



**BELVALKAR**  
— FUTURE • CULTURE —

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**Jeevan Pradeep**

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In Model Colony's embrace, where whispers of tradition blend,  
Stands Jeevan Pradeep, where your living dreams ascend.

A home more than walls, a light guiding days,  
Where families flourish and peace overlays.

Here, laughter echoes in the chambers of grace,  
And every morning, the sun greets your face.  
Jeevan Pradeep, the heart of Pune's serene pace,  
Offering a haven, a sanctuary in life's busy race.

Nestled in warmth, within Model Colony's charm,  
A refuge of comfort, away from life's buzz and swarm.

A beacon of life, in the city's vibrant arm,  
Jeevan Pradeep, your home, your solace, your calm.

*Model Colony's Heartbeat of Tranquil Dwelling*

## *Redefining Living*

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In a locale, as culturally rich as Model Colony, we bring you warmth, simplicity, opulence and comfort through the luxury residences. Airy rooms, elegant exteriors, top-of-the-line specifications and amenities bundled with our delivery of quality and trust, these dwellings are rendered to provide a truly 'elevated living experience'. Nested in the quaint and centrally located neighbourhood of Model Colony, you get a convenient access to the best healthcare and education facilities, as well as the city's commercial, recreational and leisure nuclei.

Augmenting the best of contemporary luxury and the essence of a traditional, peaceful and hassle-free lifestyle, these exclusively designed abodes provide the perfect concoction of space, serenity, nature and comfort.













## *Urban Harmony*

In the heart of Model Colony, Jeevan Pradeep captures 'Urban Harmony,' where the gentle whispers of nature meet the sophistication of city life. Every element, from the soft rustling leaves to the warm hues of sunrise, complements the clean lines of modern living. This is where tranquility and urban elegance coalesce, creating a sanctuary for those who seek a peaceful retreat in the midst of Pune's lively charm.



-  Elegant and contemporary design.
-  Gracefully designed entrance lobby.
-  CCTV in all common areas, parking, and building periphery.
-  Personalized name plates and letterboxes for each apartment.

-  Compound wall with planters and wall washers light.
-  Well-lit internal areas & external areas.
-  Well-lit landscaped rooftop with a cozy seating area.
-  Intercom facility incorporated in video door phone.



 ROOFTOP AMENITIES

- |              |                   |                   |                 |
|--------------|-------------------|-------------------|-----------------|
| 1. GYMNASIUM | 2. KIDS PLAY AREA | 3. COMMUNITY LAWN | 4. SITOUT       |
| 5. PANTRY    | 6. PARTY DECK     | 7. SOLAR DECK     | 8. PLAZA SITOUT |



## SPECIFICATIONS



### Structure :

- Seismic resistance RCC structure with Anti-termite treatment.



### Masonry :

- External Walls: Eco-friendly masonry in 125mm AAC blocks & Fly-ash bricks.
- Internal Walls: Eco-friendly masonry in 125mm AAC blocks/fly ash bricks.



### Plaster :

- External Walls: Sand face plaster with waterproofing chemical.
- Internal Walls: Gypsum finish internally & P.O.P for ceiling.



### Plumbing :

- Concealed plumbing with branded C.P. fittings (Jaguar/Grohe or equivalent make).
- Wall hung with European WC Parryware/Jaguar/-Simpolo or equivalent.



### Paint :

- Internal walls: Satin finish paint (Asian/Nerolac).
- External walls: Acrylic paint (Asian/Nerolac).



### Flooring :

- 1200x600 Natural Marble flooring in Living room, Kitchen & dining.
- 800x800 vitrified tiles flooring in all other rooms.
- Ceramic dado tiles up to full height in Kitchen & toilets.
- Anti-skid ceramic flooring in toilets, balconies and bathrooms.
- Granite Kitchen platform with stainless steel sink.



