



AMANORA<sup>®</sup>  
**ARBANO**  
TOWERS



AMANORA<sup>®</sup>  
PARK TOWN

THE ULTIMATE PEACE OF MIND  
IS GIVING YOUR HEART WHAT IT DESIRES,  
NOT JUST WHAT IT NEEDS.

The city has its own charm and has something for everyone.

And yet there are some, who feel a bit more at home than others in this city and enjoy its lifestyle a bit more.

For them, it's all about staying connected to the best of the city while enjoying easy getaways from its hectic and chaotic routine.

And that's what we're here with; an address for those who are

**urban@heart**



**ALL URBAN.  
ALL HEART.**

Representative Image

Welcome to Arbano Towers, a future-ready address that brings together all the urban conveniences today, to give your heart the comfort it deserves. Add to this, there's an unrestricted access to 400 acres of hassle-free living.



# LET YOUR HEART DANCE TO THE URBAN BEATS.

1, 2, 2.5, 3, 3.5 and 4.5 BHK Apartments in  
4 iconic 33-storey towers

1 and 2 BHK Apartments for senior-centric living  
in 2 dedicated 24-storey high-rise towers

A truly urban community living experience

Distinct amenities for senior citizens

Premium specifications to cater to  
cosy, urban experiences

AMANORA<sup>®</sup>  
**ARBANO**  
TOWERS



A vertical photograph of a city street at sunset. The sky is a vibrant orange and red, with the sun low on the horizon. Tall buildings line the street, and streetlights are illuminated, casting a warm glow. The overall atmosphere is one of urban elegance and tranquility.

INDULGE

A vertical photograph showing a close-up of lush green foliage. The leaves are vibrant and detailed, with some small yellow flowers visible. The background is dark and out of focus, making the greenery stand out prominently.

DISCONNECT

Enjoy both sides of  
urban at heart living



# COMFORT FOR THE URBAN AT HEART

Representative Image

The ones who are urban at heart look at a home as their happy place. They want it to be such that their needs of me-time, family time, leisure and activity are fulfilled every day – whether it's a hectic weekday or a lazy weekend. At Arbano Towers, the residences take care of all of this to become an urban paradise.

- > **Thoughtful indoor spaces across multiple configurations**
- > **A fine fusion of me-time and family-time**
- > **Storage and utility niches that cater to important daily requirements**
- > **Well-designed plans for ample light and ventilation**



# CONNECTED AT HEART. CURATED FOR URBAN LIVING.

The evolving nature of urban living has made nuclear families a norm. But the desire to have your near and dear ones close to you, especially your parents, is eternal.

At Arbano Towers, these aspects are brought together through inclusive planning. Separate residential towers are dedicated to senior-centric homes, within the project premises, to keep everyone together.

- > **A community living experience across age groups**
- > **Perfect blend of togetherness and privacy**
- > **Age-appropriate features in both types of apartments**





**PLANNED FOR THE PERFECT  
URBAN COMMUNITY LIFE**

- 01 Clubhouse
- 02 Swimming Pool
- 03 Jacuzzi
- 04 Kids' Pool
- 05 Pavilion
- 06 Meditation / Relaxing Corner
- 07 Pet Park
- 08 Swings Corner
- 09 Multipurpose Court
- 10 Barbecue Pit
- 11 Outdoor Shower
- 12 Kids' Playground
- 13 Outdoor Fitness Corner
- 14 Rock Climbing Wall
- 15 Skating Rink
- 16 Jogging Track
- 17 Amphitheatre
- 18 Cricket Pitch
- 19 Senior Citizens' Corner
- 20 Senior Citizens' Pool
- 21 Senior Citizens' Amenity Block
- 22 Toddlers' Park
- 23 Mini Golf
- 24 Drop-Off





TOGETHER



SELF CARE

Embrace a confluence of  
urban at heart living



# URBAN AMENITIES FOR MANY LIFESTYLE POSSIBILITIES.

Artist's Impression

Relaxation, recreation and leisure are at the heart of a fulfilling urban living experience. And the joy of indulging in them every day, is something the urban at heart want.

