

41 LUXOVERT

A KRISALA CLASSICS PRESENTATION



 **KRISALA**
Classics

Krisala Classics epitomises luxury in real estate. As the premium offering of **Krisala Developers**, it specialises in creating exceptional luxury living spaces for a discerning clientele. More than just homes, **Krisala Classics** is dedicated to providing an exclusive lifestyle experience with a wide range of fine products. Focused on High Net-worth Individuals and second-home owners seeking elevated living standards, it delivers chic, niche, and classic properties known for unparalleled comfort and quality.



With **12+ years** of experience in delivering superior quality homes and innovative realty solutions, we have created a name that is reckoned with trust and excellence. Our **12+ completed** projects are a testament to our stellar work throughout the years in this field.

With us, the customers' comfort and confidence are foremost. Despite many players in the real estate sector; we have fast grown to be a preferred developer adhering to principles of transparency and consistent delivery. With **3M+ Sq.Ft.** construction of various residential & commercial projects underway and **2M+ Sq.Ft.** area developed; we are all set to surpass the milestones ahead!

Come, join us in our success.

#TheLegacy

Innovative | Trustworthy
Socially Responsible

12+

YEARS OF EXPERIENCE

2M+

SQ.FT. AREA DEVELOPED

12+

COMPLETED PROJECTS

3M+

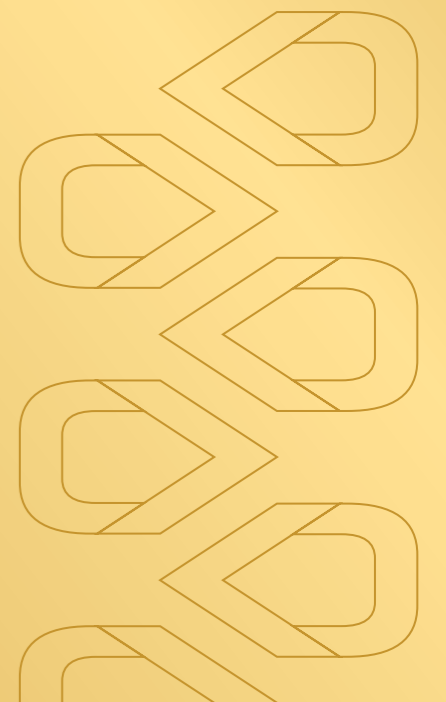
SQ.FT. AREA UNDER
DEVELOPMENT

OUR BRAND
ETHOS
PEOPLEFIRST

At Krisala Group, our commitment extends beyond our valued customers to encompass a collaborative approach with vendors, channel partners, and all stakeholders involved. Our customer-centric philosophy places the customer at the heart of our operations, a principle upheld by our dedicated team of CHO (Customer Happiness Officers). These officers actively engage with customers, leveraging their feedback to develop unique insights and address customer needs effectively.

Our focus extends beyond mere transactions, striving to enhance customer experiences across all platforms and redefine the benchmarks of customer satisfaction. We embrace a tech-driven, customised approach to work-life solutions, using data to identify preferences and tailor our products and services accordingly. True customer-centricity involves a profound understanding of their minds and emotions, allowing us to anticipate desires, needs, and communication preferences.

Our ultimate goal is not only to meet but exceed the expectations of everyone involved with our projects, fostering meaningful new experiences and establishing enduring relationships. In our pursuit of excellence, we aim to extend this commitment to all stakeholders, making **Krisala Group** a collaborative force in achieving unparalleled success in our projects.



