



UPGRADE YOUR LQ – LIFESTYLE QUOTIENT

Better plans with better design

VTP Leonara
VTP Bel Air
VTP Alpine
VTP Town Square
are a part of 100+ acres
Township Codename
"Blue Waters"

Premium 1, 2 & 3 Bedroom Homes
& Commercial Spaces



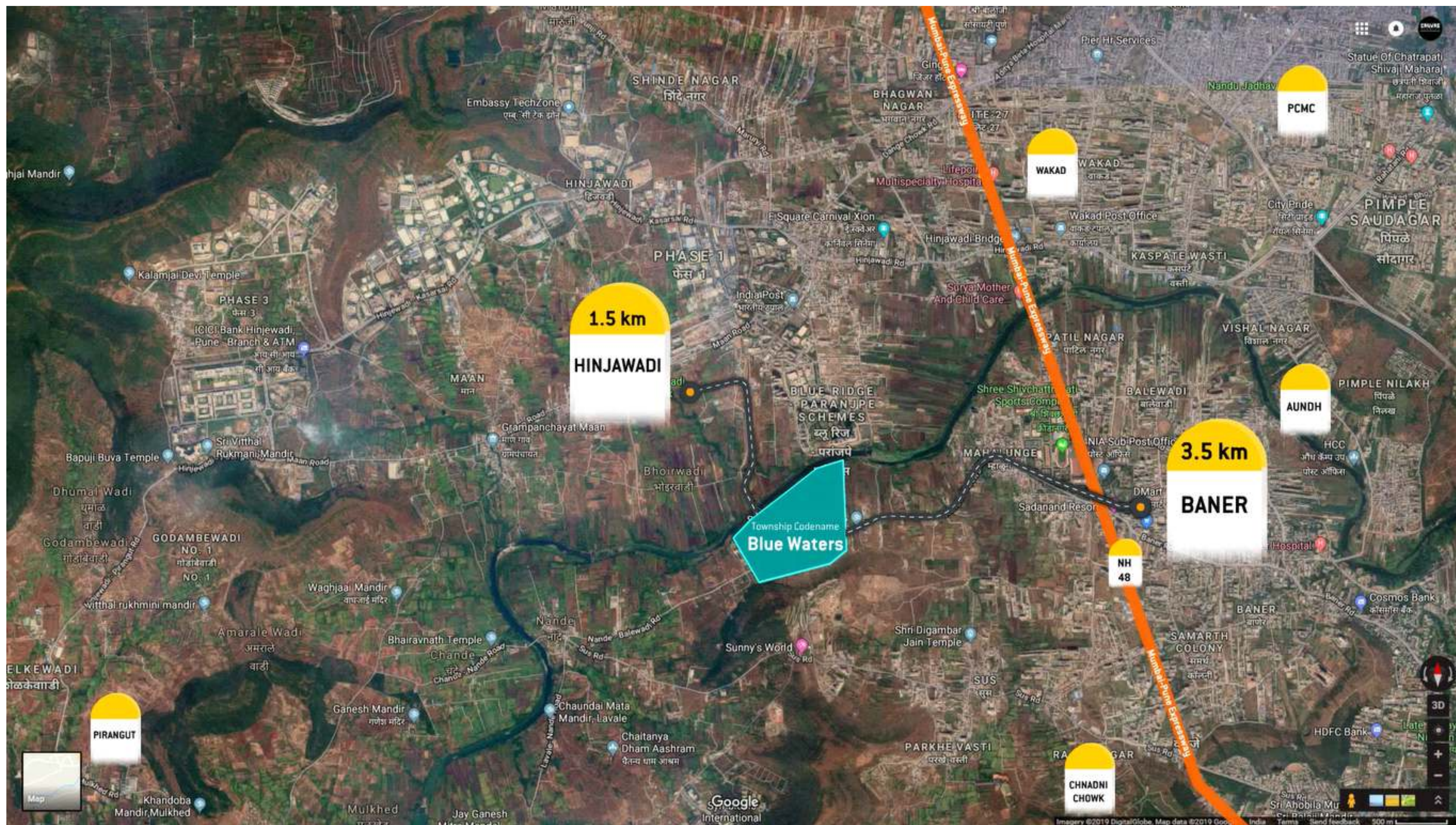
LEADER OF PUNE'S REAL ESTATE

- 1. VTP Realty has broken all sales records in Pune with the launch of Township Codename Blue Waters Mahalunge. Their second Township Codename Pegasus too is revolutionizing the real estate market in New Kharadi.**
- 2. VTP Realty has grown 10X in the past 4 years and is on course to record 20X in the current financial year.**
- 3. VTP Realty has set their product and delivery very high. Our best practices are emulated by local and national developers alike.**
- 4. Our design philosophy of MLA Homes, ensures that you get bigger room sizes and efficiently planned homes, compared to other projects on the market.**
- 5. Our backward integration capabilities allow us to offer upgraded specifications, material finishes and fittings inside your home. Again better than the rest.**
- 6. Our thoughtfully planned amenities offer ample leisure and recreation to your entire family. We don't compromise on amenity spaces. Do compare our swimming pool sizes for example against other projects.**

VTP Realty has been the real revolutionist of the real estate industry in Pune by backing and turning around large stuck township projects making them into success stories. They relaunched both Townships Codename Blue Waters in the West and Township Codename Pegasus in East Pune in 2019 to an overwhelming response. VTP Realty's efforts were applauded by the customers and the citizens at large for turning around such large projects and offering a much more evolved product that it was envisaged in the first place!

