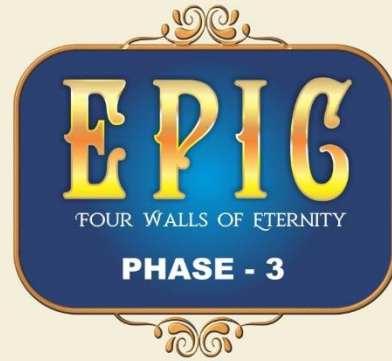


THE ADDRESS OF JOY



EXCLUSIVE 2 BHK SMART HOMES  
@ WAGHOLI





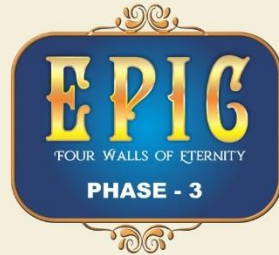
THE  
ADDRESS  
OF JOY



EXCLUSIVE 2 BHK SMART HOMES  
@ WAGHOLI



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## EVERYTHING YOU NEED TO LIVE A LIFE LARGER THAN LIFE IS HERE, AT EPIC.

An endless expanse of luxurious, airy, well lit and contemporarily designed homes and offices separated only by a moment, as they are built in the same kingdom; the environs of EPIC are well planned to ensure completely privacy for the home-owners, and absolute power to the office-owners. You can be at home when needed to spend time with the family, or to just relax. You can conduct bussiness with the best commercial amenities and infrastructure at your beck and call.



EPIC - THE PRIDE OF OWNERSHIP.





## GET YOUR OWN MASTER SUITE.

Every brick of the walls at EPIC has been laid with the utmost care and attention to the needs of a fast moving, rapidly evolving, increasingly successful life – the homes here have been designed to become symbols of pride, luxury, faith in oneself and prosperity.



# LAYOUT PLAN



# 2 BHK



CARPET AREA 654 SQ.FT.

1. LIVING ROOM	10'0" X 15'7"
2. BALCONY	7'11" X 6'3"
3. KITCHEN	9'0" X 7'9"
4. UTILITY	3'3" X 7'9"
5. C. BEDROOM	10'0" X 11'2"
6. COMMON BATHROOM	4'1" X 6'5"
7. MASTER BEDROOM	10'0" X 11'8"
8. BATHROOM	7'1" X 3'11"
9. BALCONY	10'0" X 2'11"

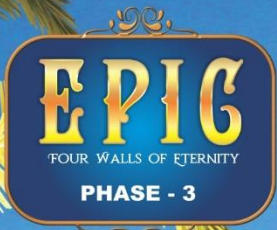
# 2 BHK



CARPET AREA 639 SQ.FT.

1. LOBBY	3'11" X 4'4"
2. LIVING ROOM	10'0" X 14'8"
3. BALCONY	9'10" X 6'3"
4. KITCHEN	9'10" X 8'0"
5. UTILITY	4'3" X 4'11"
6. C. BEDROOM	10'0" X 11'0"
7. COMMON BATHROOM	4'1" X 6'3"
8. MASTER BEDROOM	12'0" X 10'0"
9. BATHROOM	4'3" X 7'0"





A PRIVILEGED LIFESTYLE





# AMENITIES

## FITNESS & ACTIVITY

- Gymnasium
  - Open Gym
  - Club House
  - Multipurpose Hall
  - Pool Deck
  - Swimming Pool
  - Shower & Washroom
- 

## GAMES AND UTILITIES

- Jogging Track
  - Indoor Games Facility
  - Multipurpose Party Lawn
  - Children Play Area
- 

## ECO- FRIENDLLINESS

- Proper Air Circulation
- Ro/ Drinking Water Plant
- Water Softening Plant

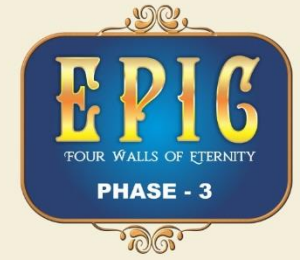
## CONVENIENCE

- Fully Designed Landscape
  - Wide Internal Trimix Concrete Road
  - Convenience Shopping
  - Genset Back Up For Common Area
  - Pergolas With Benches
  - Water Conservation Through Drip Irrigation System For Plants
  - Overhead And Under Ground Water Tank
  - CCTV Surveillance
- 

## SAFETY AND SECURITY

- First Aid Provision
  - Fire Fighting System
  - Pipe Gas Network System  
Provision for MNGL
- 

- Rain Water Harvesting
- Solar Water Heating System



## SPECIFICATIONS

### STRUCTURE

- Earthquake resistant RCC frame

### PLASTER

- Internal Gypsum finish
- External wall with sand faced plaster

### WINDOW

- Aluminum powder coated sliding windows
- Larger window for better air circulation, ventilation and view
- Granite / Marble window sill