At Arbano Towers, separate amenity zones are created that cater to these lifestyle needs. From amenities dedicated to seniors to spaces that bring everyone together, it's a bouquet of delights.

- > **Exclusive amenities for community living**
- > **Club Arbano for urban celebrations**
- > **Multiple zones for different age groups**
- > **3 Levels of amenities dedicated to senior-centric homes**



# CLUB ARBANO



## INDOOR GAMES ROOM

Make new partnerships and friendships over a game of cards and lots of fun.



## BUSINESS LOUNGE

Forget the traffic and chaos of traveling to work and enjoy fine business infra.



## MULTIPURPOSE HALL

Enjoy happy get-togethers with your loved ones to make celebrations happier.



## KIDS' PLAY AREA (INDOOR)

Let the kids enjoy their game time irrespective of the sun beating down or heavy rains.



## BADMINTON HALL

Play badminton without any interruptions in a dedicated space with great facilities.



## LOUNGE

Relax and hangout in leisure as you get a lounge to simply unwind with your people.



## JAMMING ROOM

Bring out your passion for music and enjoy some fun jamming with your gang.



## MINI THEATRE

Movie or match, enjoy a screening with your friends and family.



# ACTIVE AT HEART



## SWIMMING POOL

A cosy pool for everyone to soak in the sun and some happy relaxation.



## FITNESS OUTDOOR CORNER

A well-designed outdoor area to burn your calories and enjoy a good workout.



## JACUZZI

Indulge in self-pampering with a jacuzzi that drives away the chaos.



## JOGGING TRACK

If jogging is how you prefer to stay in shape, here's a delightful track for you.



## CRICKET PITCH

Let it rain fours, sixes and wickets as you enjoy a good match on holidays.



## PAVILION

A lovely seating area for you to sit and relax after a refreshing game.



## RELAXING CORNER

Sit in solitude as you disconnect from the world and inhale the greens.



## MULTIPURPOSE PLAY COURT

From footsie to dunking a few baskets, enjoy multiple sports at this play court.



## MULTIPURPOSE LAWN

Your special occasions and even weekend evenings get a cover of green comfort.



# CHILD AT HEART



## KIDS' POOL

A safe and delightful pool for the little ones to take a dip in freely.



## KIDS' PLAYGROUND

An injury-free, vibrant play area with slides, see-saw and other games.



## ROCK CLIMBING WALL

Allow your kids to enjoy an adrenaline rush by scaling up a wall, with complete safety.



## SKATING RINK

Why make them walk around when your kids can indulge in some smooth skating.

# FOR THE URBAN UTILITY



## LOCKER ROOM

A safe storage for all the surprise gifts and delightful deliveries.



## CAR WASHING AREA

Dedicated car washing area so that no one faces any inconvenience.



## EV CHARGING STATIONS

Stay in tune with the future as you can now switch to electric vehicles.



## BARBECUE PIT

Make your parties and gatherings a bit more delicious.



## AMPHITHEATRE

Bring out the artist in you and enthrall everyone with your performance.



## CONNECTING BRIDGE

Let the kids enjoy a play area that is also a vehicle-free, safe zone



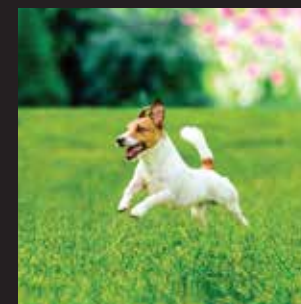
## GUEST ROOMS

Let your out-station relatives and guests enjoy warm hospitality, next to your home.



## ELEGANT DROP-OFFS

Your cab rides and car drives conclude with a dedicated, designer drop-off space.



