

THE HYPHEN

NEW NIBM HIGHSTREET



A Sky Bridge that connects you to high life



South Pune: *The epicentre of glory*

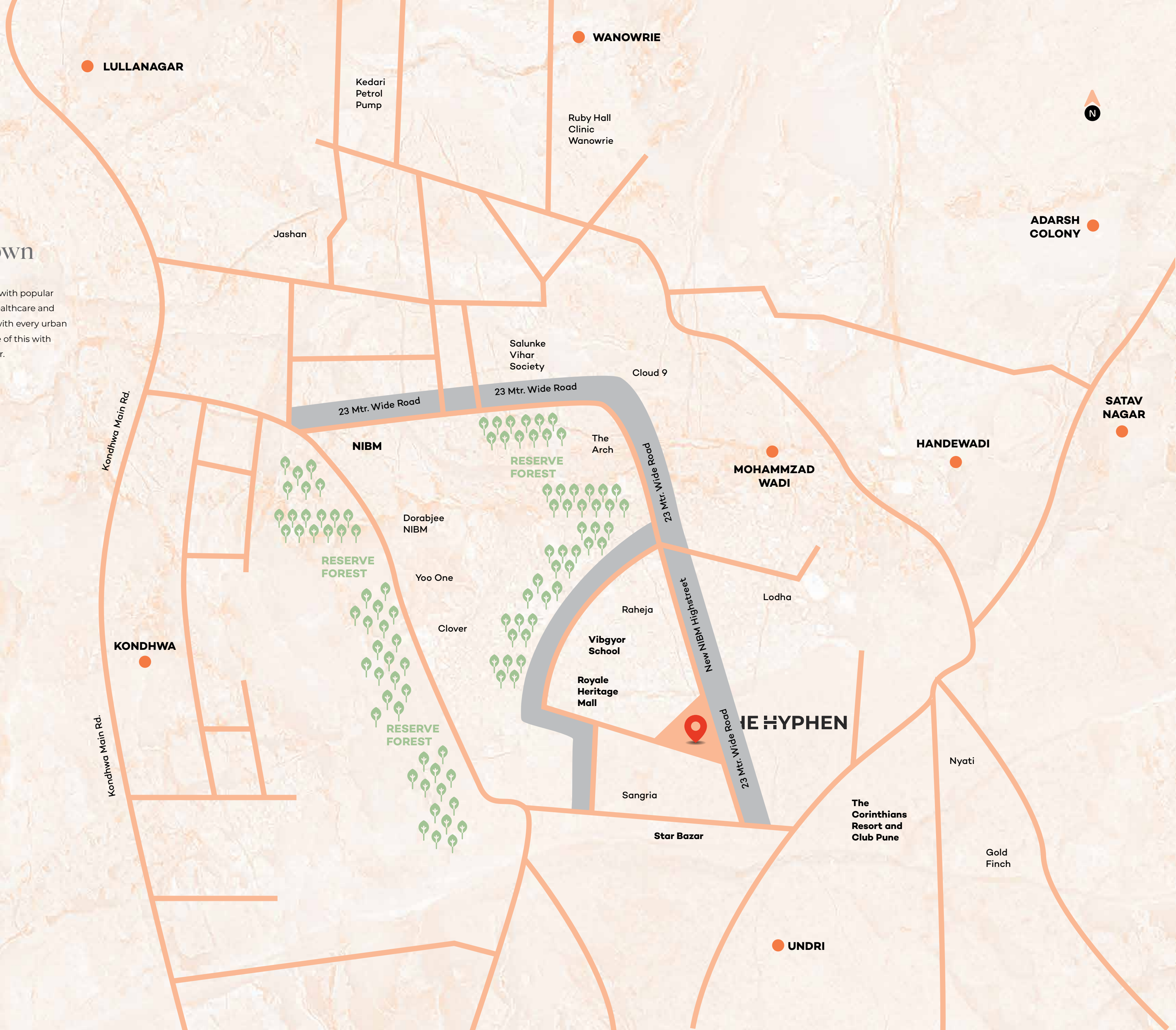
South Pune is not just a location; it's an emotion. It is a neighbourhood that leaves people awestruck with its unlimited possibilities of enriched, elevated living and allows the ones who live here to enjoy a lifestyle that is perfectly curated to deliver a future-ready, urban living experience. How, you may ask?

Well, from a plethora of reputed schools to proximity to global workspaces and from world-class destinations of leisure and entertainment to futuristic avenues of connectivity; South Pune already has everything, and the growth is set to amplify further.

It's time to claim and indulge in all this glory.

Your kingdom around the crown

Blessed with greenery and dotted with popular destinations of education, work, healthcare and lifestyle, The Hyphen is a location with every urban delight. Imagine a life at the centre of this with a 200-acre forest as your neighbour.



THE TALLEST TOWERS IN SOUTH PUNE

115 METRES HIGH IN THE SKY

3 AND 4 BED UBER-LUXURIOUS RESIDENCES

SKY BRIDGE ON THE 25TH FLOOR

60,000 SQ. FT. DEDICATED TO AMENITIES

SURROUNDED BY A 200-ACRE FOREST

WORLD-CLASS HIGHSTREET RETAIL SPACES

THE HYPHEN



A star in the sky.
A cynosure for the eye.

