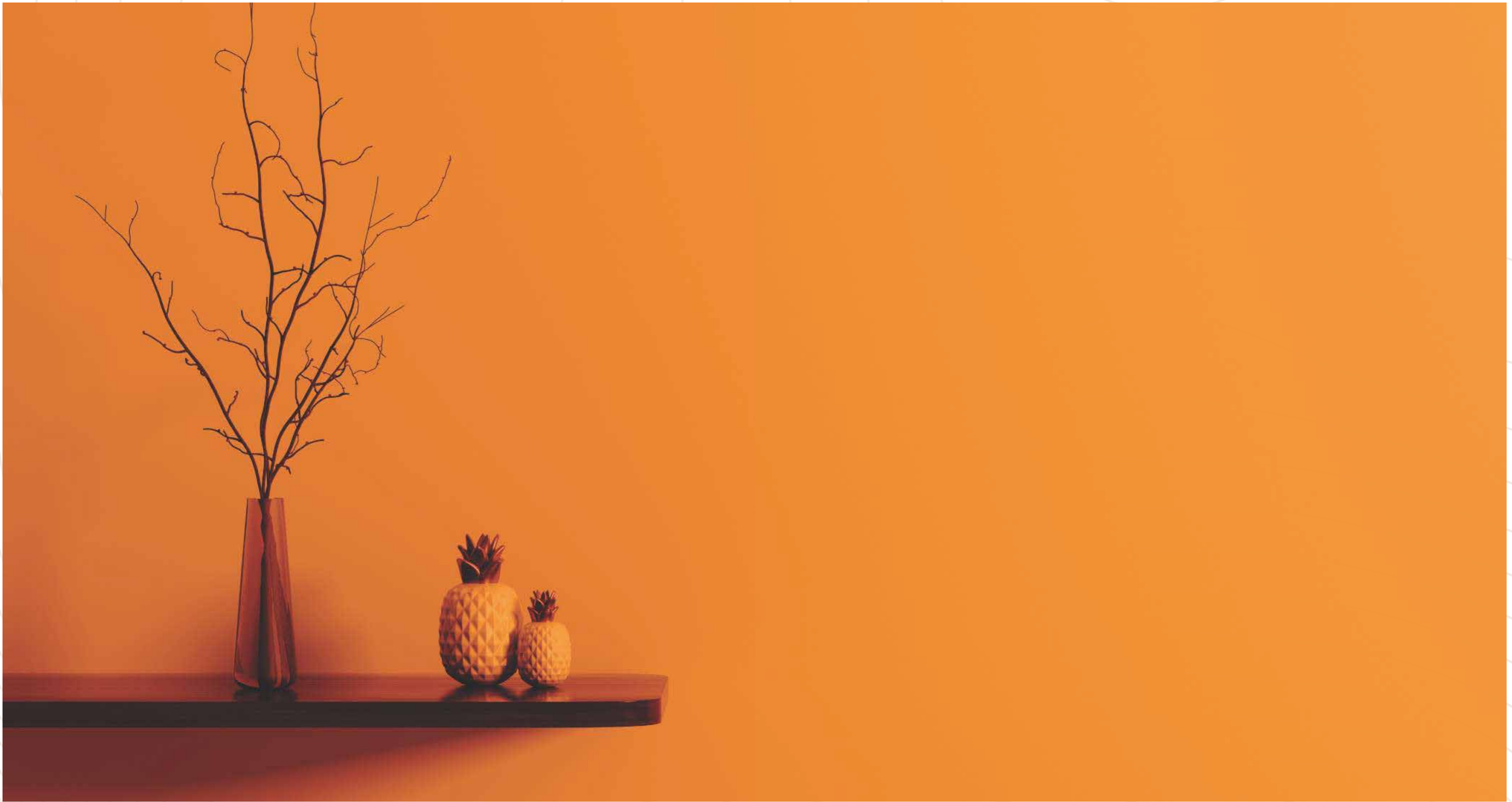


GANGA
SE||RIO
KHARADI

CREATION
MEETS AMBITION



Representative Image

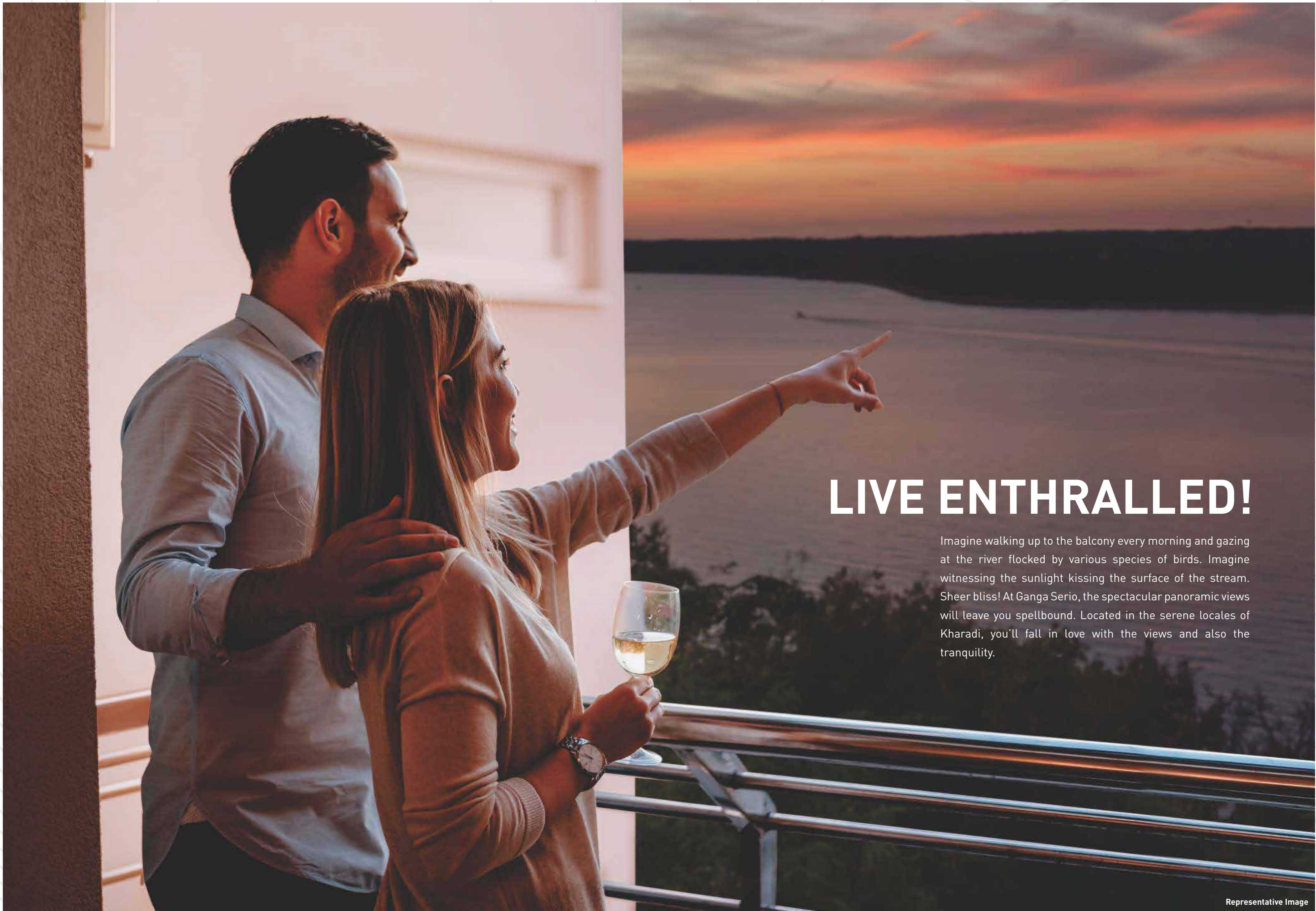
LIVE MAGNIFICENT!

Imagine a home that reflects your status. A home that echoes grandeur. A home that opens up a world of possibilities. Extravagant in every sense of the word, Ganga Serio brings an ensemble of ambitious apartments that will augment your living quotient. Be stunned by the glory the moment you step inside. Let the homes transform your living experience forever.

LIVE DELIGHTED!

With beautiful landscaping, amenities podium and the river, you can enjoy uninterrupted views from any of the 23 storeys.





LIVE ENTHRALLED!

Imagine walking up to the balcony every morning and gazing at the river flocked by various species of birds. Imagine witnessing the sunlight kissing the surface of the stream. Sheer bliss! At Ganga Serio, the spectacular panoramic views will leave you spellbound. Located in the serene locales of Kharadi, you'll fall in love with the views and also the tranquility.



LIVE EXCITED!













All work and no play can make the day lackluster. Add a spark to your monotonous routine. Kickstart your day at the gym or indulge in a game of Table Tennis with your neighbours. With an assortment of amenities coupled with a lot of leisure time, your life will be packed with excitement.

