



SUPREME  
TOWERS

THE FINEST FOR THE CITY'S NOTABLES



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## A MILE OF MILESTONES

### *Introducing KP River-Mile*

Koregaon Park River Mile is a coveted precinct for the discerning ones. Over the last 200 years, it has been at the forefront of Pune's milestones. It is a neighbourhood that's home to movers and shakers, classy icons, gourmet cuisines, and high-street boulevards.

Being connected to Mundhwa with the north main road, Koregaon Park River Mile is perfectly placed to host the city's finer possibilities.





NEERAJ CHOPRA  
ARMY SPORTS STADIUM

PUNE UNIVERSITY

RESIDENCY CLUB

OSHO INTERNATIONAL  
MEDITATION RESORT

THE POONA GOLF CLUB

MULA MUTHA RIVER

NORTH MAIN ROAD

CONRAD

KOPA MALL

MARRIOTT SUITES

THE WESTIN

ARMY AREA

## KP RIVER-MILE

*Pune's Finest Address For All Things Fine*



### A RARE LIFESTYLE

Koregaon Park is synonymous with luxury living and is where Pune's elite call home. Being a coveted address of many, it offers a lifestyle that exudes luxury and elegance.



### IT CORRIDOR

With the pulse of the tech world at Magarpatta, Kalyani Nagar, and Kharadi, Koregaon Park puts you at the center of the rising new economic landscape.



### GLOBAL EDUCATIONAL HUB

It hosts internationally renowned educational institutions. From prestigious IB schools to esteemed higher education establishments, offering world-class education.



### BUSINESS MAGNETS' CHOICE

Koregaon Park is the inner circle of movers and shakers. Here is a location that symbolizes prestige, influence, and a lifestyle defined by success.



### RIVERSIDE DEVELOPMENT INITIATIVE

The Mula-Mutha River Development is a comprehensive project to rejuvenate and revitalize the Mula-Mutha river- for accessible public spaces and sustainable nature living.

## KP RIVER-MILE

*Pune's Finest Address For All Things Fine*



### INVESTOR'S DELIGHT

Koregaon Park stands as a pinnacle of property appreciation over four decades, attributed to its superior social infrastructure and constrained supply. This environment has consistently yielded remarkable annual appreciation rates and substantial rental returns, making it an unparalleled investment choice in the real estate landscape.



### GREEN COVER

Koregaon Park has abundant green spaces, where the air is fresher, with a sense of bliss and serenity.



### ACCESS TO EVERYWHERE

Get seamless access to the airport, metro & train stations. The connectivity nodes provide effortless connect to the city and beyond.



### RETAIL & ENTERTAINMENT

With the world's leading brands in and around the Koregaon Park neighborhood, the best shopping and entertainment experiences are already present here.



### FUTURE OF CONNECTIVITY

Be part of the city's dynamic future, seamless metro and road redefine urban living. Stay at the forefront in a city that is always evolving.

