

## **150+ ACRES TOWNSHIP LIFESTYLE**

New Kharadi



# VTP Realty - The legacy of a game Changer.

Disruption is in our DNA. The prospect of changing the game gets us going. Challenging the status quo, questioning the conventions, and always attempting something new. Today, this disruptive streak runs throughout the group thanks to our inceptor Mr. Vilaskumar Thanmal Palresha. VTP.

We broke through the monopoly cartels when we debuted as a cement dealership decades ago. We added new construction materials in our portfolio year after year. We didn't just have passion, but also, foresight. Making right decisions, seizing right opportunities, and turning them into game-changers, we have emerged as one of the most formidable conglomerates in the real estate sector. We are proud to have cultivated a legacy that stands unrivalled since our inception in 1985.

VTP, the man and the group, are relentless in the pursuit to be the best at whatever goal we choose. Our cement and core construction materials business, VTP Materials, is the No.1 dealership in Maharashtra and amongst the top 5 across the country. Our infra development company, Viraj Projects, is one of the India's top names for construction contracting and government infra projects. VTP Realty, our real estate development company, is currently developing over 1.2 crore square feet. It has been ranked No.1 in Pune, in sales revenue, for 3 years in a row. What started as a spark in a young entrepreneur's heart in Pune way back in the 80's, is today a very strong foundation of a group, that is at the forefront of the city's real estate development. We are very proud to have contributed to redefining Pune's skyline. We have set the cornerstone, quite literally, of most of the iconic structures of the city, in the last 36 years. **We have contributed to the transformation of every pin code of Pune, as an end-to-end real estate group.** 

Never to rest on past laurels, we are most passionate about setting new benchmarks in every sector we work in. Not just to be the best, but also, be the innovators and the turnaround specialists. We carry on the legacy that is VTP.





## **BETTER DESIGN**

Layouts that maximize the potential of each room offering more usable space inside a home, upgraded premium specifications, amenities for every family members and better value for money.



**BETTER BUILD** 

VTP Group has over 35 years of experience in construction material sourcing | Constructed close to 100 projects across the country | Backward integration that allows easy access to the best construction materials | One of the pioneers of Tunnel Form Technology in India

## **BETTER CARE**



No transfer fee | Community Building programs after possession | Professionally-managed team facilitating leasing and resale of property | V-Care Customer Portal for single window communication with customers



**MLA ADVANTAGE OF BIGGER ROOMS** 





**CUSTOMER** CENTRIC **APPROACH** 





**RIGHT PRICED** PRODUCTS





**HIGHER RETURN ON INVESTMENT & BETTER RENTALS** 



**HIGH BUILD** QUALITY



TRANSPARENT **TRANSACTION** 



**POST SALES &** POST POSSESSION **SUPPORT** 

## Delivering lavish living experiences, not just homes



VTP Urban Nest 1.5, 2 & 3 bedroom homes Undri Urban Balance Premium 3 bed residences Magarpatta Road Urban Space Premium 3.5 & 4.5 bed residences NIBM

## **OTHER DELIVERED PROJECTS**

VTP Urban Nirvana - 2 & 3 BHK - Kharadi | VTP Urban Soul - 2BHK - KharadiVIBGYORVTP One - 1 BHK - Kharadi | VTP Celesta | Landmark - Residential & Commercial - UndriEDENTrade Park | Marketplace | Hotel Cypress - A Luxury Hotel in Kalyani NagarVIBGYOR

CONCURRENTLY DEVELOPING IN 2021-22 12 MILLION SQ.FT. VTP Urban Rise 1.5 & 2 bedroom homes Pisoli

## SCHOOL PROJECTS DELIVERED

VIBGYOR Roots and Rise School - Chinchwad EDEN International School - Talegaon VIBGYOR Roots and Rise School - Wagholi

## IT'S GREAT TO BE RECOGNIZED BY THE MOST RECOGNIZED



## **NO. 1 BRAND ALWAYS RECOGNIZED BY LEADERS**

## **BRAND OF THE YEAR**

Global Real Estate Congress - 2021

#### **DEVELOPER OF THE YEAR**

Realty Plus Excellence Awards 2021 Economic Times - Leadership Awards 2021 Zee Business Excellence Awards 2021 CNN News 18 - 2020 ET NOW Real Estate Awards - 2020 Realty Plus Excellence Awards - 2020 CIA WORLD Builders Awards - 2020 IBE - India Property Awards - 2020

#### **BEST REALTY BRAND**

ET Edge, Times Of India Group - 2021

### **CEO OF THE YEAR MR. SACHIN BHANDARI**

Economic Times - Leadership Awards 2021 CIA World Awards 2021 Zee Business Excellence Awards 2021 National Awards - 2021 CNN News 18 - 2020 ET NOW Real Estate Awards - 2020 Realty Plus Excellence Awards - WEST - 2020





WORLD

HRD





## **INNOVATIVE LEADERSHIP BUILD STRONG FOUNDATION**

#### **BUSINESS LEADER OF THE YEAR** MR. SACHIN BHANDARI

ET NOW Real Estate Awards - 2020

#### **YOUNG ASIAN ENTREPRENEURS MR. BHUSHAN & NILESH PALRESHA**

40 Under 40 Realty Plus Awards 2021 Asia One - 2020

## **GREAT BRANDS ARE BUILD BY HAPPY CUSTOMERS & EMPLOYEES**

NATIONAL BEST EMPLOYER BRAND ET NOW HR Awards - 2020

## EARNED THE MONIKER "TURNAROUND" SPECIALISTS OF THE INDUSTRY

#### INTEGRATED TOWNSHIP PROJECT **OF THE YEAR BLUE WATERS**

Realty Plus Excellence Awards 2021 Realty Plus Excellence Awards - 2020 IBE - India Property Awards - 2020 Economic Times - Leadership Awards 2021

#### **INTEGRATED TOWNSHIP OF THE YEAR PEGASUS**

Zee Business Excellence Awards 2021

## LUXURY PROJECT **OF THE YEAR - VTP ALTAIR**

Zee Business Excellence Awards 2021 CIA world Best High-rise Awards 2021 Economic Times - Leadership Awards 2021

#### **RESIDENTIAL PROJECT OF THE YEAR - VTP LEONARA**

Realty Plus Excellence Awards - 2020

**ICONIC PROJECT OF THE YEAR - VTP BEL AIR** Realty Plus Excellence Awards - 2020

#### **DEVELOPER OF THE YEAR** TOWNSHIP

Realty Plus Excellence Awards 2021 Realty Plus Excellence Awards - 2020

## **RESIDENTIAL PROJECT OF THE YEAR - VTP SIERRA**

Zee Business Excellence Awards 2021

#### THE ECONOMIC TIMES ZEEBUSINESS



## **TOWNSHIP LIFESTYLE BENEFITS**

- Live in a large well formed community
- Engaging social life with like minded families
- Enjoy two levels of recreation & leisure amenities (township + cluster)
- Enjoy the safety of a gated enclave
- Better rentals and resale value

## ENJOY TRAINING AT OUR 5 PROFESSIONAL SPORTS ACADEMIES PAY ONLY IF YOU USE



THE COST OF SETTING UP & MAINTENANCE OF THE ACADEMIES ARE NOT LOADED ONTO THE RESIDENTS. THIS IS ONLY POSSIBLE IN A TOWNSHIP PROJECT.

\*Township level amenities will be chargeable

# Celebrity lifestyle with the region's most luxurious club #BeyondImagination



## High-street & casual shopping Grocery & convenience stores Premium lodging facility for guests #BeyondImagination

Artistic impression

\*Township level amenities will be chargeable

# Kids activity and learning center Library, Education & Crèche #Beyond/magination

Where does electricity come form ?!

\*Artistic impression

\*Township level amenities will be chargeable



# Education, Convenience & Safety

**#BeyondImagination** 

**BUS STOP** 

## **POLICE STATION**



# Spa and wellness center **#BeyondImagination**

\*Township level amenities will be chargeable

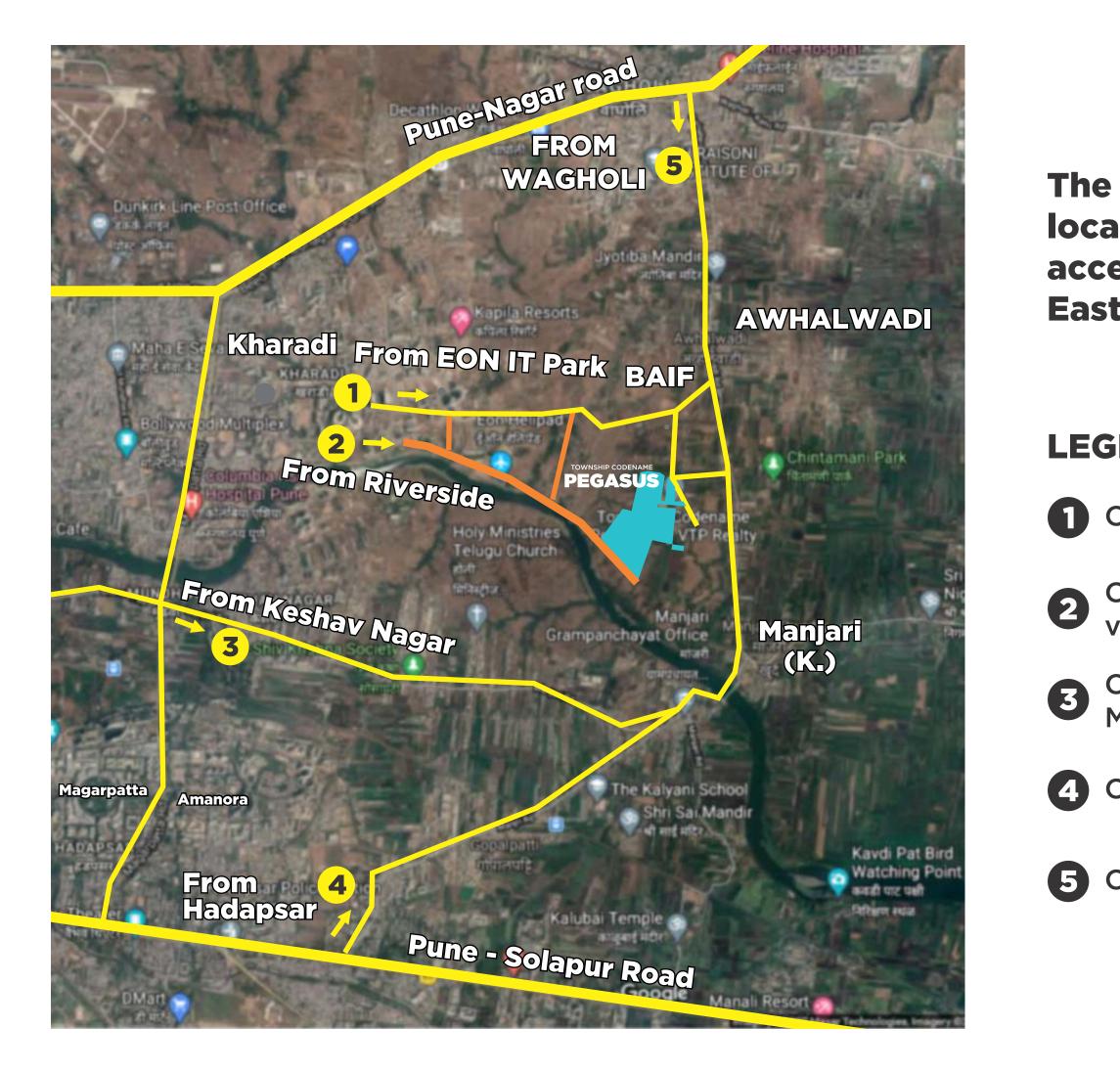


Artis c impressio

# Well developed roads Roundabout fountain & selfie point Landscaped parks #BeyondImagination

\*Artistic impression

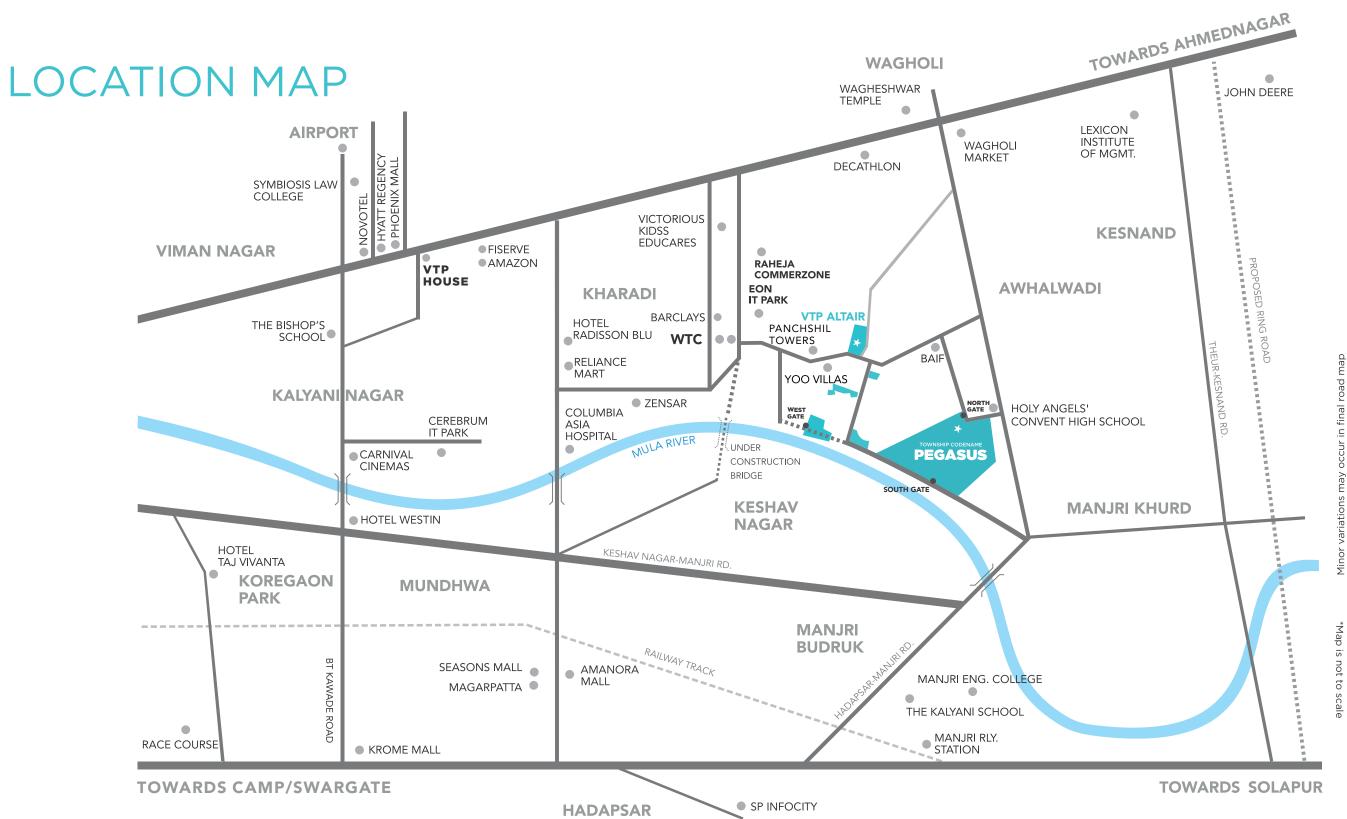




## The township has a vantage location with 5 different access points from across East Pune.

## LEGENDS

- Coming from EON IT Park
- Coming from EON IT Park via riverside road
- Coming from Keshav Nagar / Mundhwa
- **Coming from Hadapsar**
- Coming from Wagholi



## PROXIMITIES

## Healthcare

- Lifeline Hospital: 5 Kms.
- Columbia Asia Hospital: 6 Kms.
- Noble Hospital: 10 Kms.
- Motherhood: 6 Kms.

