



LA CENTRA

PREMIUM 2 BHKS IN WAKAD-NEXT, TATHAWADE



Modern living at the center of everything

Spacious 2 BHK Smart Homes
in Tathawade, Wakad-Next



Artistic Impression



LA CENTRA

Artistic Impression

Invest in yourself

Get more time to be the best you

In today's fast paced world, life only gets limited to earning & aspiring to get the best out of it. And sadly, the ticking clock hardly allows you to take out time for yourself & let you be the one you want to be.

Bringing you the best of comfort & the most precious gift of time, La Centra has been positioned at the center of everything you need, be it procuring daily essentials, maintaining a great work-life balance, or swift commuting to workplaces.

Here, by saving about 4 to 5 hours* daily, you get greater opportunities to invest in yourself, enjoy your hobbies & nurture your passion. This not only uplifts those hidden talents of yours but also gives that complete meaning to your life.

Enjoy a modern life with:



16-floor mixed-use development



Spacious apartments with home automation



Premium interiors with international fittings



20+ exclusive rooftop indulgences



West Pune's fastest-developing location

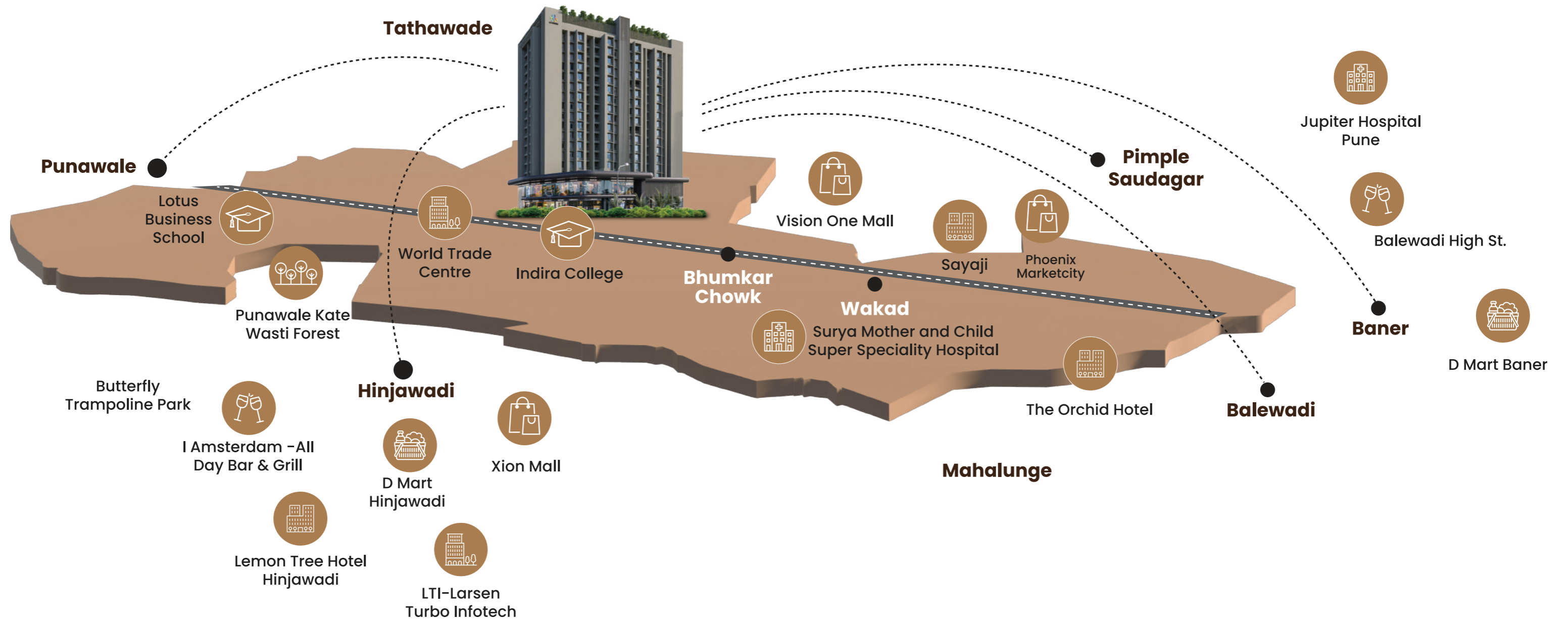


Strategic location, off Pune-Mumbai Highway



2 mins from Bhumkar Chowk & 5 mins from Hinjewadi

Located at the Centre of Everything





Wakad Next: At the heart of fastest development

What do we look for in a location? Convenience, connectivity, ease of access, lifestyle quotient, standard of life it offers, to name the most important criteria.