OUR ACCOLADES



EMERGING DEVELOPER OF THE YEAR



FASTEST GROWING REALTY BRAND OF THE YEAR



LOKMAT VISHWAKARMA AWARD



BEST COMMERCIAL PROJECT - STRATEGIC LOCATION (PUNE)



TIMES REALTY ICONS 2020
Top mid segment homes



BY SAKAL MEDIA GROUP



MOST POPULAR PROJECT OF THE YEAR
15TH REALTY+ CONCLAVE & EXCELLENCE AWARDS - 2024

PIONEERS OF TATHAWADE



With a legacy of creating exceptional residential complexes, **Krisala Developers** bring you a spectrum of exquisite projects like **41 Cosmo**, **41 Cosmo NXT**, **41 Elite 2.0**, **41 Elite**, **41 Earth**, and **41 Luxovert**. Nestled in the quaint suburb of Tathawade, these developments redefine luxurious living that is desirable to all. Each project is a testament to modernity and efficient space utilisation, providing residents with a lifestyle that balances convenience and serenity. **Krisala Developers** welcome you to a world where contemporary living meets modern amenities, crafted specially for you.

THE
TATHAWADE
ADVANTAGE

The up-and-coming neighbourhood of Tathawade is gaining rapid popularity for a multitude of reasons. Nestled strategically in the heart of the city, Tathawade offers excellent connectivity to Pune's city centre and major highways, such as the Mumbai-Pune Expressway and the Pune-Bengaluru Highway. This makes Tathawade an accessible hub for commuters and professionals. Moreover, the location is in close proximity to numerous educational institutes making it an ideal place for learning individuals. For the working population, the area is a hot-spot for employment opportunities, with several IT parks and corporate hubs located in Hinjawadi and Baner. All of this makes Tathawade stand out as an excellent location to invest in a new home.

