



# CITY RISE

KOTHRUD • CENTRAL

CRAFTED BY AMANORA®



A CITY IS DEFINED BY THE EXPANSE OF ITS LANDSCAPE  
AND THE EXTENT OF ITS SKYLINE.  
AN ADDRESS THAT RISES TO THE SUMMIT OF BOTH  
THESE FACETS, BECOMES THE CITY'S REAL GLORY.

**CREATED FOR  
CONNOISSEURS.  
CRAFTED BY  
AMANORA.**



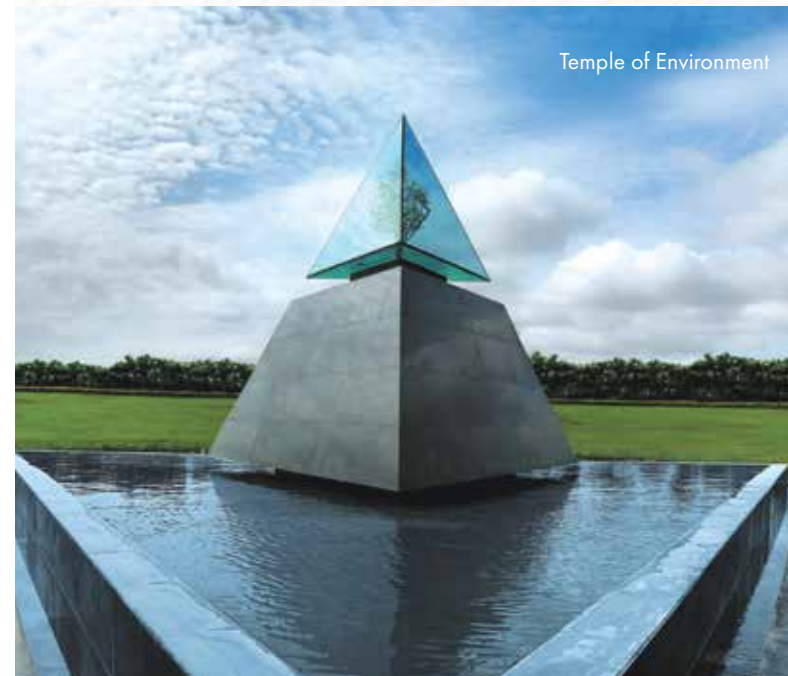
Pune's tallest residential tower



The city's most curated club lifestyle experience



Pune's first-of-its-kind architecture by Dutch architects



Temple of Environment

All of this is a reality at Amanora Park Town. It has been a landmark not just for Pune, but for Maharashtra. And the many firsts it has shaped along the way in township living have continuously raised the benchmarks of urban living.

And while Amanora continues to shape iconic structures with global partnerships and world-class experiences across 400 acres, the next one crafted by Amanora is set to be a first-of-its-kind creation for the city, and the first time ever outside the township.

# A DECADE OF FULFILLING COMMITMENTS, EVERY DAY.



Kothrud is where the true essence of Pune is experienced. From timeless traditions to contemporary celebrations, it is the hub of everything, and the reason why Pune is so incredible as a city. At Amanora, we have been inspired by this spirit of Kothrud and have shaped a world of warmth and happiness across 400 acres. Today, Amanora Park Town has become a truly global landmark. And now, we're bringing all our expertise in crafting urban lifestyles and addresses to Kothrudkars - people who have a fine taste in life. Here, Kothrud will experience hassle-free living of the next level.

*Aniruddha Deshpande*

Managing Director, City Corporation Ltd.



# PUNE

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## A CITY THAT NEVER CEASES TO RISE

We don't even have to tell you the many monikers this beautiful city carries. But then that's what makes this city what it is... Rising higher every day in different ways – from culture to future and so much more.

Pune is a city always on the rise and here we are, welcoming you to one of its most loved neighbourhoods.

**#1**

**Safest city for women, happiest city for all**

**2<sup>nd</sup>**

**On the list of India's most livable cities**

**3000+**

**Start-ups operate from Pune**



# ADVANTAGE PUNE

There are not one but many reasons why Pune has been repeatedly ranked as India's most livable city. In fact, the city continues to add new feathers to its hat, and keeps becoming an even better city to live in.



## EDUCATION UNLIMITED

The city's young vibe keeps getting recharged with influx of students to reputed institutions.