## Airport, Railway Station & Industrial Hubs

- Airport: 10 Kms.
- Pune Railway Station: 15 Kms.
- HadapsarIndusrtial Estate: 11 Kms.
- Ranjangaon Industrial (LG, TATA , Fiat, etc.) : 40 Kms.

## Shopping & Entertainment

- Reliance Mart: 5.5 Kms.
- Phoenix Market City: 8 Kms.
- Amanora Mall: 10 Kms.
- Seasons Mall: 10 Kms.

## Education

- Sanskriti School: 4 Kms.
- Victorious Kidss Educares: 5 Kms.

## • Holy Angle School: Next to the project

- Podar International School: 4.5 Kms.
- Lexicon International School: 5 Kms.
- The Bishop's School Kalyani Nagar: 12 Kms.

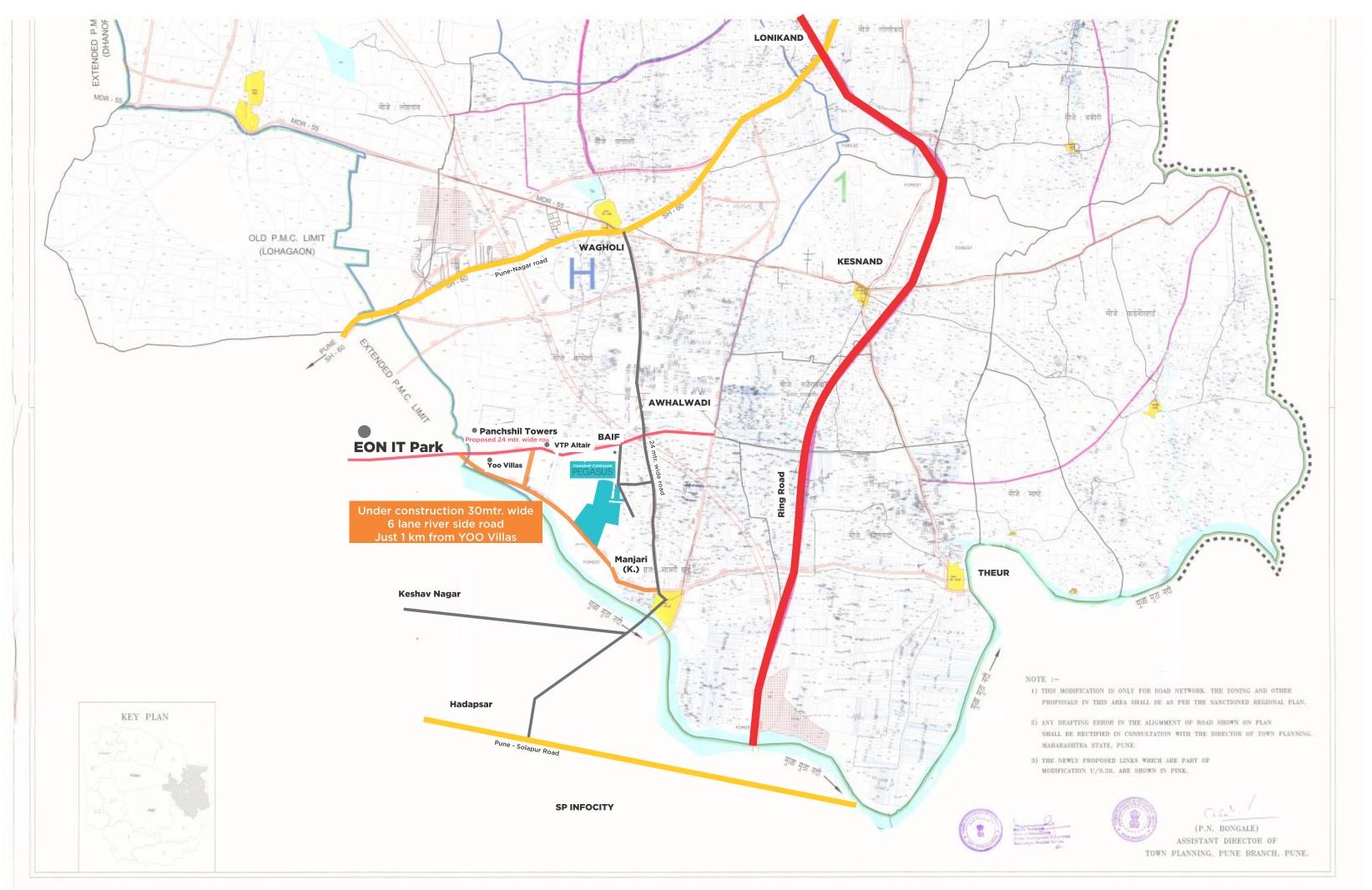
## Hotels / Restaurants

• Hotel Radisson Blu: 5.5 Kms.

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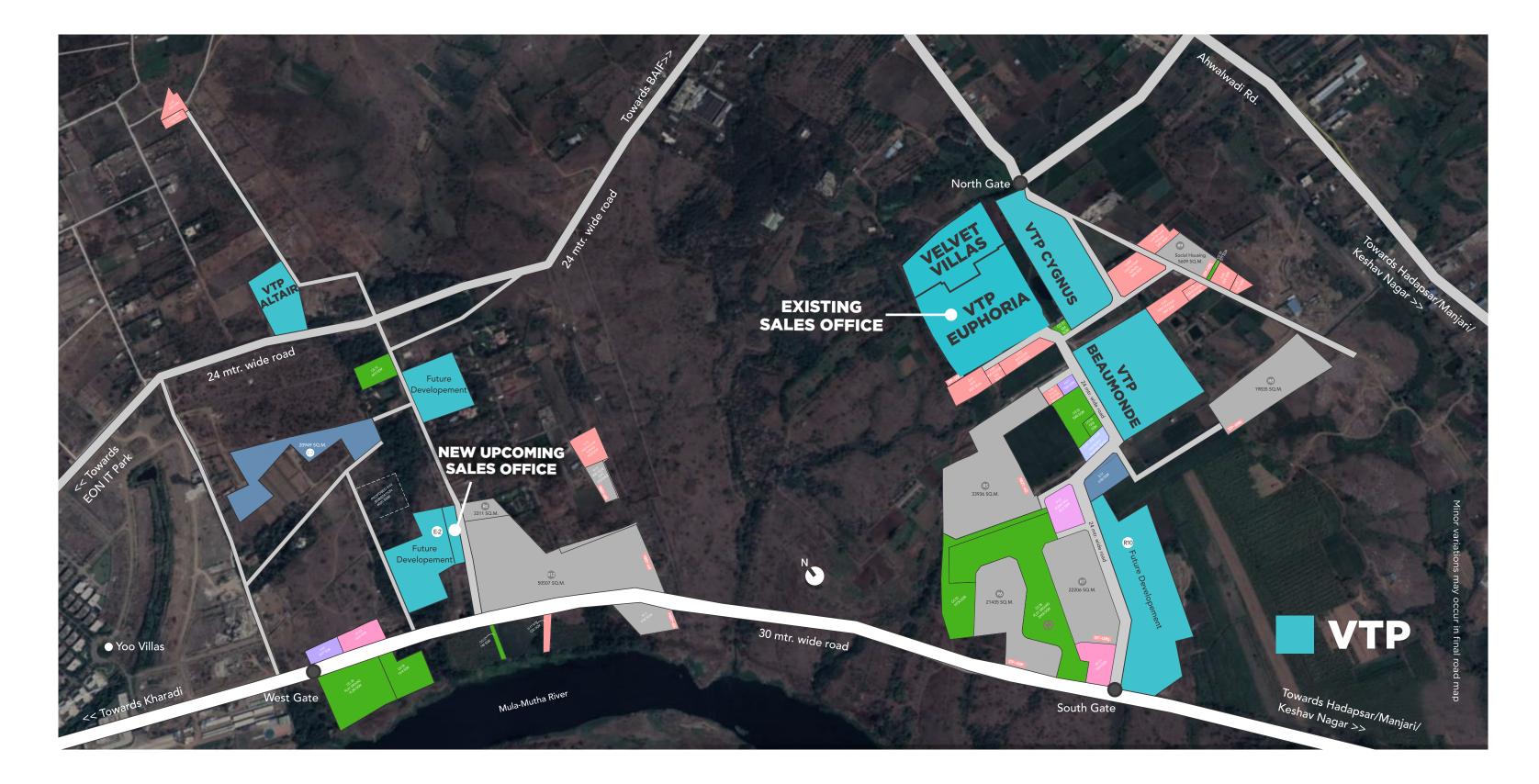
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- Hyatt Regency: 9 Kms.
- Novotel: 9 Kms.
- Westin: 11 Kms.
- Lounge Fly High: 4.5 Kms.
- FML Lounge : 4.5 Kms.



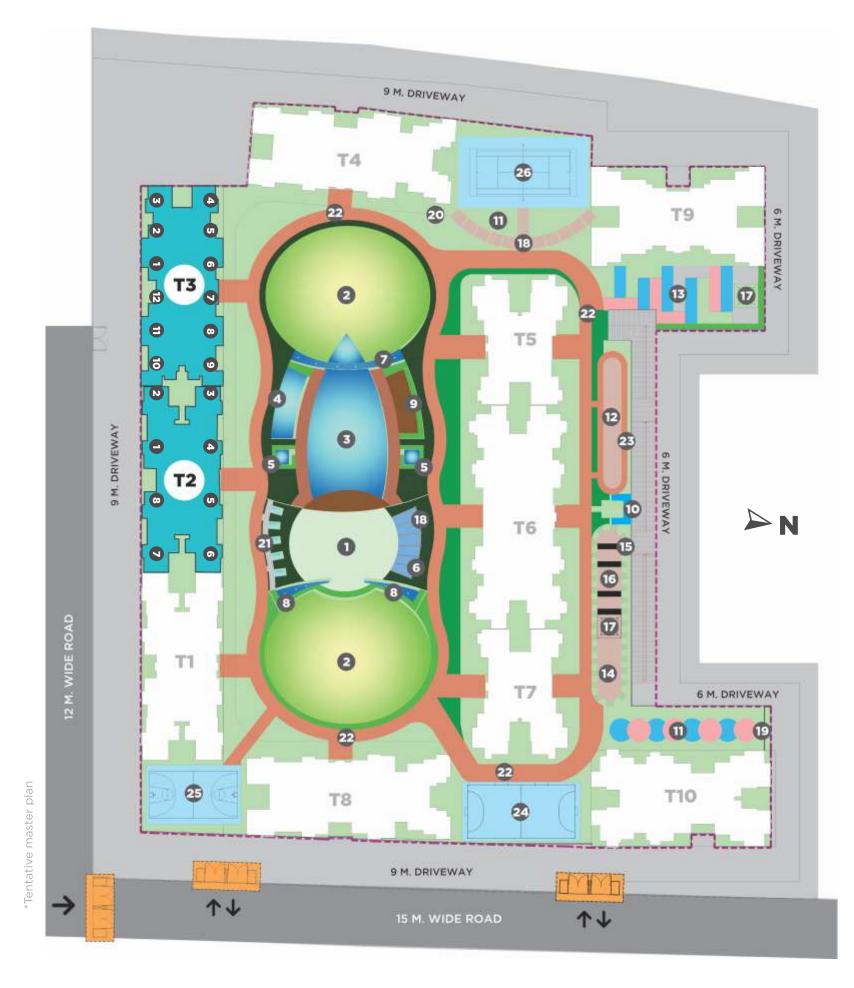
Govt. approved proposed & under construction roads

# VTP REALTY projects stand tall at all entrances of Township Codename PEGASUS





## LIFESTYLE AMENITIES FOR ALL AGE GROUPS



- Clubhouse 1.
- 2.
- 3.
- 4.
- Jacuzzi 5.
- 6.
- 7.
- 8.
- 9.
- 11.