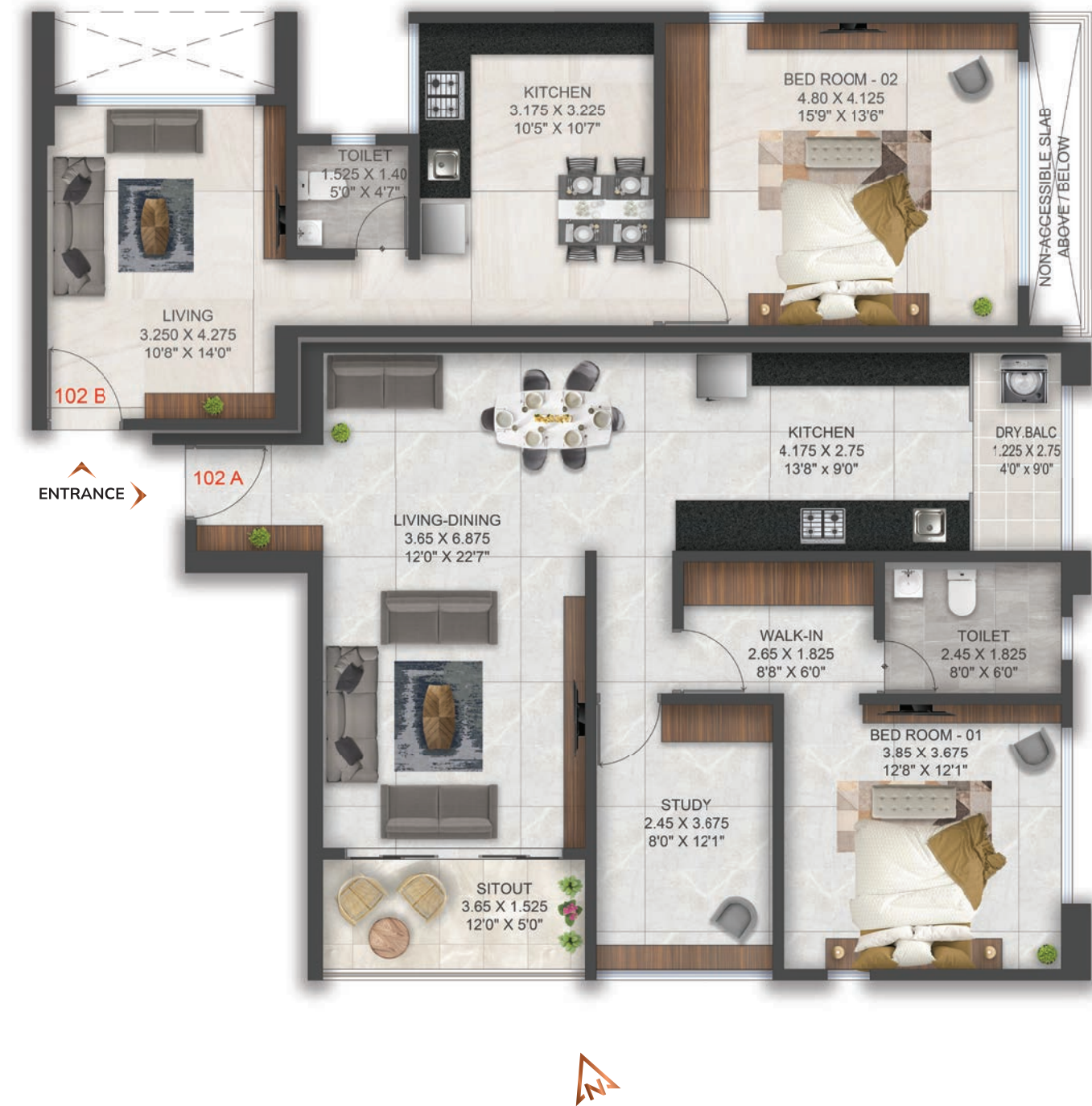
### Doors and Windows :

- Main door: Veneer finish door with Melamine polish fitted on Veneer finish plywood frames, SS fittings and night latch.
- Internal doors: Both side laminated shutter with SS fittings and cylindrical lock fitted on Laminated frames.
- Toilet & dry balcony doors: Both side laminated shutter with SS fittings and cylindrical lock fitted on natural stone frames.
- UPVC 3 track sliding windows with mosquito net and glass panels with granite frame for all four sides.
- Oil painted safety grills for windows.



### Balcony Railing :

- Glass railing with SS handrail.



FLAT TYPE	RERA CARPET	DRY BALCONY	SIT OUT	TOTAL CARPET
NO.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
102A	877	36	60	973
102B	560	0	0	560



## *Harmony in Every Corner*

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In the graceful stillness of Jeevan Pradeep, the essence of togetherness finds its canvas. It's a place where laughter echoes through minimalist elegance, where every shared glance and gentle touch weaves deeper connections. This is where the art of living is painted with the strokes of unity, crafting a masterpiece of familial harmony.



## *A Symphony of Home Harmony*

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Where life blooms alongside faithful paws and soft whispers, and children's laughter becomes the day's melody. Pets are the heart of the home, infusing vitality and joy into every corner. Here, each space is a sanctuary for shared moments with our beloved companions.



☸ *Where Sunrays Greet Beginnings*





## Jeevan Pradeep

FINAL PLOT NO. 468-D/2, HARI KRISHNA MANDIR ROAD, MODEL COLONY

**Kothrud** : 020 2998 5824  
2<sup>ND</sup> floor, Kakade complex,  
Karve Road, Kothrud, Pune-411038

**Erandwane** : 020 2545 6200  
1175/1, 4th Floor, Nirmity Eminence,  
Near Mehendale Garage, Erandwane, Pune - 411004

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