



GRAND EXOTICA

Experience Serene Living  
Grand Exotica Where Lotus Resides.



PROJECT BY GRAND REALTY



# GRAND EXOTICA

Grand Exotica is an impressive commercial and residential project spanning 2.5 acres of land, consisting of one building with 2 wings (a & b), each towering 16 storeys high. The project offers a total of 380 flats with a combination of 2, 2.5, and 3 bhk options. Residents can enjoy a modern lifestyle with a host of amenities spread across 13,000 sqft of dedicated space. Additionally, the mahada building has its separate amenities space, covering 2,000 sqft. The project features two levels of parking in the basement and ground floor, ensuring ample parking space for all residents and visitors.

1. Luxurious 2, 2.5 and 3 bhk apartments.

2. High-end amenities.

3. Prime location in Tathawade.

4. Thoughtful design with attention to detail.

5. Modern architecture and premium finishes.

6. Easy access to essential facilities, schools, and entertainment hubs.





**WING - C (MAHADA)**

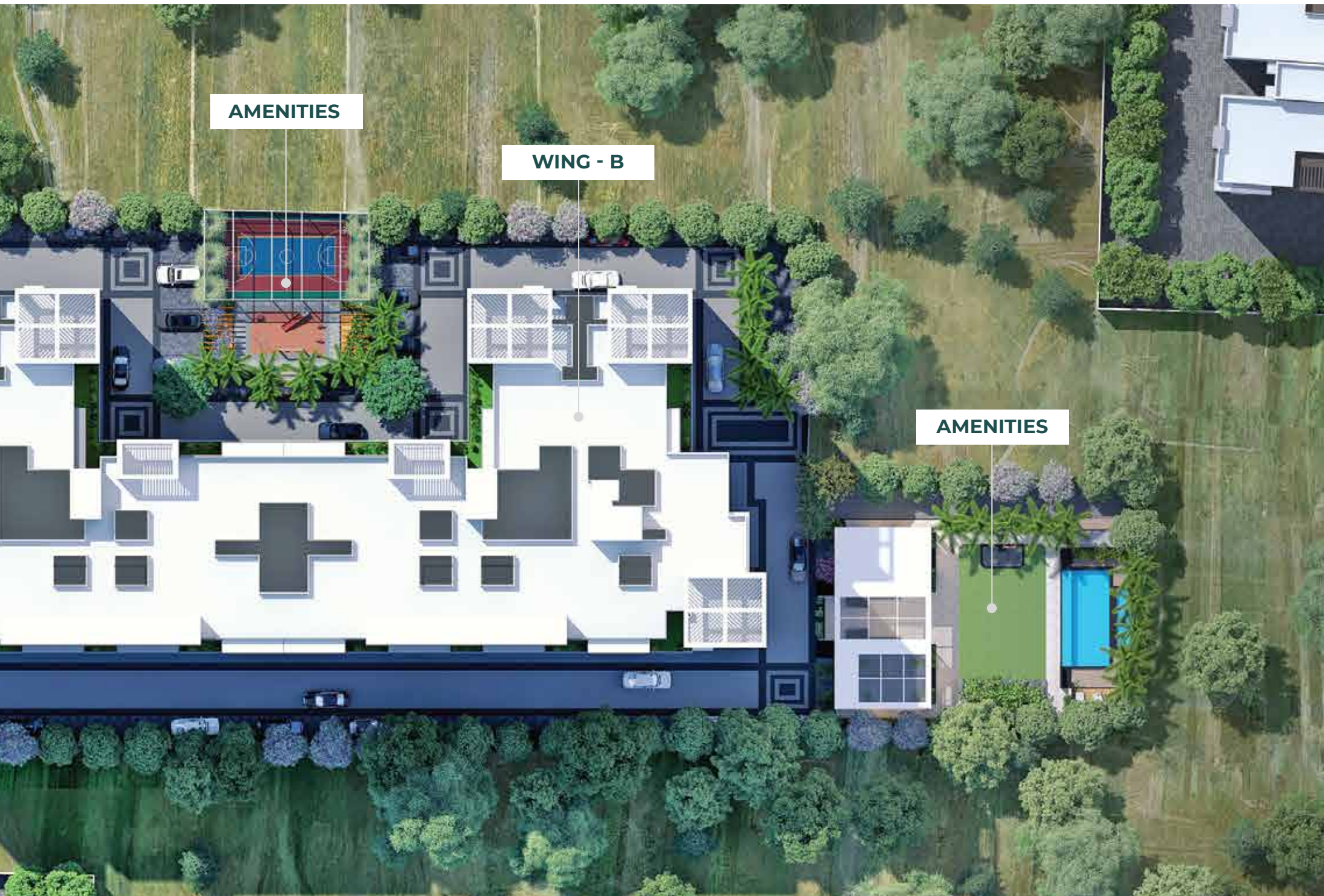
**ENTRANCE**

**WING - A**

**AMENITIES**

**WING - B**

**AMENITIES**





**21+**  
AMENITIES





# HIGH-END AMENITIES NOW IN YOUR GRASP!



Kids Play Area



Designer Lobby



First Aid Center



Play Court



Senior Citizens Sit-out



Lawn Area



Yoga & Meditation Zone



Power Backup



Solar Water Heater



Water Recycling



Rain Water Harvesting



Video Doorbell Camera



Swimming Pool



Multipurpose Hall



Crossfit Gym



CCTV 3 Layer Security



Digital Lock To Main Door



Society Management App



Security Assistance On App



## WING - B

- Thoughtfully Planned Interiors For Comfort.
- Contemporary Kitchens With Premium Fittings.
- Stylish Bathrooms With Top-notch Fixtures.
- Well-designed Spaces For Optimal Sunlight And Airflow.
- Balconies For Relaxation & Enjoying The Surroundings.