Now think of a location that offers it all! A location that's fast-developing, well-connected yet peaceful, where the everyday humdrum gives way to enjoyable experiences, where a demanding schedule is balanced by convenience and leisurely pursuits, where every necessity of life is just a few minutes away.

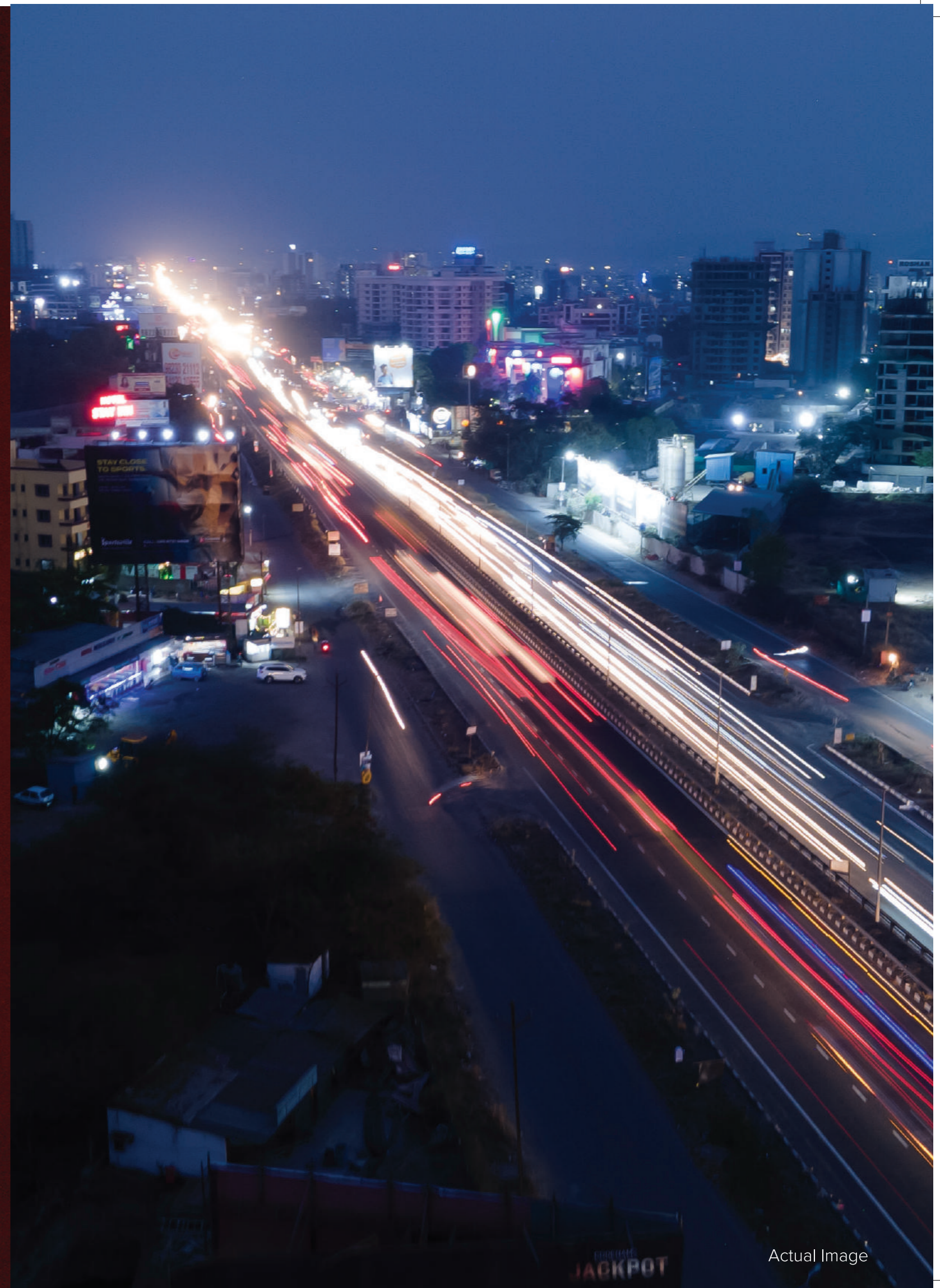
Welcome to Tathawade – Pune's next premium destination - the rise of a modern urban haven.