Better Design | Better Build | Better Care

#IndustryLeader #BeingNumber1

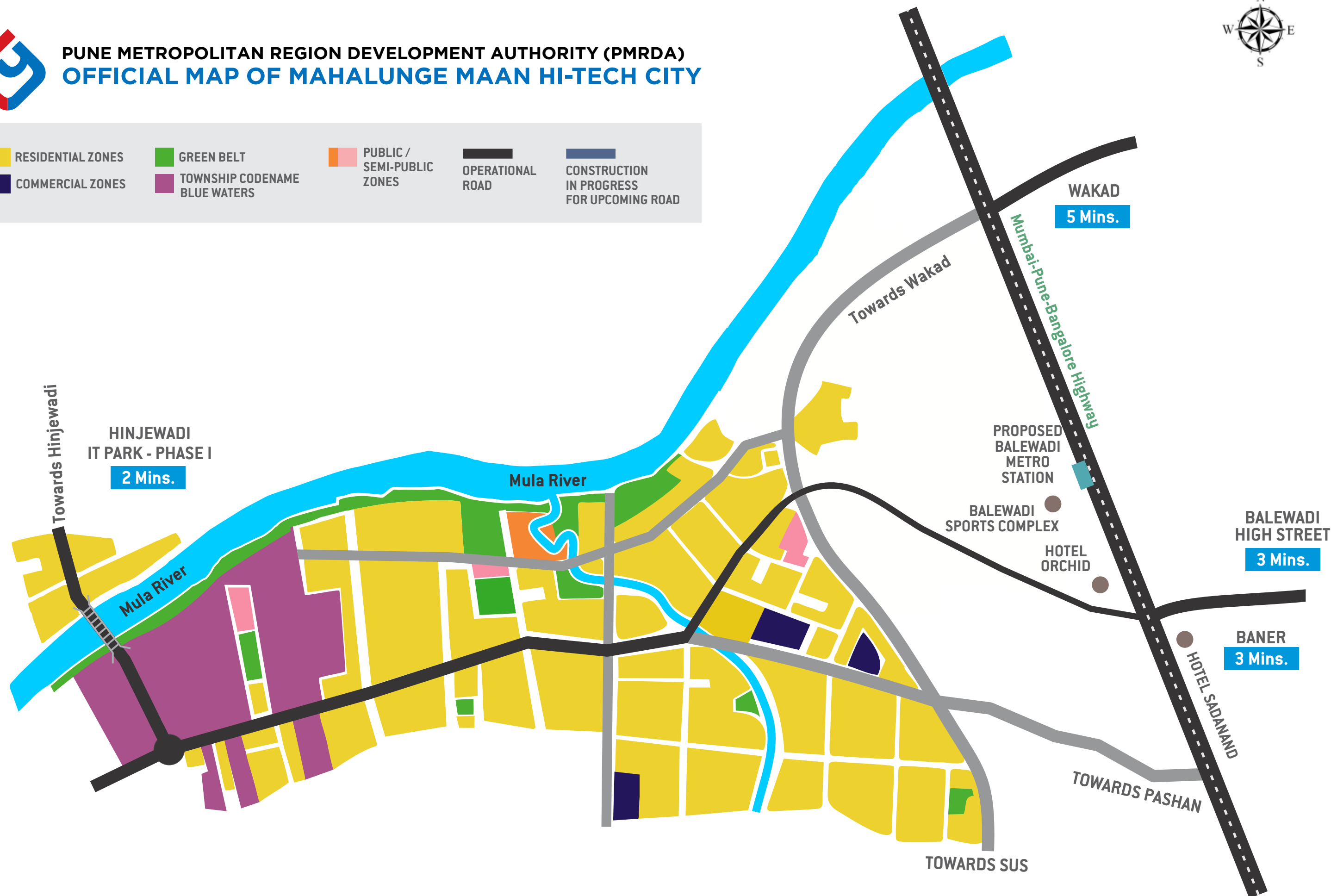




PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY (PMRDA)
OFFICIAL MAP OF MAHALUNGE MAAN HI-TECH CITY



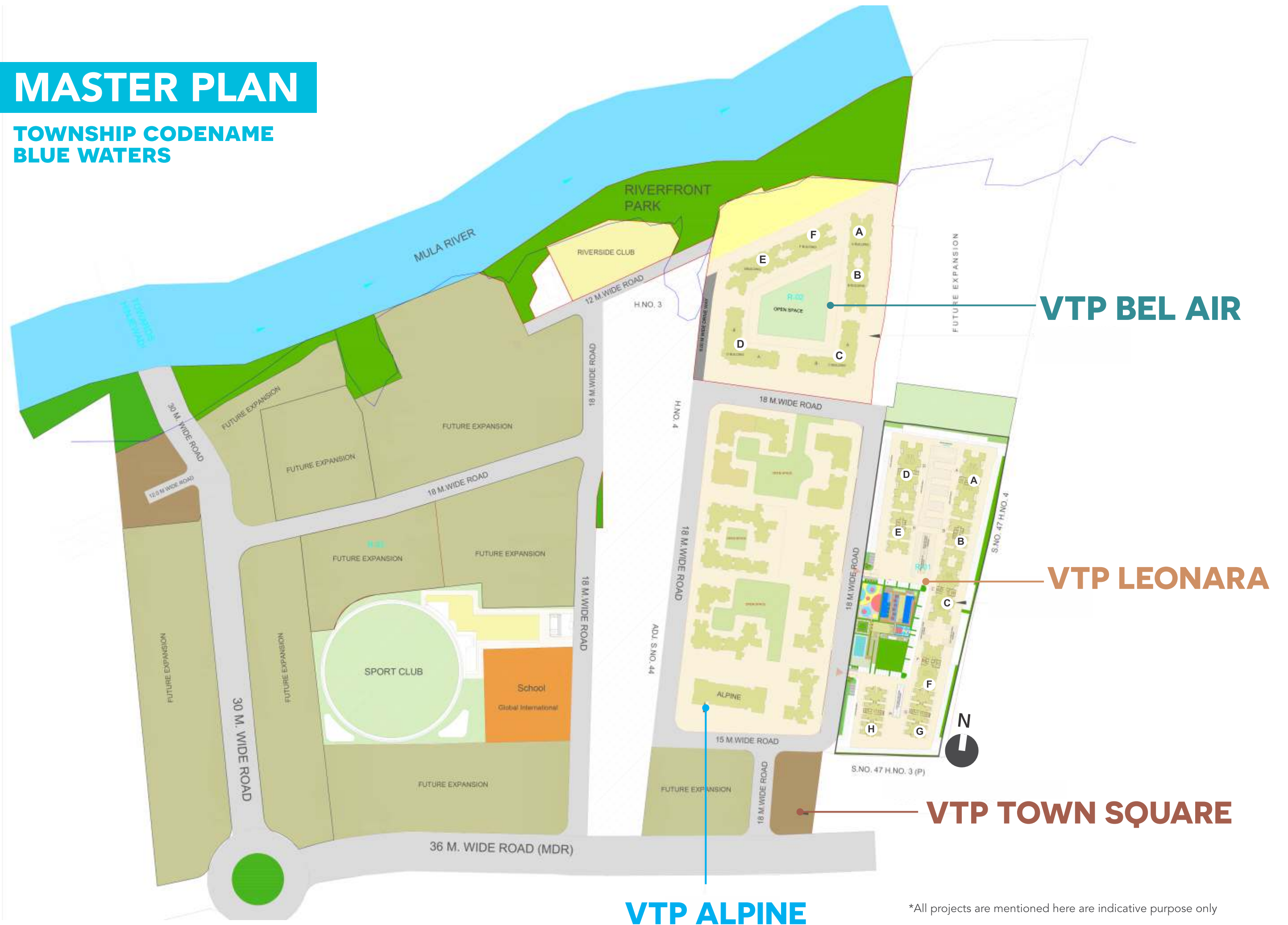
- | | | | | |
|-------------------|-------------------------------|----------------------------|------------------|--|
| RESIDENTIAL ZONES | GREEN BELT | PUBLIC / SEMI-PUBLIC ZONES | OPERATIONAL ROAD | CONSTRUCTION IN PROGRESS FOR UPCOMING ROAD |
| COMMERCIAL ZONES | TOWNSHIP CODENAME BLUE WATERS | | | |



