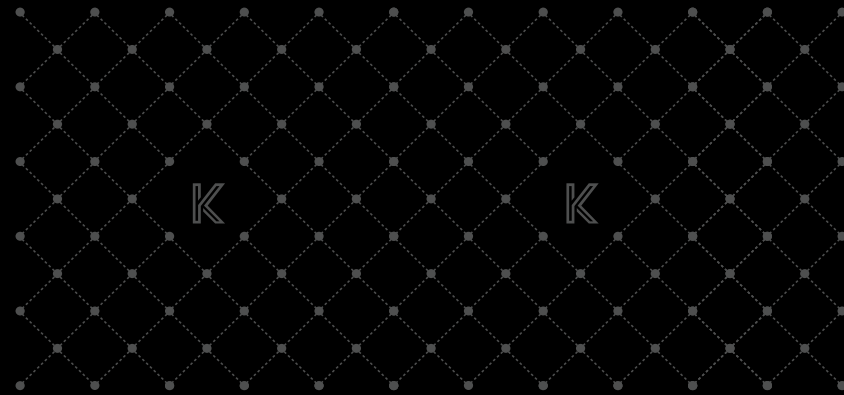


**K**  
**CITY**  

---

**KESHAVNAGAR**



# BETTER *homes*

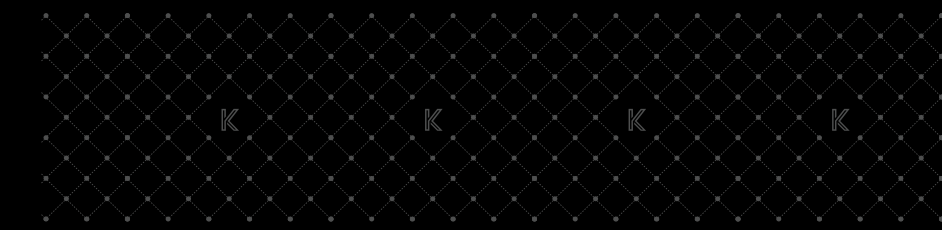
“

“If you do it right, it'll last forever. At K, we believe in doing things right. Perfection is perception, you can reach close to it when you do things in a better way each day.”

*Directors, K City*

”

**CREATING  
BETTER SPACES**  
*that enrich lives*



**K is a philosophy; it is a belief; our belief in Karma.**

We strongly believe what goes around comes around, and therefore, conscious work ethics is our offering.

Our mission is to deliver better homes and better workspaces that profoundly enrich lives. We believe in doing everything a little better than what we did yesterday. We compete with no one but ourselves, setting our benchmarks and working towards redefining them every day. For us, creating residences, offices, and showrooms isn't enough; we aim to build ecosystems that are responsive to the constantly evolving needs of modern human society. Designing and building mindfully crafted spaces is more than a promise for us; it is our most sacred oath, the foundation upon which K is built.

**With the solid foundation, K stands tall on  
4 pillars of core values that set us apart.**

**BETTER** | **BETTER**  
*designs* | *build quality*

**BETTER** | **BETTER**  
*experience* | *transparency*

***Welcome to K!***





**K**  
**CITY**  
KESHAVNAGAR

## **TASTEFULLY CURATED** *outdoor lifestyle*

Being the creators of residences and every element surrounding them, we don't just offer luxuries but also understand the true essence behind a happy life. We step up and design homes that go beyond standard offerings and give you something that you might not have deemed important but now can't imagine a life without.

At K City, we have brought to you a lifestyle embedded with fresh environs and leisures that take you closer to natural elements; so that you can cherish an unblemished bliss without losing the urban convenience.

**The brilliant lifestyle at K City lets you explore better features:**

**WORK FROM HOME**  
*flexible use of space*

**DISCREET**  
*car parking*

**SAFE AREAS**  
*for play*

**A VARIETY OF ROOMS**  
**WITHIN THE HOUSE**  
*that optimize views*



# MASTER *planning*



\*Artistic impression

- ① Party Lawn
- ② Kids Play Area
- ③ Amphitheatre
- ④ Badminton Court
- ⑤ Club House
- ⑥ Gazebo
- ⑦ Festive Plaza
- ⑧ Futsal Court

