

## CREDITS

### ARCHITECT

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and Planners

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### LEGAL CONSULTANT

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### MEP CONSULTANT

UNICORN M.E.P.  
CONSULTANTS PVT.LTD.

LANDSCAPE CONSULTANT  
DESIGNTERRA

FAÇADE CONSULTANT  
ALUVISION FAÇADE  
SOLUTIONS PVT.LTD.

Site Address: Monte Rosa S. No. 19/C, Hingane (Kh), Near Ranka Jewellers,  
Vitthalwadi, Main Sinhagad Road, Pune 411 051


Corporate Office: Bhargav House, Office No. 3, 3rd Floor, Manikbaug Chowk,  
Main Sinhagad Road, Pune 411051

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PROJECT APPROVED & FINANCED BY : 

### APF Banks

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A PROJECT BY











# MONTE ROSA

2/3/4/5 BHK & DUPLEX AC RESIDENCES

RAJARAM BRIDGE @ SINHAGAD ROAD



Artistic  
Impression



## MARVELS OF MONTE ROSA

### PREMIUM FEATURES

- 31 levels
- Residences from 10th Floor
- Grand Entrance Lobby

### Ground Level Amenities

#### Lifestyle Value-adds

- 3 Tier Security
- 2 Car Parks for Each Home
- Car Lift & Ramp

### 10th Floor Amenities

#### Rooftop Amenities

#### Home Enhancers

- Italian Marble Flooring
- Modular Kitchen with Hob & Chimney
- Fully Air-conditioned Homes
- 100% DG Backup

## LIFE ABOVE THE REST

The homes at **Monte Rosa** go beyond reach of any other offering in the Sinhagad road area in every sense. They have been created taking into account your wildest imagination, and at the same time your budget, preference, convenience, comforts and confidence.



## THE FOUNDATION OF EXCELLENCE

**2500 Sq. Ft.**  
**GRAND ENTRANCE LOBBY**  
**WITH 22 Ft. HEIGHT**

It's truly unique and special from its foundation. The gateway to excellence is the **MAGNIFICENT ENTRANCE LOBBY** to this towering icon.

## THE CAR STABLES



Classic wheels are a lifestyle passion. You would observe that special care has been taken to provide adequate space for your wheels. Each flat would have **2 Exclusive Parking Spaces**. **Monte Rosa** provides car lifts and ramps to facilitate a smooth in and out traffic flow.

## TIE 3-LEVEL SECURITY MARVEL



**Monte Rosa** addresses your security concerns using the latest in technology. Each apartment is provided with a video door phone & keyless entry using bio-metrics. With its 3-level security system, **Monte Rosa** keeps you secured right from the entry gate boom barrier into the lobby and up to your doorstep.