## WING - A

- A 16-storey building with 190 flats.
- Each floor consists of 12 flats.
- Flats available in 2, 2.5, and 3 bhk configurations.
- High-quality construction and premium finishes.
- Spacious and well-designed living areas.



2BHK 672 sq.fts



2BHK 687 sq.fts



2BHK 750 sq.fts



2BHK 788 sq.fts



2.5BHK 859 sq.fts



2.5BHK 860 sq.fts



2.5BHK 884 sq.fts



2.5BHK 892 sq.fts





GRAND EXOTICA

3BHK 993 sq.fts



Internal Training Purposes\*

# SPECIFICATIONS



## STRUCTURE

- RCC framed structure
- Earthquake resistant structure
- 2 Level parking



## TILES

- 2'\*4' Tiles in living room
- 2'\*4" Tiles in bedroom & kitchen
- Dado tiles in washroom & above kitchen platform



## PAINT

- Internal OBD / Tector immersion Superior quality
- External paint



## FLOORING

- Anti-skid floor tiles in washroom, toilet and terrace



## KITCHEN

- Granite platform with stainless steel sink in kitchen
- Provision for water purifier
- Glazed tiles 4" 2' above platform
- Electrical points as per electrical layout



## BEDROOM

- Both side laminated flush doors
- AC provision in both bedrooms
- All electric point as per electrical layout



## TERRACE

- Anti-skid flooring
- Glass safety Alminum railing
- Charging point for laptop
- ECO FEATURES
- Rainwater harvesting
- Solar water heaters



## DRY BALCONY

- Anti Skid tiles
- Electrical points for washing machine
- Granite platform with stainless steel sink



## PLUMBING

- Intelligent plumbing with concealed pipes
- Sanitary and bath fittings of jaguar
- ser provision in both bathrooms



## DOORS

- Both side laminated flush doors
- Wooden door frame on main door and bedroom doors
- All door fittings with brass/stainless finish



## WINDOWS

- 3 Track powder coated aluminum sliding window with granite sill MS safety grill
- Louvered ventilators in bathrooms



## WASHROOM

- Granite door frame with both side laminated flush doors
- CPVC plumbing and sanitary ware

- Glazed tiles up to 7' height
- Exhaust fan provision and geyser point
- Solar water heater in master bedroom toilet



## ELECTRICALS

- Concealed fire-retardant low smoke copper wire
- Circuit breaker
- TV and internet point in living and one bedroom
- Modular switches
- Split AC provision in both bedrooms
- Fridge oven & food processor point in kitchen
- Provision for TV & internet points



## COMFORT & CONVENIENCE

- 2 passenger and 1 stretcher lift
- 12 feet wide passage

### Living Room

- Decorative name plate on main door
- Designer main door with latch for safety
- Ser provision in both bathrooms

### Bedroom

- Bedrooms are placed apart and gives privacy
- Windows in opposite direction of the entrance for cross ventilation
- Two side walls for flexibility in arrangement of furniture
- 2-way switch for light & fan at the door and near the bed
- Provision for AC point in both bedroom
- Charging point near bed

### Common Areas

- Elegant layout for maximum space utilization
- Safety grills for all windows from outside

## Kitchen

- Closed kitchen for privacy and better storage space
- Granite kitchen counter top for elegant look
- Anti-skid tiles in dry balcony
- Separate electrical points for fridge, mixer/oven & washing machine
- Partition between kitchen & dry balcony for separate wet & dry areas

## Terrace / Balcony

- Sliding door to save and add more space to the room
- Glass railing for safety, easy maintenance & great view
- Natural sunlight in every corner for energetic
- Anti-skid tiles for safety in the rainy season
- Charging points for laptop / mobile

## Sustainability

- Solar Water Heating
- Rain Water Harvesting
- E-Car Charging Point
- Tree Plantation





GRAND EXOTICA

## VISION

To enhance the quality of life by creating world-class infrastructure.

## MISSION

- Curating premium amenities for residents' diverse desires.
- Embracing sustainability for a greener environment.
- Cultivating a culture of excellence and growth.
- Prioritizing customer satisfaction, delivering on time with unmatched quality.

# GRAND REALTY

Grand Realty prioritizes customer delight, comfort, and trust as its core values in the real estate sector. Despite the competition, Grand Realty distinguishes itself as a preferred developer by emphasizing transparency and consistently delivering on its promises. We are determined to surpass numerous milestones in the future, and we invite you to join us on this spectacular journey of success.



# TATHAWADE



D.Y Patil College	1 min
Aund Ravet BRT Rd	3 min
Orchid International School	3 min
Dange Chowk	5 min
Indira International School	5 min
JSPM College	5 min
Bangalore Mumbai Hwy	5 min
Aditya Birla Hospital	10 min
Rajiv Gandhi IT Park	10 min
Phoenix Mall	15 min



SCAN FOR LOCATION



**GRAND REALTY**

FOR BETTER LIVING

**ADVOCATE**

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