## A PRECINCT OF MANY FIRSTS

### *KP River-Mile's legacy of landmarks*

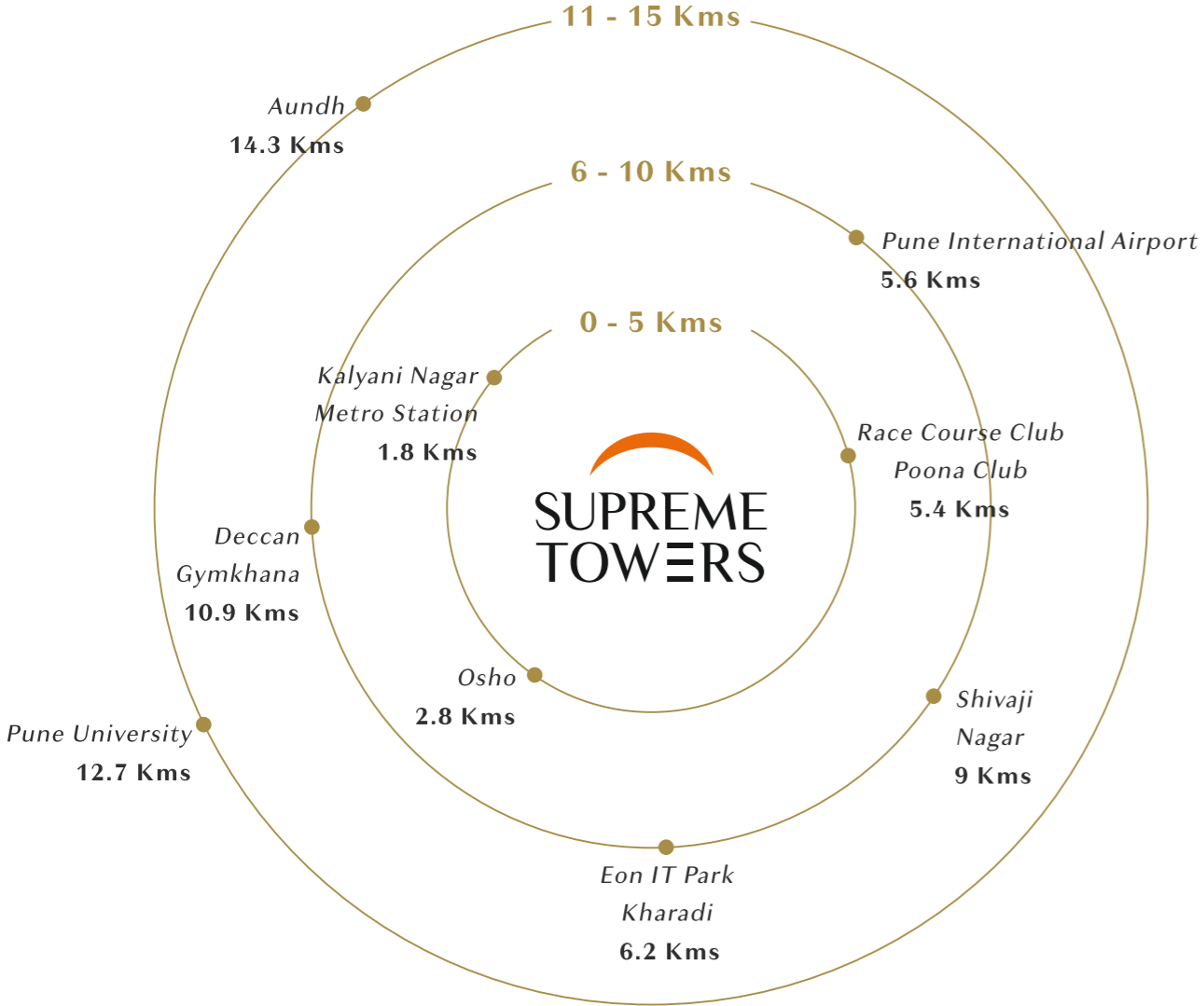
KP River-Mile is not just a space; it is a story of 'firsts.' It is a precinct that boasts its achievements and welcomes those who appreciate the finer things in life.


- 1<sup>ST</sup> MEDITATION RESORT - OSHO INTERNATIONAL MEDITATION RESORT
- 1<sup>ST</sup> BOAT CLUB - ROYAL CONNAUGHT BOAT CLUB
- 1<sup>ST</sup> 5-STAR HOTEL - TAJ BLUE DIAMOND
- 1<sup>ST</sup> BUND - BUND GARDEN



# SUPERIOR CONNECTIVITY FAR & WIDE

At KP Rive-Mile, seamless connectivity is at the heart of everything. It is a lifestyle that values your time and enriches your routines by offering you a cosmopolitan, well-connected experience.