## PET PARK

Pet lovers need not fret as here's a dedicated space to walk the dogs & play.



## OUTDOOR SHOWER

Head to the swimming pool and then come out and have a quick shower right here.



# URBAN SPECS FOR URBAN COMFORT

- > Kitchen platform with trolleys
- > Digital locking system
- > Light and fan fittings
- > Exhaust fans in toilets and kitchen
- > Branded chrome finished bathroom fittings
- > Designer sanitary ware
- > Geysers in master toilet
- > Designer dado in toilet up to 7 feet
- > Wooden flooring in master bedroom
- > Aluminium sliding windows
- > Gypsum plaster for ceiling and walls
- > Branded door fittings
- > Main entrance door with veneer finish and polish
- > Provision for telephone and cable connections
- > Concealed wiring with modular switchboards
- > Vitrified flooring
- > Piped gas supply
- > Concealed plumbing
- > Flush doors for internal rooms
- > Fire detection and fire suppression systems





**SOULFUL**



**YOUTHFUL**

Feel the fulfilment of  
urban at heart living

*“Age is not defined by wrinkles  
and the white hair.  
It’s about how wide you can smile.”*



-INTRODUCING-

# SENIOR CENTRIC *homes*

WELCOME TO A MODERN,  
HASSLE-FREE, WORLD-CLASS  
SENIOR LIVING EXPERIENCE  
AT ARBANO TOWERS THAT IS  
CURATED AND DELIVERED  
BY EXPERTS.



# SENIOR LIVING MADE URBAN

Artist's Impression

At Amanora Park Town, the effort has always been to build inclusive communities. Senior-centric homes at Arbano Towers take the next leap in this aspect.

It integrates senior-centric homes with regular community living to make sure the seniors don't live in isolation and also get to enjoy the urban living experiences, which are extremely refreshing and joyful.

At the same time, the features and the amenities surrounding these homes are customised to suit the needs of the urban seniors, so that they are taken care of in terms of healthcare and wellness.

- > **Facility and services managed by experts**
- > **Extensive health, social and entertainment avenues**
- > **Professional housekeeping services**

# PAMPERING SENIOR-CENTRIC LIVING

Seniors need an assurance of hassle-free comfort and convenience, both indoors and outdoors. While the dedicated towers and well-designed homes take care of the indoor part, the amenities ensure the latter. Across three enriching levels, 10+ amenities make every aspect of senior urban living, delightful – from healthcare to wellness and beyond.



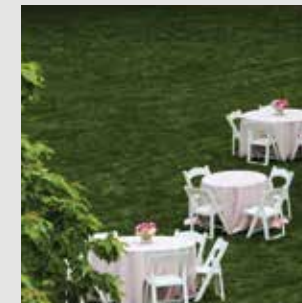


# STILT LEVEL



## COMMUNITY KITCHEN

Forget the hassles of cooking and embrace delicious, nutritional meals.



## OUTDOOR / INDOOR DINING AREA

Enjoy meals with your neighbours at a spacious and lovely dining area.



## SPA / SALON

A special feature for you to refresh your mind and body, and your looks too.



## CARD ROOM

Make new partnerships and friendships over a game of cards and lots of fun.



## MEDICAL CENTRE WITH AMBULANCE

A state-of-the-art medical centre with professional caretakes, just for you.



## PHYSIOTHERAPY & WALK POOL

Give your mind and body a great recreation for any pain to heal easily



## ECO-DECK LEVEL



### MULTIPURPOSE HALL

A dedicated multipurpose hall for your special occasions and people.



### SWIMMING POOL WITH CHANGING ROOMS

Feel the delight of a blue paradise with a utility feature of changing rooms.



### GYMNASIUM

Workouts and fitness go beyond age and so does this well-equipped gymnasium.



### LIBRARY

Embrace the world of stories and knowledge at this well-curated library space.