- 14. Yoga lawn

- 17. Pavilion
- 18. Pergola
- 20. Swing plaza

- 26. Tennis court

Party lawn Swimming pool with deck Kids pool Covered heated leisure pool Fountain pool with bubbler Fountain plaza Floating deck with colorful canopies 10. Water wall / fountain plaza Children's play area 12. Multi-fit theme with sensory play equipments 13. Toddlers play area 15. Acupressure pathway 16. Herbal garden 19. Climbing wall 21. Outdoor gym 22. Jogging track 23. Cycling track 24. Futsal court 25. Basketball court

## **FINER DETAILS**

## **PROJECT LEVEL**

- Tower 2 & 3 30 storeys
- 3 levels of parking for each towers
- Grand entrance gate with security cabin
- Stylish entrance lobbies for every tower
- 100% DG back-up for lifts & common areas
- Common car charging points in the parking

- Common washroom for drivers in the parking area
- 4 lifts in each tower (3 Passenger + 1 Service)
- Superior quality apex / texture / protective exterior paint
- Earthquake resistant RCC structure + ALUFORM construction

## **INSIDE YOUR HOME**

#### **SMART FEATURES**

- Digital lock Yale or equivalent
- Featherlike touch pad switches
- Lights control (Mood lighting), AC, Fan & Geyser control via mobile app, also compatible with Alexa\* voice command
- Motion sensor lights in all baths
- 3-tier security system with video door connected to the smart phone

## **INTERNAL FLOORING**

- Large sized glazed vitrified tiles - Living, Dining, Kitchen & Lobby - (4 x 2 feet) - Bedrooms - (4 x 2 feet)
- Anti-skid ceramic Tiles Dry Balcony & Terraces

## **INTERNAL WALL FINISHES**

Premium plastic emulsion paint for internal wall

## DOORS

- Premium veneer finish main door
- Bedrooms & bathrooms Laminated flush doors

## **WINDOWS**

## Powder coated aluminum sliding windows

## **KITCHEN**

- Granite kitchen platform with Stainless Steel sink
- Ceramic/glazed tiles above kitchen platform - 2 feet
- Provision for water purifier

## **BATHROOMS**

- Granite door frames
- CP & Sanitary fittings Jaguar / CERA or equivalent
- Flooring Anti-skid tiles
- Designer decorative wall tiles upto 7 feet •
- Geyser point in all bathrooms

#### PLUMBING

Concealed anti-corrosive plumbing

- railing

## ELECTRICAL

- Electric points with TV & telephone

## POWER

- - or equivalent
- points in living room, master bed room AC points in all rooms except kitchen

## **TERRACE / BALCONY**

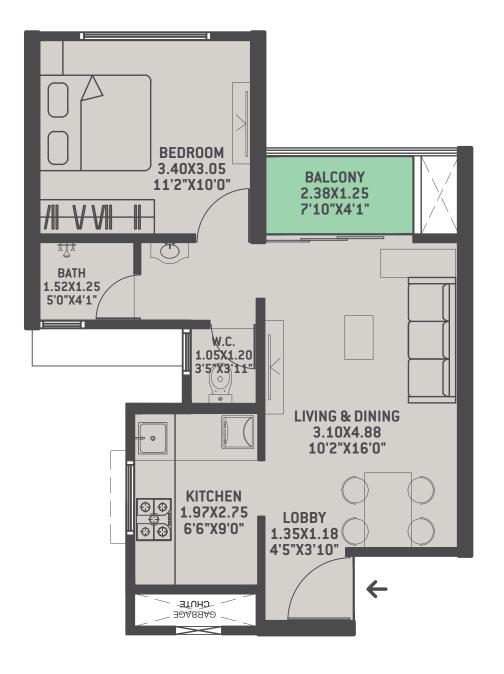
• 500 mm height brick wall + 850 mm height glass

 PVC false ceiling for terraces/balcony area with decorative lighting

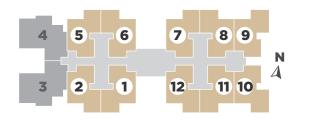
• Switches – Anchor / Legrand / Schneider / L&T

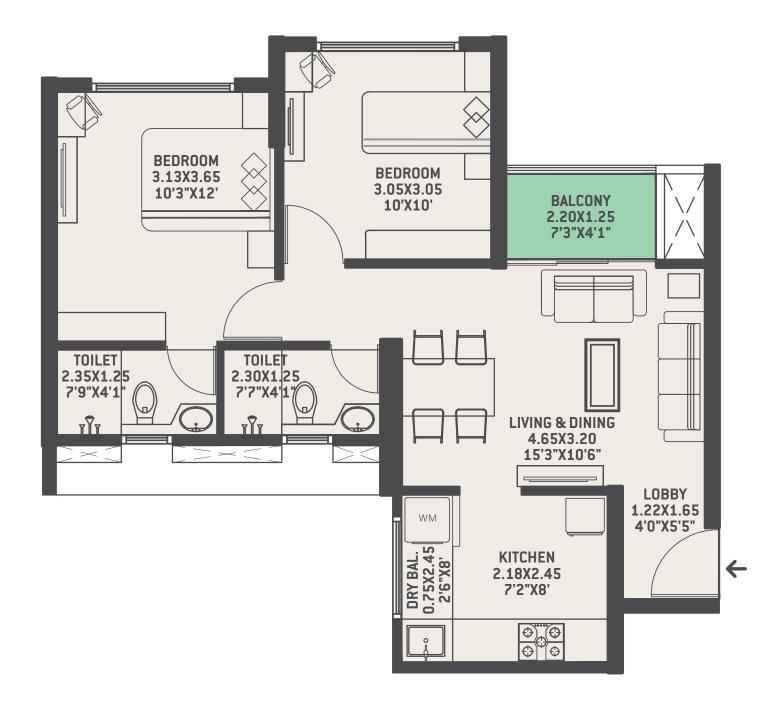
• Concealed copper wiring with M.C.B.

• Provision of inverter

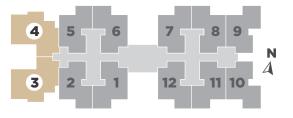


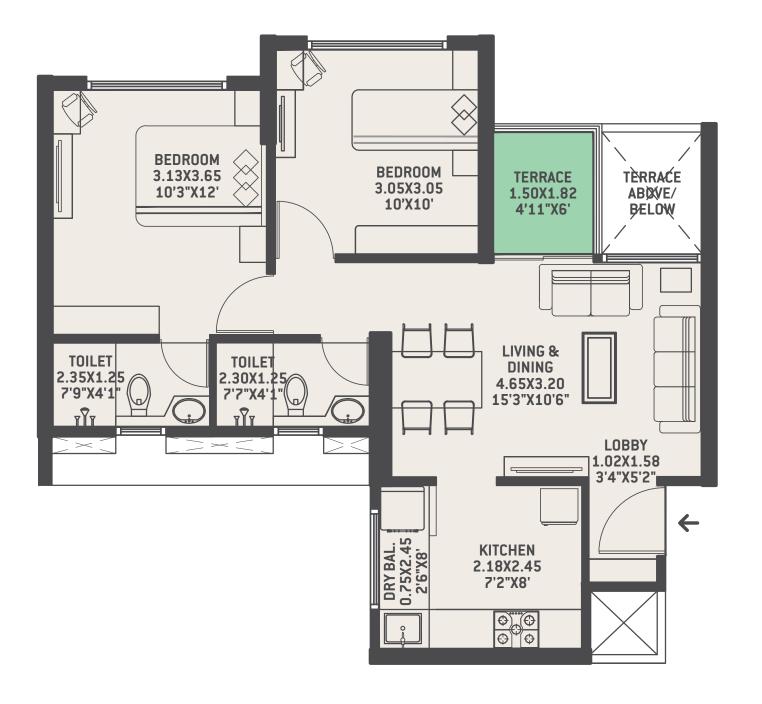
TOWER 3 - 1BHK TOTAL CARPET AREA 464.87 SQ.FT.

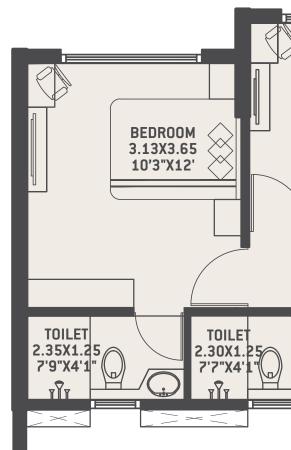




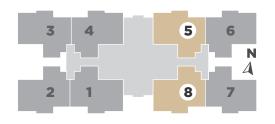
TOWER 3 - 2BHK TOTAL CARPET AREA 629.82 SQ.FT.







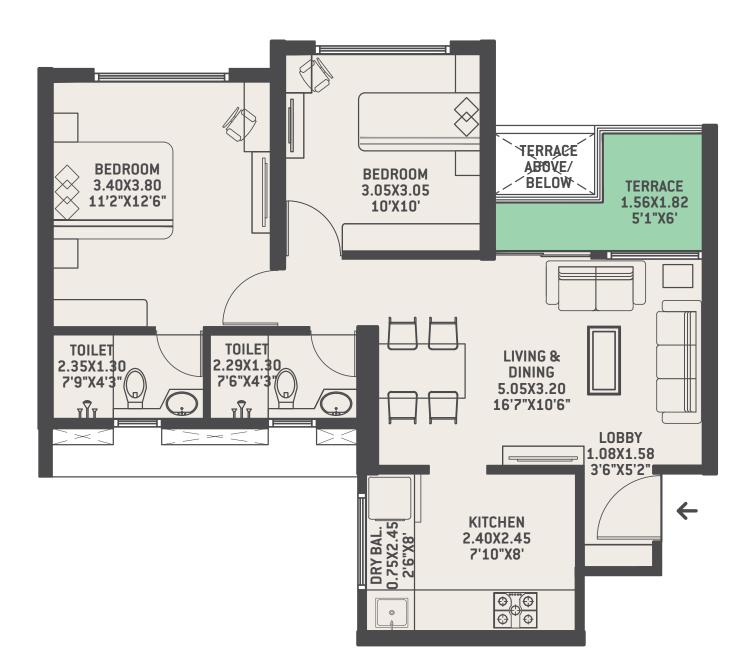
**TOWER 2 - 2BHK - ODD TOTAL CARPET AREA** 629.48 SQ.FT.



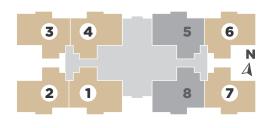
## $\otimes$ TERRACE ABOVE/ BEDROOM 3.05X3.05 ∕ƁELO₩∖ TERRACE 1.50X1.82 10'X10' 4'11"X6' LIVING & DINING 4.65X3.20 15'3"X10'6" LOBBY $\geq$ 1.02X1.58 \_\_\_\_ 3'4"X5'2" ← DRY BAL. 0.75X2.45 2'6"X8' **KITCHEN** 2.18X2.45 7'2"X8' 0

## **TOWER 2 - 2BHK - EVEN TOTAL CARPET AREA** 642.48 SQ.FT.

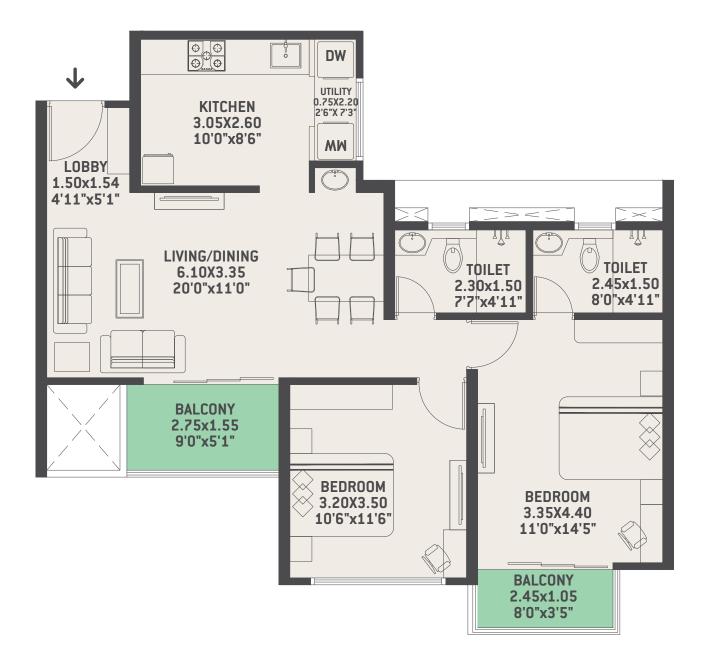


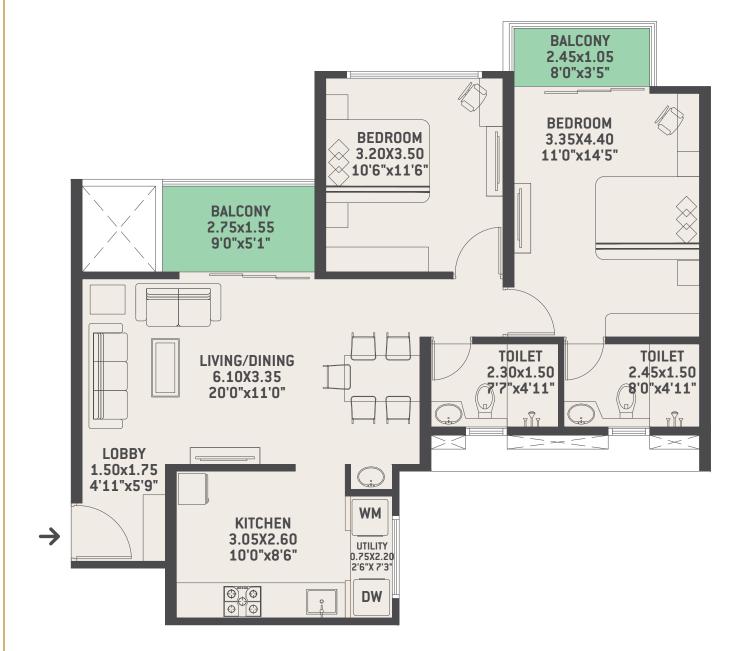






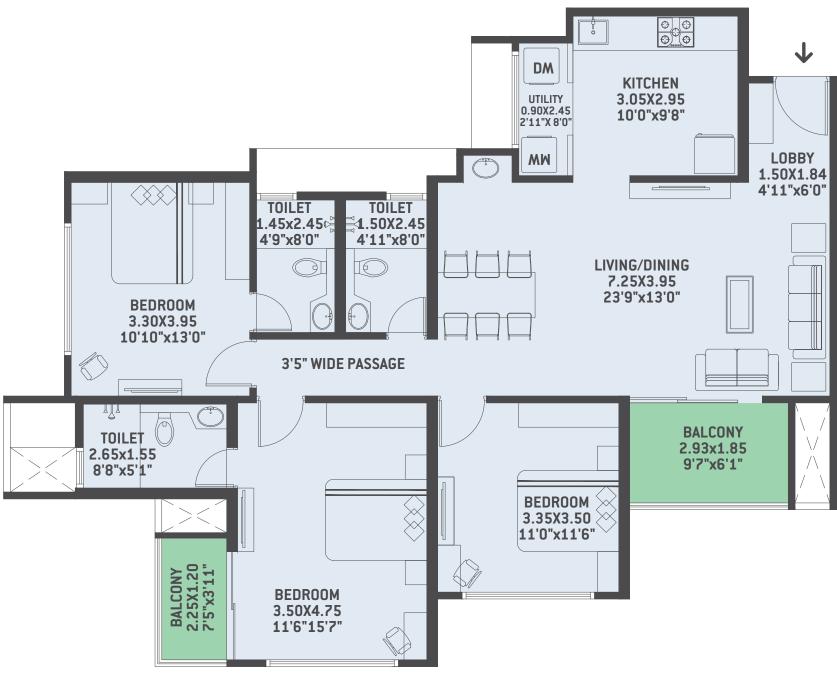
## **TOWER 2 - 2BHK - EVEN TOTAL CARPET AREA** 680.95 SQ.FT.