## POWERING IT

A thriving IT destination, one of west India's biggest, adds to its employment & lifestyle quotient.



## SMART YET SERENE

While in the list of India's Smart Cities Mission, it has retained its greenery and peace.



## URBAN INFRASTRUCTURE

With ongoing & upcoming Metro, riverfront and other projects, the standard of living is rising.



## HIGH LIFESTYLE

Home to finest global brands driven by high per capita (6<sup>th</sup> in India).



## STARTING UP

With more than 3,000 active start-ups, the future is set to be better & brighter.

THE CONNOISSEUR'S CHOICE

# KOTHRUD CENTRAL

# KOTHRUD: A WORLD IN ITSELF

Every city has a neighbourhood that is the hub of its culture, while also driving its journey into the future.

When its about Pune, the only name that comes to everyone's mind is Kothrud - Pune's heart and soul.



## A LEGACY TO CHERISH

Temples like Dashabhuj Ganpati and Mrutyunjayeshwar, built by the Peshwas, add a layer of legacy to Kothrud's modern day avatar.



## THE CULTURAL CAPITAL

From a thriving centre of theatre and drama to being home to people who celebrate traditions with unmatched enthusiasm, Kothrud has it all.



## A GREEN AURA

Places like Vetaal Tekdi and ARAI Hills and bylanes that have a serene cover of greenery, Kothrud offers shade even in a modern urban landscape.



## A LIFESTYLE DESTINATION

Eateries, places of hangout, malls and multiplexes, Kothrud is buzzing with vibrancy and has the perfect urban destinations for all.



## CONNECTED ALL AROUND

The city centre of Deccan and Karve Road are easily accessible on one side, while reaching the highway via Chandani Chowk is equally convenient. The new Metro is a big advantage.



## READY FOR THE FUTURE

While they love their traditions, Kothrudkars always embrace change and are ready to experience new ways of life every day.

A LIFE WITH

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COMPROMISE

CITY RISE  
CRAFTED BY AMANORA

# ZERO COMPROMISE IN EVERY WAY

That's our promise. And that's what we present to you. An address at the most desired location in this city that never ceases to rise.

An address that brings together the best of Pune and Kothrud and adds a sense of flawlessness to every aspect of indoor and outdoor living in this delightful neighbourhood.

Welcome to City Rise at Kothrud, a new development that is crafted by Amanora.

## CITY RISE

KOTHRUD • CENTRAL



# ZERO COMPROMISE WITH NEW DEVELOPMENT

Kothrud and Kothrudkars are well-versed with the idea of redevelopment. And while, it has changed the skyline, it brings with it many compromises. That's not the case, when you choose a new development like City Rise.

## REDEVELOPMENT

The floor plans are compromised as per the apartment areas of old society members.



## FLOOR PLANS



Limited parking, which is essentially fit in the available plot, is a common scenario in redeveloped projects.

## PARKING



Small, almost compromised lobbies are synonymous with redevelopment.

## LOBBY



The sudden upscale of high-rise towers blocks and/or limits the air and sunlight circulating in certain apartments.

## LIGHT AND VENTILATION

## NEW DEVELOPMENT

New development ensures **optimisation and maximisation** of indoor spaces for everyone.

This aspect is addressed by providing **elaborate parking system** and space for all, in new development.

On the other hand, new development offers a **modern, grand entrance lobby with a world-class experience.**

New development opens up the window to **unlimited and unrestricted light and wind.**

## REDEVELOPMENT

Amenities that are offered as a part of redevelopment are limited and simply insignificant.

## AMENITIES



In new development, **amenities are crafted for all age groups** to enhance the everyday living experience.

## NEW DEVELOPMENT

While the maintenance cost appears to be lesser in redevelopment, it also results in a poorly managed society.

## MAINTENANCE COST



The maintenance in new development is done by a **professional property manager** with 20 years of township management experience.

Limited specifications are generally a norm at redevelopment projects.

## INDOOR SPECIFICATIONS



With new development, comes the promise of best indoor specifications with **global living standards.**

Resistance from existing society members leads to extremely limited digital features, that in turn, limits the safety and security of the project.

## DIGITAL ENRICHMENTS



Unlike that, in new development, **smart home features** are amply incorporated that enrich & elevate the overall safety.