Disclaimer - The map is not to scale and is indicative only. Source: <http://www.pmrda.gov.in/>

MASTER PLAN

TOWNSHIP CODENAME
BLUE WATERS



*All projects are mentioned here are indicative purpose only

VTP REALTY HOMES

SUPER ADVANTAGES

Larger rooms in the same carpet area, thanks to MLA Concept (Maximum Liveable Area)

Every unit is designed from our “MLA-Maximum Livable Area” Philosophy where you get bigger room sizes within the same carpet area. Hence you pay only for the area that you live in.

Design #Incomparable

Super premium specifications at unbeatable price as compared to other projects in the region

- Veneer finish main door
- Large sized marble finish glazed vitrified tiles
- Premium emulsion paint for internal walls
- Premium CP & sanitaryware fittings
- Large windows with high quality frames

And much more...

Specifications #Incomparable

Best-in-class superlative features in your smart home

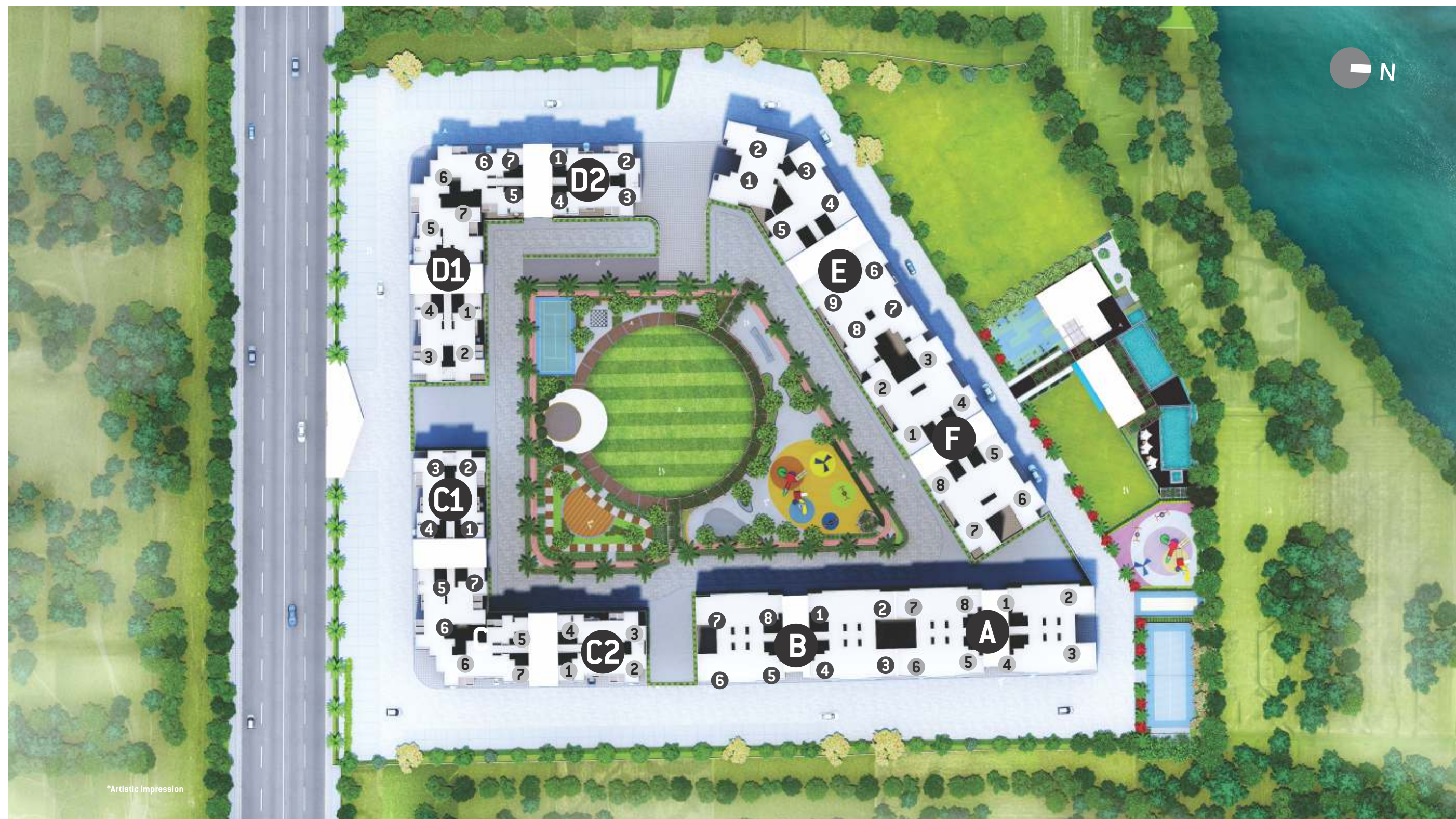
- Lights control • Fan control • AC control
- Geyser control • Featherlite touch pad switches
- Compatible with Alexa voice command
- Motion sensor lights in all baths

