

A Project By **Manav Group**



MIDTOWN ONE

112 BHK HOMES & COMMERCIAL SHOPS
SACHAPIR STREET, PUNE CAMP

Experience Life,
in the **Heart of the City.**



**RAHO SAPNO KE
NAZDEEK.**
in the Heart of the City.



As a real estate conglomerate with over two decades of excellence, Manav Group has been elevating the lifestyles and smiles of families every day. We aspire to build homes on the foundation of quality and timely delivery to help our customers find their dream homes for a lifetime.

By maintaining exceptional quality standards, exceeding expectations and delivering uncompromised service, we're raising the bar in the industry with every construction. We go above and beyond for our customers to experience life above the stay rest assured.

Book your prosperous and joyous future with Manav Group for eternal bliss, togetherness and happiness.



2500+
HAPPY
FAMILIES
SERVED



25 Lakhs +
SQ.FT. AREA
DEVELOPED




20+
YEARS OF
EXCELLENCE




20+
RESIDENTIAL
PROJECTS
COMPLETED



6+
INFRA
PROJECTS




3 YEARS
AVERAGE DURATION
OF PROJECTS
COMPLETION



With the hustle-bustle of city life and the never-ending commute to work, school, or essentials, families are spending very less time together. For those who want to find more time in the day for love, life, and happiness, changing your address can be the key. By living closer to your work, your kids' schools and your daily needs, you can spare a lot more time for those who matter.

Celebrate new beginnings that bring you closer to your loved ones and strengthen your bonds, every day. Find your home, your abode, and your future in the heart of the city!



**RAHO APNO KE
NAZDEEK.**
in the **Heart of the City.**



Artistic Impression



MIDTOWN ONE

1 | 2 BHK HOMES & COMMERCIAL SHOPS
SACHAPIR STREET, PUNE CAMP

**UPGRADE YOUR
LIFESTYLE,
in the Heart of the City.**

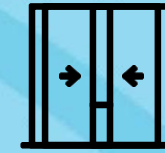
Upgrade to a premium, elegant and desirable lifestyle that nurtures your time, your space and your future. Find your bliss at Midtown One, a well-connected project in Camp, just 2 minutes from M.G. Road. You'll be close to some of the finest and most reputed schools in the city, and can travel to work in a jiffy. All your essentials will be a walk away, with proximity to Rasta Peth, Nana Peth, malls, multiplexes, and more.

Standing 15 floors tall, Midtown One comprises wonderful homes for families to rediscover their bonds and smiles. Rise above the clutter and chaos around. Explore the heights of success and achievements at Midtown One.

From basic features to high-end specifications, your home at Midtown One is designed to welcome comforts and conveniences every day. The covered car parking for all apartments, attractive glass railings, and premium quality lifts transform your experience of staying at Midtown One. The homes are also safe and secure with a fire fighting system, security, and promote sustainability with solar water heating. Find your luxurious and loving home in the heart of the city with Midtown One.



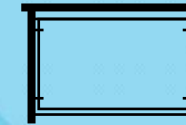
SOLAR
WATER
HEATING
SYSTEM



2 PREMIUM
QUALITY
LIFTS



FIRE
FIGHTING
SYSTEM



GLASS
RAILING



CCTV
IN COMMON
AREAS



**RAHO KHUSHIYON
KE NAZDEEK.**

in the Heart of the City.

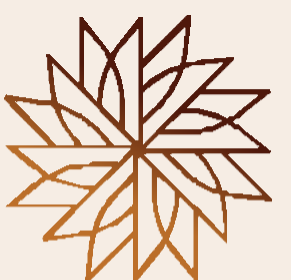
**RAHO KAMIYABI
KE NAZDEEK**
in the Heart of the City.

The shops at Midtown One are specifically designed to bring business owners a chance to cater to countless customers in the heart of the city. With road touch accessibility and 100% visibility throughout the day, the shops welcome prosperity and good fortune for owners. They are also a great addition for residents to shop for their daily essentials and more.

Let your business thrive at Midtown One.



Artistic Impression



**MIDTOWN
DORTMUNE**



**MIDTOWN
ONJE**

2BHK

CUT SECTION



1BHK

CUT SECTION



**EXPERIENCE PREMIUM
SPECIFICATIONS,
in the Heart of the City.**



Images are for representation purpose only.