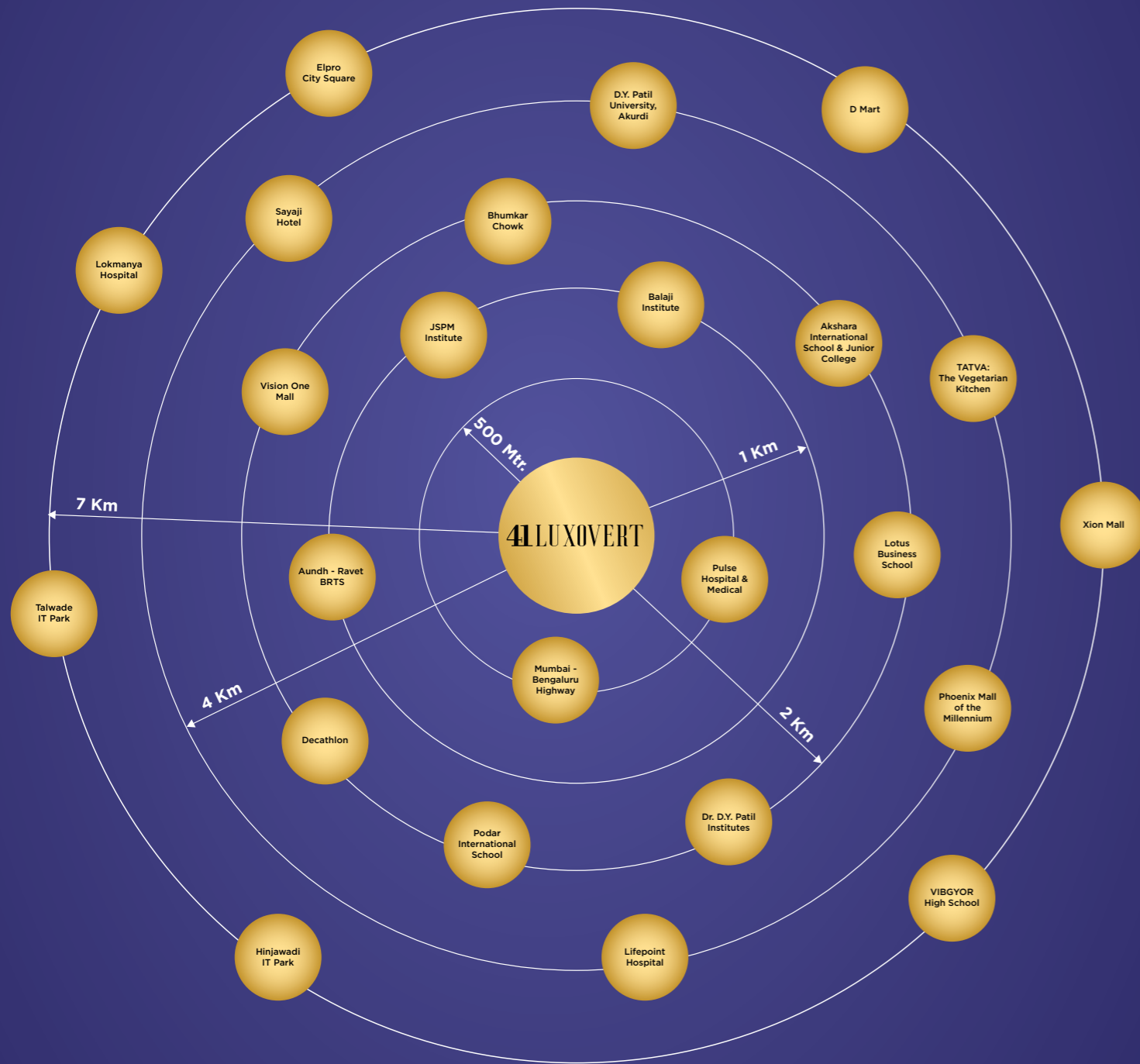


TATHAWADE
ADVANTAGE

LOCATION MAP




KEY DISTANCES



Approximate Distance


YES
TATHAWADE


 10 min Connectivity to
Mumbai - Pune Expressway


 Fastest Growing
Suburb of West Pune

 Densely Commercialised
(All Basic Needs at Your Fingertips)

 Superior Connectivity to
Wakad, Baner, Hinjawadi, Ravet & PCMC

 Just 5 mins Away from
Pune - Bengaluru Highway

 Well Established
Neighbourhood

 Central Connectivity to
Nearby Schools, Colleges & IT Hubs

 High
Rental Returns

THEY WANT IT **BAD**
THEY WANT IT **NOW**
THEY WANT IT **ALL!**





THEY ARE

LUXOVERT

THE LUXOVERT

is a coined term to introduce a novel concept that describes people striving for perfection, and trying to make it big with their relentless hard work and dedication. In a world where aspirations are ever-evolving, The **Luxovert** represents a group of individuals who dare to dream big, work tirelessly to achieve their goals, and value the finer things in life.



THE GENESIS OF AN IDEA

After revolutionising the real estate industry by inventing new buzzwords like **“Neocosmopolitan”** and **“Zillennial”**, **Krisala Developers** is all set to make waves again. We are giving a new identity to the people striving for perfection, and trying to make it big with their relentless hard work and dedication. It also includes people who think out of the box so that they can lead a luxurious life, and get a head start on achieving the best out of their lives.

We are calling these people **“The Luxovert”**. They represent a group of individuals who dare to dream big, work tirelessly to achieve their goals, and value the finer things in life. With this, we also personify the offerings that we provide under the name **“41 LUXOVERT”**.

This identity of the superstructure reinforces its place in Krisala Classics Collection, as part of Krisala’s luxury offerings to their clients.



Image for Representation Purpose Only

A Red Carpet of
Pristine Living

The Gateway of
Opulence



Image for Representation Purpose Only



THE HOME OF YOUR DREAMS,
FOR THE LUXOVERT IN YOU!

PRESENTING
4LUXOVERT



Image for Representation Purpose Only

THE LEGEND

- 1. Children's Play Area
- 2. Club 41
- 3. Party Lawn
- 4. Infinity Lap Pool
- 5. Multipurpose Court
- 6. Jogging Track

- 7. Senior Citizen's Area
- 8. Amphitheatre
- 9. Pavilion
- 10. Family Area / Chit-chat Zone
- 11. Secret Garden / Mounds with Plantation
- 12. 41 Elite Entrance Gate

- 13. 41 Luxovert Entrance Gate
- 14. Common Access Road
- 15. Terrace Amenities on 'A' Building
- 16. Pet Park



