



Z E N
E S T A T E

PROJECT BY



OFFICE ADDRESS

Mahalaxmi Group, 601/B, City Bay, City Point Apartment, Boat Club Road, Pune - 411001.

SITE ADDRESS

Destination Kharadi Developers LLP, Sr. No.18 and 19, River Road, Near Riverdale, Kharadi, Pune - 411014.



Z E N
E S T A T E



ZEN
ESTATE

DESIGNED TO DELIVER
A WORLD OF WELLNESS.





Connected to the city, disconnected from its din.

Close to conveniences, far away from chaos.

More room to stretch, miles away from stress.

A leafy neighbourhood, with amenities equally good.

A community that's warm, in a gated estate that's calm.

If you ever had to find the perfect balance, here it is.

Zen Estate. Come, experience the zenshine life.





Kharadi. The well-connected suburb of Eastern Pune.

It's not everyday that you come across a location that practically offers the best of all worlds. Where everything just works, and works beautifully for a homebuyer. Imagine having the finest connectivity, the most enviable social infrastructure and a cosmopolitan neighbourhood at a price that will seem just too good to be true.

That's Kharadi for you.

Eastern Pune's shining suburb and home to it's finest lifestyle project

– **Zen Estate.**

Kharadi's finest address for peaceful living.





River on one side. A stream of lifestyle experiences On the other.

With a free-flowing river on one side along with a blanket of greenery, Zen Estate is unlike any other project. It offers excellent connectivity to places of work and IT Parks in the immediate vicinity, taking the stress out of everyday commute and making travel a breezy and peaceful experience. Besides, the very project is thoughtfully planned to ensure that residents experience nature's bounty as well as partake in a world of immersive lifestyle experiences in the project.

The luxury residences here are designed to deliver ample privacy and give you the luxury of space with best-in-class fittings giving every home a fine finish. Which means, the worry lines from your forehead will vanish the moment you step into your abode and the monotony of routine life will be replaced by a plethora of peaceful experiences.





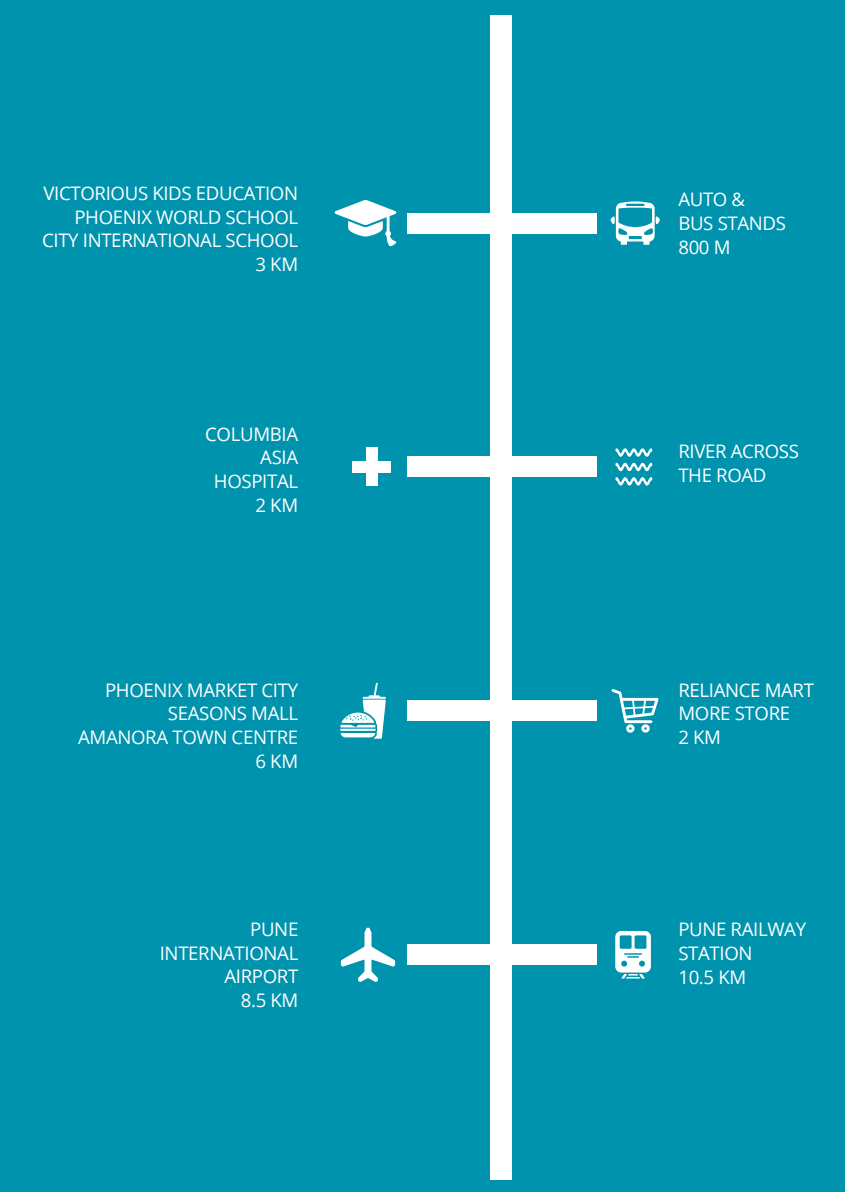
An oasis of calm amidst a bustling neighbourhood.