SPECIFICATIONS

FLOORING & DADOS

- Vitrified Tiles Flooring With Skirting
- Ceramic Tile Flooring For Terrace, Toilet & Enclosed Balcony
- Glazed Tiles Up To Lintel Level In Toilets

KITCHEN

- Black Granite Platform With Stainless Steel Sink
- Glazed Dado Tiles Up To Lintel Level From Platform
- Provision For Exhaust Fan
- Provision For Water Purifier

ELECTRICAL

- Modular Switches
- Concealed Copper Wiring
- Standard ISI Multi Strand Wires With MCB
- Provision For Inverter Backup
- TV & Telephone Point In Living Room

TOILETS

- CPVC Concealed Plumbing
- Standard Make Sanitary Ware Fittings
- CP Fittings Jaquar Or Equivalent
- Hot & Cold Water Mixer
- Provision For Geyser Points In Common & Master Bathroom
- Solar Water Connection In Bathroom Of Master Bedroom
- Provision For Exhaust Fan

PAINTING

- Internal Oil Bound Distemper
- External Acrylic Paint (Apex Or Equivalent)

STRUCTURE

- Earthquake Resistant Structure

WALLS

- External 5" & Internal 5" Walls In Fly Ash Brick/Block Masonry
- External Sand Faced Plaster
- Internal Walls Gypsum Finish Surface
- All Ceiling In The Apartment Finished In Gypsum Finish POP

DOORS

- Main Door With Laminate & Night Latch
- Internal Flush Doors With Cylindrical Lock

WINDOWS

- 3 Track Powder Coated Aluminium Windows With Mosquito Mesh
- 3 Track Powder Coated Aluminium Sliding Door For Attached Terrace
- All Windows With Granite / Marble Sills
- MS Safety Grills & Railings



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MAP NOT TO SCALE



KEY DISTANCES	APPROX TIME
MG ROAD	2 MIN
RAILWAY STATION	7 MIN
SHANIWAR WADA	11 MIN
SWARGATE	12 MIN
MARKET YARD	15 MIN
EMPRESS GARDEN	10 MIN
SHIVAJI NAGAR	13 MIN
KOREGAON PARK	15 MIN
PUNE AIRPORT	25 MIN

SCHOOLS	APPROX TIME
CHOKSEY HIGH SCHOOL	4 MIN
ST. VINCENT'S SCHOOL	3 MIN
ST. ANNE'S SCHOOL	3 MIN
ROSARY SCHOOL	4 MIN
DASTUR SCHOOL	5 MIN
ST. HELENA'S SCHOOL	5 MIN
BISHOP'S SCHOOL	7 MIN
ST. MARY'S SCHOOL	7 MIN

COLLEGES	APPROX TIME
CHOKSEY JUNIOR COLLEGE	2 MIN
POONA COLLEGE	6 MIN
AZAM CAMPUS	6 MIN
WADIA COLLEGE	10 MIN
ST. VINCENT COLLEGE	10 MIN
ST. MIRA'S COLLEGE	12 MIN

HOSPITALS	APPROX TIME
K E M HOSPITAL	4 MIN
RUBY HALL CLINIC	9 MIN
JEHANGIR HOSPITAL	8 MIN

SHOPPING MALLS	APPROX TIME
SGS MALL	4 MIN
KUMAR PACIFIC MALL	9 MIN
PHOENIX MARKETCITY	24 MIN
SEASONS MALL	25 MIN
AMANORA MALL	25 MIN

UPPER GROUND FLOOR



MEZZANINE FLOOR



STILT FLOOR PLAN



1ST TO 5TH, 7TH TO 10TH & 12TH FLOOR

UNIT	FLAT NO.
1BHK TYPE - 2	105, 205, 305, 405, 505, 705, 805, 905, 1005, 1205



UNIT	FLAT NO.
1BHK TYPE - 1	101, 201, 301, 401, 501, 701, 801, 901, 1001, 1201

UNIT	FLAT NO.
2BHK TYPE - 3	104, 204, 304, 404, 504, 704, 804, 904, 1004, 1204

UNIT	FLAT NO.
2BHK TYPE - 2	103, 203, 303, 403, 503, 703, 803, 903, 1003, 1203

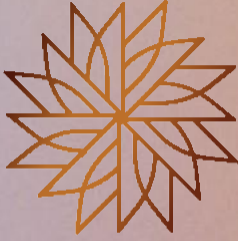
UNIT	FLAT NO.
2BHK TYPE - 1	102, 202, 302, 402, 502, 702, 802, 902, 1002, 1202



6TH TO 11TH FLOOR (REFUGE)



A Project By **Manav Group**



MIDTOWN ONE

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Bibwewadi Kondhwa Road, Pune 411037



MahaRERA Registration No. P52100048789
<http://maharera.mahaonline.gov.in>

Disclaimer: This brochure is valid from 01 February 2023 to 31 July 2023. This brochure is purely conceptual and tentative and is designed in good faith to give a fair and general view of the project and is not a legal offering, nor it will be deemed to be part of any agreement. Photographs are not comprehensive or current. Nothing contained in this brochure will take precedence in the final agreement. Number of buildings, areas, flats / units, amenities, specifications, floors, roads, open space etc. shall be revised at the discretion of the promoter. The plans, specification, images and other details herein are only indicative and the developer/owner reserves the right to change any or all. Promoters reserve the right to amend the layout, plans, elevations, designs, specifications, amenities, areas etc. without notice. The printed material doesn't constitute a contract / offer of any type between the developer / owner and the recipient. Any purchase / lease of this development shall be governed by the terms and conditions of the agreement to sale / lease entered into between parties and no details mentioned in this printed material shall in any manner govern such a transaction. "Future development" may consist of high rise building, etc.



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CREDAI
PUNE METRO