41 LUXOVERT



AN ADDRESS OF SOPHISTICATION

- » Lifestyle Amenities for all Age Groups
- » Premium Specifications
- » Lifetime Scenic Views
- » Best in Class Branded Fixtures & Fittings
- » Zero Wastage Space Inside Your Home
- » Intelligent Homes





Image for Representation Purpose Only

Luxury
Azure Pool



The **Luxovert Pad**



Image for Representation Purpose Only



Image for Representation Purpose Only

Multipurpose **Court**



Kids' Play Area



Image for Representation Purpose Only

LUXOVERT PAD AMENITIES

41 ROSTRUM

» Indoor Amenities

A) Spa

B) Salon

C) Steam

D) Changing Rooms

E) Emergency Room

F) Mini Theatre with Open Mic Stage

G) Indoor games

H) Library

» Infinity Edge Semi-covered Swimming Pool

» Baby Pool

» Open Showers

» Jacuzzi

» Party Deck with Bar Counter

» Family Area

» Flag Hoisting Area

» Kids' Play Area

» Practice Net Cricket Pitch

» Multipurpose Court with Projector Screen

» Amphitheatre

» Herbal Garden / Urban Farming



THE CLUB 41



CLUB AMENITIES

41 BASE

- » Green Avenue / Boulevard
- » Jogging Track
- » Multipurpose Lawn
- » Stage with Feature Wall
- » Pyramid Meditation Pods

- » Senior Garden

A) Bio Pond

B) Outdoor gym

C) Reflexology Path

D) Pergola and Sit-outs

- » Secret Garden / Tranquil Zone

A) Butterfly Garden

B) Skate park

41 CLUB

GROUND FLOOR

- » Badminton Court
- » Toilets
- » Society Office
- » Pantry Area

FIRST FLOOR

- » Air Conditioned Gym
- » Outdoor Fitness Area

ENTRANCE LOBBY



THOUGHTFUL SERVICES

- » Rent Assistance*
- » Logistic and Transport Assistance*
- » Pest Control Service
- » Sanitisation Service
- » Local Vendor Tie-ups
- » Housekeeping Service
- » MDU Internet Services Provider
- » STP Operator
- » Warranty After Possession*
- » 41 Connect Program

THE 41 CONVENIENCE

- » Grand Entrance Gate
- » Stylish Building Elevation
- » Grand Entrance Plaza
- » Sitting Kattas
- » Broad Pathway
- » Party Lawn with Stage for Parties & Small Gatherings
- » Buffet Area
- » Pergolas
- » 100% Generator Back up for Common Areas and Lifts of the Project
- » Exclusive Car Parking Space for Every Flat
- » Trimix Concrete Internal Road
- » Designer Street Lights
- » Toilet for Drivers, Housekeeping & Security in the Parking
- » Resting Room for Housekeeping, Security, and Drivers in Parking
- » Common Electric Car Charging Point
- » Society Office
- » Vastu Compliant Homes
- » Innovative Inclusive Design for Specially Abled
- » Easy EMI Structure
- » Wardrobe Niche (as Per Unit Type)
- » Bay-window for Sitting (as Per Unit Type)
- » Grand Entrance Lobby for Each Tower
- » Tulsi Vrindavan in Balcony
- » Ready Hooks on Main Door for Toran
- » Covered Balcony
- » Ready Shopping Area in the Vicinity for Grocery, Medical, Food, Clothing, Vegetables, etc.

THOUGHTFUL SPECIFICATIONS

PROJECT LEVEL

Configuration

- » Tower A - Parking + 11 Storeys*
 - » B, C & D - Basement + Ground + Podium + 27 Storeys*
 - » 2, 3 & 4 BHK Homes
-

Structure & Finish

- » Earthquake Resistant, RCC Structure
 - » Superior Quality Paint in all Common Areas and External Walls
-

Comfort & Convenience

- » Grand Entrance Gate with Security Cabin
 - » DG Back up for Lifts and Common Areas
 - » Passenger and Freight Lifts
 - » Wide Passage for Easy Movement
 - » Three-phase Meter for Common Areas
 - » Stylish Entrance Lobbies for Every Tower
 - » Common Washroom for Drivers, Maintenance Staffs, and Security Guards in the Common Areas
-

