



EXCELLENCE

Excellence is...
Pioneering transformations.

CHALLENGE

RAHEJA
STERLING
— OFF NIBM —

K Raheja Corp - A name renowned for its excellence.



4
decades

5
cities

77
Lakh sq. ft. developed

6500+
happy families

Residential



Commercial



Hospitality



Retail





Representative image



We have achieved excellence.
With an undeterred urge to go beyond expectations,
so that you get the best.
By adhering to the inspiration to craft the unthought
so that you revel in the extraordinary.
With the selfless intent to go an extra mile
so that you see your imaginations come to life.

And it is this excellence that you will identify
in every aspect of our new offering.





Representative image

K Raheja Corp Homes is one of India's leading real estate developers. With a rich legacy of over 4 decades, the brand has created glorious footprints across India's major cities, and is revered for its excellence.

Now K Raheja Corp Homes offers you the finest Gold rated homes – Raheja Sterling. Revel in the luxury of superior amenities and landscape features, in one of the fastest growing suburbs of Pune.

Project highlights -

- | 2 lavish clubhouses
- | 40+ world class unique amenities
- | Aspirational location with great connectivity
- | Spacious apartments with wide decks
- | Dedicated Leisure and active zones
- | 3 levels of exclusive parking area at the basement

RAHEJA
STERLING
— OFF NIBM —



Representative image

South Pune's most iconic development, located off NIBM.

- | One of the finest communities of South Pune - First choice of home buyers
- | South Pune - where investment meets smart returns
- | Adjacent to a 200-acre forest and adorned with an array of unique amenities
- | Steady price appreciation
- | Growing demand for residential properties
- | Enjoy peaceful living with less traffic noise



Excellence, starts with a dream, ends with an inspiration



DEDICATED SPORTS ZONE

OF 25,000 SQ.FT. (2322 SQ.MTR.)

- Day/night full size futsal court
- Callisthenic & fitness zone
- 2-level clubhouse
- Basketball court
- Open gym
- Jogging/walking track
- Banquet hall
- Party lawn
- Indoor games room
- Senior citizens' corner
- Pergola seatings with creepers
- Pet play area with water feeding
- Butterfly gardens



Excellence is, offering indulgences ahead of their time



Representative image



Representative image



Representative image



Representative image

LEISURE ZONE

AT PODIUM LEVEL

- Temperature controlled swimming pool
- Pool chair alcove
- Separate kid's pool
- Dedicated seating sundecks for parents to overlook kids while swimming
- Arches with foggers
- Spacious deck overlooking pool
- Alfresco yoga/meditation zone
- BBQ pavilion
- Party lawn
- Pergola
- Seating area
- Open-air gym
- Adventure play area for kids
- Senior citizens' corner
- Walking track
- Clubhouse/recreational room
- Fully equipped gym
- Multi martial arts zone
- Indoor games room
- Table tennis
- Well-equipped kids' zone
- Crèche/toddlers room

External specifications:

- Grand arrival experience with feature wall
- RCC frame structure with concrete walls
- All common areas to be disabled friendly with adequate lighting
- Fire lift to be provided as per municipal regulations
- CCTV at parking levels and security gate

Internal specifications:

- Flooring: vitrified tiles
- Kitchen: Granite topped platform with stainless steel sink.
- Kitchen: 2 ft high dado tile above platform
- Toilet: Skid resistant flooring / designer dado tile
- Balcony: Skid resistant tiles flooring
- All Doors: Both side laminate finish internal flush doors
- Electricals: concealed electrification with copper wiring with appropriate electrical points
- Windows: Aluminium windows
- Plumbing: Concealed plumbing with premium quality sanitary ware & CP fittings of Jaquar or equivalent



South Pune
A bustling location adorned
with scenic views.

Advantage South Pune



South Pune has witnessed growing demand for residential properties. The location not only offers scenic views, but also puts you amid a vibrant cosmopolitan community, gives you the benefit of a hassle-free lifestyle with its social infrastructure, and seamlessly connects you with prime destinations in and around the city. A few of the many reasons why personnel from the defense, business community and professionals have preferred South Pune as their abode.



