



Site Address: Shubh Tristar, Koregaon Park Annex, Mundhwa, Pune 411036

Shubh Developers: M2/ 13, 14, Nisarg Housing Society Opposite Golf Course, Yerwada, Pune, 411006

Sales@shubhdevelopers.com | www.shubhdevelopers.com

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MHARERA No. P52100052695



S H U B H

TRISTAR

3 & 4 BHK SKYVILLAS

KOREGAON PARK ANNEXE



GLAMOUR

"I THINK GLAMOUR IS
SYNONYMOUS WITH ME"

Malaika Arora

A Symbol of Style

A charismatic dancer, accomplished VJ, fashion diva, and a loving mother, Malaika Arora is a sensational icon of grace in the Bollywood industry. Her unique charm, accentuated by her endearing personality exudes a radiance, none like the rest. Malaika's extravagant flair has empowered her to represent a swarm of renowned brands and industries, all aligned to her ethics and morals. And she is all set to represent herself as the face of 'One of the tallest Skyscrapers of Pune – Shubh Tristar' to endorse 'The Gold Standard of Living' at Pune's most desirable address.



WHERE LIFE RISES BEYOND COMPARE...

Shubh Tristar has been envisioned keeping the iconic 'Dubai Frame' as an inspiration. Shubh Tristar is a significant landmark, contributing to the city's skyline. The landmark aims to bridge the gap between tradition and innovation, paying homage to the locality while embracing modern architecture and technology.



artistic impression

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The
GOLD STANDARD
of LIVING

LIVE AT PUNE'S
MOST DESIRABLE ADDRESS



50+
AMENITIES



43 storeyed Landmark Development across 4 acres

3 Skyscrapers with Connected Sky Deck

Architecture Inspired by 'Dubai Frame'