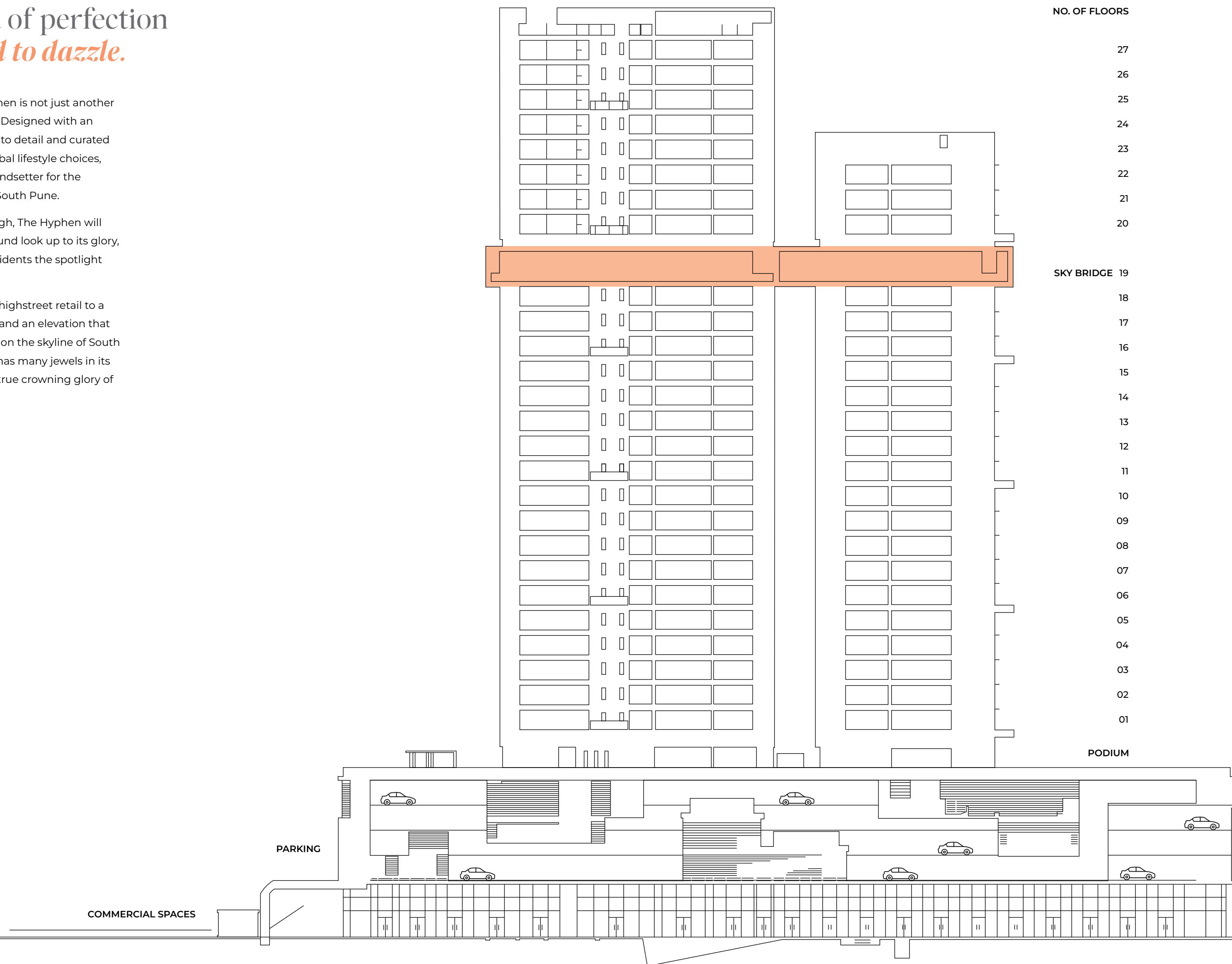
THE HYPHEN

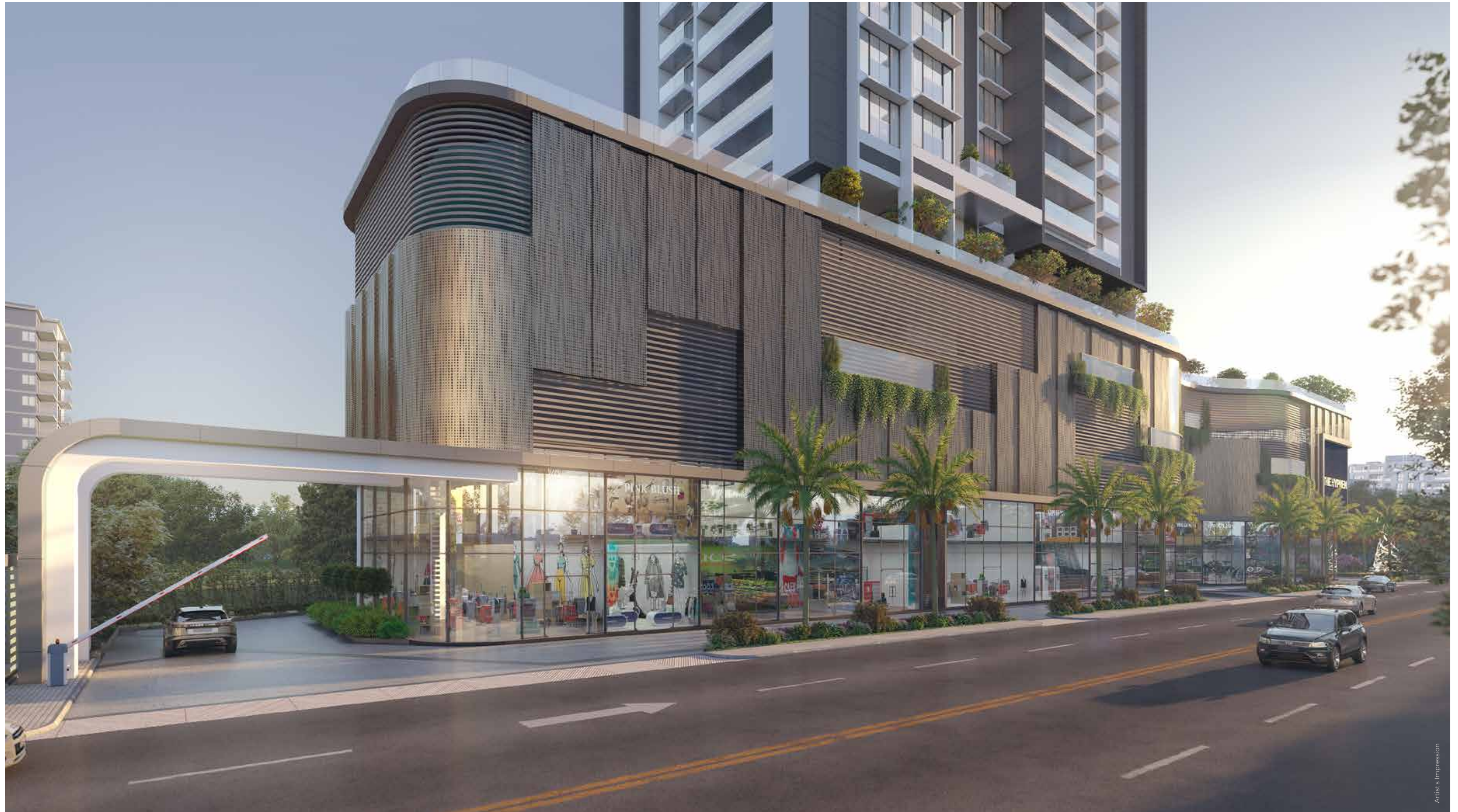
An aura of perfection *designed to dazzle.*

