



# 41 COMMUNE

STUDIO APARTMENTS  
AT BALEWADI

## #TheLegacy

With over **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.

Innovative | Trustworthy  
Socially Responsible

**12+**

*YEARS OF  
EXPERIENCE*

**2M+**

*SQ.FT. AREA  
DEVELOPED*

**12+**

*COMPLETED  
PROJECTS*

**3M+**

*SQ.FT. AREA UNDER  
DEVELOPMENT*

 **KRISALA**

# 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 ADMIRED  
COMPANY IN HR



# ABOUT BALEWADI

Balewadi, situated in the western part of Pune, India, has evolved into a vibrant and sought-after location, offering a mix of urban amenities and a serene environment. With its well-planned infrastructure, proximity to key commercial hubs, and seamless connectivity with the rest of the city, Balewadi has become a favoured residential destination.

The area is also well-connected to major IT parks including Hinjawadi, and the Pimpri Chinchwad Industrial areas, educational institutions, and entertainment centres. Residents of Balewadi get to enjoy a wide range of conveniences, shopping malls, and recreational spaces, along with a comfortable and convenient lifestyle.

# LOCATION ADVANTAGES

FOR PROPERTY APPRECIATION



Investing in property in Balewadi offers a favourable ROI, and various factors contribute to the attractiveness of the investment:

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Lock-in period of 5 years which allows for potential appreciation and stability in the market

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High rental yield which ensures a steady income stream for investors

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Furnished apartments contributing to increased rental income

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Low-cost investment compared to more saturated real estate markets in Pune

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Lease tenure of 5+4 years providing a long-term commitment from tenants

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Fixed rental guarantee for 9 Years that minimises the risk associated with market fluctuations

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Escalation value of 10%+5% safeguarding against inflation and market fluctuations

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Pre-leased studio apartment offers a quicker ROI compared to properties that may take time to find tenants

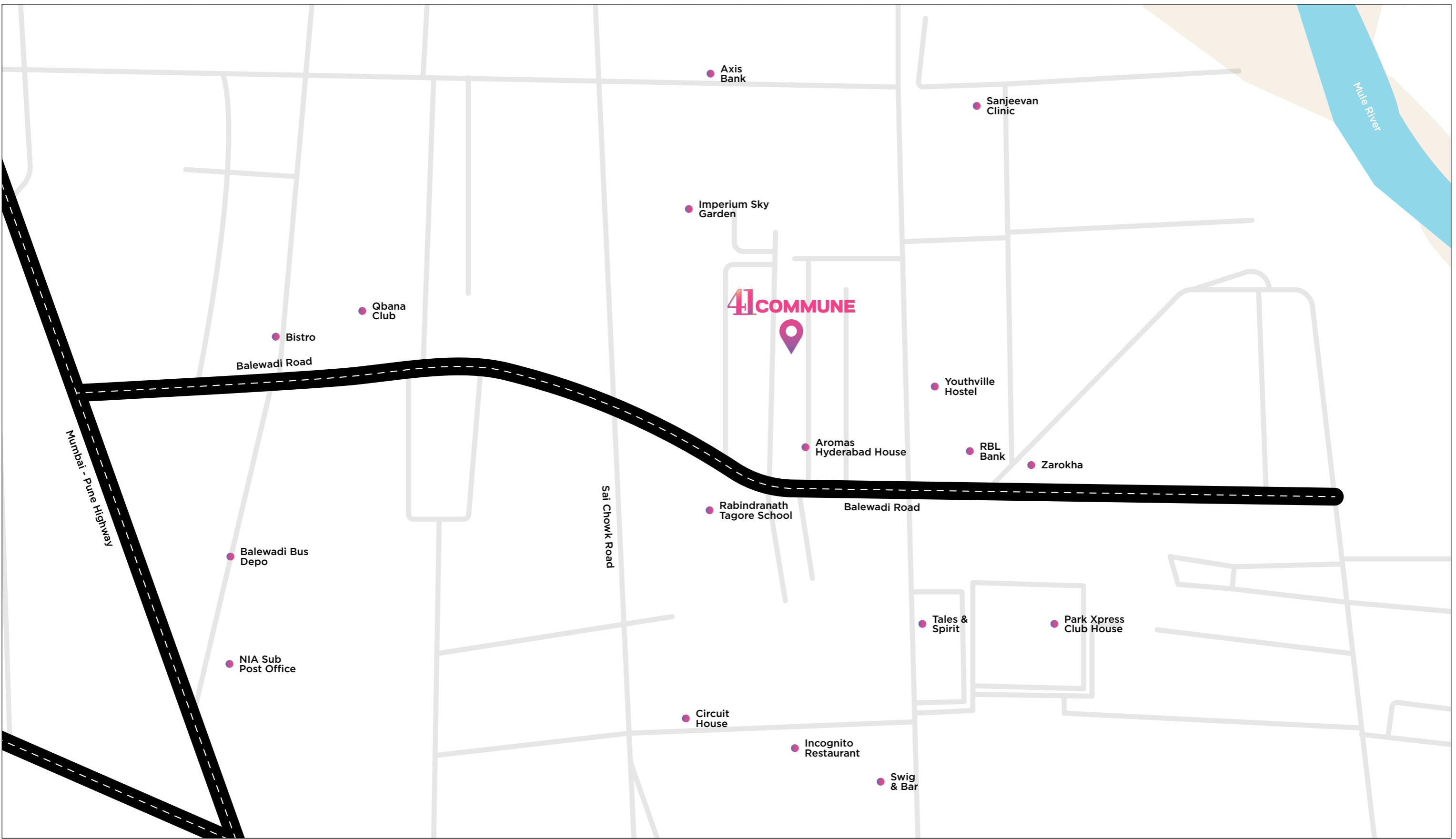
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This property offers a significantly higher return on investment compared to other residential options, which typically yield only a 2% return.