Eco Features / Green Practices

- » Rainwater Harvesting
 - » Sewage Treatment Plant
 - » Solar Water Connection in Master Bedroom
 - » Organic Waste Converter
 - » Solar Enabled Street Lights
-

INSIDE YOUR HOME

Automation / Smart Features

- » Digital Door Lock with Fingerprint, RFID, and Pin
- » Panic Button in One Bedroom
- » Motion Sensor Lights in all Toilet
- » Gas Leak Detector in Kitchen
- » 3-Tier Security System
- » 7 Switch Controller, 2 Fans & 5 Lights in Living with Alexa Enabled
- » 4 Switch Controller, 1 Fan & 3 Lights in all Bedrooms
- » Video Door Phone

Internal Flooring

- » Glazed Vitrified Tiles (800mm X 1600mm Sized)
- » Anti-Skid Tiles in Bathrooms and Attached Terraces

Internal Wall Finishes

- » Gypsum Finished Internal Walls
- » Superior Quality Paint

Kitchen

- » Full Body Vitrified Kitchen Platform
- » Provision for Water Purifier
- » Provision for Exhaust Fan
- » Glazed Dado Tiles above Kitchen Platform Up to 2 Ft.

Bedroom

- » Both Side Laminated Flush Door
- » AC Point in Living Room and Master Bedroom

Terrace / Balcony

- » Anti-Skid Flooring
- » Laminated Glass Railing
- » Counter with Charging Points for Laptop / Mobile in Living Room Balcony
- » 3-Track Sliding Door in Bedroom / Living Balcony

Dry Balcony

- » Provision for Washing Machine with Electrical Point and Drain Outlet
- » SS Sink in the Dry Balcony with Full Body Vitrified Platform

Plumbing

- » Plumbing with Concealed Pipes

Door

- » Bedroom and Toilet - Both Side Laminated Flush Door
- » Laminated Door Frames on the Main Door and Bedroom Door
- » Full Body Vitrified Toilet Door Frame
- » Elegant Door Fitting

Window

- » 3 Track Windows with Mosquito Net
- » Window Sill
- » Ventilator in Toilets

Toilet

- » Anti-Skid Flooring
- » Full Body Vitrified Door Frame with Both Side Laminated Flush Doors
- » Solar Water Connection in Master Toilet
- » Geyser Provision in all Toilets
- » Exhaust Fan Provision
- » Designer Decorative Wall Tiles in Toilets Up to Lintel Level
- » Sanitary Fittings in Kohler or Equivalent
- » CP Fittings in Grohe or Equivalent

Electrical

- » Concealed Fire-retardant Low Smoke Copper Wire
- » Circuit Breaker
- » TV Point in Living Room and all Bedrooms
- » Modular Switches
- » AC Point in Living Room and all Bedrooms
- » Point for Fridge / One Multipurpose Power Point
- » Point for Washing Machine
- » Provision for Exhaust Fan in Kitchen and Toilets

ECO GREENS FOR 41 LUXOVERT

With the rapid expansion of cities and real estate, it is important to maintain the balance of the ecosystem and mitigate the consequences of urbanisation. In an attempt to provide a sustainable life and reduce the harmful impact on the environment, **41 Luxovert** incorporates Urban Forests in its landscape and topography. This fine piece of landscaping is host to endemic and native species of plants. It also helps in maintaining the aesthetic value and the ecological balance. These plants withstand the environment better and help restore natural habitats. Explore a variety of birds, insects, and butterflies without having to step out of your comfort zone, and enjoy good air quality and positive vibes at **41 Luxovert**.

Lead the eco-green life like never before!