At its soul, The Hyphen is not just another residential address. Designed with an immense attention to detail and curated to celebrate the global lifestyle choices, it aspires to be a trendsetter for the neighbourhood of South Pune.

Rising 115 metres high, The Hyphen will make everyone around look up to its glory, while giving the residents the spotlight they deserve.

From a world-class highstreet retail to a glorious sky bridge and an elevation that will shine like a star on the skyline of South Pune, The Hyphen has many jewels in its crown to make it a true crowning glory of life and lifestyle.





Prestigious *homecomings*

The entry to this tall landmark of South Pune is grand in every possible way. The entrance gate will not just make driving in prestigious, but will make passers by, look at you and your address in awe.

And as they say, well begun is half done.



Meticulously planned amenities for a *magnificent experience* across 40,000 sq.ft.

The towers and spaces that make The Hyphen are planned by experts to ensure the residents have a lot to explore and experience.

- A. Boot Camp
- B. Cricket Net
- C. Outdoor Gym
- D. Bump Track on the Podium
- E. Putting Golf on the Podium
- F. Children's Play Area on the Podium
- G. Senior Citizen's Exercise Zone on the Podium

- H. Amphitheatre
- I. Trees with Net Seating
- J. Basketball Court
- K. Glow Pool
- L. Driveway
- M. Sitting Nook
- N. Entrance Gate

A podium of lifestyle
that lets you explore & express.