In most cases, redevelopment is generally marked by conflict between new and old members.

## COMMUNITY LIVING



New development is equipped to nurture **a happy, vibrant community.**

# RISING ON THE HORIZON

Crafted with finesse, set to be a star on the skyline and an address that reimagines lifestyle in Kothrud, City Rise is here to cast its spell on Kothrud & Kothrudkars.

- A 22-storey grand elevation
- 2, 3 and 4 Bedroom ultra-premium residences
- Floor plans designed for grandeur and utility
- Handpicked lifestyle amenities for leisurely living
- Curated specifications for a compromise-free living
- A central location in Kothrud, behind Kimaya, Karve Road

## AN IGBC-CERTIFIED GREEN BUILDING

### INDOOR ENVIRONMENT QUALITY

- Low VOC Paints
- Maximum Daylight Design
- Fresh Air Ventilation & Exhaust System

### MATERIAL & RESOURCES

- Waste Segregation
- Organic Waste Management
- Recycled Construction Material
- Local Materials

### ENERGY-EFFICIENT LUMINARIES

### SOLAR WATER HEATING

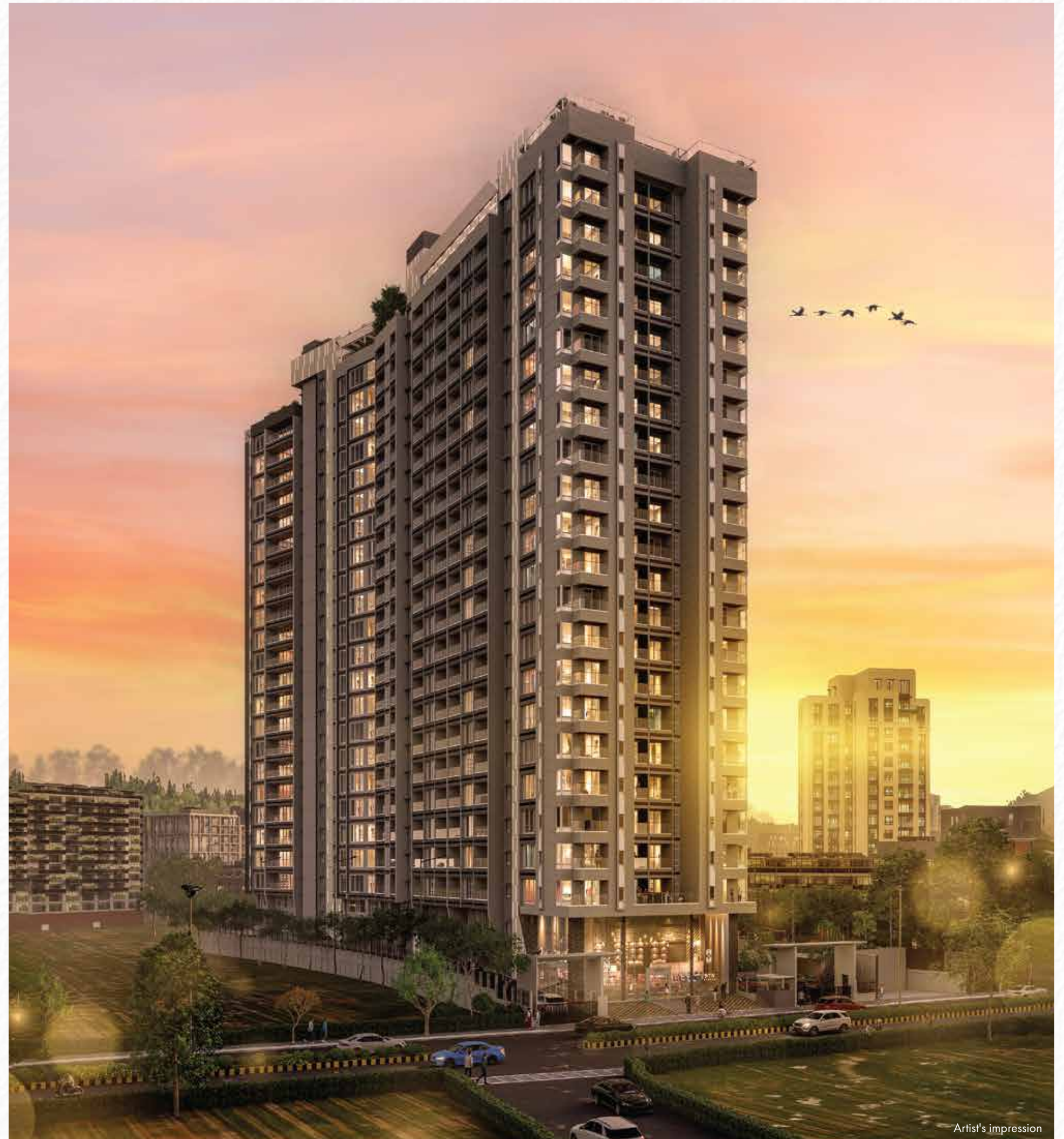
### ROOF INSULATION

### WATER EFFICIENCY

- Rainwater Harvesting
- Water Metering
- Water Efficient Fixtures

### SITE PLANNING

- Reuse of Top Soil
- Solar Reflective Tiles on Roof
- Electric Charging Facility



Artist's impression



Representative image

## INDOOR LIVING WITH THE PROMISE OF ZERO COMPROMISE

The space that you will call your home at City Rise, crafted by Amanora, is designed and built on the foundation of grandeur, aesthetics and utility.

The 2, 3 and 4 Bed Residences have a fine mix of spaces that nurture privacy and togetherness. The areas designated to each room ensure that nothing you desire is compromised even one bit.

- Entry passages to ensure exclusivity & privacy
- Grand living rooms to ensure maximum luxury
- Dedicated wardrobe niches and walk-in wardrobes
- Large balconies to soak in the neighbourhood
- Well-defined utility areas for different needs



Representative image

## MODERN SPECIFICATIONS

- ACs in all bedrooms
- Modular kitchen
- Digital locking system
- Light and fan fittings
- Exhaust fans in toilets and kitchen
