

**I M POSSIBLE**

WE MAKE DREAMS  
COME TRUE.



LET'S DO THE  
**IMPOSSIBLE.**

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**NOW** price will not dictate your dreams  
get premium amenities with a prime location  
zero wastage space

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It's time to say goodbye to adjustments and compromises. Because sometimes, dreams do come true. And they bring you a lot more than you ever imagined.

Welcome to Panama Park, a home that assures happiness, premium lifestyles and exceptional appreciation. All together. Uncompromised.

**COME, EXPERIENCE THE IMPOSSIBLE!**

# PANAMA PARK

1 & 2 BHK Value Plus Homes

PMC Limit



# IMPOSSIBLE TO BEAT.

LOCATION, CONNECTIVITY & CONVENIENCE...



## CONNECTIVITY TO HYPERMARKETS

Dmart  
Big Bazaar  
Dorabjee



## CONNECTIVITY TO BUSINESS HUBS

WTC  
EON IT Park  
Commerzone IT Park  
Business Bay  
IBM



## CONNECTIVITY TO TRAVEL

Pune Int'l Airport  
Pune Railway Station  
Pune-Nagar Highway



## CONNECTIVITY TO EDUCATION

D Y Patil College  
Symbiosis Int'l University  
Kendriya Vidyalaya  
Don Bosco School  
VIBGYOR High School  
Mount St Patrick School



## CONNECTIVITY TO HOSPITALS

CT Nursing Home  
Orchid Hospital  
Sahyadri Hospital  
N M Medical



## CONNECTIVITY TO ENTERTAINMENT

Phoenix Mall  
Diamond Water Park  
Creativity Mall  
Amanora Park Town  
Seasons Mall

# LUXURY, NOW POSSIBLE!

Inspired by the idea that dreams shouldn't have a price tag, Panama Park brings you a premium living experience. The 1 & 2 BHK Value Plus homes in Lohegaon are synonymous with serenity, prosperity and impeccable beauty. Strikingly modern architecture, a cultural imprint and elegant designs align with the new-age residents' tastes. Look forward to a super exciting life at Panama Park, filled with all the joys and memories that make living so rewarding!





# A GRAND & LUXURIOUS WELCOME

## MAKING IT POSSIBLE

At Panama Park, we've made it possible for you to feel extra special and secure, with our grand entrance. Look forward to entering the premises luxuriously, so that you always enjoy the feeling of coming home! For your guests, too, this kind of special entrance will elevate their experience and joy of visiting you!





PANAMA  
PARK

EXCELLAA

Fashion World

PANAMA  
PARK

# AN UPGRADED LIFESTYLE

NOW AN EVERYDAY STORY!

If you've always imagined spending your evenings by taking a dip in the pool or celebrating with your friends and neighbours, move into Panama Park. Here, every day is a celebration - of friendships, relationships, memories, and occasions! The temperature controlled pool with lights and music will transport you to paradise while the green outdoor gym will keep you fit and healthy! The clubhouse and party area are waiting for all the wide smiles, while the play area is ready for all the naughty styles. Unwind at the gazebo, watch cricket and movies at the outdoor screen or just sit back and appreciate the best of life, at Panama Park.





Temperature Controlled  
Swimming Pool



# AN EXCEPTIONAL LIFESTYLE

POSSIBLE, EVERY DAY!



A modern high-rise apartment building at dusk. The building has a light-colored facade with decorative perforated panels and balconies with white railings. Some balconies have people on them. In the foreground, there is a courtyard with a gazebo-like structure with a tiered, illuminated roof. There are several palm trees and other plants, including purple flowers. A low wall with a fountain is visible in the foreground. The sky is dark, and the building's lights are on, creating a warm glow.