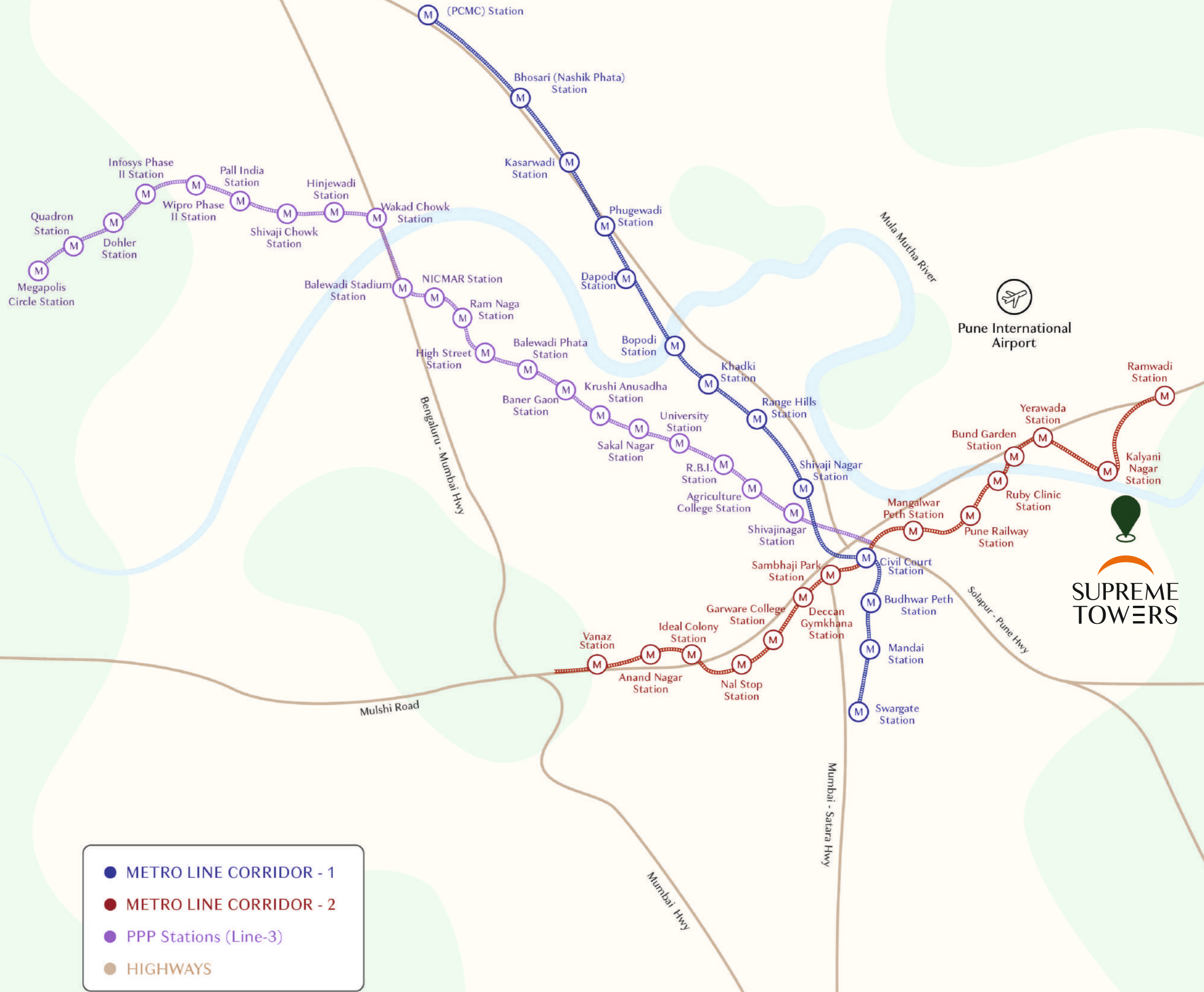


 The Poona Club Golf Course  
5.4 Kms






SEAMLESSLY  
CONNECTED  
TO  
EVERYWHERE



 Kalyani Nagar Metro Station  
1.8 Kms

 Pune Railway Station  
6.9 Kms

-  METRO LINE CORRIDOR - 1
-  METRO LINE CORRIDOR - 2
-  PPP Stations (Line-3)
-  HIGHWAYS

\*Map not to scale

## THE RIVERSIDE RENAISSANCE

### *Mula-Mutha Rejuvenation Initiative*

A significant development is underway along the 44 kilometers of the Mula-Mutha river, including their confluence. This comprehensive initiative enriches the environment and fosters a stronger sense of community and nature living.