Surreal Open Views for All Apartments

Integrated Commercial Development

Shimmering Façade with Aesthetic Appeal

50+ Amenities Across 4 Levels

Highest Amenity Floor in Pune

4 Apartments Per Floor

Residences with Maximum Privacy

— Where —
S T Y L E
— M E E T S —
G R A C E





artistic impression

Where

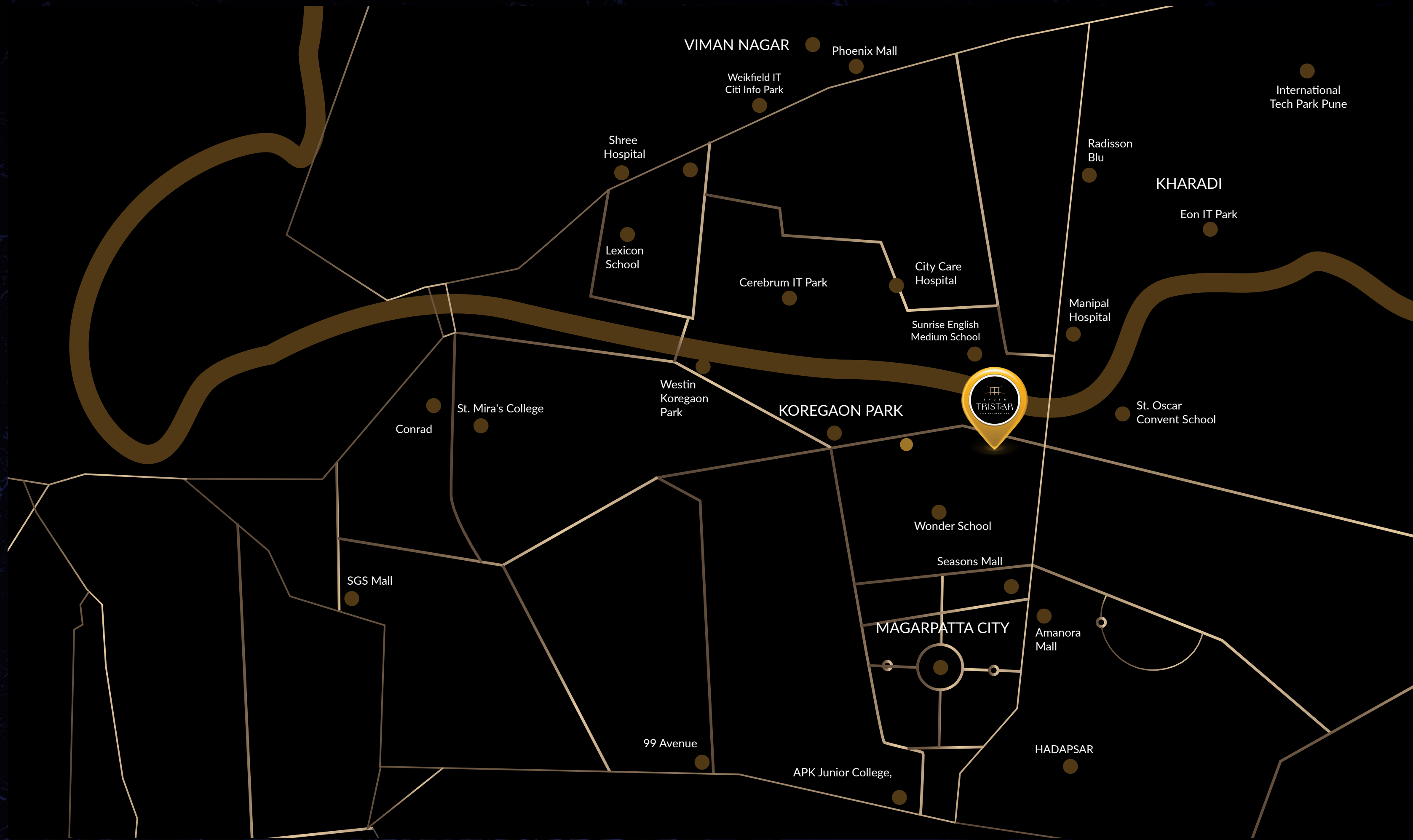
CONTEMPORARY

CLASS UNWINDS...



Image for representation purpose only

In the heart of East Pune, surrounded by verdant landscapes, lies our sensational icon Shubh Tristar, an address of pride and grandeur. Sharing borders with sizzling destination of Pune, like Kalyani Nagar, Koregaon Park, Viman Nagar, Magarpatta, Hadapsar and Kharadi, Shubh Tristar redefines urbanity by offering seamless convenience and commute.



VIMAN NAGAR

Phoenix Mall

Weikfield IT
Citi Info Park

Shree
Hospital

Lexicon
School

Cerebrum IT Park

City Care
Hospital

Sunrise English
Medium School

Radisson
Blu

KHARADI

Eon IT Park

International
Tech Park Pune

Manipal
Hospital

St. Oscar
Convent School

KOREGAON PARK



Westin
Koregaon
Park

St. Mira's College

Conrad

Wonder School

Seasons Mall

SGS Mall

MAGARPATTA CITY

Amanora
Mall

99 Avenue

APK Junior College,

HADAPSAR

Thriving Social Infrastructure

Charming Cafes

Leisure Hotspot

Exquisite Fine Dines

Proximity to Magarpatta & Viman Nagar

Clean Environment



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— Where —
L I F E I S
— L I M I T L E S S . . .