**WHERE A  
MESMERIZING  
LIFESTYLE**  
BECOMES POSSIBLE.

# SCREEN-FREE ENJOYMENT, NOW POSSIBLE



## 30+ Amenities

- Temperature control swimming pool
- Dedicated baby pool
- Sunken bar counter in pool
- 4-6 seater jacuzzi
- Fully equipped modern air conditioned gymnasium
- Green outdoor gymnasium for healthy lifestyle
- Buffet preparation with barbeque counter
- Designer water bodies with sculptures
- Designer clubhouse
- Whatsapp chitchat zone
- Green library
- 3 tier security
- Video door phone
- Senior citizen sit out
- Wi-Fi zone





- Flag hosting area
- Gazebos for sit out with pergola
- Open theatre with provision for projector
- Kids play area with kids friendly flooring
- Trellis structure

- Party lawn with stage
- Acupressure track
- Temple\*
- Elegant entrance gate with security cabin
- Grand entrance with cobbed pathway

- Solar water system for each flat
- Fire fighting system
- Convenient shopping
- School bus waiting area
- Sewerage treatment plant

**and many more...**

CONVENIENT SHOPPING

# MADE POSSIBLE

Panama Park has a wide range of shops ranging from daily necessities to luxury items. Whether it's shoes, clothes, accessories or groceries, you can shop for everything, within walking distance. We've carefully curated some of the best brands for the benefit of our residents. If you're looking for a place to set up shop and cater to thousands of families, this is a great place to start your own store, too!





on

Mens Clothes

Custom Shop

Paradise

JOY

Poona Cotton

STYLE

Shakti

Audi

MH-12-AA-5445



# **CELEBRATING THE FINER THINGS IN LIFE NOW IMAGINABLE!**

Always wanted to experience the brighter side of life? Get ready for a great surprise. Every element at Panama Park, seen or unseen has been crafted to perfection. Whether it's the flooring, the finishes or the security features, you'll be surprised at the level of thought we've put into building your dream home. Expect a life of comfort and calm, where all your expectations are exceeded with uncompromised quality.



### Structure

- RCC framed structure with 5"/6" thick wall
- Light for each building with limited back up



### Wall Finishes & Paints

- External wall: Eco friendly bricks / blocks with sand faced plaster with cement paint / acrylic paint
- Internal plaster: Gypsum / P.O.P smooth finish/ neeru sanla plaster & oil bound distemper with roller finish



### Electrical & Wiring

- Concealed copper wiring with premium quality modular switches
- Miniature leakage circuit breaker (MCB) / earth leakage circuit breaker (ECB)



### Doors & Windows

- All doors & door frames with good quality fittings
- Main door & bedroom doors with laminate
- Special Fully Openable French Safety Doors For Balconies
- Bathroom doors with laminate & granite / marble / G.I doorframes
- Powder coated aluminum sliding windows with mosquito net and marble sill
- Oil painted MS safety grills for window
- Main door with night latch
- Bedroom & Bathroom doors with cylindrical lock



### Flooring

- Anti-skid tiles for terrace & bathroom
- Vitrified tiles for the entire flat



### Convenience & Comfort

- Adequate electrical points
- Adequate TV & Telephone points
- Anti-rust letter boxes and name plates.



### Bathroom

- Designer bathroom with antiskid ceramic flooring
- Cera / Jaquar or equivalent CP fitting with premium quality designer sanitary ware
- Miniature leakage circuit breaker (MCB)
- Wall tiles upto 7' height
- Powder coated aluminum louvers with frosted glass
- Concealed plumbing with single lever diverter arrangement and provision for boiler
- Marble/ Granite window sill for all windows & bathrooms
- Provision for exhaust fan in each bathroom



### Kitchen

- Marble / Granite kitchen platform with stainless steel sink and glazed files dado upto 2' height
- Light points for microwave / mixer grinder above the platform
- Provision for Aquaguard (water purifier) & exhaust fan point



Wild life   Zodiac   Jewelry   Mens Avenue   Dakom Shop   Coffee Paradise   JOY   Poons Decor   STYLE   Sachin's

PANAMA  
PARK

Shopmart   Fashion World   Books   Ice & Cream   S.K.A.



# ACHIEVE THE **IMPOSSIBLE**

If you've been dreaming of your perfect home for a while but can't find the right one, your search is finally over. At Panama Park, dreams are taking shape into a beautiful reality. Children will have a home to call their own, parents will feel proud of their achievements and grandparents will find the ideal place to laugh and rejoice!

Each element of the project has been meticulously designed to ensure ample natural air, light and greenery in every space. Add a multitude of serenity in your life with Panama Park.

