



KOSMIC
KOURTYARD

2 & 3 BHK STELLAR HOMES

10 MINS FROM KHARADI BY-PASS, AT WAGHOLI



Founded by **Shyam Goel**, a leader in the field of development and construction for over **20 years**. The group has conceived, designed and executed several prestigious commercial and residential projects in and around Pune & caters to niche markets. The company believes in providing customer delight by adopting customer centric value for money philosophy. At **Triaa**, corporate governance and ethical policies are implemented by our thoroughly professional and experienced team. As a customer, you can be rest assured that you have made the right choice by deciding to be among the proud owners at our projects.

OUR MILESTONES

20
Years of
Sustained Growth

2
Million Sq. M
Delivered

20+
Landmark Projects

5000+
Happy Families

COMPLETED PROJECTS



Triaa Hillome, Lohegaon



Castle Royale, Lohegaon



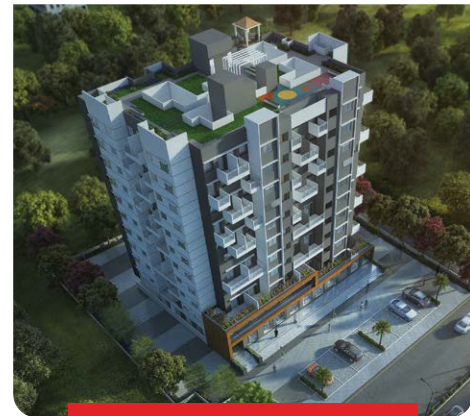
Augustaa, Kharadi



Punyavaastu, Alandi



Triaa Princetown, Shikrapur



Saachee Era, Moshi



Polaris, Hadapsar

ONGOING PROJECTS



Goodwill Breeza, Dhanori



Elysia, Keshav Nagar



Triaa Vasantam, Dhanori



Shubh Gateway, Viman Nagar



K City, Keshav Nagar

KOSMIC
KOURTYARD



Artistic Impression



Conceptual Image

THE KOURTYARD OF BLISSFUL LIFE!

Come home to festivities, fun, and frolic at Kosmic Kourtyard. The homes here are not only spacious, but they offer gateways to new, transformed, and elevated lives. This brilliant creation is The Next Big Thing of Wagholi. Come, be a part of Kosmic Kourtyard and uplift yourself to an elite strata of society. A new life awaits you!

KOSMIC
KOURTYARD





GRAND ENTRANCE

Artistic Impression



HIGH STREET

Artistic Impression



Artistic Impression

- | | | |
|---|--------------|---------------------------|
| 1. Main Gate | 6. Exit Gate | 11. Wing A5 |
| 2. High Street (Shops and Showrooms) | 7. Wing A1 | 12. Wing A6 |
| 3. Swimming Pool, BBQ/Buffer, Party Lawns | 8. Wing A2 | 13. Party Lawns |
| 4. Amenity Space | 9. Wing A3 | 14. Wagholi –Manjari Road |
| 5. Vehicle Free Podium for Amenities | 10. Wing A4 | |

THE KOURTYARD OF PURE JOY!

From Zumba to Gymming or a nature walk to swimming; at Kosmic Kourtyard residents always have more to do on the premises than in their homes. Indulge in a wide range of facilities that offer a heady mix of play and comfort. At Kosmic Kourtyard daily life is designed to be delightful in our Kourtyard of pure joy.





