

APARTMENTS

AT

Water's Edge
12 acres of Palatial Living

SAGAR
PROPERTIES
BY KANUBHAI SAGAR

Om Sagar Developers

Pune Office: Office No. 201-AB, S. No. 347, 2nd Floor, City Tower, Boat Club Road, Pune 411 001

Site: Survey No. 18/1/1, Next To Nandanvan, Pimple Nilakh, Aundh Annexe, Pune 411 027

Tel.: +91-20-3232 3234 | Fax: +91-20-2727 1219

sales@sagarproperties.com | www.sagarproperties.com


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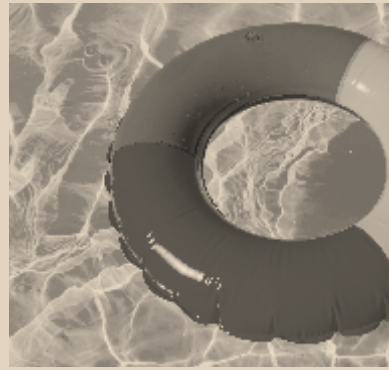
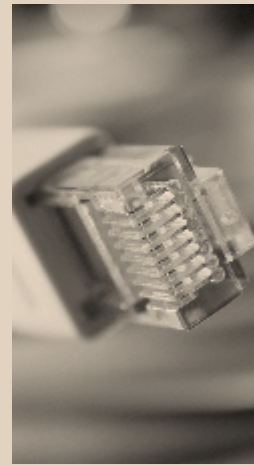


The apartments, at Water's Edge, are a benchmark of uber cool lifestyle that have already garnered appreciation and overwhelming response from the who's who of Pune. Situated on the lap of the serene Mula River, the project unveils sheer luxury, opulence and comfort which are well reflected in its world-class amenities and ultra-modern facilities.

These six 12-storey residential towers offer lavish 2, 3 & 4 BHK apartments that are three sides open with balconies and provide a nice mélange of modern architecture and nature's blessings. Own a prestigious address, be a part of Water's Edge!



Life at Water's Edge



Extravagant External Amenities

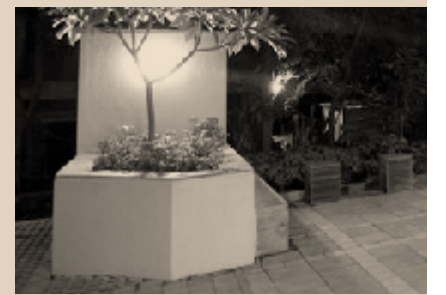
The external amenities are synthesis of advanced technology and consummate execution. The lifestyle amenities offer myriad avenues suitable to each age-group, to relax, recreate and stay healthy.

- Earthquake Resistant Design for all Buildings
- Beautifully landscaped gardens and wide open spaces
- Convenience Shopping Arcade
- Air conditioned Health Club with Multi-gym and Play Courts
- Swimming Pool with Baby Pool
- Internal Well-Lit Concrete /Paved Roads
- Clubhouse with Outdoor Party Areas
- Separate Play Area for Children
- Dedicated Covered parking for every Flat
- Anti-Termite for Foundations
- CCTV with 24x7 Recording Backup
- Generator Backed-up Stretcher Elevator

Classy Internal Amenities

Each and every internal amenity has been sourced from well-known brands. Minute attention has been paid to the smallest of details which gives the living space an aura of class and quality.

- Generator back up for common areas and lift
- Beautifully decorated double height entrance lobby for all buildings
- Automated security system for the entire residential complex
- Vitrified porcelain tiles for the entire flat
- Granite kitchen platform with stainless steel sink
- Hot and cold mixer in toilets
- Anodised aluminium windows
- Concealed electrification
- POP finish for all walls and ceilings
- Modular electrical switches
- All flats are three sides open with balconies