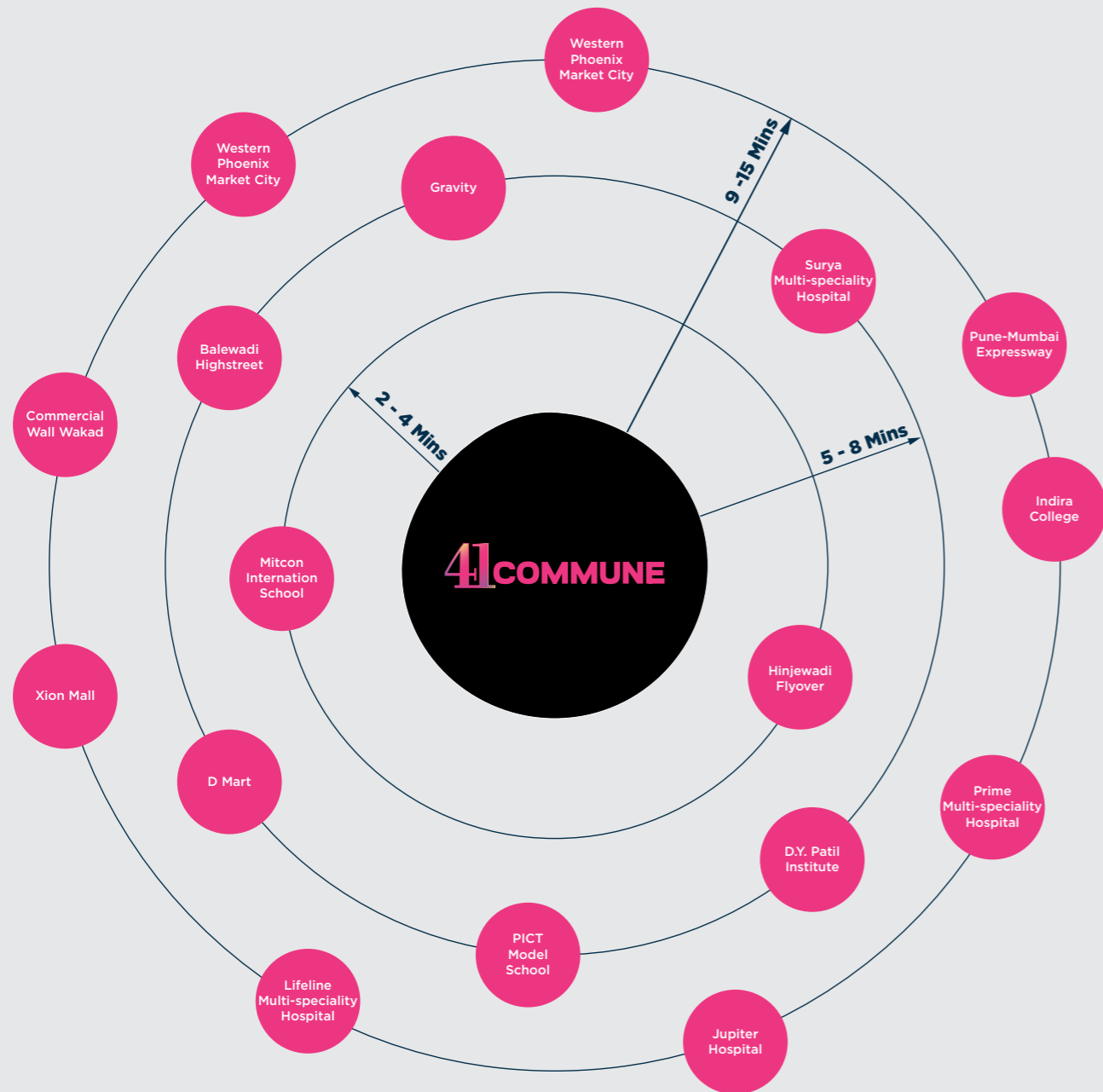


# LESS IS MORE

Embracing the philosophy that “Less is more,” our compact yet thoughtfully designed studio apartments at 41 Commune prove that you can enjoy a comfortable and efficient living space that truly maximizes every square foot.