### YOGA ROOM

Relax and rejuvenate your soul through a calming session of yoga.



### INDOOR GAMES ROOM

Connect with activity, people and conversations and forget boredom forever.

# AN URBAN WELCOME TO 400 ACRES OF HASSLE-FREE LIVING

Yes, with Arbano Towers, you become a part of 400 acres of hassle-free living at

Amanora Park Town. Located at Hadapsar, Pune, Amanora Park Town is Maharashtra's first real township and has shaped a way of urban living that is self-sufficient, smart, sustainable and satisfying. A journey that started back in 2007, has today become a benchmark of global living in Pune and is home to 35,000+ citizens already. While the offerings vary from super-luxurious residences to affordable luxury, each home comes with the Amanora

Advantage of township living. Whether it's the basic infrastructure for a comfortable living or a destination of utility and entertainment for the perfect lifestyle, Amanora Park Town has the best of everything.



## URBAN INFRASTRUCTURE

Assured water and power

Water filtration & treatment plant

Private fire station

Round-the-clock security with 300+ cameras and 400 security personnel

## URBAN SUSTAINABILITY

Sewage treatment plant

An exclusive lake

70 Acres of green spaces with 16,000+ trees

World's first temple of environment

## URBAN LIFESTYLE

Amanora Fern with elite membership

1 Mn. sq. ft. Amanora Mall for immersive shopping, dining and fun experiences

Sports arena

## URBAN CONVENIENCE

4 Reputed schools within the township

Safe walk-to-school concept

24 x 7 Help desk

Separate township management company

200-Bed multispecialty hospital

Plug and work digital-ready homes



# PUNE WELCOMES YOU TO 400+ ACRES OF HASSLE-FREE LIVING, EVERY DAY!



GOLD TOWER

ELEVATE TOWER

Victory Towers

Amanora Club

12 km long internal roads

Gateway Tower 1

Lake

Pipeline Road

Hospital

Neo Towers

Town Centre

AMANORA APEX

ARBANO TOWER

CNS SCHOOL

ASCENT TOWER

Adreno Towers

Trendy Homes

Temple of Environment

Future Towers

Amanora School II

Fire Station & Civic Center

Central Green

Sweet Water Villas

Aspire Towers

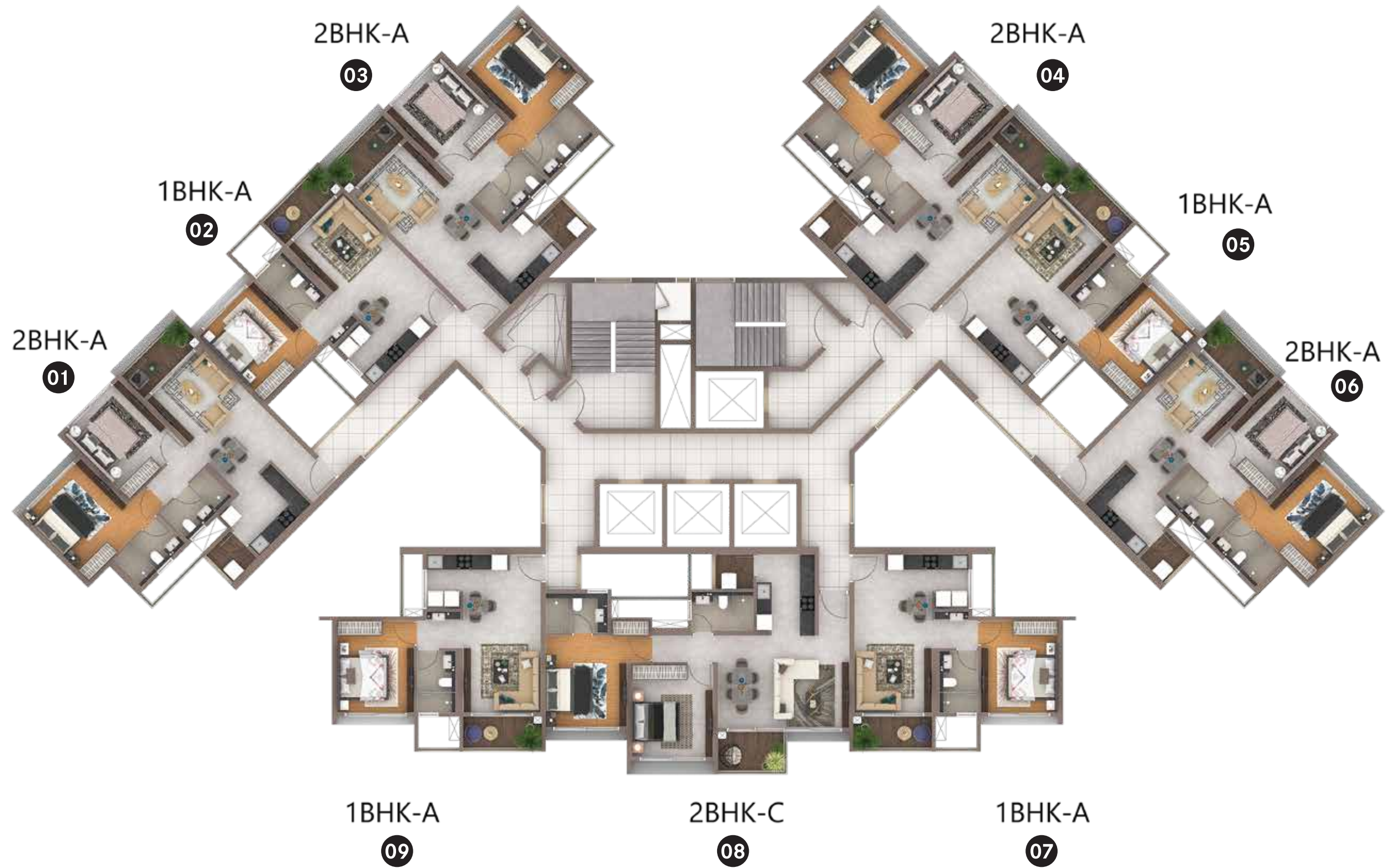
