



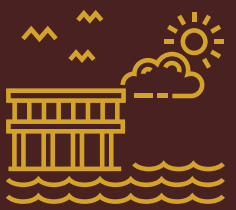
EASTERN
RIVER RESIDENCY

PCMC's *Iconic*
Lifestyle

2 & 3 BED RESIDENCES
FROM 81.5 LACS (ALL INCL.)



Go Beyond Premium,
Luxury, Posh Living,
Experience *Iconic Living*



8 acres of serene riverside living



3+ Acres of Indulgences across 3 Levels



50+ exclusive Amenities



Thoughtfully Crafted Vastu Compliant Homes



At the epicenter of Pune Metropolitan Region



From a legacy of 35+ years

Live Iconic

At the Ultimate Location- Pimple Saudagar

The fastest developing area of PCMC, Pimple Saudagar, has undergone phenomenal growth in the past few years. The location has come out to be the perfect mix of social, commercial, and retail infrastructure to become the desired location for many to live the ultimate life.

Pimple Saudagar is also the ultimate epicentre of Economy, thanks to its strategic positioning between Pune's two most extensive economic zones – the IT Hub comprising Hinjewadi, Balewadi, & Baner and the Manufacturing Belt comprising the MIDCs at Bhosari & Chakan.

As such, Pimple Saudagar has become the most sought-after destination for living near social infrastructure, schools, malls, restaurants, public transport, and much more.



Live Central with *Iconic Connectivity*

in PCMC

Say goodbye to the hassles of commuting with superfast connectivity in PCMC, where you save time and live life to the fullest. Reach your favourite destinations in mere minutes when you come home to the ultimate destination in West Pune.

Wakad	5 minutes
Pimpri	5 minutes
Chinchwad	10 minutes
Bhosari	10 minutes
Aundh	10 minutes
Baner	10 minutes
Shivaji Nagar	20 minutes
Hinjewadi	20 minutes



Live Iconic with *50+* Indulgences — Spread Across *3* Acres

Designed to fulfil the individual needs of every family member, Eastern River Residency boasts an exclusive array of 50+ ultimate amenities to rejoice in life's true wonders. The unique privileges have been designed thoughtfully to deliver an experience you will not find anywhere else in PCMC.

Nature

Garden of Senses

Riverside Seating

Landscaped Gardens

Indigenous Plan

Nature Trail

Thematic Garden

Water Bodies with Cascading Fountains

Sculptures



Sports

Swimming Pool

Kids Pool

Basketball Court

Accupressure Pathway

Skating Rink

Net Cricket Pitch

Football Turf

Table Tennis

Pool Table

Rock Climbing Wall

Jogging Track

Cycling Track

Outdoor

Outdoor Gymnasium

Indoor Gymnasium

Yoga and Meditation Zone

Jacuzzi

Tennis Court

Sports Pavillion

Chess Boards





Image for representation purpose only



Image for representation purpose only



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Community

Clubhouse

Party Lawn

Gazebos

Childrens Play Area

Library

Barbecue Area

Community Hall

Life Size Snakes and

Ladders

Life size Ludo

Wii-fi enabled Co-Working

Spaces

Senior Citizen Plaza

Guest House

Grand Entrance Gate

Stargazing Deck

Amphitheatre

Pottery Center

Creche

Entrance Gazebo

Dog Park

Cafeteria

Sky Lounge

Party Area

Sky Lawn

PCMC's *Iconic Lifestyle*

Harmony, rhythm, pattern, flow, and cadence are the only words that will come to your mind when you explore thoughtfully crafted homes designed to satisfy your contemporary needs.

Tastefully Crafted Residences | Smartly Planned Layouts | Spacious Balcony Attached to Living & Master Bedrooms | 3 Floors of Podium Parking | 27 Floors of Residential High-Rise | Seamless views of Pavana River | 4 Refuge areas per tower