Express connectivity, seamless accessibility

Being located right off the Pune-Mumbai Expressway, connectivity will be a breeze in this stellar location. Minutes away from all major hotspots in West Pune & PCMC, La Centra changes the game with its all-accessible & well-connected location.

Located Right Off the Highway

📍 Pune-Mumbai Expressway	0 min
📍 Bhumkar Chowk	2 mins
📍 Hinjewadi	5 mins
📍 Balewadi High Street	10 mins



Actual Image

Commute less, live more

When all major employment hubs in West Pune & PCMC are just a drive away from where you stay, balancing work-play-family becomes a piece of cake. Cut down on precious commute time and focus more on work and home with La Centra.

Near all major Employment Hubs

- | | |
|------------------------|---------|
| 📍 Hinjewadi IT Park | 5 mins |
| 📍 Panchshil IT Park | 5 mins |
| 📍 World Trade Center | 2 mins |
| 📍 PCMC industrial area | 15 mins |



Happening hotspots, happening social life

From daily essentials, shopping centers to malls & multiplexes, the location has it all. With numerous hang-out zones and a spread of quality restaurants offering international cuisines, Tathawade gives you enough reasons to step out right outside your home to indulge in various exciting experiences.

5 mins from Phoenix Marketcity & other malls

📍 Phoenix Marketcity	5 mins	📍 The Social Street	15 mins
📍 Vision One Mall	2 mins	📍 Balewadi High St.	15 mins
📍 David Lloyd Club	5 mins	📍 Decathlon	2 mins
📍 Xion Mall	10 mins	📍 D-Mart	10 mins



Education hub, medical haven

Tathawade is also well-known for being a hotspot for reputed educational institutes, so your kids get the best of education when you stay in this futuristic location. Also, with numerous world-renowned hospitals and multi-specialty clinics nearby, you know you will be in trusted hands in times of emergency or health issues.

Close to Reputed Schools & Colleges

📍 JSPM	0 mins
📍 Indira College	3 mins
📍 DY Patil Institute of Hotel Management	2 mins
📍 Akshara International school	7 mins
📍 Euro Kids School	10 mins

Renowned Hospital Nearby

📍 Golden Care	5 mins	📍 Aditya Birla Memorial	15 mins
📍 LifePoint	8 mins	📍 Ruby Hall Hinjewadi	10 mins
📍 MediPlus Specialty	8 mins	📍 Jupiter Hospital	20 mins
📍 Surya Mother & Child	10 mins		





Mumbai-Pune
Expressway

Lotus Business School

J.S.P.M
College of Engineering

National Highway 48

D.Y. Patil
University

Vision One
Mall

Phoenix
Marketcity

Bhumkar
chowk

Actual Image

Live in West Pune's next hotspot

Emerging as a prime location in West Pune, Tathawade has undergone rapid change over the last 5 years. This fastest-developing location is all set to become a popular residential hub with rapid infrastructure expansion, dense residential developments and numerous upcoming conveniences. Tathawade is slated to become the next residential hotspot in West Pune.

This strategic location is set to become the next Wakad, a dream destination to enjoy the best of connectivity & uncluttered living. With increasing congestion in the preferred locations of Wakad, Baner, Hinjewadi and other neighboring areas, Tathawade is Pune's new epicenter of real estate growth.