LIVE SOCIABLE!













How about inviting your neighbours for a barbeque party? How about watching a football match with your Ganga Serio friends at your home? You'd be delighted to find residents who share the same interests as you. So go ahead and make new friends at your new home. A like-minded community of residents awaits you.



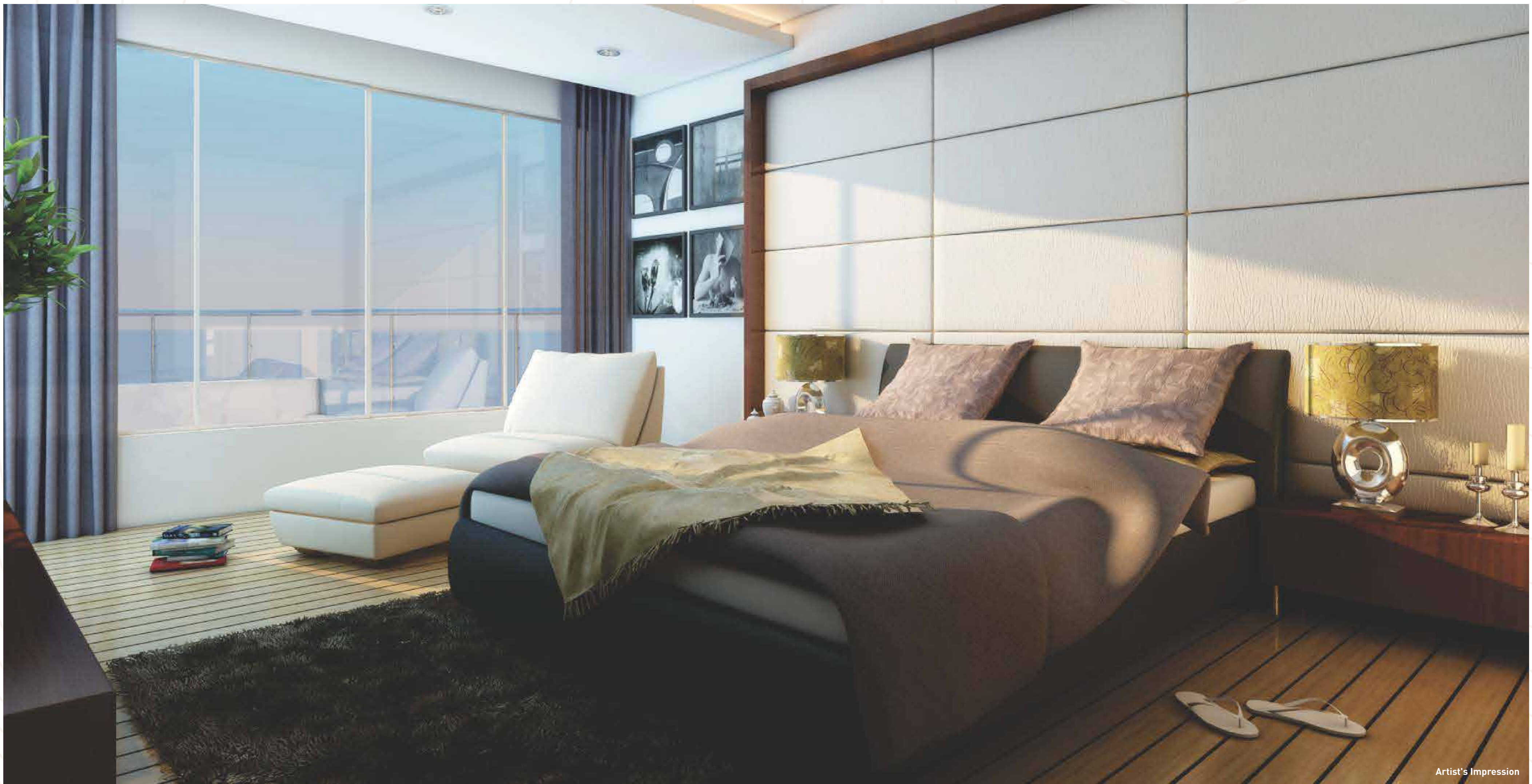
AMENITIES

-  Entrance Plaza
-  Party Lawn
-  Half Basketball Court
-  Amphitheatre
-  Toddlers' Play Area
-  Pavilion
-  Yoga & Meditation Space
-  Acupressure Pathway
-  Ayurved Garden
-  Swimming Pool
-  Water Body with Wet Wall & Bubbler Bed
-  Kids' Pool