2 BHK – 752 sq.ft & 772 sq.ft

Balconies attached to all living rooms & master bedrooms

Separate Dry Balcony attached to the kitchen

Dedicated lobby space separated from Living Room

3 BHK – 1009 sq.ft & 1052 sq.ft

Thoughtfully planned layout

Ample living room

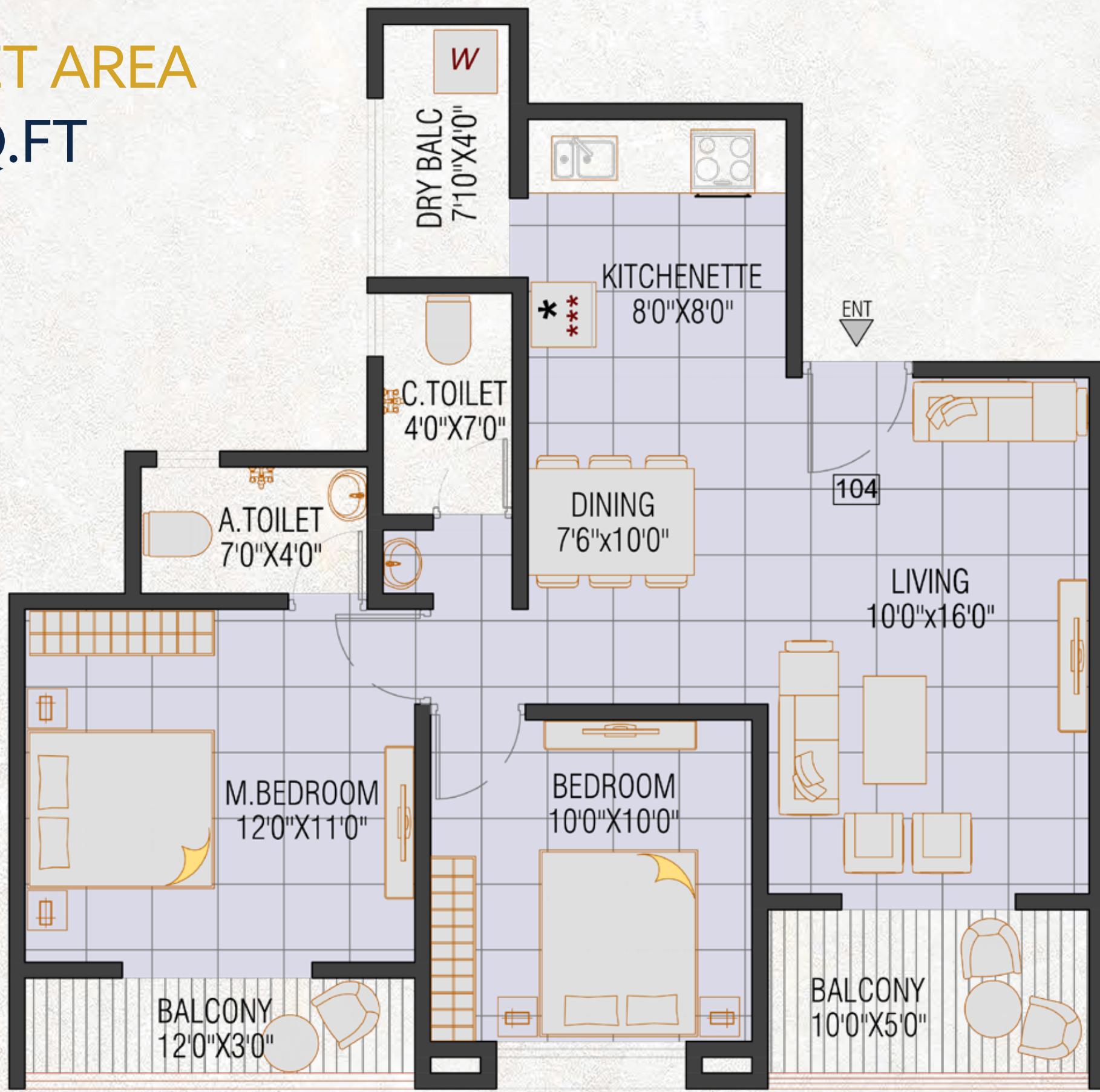
Dining space with dedicated lobby space

UNIT PLAN

2BHK

CARPET AREA

752 SQ.FT

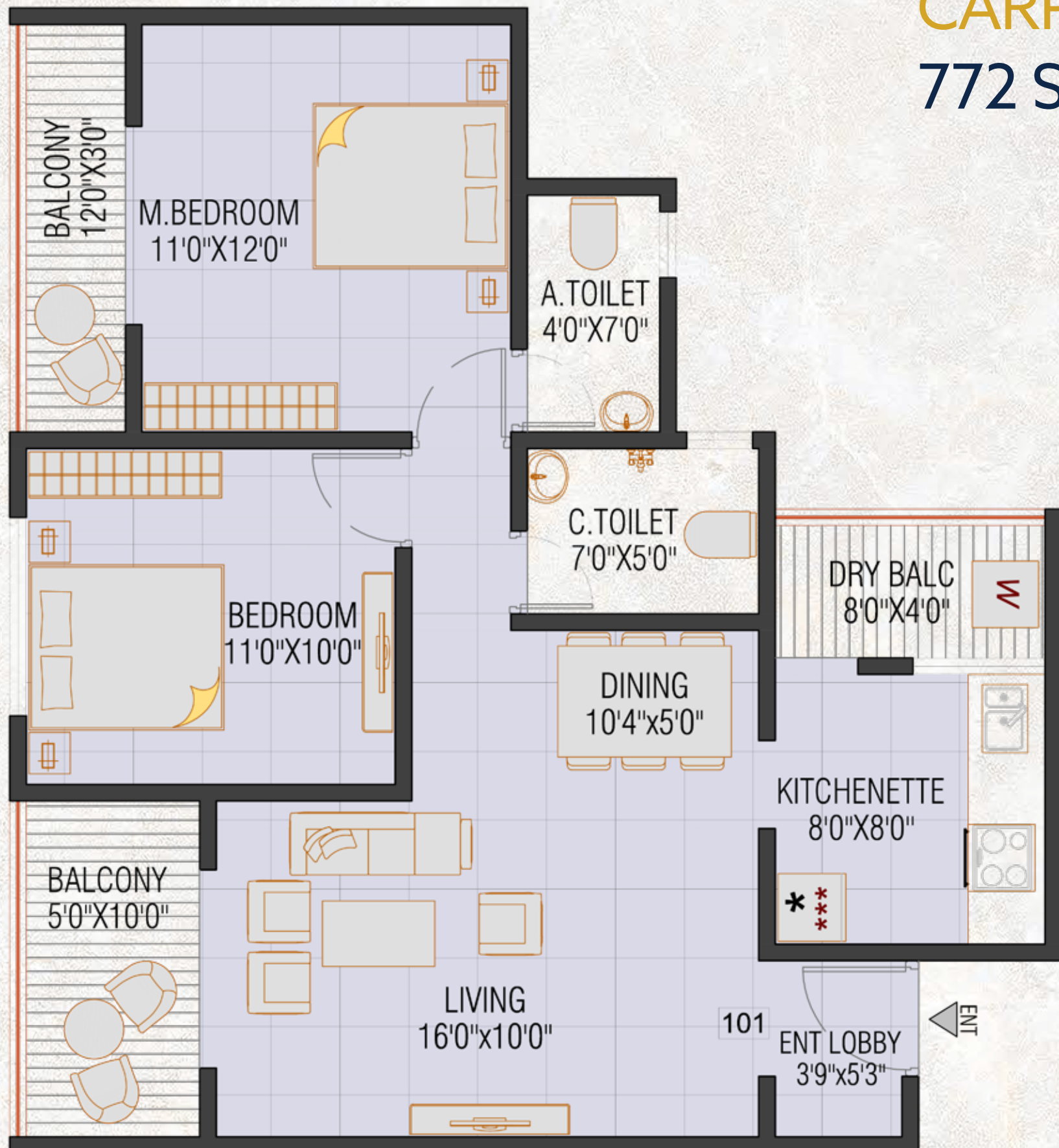