Flat No.
103,
3BHK



Flat No.
104,
4BHK



ENTRY →



ENTRY →



Flat No.
102,
2BHK

Flat No.
101,
2BHK

1ST FLOOR PLAN

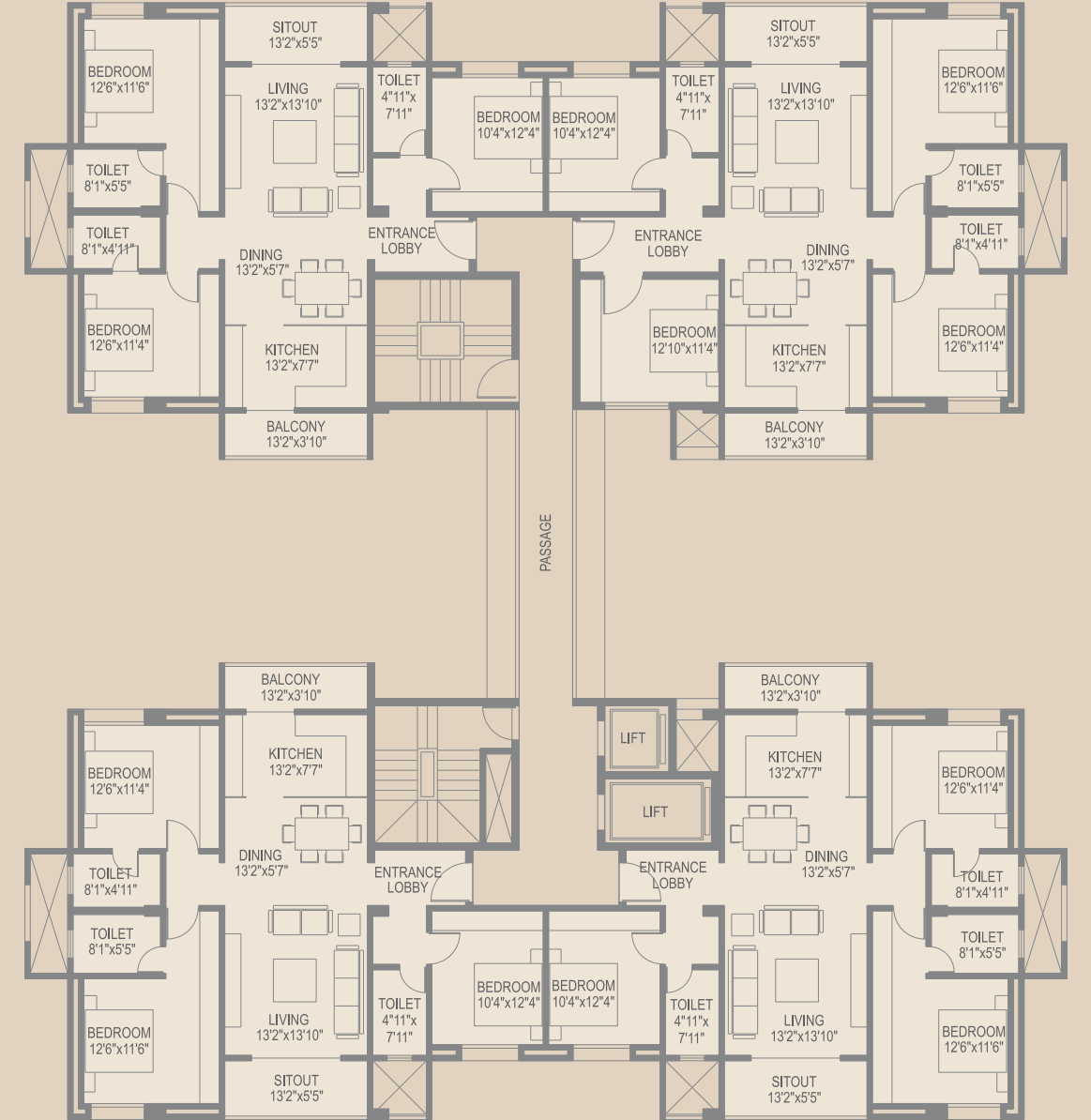
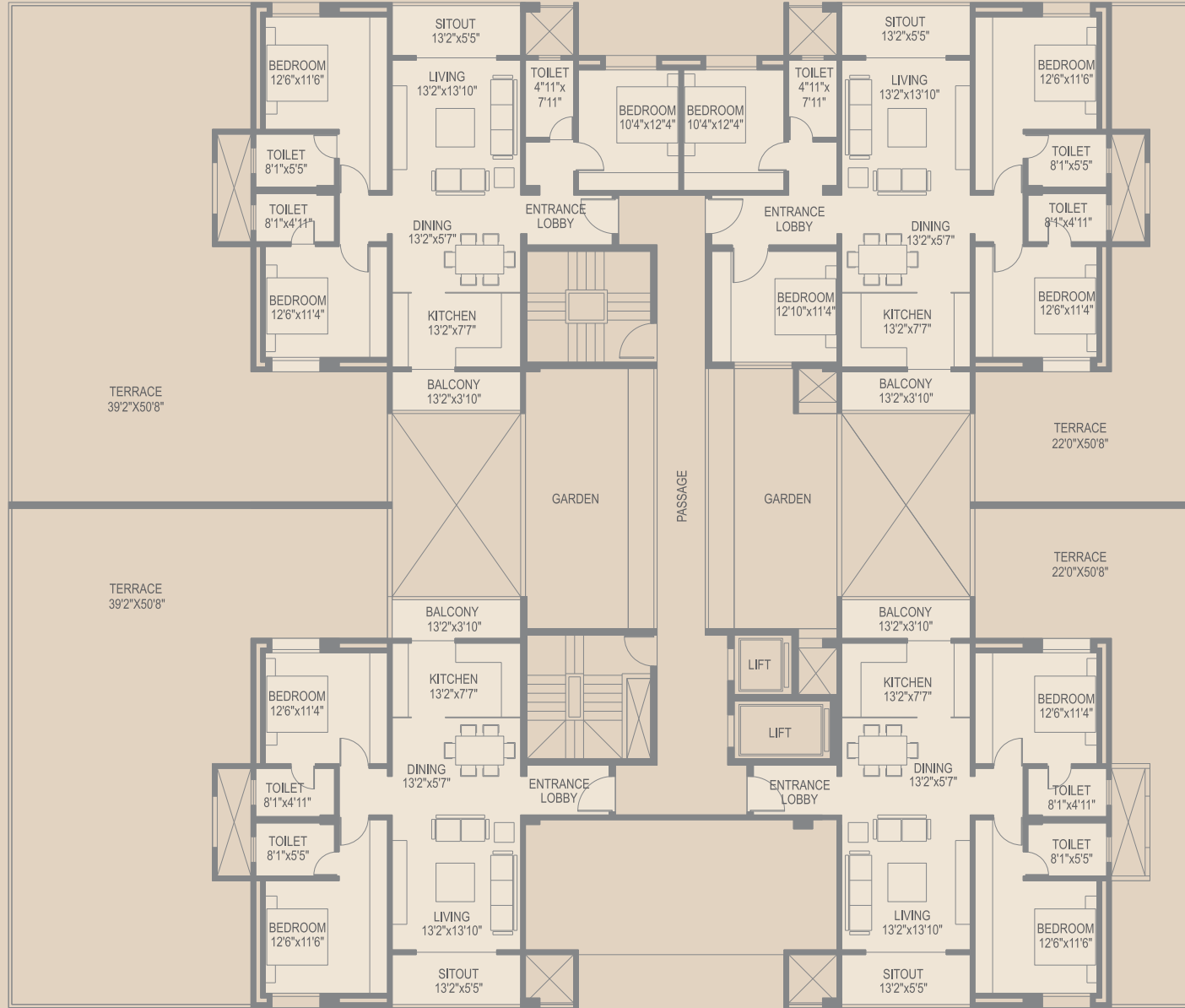
TYPICAL 2ND - 11TH FLOOR PLAN