# LOCATION




# YES BALEWADI

 5 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*



WHAT IS

# 41 COMMUNE

41 Commune is an exceptional residential project nestled in the vibrant locale of Balewadi. Boasting exclusively designed studio apartments, this project offers a unique blend of luxury and practicality, making it an ideal investment opportunity.

Tailored for the modern bachelor and discerning professionals, 41 Commune redefines ideal living spaces, making it an enticing prospect for investors seeking a wise and rewarding decision in the real estate market. Boasting a strategic location, state-of-the-art amenities, and thoughtful design, it stands not just as a residence but as a testament to luxurious abodes crafted for contemporary living.

# PROJECT ADVANTAGES

Opportunity to own a limited-edition residence with unique features

Enjoy peace of mind with a guaranteed rental income

A diverse and inclusive community in Balewadi

Invest confidently with a promise of assured Return on Investment (ROI)

A thriving address with every convenience within reach

A pre-leased property for immediate returns

A seamless and comfortable living experience

Rental income will serve as a second income source for the investor / homeowner's family



# LESS WASTE, MORE SPACE

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Boutique, eco-friendly studio apartments designed to be sustainable and to offer ample room to relax and enjoy without unnecessary waste.



# FULLY EQUIPPED

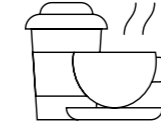
& Professionally Maintained  
Studio Residences

1. Pillow
2. Television
3. Mini Fridge
4. Wardrobe
5. Bedsheet Duet
6. Wi-Fi
7. Decorative
8. Study Table & Chair
9. Side Table
10. Air Conditioner

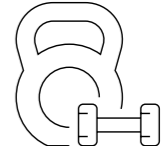
# COMMUNE AMENITIES



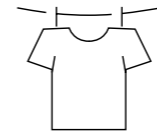
**Co-working Space (Open)**



**All Day Cafeteria**



**Open Gym**



**Laundry Space**



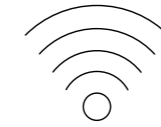
**Laundry / Housekeeping**



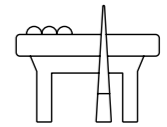
**Biometric Lobby &  
Security at All Time**



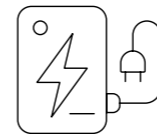
**Breakout Space  
with Chill Zone**



**Wi-Fi & Internet**



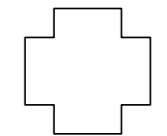
**Indoor Games**  
Table Tennis | Pool Table  
Carrom | Fussball



**100% Power Backup  
for Common Area**



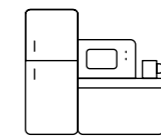
**Temperature  
Controlled Rooms**



**Emergency Tie Ups**



**Rental Assistance**

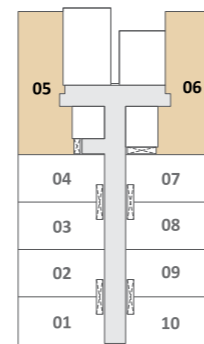
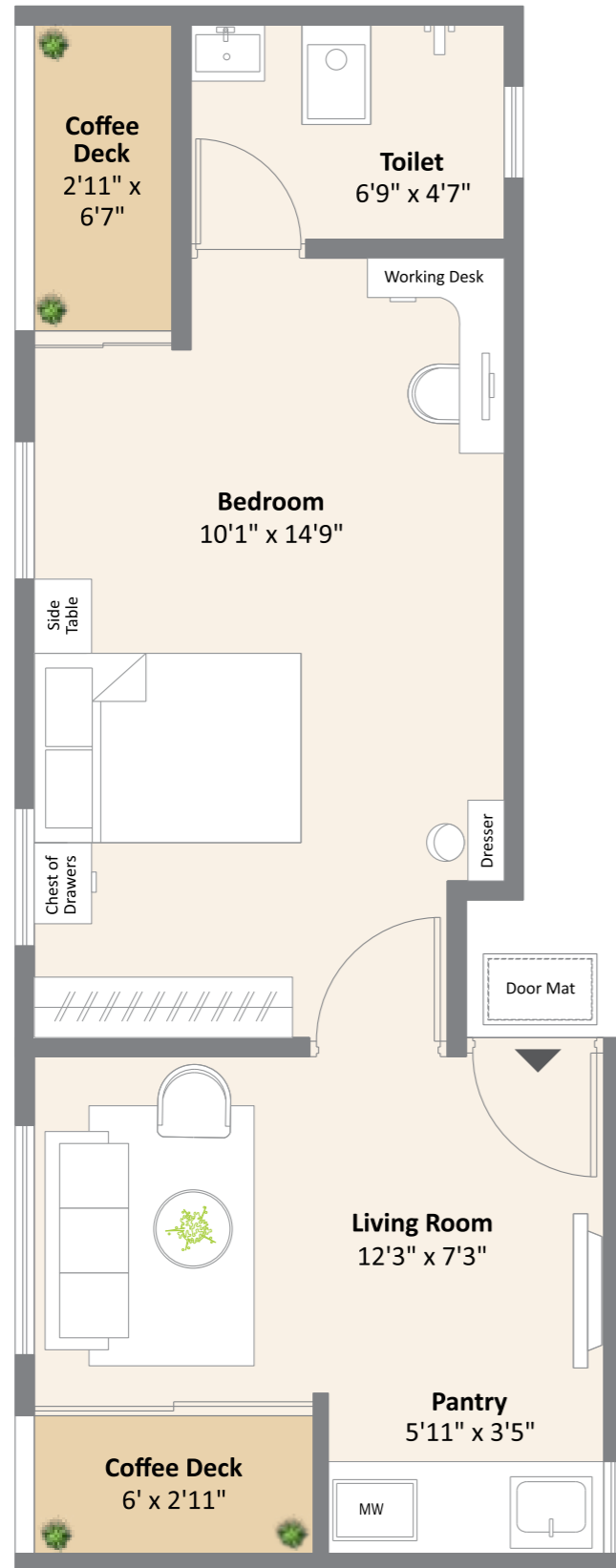