- Branded chrome-finished bathroom fittings
- Designer sanitary ware
- Geysers in all toilets
- Designer dado in toilets
- Premium glazed tiles
- Wooden flooring in master bedroom
- Aluminium sliding windows
- Gypsum plaster for ceiling and walls
- Branded door fittings
- Main entrance door with veneer finish and polish
- Piped gas supply
- Fire detection and fire suppression system

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COMPROMISE

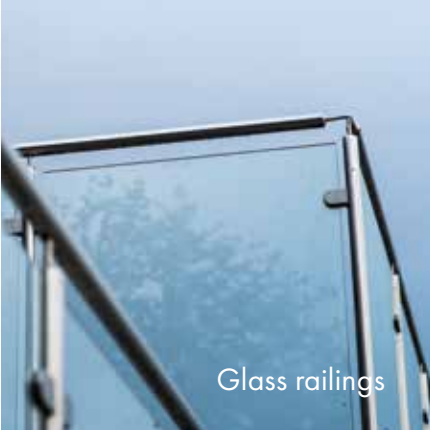
# ZERO COMPROMISE DESIGN FEATURES

# CITY RISE

KOTHRUD • CENTRAL

At City Rise, hassle-free urban living comes alive through thoughtful features at both the apartment and building level. Each one of them is incorporated to enrich the smallest of experiences with simple yet unforgettable delights.

## APARTMENT LEVEL



## BUILDING LEVEL



All images are representative only

LEISURE WITH

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COMPROMISE

## GROUND LEVEL. ELEVATED.

Unlike other projects in the vicinity, Clty Rise has an elaborate open space at the ground level and it is utilised in the most incredible manner.

It is loaded with lifestyle amenities that have something for everyone in the family to ensure rejuvenation for all.

Amenities  
for kids

Dedicated areas  
for get togethers

Utility spaces  
for staff



Artist's impression

# RISING HIGH, ON GROUND.

# CITY RISE

KOTHRUD • CENTRAL



## KIDS' PLAY AREA

Kids and toddlers get a fun space to play and indulge in happy games



## LOUNGE

A curated space that offers exclusive area for gatherings and parties



## SIT OUT

A simple yet serene seating area ideal for quick catch-ups and candid conversations



## DRIVERS' LOUNGE

A thoughtful space to offer convenience to staff and other househelps

## ROOFTOP LIFESTYLE. ENRICHED.

The best way to view, enjoy and celebrate the rise of this city is from a level that is not in everyone's reach. Some place that others desire, but you own. That's what the rooftop of this 22-storey grand residential tower lets you do. With handpicked amenities, you indulge in a life that is simply special.