TERRACE	1377 SQ.FT.	127.92 SQ.M.
CARPET	1213 SQ.FT.	112.69 SQ.M.
FLAT NO. 103		

TERRACE	546 SQ.FT.	50.72 SQ.M.
CARPET	1381 SQ.FT.	128.29 SQ.M.
FLAT NO. 104		

CARPET	1206 SQ.FT.	112.040 SQ.M.
FLAT NO. 203,303,403,503, 603,903,1003,1103		

CARPET	1377 SQ.FT.	127.92 SQ.M.
FLAT NO. 204,304,404,504, 604,704,804,904,1004,1104		



TERRACE	1377 SQ.FT.	127.92 SQ.M.
CARPET	1011 SQ.FT.	93.92 SQ.M.
FLAT NO. 102		

TERRACE	546 SQ.FT.	50.72 SQ.M.
CARPET	1012 SQ.FT.	94.017 SQ.M.
FLAT NO. 101		

CARPET	1204 SQ.FT.	111.85 SQ.M.
FLAT NO. 202,302,402,502, 602,702,802,902,1002,1102		

CARPET	1204 SQ.FT.	111.85 SQ.M.
FLAT NO. 201,301,401,501, 601,701,801,901,1001,1101		



TYPICAL
3BHK



Penthouse
3BHK



TYPICAL
4BHK



Penthouse
4BHK



12TH FLOOR PLAN

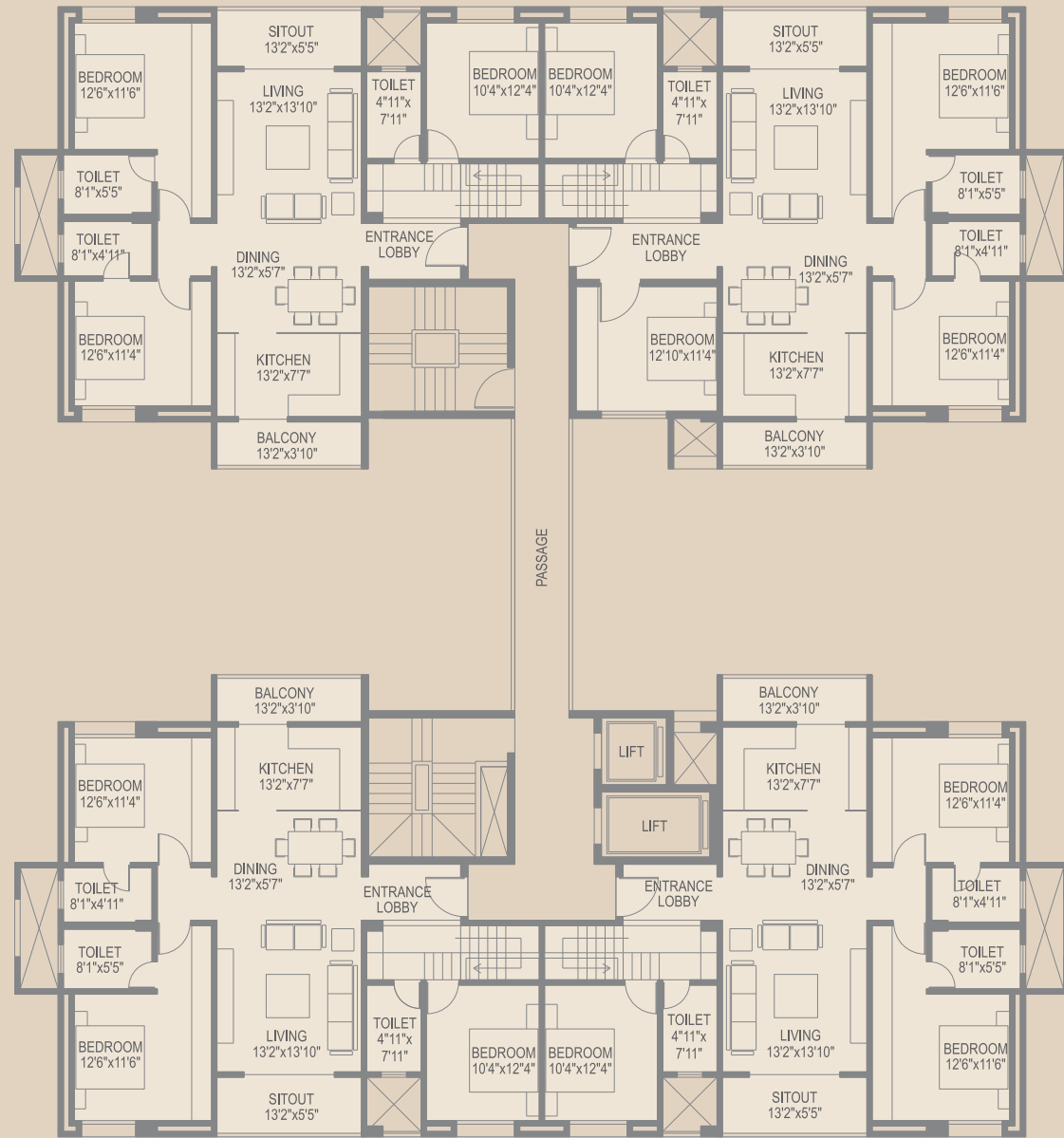
TERRACE FLOOR PLAN

CARPET AREA: 1259 SQ.FT.
FLAT NO. 1203

CARPET AREA: 1430 SQ.FT.
FLAT NO. 1204

TERRACE AREA: 691 SQ.FT.
FLAT NO. 1203

TERRACE AREA: 691 SQ.FT.
FLAT NO. 1204



CARPET AREA: 1259 SQ.FT.
FLAT NO. 1202

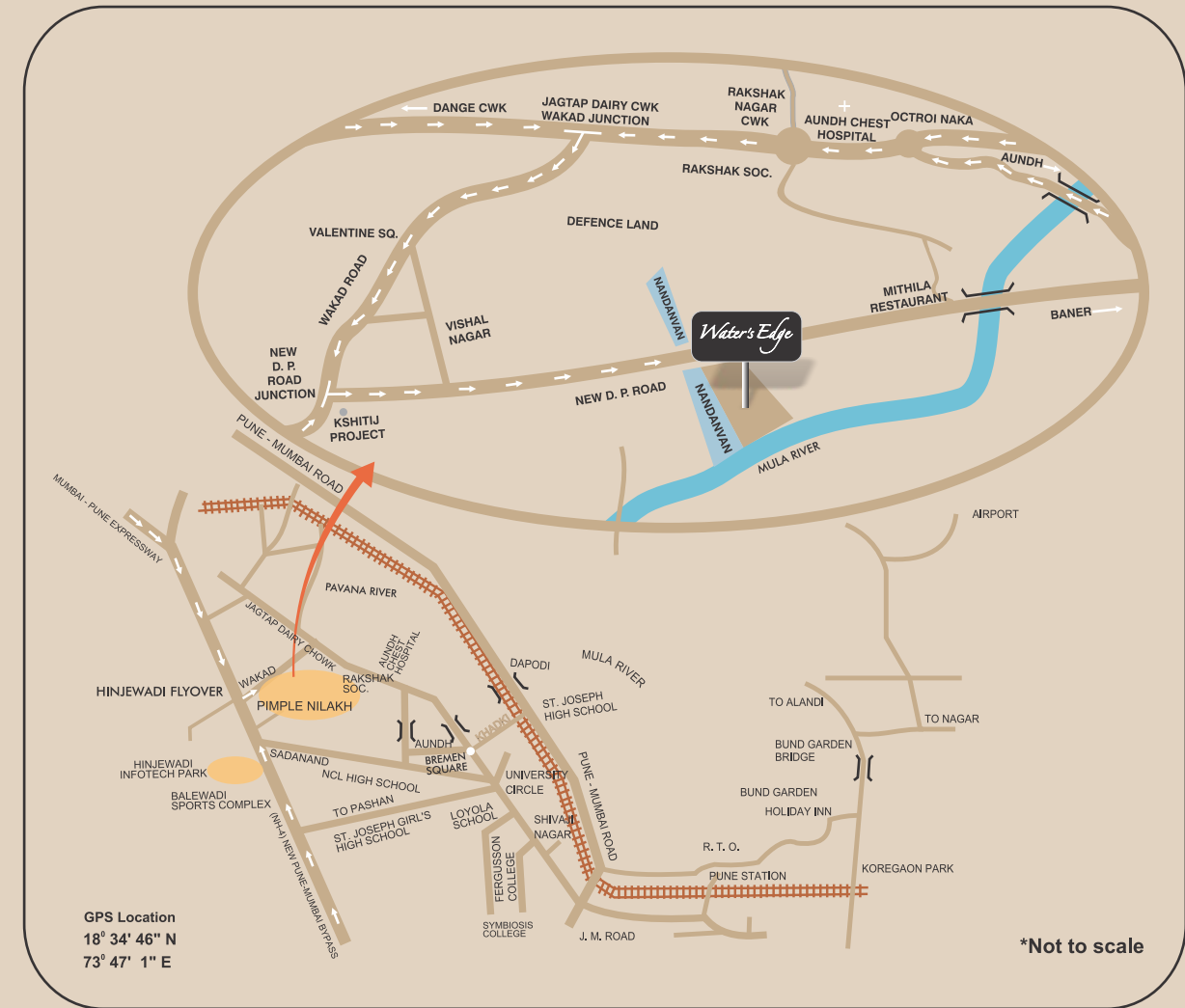
CARPET AREA: 1259 SQ.FT.
FLAT NO. 1201

TERRACE AREA: 691 SQ.FT.
FLAT NO. 1202

TERRACE AREA: 691 SQ.FT.
FLAT NO. 1201



Layout



Approx. distance from the site:

- Pune University 08 km
- Shivajinagar 11 km
- Deccan Gymkhana 11 km
- Pune Railway Station 14 km
- Airport 21 km
- InfoTech Park 05 km
- Mumbai-Bangalore Highway 03 km
- National Soc. 04 km
- Parihar Chowk, Aundh 3.5 km

Credits:

- Architects:** Vikas Bhandari & Associates
- Landscape Architects:** Ravi & Varsha Gavandi
- Structural Consultants:** Ellora Structural Consultants
- Legal Advisors:** Vivek Kantawala & Co., Advocates and Solicitors
Kiran Kothadia, Pankaj Dedhia, Advocates

Some of our earlier projects in Mumbai:

- Om Sagar
- Amrut Sagar
- Sagar Darshan
- Nirmal Sagar
- Amrapali
- Seeta Park



Water's Edge
12 acres of Palatial Living

VIBE





True legends never fade away.
THEY REINVENT.

True legends and path-breaking trends are timeless classics. Just like the Vibe at the Water's Edge! Go speechless by experiencing 23 timeless beauties, 12 storeyed with 2 apartments at every level, in the idyllic 12 acre-wide exquisite, palatial landscape at Water's Edge in Pimple Nilakh. With 3.5 BHK iconic apartments & penthouses, these are the ultimate epitomes of sophistication.

In fact the more you experience, the more you would explore Vibe. Every home in Vibe reflects the character and aesthetic excellence of Water's Edge.

Known for their spacious living rooms and well-balanced bedrooms, these apartments and penthouses come with a refreshing view of lush green amenity space. The main door opens to a vestibule that offers the apt touch of privacy and we have added a separate access to the servant's room attached with an additional toilet.

