



THE ST TEMENT

—• LIVE IN THE LAP OF LUXURY AND INDULGE IN THE FINEST LIVING EXPERIENCE •—



SPREAD OVER **1.5 ACRES**

Spread over a sprawling 1.5 acres,
The Statement is heaven of
tranquility in the bustling
city of Pune.

Artist's impression for
representative purpose only.
Not for sale.

Experience spacious living at its best with our **3BHK apartments**, spanning across 1455 square feet.

3 B H K

1 4 5 5 S Q F T

Every inch of the space has been thoughtfully designed to **meet your lifestyle needs.**

FLOOR PLAN 3BHK



A-205

| 3.0 BHK RERA SALABLE AREA | | | | |
|---------------------------|-------------|----------------------------|-------------------|---------|
| Type | Carpet Area | Open Balcony /Utility Area | Total Usable Area | |
| | Sq.m. | Sq.m. | Sq.m. | Sq.ft. |
| 3.0 bhk | 115.01 | 20.21 | 135.22 | 1455.51 |

3 Bhk



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, Warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Step into luxury with our **3.5BHK apartments**,
spanning across 1775 square feet.

3 . 5 B H K

1 7 7 5 S Q F T

With spacious rooms and modern amenities,
you will experience the **grandeur of luxury living.**

FLOOR PLAN 3.5BHK




| CORNER 3.0 BHK RERA SALABLE AREA | | | | |
|----------------------------------|-------------|----------------------------|-------------------|---------|
| Type | Carpet Area | Open Balcony /Utility Area | Total Usable Area | |
| | Sq.m. | Sq.m. | Sq.m. | Sq.ft. |
| 3.0 bhk | 140.39 | 24.52 | 164.91 | 1775.09 |

Corner 3 Bhk



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Experience the pinnacle of luxury living with our
4.5BHK apartments, spanning across
2157 square feet.

4 . 5 B H K

2 1 5 7 S Q F T

These residences exude
**sophistication, elegance,
and comfort.**

FLOOR PLAN 4.5BHK



| 4.0 BHK RERA SALABLE AREA | | | | |
|---------------------------|-------------|----------------------------|-------------------|---------|
| Type | Carpet Area | Open Balcony /Utility Area | Total Usable Area | |
| | | | Sq.m. | Sq.ft. |
| 4.0 bhk | 176.44 | 23.93 | 200.37 | 2156.78 |

4 Bhk



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SPECIFICATIONS:

- Earthquake Resistant RCC Frame Structure.
- RCC Mivan structure for external wall.
- Designer Elevation.
- Designer Entrance Lobby for Building.
- Security Cabin with Intercom Facility.
- Centralized Tata Sky DTH Connection.
- Individual branded lift with DG back up for building.
- Individual limited electrical DG back for each apartment.
- Rainwater harvesting.
- As per PCMC Norms Fire Fighting System for Building.
- PV Solar Panel system with net metering.
- Well planned Geberit plumbing & drainage system for water usage.
- Weather proof acrylic good quality Texture paint for external walls.
- LED lights in common areas with DG Backup.



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FEATURES:

- Ceramic Tiles in Terrace and Utility Area.
- Good quality Artificial Granite / granite windows sills
- Elegant Designer Veneer Finish Main door with Digital lock
- Laminated Doors for all bedrooms With Wooden/ Granite/ Marble Door Frame
- All door Mortise locks for internal doors
- CPVC/UPVC, SWR plumbing and branded sanitary ware
- CP fittings of Hansgrohe /Grohe /TOTO/ equivalent brand
- Sanitary Fixtures of TOTO/American standard /duravit or equivalent
- Sliding 3 Track, System Aluminum Windows with Mosquito Mesh
- 2 Track Sliding System Aluminum Windows In Kitchen And Louvers In Bathrooms
- video Door Phone With Intercom Facility
- OBD Paints On Internal Walls
- External Weather proof acrylic good quality Texture paint for external walls



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FEATURES:

- All external walls in RCC structure & Internal wall in AAC block
- Gypsum-finish surface to inner walls in the entire apartment and Gypsum finish in common lobbies
- Invisible grills for all windows except bathrooms, hall & kitchen
- Concealed Fire-Resistant Copper Wiring in all apartments
- Ample Light Points with Branded Modular sockets & Switches of Havells /Schneider / Legrand or equivalent
- T.V. point in all bedroom, and Living Room
- A.C. Points in all Bedroom & living room
- Adequate electrical points for Kitchen area
- Provision for Exhaust fan and electrical boiler points in bathroom
- Provision Of Tap & Electrical Point for Washing Machine, dishwasher
- Natural Italian marble flooring with matching skirting in the entire apartment
- Designer Dado 600 X 1200 Tiles in Bathroom Up to Lintel level & In Kitchen Above Platform 2' Height



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AMENITIES

(ON GROUND LEVEL AMENITIES)