Upcoming Developments Nearby



Phoenix Marketcity



World Trade Center



City Pride CBSE School



Metro Connectivity



Hilton Hotel



Indialand Global High Street & Shopping Mall



Panchshil IT Park



PCMC Garden



Artistic Impression

Premium homes curated for a convenient life

Revel in the convenience of smart & spacious homes at La Centra. From marvelous interiors to intricate detailing, feel at home, the moment you step in. Dwell in the serenity of amazing views from our premium residences.

Right from layout planning to premium fittings, the offerings here are all set to uplift your lifestyle to another level. Take a step up & explore the feeling of living it up in your future home, designed for the modern generation.



Spacious homes



Alexa-enabled home
automation



Zero-wastage layouts
with unobstructed views



Homes with ample
ventilation & natural light

Spacious
layouts
with no
dead space

Designed by expert
architects, the
residences are based
on the zero-wastage
concept & maximum
space utilization.



Artistic Impression

Smart home automation features

Discover smart homes equipped with Alexa to allow full control over home appliances with simple voice commands.



Unobstructed cityscapes

The extended balconies attached to every home ensure that you enjoy unobstructed views panned out over a maximum distance.



Actual drone shot

Ample light
& ventilation

With thoughtfully designed orientation, homes here feature unique designs to maximize natural sunlight and optimize wind-flow & ventilation.





Artistic Impression

Innovative architecture for stress-free living

The unique architecture of La Centra emphasizes the verticality of design, using it as the main approach to achieve a seamless view. Life here gives you a bigger perspective of things where quality of living takes center stage. Every square inch of space has been thoughtfully laid out, designed with perfection & optimal efficiency. This user-centric design delivers on all counts with the optimal utilization of space without falling short on functionality.



Every element, even as small as plumbing ducts, has been designed aesthetically



A planted oasis structure with a glass house in the middle for an eco-friendly environment



Larger height of the shopping complex creates the perception of spaciousness



Quality of materials delivers long-term performance and contributes to the overall design



Residence facades are designed to maximize glazing for daylight and views



Full height opening has been designed for lavish vistas



Invest In yourself with 20+ rooftop indulgences

An elevated lifestyle not only means enjoying a standard of living but also consists of you having sufficient time & comfort in every aspect. Every amenity at La Centra is smartly planned in order to provide you with a complete ecosystem for nurturing your passions.

With 20+ amenities, La Centra takes care of all your lifestyle needs, right from fitness to entertainment. Thoughtfully planned to cater to the needs of all age groups, our amenities are exclusively designed for a fun & healthy lifestyle.

To double the fun, all the premium amenities are located on the rooftop. So, it's time to elevate your lifestyle to another level. Enjoy a host of exclusive indulgences at the terrace while soaking in the breathtaking view that the city has to offer.

Designed
for fitness,
fun &
functionality

Yoga/Aerobics/
Meditation area

Gym with modern
equipment & steam
sauna room

Indoor games

Jogging/walking
track

Kids' play area



Artistic Impression

Recreation

Multipurpose hall

Party lounge area

Party lawn

Senior citizen
seating area

Two Jacuzzis
(His & Her)

Gazebo

Kids/Plunge pool

Designer lobby



Artistic Impression

Essentials

Internal paved and concrete roads

Generator backup for common area & passages

Underground and overhead tanks for water storage

Solar water heating system

CCTV cameras for common areas

Fire-fighting system

Premium Quality High-speed Elevators



Artistic Impression



A spark
of elegance
in every detail

At La Centra, every home is curated using the finest-grade materials & fittings that promise a long-lasting performance, offering you a hassle-free lifestyle for years to come. From classic interiors to premium fittings, every detail of the homes has been curated with utmost care, to give you a feeling of living in your dream home at every step.

Modular
kitchen
with
enclosed
balcony

Functional designs
maximized for
comfortable cooking
& enough space for
washing & drying.



Premium
fittings of
reputed
make

Right from kitchen
fittings, electrical
fixtures to sanitaryware,
every element features
a premium brand.



Spacious master bedrooms

Designed to offer
utmost comfort that
allows proper
seclusion and privacy
from the living areas.



Artistic Impression

Well-
planned
living
& dining
areas

Not only spacious but
also functional; for
enjoying family meals
& entertaining party
guests.