Don't just take our word for it, **come experience it for yourself!**



Water's Edge
12 acres of Palatial Living

VIBE

The Vibe at the Water's Edge. **REALLY GROOVY.**

The razor's edge of luxury, in the plush neighborhood of Pimple Nilakh, Aundh Annexe. An elite establishment of classy apartments and penthouses. Nestled amidst 12 acres of palatial living, in the very heart of Pune. Precisely the reason the gentry lives here.

The Vibe by Water's Edge is a melodious medley to an epic symphony. A rare, upscale brand of super-premium, opulent living in the configuration of lavish 3.5 BHK apartments & penthouses. Homes that transcend the confines of four walls by offering a truly happy vibe – a complete sensorial experience you will cherish for a lifetime. The vibes you experience here – super chic, ebullient, charismatic – will reflect your personality to the hilt.

Primed at a location hailed as one of the best investment avenues in Pimple Nilakh, Aundh Annexe. A verdant address naturally blessed with sunlight, breeze, and greenery to the fullest. Embellished with the inimitable touch of Italian sophistication, Vibe brings home the panache and attitude of Milan's runways and Rome's finesse & dictate. Prepare to embrace the fashionista in you!



The Vibe is exhilarating. **INSIDE OUT.**

The Vibe in the inside is just as good as on the outside. It follows you to every nook and corner.

Vibrant Vibes

- Beautifully decorated double height lobby
- Automated security systems for the entire residential complex
- Imported marble flooring in living, dining, kitchen & adjoining passages
- Granite kitchen platform with stainless steel sink
- Anodised aluminum windows
- Concealed electrification with modular switches
- POP finish for all walls and ceilings
- Modular kitchen with hob and chimney
- Piped LPG gas connection to each flat

Alluring Interiors

- Laminated MDF wooden flooring for all bedrooms and study
- Hot and cold mixer
- Jaquar or similar make CP fittings in all toilets / kitchen (except in servant's toilet)
- Bathtub with whirlpool in master toilet 1
- Storage water heater in all toilets
- Shower enclosure for master toilet 2

* Standard amenities options also available



AN EXQUISITE VIBE.

Is best enjoyed with a unique tribe.

Smart features like round-the-clock surveillance, generator backup. A professionally-managed gym and play courts where you can set your spirit soaring and your pulse racing. Just a few of the exclusive 'Vibe' privileges that you are entitled to.