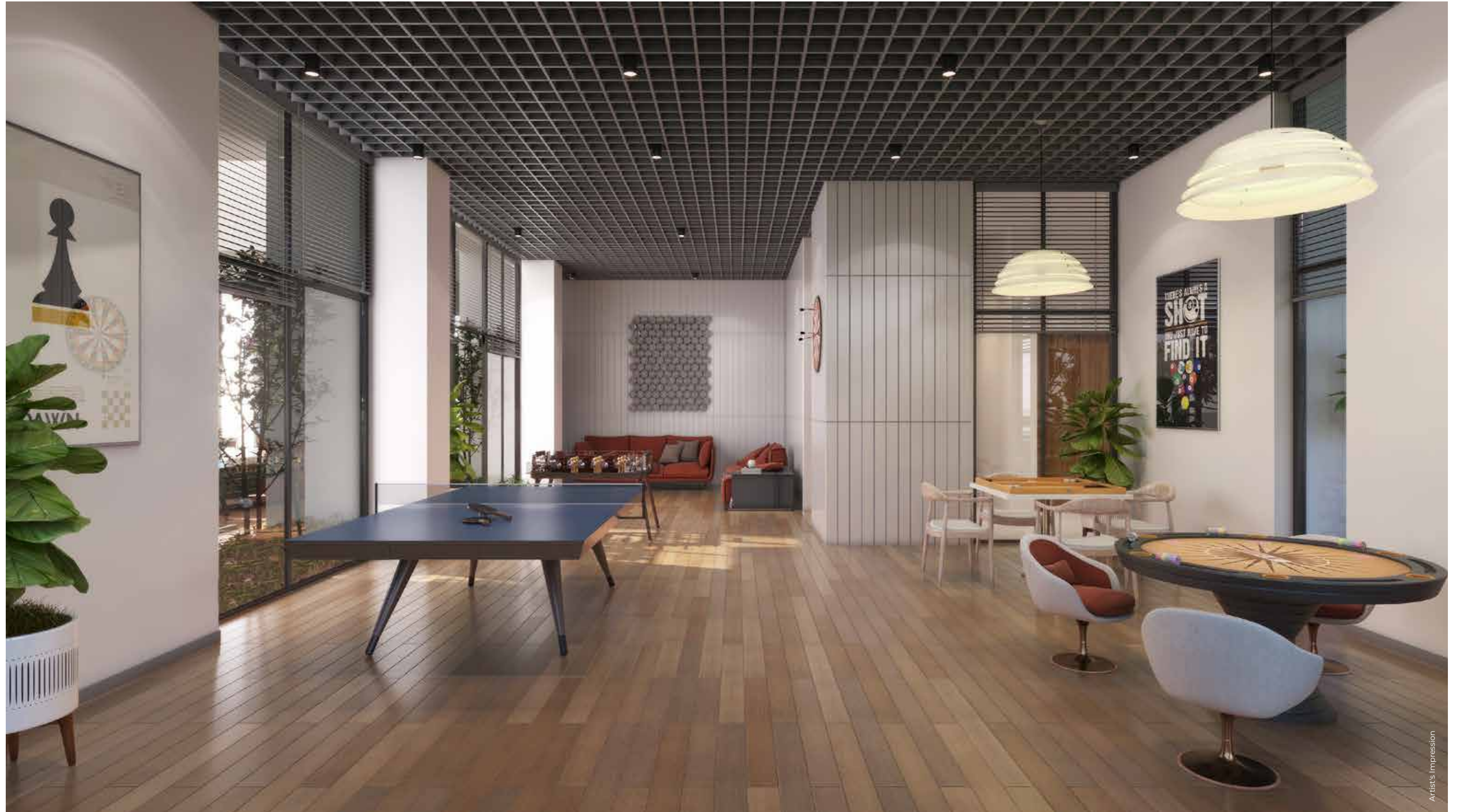
THE HYPHEN



An outdoor lounge at the
*landscaped podium for a
green rendezvous*

From well-manicured lawns to greens that freshen up the air and the mood, the podium level welcomes you with open arms and is sprinkled with green delights.

Play mode that
brings out the pro in you.



Do you enjoy a round of poker? Or is winning over the queen in carrom your thing? Well, the indoor amenities at this game zone on the podium is invite you to play, win and celebrate.



Celebrations galore at the
exclusive banquet

Whether it's your promotion party or the day to celebrate your little one's birthday, you deserve a space that makes you feel like a star. The exclusively designed banquet space at The Hyphen, allows you to revel in your glorious occasions.

A grand gym on Sky Bridge.
Your path to fitness.



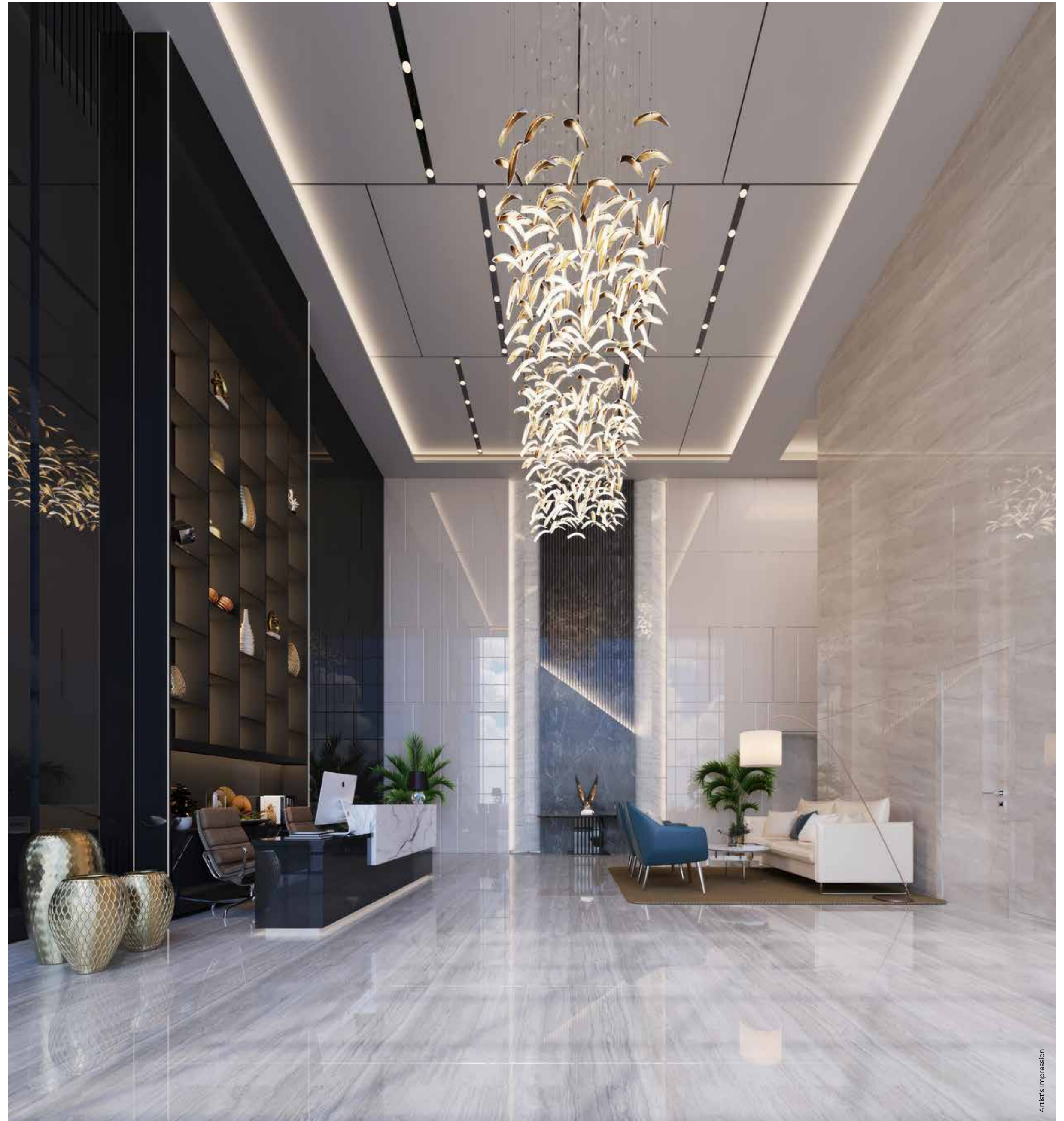
Whether it's getting on the treadmill or lifting weights that cut out the unwanted carbs, give your fitness regime a partner that is world-class in its configuration and refreshing as a destination.