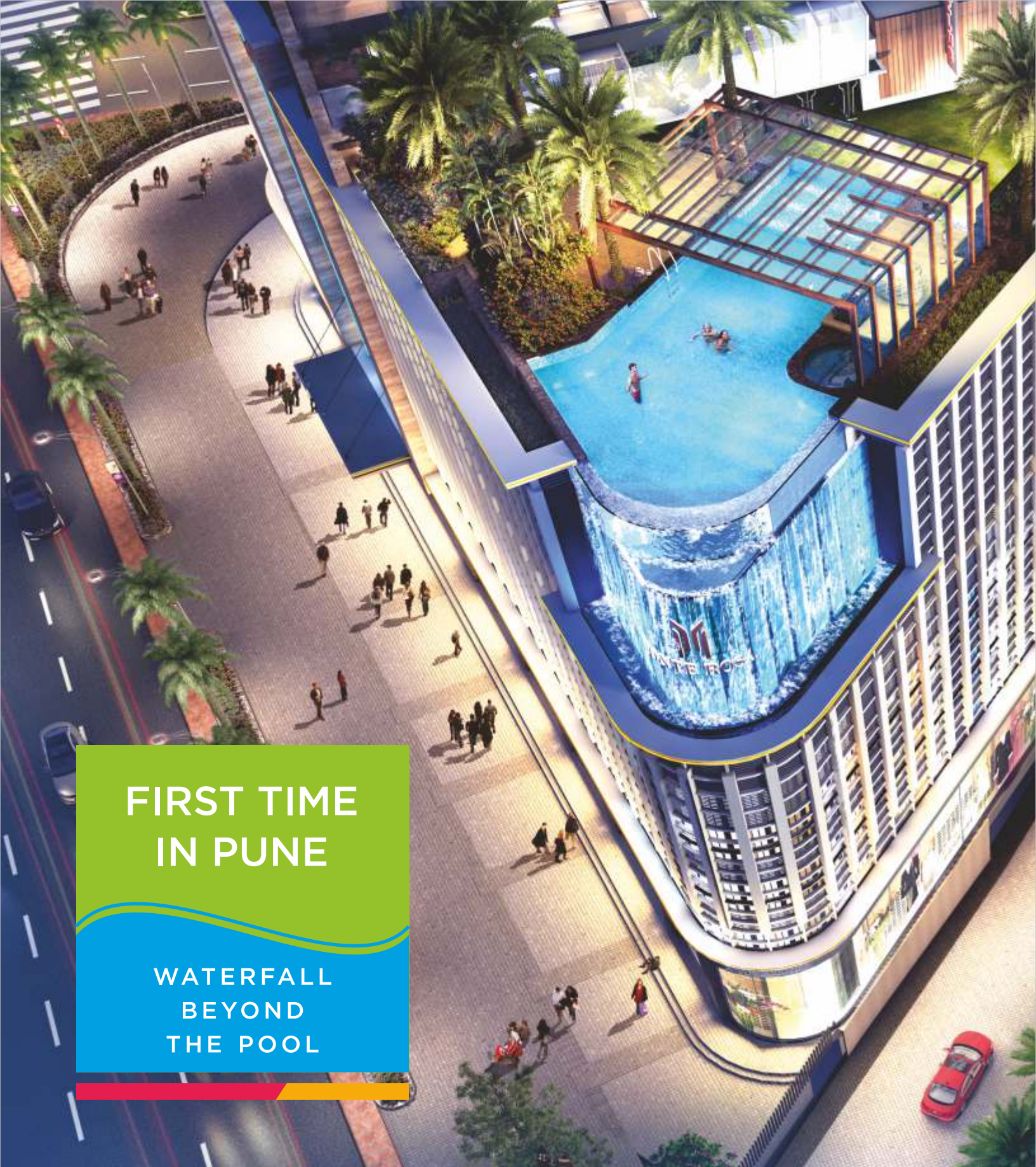


## MULTIPURPOSE AREA | CLUBHOUSE

### GROUND LEVEL AMENITIES

- Club House
- Lawn
- Multipurpose Court





**FIRST TIME  
IN PUNE**

**WATERFALL  
BEYOND  
THE POOL**

Artistic Impression

### KEY HIGHLIGHTS

- Towering as High as 31 Storeys
- 2, 3, 4, 5 BHK & Duplex AC Residences
- Ultra-spacious Residences from 853 to 2477 Sq. Ft.
- 6 Exclusive Garden Residences on 10th floor
- Residences Starting from 10th Floor
- Lifestyle Amenities at **Ground Level, 10th Level & Rooftop**
- A 500+ Car Parks with Car Lift & ramp for Residential
- 6 Service Lifts
- 100% Power Backup for Each Flat
- **Entry and Exit Separate** for Residential and Commercial

### 10TH FLOOR

- Vanishing Edge Infinity Swimming Pool
- 25 Feet High Eye-catching Waterfall
- 3500 Sq. Ft. AC Gymnasium with Steam Room and Spa
- 170-Metre Jogging Track
- Indoor Games and Cafeteria
- Children's Outdoor Play Zone
- Cradle Home
- 20-Seater AC M-Cinema Theater
- 2 Luxurious Guest Rooms
- Dressing Rooms
- Senior Citizens' Sitouts
- Party Lawn



MONT ROSA

MONT ROSA

Top-10

MONT ROSA



Children's Outdoor Play Zone



170-Metre Jogging Track

Vanishing Edge Infinity Swimming Pool



Artistic Impression

3500 Sq. Ft. AC Gymnasium



Artistic Impression



Children's Outdoor Play Zone



170-Metre Jogging Track

Vanishing Edge Infinity Swimming Pool



3500 Sq. Ft. AC Gymnasium







Image for representation purpose only



**MONTE ROSA**  
ULTRA-LUXURIOUS DUPLEX

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Customizable Duplexes

3000 to 5000 Sq. Ft. Carpet

Double Height Living Rooms  
of upto 1500 Sq. Ft.

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Bare Shell with Elevator Space

Unleash the fantasy of sky-living. Stay caressed by clouds, encircled by Sierras. Up there, in extra-spacious, **ultra-luxurious duplex villaments** from **26th to 31st storeys**, you're on top of this world... well, literally! Having achieved so much in life, now it's time to elevate to the topmost class meant for who's who like you! Much above the premium, first time ever in Central Pune's most elegant highrise, an opportunity to embrace a glitterati life awaits you.