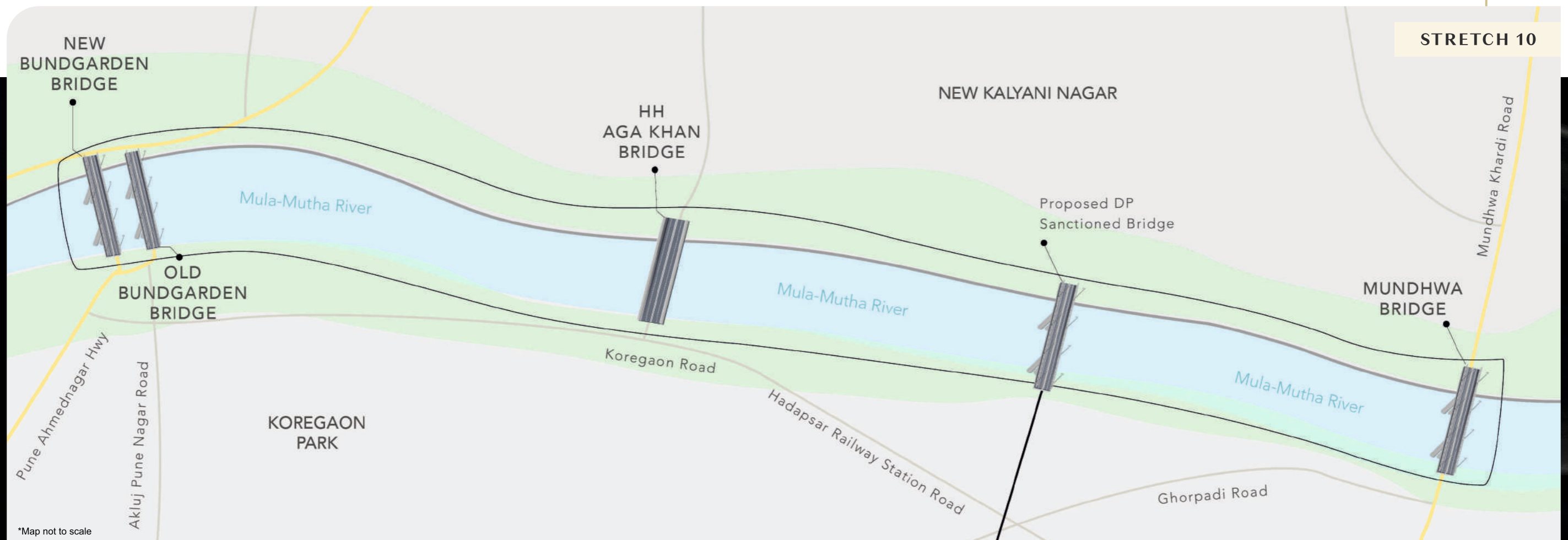
Stretch no 10 For Mula-Mutha River Development:  
This extended promenade will provide residents easier access to green spaces along the river, offering serene natural retreats for relaxation and recreation.

#### ADVANTAGES OF THE PROJECT

- A pollution-free river
- Reduced flood risk
- Accessible riverbanks for the public
- Increased greenery
- Dedicated community spaces

#### BENEFITS FOR RESIDENTS

- A clean river with picturesque view
- Community areas for rejuvenations & cultural events
- Better biodiversity and environmental benefits