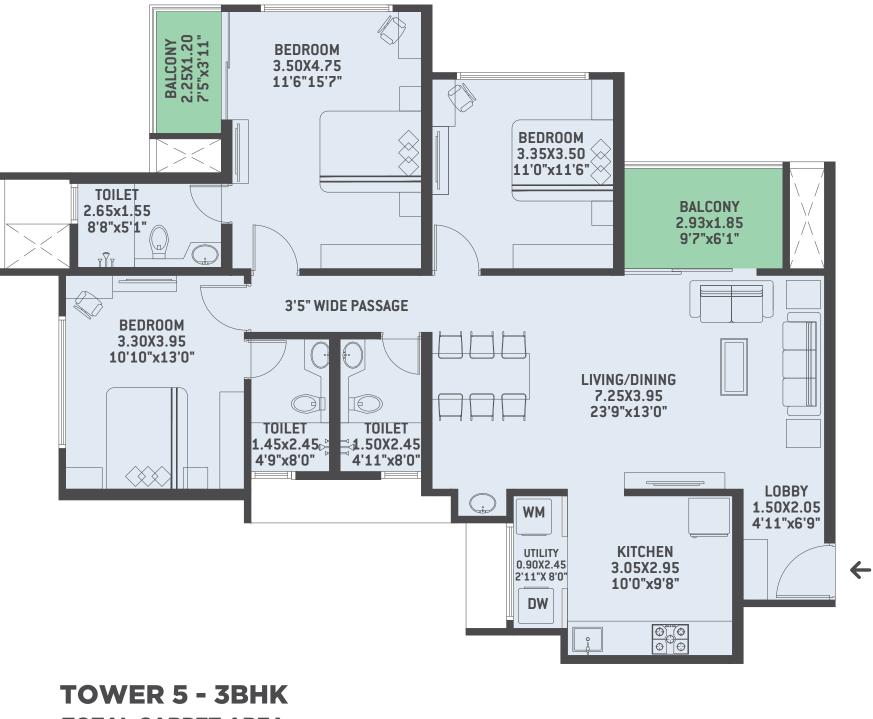


**TOWER 5 - 2BHK TOTAL CARPET AREA** 847.97 SQ.FT.

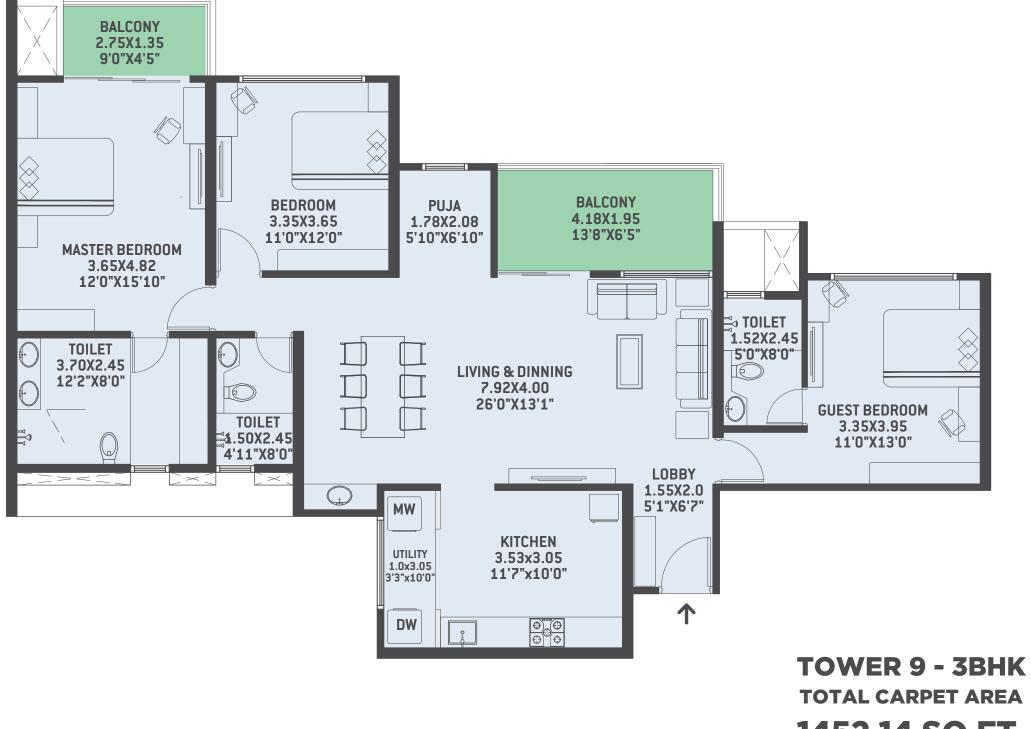
## **TOWER 5 - 2BHK TOTAL CARPET AREA** 852.93 SQ.FT.



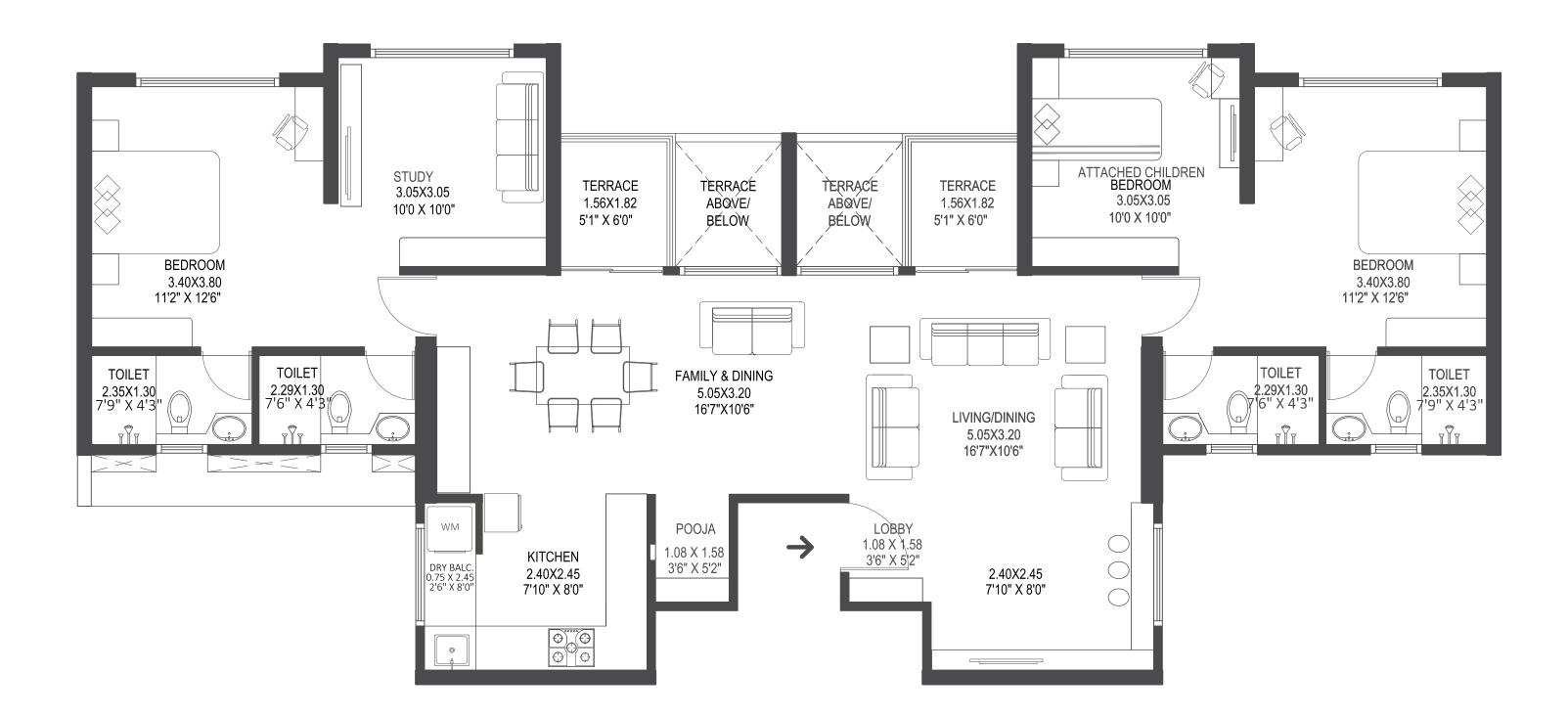
## **TOWER 5 - 3BHK TOTAL CARPET AREA** 1228.16 SQ.FT.



TOTAL CARPET AREA 1232.89 SQ.FT.

