothrud
- **Bhakti Royal**, Law College Road
- **Shree Swarup**, Wakad
- **40 Hyde Park**, Mayur Colony
- **Shriyog**, Katraj
- **Shreepushp**, Katraj
- **Anandwan**, Ambegaon Budruk
- **Avenue 16**, Kothrud

PROJECT BY:



Site Address: Breeza, Survey No. 59A/2B. CTS No. 1811, Next to Tulsi Villa Banquet Hall, Deccan Paper Mill Road, Mundhwa, Pune - 411036.

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