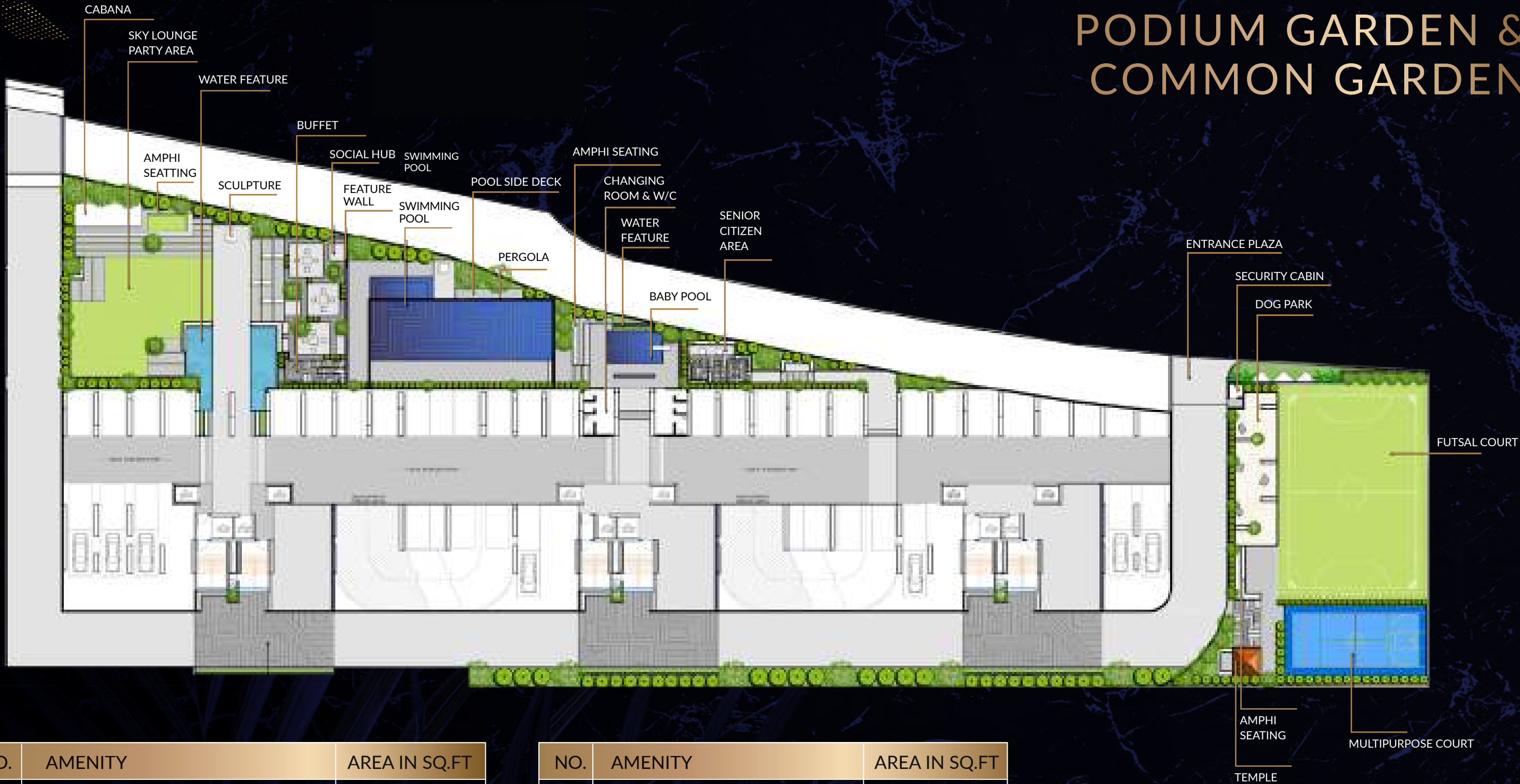


Welcome to the highest amenity floor in Pune, rising 450 feet above the ground. Shubh Tristar is a masterpiece, fashioned to suffice every modern need of our residents. With 50+ amenities, this stunning marvel caters to the varying needs of modern-day homebuyers.



artistic impression

PODIUM GARDEN & COMMON GARDEN



NO.	AMENITY	AREA IN SQ.FT
1	CABANA	193
2	WATER FEATURE	484
3	SOCIAL HUB	1506
4	PARTY AREA	2583
5	SWIMMING POOL	1560
6	POOL SIDE DECK	1614

NO.	AMENITY	AREA IN SQ.FT
7	BABY POOL	236
8	CHANGING ROOM & W/C	376
9	SENIOR CITIZEN AREA	538
10	MULTIPURPOSE COURT	1291
11	DOG PARK	700
12	FUTSAL COURT	3982
13	TEMPLE	322