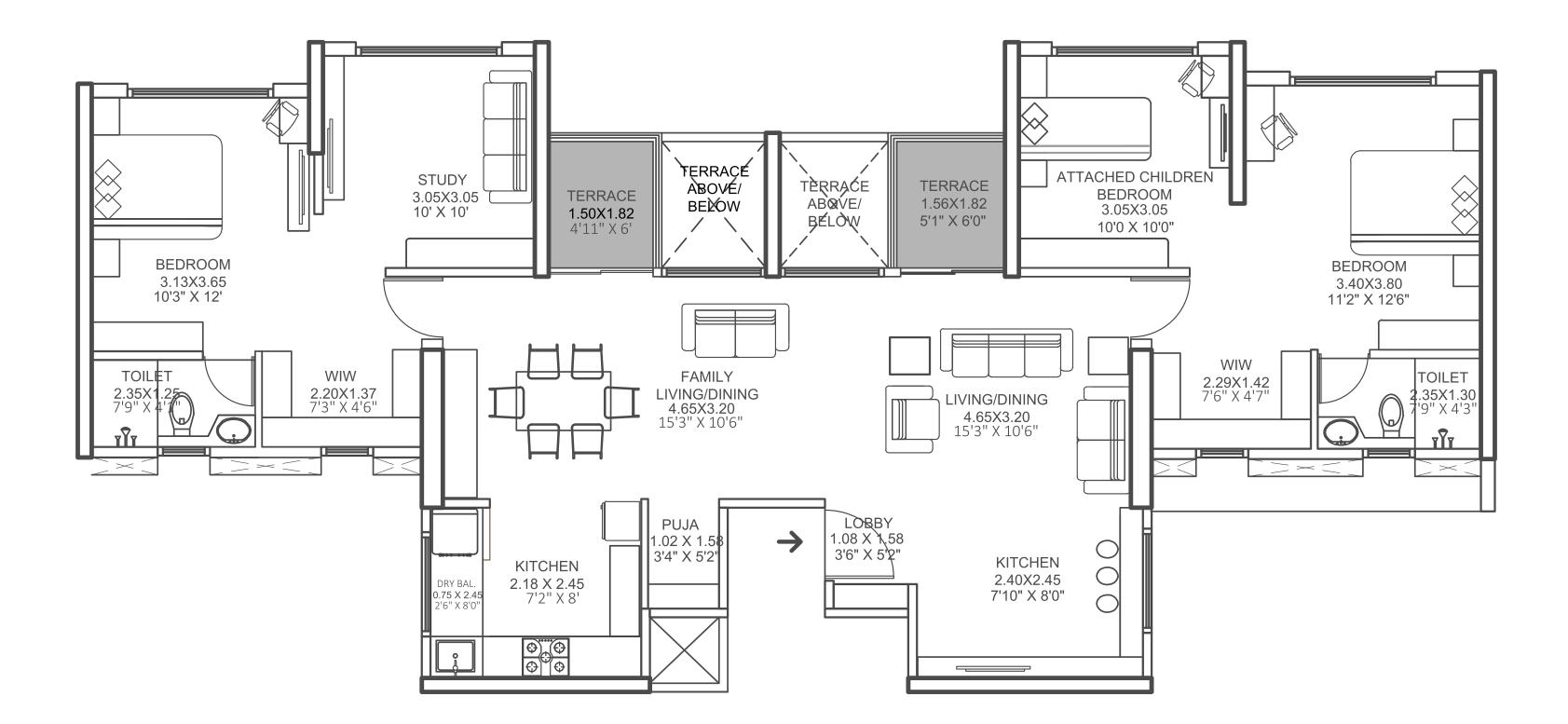


# 1452.14 SQ.FT.



## SIMPLEX - TOWER 2 - 2BHK + 2BHK

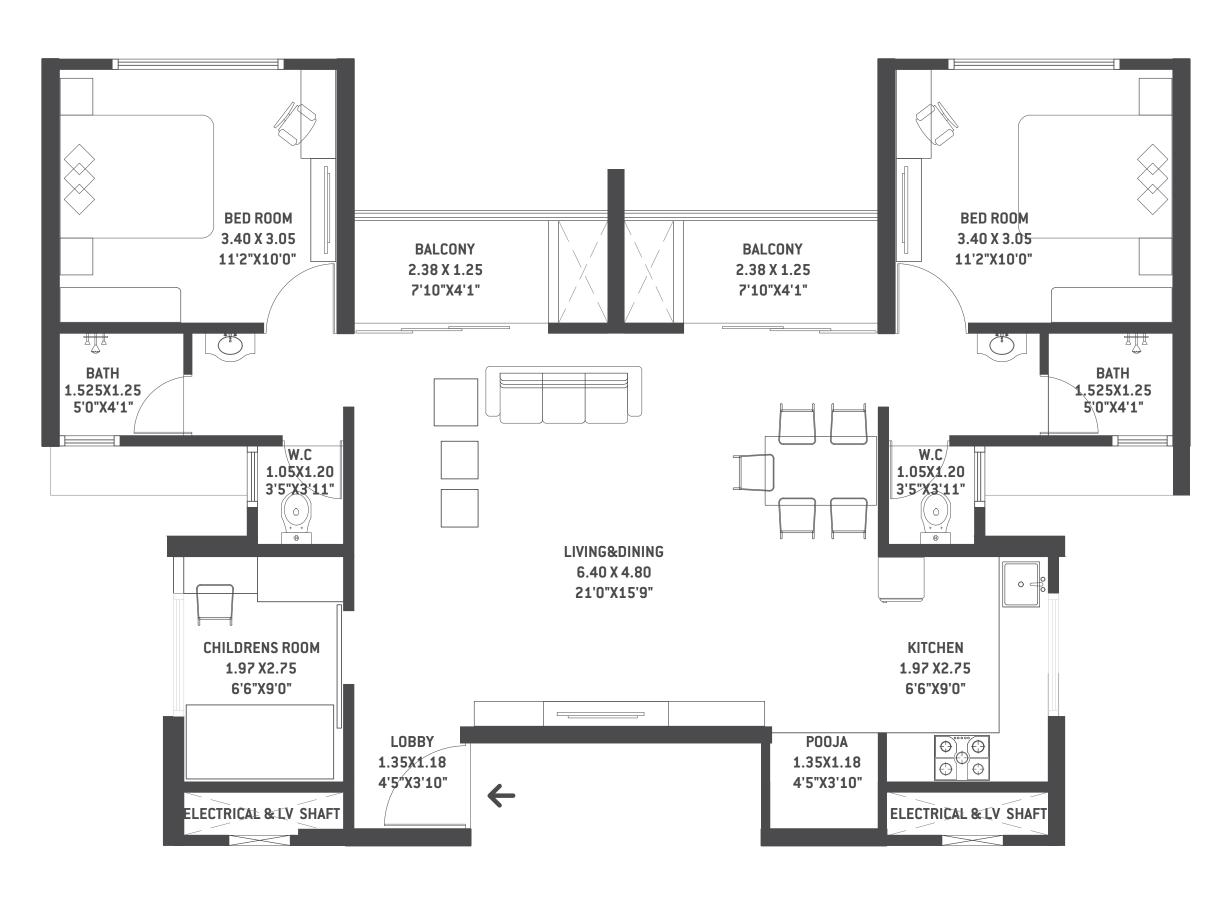
Flat No. 1 + 2



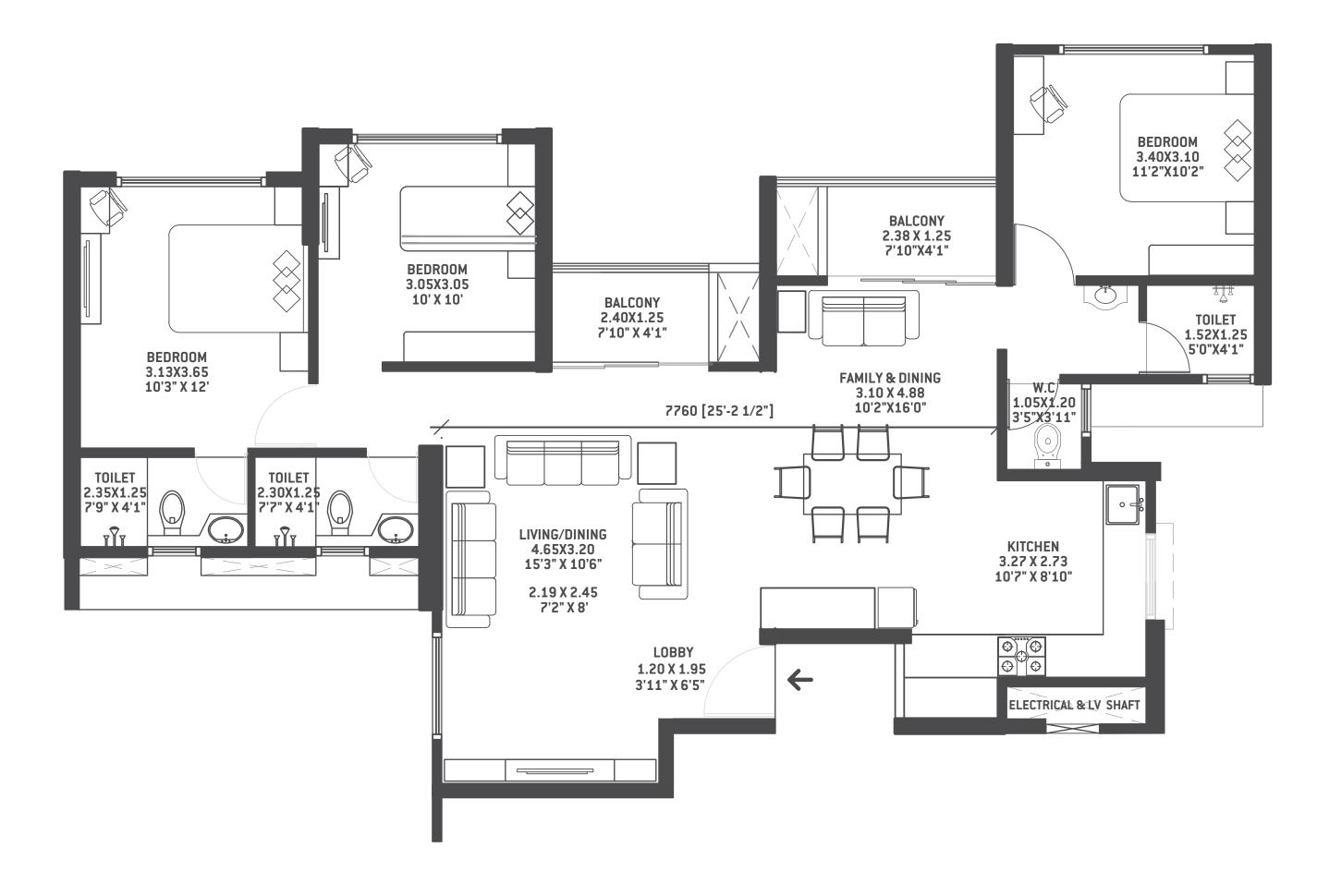
**SIMPLEX - TOWER 2 - 2BHK + 2BHK** 

Flat No. 5 + 6 & 7 + 8

## SIMPLEX - TOWER 3 - 1BHK + 1BHK



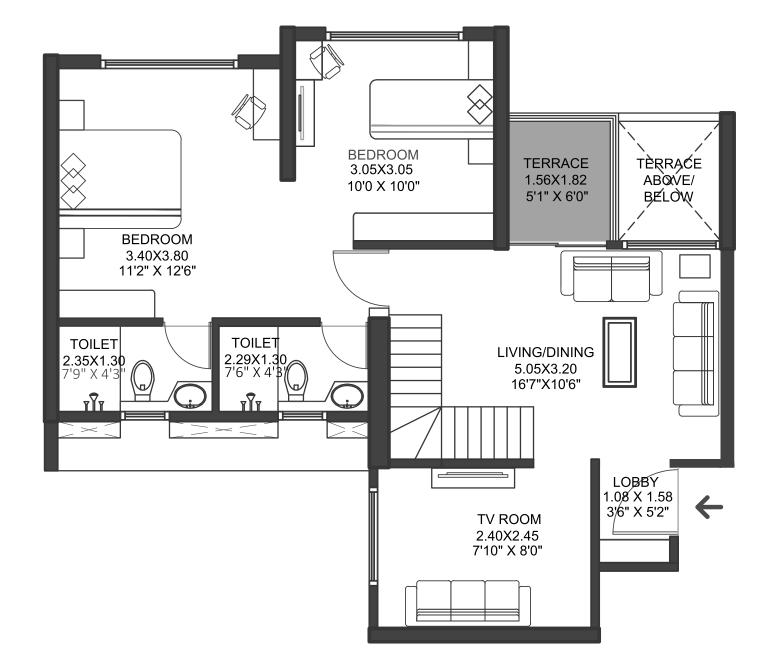
## SIMPLEX - TOWER 3 - 1BHK + 2BHK

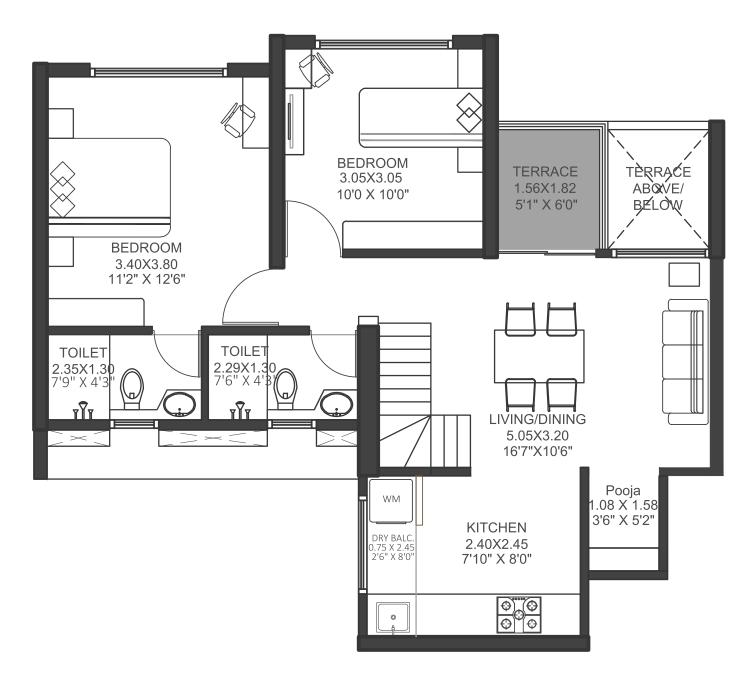


## DUPLEX

## **LOWER FLOOR PLAN**







## **UPPER FLOOR PLAN**



1 d. T 1 

minimum

# altar CELEBRATING THE EXTRAORDINARY

\*Artistic impression



\*Artistic impression

A



\*Artistic impression

The perfect antidole to your rushed lifestyle.

(11)

## THE MASTER LAYOUT

T2 /

 $\triangleright$ N

IN ENTRY E

ENTRY/EXIT

9M. WIDE ROAD

(20)

\*Artistic impression

#### **CELEBRATE IN LEISURE -**

- 1. Clubhouse with fully equipped gymnasium, function hall & indoor games room
- 2. Party lawn adjoining al-fresco dining area with barbeque counter
- 3. Amphitheater & Stage
- 4. Yoga deck on clubhouse roof

### **REFRESH AND CHILL -**

5. Oval Swimming pool with Jacuzzi & Kid's pool

#### ZEN & GLEE -

- 6. Kid's play area
- 7. Toddlers play area
- 8. Senior citizen plaza
- 9. Reflexology path
- 10. Gazebo
- 11. Multiple Lawns
- 12. Chit chat plaza
- 13. Herbal garden

#### **FITNESS & SPORT -**

- 14. Jogging track
- 15. Outdoor gym
- 16. Outdoor chess
- 17. Lawn tennis
- 18. Multipurpose court
- 19. Net cricket
- 20. Squash court

The sparfling finer details.