Life at Zen Estate will teleport you into a zen state of mind. With special attention to detail, the project will deliver spa-themed experiences letting residents sit back, relax and feel rejuvenated.

Step out of the project only to be welcomed by world-class social infrastructure, with a multitude of shopping, dining, entertainment and commuting options. And the proximity to premier educational institutions and quality healthcare facilities will only make living here supremely peaceful. Which ever way you look at it.



A location that's well connected. And how.





Built with best-in-class sustainable practices.

The promise of a peaceful life at Zen Estate is not limited to the residents alone, but it also extends to the environment. As an IGBC Leed certified project, Zen Estate is a gated community that will be developed as an inclusive green habitat.

At Zen Estate, several sustainable components will be employed in the construction and design; like prudent usage of recycled construction materials, recycling facilities, rainwater harvesting, reutilization of wastewater and smart energy conservation methods to name a few.





Architecture & Landscape Design

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You invest in the home. The peace of mind comes free.

If living at Zen Estate comes with the promise of peace, investing in a home here will equally assure you of total peace of mind. With Kharadi growing as eastern Pune's preferred destination, this suburb has witnessed phenomenal and consistent growth over the years, yielding attractive return on investment.

Besides, Zen Estate is brought to you by two of Pune's most respected and reputed real estate developers – Mahalaxmi Group and Kohinoor, names synonymous with quality construction, trust and complete transparency. Which means your investment will not only be in safe hands, but also fetch better appreciation.

NEED GROWTH FIGURES TO BE INCLUDED





Amenities for a relaxed lifestyle.

Main Entrance with Feature Wall

Walkway / Jogging Track

Club House

Swimming Pool

Baby Pool

Poolside Deck with Pergola

Changing Room

Senior Citizens' Sit-out

Buffet Area

Party Lawn

Stage

Multipurpose Play Court

Amphitheatre

Open Gym

Play Area with rubber flooring





Specifications

Structure

- Earthquake resistant RCC frame structure.

Brickwork

- 6"/5" thick fly ash bricks.
- AAC blockwork internally and externally.

Plaster

- External sand faced cement plaster.
- Internal gypsum finished plaster.

Flooring

- 800mm x 800mm vitrified flooring.
- Anti-skid flooring for bathroom and attached terraces.

Doors

- All doors decorated laminated hot pressed flush door.
- Granite door frame for toilets.
- Laminated ply door frame for main door and bedroom doors.

Windows

- 3 tracks powder coated aluminium windows with mosquito net.
- Granite sill for windows.

Kitchen

- Granite kitchen top with SS sink
- Designer wall tiles
- Provision for exhaust fan

Toilets/WC Bath

- Designer glazed wall tiles upto the lintel level
- glazed wall tiles upto the lintel level in WC.
- Hot and Cold mixer unit in bathroom and toilet.

Plumbing

- Concealed plumbing internally.
- Jaquar or equivalent make CP fittings.
- Cera or equivalent make sanitary fixtures.

Electrical

- Concealed copper wiring.
- Schneider/Legrand equivalent modular switches.
- Adequate electrical point with MCB . TV and Tele. point in living room and master bedroom.
- AC point in master bedroom.

Painting

- Internal acrylic premium emulsion.
- External weather shield acrylic paint.

Lift

- Automatic standard make lift with power back up .

Special features

- **S.S. railing with toughened glass on terrace**
- **Glass partition in bath of master bedroom**
- **Provision for inverter and exhaust fan**





A layout
that breathes peace
into living.