Activity area  
for children

Health & wellness  
avenues

Community &  
landscaped spaces



Artist's impression

## ROOFTOP AT CITY RISE



### SWIMMING POOL

A swimming pool on the rooftop has its own charm. Go ahead, live it here.



### KIDS' POOL

Let the kids take a dip in the blue heaven without you having to worry about them.



### LOUNGE WITH PROJECTOR

Cheer for your team with your gang of friends or catch the latest blockbuster right here.



### JACUZZI

Embrace a sense of relaxation in this cosy yet delightful jacuzzi.



### GYMNASIUM

Stay fit and healthy with ample avenues for workout and well-being.



### YOGA & AEROBICS HALL

Refresh your soul with a session of yoga at a dedicated and spacious facility.



### COMMUNITY HALL

Get together in a dedicated space to make special memories for a lifetime.



### 2 EXCLUSIVE TERRACE GARDENS

Sit under a starlit sky in two elaborate terrace gardens that add to the serenity.

## CLUB SOLARIS: YOUR ZERO COMPROMISE GETAWAY

The promise of zero-compromise living at City Rise is taken to the next level in terms of leisure and lifestyle. The residents get an exclusive, complimentary membership of Club Solaris - one of city's most loved and elite lifestyle clubs, located at Mayur Colony, Kothrud.

Just 2 minutes from your home at City Rise, unlock the access to this 1,00,000 sq. ft. multi-activity sports club that lets you indulge in fitness routines, business meetings and family get-togethers of the highest order. From facilities to hospitality, everything at Club Solaris is world-class, living up to your stature. And the special membership you get, gives you incredible package inclusions. What's more; you can start using the amazing facilities, as soon as the apartment registration is done.

**Solaris<sup>®</sup>**  
Sports & Fitness



Artist's impression

# CITY RISE

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Artist's impression

Exit to  
Karishma  
Chowk



CONNECTIONS WITH

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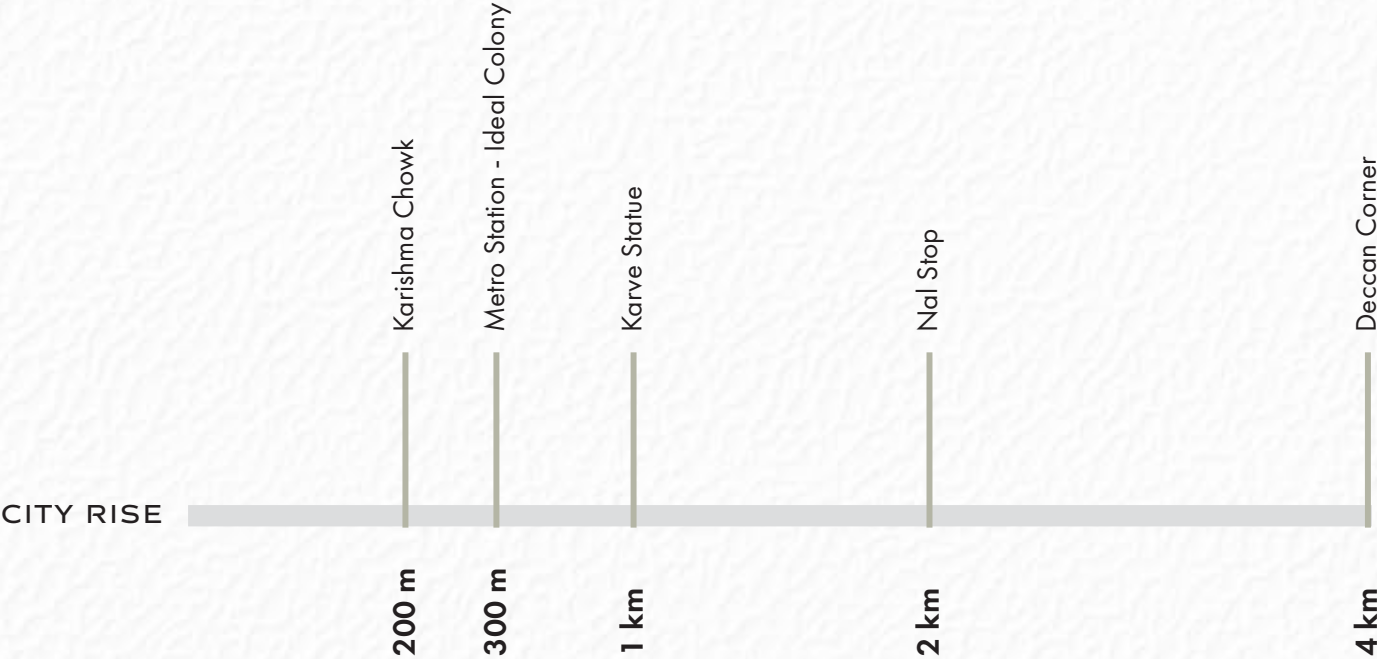
COMPROMISE