A unique glow pool
to indulge in at the
podium level



Welcome to *magnificence*

What is life without a larger than life beginning? At The Hyphen, make this move towards your home with the best-in-class entrance lobby that powers you to the top with high-speed elevators.



- A 6,000 Sq. ft. double height, designer entrance lobby
- World-class concierge services
- 3 High-speed branded elevators for 3 residences on each floor



Your *grand parking bay*

Your arrivals at The Hyphen will always be accompanied by you driving in your cherished SUV or sedan. And so, here's the perfect space to park them without any space constraints. Let your shiny vehicles rest here before you head out for your next journey.

- Ample parking space
- Provision for stack parking
- Well-lit parking space with security and assistance
- Charging point facility for EVs

A 3-tier shield for *your treasures*

You, your loved ones and your cherished possessions deserve the best safety at all times of the day.

The Hyphen offers a 3-layered full-fledged security system that perfectly blends technology with human touch to ensure a blemish-free safety for the residents.



- CCTV cameras in all common areas and elevators
- Trained and professional security guards
- Card-controlled access to lobbies on different floors



Step into *opulence*

The living room is your everyday companion in every mood. At the same time, it is your space to welcome your guests into your abode. These neatly designed living rooms open to green vistas and underline the greatness you deserve.

- Floor to ceiling system windows
- A massive 26 feet running balcony
- Rectangular shaped living area
- A view of a 200-acre green forest
- A massive 416 sq. ft. living room



A 26 feet running balcony to marvel at the green paradise





200 Acres of green
heaven for you to
breathe in life!



Live your *dreams*

A bedroom is your own space where you recharge your soul and pursue your dreams amidst the cluttered life outside.

The master bedroom here is fitted with the finest specifications and offers massive space that befits your dreams and your status.

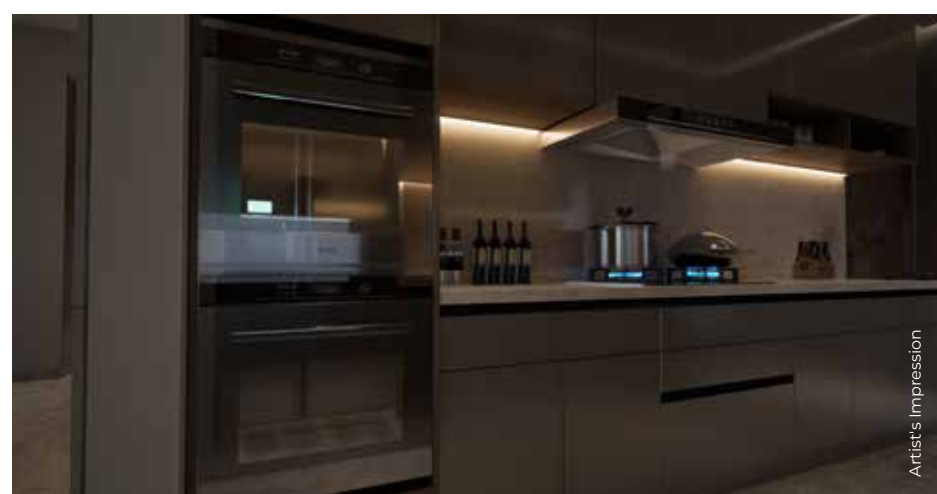
- Large wooden finished tiles in the master bed
- Walk-in wardrobe
- Mood lighting