SmartHomes #Incomparable



VTP BEL AIR LAYOUT PLAN

VTP
BELAIR





AMENITIES

- Club house
- Multipurpose hall
- Gymnasium
- Indoor games room
- Two Swimming pools (One infinity pool another leisure pool)
- Party lawn
- Outdoor fitness area
- Cricket Net
- Lawn Tennis
- Children's play area
- Central podium
- Activity lawn with stage
- Skating rink
- Senior citizen plaza
- Multipurpose court
- Acupressure path way
- Separate eat out area

SPECIFICATIONS

Flooring

- Living, Dining, Kitchen - Glazed vitrified Tiles (800x800mm)
- All Bedrooms - Glazed vitrified Tiles (600x600mm)
- Dry Balcony & Terraces- Anti-skid ceramic Tiles

Toilets

- CP fittings – Jaquar/ Cera equivalent
- Flooring – Anti-skid tiles
- Designer Decorative dado Tiles up-to 7 feet
- Solar connection in master toilet
- Geysers point in other toilet

Kitchen

- Granite Kitchen platform
- S.S. Sink
- Ceramic/glazed tiles above kitchen platform 2ft
- Provision for water purifier

Doors & Windows

- Main door – Decorative entrance door with Veneer
- Internal doors – Laminated Flush door
- Laminated flush doors in Wash Rooms
- Toilet door frames in granite
- Powder coated aluminum sliding windows with mosquito net
- S.S. glass railing to terrace

Electrical fittings

- Switches – Anchor/ legrand equivalent modular switches.
- Concealed copper wiring with M.C.B
- Adequate electric points with TV & Telephone points in living room, Master bed room
- AC points in all bedrooms
- 100% DG Back-up for lifts & Common area
- Provision for inverter

Plumbing

- Concealed anti-corrosive plumbing

Wall Finishes

- Plastic emulsion paint for internal wall
- Exterior – Superior quality Texture/apex/ protective paint