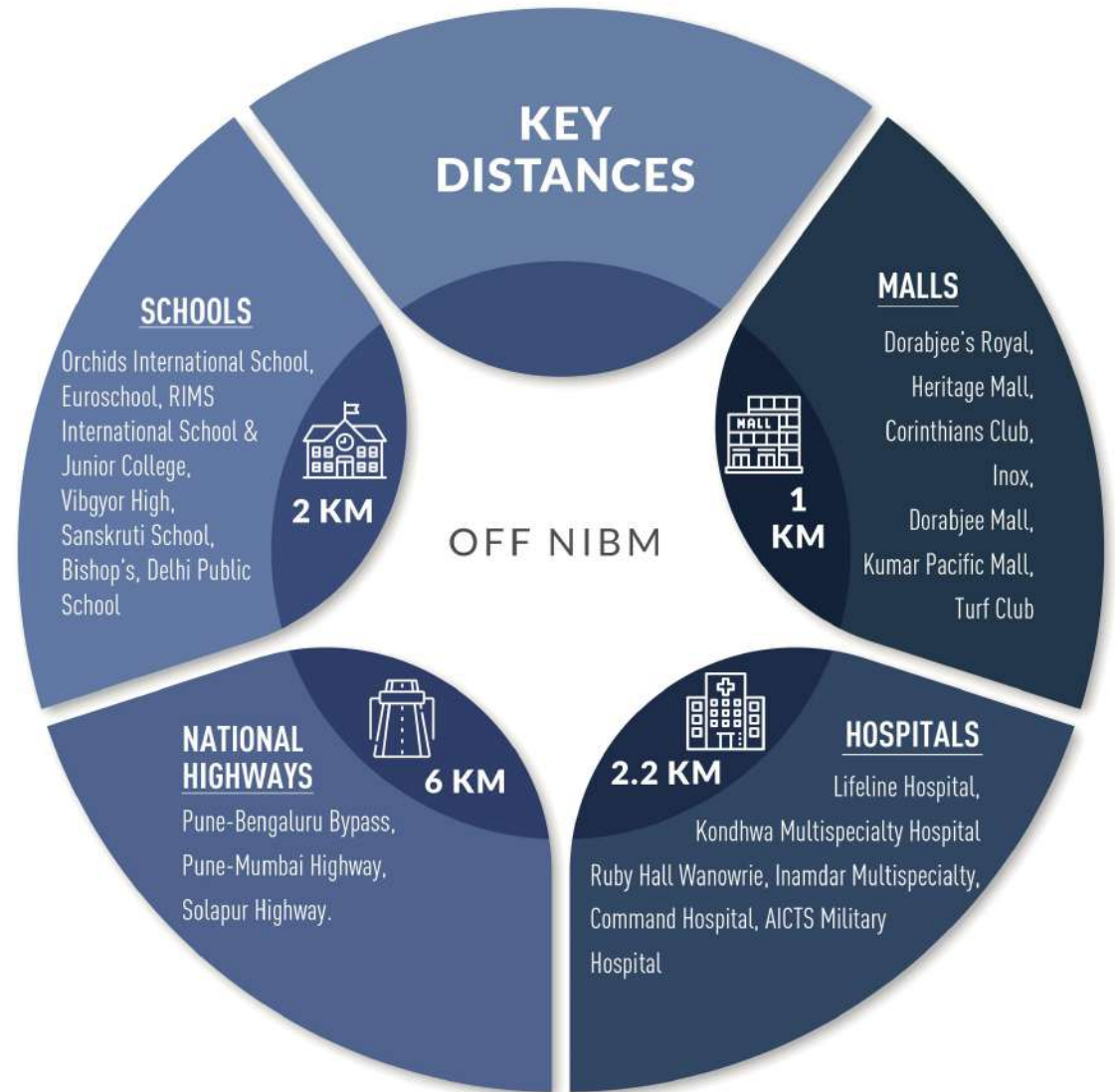
Relish an excellent blend of views and convenience.

The residents of this development will benefit from its strategic location. A gorgeous neighbourhood that offers life conveniences in immediate vicinity.

Located off NIBM Road, you can enjoy the best of South and East Pune.

An assortment of restaurants and entertainment hubs are lined up practically next door. You can also discover the best of schools like Bishop's, Sanskriti and Vibgyor in the area.

The location also provides quick access to workspaces in Magarpatta, Kharadi, and Phursungi.