**Come & claim. Choose & close. Only 5 units left...**



Glass Skywalk | Barbeque Zone | Landscape Rooftop Party Area



Walking on the clouds is not a phrase anymore; it's an everyday reality at **Monte Rosa**. Imagine, reaching the top of **Monte Rosa**, which is the 31st floor. And then, getting to walk around the periphery on a partially glass skywalk. What do you see? Well, you will have to wait to experience it, because not everything can be put in words.



AS HIGH & GRAND AS DUBAI FRAME!



# S P E C I F I C A T I O N S

## STRUCTURE

- RCC Earthquake Resistant Framed Structure with Aluform Shuttering

## BRICK WORK & PLASTER

- RCC & Light Weight Block Partition Walls
- Gypsum Finish Plaster

## FLOORING

- Italian Marble in Living, Kitchen & Dining
- Vitrified Tiles in All Bedrooms
- Anti-Skid Ceramic Tiles in Wet Areas
- Glazed Ceramic Wall Dado Tiles
- Flow crete Deck shield ID / Trimix Flooring for Parking

## DOORS & WINDOWS

- Aluminium Powder Coated Windows & Sliding Doors
- Flush Door with Veneer & Laminate Finish

## PAINTING

- Acrylic Emulsions / Plastic Paint for Internal Walls
- Apex / Acrylic Weather-Proof Texture for External Walls

## KITCHEN & DRY BALCONY

- Granite Platform with 2 Feet Dado Tiles In Kitchen
- Utility Granite Platform with SS sink
- Provision for Water Purifier

## TOILETS

- TOTO make Sanitary Fittings
- GROHE make CP Fittings
- GEBERIT Make Flush Tank
- CPVC / UPVC Pipes for Slung Plumbing

## ELECTRIFICATION & FIRE PROTECTION

- Polycab or equivalent make Concealed Wiring
- Legrand or equivalent make Switches
- TV Point in Living Room and All Bedrooms
- Telephone Points in Living Room and Master Bedroom
- Exhaust Fan In all Toilets
- Fire Protection Sprinkler & Smoke Detector In Each Room