-  Skating Rink
-  Clubhouse
-  Gymnasium
-  Net Cricket Pitch
-  Chess Board
-  Carrom Area
-  TV Room
-  Library Area
-  Hammock Plaza with Wooden Deck
-  Sitting Area for Senior Citizens
-  Pool Table
-  Table Tennis





Artist's Impression

SPECIFICATIONS



STRUCTURE

- RCC wall structure



EXTERNAL & INTERNAL PLASTER

- External double coat plaster and internal wall with gypsum finish



CEILING

- Bedrooms in putty finish
- False ceiling in living room
- Grid false ceiling in bathroom



KITCHEN

- 8 ft. granite platform with stainless steel sink.
- Electric points for washing machine, water purifier & fridge



DOORS

- Finished flush doors with CP fittings



WINDOWS

- Aluminum sliding windows with mosquito net



FLOORING

- Vitrified tiles in the entire apartment with matching skirting
- Parking- Chequered tiles / Tremix concrete



ELECTRICAL

- Modular electrical switches with concealed copper wiring with MCB controls



TOILET AND BATHROOM

- Ceramic tile flooring and dado up to 7' height
- Sanitary fittings - WC & washbasin provided
- WHB counter in master bathroom with the basin mixer
- CP fittings - Hot and cold wall mixers
- Fixed partition glass in shower cubicle



AIR CONDITIONER

- Split ACs in all bed rooms



TV & TELEPHONE

- TV & telephone points in living and bedrooms



SOLAR WATER HEATING SYSTEM

- Solar water heating system for one toilet (with restricted time)



PAINTING

- Internal walls and ceiling in plastic emulsion
- Railing - Oil paint
- External walls - Acrylic paint



LIFT

- Lift with generator backup
- 2 lifts in each building



SECURITY

- Video door phone
- Smoke detector
- Fire fighting system
- CCTV in premises

GANGA
SERIO
KHARADI



ENTRY GATE

G

F

E

USPs OF GANGA SERIO

A venture by Pune's most renowned developer with a consistent track record of on-time delivery and quality construction.

Ready-to-use world class amenities.

Project surrounded by 10-acre PMC garden which will provide pleasing green views from all sides.

Grand entrance with 200+ exotic palm trees.

Spectacular views of the river visited by exotic species of birds.

Easy access to daily needs hub.

Smart security system for assured safety.

Right-sized flats that are ideal for a nuclear as well as a joint family.

Semi-furnished apartment to enrich your living experience with ACs in all bedrooms and premium sanitary fittings.

Iconic international hotels just a stone's throw away.



KHARADI - GROWING BY LEAPS AND BOUNDS

From a sleepy village to an IT hub, Kharadi has witnessed a phenomenal transformation. From offices, healthcare centres, schools to shopping and entertainment destinations, Kharadi scores on all the fronts. No wonder it is always on the investors' radar.

Kharadi is Pune's fastest growing suburb, The Pune Airport is just a few kilometres away from Kharadi.

Kharadi is close to Solapur and Ahmednagar Highway.

Several renowned organizations and IPCs like JLL, ICICI Real Estate term Kharadi as one of the best micro markets in Pune.

Higher demand for apartments on rent, rental yield is high irrespective of the size.

The EON IT Park is a home to more than 55,000 working professionals. The numbers will increase with World Trade Centre and other business hubs coming up in the vicinity.