# **PROJECT LEVEL**

- 3 towers of 30 residential floors
- 5 floors of residents parking
- 2 grand entrance gates with security cabin
- Grey tinted glass facade with lighting
- Stylish entrance lobbies for every tower
- 100% DG back-up for lifts & common areas

- Car charging points in parking
- Common washroom for drivers
- 4 lifts in each tower (3 Passenger + 1 Service)
- Superior quality apex / texture / protective exterior paint
- Earthquake resistant RCC structure + ALUFORM construction

# **INSIDE YOUR HOME**

#### SMART FEATURES

- Digital lock Yale or equivalent
- Featherlike touch pad switches
- Lights control (Mood lighting), AC, Fan & Geyser control via mobile app, also compatible with Alexa\* voice command
- Motion sensor lights in all baths
- 4-tier security system with video door connected to the smart phone

### INTERNAL FLOORING

- Extra-large size marble-finish glazed vitrified tiles - Living, dining, kitchen & lobby - (6 x 4 feet)
  - Bedrooms (5.25 x 2.6 feet)
- Main & Dry Balcony - Anti-skid ceramic tiles

### INTERNAL WALL FINISHES

• Most premium lustre paint for internal wall

#### DOORS

- Premium veneer finish main door
- All bedrooms & bathroom doors Laminated flush door

#### WINDOWS

• Powder coated aluminum sliding windows

#### KITCHEN

- Granite kitchen platform
- Stainless Steel sink
- Ceramic/glazed tiles above kitchen platform - 2 feet
- Provision for water purifier

### TOILETS

- Toilet door frames in granite
- Glass partitioning in master toilet
- CP fittings Grohe / American Standard or equivalent
- Sanitaryware Kohler / American Standard or equivalent
- Flooring Anti-skid tiles
- Designer decorative wall tiles upto 7 feet
- Geyser point in all toilet

#### PLUMBING

Concealed anti-corrosive plumbing

- **BALCONIES**

# POWER

• 1 feet brick wall + 3.5 feet glass railing to

balcony

• PVC false ceiling for balcony area with decorative lighting

ELECTRICAL

• Switches – Anchor/Legrand or equivalent

modular switches

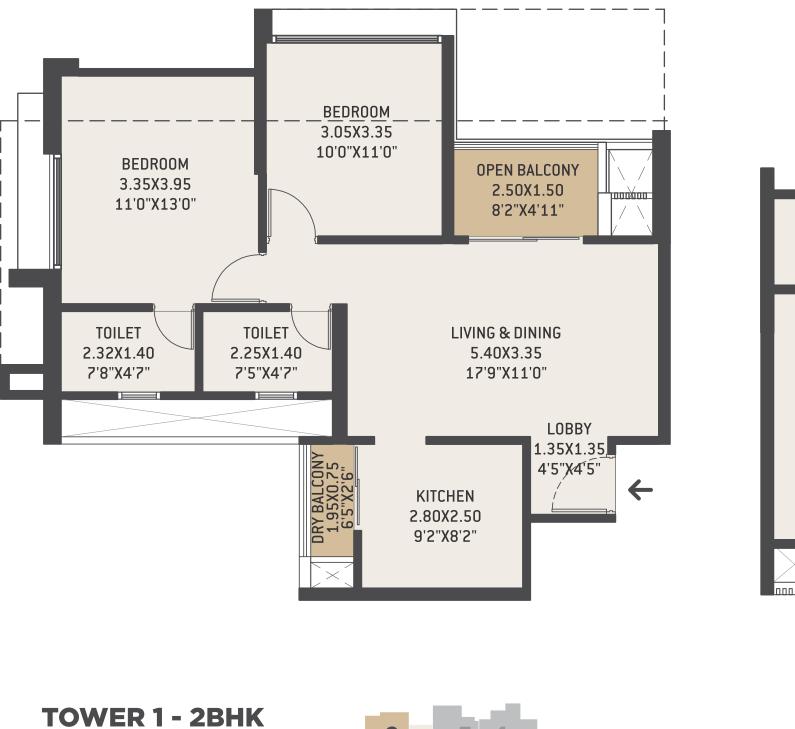
Concealed copper wiring with M.C.B.

• Adequate electric points with TV & telephone

points in living room, master bed room

AC points in rooms except kitchen

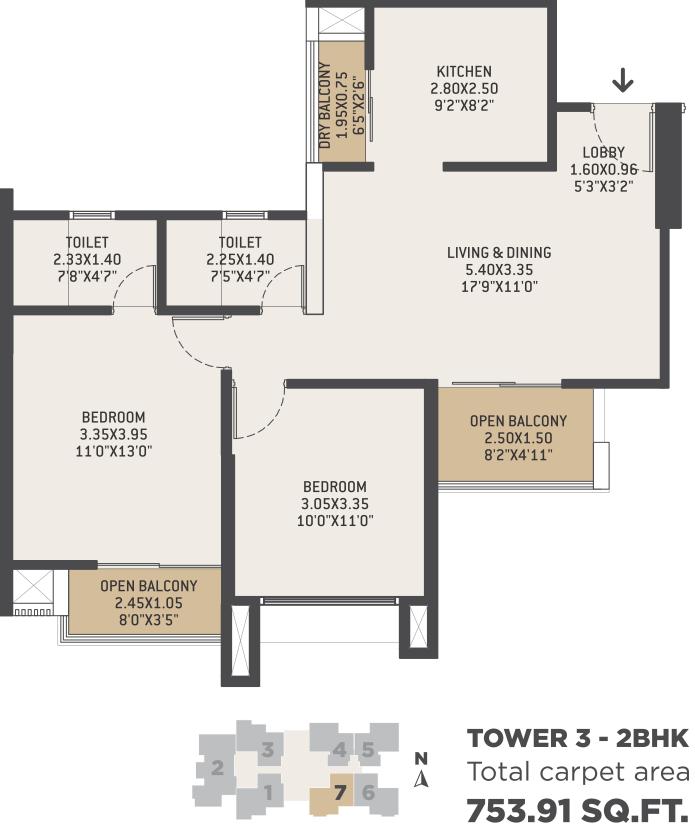
Provision of inverter

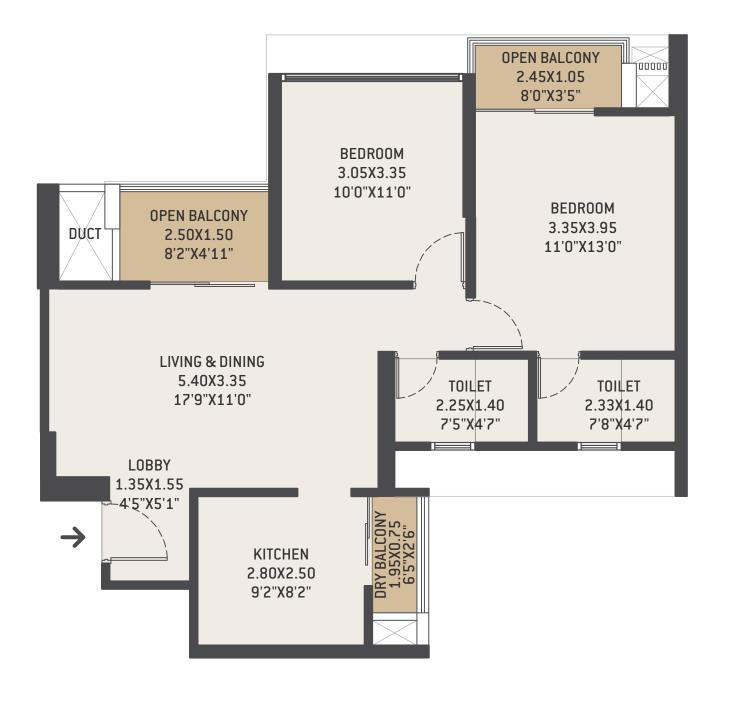


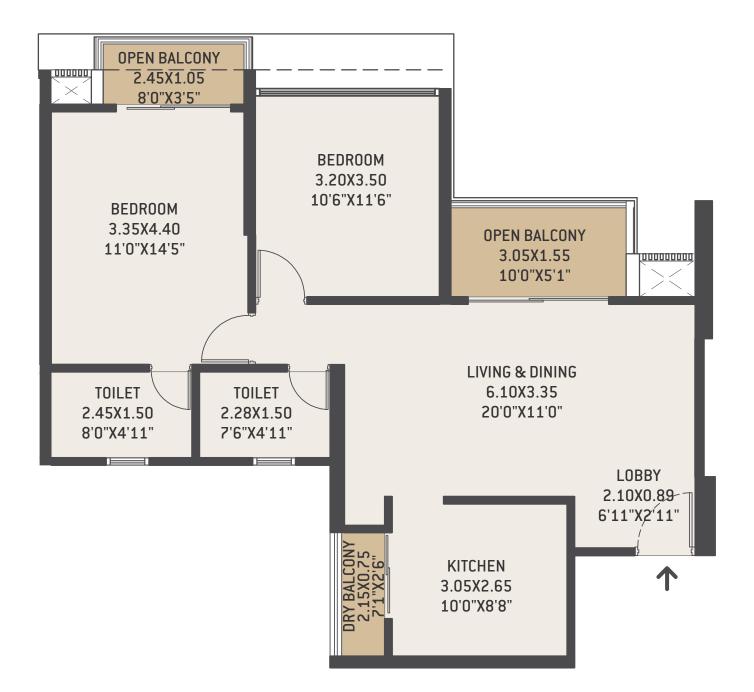
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Total carpet area

724.71 SQ.FT.

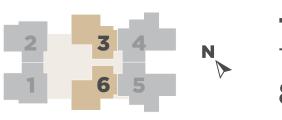




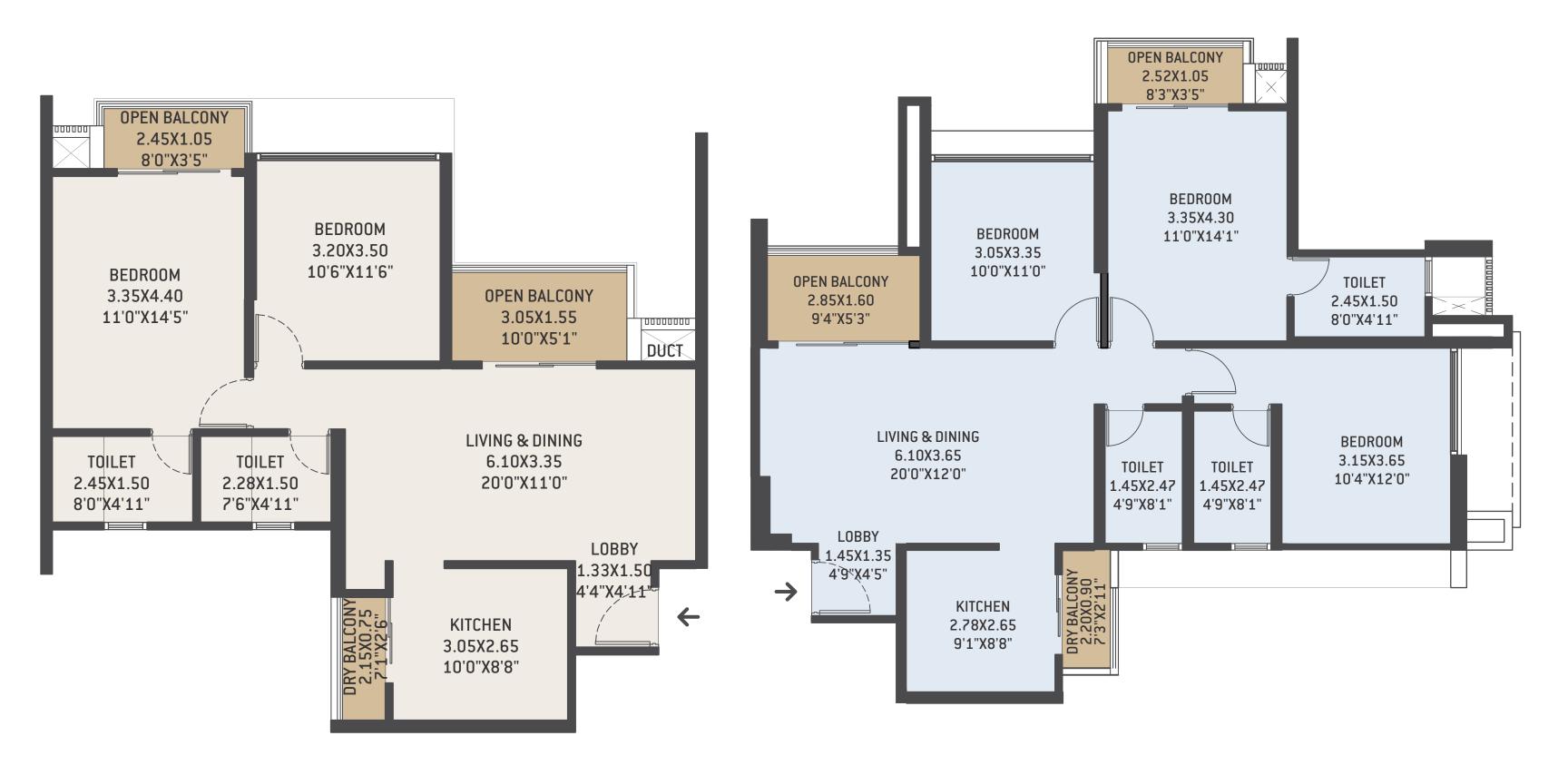








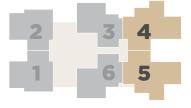
TOWER 1 - 2BHK Total carpet area 849.67 SQ.FT.



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Welcome to a League Extraordinaire

# **5 BEDROOM SIMPLEX**

- 1. Main Entrance Lobby
- 2. Main Living Room

8

- 3. Additional Family Room with Large Dining Area, Pooja Ghar & Outdoor Deck 4. Master Bed Suite with Private Lounge, Outdoor Deck
- & attached Bath
- 5. Second Master Bedroom with Outdoor Deck & attached Bathroom 6. 2 More Bedrooms with attached Bathrooms 7. 1 Guest Bedroom with separate Bathroom 8. Large Kitchen with attached Bar / Breakfast Counter & Dry Balcony

- 9. 1 Powder Room



# **5 BEDROOM DUPLEX**

# LOWER FLOOR

- 1. Main Entrance Lobby
- 2. Main Living Room with Outdoor Deck
- 3. 1 Guest Bedroom with separate Bathroom
- 4. Master Bed Suite with Outdoor Deck & attached Bathroom
- 5. 1 Bedroom with attached Bathroom
- 6. Lounge & Bar Counter with Outdoor Deck



# UPPER FLOOR

11

- 7. Master Bed Suite with Private Lounge, Outdoor Deck & attached Bathroom
- 8. 1 Bedroom with attached Bathroom
- 9. Large Kitchen with Dry Balcony
- 10. Spacious Dining Area with Breakfast Counter& Outdoor Deck
- 11. Pooja Ghar

9

12. 1 Powder Room





\*Artistic impression







\*Artistic impression

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# **VTP BEAUMONDE - MASTER PLAN**



# LEGEND

1.	Entrance Gate
2.	Bali Theme Clubhouse with Water Bodies
3.	Semi Olympic Sized Pool with Water Spouts and Floating Deck
4.	Kids Splash Pool
5.	Gymnasium
6.	Multipurpose Party Hall with Party Lawn
7.	Indoor Games Room
8.	Multi-Game Court
9.	Outdoor Gym
10.	<b>Cricket Practice Net</b>
11.	Herbal Plantation
12.	Sunken Court
13.	Yoga Lawn
14.	Amphitheater
15.	Reflexology Path
16.	Stage
17.	Sand Pit Area
18.	Children's Play Area
19.	Jogging Track
20.	Skating Rink with Skate-Boarding Arena
21.	Miyawaki Forest
22.	Barbeque Area