Orion Arena

Serenity Sanctum

Multipurpose Court

Futsal Stadia

Dog Park

Stellar Oasis

Party Lounge

Swimming Pool

Pool Side Deck

Baby Pool

Changing room

Elder's Retreat



Polaris Pavilion

Indoor arcade

Creche

Outdoor Arcade

43 Pavilion Banquet

Panorama Perch

Mini Golf

Fitness Realm



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Starlight Soireè

Zenfit Zone

Cinesky Amphitheater

Skyline Viewing Point

Adventure Arena

Social Enclave

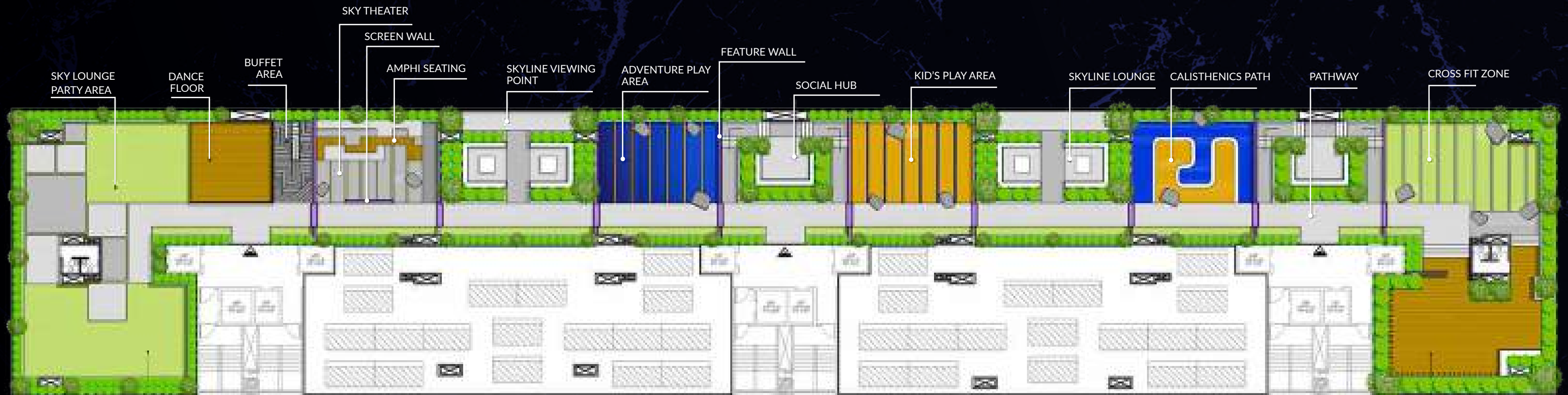
Junior Wonderland

Skyline Lounge

AMENITY FLOOR PLAN



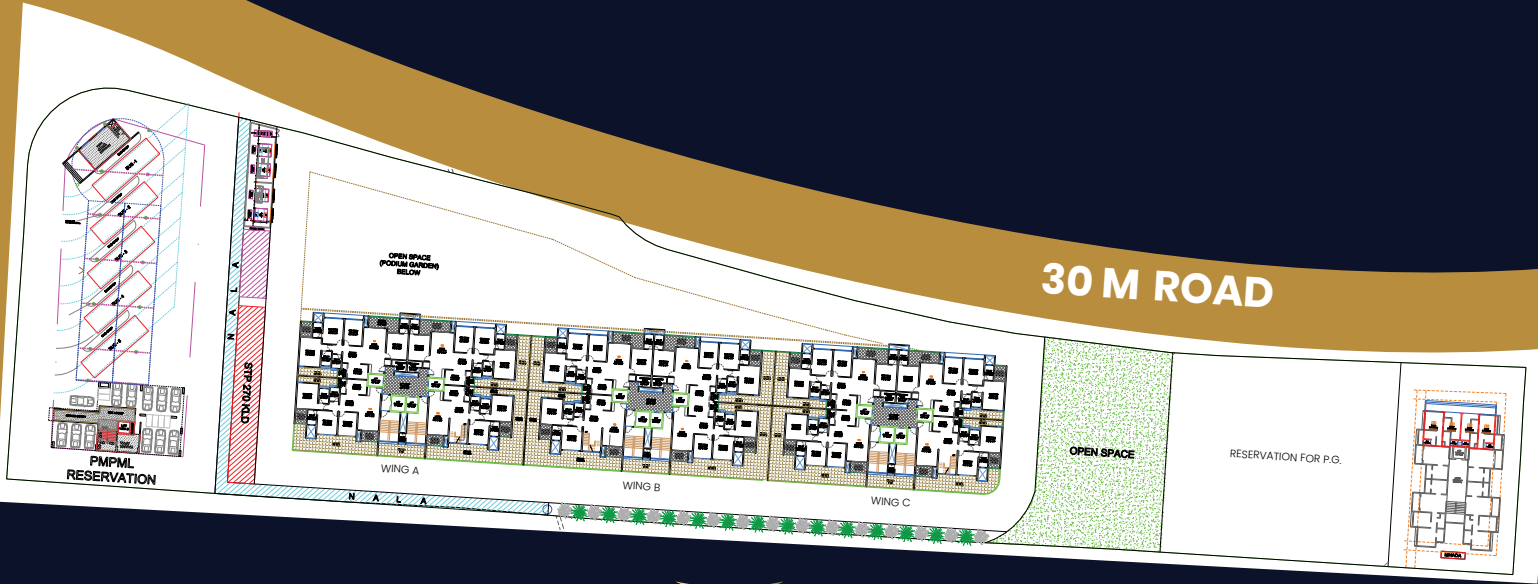
TERRACE AMENITY PLAN



NO.	AMENITY	AREA IN SQ.FT
1	CROSS FIT ZONE	807
2	YOGA & MEDITATION DECK	968
3	SOCIAL HUB/ SKYLINE LOUNGE	1076
4	SKY THEATER	570
5	ADVENTURE PARK	645

NO.	AMENITY	AREA IN SQ.FT
6	KID'S PLAY AREA	645
7	CALISTHENICS PATH	645
8	DANCE FLOOR	485
9	SKY LOUNGE PARTY AREA	2690
10	BUFFET AREA	269