Amanora School I

AMANORA **MASTER PLAN**



# TYPICAL FLOOR PLAN

T 73



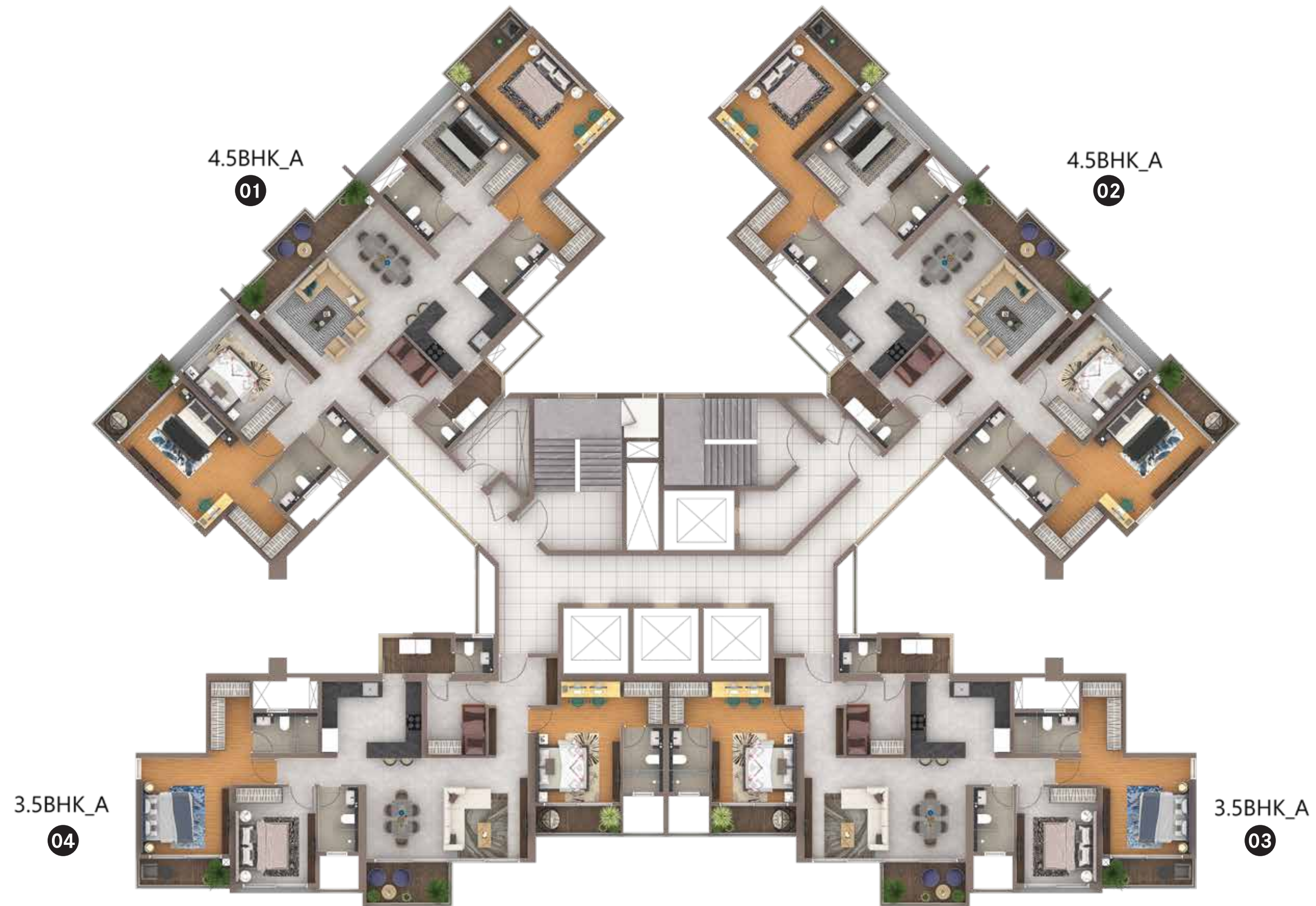
# TYPICAL FLOOR PLAN

T 74



# TYPICAL FLOOR PLAN

## T 75



# TYPICAL FLOOR PLAN

T 76



# UNIT PLAN

## T 73 - 1 BHK A



# UNIT PLAN

## T 73/76 - 2 BHK A



660	T 73 1 BHK A	Carpet Area 41.61 Sq.M. (448 Sq.Ft.)	Balcony Area 3.71 Sq.M. (40 Sq.Ft.)
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991	T 73/76 2 BHK A	Carpet Area 63.32 Sq.M. (681 Sq.Ft.)	Balcony Area 5.67 Sq.M. (61 Sq.Ft.)
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# UNIT PLAN

## T 74 - 2 BHK B



# UNIT PLAN

## T 73/76 - 2 BHK C



<b>1162</b>	T 74 2 BHK B	Carpet Area 70.67 Sq.M. (760 Sq.Ft.)	Balcony Area 9.82 Sq.M. (106 Sq.Ft.)
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<b>1057</b>	T 73/76 2 BHK C	Carpet Area 67.45 Sq.M. (726 Sq.Ft.)	Balcony Area 5.88 Sq.M. (63 Sq.Ft.)
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# UNIT PLAN

## T 74 - 2.5 BHK A



1267

T 74  
2.5 BHK A

Carpet Area  
78.12 Sq.M. (840 Sq.Ft.)

Balcony Area  
10 Sq.M. (107 Sq.Ft.)