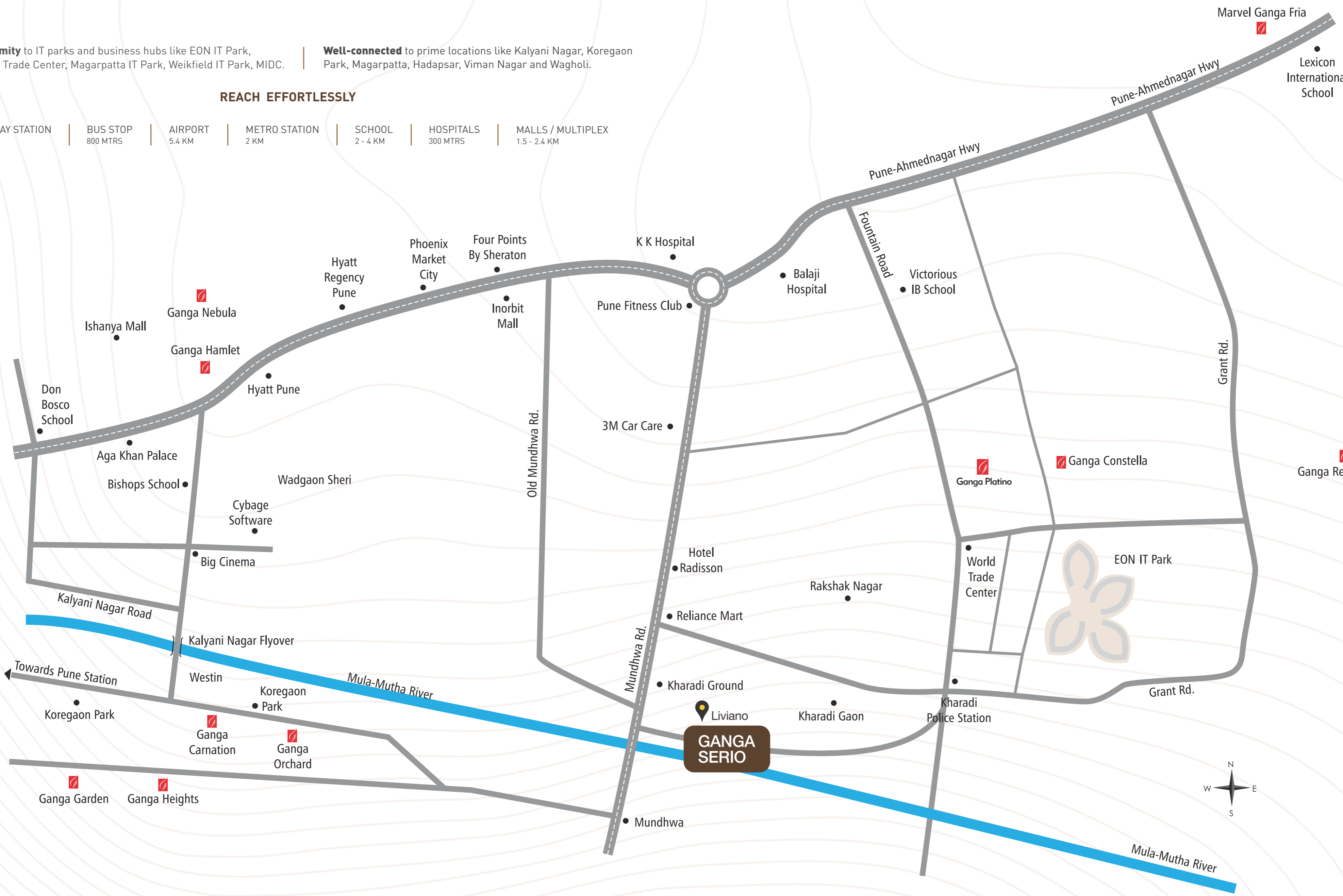
Owing to a number of factors, Kharadi is growing at the rate of 15%.

Proximity to IT parks and business hubs like EON IT Park, World Trade Center, Magarpatta IT Park, Weikfield IT Park, MIDC.