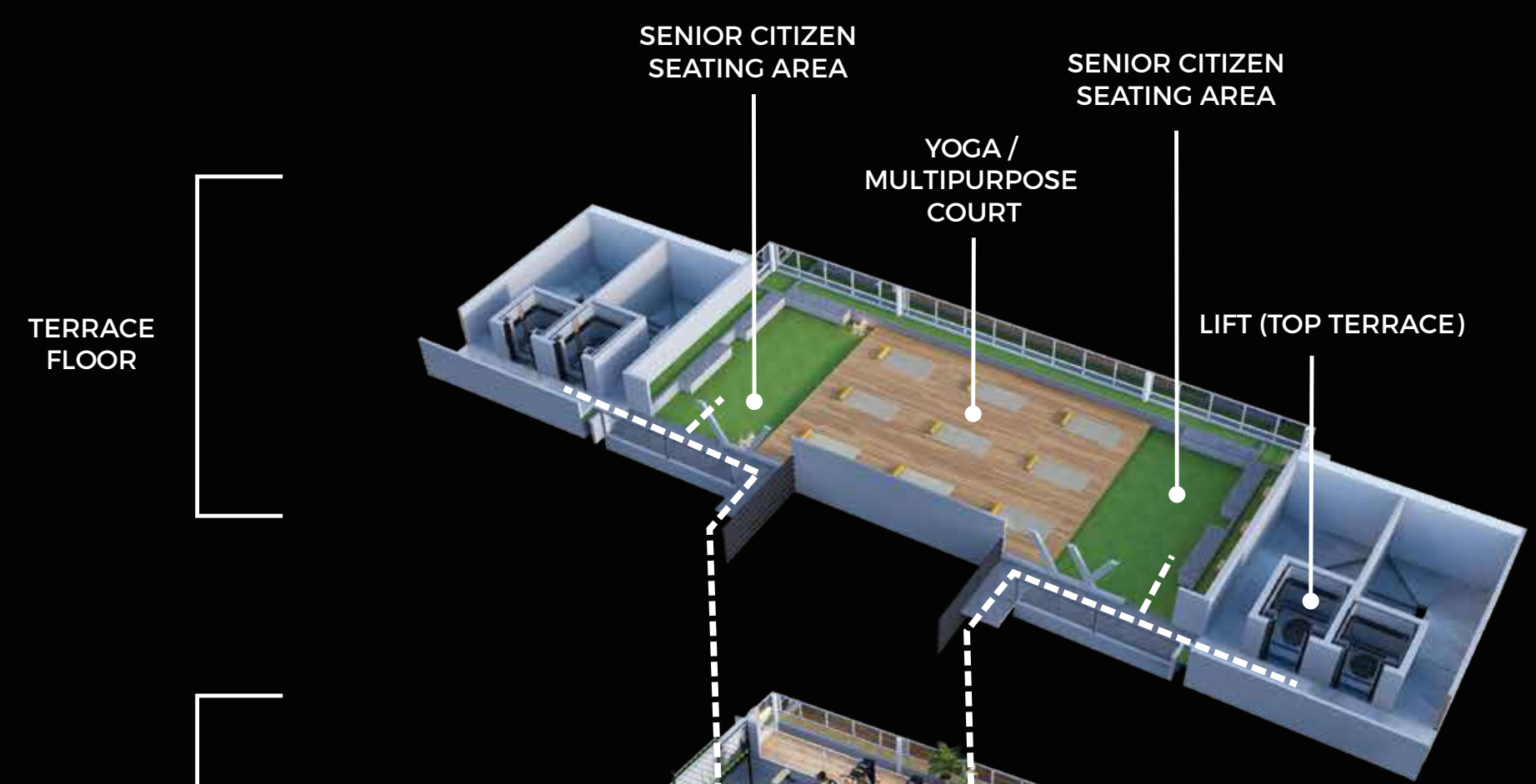
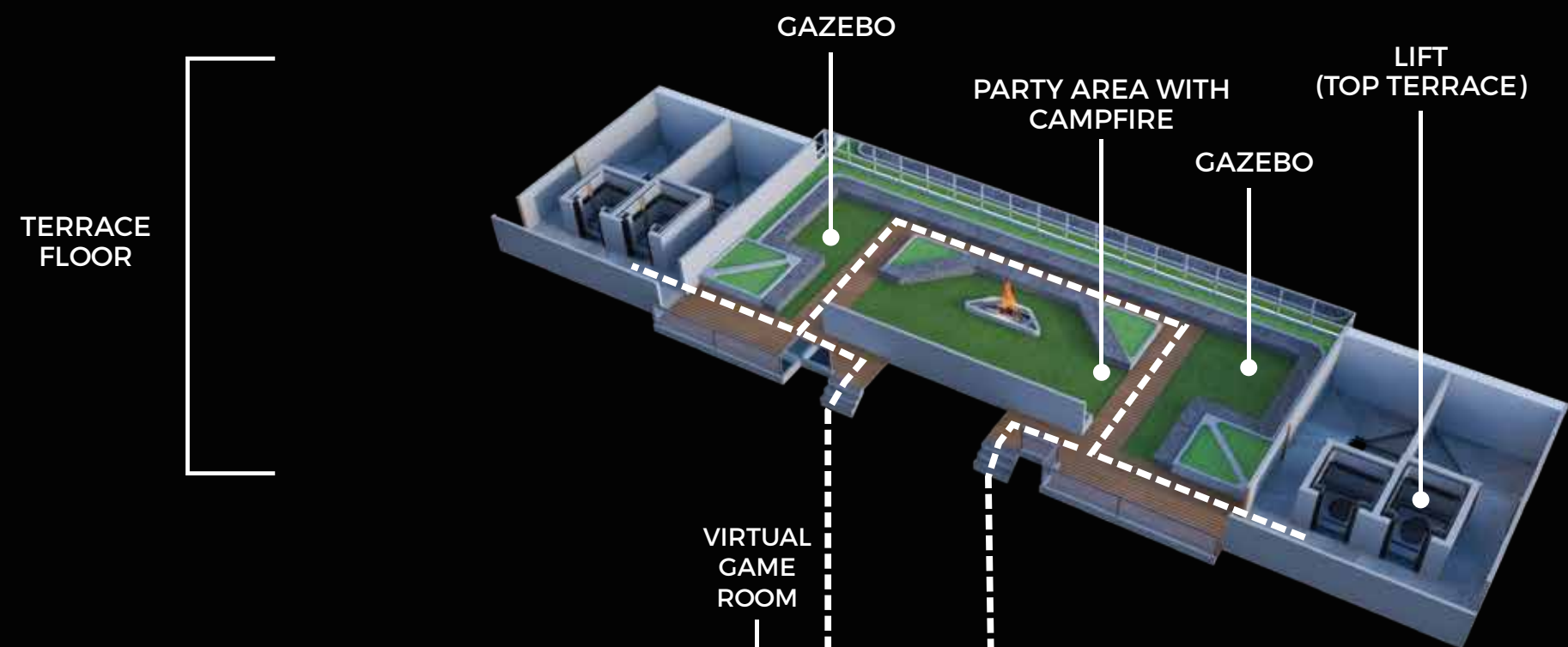
## SKY LOUNGE 1