Vivacious Vibes

- Health club with air conditioned multigym
- Squash court and tennis court
- Club house with outdoor party areas
- Cricket pitch for net practice
- Amphitheatre
- Infinity pool with separate children's pool
- Earthquake resistant design
- Artistically landscaped gardens
- Wide open spaces
- Internal well lit concrete/paved roads
- Anti-termite treatment for foundations
- CCTV with 24X7 recording backup
- Stretcher elevator
- Generator backup for lift and common area
- Dedicated covered parking for every flat
- Separate play areas for children



E1

E2

A

B

C

F

WATER'S EDGE PHASE V

F

WATER'S EDGE PHASE IV

G

WATER'S EDGE PHASE VI

VIBE

BAZAR MART

SAGAR

WATER'S EDGE





BUILDING - F (VIBE WING)

1ST FLOOR PLAN

FLAT NO.	CARPET AREA IN Sq.m.	CARPET AREA IN Sq.ft.	ENCL. BALCONY AREA IN Sq.m.	ENCL. BALCONY AREA IN Sq.ft.	OPEN BALCONY AREA IN Sq.m.	OPEN BALCONY AREA IN Sq.ft.	ATTCHED OPEN TERR. AREA IN Sq.m.	ATTCHED OPEN TERR. AREA IN Sq.ft.	ATTCHED TERRACE AREA IN Sq.m.	ATTCHED TERRACE AREA IN Sq.ft.
101	164.28	1768	21.43	231	—	—	90.13	970	—	—
102	164.28	1768	21.43	231	—	—	76.33	822	—	—



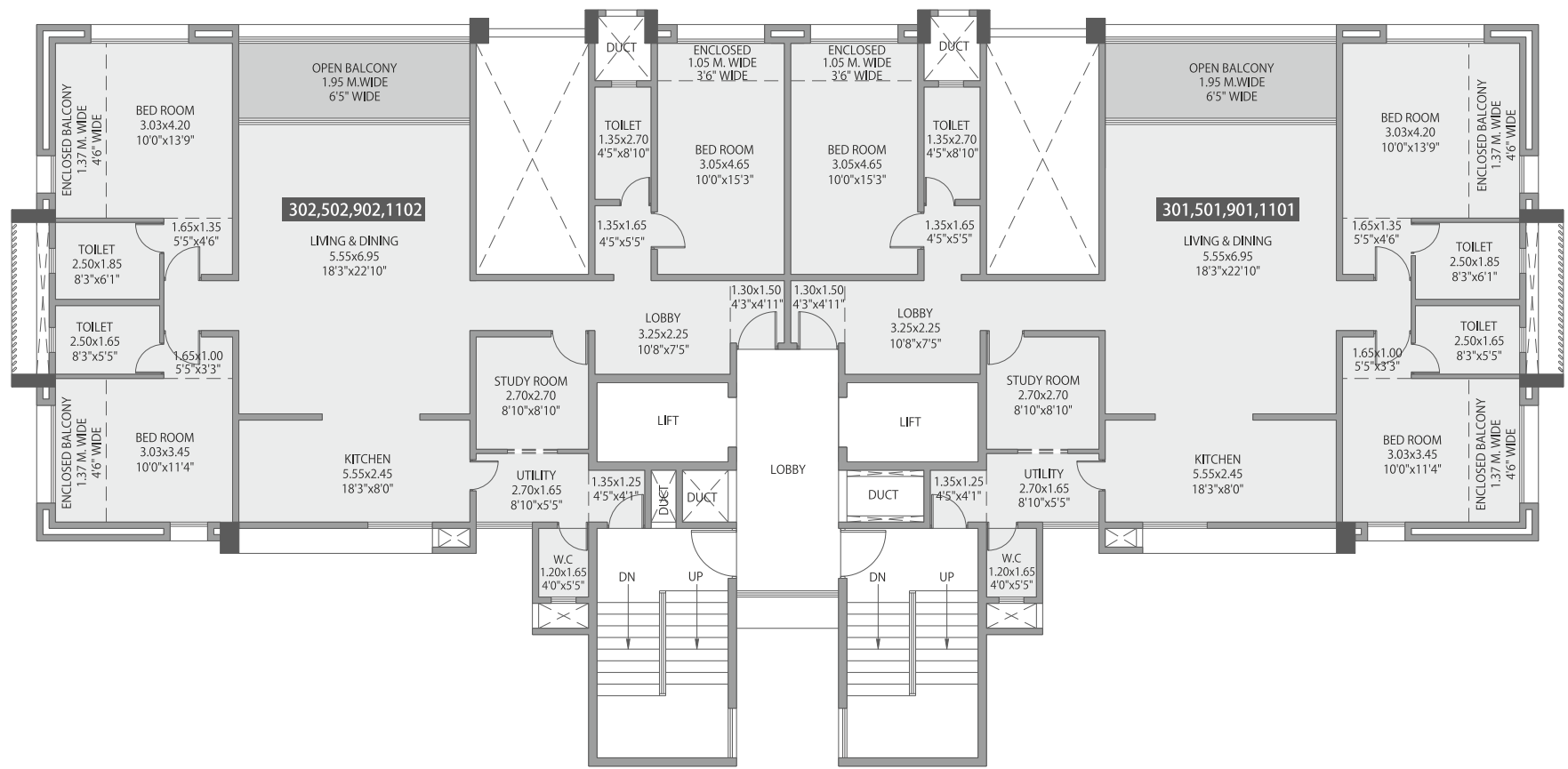


BUILDING - F (VIBE WING)

2ND, 4TH, 6TH, 8TH & 10TH FLOOR PLAN

FLAT NO.	CARPET AREA IN Sq.m.	CARPET AREA IN Sq.ft.	ENCL. BALCONY AREA IN Sq.m.	ENCL. BALCONY AREA IN Sq.ft.	OPEN BALCONY AREA IN Sq.m.	OPEN BALCONY AREA IN Sq.ft.	ATTCHED OPEN TERR. AREA IN Sq.m.	ATTCHED OPEN TERR. AREA IN Sq.ft.	ATTCHED TERRACE AREA IN Sq.m.	ATTCHED TERRACE AREA IN Sq.ft.
201,202,401,402,601,602,801,802,1001,1002	149.02	1604	19.73	212	—	—	—	—	14.98	161