# UNIT PLAN

## T 76 - 3 BHK A



1451

T 76  
3 BHK A

Carpet Area  
91.22 Sq.M. (981 Sq.Ft.)

Balcony Area  
9.69 Sq.M. (104 Sq.Ft.)



# UNIT PLAN

## T 74 - 3 BHK B



<b>1528</b>	T 74 <b>3 BHK B</b>	Carpet Area <b>95.79 Sq.M. (1030 Sq.Ft.)</b>	Balcony Area <b>10.61 Sq.M. (114 Sq.Ft.)</b>
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# UNIT PLAN

## T 74 - 3 BHK C



1646	T 74 3 BHK C	Carpet Area 103.65 Sq.M. (1115 Sq.Ft.)	Balcony Area 10.2 Sq.M. (109 Sq.Ft.)
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# UNIT PLAN

## T 75 - 3.5 BHK A



1925

T 75  
3.5 BHK A

Carpet Area  
119.42 Sq.M. (1285 Sq.Ft.)

Balcony Area  
15.11 Sq.M. (162 Sq.Ft.)

# UNIT PLAN

## T 75 - 4.5 BHK A



2274	T 75	Carpet Area	Balcony Area
	4.5 BHK A	141.44 Sq.M. (1522 Sq.Ft.)	17.7 Sq.M. (190 Sq.Ft.)

# TYPICAL FLOOR PLAN

## T 71



# TYPICAL FLOOR PLAN

## T 72



# UNIT PLAN

## T 71/72 - 1 BHK SB



# UNIT PLAN

## T 71-72 - 1 BHK SA



<b>739</b>	T 71/72 1 BHK SB	Carpet Area 48.16 Sq.M. (518 Sq.Ft.)	Balcony Area 2.27 Sq.M. (24.4 Sq.Ft.)
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<b>744</b>	T 73 1 BHK SA	Carpet Area 48.32 Sq.M. (520 Sq.Ft.)	Balcony Area 2.27 Sq.M. (24.4 Sq.Ft.)
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# UNIT PLAN