UNIT PLAN

2 BHK

CARPET AREA

772 SQ.FT

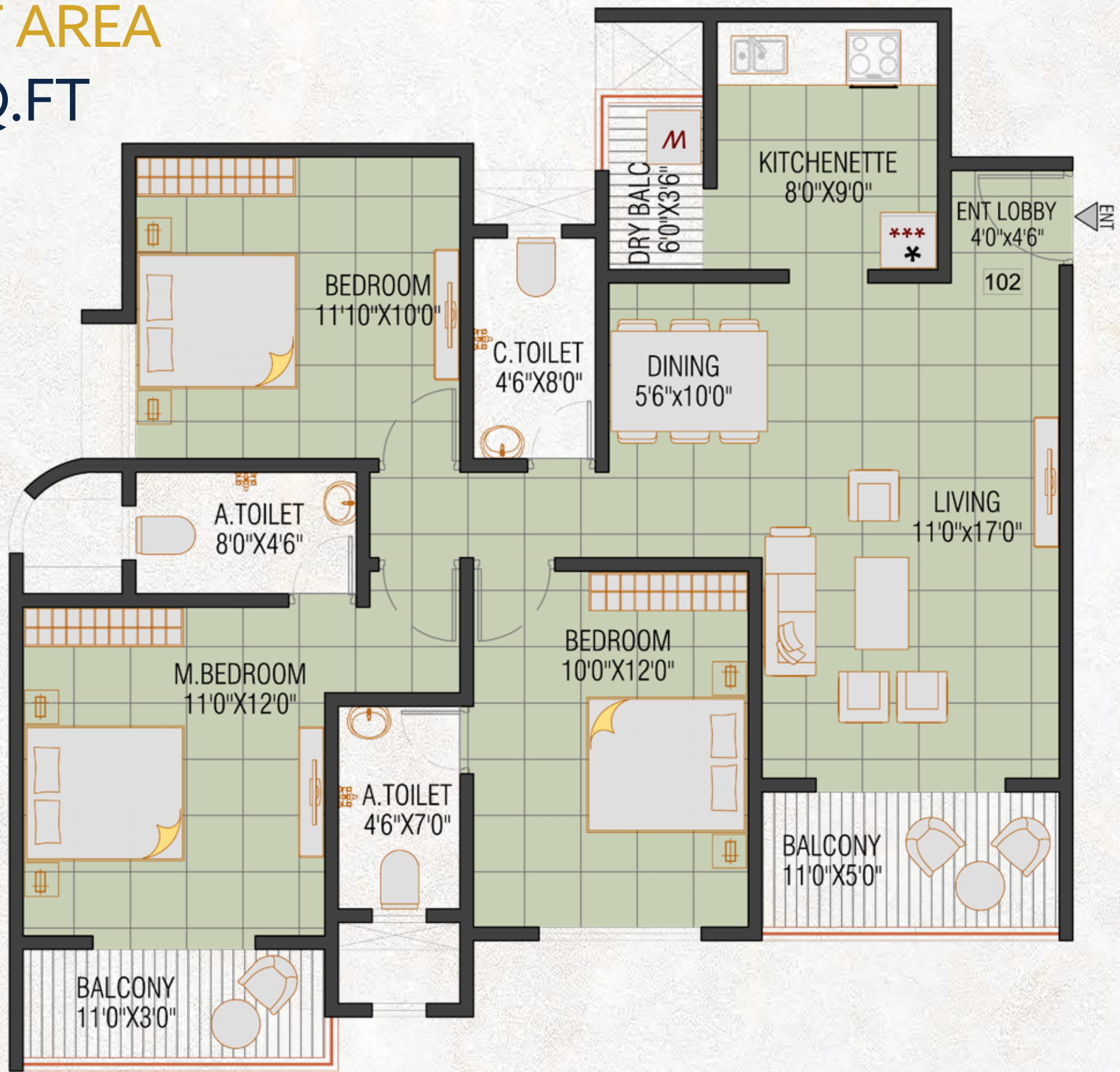


UNIT PLAN

3 BHK

CARPET AREA

1009 SQ.FT

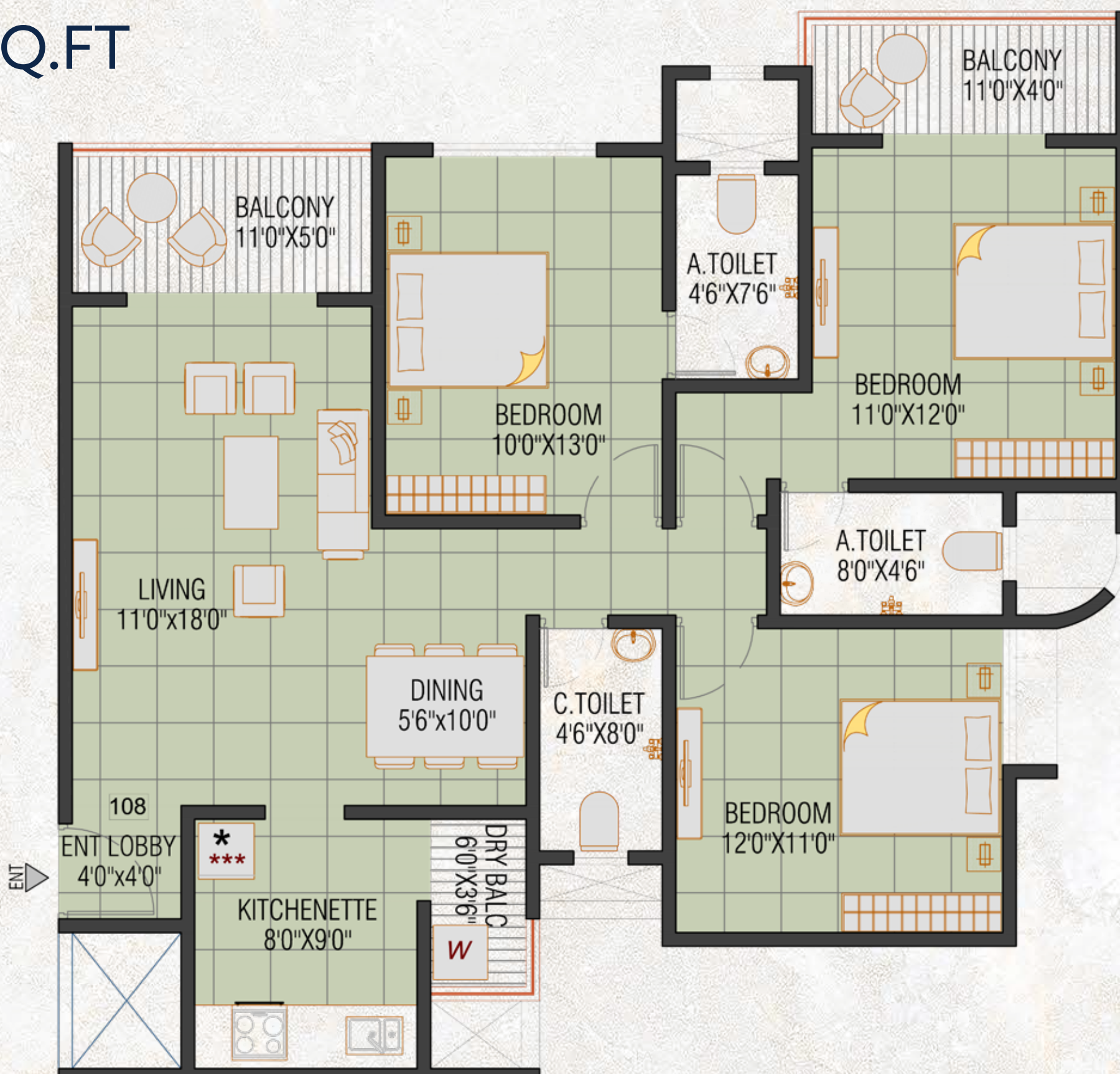


UNIT PLAN

3 BHK

CARPET AREA

1052 SQ.FT



Ultimate Standards of *Iconic Living* with Superlative Specifications

Wall Finish

Gypsum/POP Finish for Wall at internal side

Sand Faced Plaster for Exterior Surface finished with feather heritage