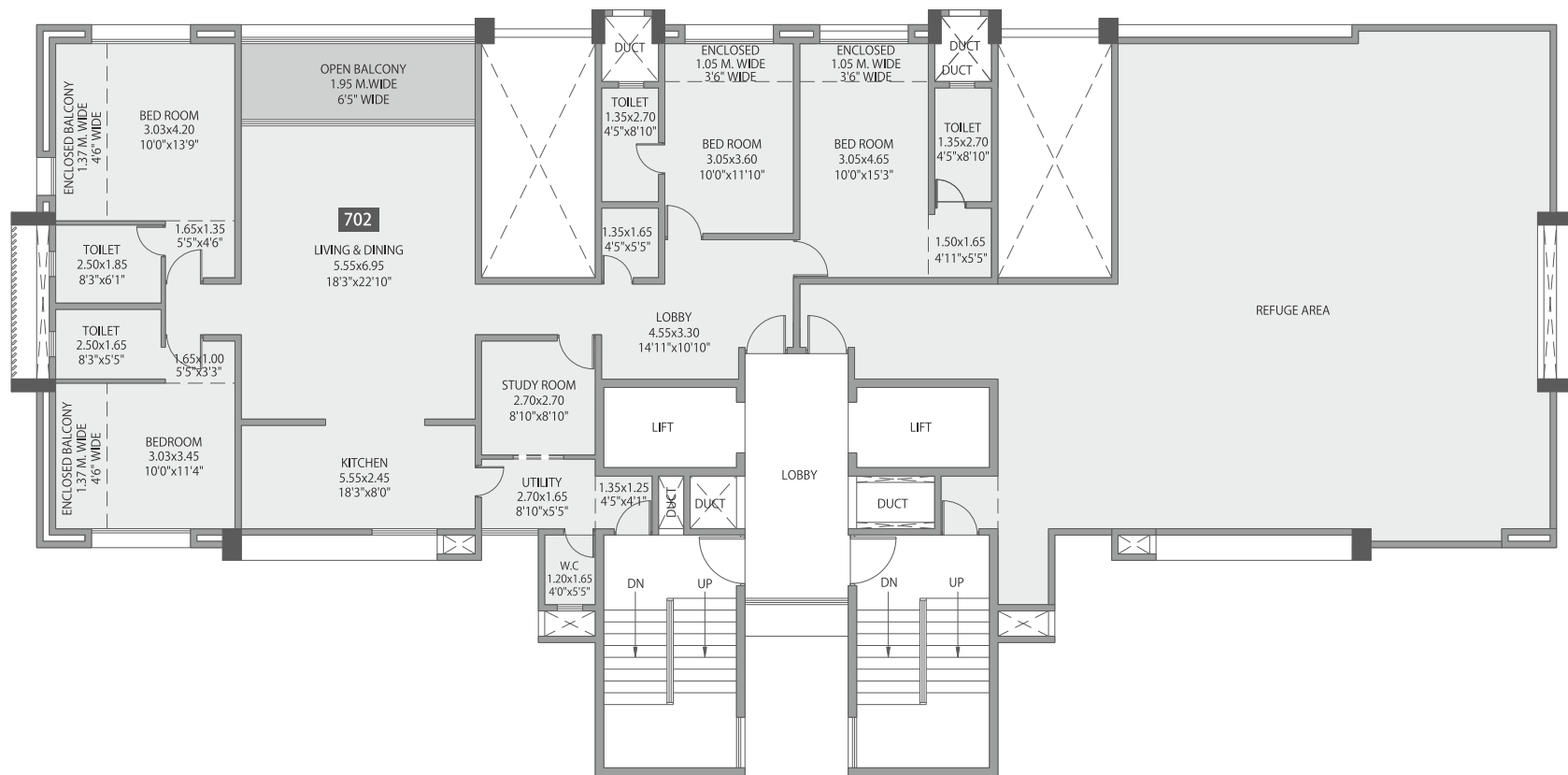


BUILDING - F (VIBE WING)

3RD, 5TH, 9TH & 11TH FLOOR PLAN

FLAT NO.	CARPET AREA IN Sq.m.	CARPET AREA IN Sq.ft.	ENCL. BALCONY AREA IN Sq.m.	ENCL. BALCONY AREA IN Sq.ft.	OPEN BALCONY AREA IN Sq.m.	OPEN BALCONY AREA IN Sq.ft.	ATTCHED OPEN TERR. AREA IN Sq.m.	ATTCHED OPEN TERR. AREA IN Sq.ft.	ATTCHED TERRACE AREA IN Sq.m.	ATTCHED TERRACE AREA IN Sq.ft.
301,302,501,502, 901,902,1101,1102	145.57	1567	12.07	130	9.99	108	—	—	—	—



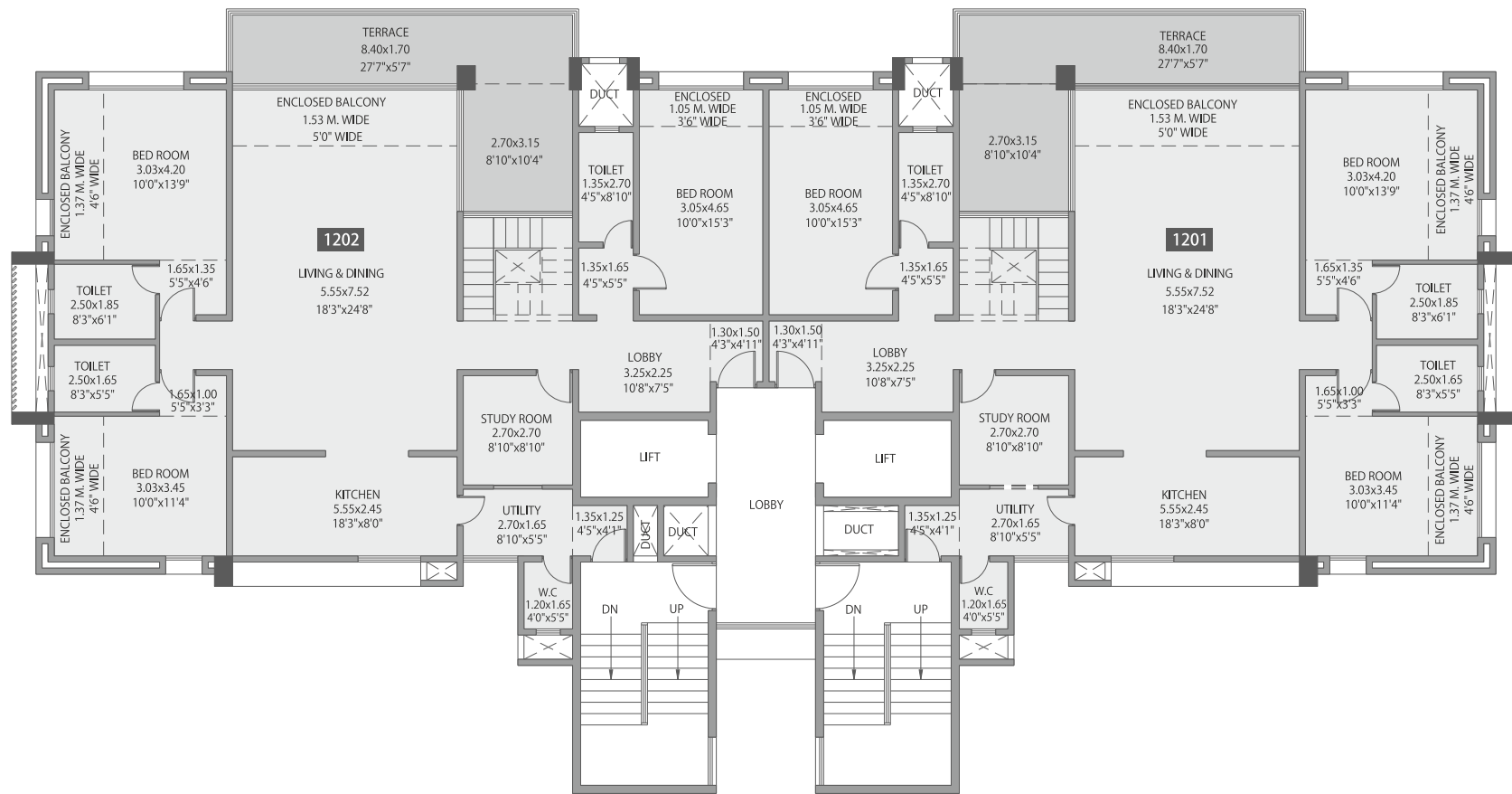


BUILDING - F (VIBE WING)