Lush interiors with high-end specs



STRUCTURE

- Earthquake Resistant Structure



WALLS

- External & Internal walls in AAC Blocks
- External Sand Faced Plaster
- Internal walls Gypsum finish
- All Ceiling in the Apartment in Gypsum finish



DOORS

- Main Door with Laminate Both Side
- Night latch for Main door
- Internal doors with fixtures
- Video Door Phone



FLOORING

- 2x2 Vitrified tiles flooring for all rooms
- Ceramic anti skid tile flooring for terrace
- Ceramic anti-skid tile flooring for toilet & Enclose Balcony
- Dado tiles up to lintel level in toilets



WINDOWS

- Powder coated Aluminium windows with Mosquito mesh
- Powder coated Aluminium windows for kitchen
- Powder coated Aluminium windows for attached terrace
- All windows with Granite / Marble sills
- M.S. Railing in terraces
- MS safety grills for windows



KITCHEN

- Black granite platform with Stainless Steel Sink
- Dado tiles in kitchen
- Provision for Exhaust Fan
- Provision for water purifier



PAINTING

- Internal: Oil bound Distemper
- External: Acrylic Paint



ELECTRICALS

- Concealed copper wiring
- Modular Switches
- Standard ISI multi strand wires with MCB
- Provision for inverter backup
- AC Points in Living and Master Bedroom
- TV & Telephone Points in Living Room and Master Bedroom
- Washing Machine point in Enclose balcony
- WIFI provision in centre of flat



TOILETS

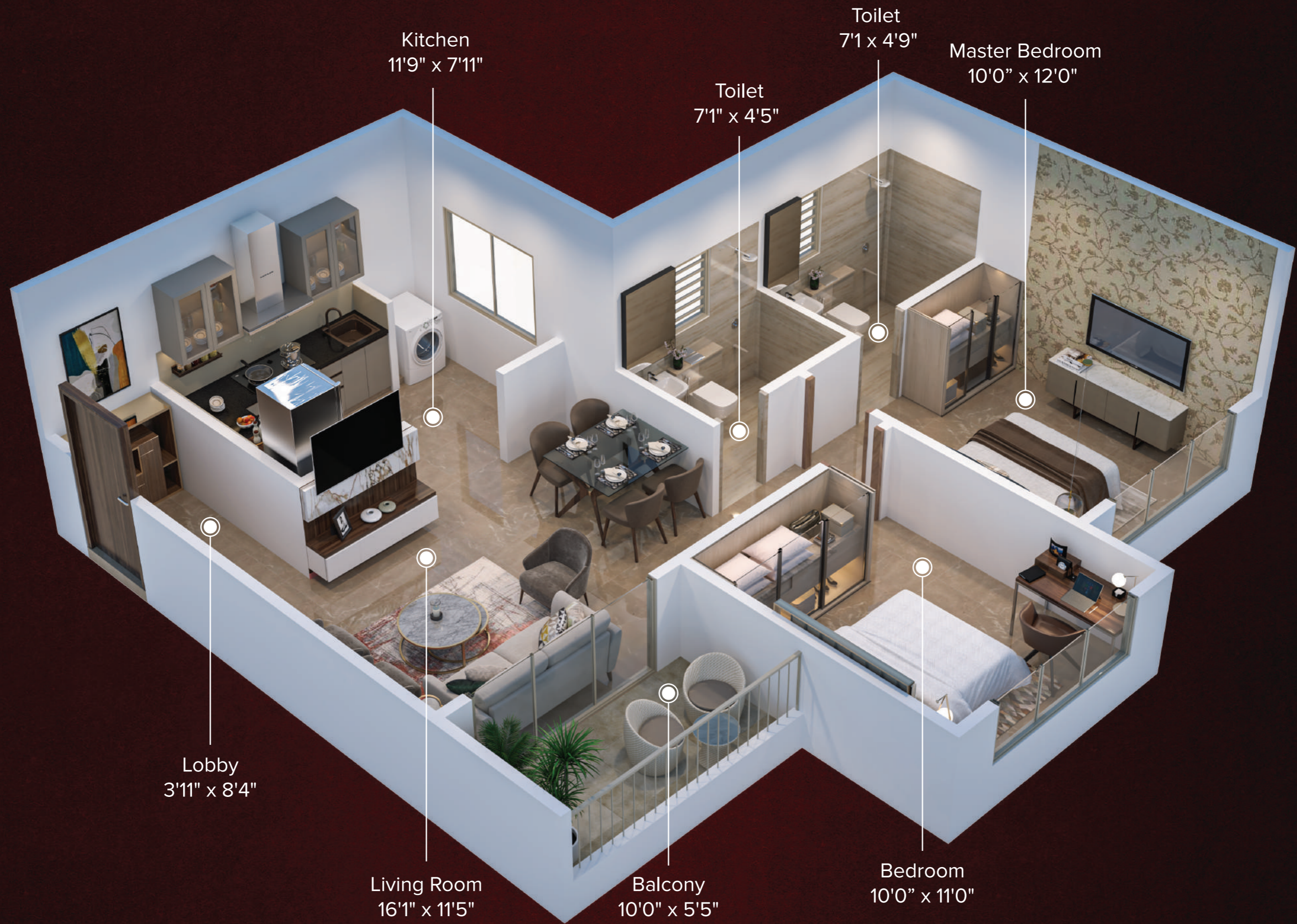
- Concealed plumbing
- Standard make Sanitary ware fittings
- Wall-Hung Commode
- CP fittings Jaquar or Equivalent
- Toilet door with one side laminated with Granite frame
- Diverter
- Provision for Geyser Points in Common Bathroom & Master Bathroom
- Solar water Connection in Master Bathroom
- Provision for Exhaust Fan