Kitchen

Black polished Granite Kitchen Platform

Dado up to 2' height

Provision for exhaust fan

Provision for washing machine in dry balcony

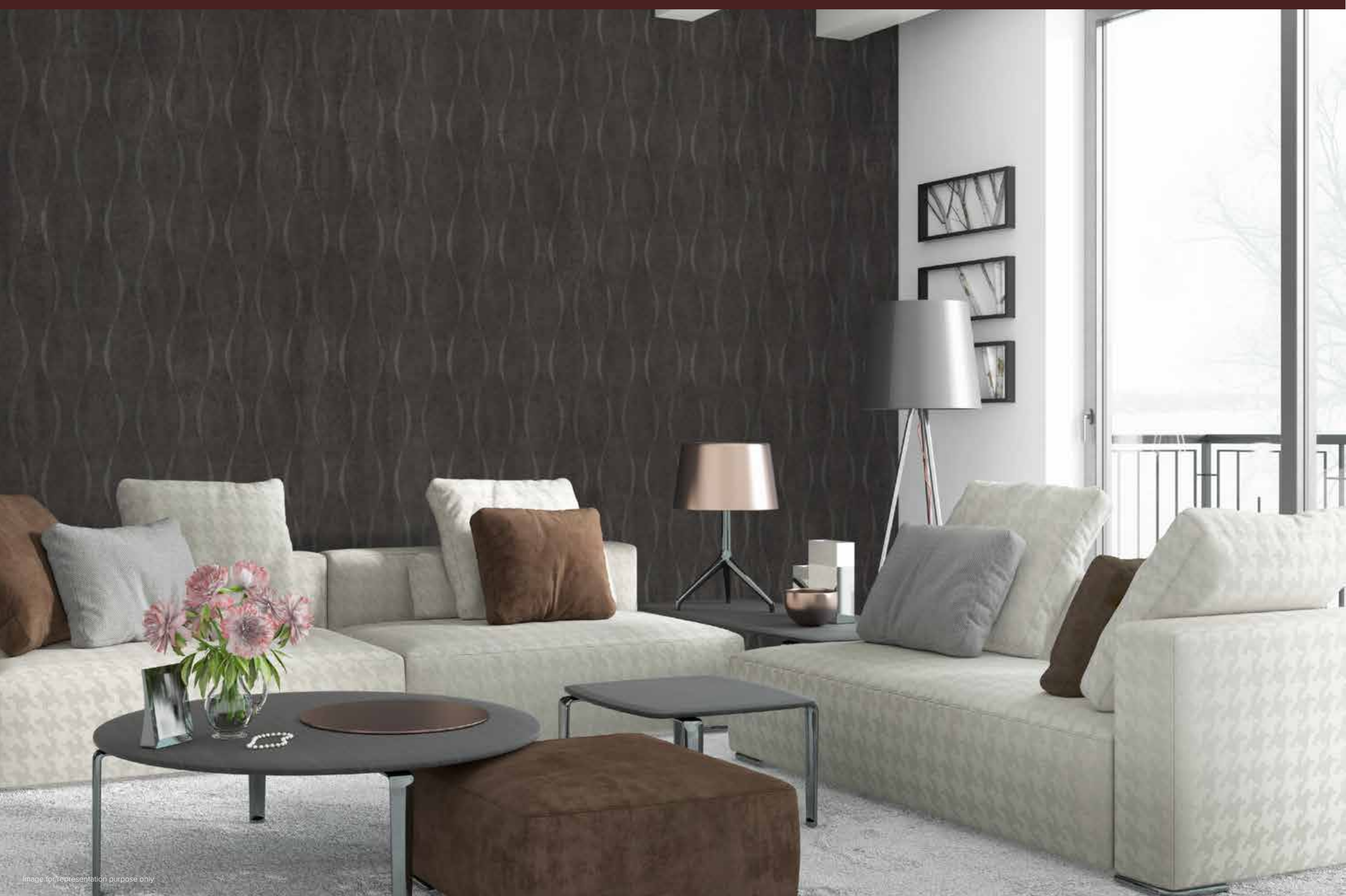
Bathrooms

Designer Bathroom Tiles for all bathrooms

Concealed plumbing

Premium ISI Mark C.P. Fittings

Premium Sanitary fittings



Utilities

Sewage treatment plant

Rainwater harvesting

Underground and overhead tanks for water storage

Firefighting system

DG back up for Common Areas & Lift

Flooring / Security

600 x 1200 mm Vitrified Tiles across the apartment

Anti-Skid ceramic tiles for bathroom & terraces

Access control lobby entrance

CCTV cameras for security

Security cabin

Boom barriers





The
Iconic Developer

Redefining Real Estate for **3** Decades

Garve Group is a brand noted for having a large stake in the development of Pune city, with over 35 years of expertise in building and real estate. The organisation has a solid reputation for client satisfaction, teamwork, value for money, and dependability.

Vinayak Enterprises and Garve Developments are two separate organisations that conduct the group's real estate activities. Over the previous 15 years, the business has built and maintained a name in this industry by completing over 25 building projects.

