



BRAMHACORP

# TOWNHOUSE

Residential & Commercial Spaces

# Biggest investment opportunity in Pune West.

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The Studio Apartments at BramhaCorp Townhouse, our new creation, redefines the concept of housing in Pune. Based on the popular investment options in the Real Estate Asset Class, this pre-leased property opens up immense possibilities for years to come. A small investment, with minimal payment and low EMIs, can get you fixed rental returns for a period of 14 years.

The fully furnished and managed studio apartments at BramhaCorp Townhouses are intended to complement millennial lifestyles. While these homes offer optimum utilization of space, they are surprisingly energy-efficient and come with a dash of futuristic amenities. Being developed at a prime location, these premium homes will enhance your returns, which keep on growing for years to come.





# Connectivity

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**Prime location**  
Balewadi, West Pune

## Important Distances

Balewadi High Street – 2.5 km  
Shree Shivchatrapati Sports Complex – 3 km  
Jupiter Hospital – 4.2 km  
Hinjewadi Rajiv Gandhi IT Park – 8 km

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## Hotels

Holiday Inn – 1.2 km  
Ramada Plaza – 1.5 km  
The Orchid Hotel – 2 km  
Tip Top International – 5.2 km

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## Malls

DMart – 2.2 km  
Phoenix Market City – 5 km  
Westend Mall, Aundh – 7.2 km  
Grand High Street, Hinjewadi – 10.2 km

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## Education

MITCON Institute Of Management – 1.5 km  
MT Balwadkar Junior College – 1.9 km  
CM International School – 2 km  
Bharati Vidyapeeth English Medium School – 2.2 km

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Offers easy connectivity to Mumbai through Mumbai-Bengaluru National Highway (NH-4)



# A Prime Location that enhances your returns



Close proximity to Balewadi High street and NH-4 (Mumbai - Bengaluru Highway)



Effluent Catchment Area



Close to prominent residential clusters Aundh, Baner, Wakad, Hinjewadi & Pimple Nilakh



Map not to scale



# Project layout









# Furnished and Managed Studios

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Fully Furnished and Managed Studio Apartments complementing millennial living standards

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Efficiently designed for optimum utilization of space

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Studios are emerging as popular investment options in the Real Estate Asset Class

# Project Highlights



## Prime Location

**01** Located at Balewadi, Pune's Western Metropolitan Corridor



## Pune's Leading Developer

**02** Crafted by BramhaCorp Ltd., the leaders in residential, commercial, hospitality and leisure



## Furnished and Managed Studio Apartments

**03** 5 Towers, 225 Units



## Affordable Price

**04** Studio Apartments, ₹24.65 Lakh Onwards (All Incl.\*)



## Approved by MahaRERA

**05** BramhaCorp Townhouse:  
MahaRERA No: P52100045518  
Website: [maharera.mahaonline.gov.in](http://maharera.mahaonline.gov.in)





# Typical Floor Plan

## UNIT TYPE A





# Typical Floor Plan

UNIT TYPE B





# zolo Key Highlights & Numbers

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**2000+**  
employees

**68%**  
of customers  
via referral

**450000+**  
operating beds

**85%**  
occupancy

Operating  
cities and counting **10+**

**450+**  
properties

**700000+**  
customers

**99%**  
cashless  
transaction

**15+**  
centralized  
kitchens

**1**  
mil meals  
per month



# Zeassetz X Zolo

When two disruptors join hands, the returns will be beyond your wildest imagination. Zolo is already India's favourite co-living brand and it's all poised to further its market share in the coming years. It has set its eyes on the anticipated co-living sector, which is on the cusp of witnessing unprecedented, staggering growth that's expected to double by 2024 (according to IPC's reports). Taking this irresistible cue from Zolo, Zeassetz is doing everything it can to disrupt the pre-leased residential property market with an assured, unheard-of return on investment. Surely, this is the high-yielding proposition investors have been waiting for. And its time has come.



## Our vision is to present a zero-worry investment.

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Zeasstez simplifies pre-leased real estate investments by using technology. To bring an attractive real-estate investment offering within everyone's reach and, thus, become their trusted real estate investment partner.

It curates real estate assets of the highest calibre that result in exceptional outcomes on investment.

Zeasstez strives to make real estate investments profitable by bringing to life the best yielding asset classes that are pre-leased. All this by optimally utilising every square foot of space, minimising the cost of investment and maximising the returns.





# Investment Options



	Type A	Type B
Studio Apartment	18.89 Sq. m.	20.09 Sq. m.
Basic Value (Agreement Value)	₹24,15,950	₹25,54,010
Total Unit Cost	₹24,64,269	₹26,05,090
Monthly Rental By Zolo	₹9,567	₹10,104
Annual Rental By Zolo	₹1,14,804	₹1,21,248
R.O.I on Basic Value	Up to 5%	Up to 5%

# Ongoing Projects

## THE COLLECTION

NEW KALYANI NAGAR

Ultra-luxe 2,3 & 4 Bed Residences

MahaRERA No.: P52100022019 | P52100022277 | P52100022048 | P52100028754 | P52100032719  
Website: maharera.mahaonline.gov.in



Artist's impression



Artist's impression



## BOULEVARD TOWERS

SADHU VASWANI CHOWK, CAMP

Prime Office & Showroom Spaces

MahaRERA No.: P52100022019 | P52100022277 | P52100022048 | Website: maharera.mahaonline.gov.in





Artist's impression

# GRAMHACORP BUSINESS PARK

NEW KALYANI NAGAR

Boutique Office Spaces

MahaRERA No.: P52100017050 | P52100023050 | Website: maharera.mahaonline.gov.in

# GRAMHACORP SMART

NEW KALYANI NAGAR

Studio Apartments

MahaRERA No.: P52100025256 | Website: maharera.mahaonline.gov.in



Artist's impression



**Site Address:** TownHouse At S. No. 29/1/2, Patil Nagar, Balewadi (Plot B), Pune – 411 045  
**Head Office:** BramhaCorp Ltd. Residency Club, 3, Queen's Garden, Camp, Pune – 411 001

[www.bramhacorp.in](http://www.bramhacorp.in)

STRATEGIC PARTNER



[www.zeasetz.com](http://www.zeasetz.com)



**MahaRERA No.: P52100045518**  
Website: [maharera.mahaonline.gov.in](http://maharera.mahaonline.gov.in)

IMPORTANT NOTE – The subject projects identified as 'BRAMHACORP TOWNHOUSE A1' - MahaRERA Registration No. P52100045518; details of which are available on the MahaRERA website 'https://maharera.mahaonline.gov.in'. The subject project is registered for identified and denied part portion of the larger project having multiple buildings as shown in the entire display of a larger project. The entire larger multiple buildings shown are not part of the subject registered projects. The subject projects under this correspondence include apartments as registered with the MahaRERA authority. These apartments under MahaRERA registered projects are only offered for advertisement and sale under this correspondence and no other part/s from larger project buildings are offered for advertisement and sale. The other upper vertical and horizontally attached and continuous part/s of larger proposed project building/s will be registered as separate projects and those vertical and horizontal sections of building/s are not part and parcel of the subject project for which this advertisement and correspondence is issued. This clarification is issued as per provisions mentioned in the Real Estate (Regulation and Development) Act, 2016, to avoid any kind of loss or damage to any person and to disclose true and correct information about registered projects. The registered projects shall be developed and completed in accordance with the sanctioned plans, layout plan and specifications approved by the Competent Authorities. For any queries or for better understanding you are requested to contact the Promoter's address with prior appointment and intimation. \*T&C Apply. Version: 001/June/2022