HADAPSAR STATION



SHUBH
TRISTAR

30 M ROAD

KESHAV NAGAR ROAD

KHARADI ROAD

MAGAR PATTI ROAD



East-West Entrance for all Units

External Private Lobby for Every Apartment

4 Elevators Per Tower with 4 Homes per Floor

Spacious foyer for all apartments

Large Living Area with Separate Dining Space

Dedicated Remote Work Space for 4BHK apartments

Connected Balconies for Living Room

Separate Balcony for Master Suite with No Shared Walls for Maximum Privacy

Best in Class Fixtures, Fittings & Finishes

Separate Laundry Space for all Apartments

Open Views for all Apartments with Parallel Design and Full Sized Glass Windows

Where
PURE ELEGANCE
UNFOLDS...



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Shaped with absolute artistry and flawless finishes, the chic residences at Shubh Tristar flaunt an alluring aura, tailored to give you the comfort of a lifetime. Elevate your everyday life with surreal unrestricted views of the river and cityscapes from your dreamy residence.

SPECIFICATIONS





Seamless construction & no dead space with Aluform Construction



Best in class flooring across the entire apartment



Branded biometric lock with 4-pass access



Full-length aluminium section window for ample light & ventilation



Invisible grills across the apartment to ensure safety with an aesthetic appeal



Open Kitchen layout designed with usability considerations



Thoughtful room design with attention to furniture placement



Designer 800mm x 1600 mm wall tiles in bathrooms



Top Notch CP & sanitary fittings with designer false ceiling in bathrooms



Floor to floor height of 3.1m ensuring lavish appearance



DG backup for all homes ensuring smooth living experience



Smart home automation to enhance livability quotient



High-speed automatic elevators of premium make



Grand double height entrance lobby for each tower with drop off zone



Visionary entrepreneurs, connected by a common vision, teamed up to **establish Shubh Developers in 2011**. The collective insights, competencies and diverse experiences created a strong synergy of abilities. A code of excellence emerged from this buzzing talent pool. It has concretely shaped our organization over the years, gaining us the trust and confidence of a discerning clientele. We craft landmarks at handpicked locations in the city's upscale neighbourhoods. **Our flair for quality and eye for detail are evident at every stage of the building construction lifecycle.** Working with a holistic approach, we look at real estate as an engine of socio economic growth for the nation at large. It is an indicator of progress and a yardstick of development. At Shubh Developers, we are happy to play our part as India makes rapid strides into the future.