7TH FLOOR PLAN

FLAT NO.	CARPET AREA IN Sq.m.	CARPET AREA IN Sq.ft.	ENCL. BALCONY AREA IN Sq.m.	ENCL. BALCONY AREA IN Sq.ft.	OPEN BALCONY AREA IN Sq.m.	OPEN BALCONY AREA IN Sq.ft.	ATTCHED OPEN TERR. AREA IN Sq.m.	ATTCHED OPEN TERR. AREA IN Sq.ft.	ATTCHED TERRACE AREA IN Sq.m.	ATTCHED TERRACE AREA IN Sq.ft.
702	167.20	1800	14.82	160	9.99	108	—	—	—	—





BUILDING - F (VIBE WING)

12TH FLOOR PLAN

FLAT NO.	CARPET AREA IN Sq.m.	CARPET AREA IN Sq.ft.	ENCL. BALCONY AREA IN Sq.m.	ENCL. BALCONY AREA IN Sq.ft.	OPEN BALCONY AREA IN Sq.m.	OPEN BALCONY AREA IN Sq.ft.	ATTCHED OPEN TERR. AREA IN Sq.m.	ATTCHED OPEN TERR. AREA IN Sq.ft.	ATTCHED TERRACE AREA IN Sq.m.	ATTCHED TERRACE AREA IN Sq.ft.
1201,1202	156.67	1686	19.73	212	—	—	—	—	22.78	245



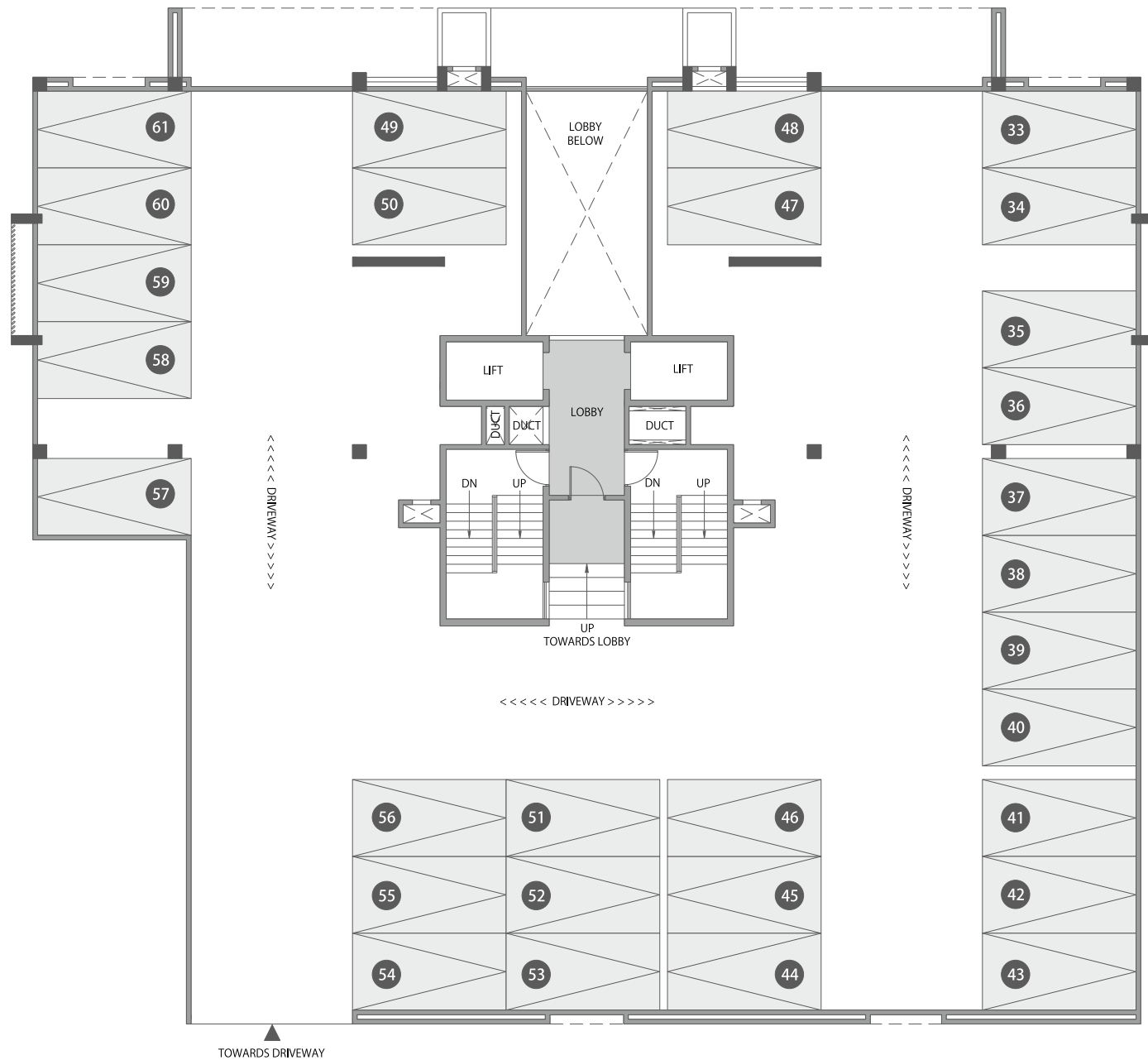


BUILDING - F (VIBE WING)

TERRACE FLOOR PLAN

FLAT NO.	CARPET AREA IN Sq.m.	CARPET AREA IN Sq.ft.	ENCL. BALCONY AREA IN Sq.m.	ENCL. BALCONY AREA IN Sq.ft.	OPEN BALCONY AREA IN Sq.m.	OPEN BALCONY AREA IN Sq.ft.	ATTCHED OPEN TERR. AREA IN Sq.m.	ATTCHED OPEN TERR. AREA IN Sq.ft.	ATTCHED TERRACE AREA IN Sq.m.	ATTCHED TERRACE AREA IN Sq.ft.
1201,1202	—	—	—	—	—	—	59.49	640	—	—





BUILDING - F (VIBE WING)
UPPER LEVEL PARKING





SAGAR™

PROPERTIES
BY KANUBHAI SAGAR

Sagar Properties is a renowned name in the real estate arena, known for its benchmark creations in the Mumbai and Pune cityscapes. The premium 3, 3.5, 4, 4.5 BHK apartments & penthouses of Sagar Properties – their hallmark creations – are so innovative that they are no longer just spaces defined by four walls, but have conjured into dreams, enlivened by discerning home-seekers like you.