## T 71/72 - 2 BHK SA



1194

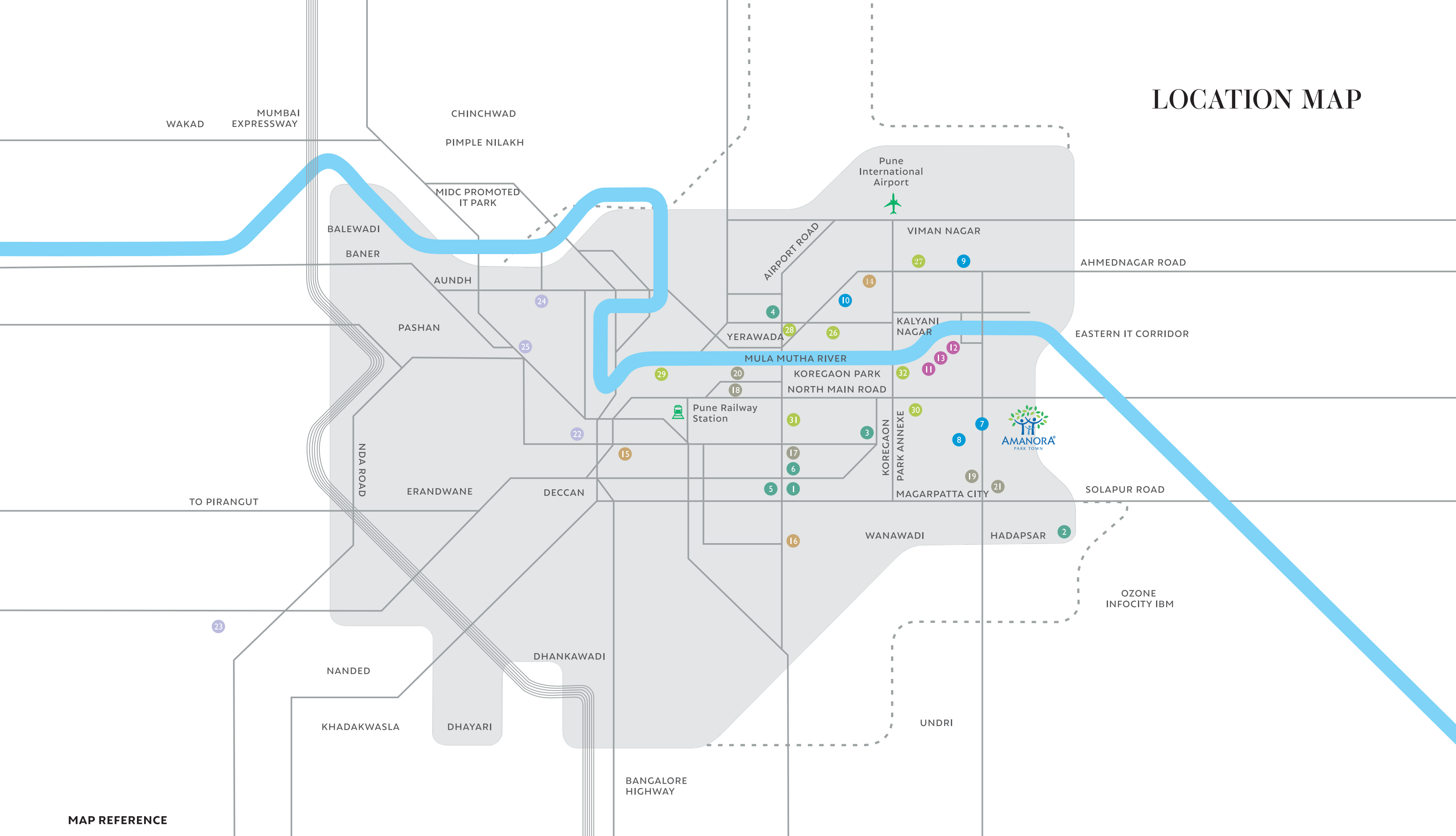
T 71/72  
2 BHK SA

Carpet Area  
77.23 Sq.M. (831 Sq.Ft.)

Balcony Area  
8.54 Sq.M. (92 Sq.Ft.)



# LOCATION MAP



## MAP REFERENCE

### RECREATION AND RELAXATION

- 1 Empress Garden
- 2 Gliding Centre
- 3 Osho Meditation Resort
- 4 Pune Golf Course
- 5 Race Course
- 6 RSI Golf Course

### RETAIL

- 7 Town Centre Amanora
- 8 Magarpatta City Mall
- 9 Phoenix Market City Mall
- 10 Ishanya Mall

### DINING AND NIGHTLIFE

- 11 ABC Farm
- 12 Hard Rock Café
- 13 Stone Water Grill

### HISTORICAL SITES

- 14 Aga Khan Palace
- 15 Shaniwar Wada
- 16 Shinde Chatri

### MEDICAL SERVICES

- 17 Inlaks and Budhrani Hospital
- 18 Jehangir Hospital
- 19 Noble Hospital
- 20 Ruby Hall Clinic
- 21 Sahyadri Hospital

### EDUCATION

- 22 Fergusson College
- 23 National Defence Academy
- 24 Pune University
- 25 Symbiosis University

### HOSPITALITY

- 26 Grand Hyatt
- 27 Hyatt Regency
- 28 J. W. Marriott
- 29 Le Meridien
- 30 Oakwood Premier
- 31 Taj Blue Diamond
- 32 Westin

### KEY

- Road
- ≡≡≡ Six Lane Expressway
- River
- - - - City Limits






## AMANORA PARK TOWN

Amanora Magarpatta Road, Hadapsar, Pune 411028.

| [www.amanora.com](http://www.amanora.com)

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