Artistic Impression

AMENITIES



Club House



Party Lawn



Feature Wall



Swimming Pool



Baby Pool



Pool Side Deck



Buffet Area/BBQ Zone



Seating



Gazebo



Wooden Pathway



Acupressure Track



Artificial Lawn



Carrom and Chess Zones



Toddler Play Area



Flag Hoisting Post



Multipurpose Play Court



Children's Play Area



Rock Climbing Wall



Box Cricket



Senior Citizen Area

AMENITIES



Day Care Area



Co-working Space



Open Gym Area



Society Office



Guest Rooms



Multi Activity Room



Indoor Gym



Table Tennis
Foosball, Pool-Table



Library



Group X Zumba
Dance Studio



Smart Security
Systems



Decorative Entrance Gate
with Security Cabin



Genset Back up for
Lift & Common Area



Automatic
Boom Barrier



Decorative
Entrance Lobby



Common
Dish Antenna

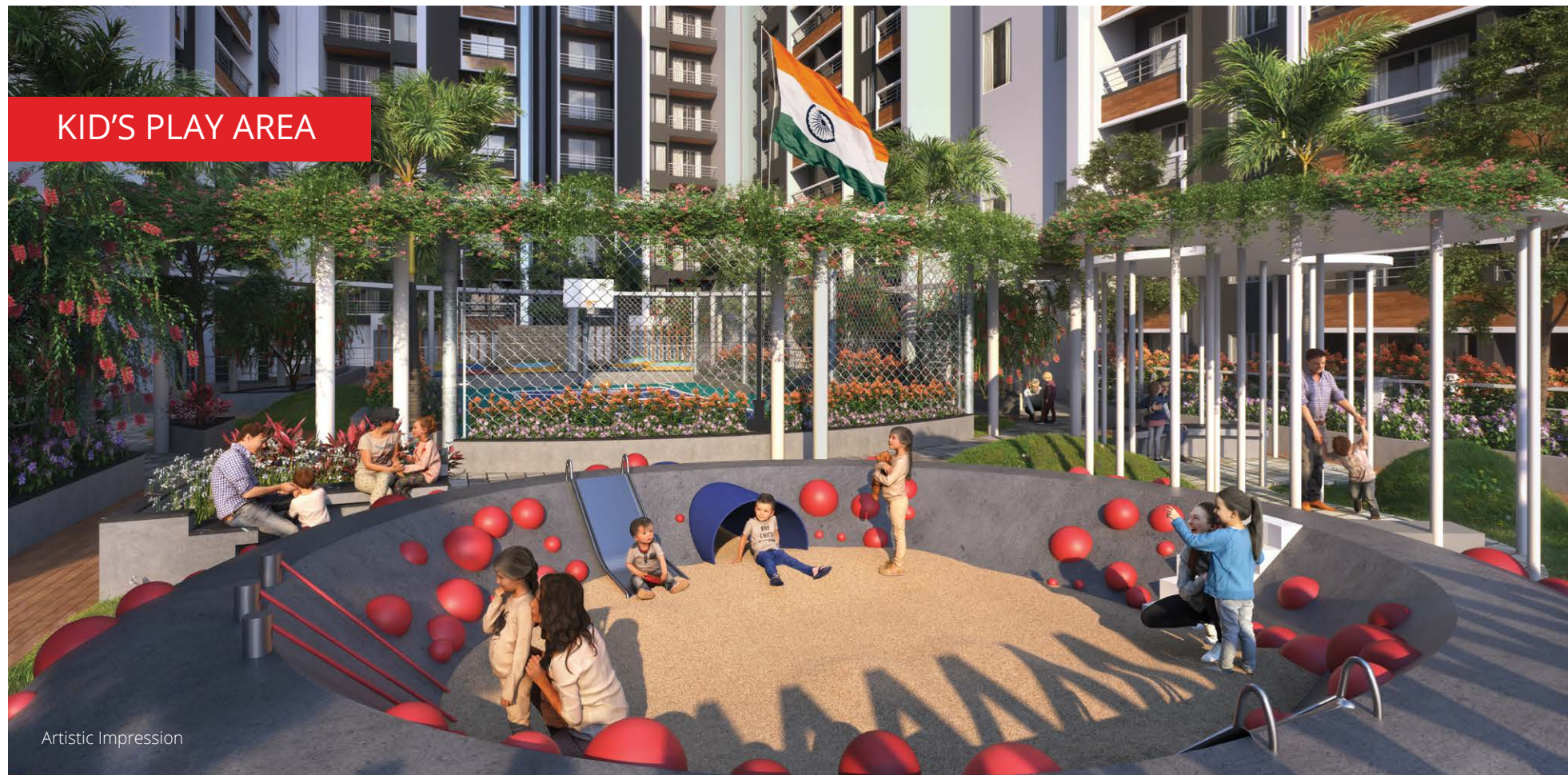


Driver's Room
in Parking Area

We believe that every residential space must give its residents a delightful living experience both inside and outside their homes. At Kosmic Kourtyard you get a plethora of amenities to indulge in at not one, but two of its crown jewels: An Open Garden and A Podium Garden.