**Pantry Space**



# UNIT PLANS

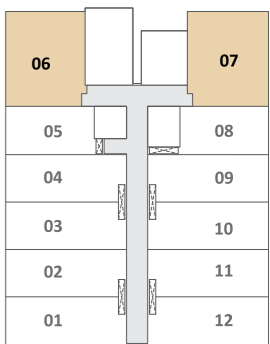
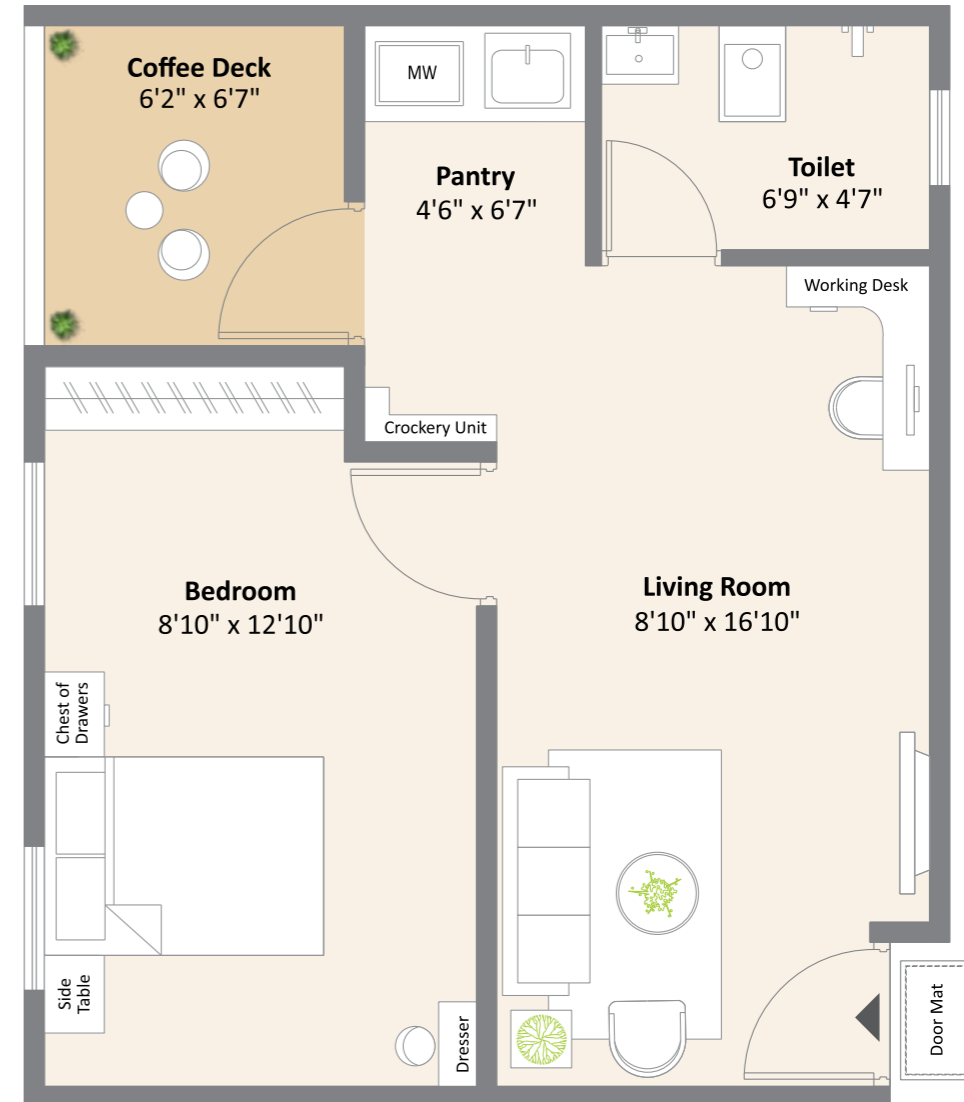
1 BHK - 350 Sq.Ft.