## ELEVATORS

- Branded, High Speed Lifts with Full DG Backup



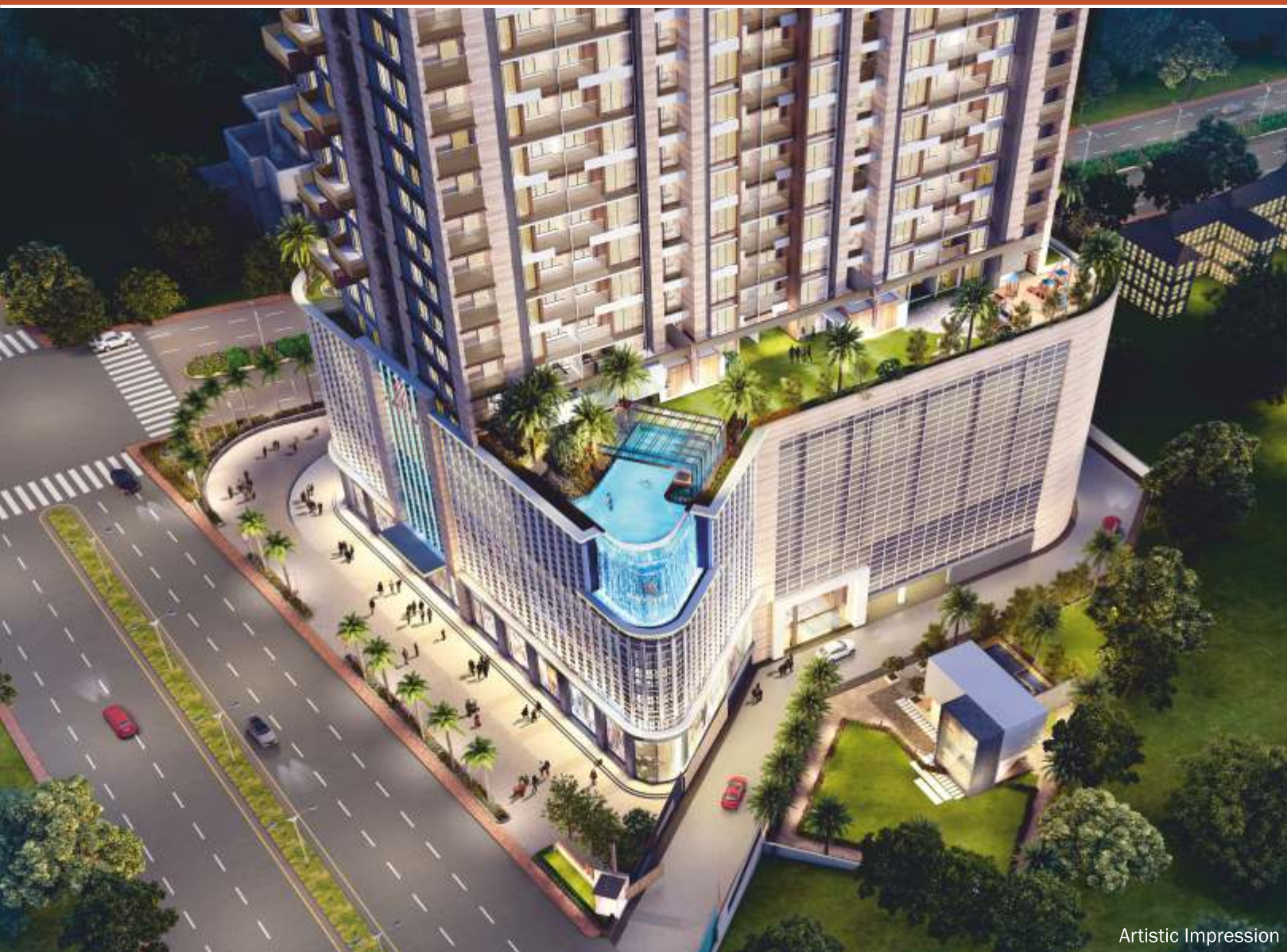
## EXCLUSIVE FEATURES

- Italian Marble Flooring in Living, Kitchen & Dining
- Modular Kitchen with Hob & Chimney
- Fully Air-conditioned Homes
- 100% DG Backup up to 2/3 KW in each flat
- Digital Locking System for Main Door
- Glass partition in Toilet's Dry & Wet Area
- 3 Level Security System
- Video Door Phone & Intercom Facility
- Provision of Piped Gas by MNGL
- Provision for Centralized Dish Antenna & Broadband System



**MONTE ROSA**  
RAJARAM BRIDGE @ SINHAGAD ROAD

## PREMIUM OFFICE SPACES @ Rajaram Bridge, Sinhagad Road



Artistic Impression

### READY TO MOVE PREMIUM OFFICES

You loved Monte Rosa. For its architectural excellence and towering elevation. Now it's time to make it your next commercial address. Inviting dynamic businesses to occupy premium office spaces ranging from 1440 Sq. Ft. to 4200 Sq. Ft. don't miss it. Grab this golden opportunity now...

**Croma, the iconic brand in large format retailing, is fully functional now!**

Office spaces ranging from  
1440 Sq. Ft. to 4200 Sq. Ft.