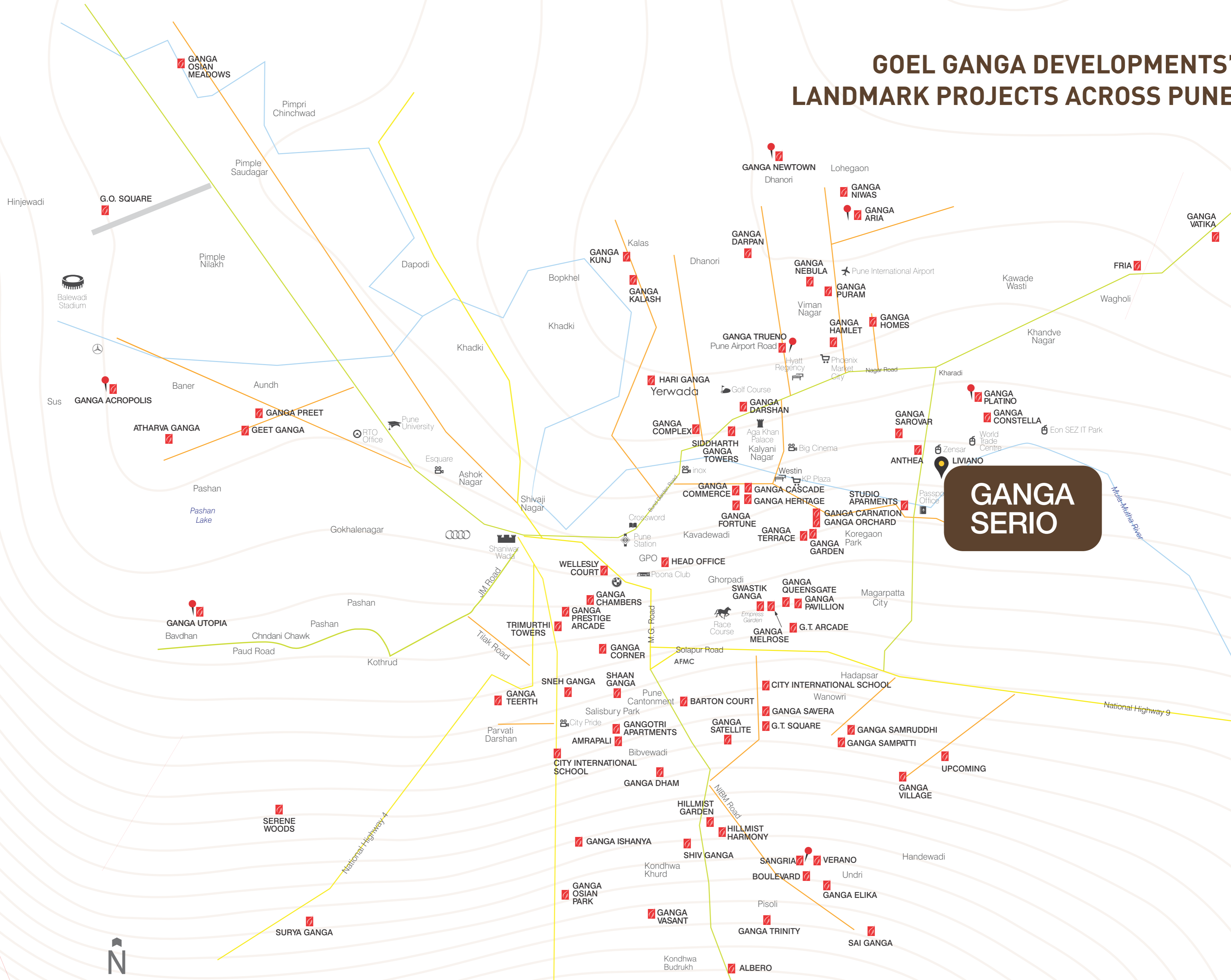
Well-connected to prime locations like Kalyani Nagar, Koregaon Park, Magarpatta, Hadapsar, Viman Nagar and Wagholi.

REACH EFFORTLESSLY

- RAILWAY STATION 6.7 KM
- BUS STOP 800 MTRS
- AIRPORT 5.4 KM
- METRO STATION 2 KM
- SCHOOL 2 - 4 KM
- HOSPITALS 300 MTRS
- MALLS / MULTIPLEX 1.5 - 2.4 KM



GOEL GANGA DEVELOPMENTS' LANDMARK PROJECTS ACROSS PUNE



**GANGA
SERIO**





Representative Image

ONGOING PROJECTS

GANGA PLATINO
KHARADI

GANGA ARIA
DHANORI

SANGRIA
MOHAMMADWADI

GANGA ISHANYA
BIBWEWADI

SAI GANGA
UNDRI

GANGA NEW TOWN
DHANORI

GANGA TRUENO
AIRPORT ROAD

GANGA NAKSHATRA
BIBWEWADI

GANGA UTOPIA
BAVDHAN

GANGA ACROPOLIS
SUS-BANER

LIVIANO
KHARADI



As Pune has grown and evolved, so has Goel Ganga Developments; not merely for our real estate solutions but our business interests that range across diverse sectors, including education, logistics and energy.

For 38 years, the fuel that powers our growth has always been our commitment to giving our customers the best possible solutions through attention to detail, innovation and value. We were first developer to receive the ISO 9001:2008 certification and we continue to lead from the front in every business segment we engage in. We see projects as an opportunity to do better, to dream bigger, and create a better future. The uniqueness of our projects testifies to the difference we bring and the quality we stand for, and it is the lynchpin of our strategy to be the most preferred and trusted brand in our industry segments.

38
YEAR OLD
LEGACY

77+
COMPLETED
PROJECTS

35
MILLION
SQ. FT. DELIVERED



Site Address: Ganga Serio, Survey No.
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MAHARERA NO.P52100023713

Finance Partner:



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