KEY PLAN

\*This document is for sales training purpose only. All Fitouts/Furnitures and Fixtures/Elements/Specifications and their design, size, shape, height, length, width, are for design purposes only. Please refer to the sanctioned plans and actual layout for details.

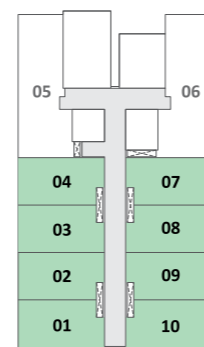
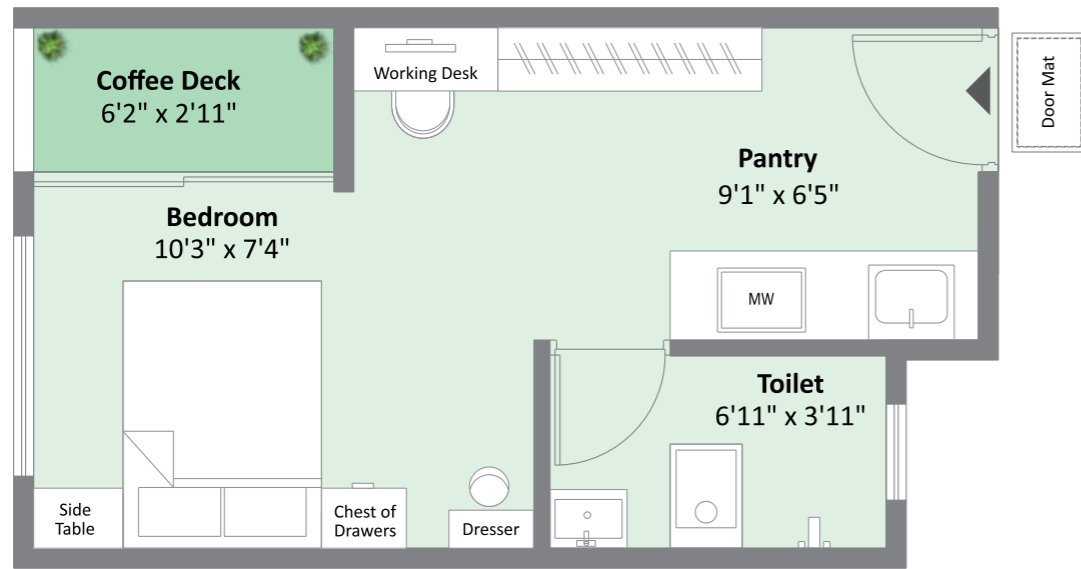
1 BHK - 391 Sq.Ft.



KEY PLAN

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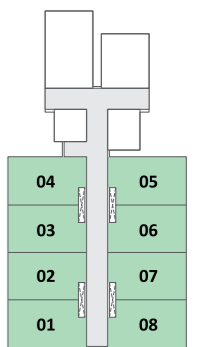
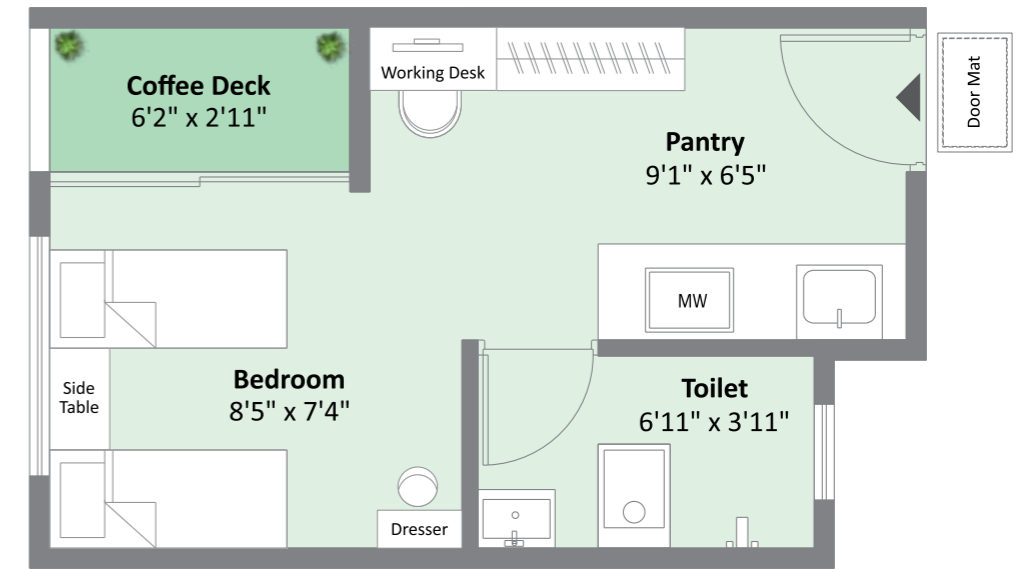
# 1 RK - 200 Sq.Ft.