VEHICLE FREE PODIUM FOR AMENITIES







THE KOURTYARD OF SPACIOUS LIFESTYLE!

Exquisitely designed, modern spaces perfectly crafted for comfort; is what we at Kosmic Kourtyard offer you. As our cities grow, so do our homes, allowing you to breathe free, relax and experience lavish living in a Kourtyard of spacious lifestyles.

SPECIFICATIONS

- » Sand Finish External Plaster
- » Gypsum Finish Internal Walls
- » AAC Blocks Walls
- » Vitrified Tiles in Living Room
- » Bedroom & Kitchen
- » Designer Tiles in Bathrooms
- » Anti-Skid Tiles for Terrace
- » Granite Platform with Stainless Steel Sink
- » Provision for Exhaust Fan & Water Purifier
- » CP Sanitary Fittings of Good Quality
- » Solar Heated Water in Both Bathrooms
- » Laminated Flush Door
- » Granite Door Frame in Toilets
- » Aluminium Windows with Mosquito Mesh
- » Granite Window Sill
- » Concealed Copper Wiring
- » High Quality Electrical Switches
- » Television Point with DTH Connection in Living Room & Master Bedroom
- » AC point in Living Room & Bedrooms
- » Provision for Inverter Point
- » Oil Bound Destemper Finish Paint for Interiors
- » Semi Acrylic Paint for External Walls
- » Provision for WiFi
- » VDP with Intercom Facility