Our Projects

Shubh Nirvana

Shubh Shagun

Shubh Gateway

Shubh Global Street

Aaugusta

Mio Palazzo

Global Business Hub

Meridian



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13

Plus Existing
Projects



1.2

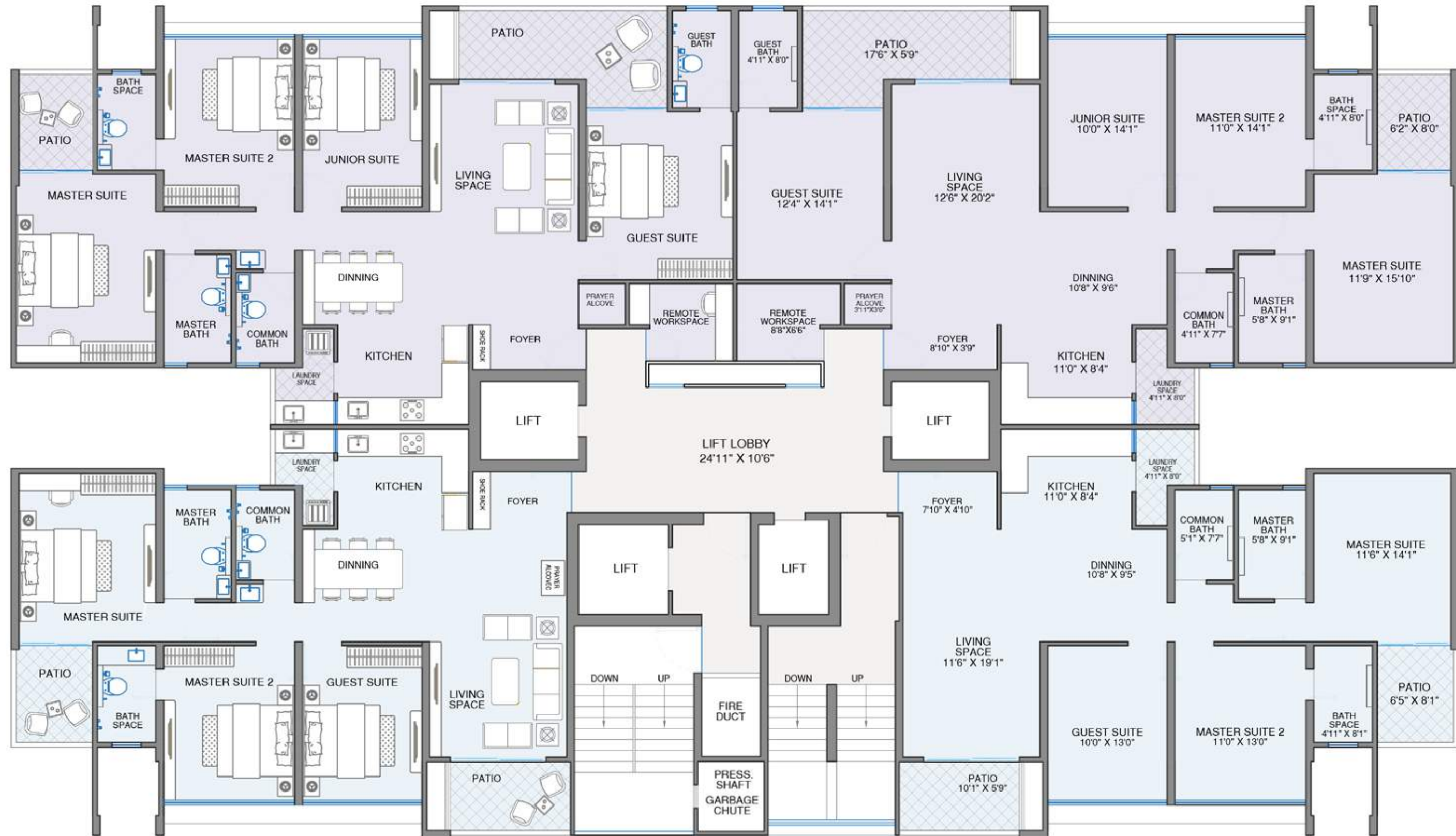
Million sq. ft.
Developed



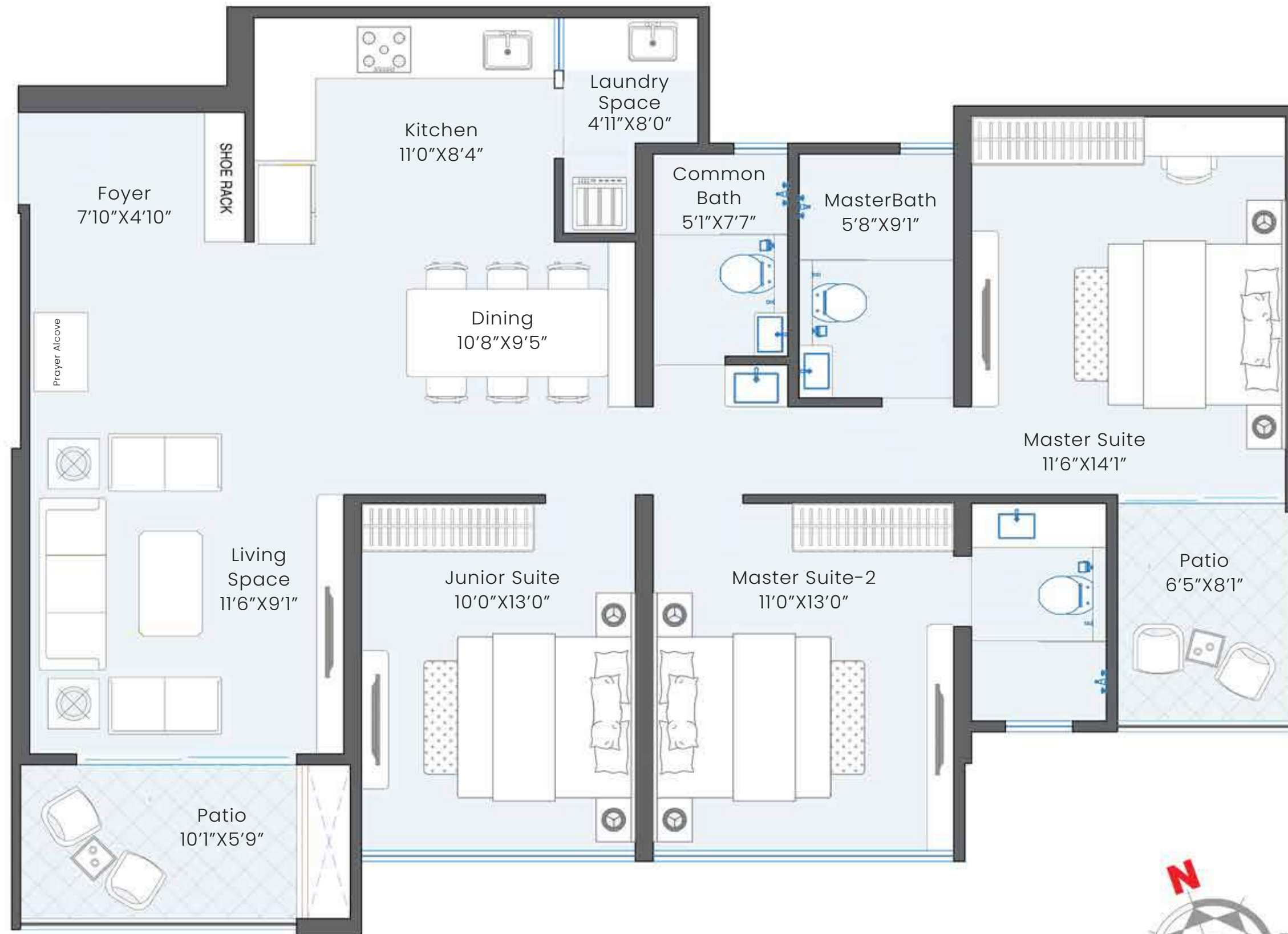
1200

Happy
Families

TYPICAL FLOOR PLAN