- Infinity Pool
- Baby Pool
- Outdoor Gym
- Cafeteria
- Indoor Gymnasium
- Senior Citizen Seating
- Yoga Area
- Multipurpose Court

## SKY LOUNGE 2

- Kids Play Area
- Musical Garden
- Virtual Game Room
- Indoor Game Room
- Library / Co-working Space
- Toddler Play Area









Artistic impression

**A WONDERFUL WORLD OF**  
*unbound breezes*

The life at K City goes even beyond the residences crafted with finesse.

The leisures are focused on bringing forth a way of life blessed with nature's zest and enlivening environs. The features at K City have been designed to bring you a multitude of sports amenities to rekindle your love for an active lifestyle.





**CHERISH THE CITYSCAPE WITH**  
*infinity pool*





**AFFLUENT ENVIRONS AROUND**  
*luxurious facilities*





**SINGLE  
TAKEN  
AT THE  
GYM**  
DON'T HAVE TO TAKE YOUR SHIT

ULTIMATEDECK

ULTIMATEDECK

ULTIMATEDECK

MATRIX

**A PURSUIT OF**  
*healthy life*





A MATCHLESS VARIETY OF  
*indoor games*



## AMENITIES



### K-SOCIAL LIFESTYLE

- Club House
- Party Lawn
- Senior Citizen's Park
- Festival Plaza
- Amphitheatre and Sit-outs
- Multipurpose Hall
- Musical Garden
- Children's Play Area
- Toddler's Play Area
- Indoor Games - Table Tennis, Carrom, Billiards, Foosball, Chess
- Library
- Virtual Games Room
- Party Area with Campfire
- Multipurpose Court
- Gazebo