ADDITIONAL FEATURES

- Home Automation





Kitchen
11'9" x 7'11"

Toilet
7'1" x 4'9"

Master Bedroom
10'0" x 12'0"

Toilet
7'1" x 4'5"

Lobby
3'11" x 8'4"

Living Room
16'1" x 11'5"

Balcony
10'0" x 5'5"

Bedroom
10'0" x 11'0"



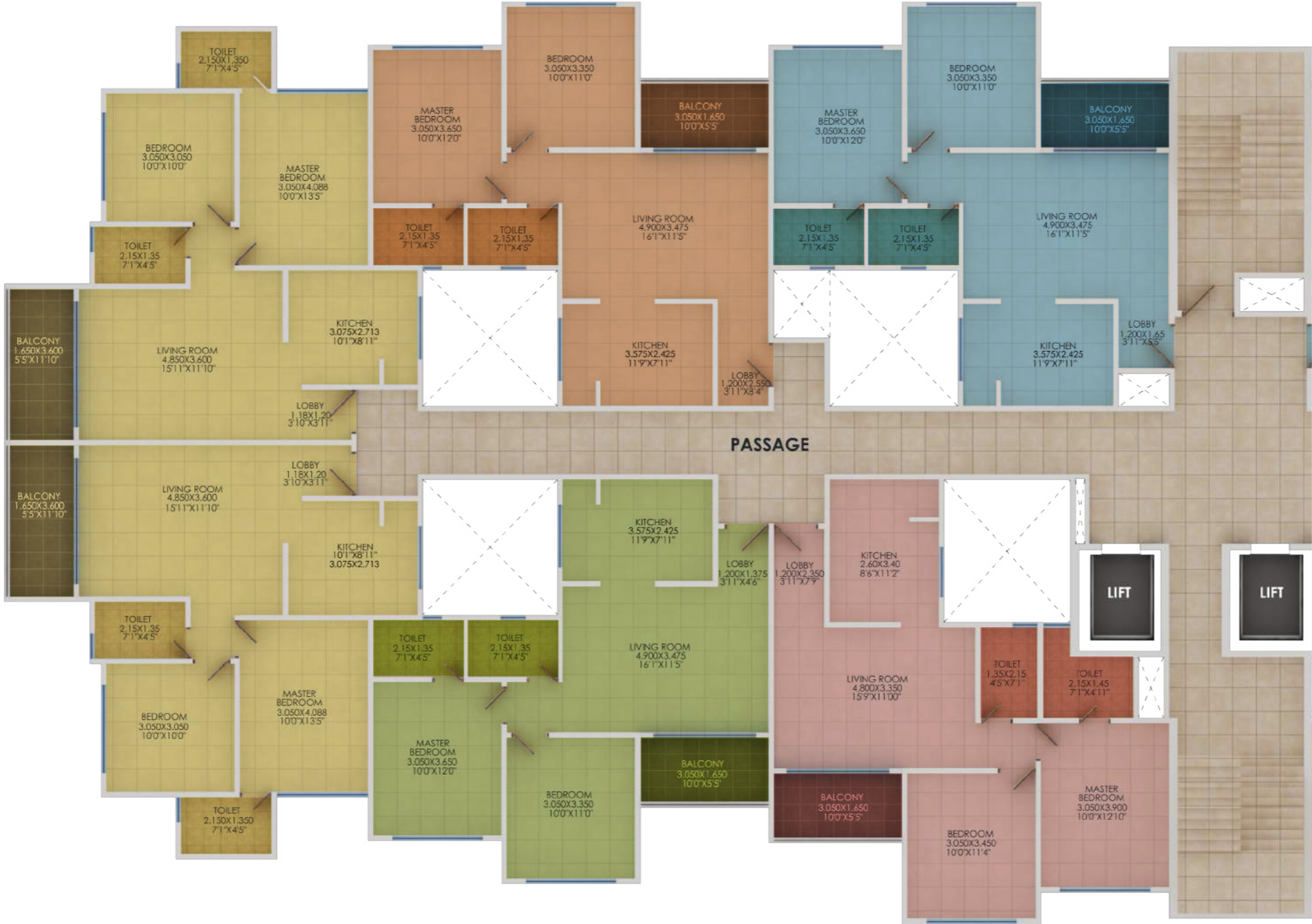
Artistic Impression

Tower 1 - Floor Plan

Flat.No	304	404	504	604	804	904
	1004	1104	1304	1404	1504	1604

Flat.No	305	405	505	605	805	905
	1005	1105	1305	1405	1505	1605

Flat.No	306	406	506	606	806	906
	1006	1106	1306	1406	1506	1606



Flat.No	303	403	503	603	803	903
	1003	1103	1303	1403	1503	1603

Flat.No	302	402	502	602	802	902
	1002	1102	1302	1402	1502	1602

Flat.No	301	401	501	601	801	901
	1001	1101	1301	1401	1501	1601



**TYPICAL FLOOR PLAN
3RD TO 6TH, 8TH TO 11TH,
13TH TO 16TH FLOOR PLAN**



Tower 2 - Floor Plan

Flat.No	307	407	507	607	807	907
