



Lotus  
**GRACE**

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DHANORI



# About us

Hotel Lotus, Koregaon Park



Lotus Aroma, Aundh



Lotus County, Belgaum



Lotus Blue, Kothrud



Lotus Residency,  
Kothrud

Lotus Siddhi, Aundh



Lotus Life, Aundh



Lotus Enclave, Aundh



Lotus Arena, Kharadi



Lotus Plaza, Kothrud

A developer with over fifteen years of experience and expertise in development and management of real estate across Pune, Amravati, Nagpur and Belgaum. we are catering to all the segments of real estate requirements, energizing the industry through innovation, contemporary designs, colours, spacious and open plans along with a variety of options based on an understanding of consumer attitudes and usages, all this keeping the right balance offive elements of life.



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**"Transform Your Dreams into Reality "**



"Lotus Grace", a residential project in Dhanori, a fast growing residential suburb to the North of Pune city. Well developed and well connected to Pune airport as well as to other important suburbs like Vishrantwadi, Khadki, Kalyaninagar, Koregaon Park, Pune station and Shivajinagar.

Dhanori is one of the few remaining suburbs in Pune with vast green spaces. Lotus Grace offers you 1/2 BHK homes with a contemporary design and comfortable spaces with modern amenities and beautiful natural green surroundings.





*"Transform Your Dreams into Reality "*



Graceful Living in Home which reflect your taste, your likes & happiness...

A style statement with intricate detailing taken care, where you don't compromise with quality and finesse.

# Amenities & Features

- Large and Attractive Entrance Gate with Security Cabin
- Attractive Entrance Lobby
- Landscaped Garden
- Children's Play Area
- Senior Citizen Area
- Piped Gas System
- Community Hall
- Power Back up for Lifts and Common Areas
- Eco-friendly Features Like Rain Water Harvesting, Solar Water Heating and Vermiculture.
- Reserved Car Parking
- Vastu Compliant

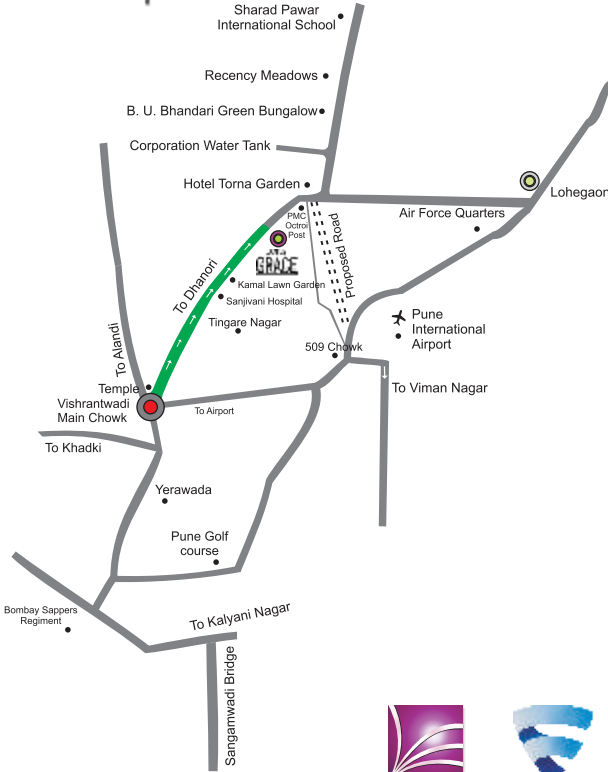


# Specifications

Construction type	Earth quake resistance, R.C.C frame structure with columns and beams.
Flooring	Living : 2' X 2' vitrified tiles with mirror finish. Bedrooms   Dining : Premium vitrified tiles. Toilets : Premium anti skid glazed ceramic tiles. Terrace   Balcony : Waterproofing material, antiglare ceramic tiles.
Walls	Exterior : 6" Interior: 4" thick ist class brick masonry. Toilets : Cladding with premium designer tiles up to slab level. Kitchen dado : 2' Dadoing with designer ceramic tiles.
Doors	Main : Veneer melamine finish with separate safety door. Rooms : Pre pressed panels with box frames. Toilet : Water proof flush doors with both sides marine laminate french door for terrace anodized powder coated aluminum sliding glass doors.
Windows	Rooms : Anodized powder coated aluminum bay windows, sliding glass Doors with security grill And\mosquito net. Toilets : Anodized powder coated aluminum lowered with security grill.
Railing	Staircase : Designer M.S railing. Balcony : Designer M.S railing with powder coating.
Facade Treatment	Stucco plaster, with grooves and projection as per design.
Wall Plastering	External double coat sand faced, internal sand faced coated with gypsum finish.
Electrical	Concealed ISI standard cables and Anchor Roma modular switches.
Lifts	ISI Standard elevator with Power back up for each building.
Plumbing	Concealed plumbing with ISI standard pipes.
Kitchen	Jet black granite kitchen platform with Nirali stainless steel sink.
Toilets	Jaguar make CP fittings and Simpolo or Cera make sanitary fittings.
Paint	Oil bond distemper for interiors, Weather proof cement paint for exteriors.
Security	Video door phone and Intercom facility from all units to security. 24 hrs security at all access points. Peripheral compound Wall at least 6 ft high.



# Location Map



## Distances From

- Airport - 4 km •
- Vishrantwadi chowk . 4 km •
- International School - 4 km •
- Sanjivani Hospital - 2 km •
- Shivaji Nagar Railway station - 9 km •
- Sancheti Hospital km • 8 km •
- Viman Nagar - 8 km •
- Nagar Road • 9 km •



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Note : This brochure is purely conceptual and not a legal offering, nor will be part of the agreement. Number of floors, number of units may be revised. Developer reserve rights to amend the layout, plans, elevation, colour schemes, specification, amenities etc.