# **SPECIFICATIONS**

### Flooring

- Living, Dining, Kitchen Glazed Vitrified tiles (1200x600mm)
- All Bedrooms Glazed Vitrified tiles (1200x600mm)
- Dry Balcony & Terraces- Anti-skid ceramic tiles

### Kitchen

- Granite kitchen platform
- S.S. Sink
- Ceramic/glazed tiles above kitchen platform 2ft.
- Provision for water purifier

### Toilets

- CP fittings Jaguar / Cera equivalent
- Flooring Anti-skid tiles
- Designer Decorative dado tiles up-to 7 feet
- Solar connection in master toilet
- Geysers point in other toilet

### **Doors & Windows**

- Main door Decorative entrance door with Veneer
- Internal doors Laminated flush door
- Laminated flush doors in Wash Rooms
- Toilet door frames in granite
- Powder coated aluminum sliding windows with mosquito net
- 2ft. glass railing to terrace with 2ft. brick wall
- MS grill

### **Electrical fittings**

- Switches Automation switches with seamless glass switch plate
- Concealed copper wiring with M.C.B.
- Adequate electric points with TV & Telephone points in living room, Master bedroom
- AC points in all bedrooms
- 100% DG Back-up for lifts & common area
- Provision for inverter

## Plumbing

Concealed anti-corrosive plumbing

### Wall Finishes

- Plastic emulsion paint for internal wall
- Exterior Superior quality texture/Apex/protective paint

#### Automation

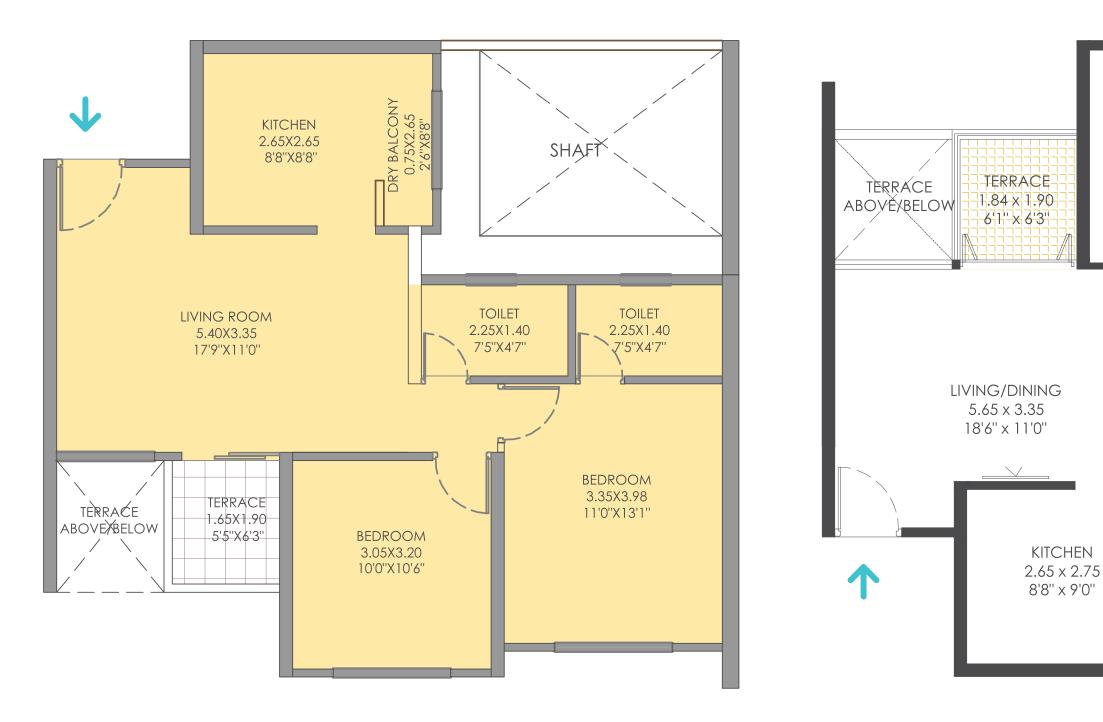
- Intercom facility
- Video door phone
- Automation with Alexa compatibility

#### Structure

• Earthquake resistant RCC structure







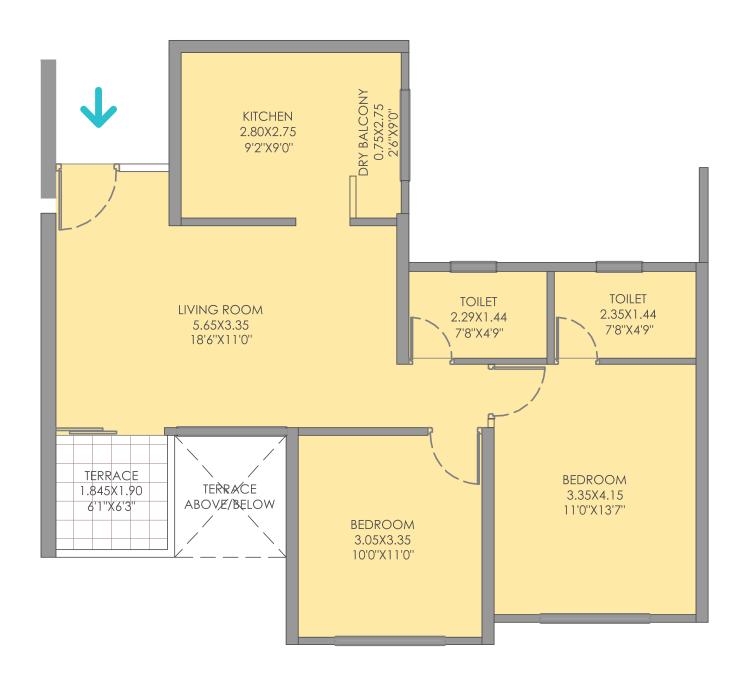
# **Typical 2BHK Unit Plan**

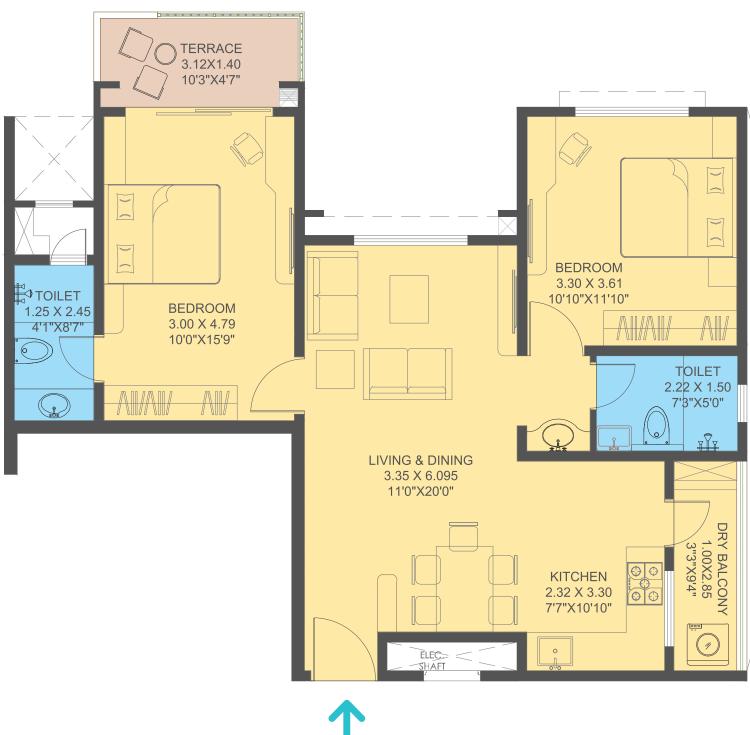
**Total Carpet Area** 66.49 sq.m. (715.64 sq.ft.)

**Total Carpet Area** 69.30 sq.m. (746 sq.ft.)



# **Typical 2BHK Unit Plan**



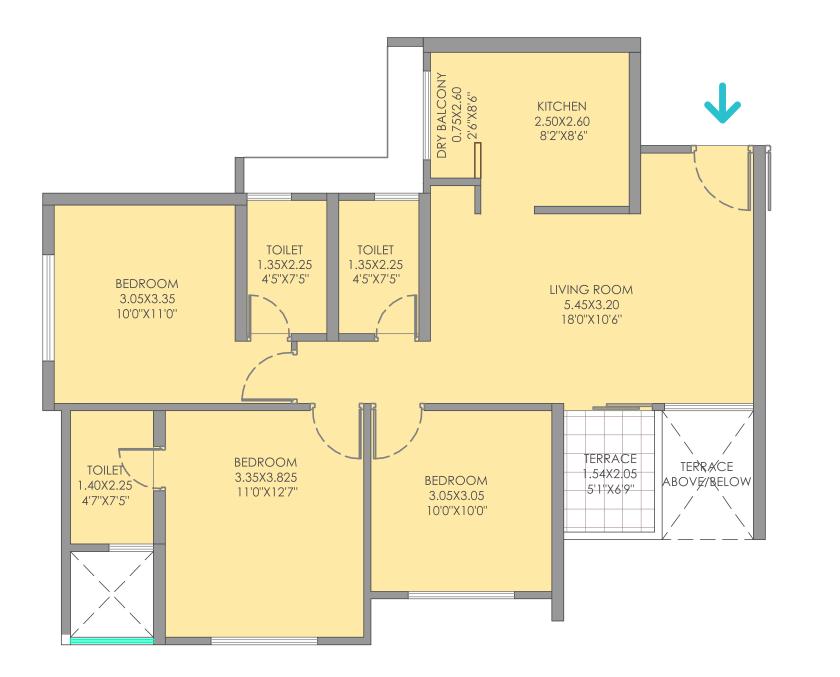


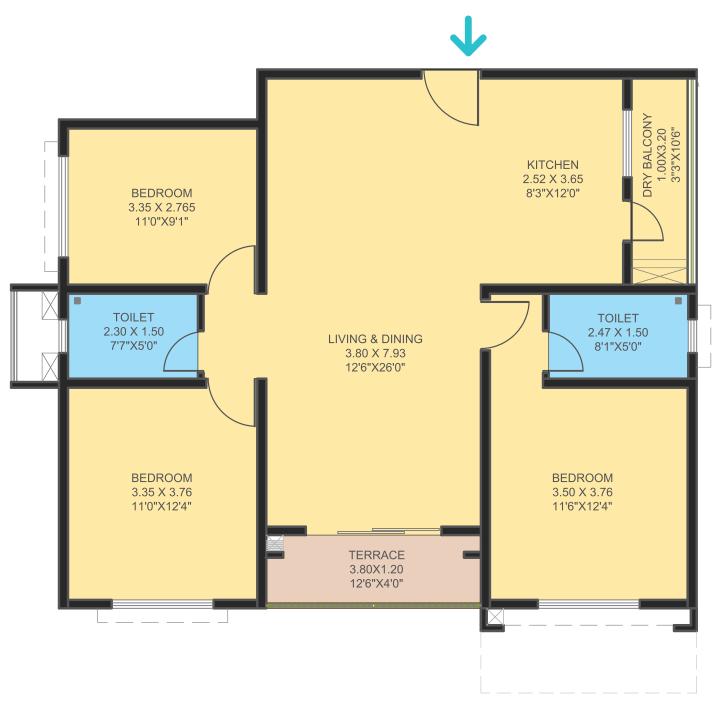
# **Typical 2BHK Unit Plan**

**Total Carpet Area** 69.61 sq.m. (749 sq.ft.)

# Typical 2BHK Unit Plan

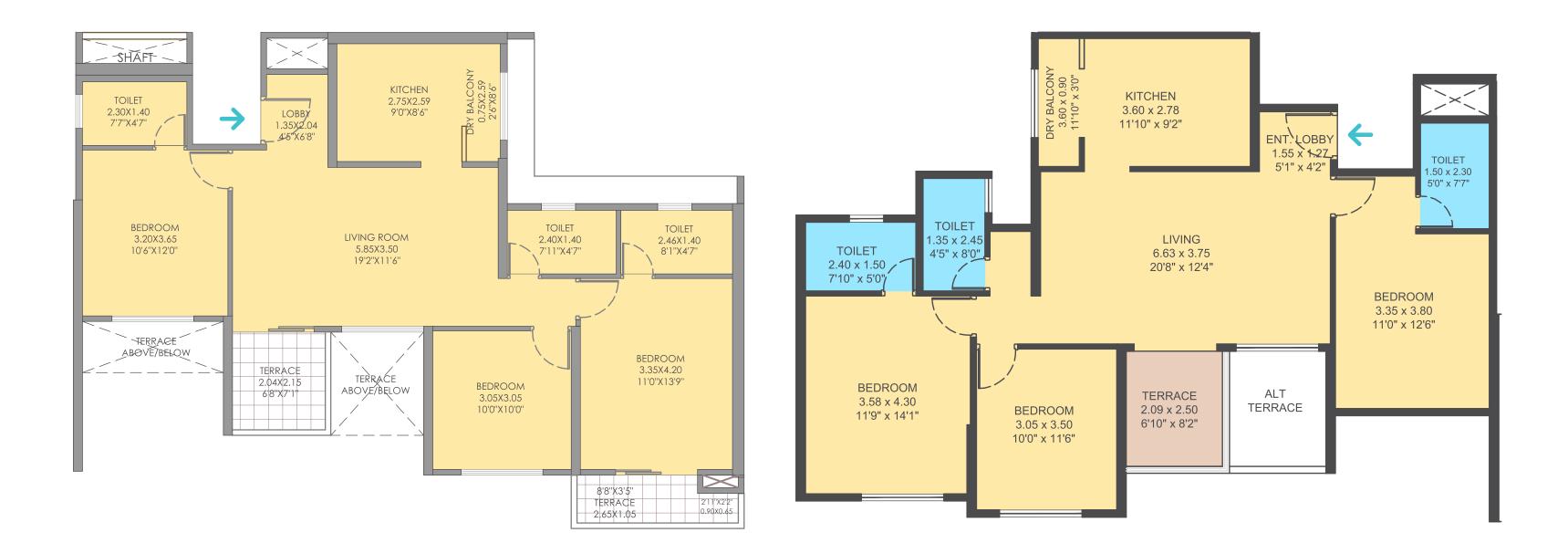
**Total Carpet Area** 73.63 sq.m. (792 sq.ft.)