Artist's Impression

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Artist's Impression



Hello *masterchefs!*

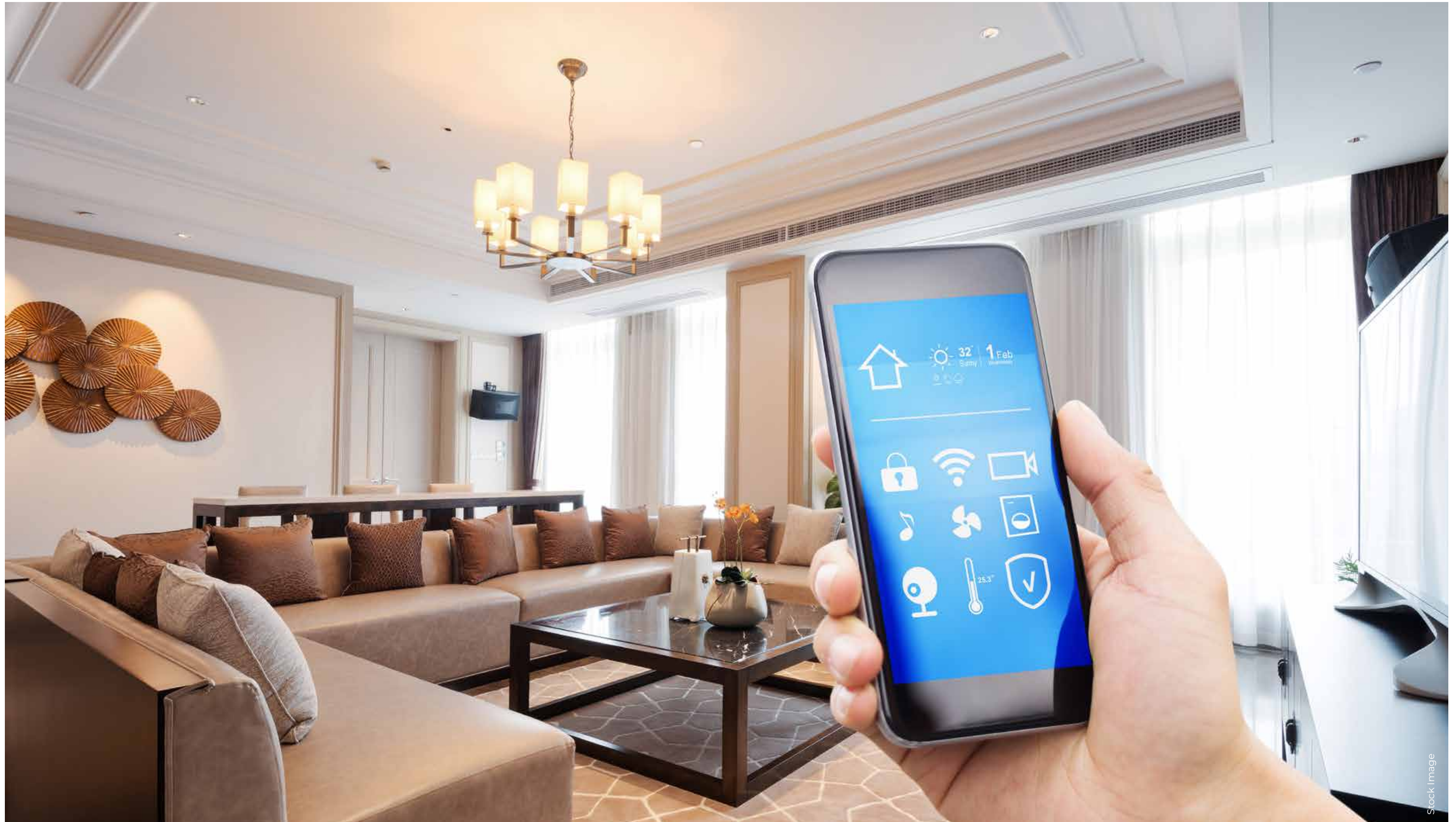
The kitchen is the soul of a home because it nurtures the flavours of life while also delivering lessons in health and nutrition.

Here, the kitchen is large in size with many incredible utilities plugged in to make the cooking experience a sumptuous one!

- Parallel platforms
- Ceramic laced tiles dado up to 0.6 meters above kitchen platform
- Utility area with retracable Easy Dry system
- Provision for washer & dryer

Magic begins with *home automation*

Modern homes deserve smart home automation to create an indoor living experience that is truly unmatched. The Hyphen brings a set of automated delights, from mood lighting to access-controlled safety that give you the control of your every day.





Regal *refreshments*



A shower at the end of a chaotic day or just a moment of peace at the beginning of an ambitious one is inspiring.

Your residence comes with washrooms that are perfectly crafted to give you a refreshment zone like no other.

- Rimless anti-bacterial finish WC fittings
- Concealed plumbing
- Shower enclosures / cubicles

The jewels that shape the crown

SMART HOME FEATURES

- Digital lock - Yale or equivalent
- Feather-like touch pad switches
- Smart Home Automation Control Hub - Provision for controlling Lights, AC, Fan & Geysers via a mobile app. Also compatible with Alexa* & other voice command devices - Provision for mood lighting in the living room
- Motion sensor lights in all baths
- 3-Tier security system and video door phone connected to the smartphone

STRUCTURE

- Earthquake-resistant RCC structure
- Anti-termite treatment for foundations
- RCC composite share wall structure & AAC blocks
- External wall with textured acrylic paint
- Internal walls gypsum finished

WALLS

- Autoclaved Aerated Block Masonry (AAC) External Plaster & Internal Finishes
- Sand-faced plaster on external walls
- Internal walls are gypsum-finished
- Luxury lustre paint

TILING

- Vitrified tiles in the residence
- Ceramic tiles in toilet up to false ceiling
- Skid-resistant ceramic tiles in toilet and terrace floor
- Marble window sill in all bedrooms
- Marble door frame for toilets
- Large sized marble-finish glazed vitrified tiles
- Living, Dining, Kitchen & Lobby - 6' x 4' (1800 x 1200 mm)

DOORS

- Main door with digital lock of Yale or equivalent brand
- 3-Track UPVC sliding door for terrace with mosquito mesh shutter
- Laminate finished toilet and utility door with granite / marble door frame
- Granite door frames for toilets
- Laminated flush doors

SYSTEM WINDOWS

- UPVC windows with mosquito mesh shutter
- Granite / Marble sill for windows
- Aluminum windows for washroom

KITCHEN

- Granite platform with stainless steel sink provided with waste crusher
- Dado up to 2'0" height
- Provision for water purifier
- Provision for piped gas
- CPVC concealed plumbing line
- Premium kitchen platform with S.S. sink
- Ceramic / Glazed tiles above kitchen platform of 2 feet
- Provision for water purifier

BATHROOMS

- Grohe / Duravit equivalent CP fittings for all bathrooms
- Toto / American Standard / equivalent sanitaryware for all bathrooms including counter-top wash basin and wall-hung commode
- Fixed glass partition for shower area in all bathrooms
- Provision for exhaust fan in bathrooms
- Wall-hung commode
- False ceiling in all bathrooms
- Granite door frames
- Designer CP & sanitary fittings - Grohe / American Standard / Kohler / Toto or equivalent
- Glass partition in all bathrooms (units above 850 sq.ft.)
- Designer tiles in all bathrooms
- Motion sensor lights in all bathrooms