- Adds to aesthetic value
- Visual treat for the residents
- Facilitates fresh air and high oxygen levels
- Protects and promotes ecosystem
- Helps in nurturing the habitat - variety of birds, insects, butterflies, and small animals
- Variety of trees like - Kadamba, Putranjiva, Bhokar, Neem, Palas, Bakul, Kusum, Bahawa, and a lot more
- Helps to create positive vibes



KNOW YOUR HOME / FACT FILE

Living Room

- » Decorative Name Plate at the Main Door
 - » Entrance Lobby to Avoid Direct View into the Flat
-

Bedroom

- » Family Bedrooms are Clubbed Together and Located in a More Private Area
 - » Window Bay Area in Kids' Bedroom (Wherever Applicable)
 - » Wardrobe Niche in Kids' Bedroom / Common Bedroom (Wherever Applicable)
-

Common Area (Inside Flat)

- » Well-planned Flat Layout for Maximum Space Utilisation
 - » Superior Quality Paint
 - » Branded Electric Cables for Safety
 - » Provision for Inverter System
 - » Provision for Internet Point
 - » Entrance Lobby for Privacy
-

Kitchen

- » Full Body Vitrified Kitchen Platform for More Easy Cleaning and Elegant Look
 - » Washing Machine Water Inlet and Outlet Provision
 - » SS Sink in the Dry Balcony for Dry and Clean Kitchen Platform
 - » Wall Between Kitchen and Dry Balcony
 - » Windows for Natural Sunlight and Air Ventilation
-

Terrace Balcony

- » Sliding Door to Add More Space and Safety to the Living Room
 - » Glass Railing for Safety and Easy Maintenance
 - » Anti-Skid Tiles for Safety in the Rainy Season
 - » Charging Points for Laptop and Mobile with Granite Counter in Living Room Balcony for Comfort and Convenience
-

41 Luxovert is not just a project; it narrates a tale of dreams, determination, passion, and relentless hard work. The number **41** holds a profound significance, not by chance, but as a result of our dedicated efforts and earned achievements.

Our latest endeavour, **41 Luxovert**, stems from the connection with Survey No. **41**, igniting the idea that defines our commitment to excellence. As we embarked on shaping **41 Luxovert**, our team delved into deciphering the essence of a perfect living experience. We discovered that there are precisely **41** elements essential for an ideal home, encompassing everything from amenities and specifications to design and layout.

These **41** elements come together in harmony to craft a dream residence, a testament to our meticulous attention to detail. **41 Luxovert** paves the way for a blissful way of life, enriched by the fusion of **41** thoughtful additions contributing to prosperity, abundance, and satisfaction. We firmly believe that the power of **41** will usher in good fortune and happiness for each and every resident across all our projects.

Join us on this extraordinary journey and immerse yourself in the transformative experience that is **41 Luxovert**.



#LIVTHE41

ELEVATE YOUR LIVING EXPERIENCE

41 Luxovert Exclusive Interior Design Services

Discover a realm of unparalleled luxury and comfort with **41 Luxovert** integrated Interior Design services. We believe in transforming houses into homes, ensuring that every corner resonates with your personality and lifestyle. In collaboration with our esteemed home interior partners – **Atmana** – we bring you a seamless and sophisticated approach to elevate your living space.

MEET OUR EXCLUSIVE HOME INTERIOR PARTNERS

ATMANA

Atmana, the soul of your home, is renowned for their avant-garde designs. Atmana specialises in creating spaces that exude elegance and functionality. Collaborate with Atmana to infuse your home with a blend of contemporary aesthetics and personalised touches.

Here's what you get:

- *Serene and peaceful atmosphere in your home*
- *Sophisticated solutions for enjoying the extraordinary peace and relaxation in nature*
- *Handcrafted pieces of art that are rich in character*
- *Timeless designs crafted with latest technology*



Site Address:

41 Luxovert Experience Centre, Tathawade, Pune - 411 033.

Corporate Office:

Office No. 410, 4th Floor, City Avenue, Mumbai - Bengaluru Highway,
Shankar Kalate Nagar, Wakad, Pimpri - Chinchwad, Pune - 411 057.

Call: +91 7419 41 41 41 | Email: sales@krisala.com

Web: www.krisala.com



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<https://maharera.mahaonline.gov.in>

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