### KITCHEN

- Granite top kitchen platform with ss sink and glazed tile dado
- Provision for exhaust fan
- Dry balcony attached to kitchen with provision for washing machine
- Provision for drinking water tap

### ELECTRICAL

- Concealed electrical point with copper wiring, with fire resistant cabling
- Telephone and tv point
- Each apartment with ELCB / MCB for safety
- AC point in master bedroom

### DOORS

- Granite door frames for toilet doors
- Both side laminated all doors with accessories
- Sliding door for balcony / sitout / dry balcony

### PAINTING

- Internal OBD for entire flat
- External acrylic paint for entire building

### PLUMBING

- Jaquar / Equivalent fittings in toilet & kitchen
- Concealed plumbing with hot and cold mixer in both toilet
- Solar water heating system in master toilet only
- Water tap in dry balcony

### FLOORING

- Anti skid ceramic flooring in terrace & bathroom
- 2\*2 Vitrified flooring in entire flat with skirting

### LIFTS

- Automatic door elevators 2 lift ( stretcher & passenger )

# TYPICAL FLOOR PLAN



## NOTES

1. FLAT AREA AS PER MAHARERA
2. ENCLOSED BALCONY DIMENSION MENTIONED
3. THE FURNITURE LAYOUT DISPLAYED IN THE FLOOR PLANS ARE INDICATIVE IN NATURE AND ARE NOT INCLUDED IN ACTUAL APARTMENT. THE CLIENT CAN CONSULT AN INTERIOR DESIGNER AS PER HIS PREFERENCE FOR DESIGNING HIS OWN FURNITURE LAYOUT.
4. THE DIMENSIONS OF THE UNIT AS MENTIONED ARE FROM BAE WALL TO BARE WALLS.
5. ALL THE AREAS OTHER THAN CARPET AREAS ARE MENTIONED FOR ILLUSTRATION PURPOSE ONLY
6. ALL DIMENSIONS ARE FROM UNFINISHED SURFACES AND INCLUDING ENCLOSED BALCONY
7. SALE OF APARTMENT IS ON RERA CARPET ONLY
8. LOCATION OF DOORS, WINDOWS/ VENTILATORS ARE SUBJECT TO CHANGE
9. LOCATION OF SANITARY FITTINGS ARE SUBJECT TO CHANGE



FLAT NO.	TYPE	CARPET AREA (SQ.M)	BALCONY AREA (SQ.M)	TERRACE AREA (SQ.M)	TOTAL AREA (SQ.M)	CARPET AREA (SQ.FT)
1, 4, 5, 8	2 BHK	51.75	7.65	0.00	59.40	639
2, 3, 6, 7	2 BHK	53.48	7.30	0.00	60.78	654



## KEY DISTANCES

### SHOPPING MALL

- STAR BAZZAR - 0.5 KM
- RELIANCE MALL - 1.3 KM
- VEGITABLE MARKET(MANDI) - 0.5 KM
- SEASONS MALL - 10 KM
- PHOENIX - 8 KM
- MAGARPATTA - 11.6 KM



### HOSPITAL & LABS

- LIFE LINE - 300 MTRS
- IMAX - 500 MTRS
- DIGINITY 9 - **IN OUR CAMPUS**
- PETALS WOMAN & CHILD CARE CLINIC - **IN OUR CAMPUS**
- RAINBOW CHILD CLINIC - **IN OUR CAMPUS**



### IT PARK

- EON SEZ IT PARK KHARADI - 6.8 KMS
- MAGARPATTA CITY - 12 KM
- COMMERZONE IT PARK YERWADA - 13 KM



### TEMPLE

- WAGHESHWAR MANDIR - 2 KMS



### ENTERTAINMENT

- PVR - 8 KMS



### INDUSTRIAL ZONE

- SANASWADI MIDC - 18 KMS
- RANJANGAON (Five Star) MIDC - 36 KMS



### HOTELS

- HOTEL RADISON BLUE - 7 KM
- HOTEL WESTIN - 11.8 KM



### TRANSPORT

- BUS STATION - 240 MTRS



### SCHOOLS AND COLLAGES

- JSPM ENGENIRING - 1.5 KM
- BJS - 1 KM
- LEXICON INTERNATIONAL SCHOOL - 1 KM
- SANSKRITI SCHOOL - 1 KM
- JSPM SCHOOL - 1.5 KM