### K-HEALTHY LIFESTYLE

- Infinity Swimming Pool
- Health Bar
- Gymnasium
- Yoga Area
- Open Gym
- Group X Studio



### K-ADDED LIFESTYLE

- Children's Crèche
- Work Stations
- WiFi in all Common Areas
- Smart Security Systems
- Decorative Entrance Gate with Security Cabin



### K-ATHLETIC LIFESTYLE

- Badminton Court
- Basketball Court
- Futsal Court



### K-SUSTAINABLE LIFESTYLE

- Sewage Treatment Plant
- Organic Waste Composting Machine
- Generator Back-up for Common Areas and Lifts

## SPECIFICATIONS

- Sand Finish External Plaster
- Gypsum Finish Internal Walls
- AAC Blocks Masonry
- Vitrified Tiles in Living Room, Bedrooms & Kitchen
- Designer Tiles in Bathrooms
- Vitrified 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
- Granite Window Sill
- Concealed Copper Wiring
- Electrical Switches of Good Quality
- Television Point with DTH Connection in Living Room & Master Bedroom
- AC Point in Living Room & Both Bedrooms
- Provision for Inverter Point
- Plastic Finish Paint for Interior Walls
- Semi Acrylic Paint for Exterior Walls
- Provision for WiFi
- VDP with Intercom
- UPVC Windows with Mosquito Mesh





**A PANORAMIC VIEW OF**  
*an all-encompassing life*





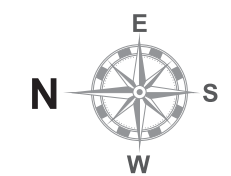
## PROXIMITIES

- Orbis School 4 mins.
- Eon IT Park 16 mins.
- Amanora Park Town 9 mins.
- Columbia Asia Hospital 10 mins.
- Phoenix Market City 18 mins.
- Noble Hospital 15 mins.
- Chandan Nagar Police Station 13 mins.





**BUILDING A, B & C**  
*Refuge Floor Plans*



MAHARERA No.: P52100026909  
<https://maharera.mahaonline.gov.in>

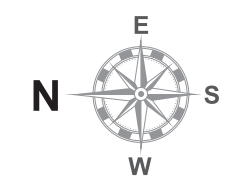
**AREA STATEMENT**

TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	701, 1201	63.17	679.96	6.93	74.59	70.10	755
2 BHK	702, 1202	63.17	697.96	6.93	74.59	70.10	755
3 BHK	703, 1203	84.78	912.57	6.93	74.59	91.71	987
3 BHK	704, 1204	84.78	912.57	6.93	74.59	91.71	987





**BUILDING A, B & C**  
*Typical Floor Plans*



MAHARERA No.: P52100026909  
<https://maharera.mahaonline.gov.in>

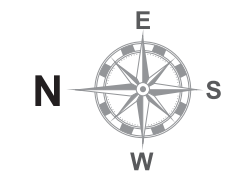
**AREA STATEMENT**

TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301	63.17	679.96	6.93	74.59	70.10	755
2 BHK	202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302	63.17	697.96	6.93	74.59	70.10	755
3 BHK	203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303	84.78	912.57	6.93	74.59	91.71	987
3 BHK	204, 304, 404, 505, 604, 804, 904, 1004, 1104, 1304	84.78	912.57	6.93	74.59	91.71	987





**BUILDING A, B & C**  
*First Floor Plans*

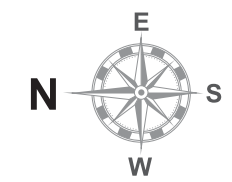


MAHARERA No.: P52100026909  
<https://maharera.mahaonline.gov.in>

**AREA STATEMENT**

TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TERRACE AREA		TOTAL CARPET AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	101	63.17	679.96	6.93	74.59	24.16	260	94.26	1015
2 BHK	102	63.17	679.96	6.93	74.59	24.16	260	94.26	1015
3 BHK	103	84.78	912.57	6.93	74.59	28.66	308	120.37	1296
3 BHK	104	84.78	912.57	6.93	74.59	28.66	308	120.37	1296