35 Years in the Making | **15 Years** of Real Estate Legacy | Phase 1
Delivered **Before Time** | **25 Projects** Completed

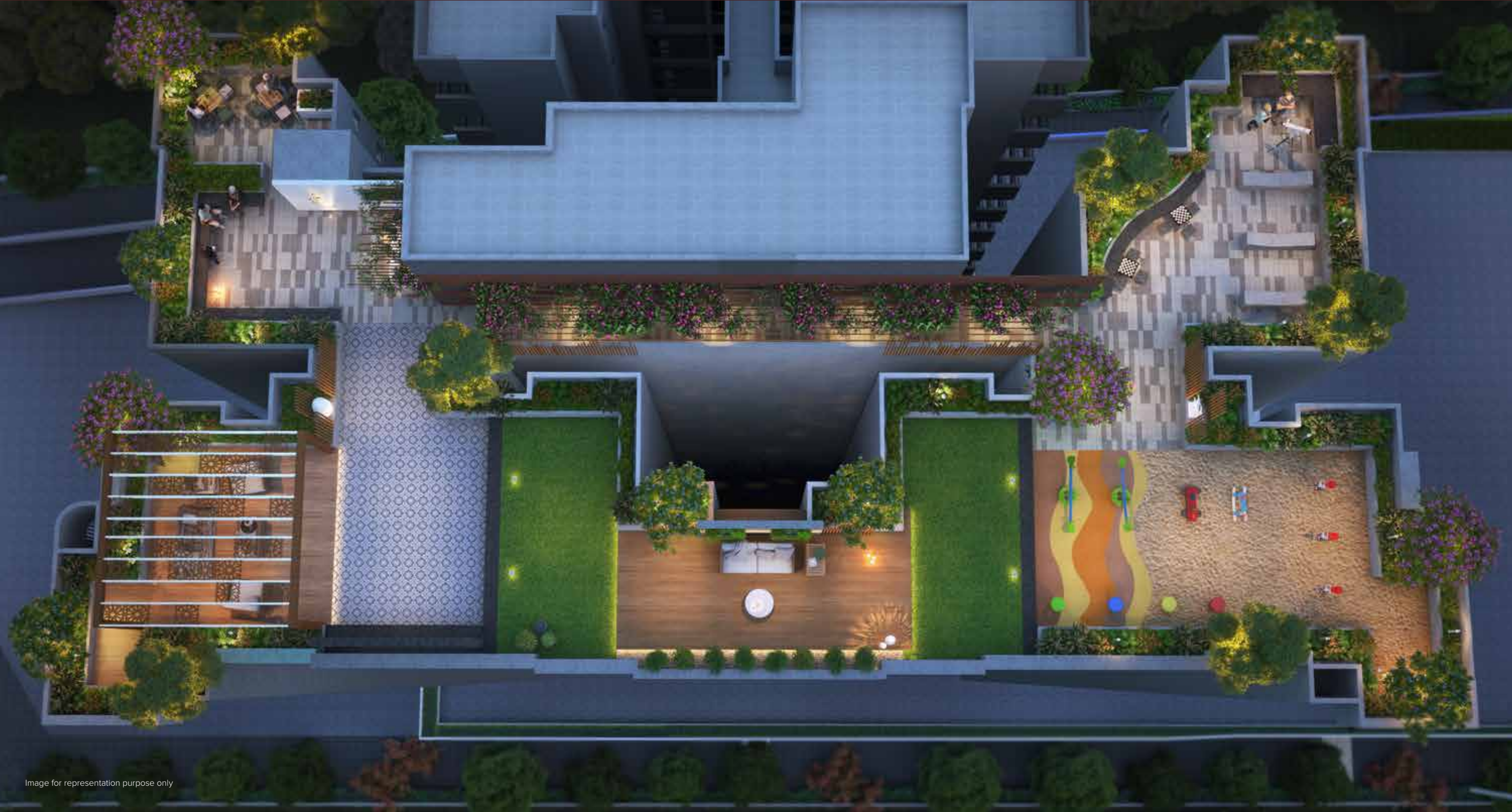


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Thank You!

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*Above prices are subject to change without prior notice.

*T&C Apply



www.easternriverresidency.com

Site Address: SNO. 90/1, Kashid Park, Jawakar Nagar, Pimple Gurav, Pune, Maharashtra 411061

Office Address: 70/1/33/H/226/11, Near M K Hotel, Sangavi, Pune, Maharashtra, 411027



The project has been registered via MAHARERA registration number: F Wing P52100026039 ; D wing-P52100033276 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

PROPTech PARTNER

 **Beyond Walls**
Homebuying. Simplified.

STRATEGIC PARTNER

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