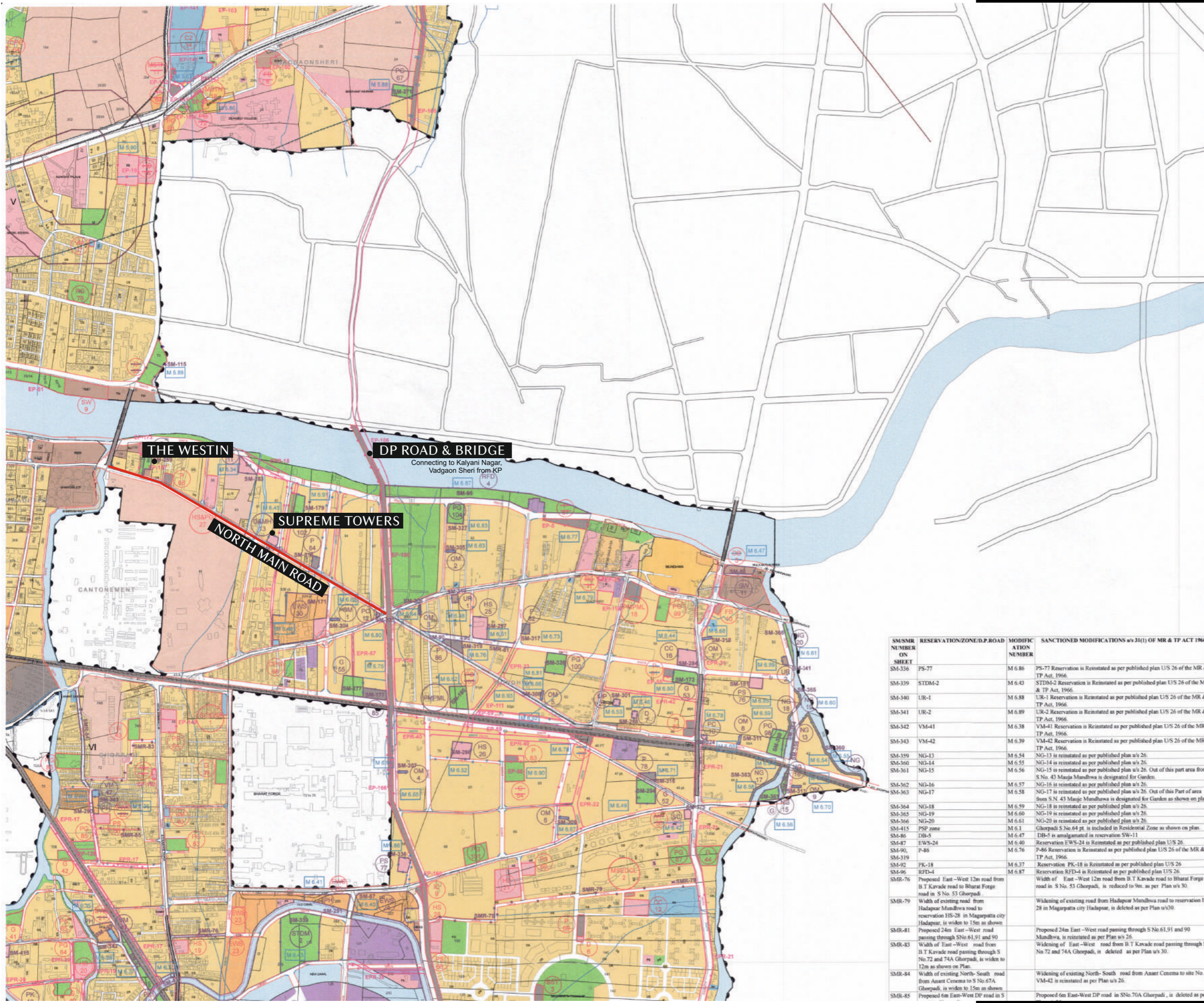


PROPOSED

## UPGRADE OF THE NORTH PASSAGE

The widening of the North Main Road has been officially sanctioned. The current 18-meter road will transform into a spacious 30-meter wide DP Road & Bridge connecting Kalyani Nagar and Vadgaon Sheri from KP River Mile. It will facilitate a smooth flow of traffic in the Koregaon Park neighborhood and improve connectivity.





# THE SANCTIONED DP ROAD & BRIDGE ADVANTAGE

Experience effortless connectivity between Vadgaon Sheri and Koregaon Park with the new DP Road & Bridge. Spanning these locales, this modern infrastructure development ensures swift access, seamless daily commute and enhancing accessibility to prime destinations.