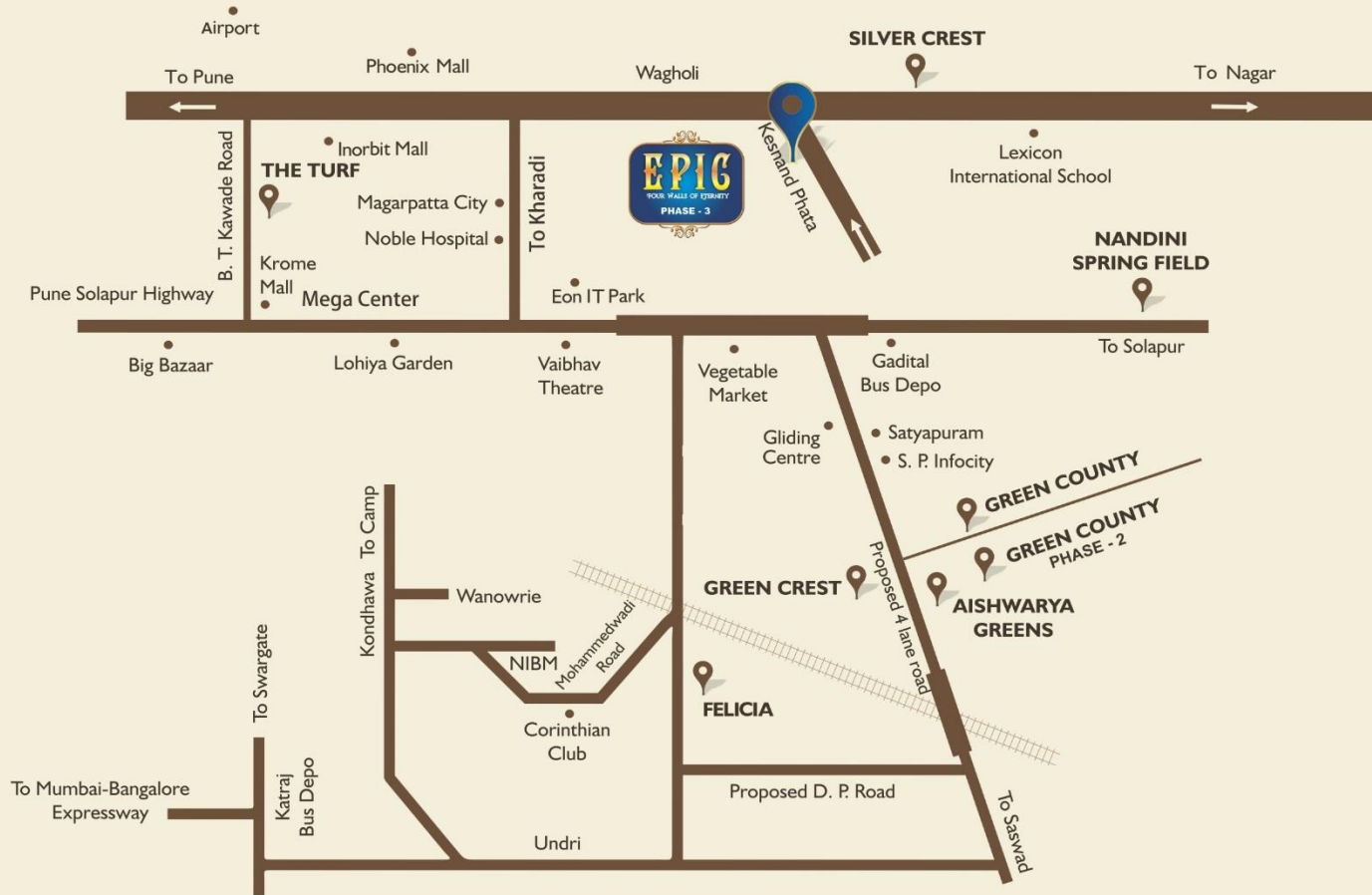
- RAILWAY STATION - 15 KMS



- AIR PORT - 8.5 KMS



# LOCATION MAP



## COMPLETED PROJECT



Green Crest, Phursungi



City Square, Shivajinagar



Felicia, Hadapsar



Silver Crest, Wagholi



Green County Phase -1, Phursungi



Aishwarya Greens, Phursungi



Green County Phase-2, Phursungi



Eastwoods, Vimannagar



Epic, Wagholi (Phase I & II)



The Turf, BT Kawade Road



Mount Unique Residences, Baner



Diamond Crest, Wagholi

A Project By



A Joint Venture With



## SHIVSAGAR PROMOTERS & DEVELOPERS

**Office Address :** 8th floor, City Square behind Rahul Cinema, Next to Zenith Complex, Shivaji Nagar, Pune - 411005.

**Tel.:** 020 25535502 / 020 25535903, **Email:** info@f5realtors.com

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**Site Address:** Gat No. 1101 & 1102 Kesnand Phata, Kesnand Road, Wagholi, Pune - 412 207.

**Mob:** +91 77 698 12000 / +91 98 508 12000

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