Location Map

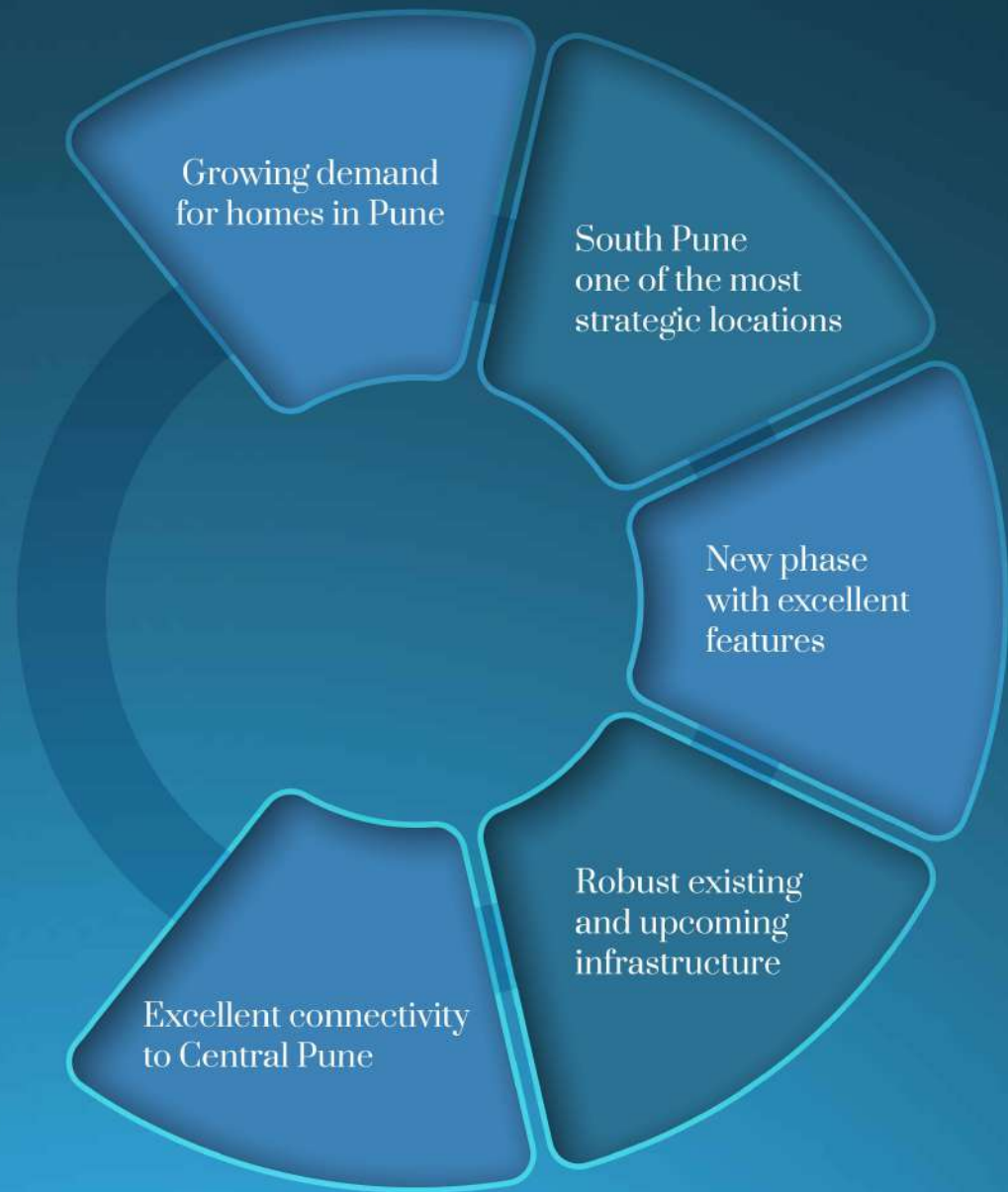


Map not to scale

The details mentioned above are based on information available through Google Maps. The existence/continuity of existence of any landmarks shown above are subject to change (as per plans finalized by the concerned authorities) and such changes are completely outside the control of the Promoter/Developer. Promoter/Developer makes no representation regarding existence/continuity of existence of any landmarks/landmarks shown above.

Invest in South Pune's most coveted development.

- 40+ unique and world-class amenities
- By K Raheja Corp Homes - India's leading real estate brand.
- Track record of steady price appreciation
- South Pune's finest community
- Strategic location with excellent connectivity





Promoter/Developer Cavalcade Properties Private Limited (a 'K.Raheja Corp Homes' group co.)

Call 8080 445 445 or write to sales@kraheja.com

Site Address: Sales Gallery, Raheja Reserve, Near Dorabjee Mall, off NIBM, Pune - 411 060