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KEY PLAN

# 1 RK - 180 Sq.Ft.

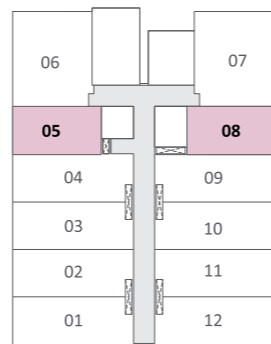
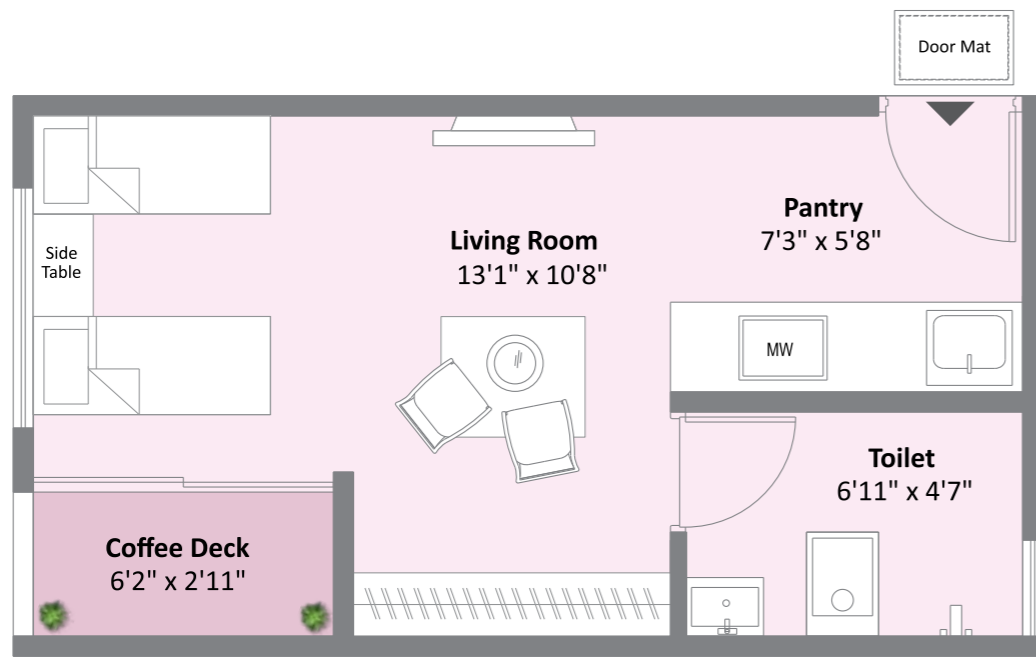


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KEY PLAN



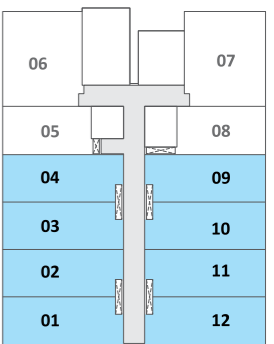
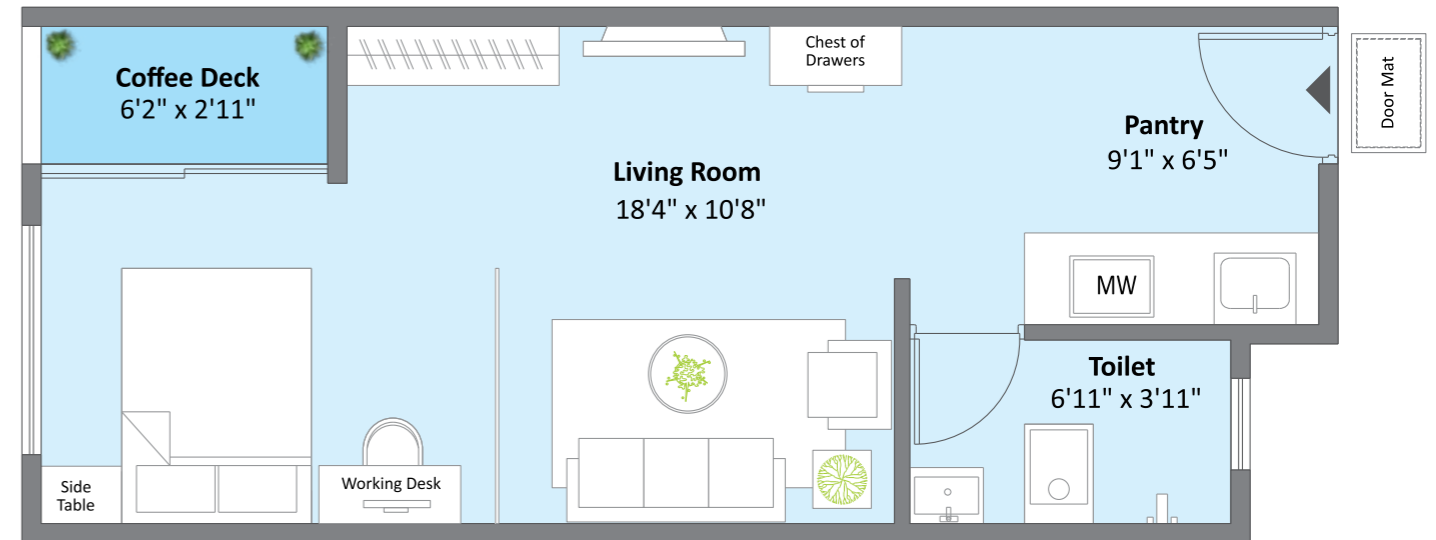
# 1 RK - 217 Sq.Ft.