Automation

- Intercom Facility
- Video Door Phone

Structure

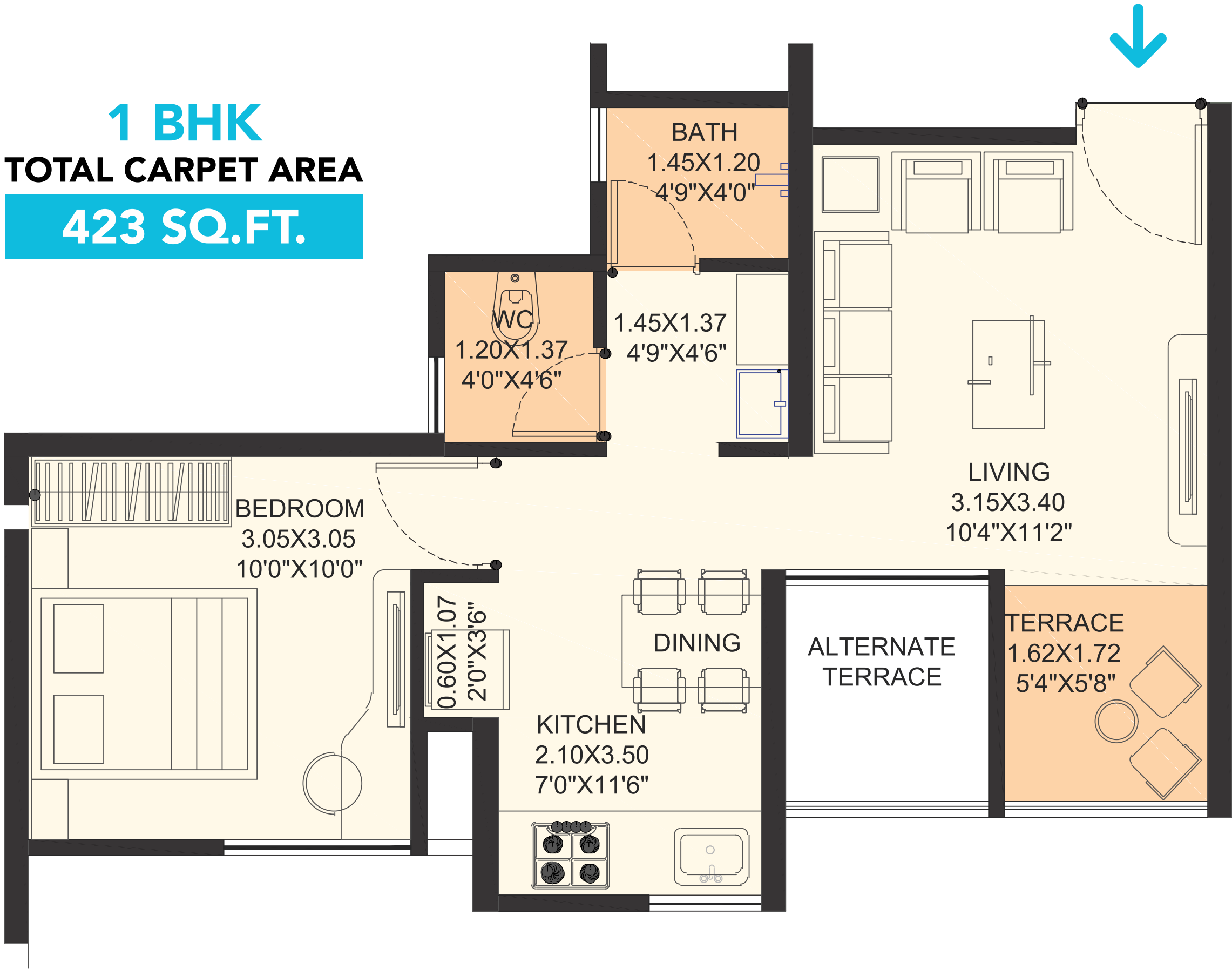
- Earthquake resistant RCC structure

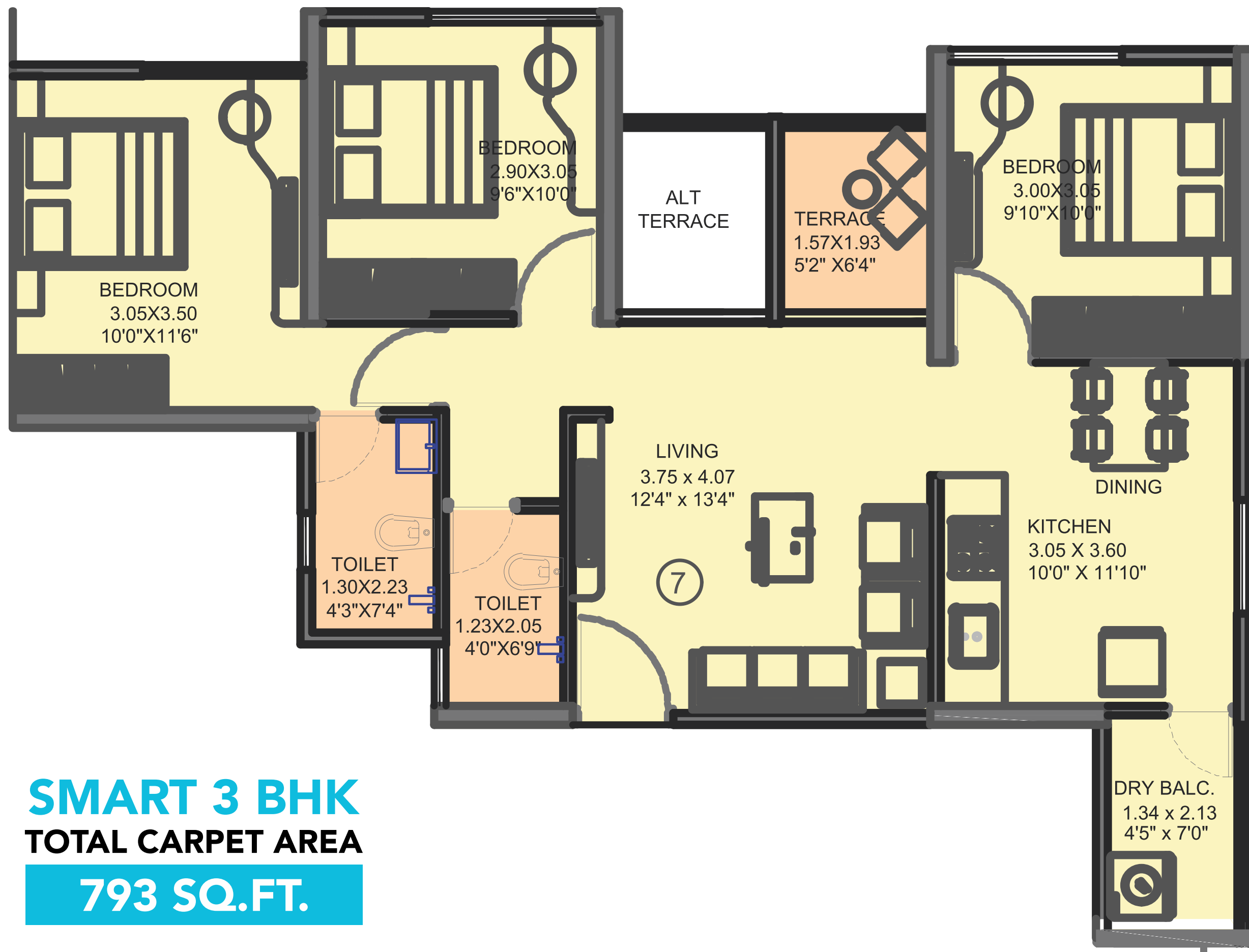




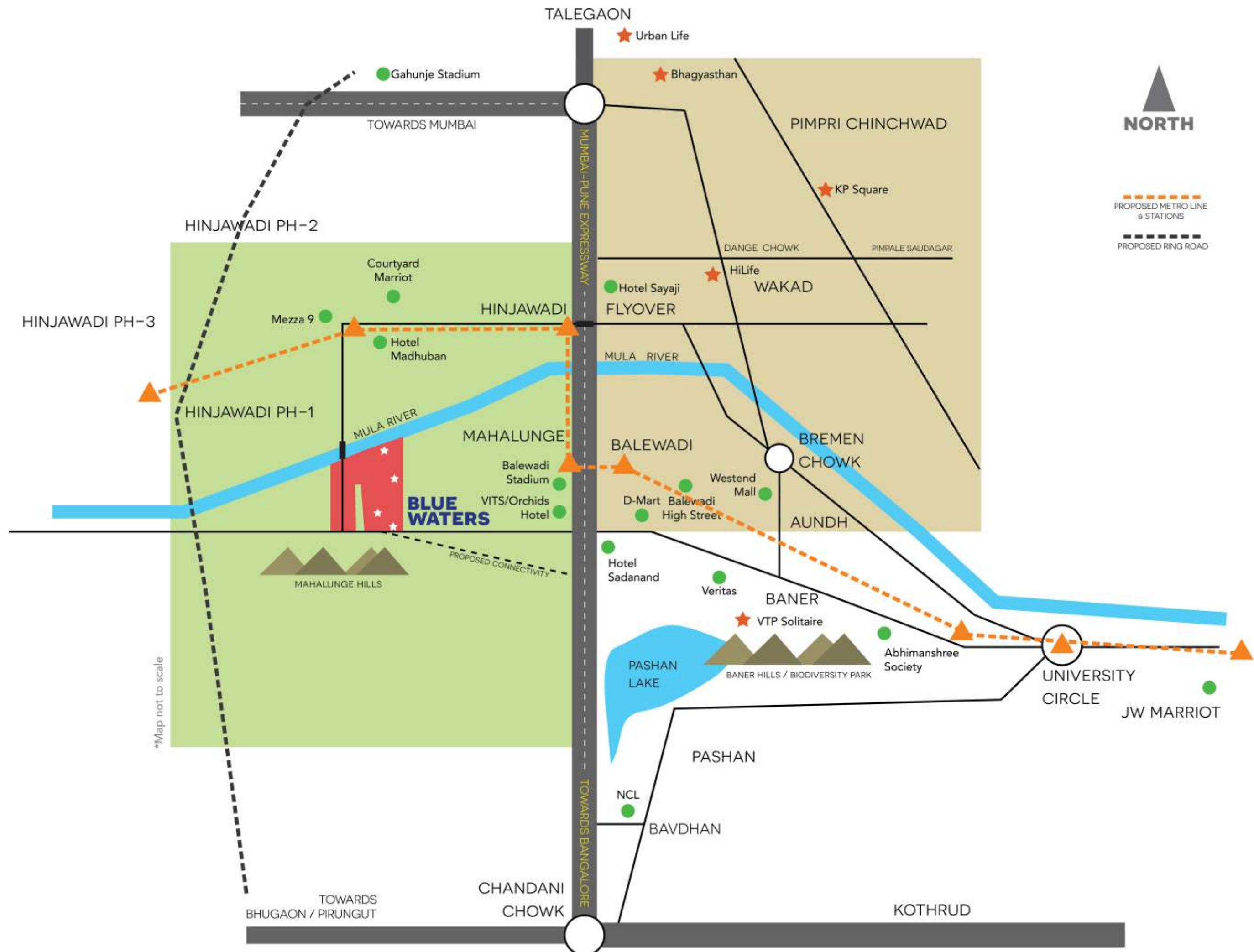


1 BHK
TOTAL CARPET AREA
423 SQ.FT.





SMART 3 BHK
TOTAL CARPET AREA
793 SQ.FT.



ENJOY THE PROXIMITY TO ALL THAT YOU NEED



BTIS School	3.1 km
Orchid School	3.8 km
VIBGYOR High Intl. School	3.9 km
CM International School	5.3 km
MITCON	5.5 km
Bharti Vidyapeeth English Medium School	8.7 km
Blue Ridge Public School	4.5 km
BG Shirke High School	5.3 km
Banyan Tree International School	2.2 km