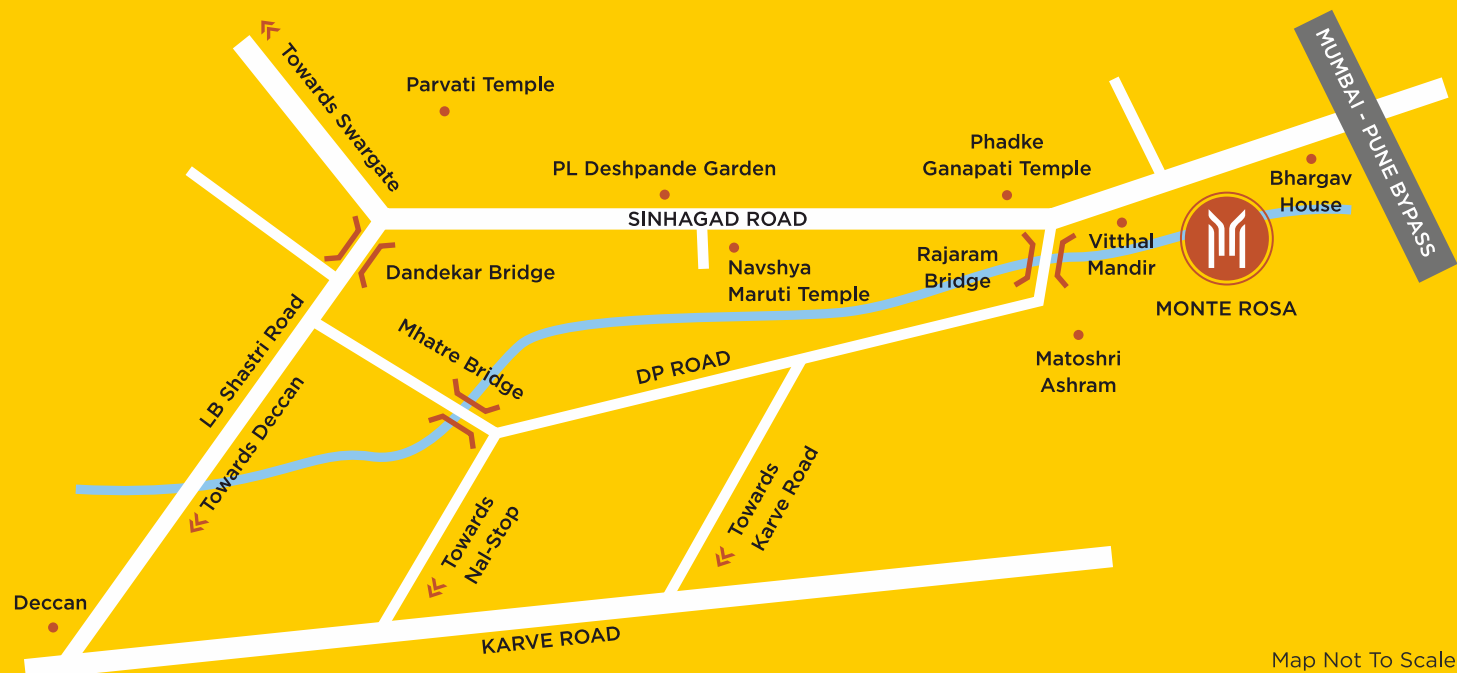
Artistic Impression



Artistic Impression



Artistic Impression



Bhargav Kudale Patil Group established in 1991 has evolved into becoming the one of the best known real estate groups amongst property developers in Pune and Nashik achieving a high level of excellence & trust. Committed to professionalism, quality construction and creating luxurious communities, the group has several residential and commercial projects of varied scales at prime locations like Sinhgad road.

**WELL-CONNECTED IS AN UNDER STATEMENT!  
THIS LOCATION IS A LIFETIME CONVENIENCE.**

**SCHOOLS**

- T. XAVIER'S SCHOOL 0.1 Km
- SILVER CREST SCHOOL 0.5 KM
- SINHGAD SPRING DALE SCH. 2.0 KM

**COLLEGES**

- CUMMINS COLLEGE 1.0 KM
- SINHGAD COLLEGE 2.0 KM
- NAVALE MEDICAL COLLEGE 3.0 KM

**GARDEN**

- TATHAWADE UDYAN 2.0 KM
- P L DESHPANDE GARDEN 2.0 KM
- SARAS BAUG 4.0 KM

**TRANSPORTATION HUBS**

- SWARGATE BUS STAND 6.2 KM
- SHIVAJINAGAR BUS STAND 7.5 KM
- PUNE RAILWAY STATION 8.6 KM

**TEMPLE**

- VITTHAL TEMPLE 0.1 KM
- TALJAI TEMPLE 3.0 KM

**ENTERTAINMENT & SHOPPING**

- BRAND FACTORY 0.1 KM
- RELIANCE MALL 0.1 KM
- ABHIRUCHI MALL 2.0 KM
- CITY PRIDE & BIG BAZAAR KOTHRUD 2.8 KM

**HEALTHCARE**

- JAGTAP HOSPITAL 1.1 KM
- BHANDARI HOSPITAL 2.4 KM
- DMH HOSPITAL 2.5 KM
- GLOBAL HOSPITAL 2.5 KM
- NAVALE HOSPITAL 3.0 KM
- SAHYADRI HOSPITAL 4.0 KM

**LANDMARKS**

- RAJARAM BRIDGE 0.5 KM
- MUMBAI-BENGALURU HWY 2.0 KM
- KOTHRUD 4.0 KM
- DECCAN 5.1 KM

**GROUP HIGHLIGHTS:**

- Nearing 3 decades in the field of construction and redevelopment
- More than 50 residential projects delivered across 10 lakh+ Sq. Ft.
- 50,000+ Sq. Ft. commercial projects delivered
- Renowned for innovative construction with high quality
- A team of experienced and passionate professionals.

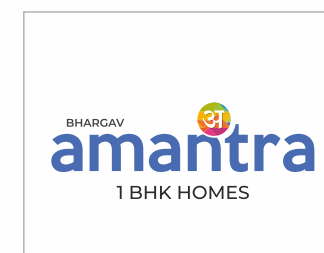
**OUR ONGOING PROJECTS**



BIBWEWADI, PUNE



WARJE, PUNE



SHIVANE, PUNE



MUMBAI NAKA, NASHIK



KOTHRUD, PUNE