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KEY PLAN

# 1 RK - 285 Sq.Ft.

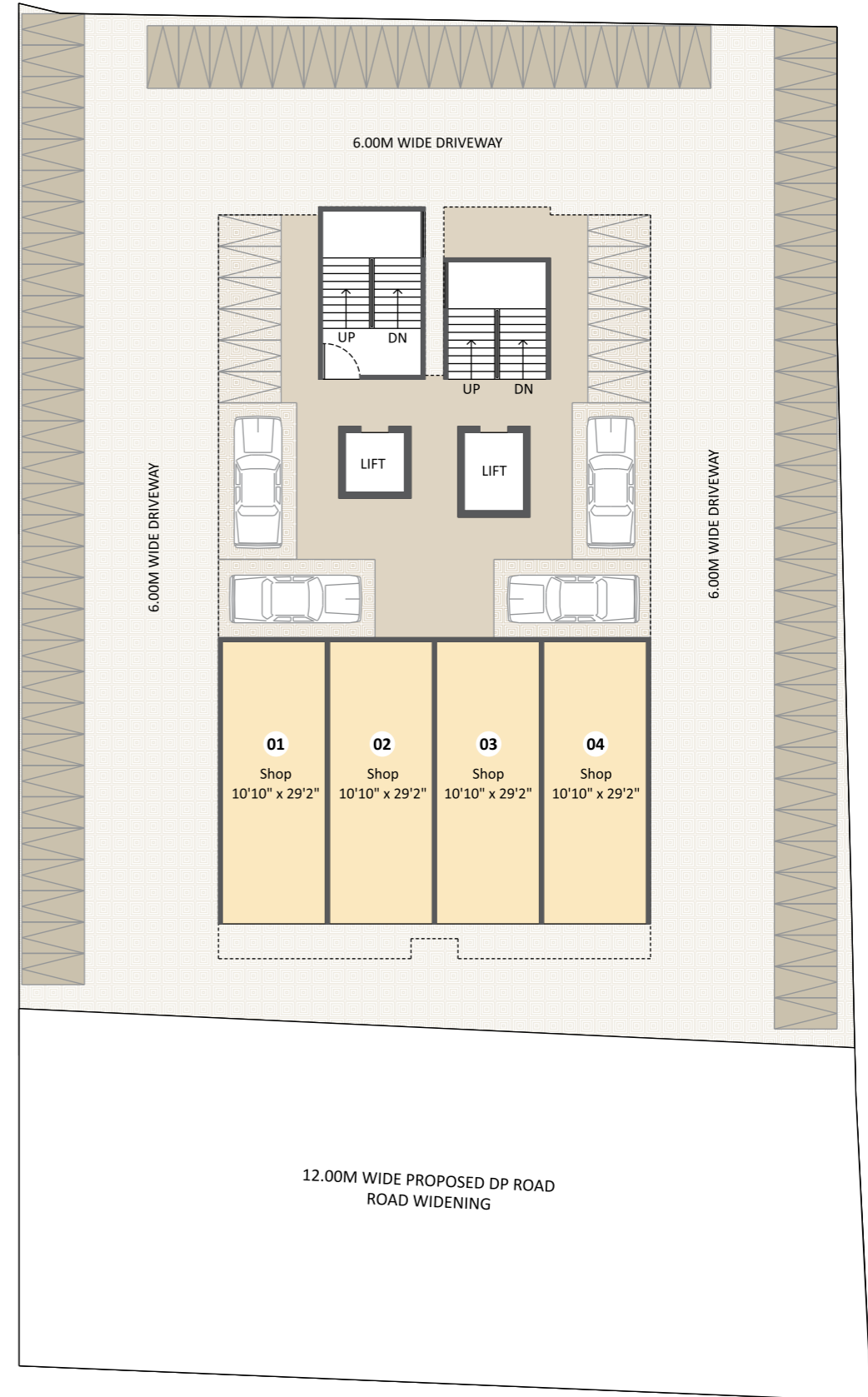


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KEY PLAN

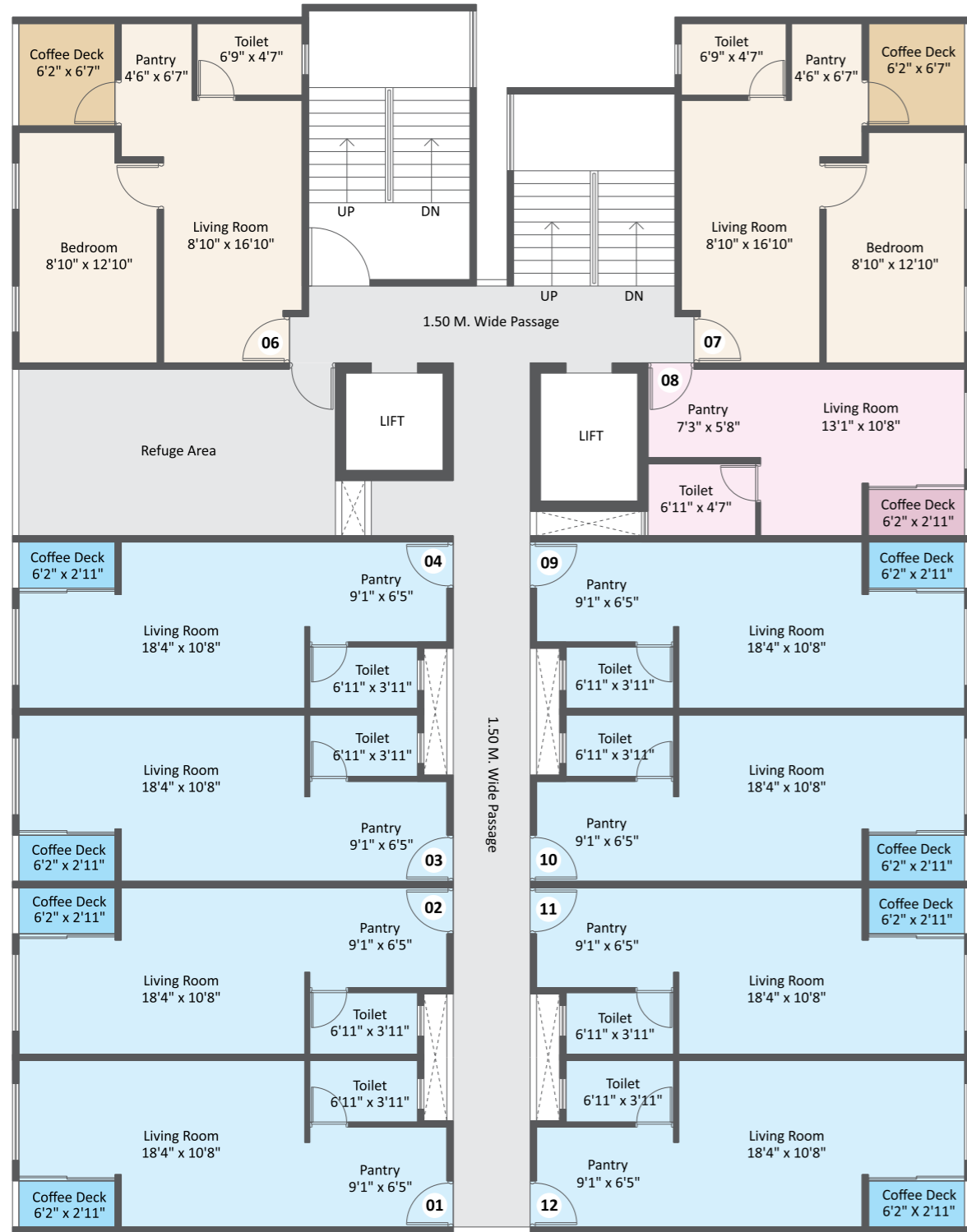
# GROUND FLOOR PLAN

# FLOOR PLANS





# 8<sup>TH</sup> REFUGE FLOOR PLAN



# 10<sup>TH</sup> FLOOR PLAN





# 41 COMMUNE





**Site Address:**

41 Commune Experience Centre, Balewadi, Pune - 411 057.

**Corporate Office:**

Office No. 410, 4<sup>th</sup> 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](mailto:sales@krisala.com) | Web: [www.krisala.com](http://www.krisala.com)**



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