

VARSHA



LUXURY LIVING AT ITS FINEST

ONLY WITH KOTIBHASKAR

3 BHK SPACIOUS RESIDENCES
ON PRABHAT ROAD





COMFORTABLE OPULENCE

ONLY WITH KOTIBHASKAR

Welcome to Varsha, where luxury living meets contemporary elegance.

Located on the prestigious Prabhat Road, this iconic residential building offers an unparalleled living experience that combines opulence, comfort, and convenience.

Discover a world of sophistication and indulge in the finest luxuries that life has to offer.



LIFESTYLE FOR A PRIVILEGED FEW!

ONLY WITH KOTIBHASKAR

At Varsha, luxury living extends beyond your residence.

Immerse yourself in a community of like-minded individuals who appreciate the finer things in life.

Indulge in a range of world-class amenities designed to cater to your every need. Immerse yourself in a world of refined elegance, where every detail is meticulously crafted to elevate your living experience.

Enjoy unparalleled privacy and serenity at Varsha, where luxury and comfort seamlessly intertwine!



AMENITIES

SPECIALS

- Anti-Termite treatment for foundation.
- Rain water harvesting system.
- Common solar water heating system.
- DG Backup for all common facilities.
- Two elevators of reputed brand.
- Trimix / paving blocks for drive-ways.
- Common antenna for DTH connection.
- Multilevel mechanical car parking system.
- Solar powered net metering system.
- DG backup for lighting circuit of each flat.
- Terrace landscape with modern architecture.

OTHER FEATURES

- Name plates & letter box.
- Common toilet in parking area.
- Automatic water level controller for underground & overhead water tanks.
- Separate tank for drinking and domestic water will be provided in UGWT & OHWT.

HEALTH & SAFETY

- CCTV cameras at parking level.
- Audio-Video security system with Intercom Facility.
- Face detection access control system at entrance lobby.
- Ramp for main entrance lobby.

AMBIENCE



Eye catching elevation.



Gracefully designed entrance lobby.



Proper ventilation for fresh air.



Ample natural light.



SPECIFICATIONS

STRUCTURE

- Earthquake resistant RCC framed structure confirming to I.S. Codes.

BRICKWORK

- External walls: 6" thick clay bricks/ AAC Blocks.
- Internal walls: 4"/6" thick clay bricks/ AAC Blocks.

PLASTER

- External walls: double coat sand faced plaster with waterproofing treatments.
- Internal walls: single coat tar plaster with gypsum finish.

FLOORING & TILING

- Laminated wooden flooring for one master bedroom.
- Double charged vitrified tiles in all rooms of size 800 mm x 800 mm/ 800 mm x 1600 mm of reputed brand.
- Chequered tiles in the parking area below stilt.

WINDOWS

- UPVC windows with mosquito mesh.
- All windows with safety grills in bright steel bars.
- Granite/marbel window frame.

PAINTING

- Internal: Plastic emulsion paint of reputed make.
- External: Water resistant durable acrylic paint.

KITCHEN

- Kitchen platform: black granite with S.S. sink.
- Ceramic dado tiles up to ceiling above the platform.
- Provision for exhaust fan & water purifier.
- Separate tap for drinking & domestic water.
- Provision for dish washer & washing machine in dry balcony.

DOORS

- Wooden safety door at main entrance.
- Main door & bedroom doors : pinewood solid core, flush door shutter with decorative laminate on both faces with quality fittings.
- Granite frame for all toilet / washroom doors.
- Door Fittings: S.S. finish brass door fittings.

WASHROOMS

- C.P. Fittings of reputed make.
- Good quality slip resistant ceramic (GVT) tiles for flooring.
- Glazed ceramic dado tiles of size 600 mm x 1200 mm up to full height.
- Concealed Plumbing with hot and cold water arrangements.
- Provision for electric geyser and exhaust fan in all washrooms.

ELECTRIFICATION

- Concealed wiring with modular switches of reputed make.
- Branded MCB & ELCB (Earth Leakage Circuit Breaker)
- Electric works with copper wiring of reputed make.
- Two way light and fan switches in all bedrooms.
- AC provisions in all bedrooms.

TYPICAL FLOOR PLAN



FLAT NO.	FLAT TYPE	RERA CARPET		ENCLOSED BALCONY		OPEN BALCONY		SIT OUT		TOTAL CARPET	
		SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
201, 401, 501	3 BHK	110.98	1194	27.66	298	8.66	93	2.84	31	150.14	1616
102, 202, 502	3 BHK	106.87	1150	27.21	293	7.10	76	00	00	141.18	1520
103, 403, 503, 703	3 BHK	101.82	1096	30.42	327	7.16	77	00	00	139.40	1501





TRUSTWORTHINESS THAT TRANSCENDS LIFETIMES

ONLY WITH KOTIBHASKAR



KOTIBHASKAR
Infrastructures & Developers Pvt. Ltd.

आम्ही मनात घर करतो

At Kotibhaskar, our vision is to create not just buildings, but enduring legacies that enrich lives and communities. We believe in building spaces that transcend the ordinary, where residents can experience a harmonious blend of luxury and comfort.

With a relentless pursuit of excellence and a deep understanding of our customers' aspirations, we strive to create landmarks that stand the test of time.

The Kotibhaskar Group has etched a concrete name in the field of construction since 1982 with more than 110+ residential, commercial and industrial projects to their credit across Sangli, Pune and Hubli.

Understanding the importance of building trust, we prioritize transparency, honesty and open communication throughout the development process.

Committed to efficient technical and managerial support, timely deliveries and consistent after sales services, today Kotibhaskar is a name synonymous with TRUST.





LUXURIOUS LANDMARK

ONLY WITH KOTIBHASKAR

Located on Prabhat Road, one of the most coveted addresses in the city, Varsha offers unmatched convenience and accessibility. Enjoy easy access to renowned educational institutions, upscale shopping destinations, fine dining establishments, and major business hubs.

Experience the perfect blend of tranquility and connectivity in this prime location.





KOTIBHASKAR
Infrastructures & Developers Pvt. Ltd.

आम्ही मनात घर करतो

OFFICE ADDRESS

S. No. 71/A/1, 'Gurukrupa', diagonally opposite Symbiosis School, Lane No. 15, Prabhat Road, Pune - 411 004

SITE ADDRESS

CTS No.33/5, opp. Lijjat Papad, Lane No.5, Prabhat Road, Erandwane, Pune - 411 004

CONTACT

TELEPHONE : 020 - 25654110 | FOR BOOKINGS : +91 9134 616161, +91 9134 717171

EMAIL : sales.pune@kotibhaskar.com | WEBSITE : www.kotibhaskar.com



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