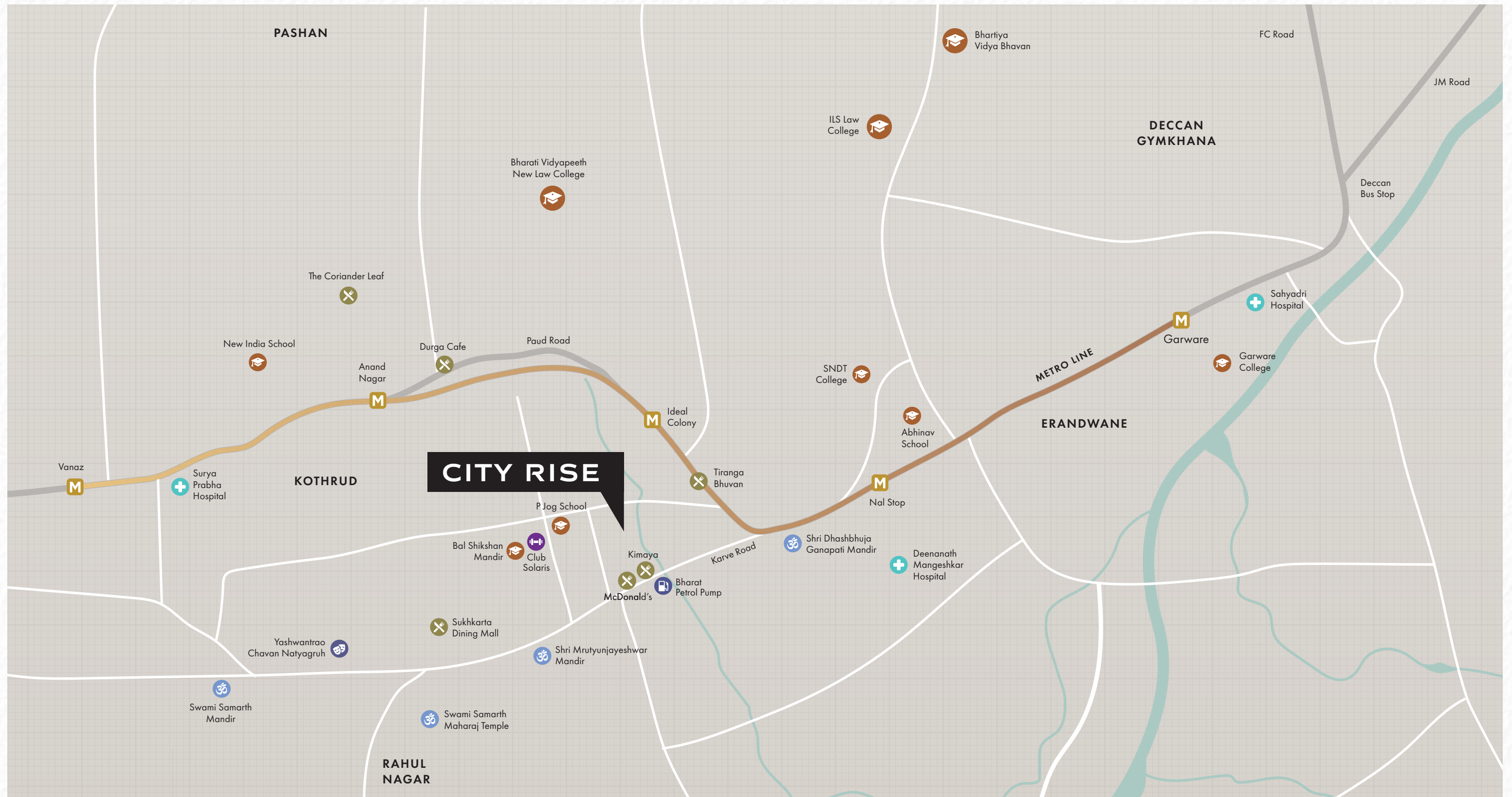
# CONNECTIVITY THAT CONQUERS EVERY POSSIBLE COMPROMISE

Being located in Kothrud is in itself a clear symbol of choosing to live an urban life with the best all-round connections.

With City Rise, crafted by Amanora, this connectivity rises a notch higher.

A strategic location in Kothrud, just off Karve Road, and at a walkable distance from Ideal Colony Metro Station, City Rise is perfectly placed.





## RISE HIGHER WITH YOUR CONNECTIONS

### SCHOOLS

- New India School - 1.7 km
- Bhartiya Vidya Bhavan - 1.7 km
- Bal Shikshan Mandir - 2 km
- P Jog School - 2.1 km
- Abhinav School - 3.1 km

### MALLS

- Big Bazaar - 2.7 km
- Pune Central Mall - 4.2 km
- Reliance Mall - 4.5 km
- The Pavillion Mall - 5.8 km

### HOSPITALS

- Sathe Maternity Hospital - 2 km
- Surya Prabha Hospital - 2.4 km
- Sahyadri Hospital - 3.1 km
- Deenanath Mangeshkar Hospital - 4.1 km
- Oyster & Pearl Hospital - 5.4 km

### MULTIPLEXES

- City Pride Kothrud - 2.8 km
- R Deccan - 4.6 km
- E-Square - 7.3 km

### LANDMARKS

- Deccan - 4.6 km
- Chandani Chowk - 3.1 km
- Pune Railway Station - 9.5 km
- Pune Airport - 17.9 km

### COLLEGES

- P Jog College - 2.1 km
- MIT College - 2.2 km
- BMCC - 2.8 km
- Fergusson College - 3.5 km
- Symbiosis College - 4.1 km