SOLAR WATER

- Solar water for bathing in one toilet
- Provision for boilers in all bathrooms

POWER BACKUP

- Provision for DG power backup up to 1 kVA for individual flat (one light & one fan point)
- Power backup for common area light points

INTERNAL ELECTRIFICATION

- Concealed copper wiring with adequate light points in all rooms with Legrand / Schneider modular switches and sockets
- Provision for AC in all bedrooms
- Branded MCB & ELCB
- TV point in living room & in all bedrooms
- Telephone point in living room

PAINT

- Plastic / Acrylic emulsion paint for internal walls and ceilings
- 4-coat system for external paint of Asian Paints or equivalent make
- Synthetic enamel for MS grills & railings

PLUMBING

- Concealed plumbing and drainage system
- Provision for washing machine in dry terrace

ENTRANCE LOBBY

- Grand entrance lobby
- Reception desk

SECURITY SYSTEM

- RFID - Boom barrier at entrance gate
- Security cabin with monitoring systems
- CCTV for entire campus and entrance lobbies
- Access control for main lobby and entrance lobbies at lower parking level, video card and biometric system
- Video door phone integrated with intrusion alarm system connected to security cabin
- Panic button with console at security cabin
- Gas leak detector
- Fire alarm
- Fire sprinkler system along with smoke detector
- Smoke detector in kitchen
- 3 High-speed elevators with Auto Rescue Device (ARD)
- Independent fire staircase

COMMON LIGHTING

- Energy efficient LED common lighting

PARKING

- Provision for common charging point for E-vehicles
- Mechanical / Stack car parking

DRINKING WATER

- Separate common storage and supply system for drinking water in kitchen
- Water softener plant for treating bore well water to augment domestic water capacity

COMMON AMENITIES

- 2 High-speed elevators
- 1 Service elevator which will be sized to accommodate a stretcher for any medical emergency
- Power backup for parking, staircase lifts and common lighting
- Lightning arrestor
- Rainwater harvesting system
- Organic waste converter



Artist's Impression

The foundation of a
classy lifestyle experience

The Hyphen comes with an exclusive commercial zone that puts together a lifestyle destination for you - shops, cafes, showrooms and much more.

- Limited edition, exclusive commercial spaces
- Double height showrooms for luxury brands
- 450+ Sq. ft. frontage area

Master Layout



3 BED HOMES



LIVING SPACE

- Lobby
- Living & Dining
- Entertainment / Study
- Sun Deck
- Outdoor Dining
- Lounge Area
- Powder Washroom

KITCHEN SPACE

- Pantry Area
- Master Kitchen
- Service Area

BEDROOMS

- Ensuite Master Bed + Standing Balcony
- Ensuite Master Bed 2
- Ensuite Master Bed 3