# Experience the Excellence

The road to building better tomorrows begins with innovating today. And it is this zeal to make a difference that has driven **EXCELLAA** to conceive and execute real estate developments designed to fulfill rising lifestyle aspirations while creating value-plus assets that promise to grow in appreciation.

**Kallyaanee Fortune Group**'s journey began 25 years ago with presence in textiles, diamonds, engineering and contracting sectors. Armed with little more than a desire to build a brand that would be respected for its excellence, the company ventured into the crowded real estate world as The Kallyaanee Fortune Properties to make a mark. Headquartered in Mumbai & Pune, **Kallyaanee Fortune Group** is a merger of Kallyaanee Construction and Fortune Properties. Realizing that the greatest demand for housing came from the very segment that could barely afford it: the middle-class, **Kallyaanee Fortune Group**'s venture **EXCELLAA** set out to build a business that would design and construct homes that didn't just fit all pockets but also raised their living experiences to new levels of delight.

Over the last two decades, the Group has successfully developed over 12 lakh sq. ft. of budget-friendly, amenity-rich, and luxury residential spaces across the nation. Known for their superior service, outstanding quality of construction and proven trust of timely delivery, the Group has an extensive portfolio that includes some landmark projects throughout the nation. By offering affordable luxury homes to thousands of families, they have built a legacy of happiness and exceeded the expectations of every customer. The Group creates value for its clients and partners through the development of quality environments with a vision to maximize returns from investment for its customers.

Poised to acquire and develop the most promising properties, the Group focuses on creating long-term wealth for its clients and partners through building a successful portfolio of assets. Honouring the values of integrity and transparency, they always strive to build a lifelong relationship with every customer. As they move towards a greener and brighter future ahead, the Group envisions building on a global result-oriented strategic approach and adapting it to suit local market needs. Today, **EXCELLAA** has earned its reputation as one of the leading real estate companies, run by some of the most experienced and visionary leaders in the industry. Empowered by a dynamic mix of young ideas and veteran leadership, we are able to deliver innovative solutions and comfortable living experiences in all our projects.



The Kallyaanee Fortune Group





# Defined by Excellence



Best Mid-range project of the Year  
West Pune 2013-14



Real Estate Icon of Pune  
2018-19



Best Mid-range project of the Year  
West Pune 2015-16



# ONGOING PROJECTS



**Kalash**

1 & 2 BHK  
MOST SPACIOUS FLATS  
**PIRANGUT**



**CHESTERFIELD**

Exclusive 2 BHK  
Most Scenic Location  
**Dhanori**



GANGA  
**ACROPOLIS**

UBER LUXURY  
2, 3, 3.5, 4 BHK & PENTHOUSE  
**BANER ANNEXE**



★ FORTUNE ★  
**Brookland**

1 & 2 BHK ROW HOUSES  
**MALAWALI, LONAVALA**

# COMPLETED PROJECTS



Sheetal Heights  
Mumbai



Sai Paradise  
Vishrantwadi, Pune



Fortune Mirador  
Baner, Pune



Solitaire  
Dhanori, Pune

# UPCOMING PROJECTS



LUXURY 2 BHK  
AMBEGAON BK



SHOWROOM, SHOP, OFFICE,  
RESTAURANT  
AMBEGAON BK



SMART 1, 2 & 3 BHK  
PIRANGUT



PLOTTING  
AMBEGAON MULSHI

## COMPLETED PROJECTS



Fortune 108  
Wakad, Pune



Orchid  
Dhanori, Pune



Iris  
Tlmgre Nagar, Pune



Sheetal Apartments  
Vapi, Gujarat



**EXCELLAA**

The Kallyaanee Fortune Group

**Site & Sales**

Panama Park, Gat No. 285/1,  
Off Porwal Road, Lohegaon, Pune - 411 047

**7448 199 199**

sales@panamapark.in

[www.panamapark.in](http://www.panamapark.in)

**Corporate Office:**

2F, 2nd Floor, Gulmohar Apartment,  
Above SBI Bank, East Street, Camp,  
Pune - 411 001

[www.excellaa.com](http://www.excellaa.com)

**C R E D I T S**

**R.C.C. Consultants :** Structure Vision

**Architect:** Cubix Architects

**Landscape:** Mahesh Chinchalkar



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