- Sinhgad Business School - 5 km

FLOOR PLANS WITH

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COMPROMISE

# MEZZANINE FLOOR PLATE



# TYPICAL FLOOR PLATE WING A,B,C



# ROOFTOP AMENITIES FLOOR PLATE





# UNIT PLAN

Wing A  
101, 102

Carpet Area  
61.60 Sq. M. (663 Sq. Ft.)

Balcony Area  
12.27 Sq. M. (133.14 Sq. Ft.)

Open Balcony  
8.51 Sq. M. (91.60 Sq. Ft.)



**UNIT PLAN**

Wing A  
103, 104

Carpet Area  
63.86 Sq. M. (687 Sq. Ft.)

Balcony Area  
3.19 Sq. M. (34.33 Sq. Ft.)

Open Balcony  
10.73 Sq. M. (115.49 Sq. Ft.)



# UNIT PLAN

Wing B - 3 Series  
103 ( 3BHK)

Carpet Area  
96.35 Sq. M. (1037 Sq. Ft.)

Balcony Area  
10.07 Sq. M. (115.17 Sq. Ft.)

Open Balcony  
16.77 Sq. M. (180.51 Sq. Ft.)



# UNIT PLAN

Wing C - 1 Series  
101 ( 3BHK)

Carpet Area  
92.38 Sq. M. (994.37 Sq. Ft.)

Balcony Area  
12.95 Sq. M. (139.39 Sq. Ft.)

Open Balcony  
12.83 Sq. M. (138.10 Sq. Ft.)



# UNIT PLAN

Wing C - 2 Series  
102 ( 3BHK)

Carpet Area  
96.29 Sq. M. (1036.45 Sq. Ft.)

Balcony Area  
21.56 Sq. M. (232 Sq. Ft.)

Open Balcony  
14.15 Sq. M. (152.3 Sq. Ft.)



CITY RISE - CRAFTED BY AMANORA®

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[manora.com](http://manora.com)

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FOR ALL RERA DETAILS