SMR/SMR NUMBER ON SHEET	RESERVATION/ZONE/D.P. ROAD	MODIFICATION NUMBER	SANCTIONED MODIFICATIONS w/s 31(1) OF MR & TP ACT 1966
SM-336	PS-77	M 6.86	PS-77 Reservation is Reinstated as per published plan U/S 26 of the MR & TP Act, 1966.
SM-339	STD-M-2	M 6.43	STD-M-2 Reservation is Reinstated as per published plan U/S 26 of the MR & TP Act, 1966.
SM-340	UR-1	M 6.88	UR-1 Reservation is Reinstated as per published plan U/S 26 of the MR & TP Act, 1966.
SM-341	UR-2	M 6.89	UR-2 Reservation is Reinstated as per published plan U/S 26 of the MR & TP Act, 1966.
SM-342	VM-41	M 6.38	VM-41 Reservation is Reinstated as per published plan U/S 26 of the MR & TP Act, 1966.
SM-343	VM-42	M 6.39	VM-42 Reservation is Reinstated as per published plan U/S 26 of the MR & TP Act, 1966.
SM-359	NG-13	M 6.54	NG-13 is reinstated as per published plan u/s 26.
SM-360	NG-14	M 6.55	NG-14 is reinstated as per published plan u/s 26.
SM-361	NG-15	M 6.56	NG-15 is reinstated as per published plan u/s 26. Out of this part area from S No. 43 Manja Mundhwa is designated for Garden.
SM-362	NG-16	M 6.57	NG-16 is reinstated as per published plan u/s 26.
SM-363	NG-17	M 6.58	NG-17 is reinstated as per published plan u/s 26. Out of this Part of area from S.N. 43 Manja Mundhwa is designated for Garden as shown on plan.
SM-364	NG-18	M 6.59	NG-18 is reinstated as per published plan u/s 26.
SM-365	NG-19	M 6.60	NG-19 is reinstated as per published plan u/s 26.
SM-366	NG-20	M 6.61	NG-20 is reinstated as per published plan u/s 26.
SM-415	PSP zone	M 6.1	Ghorpadi S.No.64 pt. is included in Residential Zone as shown on plan.
SM-86	DB-5	M 6.47	DB-5 is amalgamated in reservation SW-11
SM-87	EWS-24	M 6.40	Reservation EWS-24 is Reinstated as per published plan U/S 26.
SM-90	P-86	M 6.76	P-86 Reservation is Reinstated as per published plan U/S 26 of the MR & TP Act, 1966.
SM-92	PK-18	M 6.37	Reservation PK-18 is Reinstated as per published plan U/S 26.
SM-96	RFD-4	M 6.87	Reservation RFD-4 is Reinstated as per published plan U/S 26.
SMR-76	Proposed East-West 12m road from B.T Kavade road to Bharat Forge road in S No. 53 Ghorpadi.		Width of East-West 12m road from B.T Kavade road to Bharat Forge road in S No. 53 Ghorpadi, is reduced to 9m. as per Plan u/s 30.
SMR-79	Width of existing road from Hadapsar Mundhwa road to reservation HS-28 in Magarpatta city Hadapsar, is widen to 15m as shown on Plan.		Widening of existing road from Hadapsar Mundhwa road to reservation HS-28 in Magarpatta city Hadapsar, is deleted as per Plan u/s 30.
SMR-81	Proposed 24m East-West road passing through S No. 61,91 and 90 Mundhwa, is reinstated as per Plan u/s 26.		Proposed 24m East-West road passing through S No. 61,91 and 90 Mundhwa, is reinstated as per Plan u/s 26.
SMR-83	Width of East-West road from B.T Kavade road passing through S No.72 and 74A Ghorpadi, is widen to 12m as shown on Plan.		Widening of East-West road from B.T Kavade road passing through S No.72 and 74A Ghorpadi, is deleted as per Plan u/s 30.
SMR-84	Width of existing North-South road from Anant Cinema to S No.67A Ghorpadi, is widen to 15m as shown on Plan.		Widening of existing North-South road from Anant Cinema to site No. VM-42 is reinstated as per Plan u/s 26.
SMR-85	Proposed 6m East-West DP road in S		Proposed 6m East-West DP road in S

\*Map not to scale

# HIGH LIVING HIGHEST RETURNS

*A Destination With Highest ROI Advantage*

KP River-Mile is the ideal choice for expatriates, NRIs, and HNIs seeking exceptional rental returns on their investments. With a prime location and a sought-after community, the potential for great rental returns and value creating through realty, becomes tangible.

**AVERAGE RENTAL YIELD:**  
For Area 2000 Sq. Ft. - 4000 Sq. Ft.  
Approx ₹100 Per Sq. Ft.

Source: Cre Matrix

## REASONS FOR GREATEST ROI



PUNE'S MOST  
COVETED LOCATION



ROBUST DEMAND FROM HNIS /  
TOP MANAGEMENT



LIMITED AVAILABILITY OF  
WORLD-CLASS LIVING SPACES



RISING INFRASTRUCTURE  
DEVELOPMENT



## THE EPICENTRE *of choices & conveniences*

Life at KP River-Mile is not just about comfort. It is about superior choices that enhance your lifestyle and make a statement in more ways than one. Explore the best of malls, hotels, educational institutes, hospitals and clubs right at the heart of KP Rive-Mile.





Stock Image

## IN THE PRECINCT OF FIRST RISE ABOVE THE REST

Step into pure abundance, where every moment is an experience. Come home to a fine blend of spacious living, sky indulgences, and tranquil spaces. Your address is not just a place to live; it is a rare masterpiece waiting to be explored.

### GLIMPSE OF THE COLLECTOR'S DELIGHT

- 120° views of river and greens
- Largest living spaces
- 4 levels of amenities
- One-of-its-kind Sky bridge 'Cloud walk'
- Hand-picked experiences
- Most affluent and aspired location





## DECADES OF RICH LEGACY *One Grand Vision*

Our goal is to leave a lasting legacy of unparalleled brilliance, where every detail is thoughtfully considered to bring your dreams to life.

With unwavering professionalism and integrity, we strive to deliver nothing less than masterpieces that surpass expectations.

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**40+ YEARS**  
*Of Excellence*

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**75+ ICONS**  
*Across Mumbai & Pune*

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**MYRIAD OF**  
*Proud Home Owners*

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**SUPERIOR**  
*Construction & Design*

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**TRACK-RECORD**  
*of On-Time Delivery*