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<https://maharera.mahaonline.gov.in>

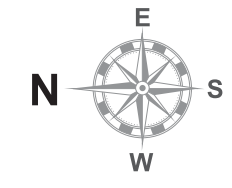
**AREA STATEMENT**

TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	701, 1201	63.17	679.96	6.93	74.59	70.10	755
2 BHK	702, 1202	63.17	697.96	6.93	74.59	70.10	755
3 BHK	703, 1203	84.78	912.57	6.93	74.59	91.71	987
3 BHK	704, 1204	84.78	912.57	6.93	74.59	91.71	987





**BUILDING D, E & F**  
*Typical Floor Plans*



MAHARERA No.: P52100031361  
<https://maharera.mahaonline.gov.in>

**AREA STATEMENT**

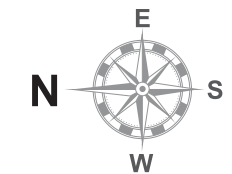
TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301	63.17	679.96	6.93	74.59	70.10	755
2 BHK	202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302	63.17	697.96	6.93	74.59	70.10	755
3 BHK	203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303	84.78	912.57	6.93	74.59	91.71	987
3 BHK	204, 304, 404, 504, 604, 804, 904, 1004, 1104, 1304	84.78	912.57	6.93	74.59	91.71	987

PLEASE NOTE: D & E building have a sky lounge and the floor plan for the 13th floor will hence be slightly different.





**BUILDING D, E & F**  
*First Floor Plans*



MAHARERA No.: P52100031361  
<https://maharera.mahaonline.gov.in>

**AREA STATEMENT**

TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TERRACE AREA		TOTAL CARPET AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
2 BHK	101	63.17	679.96	6.93	74.59	24.16	260	94.26	1015
2 BHK	102	63.17	679.96	6.93	74.59	24.16	260	94.26	1015
3 BHK	103	84.78	912.57	6.93	74.59	28.66	308	120.37	1296
3 BHK	104	84.78	912.57	6.93	74.59	28.66	308	120.37	1296





BETTER HOMES

## UNIQUE SPACES

Founded by Sumit Tayal, Unique Spaces is emerging as the foremost name in the Real Estate landscape in Pune. Having delivered more than 1000+ residential apartments and commercial spaces, Unique Spaces is a known name in the Real Estate segment. With a strong foundation to deliver the best of quality and reliability backed by realistic commitments to their customers and implementation of best company practices, the seasoned team at Unique Spaces has strived to create and maintain the best work environment to offer you a superlative experience. Unique Spaces teams with the best architects and consultants to deliver a product that not only meets expectations but also surpasses them! Unique Spaces builds homes that create safety and harmony with unique lifestyles and spaces.

## SKYRISE BUILDCON

Formerly known as Agarwal Constructions, the Group has developed projects in Chandan Nagar, Vishrantwadi, Tingre Nagar, Lohegaon, and Dighi. Later the company expanded and changed the name to Skyrise Buildcon to give their business a corporate identity. Skyrise Buildcon is committed to delivering infinite possibilities with sensibly designed homes.

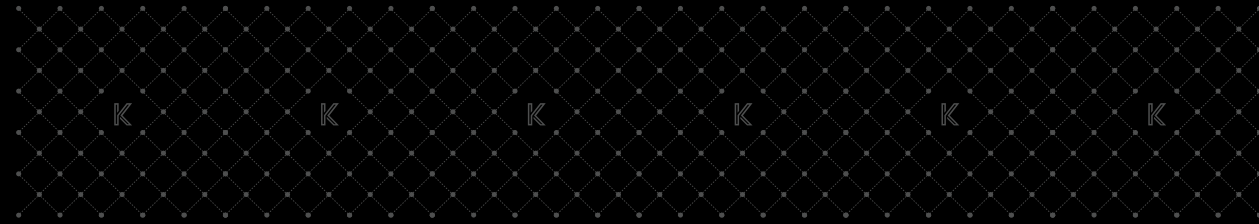
## TRIAA

Triaa was founded by Mr. Shyam Goel, a veteran in the field of development and construction for over 30 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 a customer-centric approach along with a sound 'value for money' philosophy. At Triaa, corporate governance & ethically backed policies are implemented through an experienced, professionally qualified team. As a customer, you can rest assured that you have made the right choice by deciding to be among the proud owners of our projects.