# Typical 3BHK Unit Plan

**Total Carpet Area** 80.77 sq.m. (869 sq.ft.) **Typical Smart 3BHK Unit Plan Total Carpet Area** 98.01 sq.m. (1055 sq.ft.)



# Typical 3BHK Unit Plan

**Total Carpet Area** 91.96 sq.m. (989.84 sq.ft.) **Typical 3BHK Unit Plan Total Carpet Area** 101.52 sq.m. (1093 sq.ft.)



# <u>GNUS</u>

NUMBER OF THE OFFICE OF

E.

# **VTP CYGNUS - MASTER PLAN**



# LEGEND

- 1. Stylish Entrance Gate Podium Level Amenities
- 2. Tennis/Multipurpose Court
- 3. Table Tennis
- 4. Half Basket Ball Court
- 5. Cricket Practice Net
- 6. Putt Putt Golf
- 7. Toddlers Play Area
- 8. Hopscotch
- 9. Outdoor Chess
- 10. Viewing/Selfie Deck Ground Level Amenities
- 11. Bali Themed Clubhouse
- 12. Semi Olympic Sized Pool
- 13. Kids Pool
- 14. Fully Equipped Indoor Gym
- 15. Outdoor Gym
- 16. Children's Play Area
- 17. Celebrations Hall
- 18. Party Lawn
- 19. Indoor Games Room
- 20. Barbeque Pit
- 21. Miyawaki Forest
- 22. Meditation Zone
- 23. Senior Citizen Area
- 24. Reflexology Path
- 25. Jogging Track

# **SPECIFICATIONS**

### Flooring

- Living, Dining, Kitchen Glazed Vitrified tiles (1200x600mm)
- All Bedrooms Glazed Vitrified tiles (1200x600mm)
- Dry Balcony & Terraces- Anti-skid ceramic tiles

### Kitchen

- Granite kitchen platform
- S.S. Sink
- Ceramic/glazed tiles above kitchen platform 2ft.
- Provision for water purifier

## Toilets

- CP fittings Jaguar / Cera equivalent
- Flooring Anti-skid tiles
- Designer Decorative dado tiles up-to 7 feet
- Solar connection in master toilet
- Geysers point in other toilet

# **Doors & Windows**

- Main door Decorative entrance door with Veneer
- Internal doors Laminated flush door
- Laminated flush doors in Wash Rooms
- Toilet door frames in granite
- Powder coated aluminum sliding windows with mosquito net
- 2ft. glass railing to terrace with 2ft. brick wall
- MS grill

## Electrical fittings

- Switches Automation switches with seamless glass switch plate
- Concealed copper wiring with M.C.B.
- Adequate electric points with TV & Telephone points in living room, Master bedroom
- AC points in all bedrooms
- 100% DG Back-up for lifts & common area
- Provision for inverter



# Plumbing

### Wall Finishes

- paint

## Automation

- - Structure

# **VTP CYGNUS**

Concealed anti-corrosive plumbing

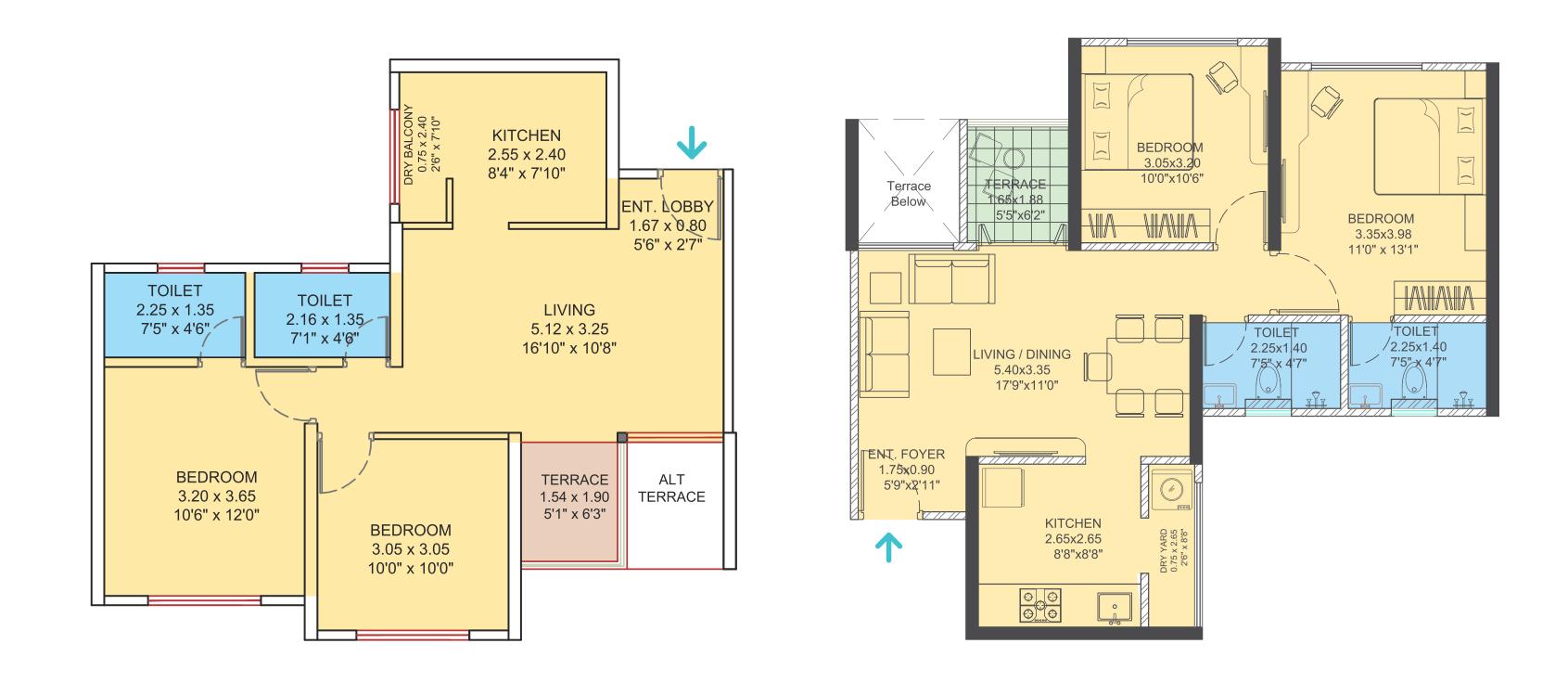
• Plastic emulsion paint for internal wall • Exterior – Superior quality texture/Apex/protective

Intercom facility

• Video door phone

Automation with Alexa compatibility

• Earthquake resistant RCC structure



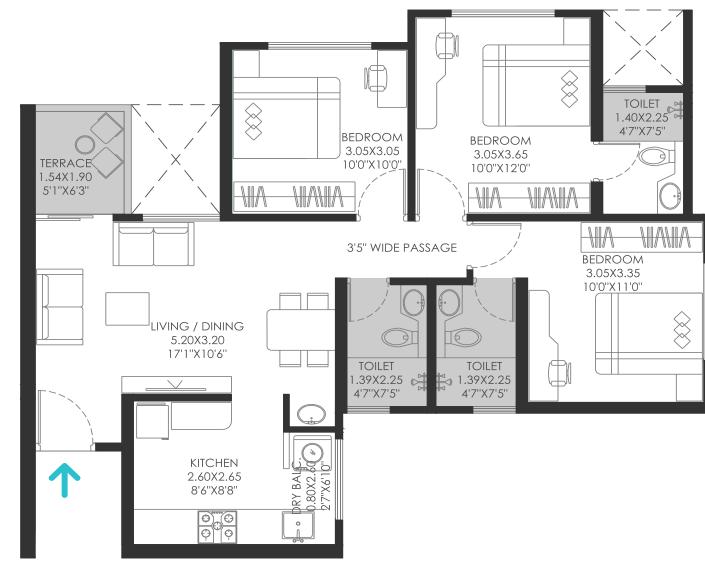
**Typical 2BHK Unit Plan Total Carpet Area** 60.38 sq.m. (649 sq.ft.)

**Total Carpet Area** 65.96 sq.m. (710 sq.ft.)

Please note that, the items such as furniture, soft furnishings, wall-coverings, appliances, fittings and decorative finishes etc. in the plan do not form a part our standard specifications. Optional extras have been displayed here to give an idea to the Purchaser as to how the apartment will look like if such optional extras are fitted.

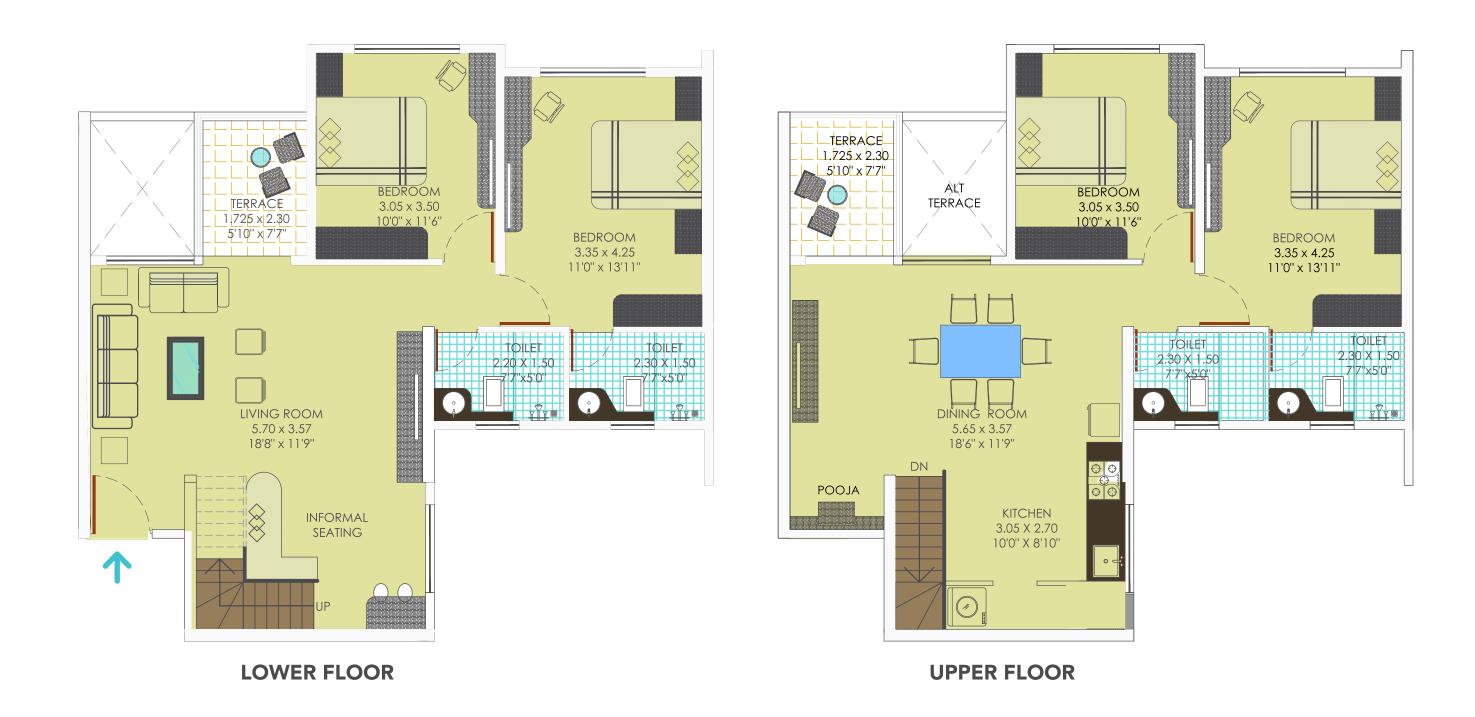
# **Typical 2BHK Unit Plan**

# NEW 3BHK Unit Plan



Total Carpet Area 78.03 sq.m. (840 sq.ft.)





Please note that, the items such as furniture, soft furnishings, wall-coverings, appliances, fittings and decorative finishes etc. in the plan do not form a part our standard specifications. Optional extras have been displayed here to give an idea to the Purchaser as to how the apartment will look like if such optional extras are fitted.



# **MLA Homes**

MLA Homes (Maximum Liveable Area) is a design philosophy pioneered by VTP Realty. Wherein, everything is intelligently planned so that the residents get more space to enjoy the finest moments of life.

> **Our apartment design and layouts offer** larger room dimensions than most other projects, even in the same carpet area.

The size of the decks and dry balconies is also just right for their purpose.

The project layout planning ensures optimum spacing between the towers

# AESTHETICS & FUNCTIONALITY

Veneer finish main door

Large sized marble-finish glazed vitrified tiles

Premium plastic emulsion paint for internal walls

Stainless steel railing with highest quality toughened glass

for all decks, with a height of 4.25 feet for utmost safety

Large windows in all rooms for 24/7 ventilation & natural light\*

Spacious baths with designer tiles, premium CP & sanitaryware fittings

# **#OnlyInVTPHomes**

\*Except VTP Beaumonde T4 & VTP Cygnus T7 towers

# YOUR FUTURE HOME IS NOT ONLY LUXURIOUS BUT ALSO FUTURE READY THAT WILL NEVER BE OBSOLETE

# **INSIDE YOUR HOME**

### SMART FEATURES

- Digital lock Yale or equivalent\*\*
- Featherlike touch pad switches •
- Lights control (Mood lighting), AC, Fan & Geyser control via mobile app, also compatible with Alexa\* voice command
- Motion sensor lights in all baths
- 3-tier security system with video door connected to the smart phone

# **#BeyondImagination**



\*\*Only for VTP Euphoria & VTP Altair \*Alexa device not provided



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