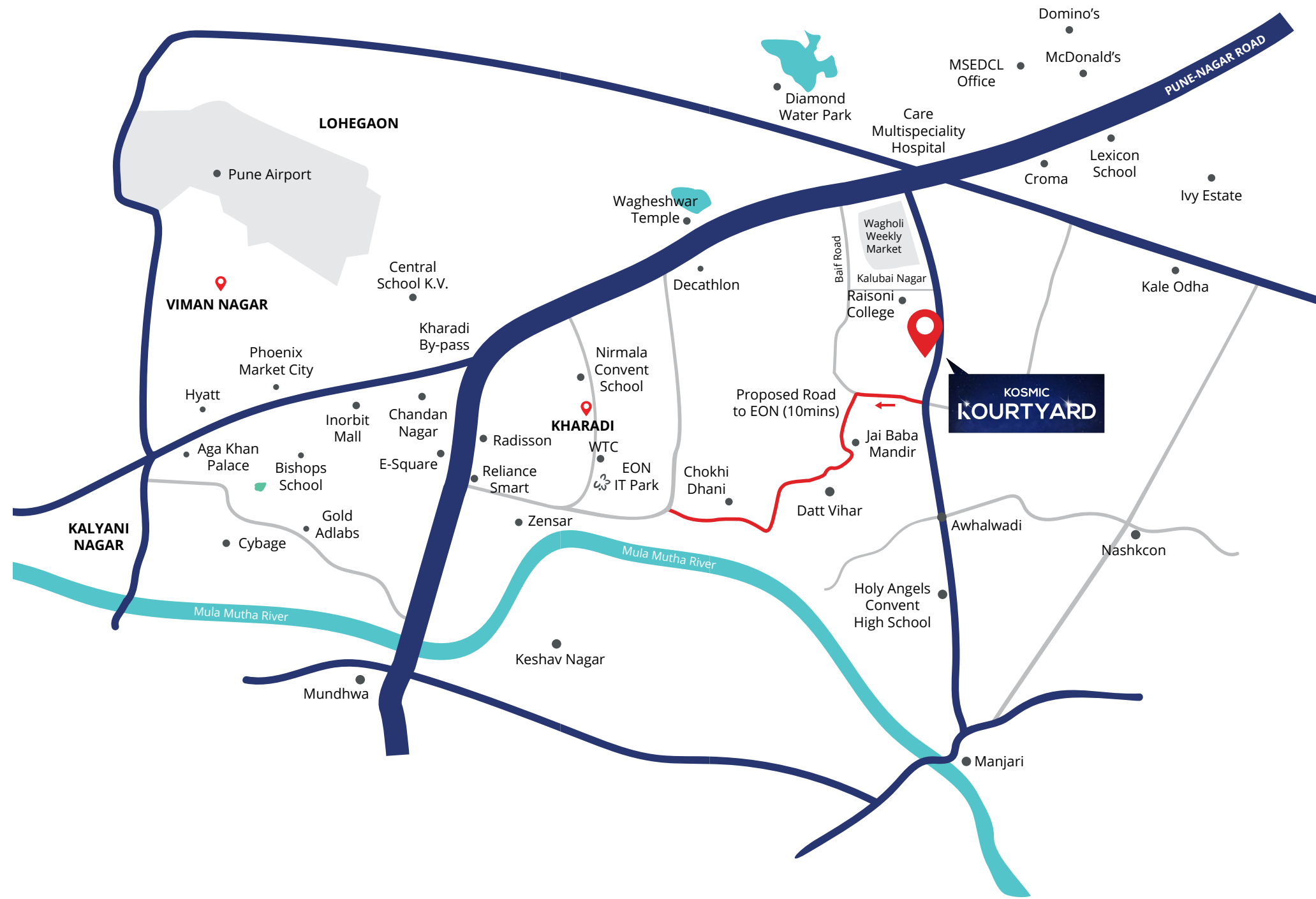


Conceptual Image

THE KOURTYARD OF SEAMLESS CONNECTIVITY!

Another great advantage Kourtyard offers is its tactical location. Find yourself surrounded by Reputed Schools, Shopping Malls, and Business Parks. With the Kharadi IT Park at a close distance of 10 mins, you get to beat the traffic blues with ease. You can also find a quick escape from the city through the nearby Pune-Nashik Highway.

LOCATION MAP



KEY DISTANCE

INFRASTRUCTURE

- » Wagholi Weekly Bazaar 0.3 km
- » Star Bazaar 1.1 km
- » Domino's Wagholi 1.6 km
- » Croma 2.2 km
- » Reliance Smart 2.4 km
- » Pizza Hut 2.5 km
- » McDonald's Wagholi 2.6 km
- » Radisson Hotel 6.9 km
- » Kharadi EON IT Park 7.2 km
- » Inorbit Mall 7.9 km
- » Zensar Kharadi 8 km
- » Phoenix Market City 8.2 km
- » Seasons/Amanora Mall 11 km
- » Magarpatta City 11 km

MEDICARE

- » Care Multispeciality Hospital 0.6 km
- » Phoenix Multispeciality Hospital 0.7 km
- » Imax Multispeciality Hospital 1 km
- » Global Multispeciality Hospital 1.2 km
- » Life Line Hospital 2 km
- » Columbia Asia Hospital 8.4 km

CONNECTIVITY

- » Pune-Nagar Road 0.4 km
- » Kharadi By-pass 6 km
- » Chandan Nagar 6.7 km
- » EON IT Park 7.3 km
- » Magarpatta 11 km
- » Viman Nagar 8 km
- » Pune Airport 11 km

EDUCATION HUB

- » Raisoni Group of Institutions 1.1 km
- » Sankriti School 1.8 km
- » Eva World School 1.8 km
- » Lexicon International School 2.5 km
- » BJS School and College 2.6 km
- » Prodigy Public School 3.5 km
- » Imperial College of Engineering 3.6 km
- » SNBP International School 4.6 km
- » Podar International School 4.6 km
- » Dhole Patil College of Engineering 5.4 km
- » Holy Angels Convent School 7 km
- » Delhi Paramedical Institute 7.3 km

CREDITS

Architect:
Cubix Architects

Landscape Designer:
Mahesh Chinchalkar

Liasoning Architect:
**Sandeep Hardikar
& Associates**

Consulting Engineer:
Satish Marathe

3D Visualisation:
Square One

Brand Communication:
Filament


KOSMIC
KOURTYARD



Site Address: Gat No. 1130, Wagholi-Manjari Road, Near Wagholi Bazaar, A/P Wagholi, Pune - 412 207

Corporate Address: Office No. 401/A, City Bay, City Point Tower, Dhole Patil Road, Pune - 411 001

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