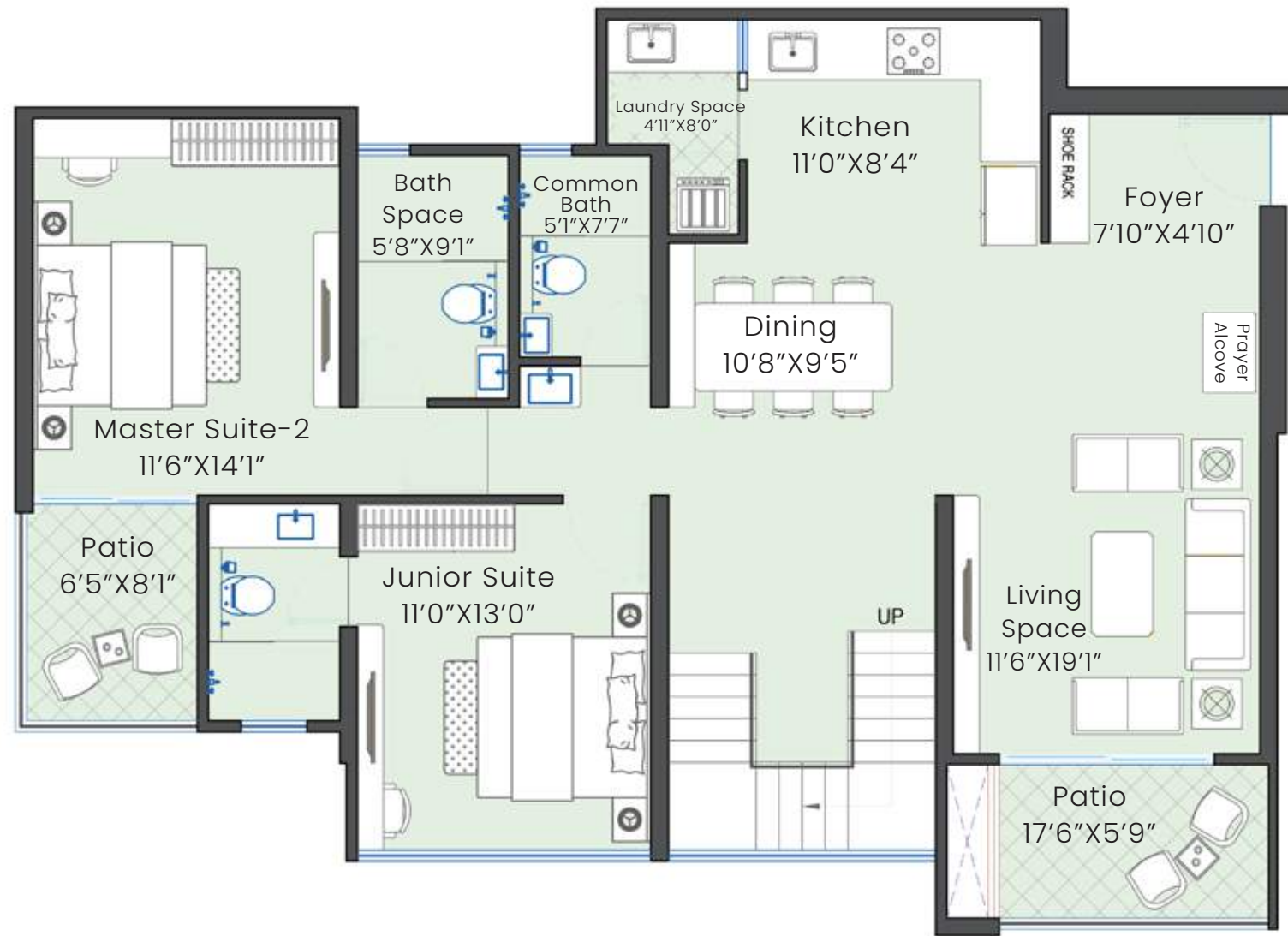
3BHK UNIT PLAN



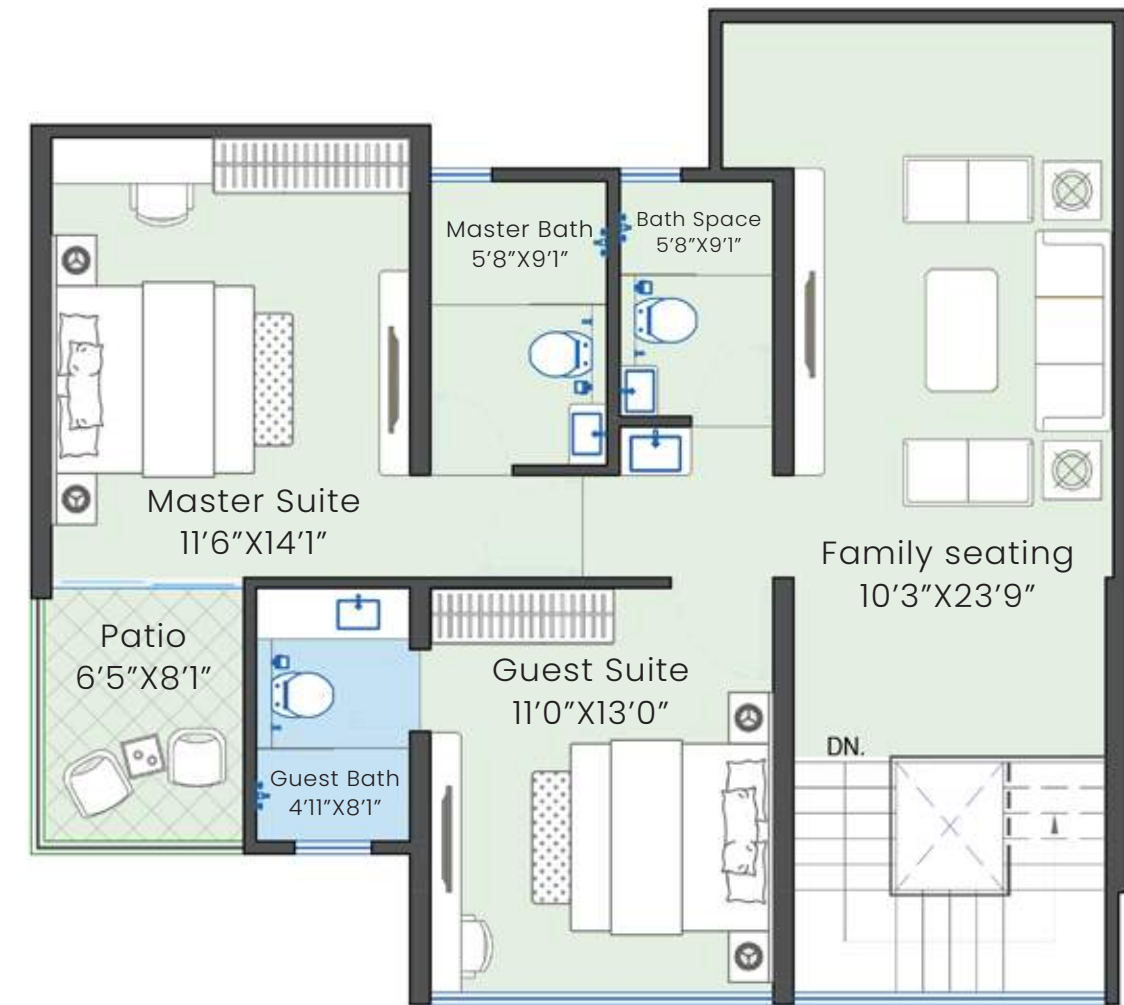
4BHK UNIT PLAN



DUPLEX UNIT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