Mercedes Benz International School	5.9 km



HEALTHCARE

Metro Hospital	11.5 km
Oro Dental Care Clinic	5.2 km
Dhanvantari Hospital	6.7 km
Ruby Hall Clinic	4.8 km
Nucare Hospital	5.1 km
Ashwini Hospital	5.8 km
Jupiter Hospital	5.9 km
Lifepoint Multi-Specialty Hospital	6.8 km



RESTAURANTS

VITS Hotel	3.1 km
Sadanand Resorts	4.6 km
The Orchid Hotel	3.3 km
Domino's Pizza	4.3 km
KFC	5 kmv



BUS STAND, RAILWAY, AIRPORT

BRT Bus Stand:	2 km
Chinchwad Station	14 km
Pune Railway Station	16 km
Dehu Railway Station	17.3 km
Airport:	22 km



SHOPPING & ENTERTAINMENT

DMart	3.8 km
Westside	3.6 km
XION Mall	5 km
Balewadi High Street	5.9 km
Vijay Sales	6 km



IT & BUSINESS HUB

Hinjewadi Phase 1	4 km
Teerth Technospace	4 km
Cummins India	4.8 km
Prabhavee Techpark	5.7 km
Embassy TechZone	7 km



HOSPITALITY IN CLOSE PROXIMITY

Orchid	3.3 km
Holiday Inn	4.6 km
Courtyard Marriot	8.4 km
Sayaji	6.7 km
Ginger	8.2 km

www.vtprealty.in



Site address: Baner Next, Near Balewadi Stadium, Mahalunge, Pune.

MahaRERA Registration No. P52100007943, P52100009531, P52100009529, P52100019994, P52100020112, P52100019986,
P52100020081, P52100020331, P52100008950 available at www.maharera.mahaonline.gov.in

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