## AHURA BUILDERS

Ahura is a well-established property development group with a wide range of residential and commercial projects completed in the city of Pune. Mr. P. A. Inamdar and Mrs. A. P. Inamdar laid the foundation of the company in 1977. Today, almost four decades later, Ahura has built and maintained a reputation as a customer-focused organization with a dedication to delivery and excellence in engineering to give them top of mind recall in people's minds as the best builders in Pune.





## COMPLETED PROJECTS

- **GOODWILL UNIQUE ZEST COUNTY**, Lohegaon
- **CASTLE ROYALE**, Lohegaon
- **AEROPOLIS**, Lohegaon
- **GOODWILL 24**, Lohegaon
- **SWAROOP ENCLAVE**, Parvati
- **UNIQUE PROSPERO**, Lohegaon
- **AUGUSTA**, Kharadi
- **EKAIKA**, Kharadi
- **GOODWILL PALLETE**, Ravet
- **UNIQUE LIFESTYLE**, Wagholi
- **GOODWILL NIRMITI**, Lohegaon
- **ABHILASHA**, Lohegaon
- **TRIAA HILLOME**, Lohegaon
- **TRIAA PRINCETOWN**, Shikrapur
- **POLARIS**, Hadapsar
- **PUNYAVASTU**, Alandi
- **SAACHEE ERA**, Moshi

## ONGOING PROJECTS

- **K VILLE**, Kiwale
- **K TOWN**, Kiwale
- **SHUBH GATEWAY**, Viman Nagar
- **GOODWILL BREEZA**, Dhanori

### K-Town

The project of 2, 2.5, 3 & 4 BHK lifestyle homes lets you enjoy a premium lifestyle along with seamless connectivity.

Location: Kiwale, Pune

Possession: 2024 onwards

### K-Ville

The project brings together the ideal mix of lifestyle, connectivity, luxury and openness in one place to give you the taste of a fulfilling life.

Location: Kiwale, PCMC

Possession: 2022 onwards

### K-Pune

The project of lavish and opulent 3 & 4 BHK homes and premium quality amenities is a stylish extension of a dream lifestyle.

Location: Bavdhan, Pune

### K coming soon to Punawale



\*Artistic impression



\*Artistic impression



### CREDITS

DESIGNING ARCHITECT  
SPACE CRAFT ASSOCIATES

LIASONING ARCHITECT  
AR. HIRAK SHAH

MEP CONSULTANT  
SKYLINE CONSULTANTS

RCC CONSULTANT  
SUBHASH TAYAL

LEGAL ADVISOR  
ADV. SANJAY AGARWAL

3D & MEDIA CONSULTANT  
SQUARE ONE

### SITE ADDRESS

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### CORPORATE ADDRESS

Fourth Floor, C- 401 A, City Bay, Boat Club Road, Pune - 411001

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MAHARERA No. P52100026909 | P52100031361

DESIGNED & EXECUTED BY

**UNIQUE**  
SPACES  
BUILT TO DIFFER

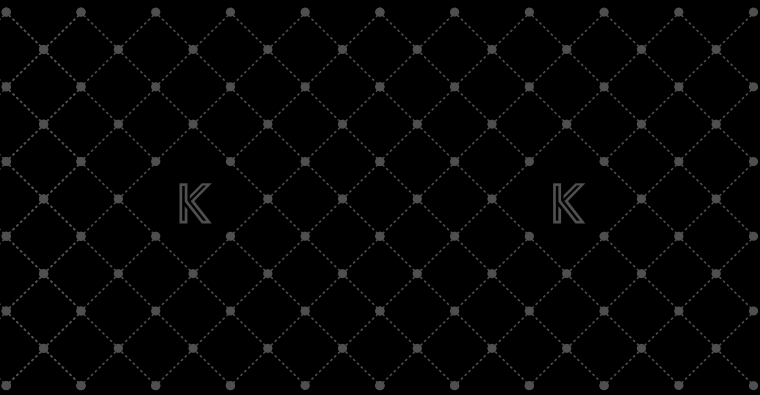
**TRIAA**

**SKYRISE**  
BUILDCON

IN PARTNERSHIP WITH

**AHURA**





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BETTER HOMES