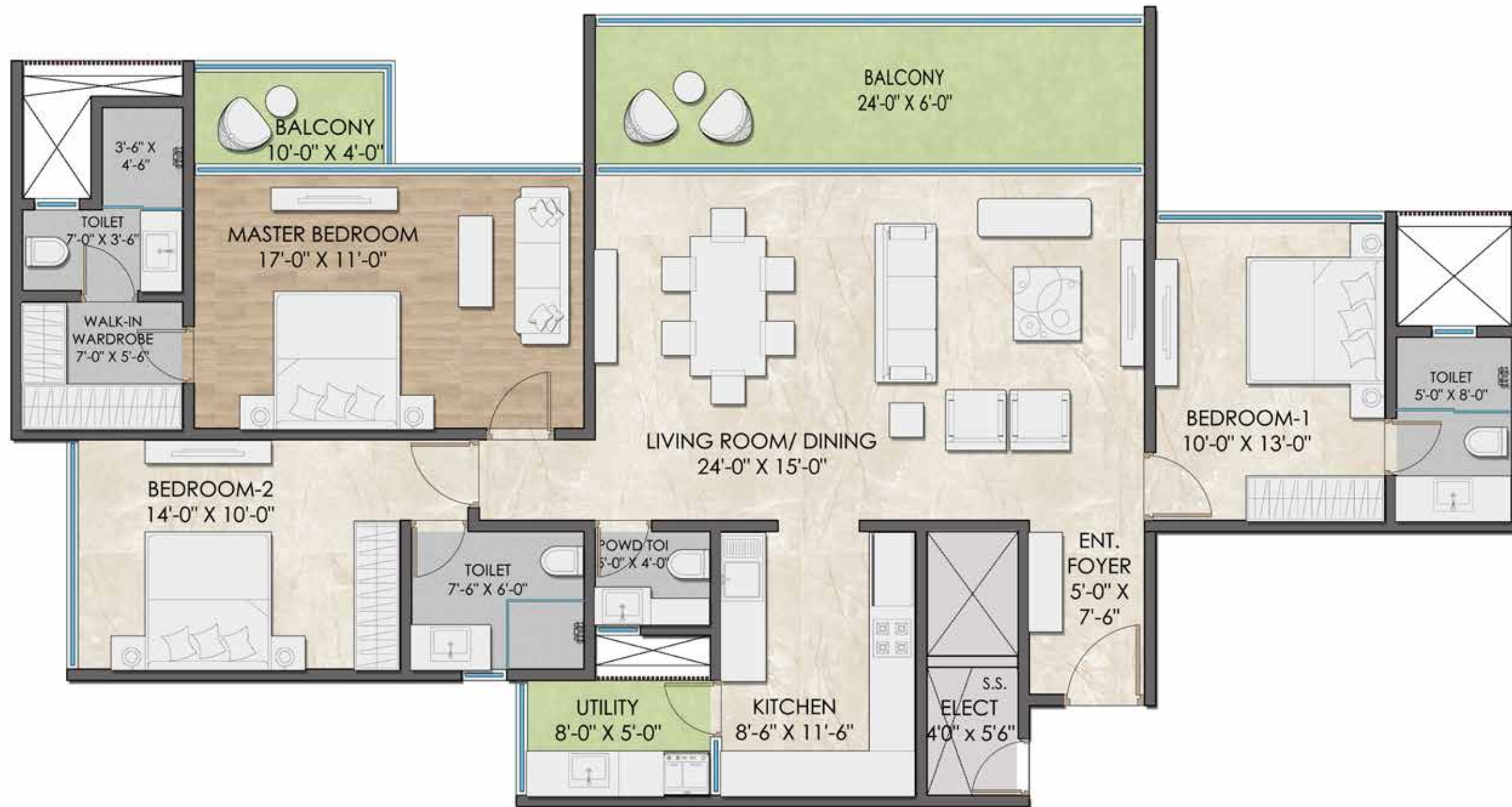
TOWER 2

F2 3 Bhk Floor Plan

Typical And Refuge Floors

KITCHEN

3 BED HOMES



INFRA SPACE	W X L in Sq.Ft.
Electrical Room	4'-0" x 5'-6"
LIVING SPACE	W X L in Sq.Ft.
Balcony	24'-0" x 6'-0"
Living Room /Dining	24'-0" x 15'-0"
Entrance Foyer	5'-0" x 7'-6"
Powder Toile	5'-0" x 4'-0"
KITCHEN SPACE	W X L in Sq.Ft.
Kitchen	8'-6" x 11'-6"
Utility Area	8'-0" x 5'-0"
BEDROOMS	W X L in Sq.Ft.
Master Bedroom	17'-0" x 11'-0"
Balcony	10'-0" x 4'-0"
Toile	7'-0" x 8'-0"
Walk In Wardrobe	7'-0" x 5'-6"
Bedroom 1	10'-0" x 13'-0"
Toile	5'-0" x 8'-0"
Bedroom 2	14'-0" x 10'-0"
Toile	7'-6" x 6'-0"
USABLE AREA	1457.72 Sq. Ft.



4 BED HOMES



LIVING SPACE

- Lobby
- Living & Dining
- Entertainment / Study
- Sun Deck
- Outdoor Dining
- Lounge Area
- Powder Washroom

KITCHEN SPACE

- Pantry Area
- Master Kitchen
- Service Area
- Double Sink

BEDROOMS

- Ensuite Master Bed + Standing Balcony
- Ensuite Master Bed 2
- Ensuite Master Bed 3
- Entertainment / Study / 4th Bed + Bath

TOWER 1

F1 4 Bhk Floor Plan

2nd to 5th, 7th to 10th, 12th to 15th, 17th, 18th, 20th



INFRA SPACE	W X L in Sq.Ft.
Fire Lift	9'-10" x 7'-7"
LIVING SPACE	W X L in Sq.Ft.
Balcony	6'-0" x 26'-0"
Living Room /Dining	16'-0" x 26'-0"
Prayer Area	5'-0" x 4'-6"
Entrance Foyer	13'-0" x 5'-0"
Powder Toilet	5'-0" x 4'-0"
Passage	3'6" Wide
KITCHEN SPACE	W X L in Sq.Ft.
Store Room	7'-0" x 4'-6"
Kitchen	12.6'-0" x 9'-0"
Utility	5'-0" x 8'-0"
BEDROOMS	W X L in Sq.Ft.
Master Bedroom	12'-0" x 18'-0"
Balcony	4'-0" x 10'-6"
Toilet	10'-0" x 7'-6"
Walk In Wardrobe	6'-0" x 7'-6"
Bedroom 1	11'-0" x 14'-0"
Toilet	6'-0" x 8'-6"
Bedroom 2	11'-0" x 14'-0"
Toilet	9'-6" x 5'-0"
Bedroom 3	12'-0" x 11'-6"
Toilet	7'-0" x 6'-6"
Servant Room	8'-1" x 6'-0"
Toilet	6'-0" x 4'-0"
USABLE AREA	2094.49 Sq.Ft.



The Makers of *The Crown*

To craft a masterpiece, the makers need to be driven by unlimited passion for perfection.

The Hyphen is designed and crafted by a name that has a legacy of global excellence.

Dynasty Developers, a fast-growing name in Mumbai and Pune's real estate segment, are the makers of this unique lifestyle address in South Pune. Blending their understanding of new-age urban residents with their deep knowledge of designing contemporary lifestyle spaces, Dynasty Developers is set to give South Pune a truly grand landmark.

Delivered 500,000+ sq. ft. till now

4 Projects completed

Approximately 1 Million sq. ft. upcoming development

1.5 Million sq. ft. ongoing development



We are deeply committed to creating and delivering more value in the dynamic Pune real estate market. And we promise to achieve this through our unwavering commitment to transparency, quality construction, and customer satisfaction.

Mr. Rajiv Dhalwani
Director - Dynasty Group



The Hyphen is an emphatic outcome of our relentless commitment to creating a world-class landmark in one of the most globally recognised cities. It is our tribute to Pune's taste for the exemplary.

Mr. Aakash Dhalwani
Director - Dynasty Group

Credits

ARCHITECTS

MQA

LANDSCAPE

Deep Roots Design (Singapore)

STRUCTURAL CONSULTANTS

JW Consultants

MEP CONSULTANTS

MEP Consulting Engineers (Bombay)

LIAISONING ARCHITECT

Voussoirs Architects

www.dynastydevelopers.in