Sagar Properties' abodes reflect the emotions, aspirations and dreams that appeal to the mind and nurture the soul. Superbly conceptualized flats situated in thriving, opportune locations such as Pimple Nilakh, Aundh Annexe - the futuristic frontiers of a cosmopolitan Pune. Elegance and unique design styling are our fortes, attracting NRIs back to our land.

Sagar Properties, through a perfect mélange of grace and grandeur that enthrall and spellbind, are known for crafting not just homes, but blissful, awe-inspiring and fulfilling experiences – everlasting memories that linger for a lifetime!

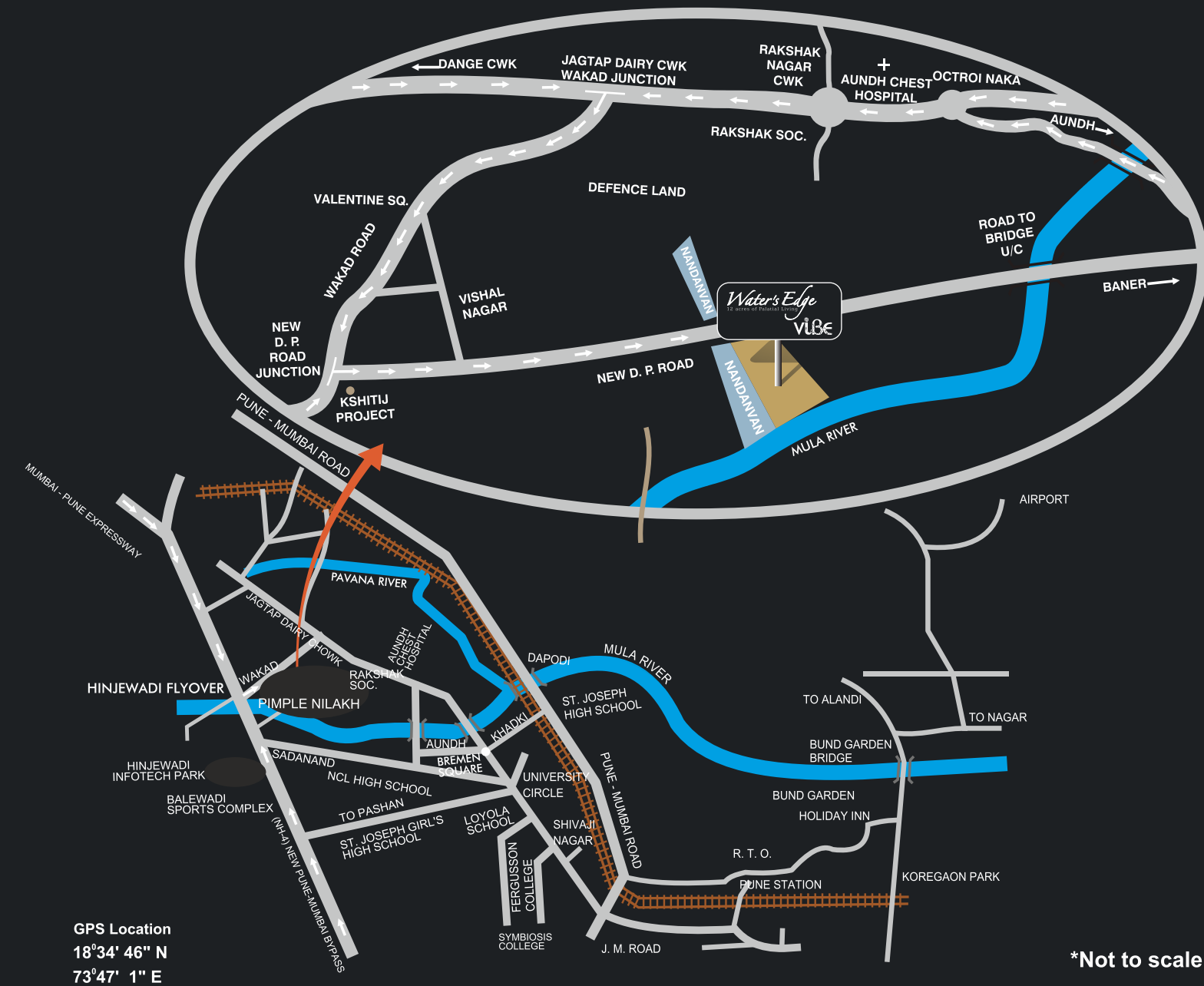
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Completed projects in Mumbai:

- Om Sagar • Amrut Sagar • Sagar Darshan • Nirmal Sagar • Amrapali • Seeta Park



Location Map



YOUR VIBE...

Attracts plenty more than your tribe.

When you live in one of Pune's most sought after, envy-inspiring neighborhoods, you're bound to be in the limelight all the time. Be it the ultra modern ways of life or the soulful solitude of natural wilderness, the Vibe here has plenty to go around, and then some more!

Situated at close proximity to the Hinjewadi IT Park and a convenient driving distance from the various industrial areas like Talegaon, Chakan, Talawade and Pimpri - Chinchwad, the Vibe is more than a resounding style statement; it has come to be known as a landmark. With enhanced accessibility to the Mumbai - Pune Expressway and the Mumbai international airport within a three hours' striking distance, the high-flying celebrity circuit is never really out of your reach.

CREDITS

Architects:

Vikas Bhandari & Associates

Landscape Architects:

Ravi & Varsha Gavandi

Structural Consultants:

Ellora Structural Consultants

Legal Advisors:

**Vivek Kanatawala & Co., Advocates and Solicitors, Kiran Kothadia,
Pankaj Dedhia Advocates**

SAGARTM
P R O P E R T I E S
BY KANUBHAI SAGAR

OM SAGAR DEVELOPERS

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Tel.: +91-937 230 6060 | +91-937 000 2929

E-mail: sales@sagarproperties.com

Website: www.sagarproperties.com



MAHARERA REGISTRATION NO.:

WATER'S EDGE PHASE V - P52100002038

WATER'S EDGE PHASE IV - P52100001678

WATER'S EDGE PHASE VI - P52100001427

Available at website <http://www.maharera.mahaonline.gov.in>



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