- Decorative AC entrance lobbies
- Interactive kids play area with equipment's
- Meditational Area with senior lounge
- Jogging Track
- Acupressure Path
- Toddler play area
- Multipurpose Court Area
- Football court play Area
- School bus drop Area
- Designer Sit out
- Medicinal shrubs / Vegetable Plantation Site peripheral planting
- Decorative AC entrance lobbies
- Interactive kids play area with equipment's



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AMENITIES

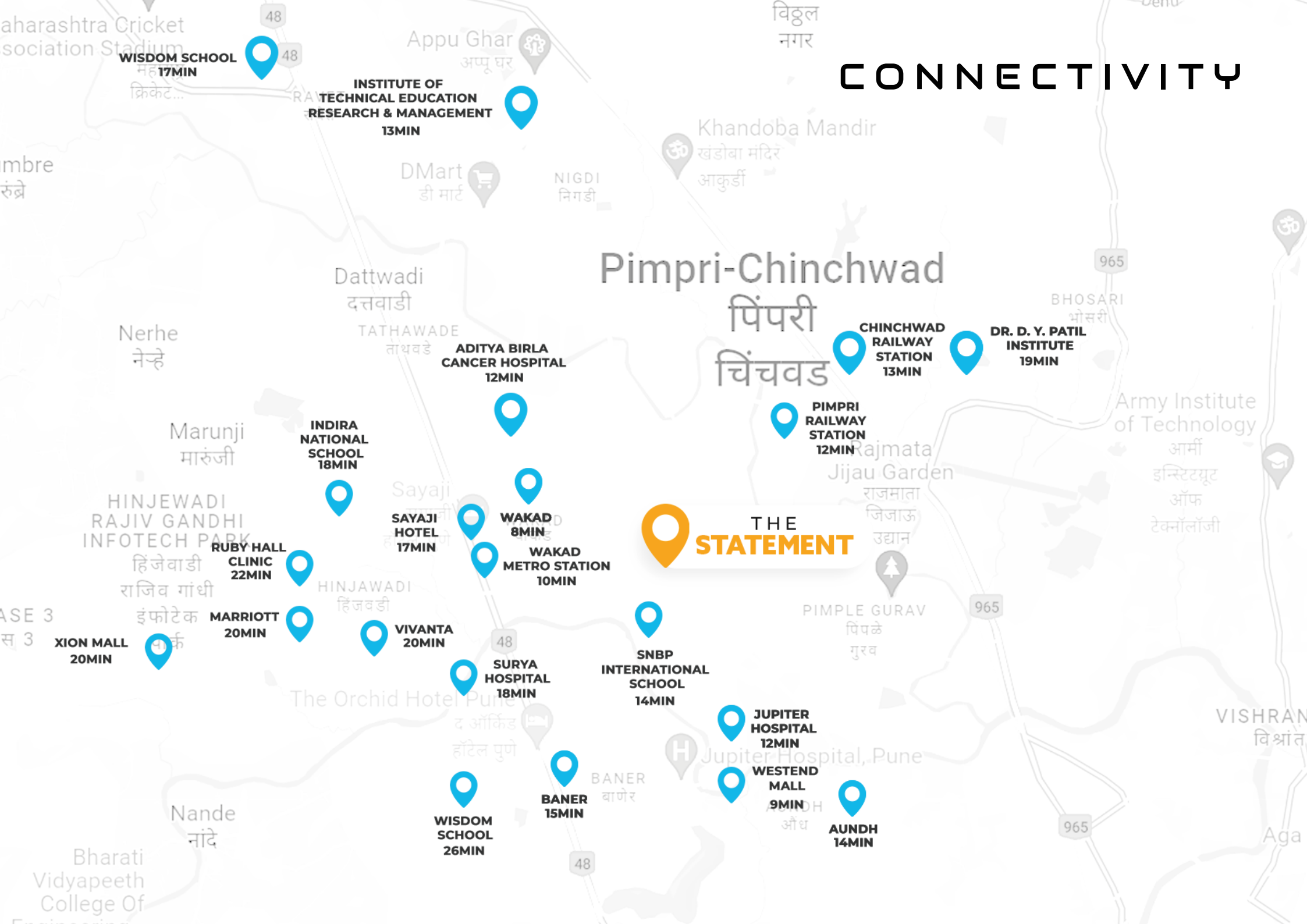
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CONNECTIVITY



COMPANY PROFILE:

- We're on a Mission to deliver
HIGH QUALITY HOMES IN BEST RATES

Founded nearly 20 years ago and guided by the simple, yet profound, philosophy of **'Delivering more than expected'**, Legacy Lifespaces is a leading real estate developer with maintaining a dominant presence in Punes residential market.

- COMPANY POWER
THE CORE VALUES

On-Time delivery



Value for Money



Best Quality Construction





THE STATEMENT



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