	1007	1107	1307	1407	1507	1607

Flat.No	308	408	508	608	808	908
	1008	1108	1308	1408	1508	1608

Flat.No	309	409	509	609	809	909
	1009	1109	1309	1409	1509	1609



Flat.No	312	412	512	612	812	912
	1012	1112	1312	1412	1512	1612

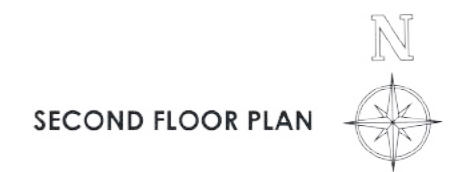
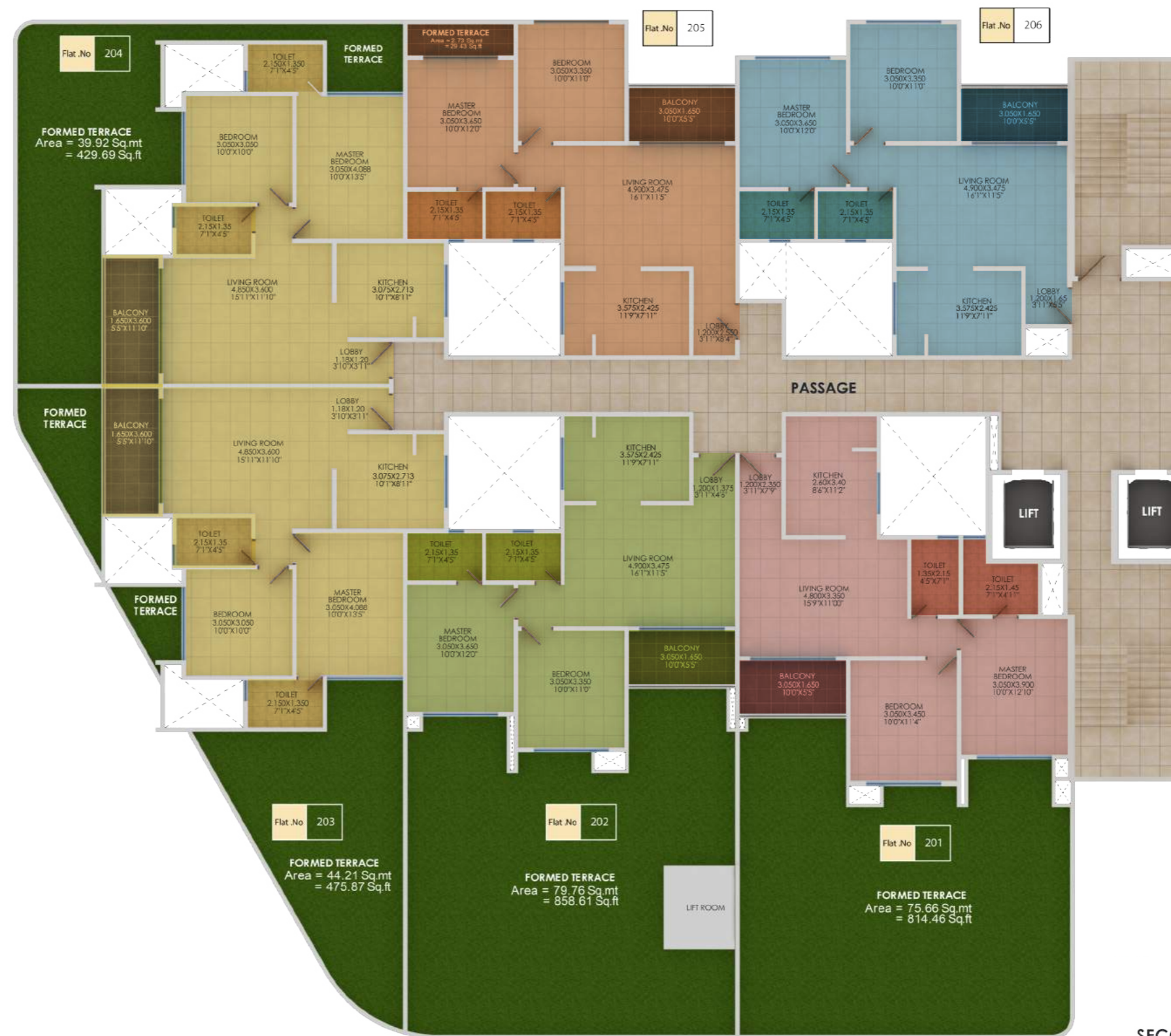
Flat.No	311	411	511	611	811	911
	1011	1111	1311	1411	1511	1611

Flat.No	310	410	510	610	810	910
	1010	1110	1310	1410	1510	1610

**TYPICAL FLOOR PLAN
3RD TO 6TH, 8TH TO 11TH,
13TH TO 16TH FLOOR PLAN**



Tower 1 - Second Floor Plan





Manav Group is well-diversified in the real estate sector & strives to bring intelligence with a touch of belongingness in its every creation. Our vision is to grow & ensure that our customers live happily ever after!

2500+ Happy Families Served

20 Completed Projects

21 LACS+ sq. ft. Area Developed

20 Years of Excellence

6+ Infra Projects



Established in the year 2000, Nagpal Landmarks is a renowned entity in the real estate sector. Our team of distinguished architects and designers strive to consistently create unparalleled residential projects offering the utmost comfort, a high standard of living & competitive pricing.

900 + Happy Families Served


15 Residential Projects Completed

11 LACS+ sq. ft. Area Developed

22 Years of Excellence

05 Commercial Developments

Survey No. 81/4, Tathawade, Next To Ivy League, Tal. Mulshi, Dist. Pune - 411 057.
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 The project has been registered via MAHARERA registration number: P52100034348 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects

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