

EXPERIENCE URBAN LIVING IN THE LAP OF NATURE



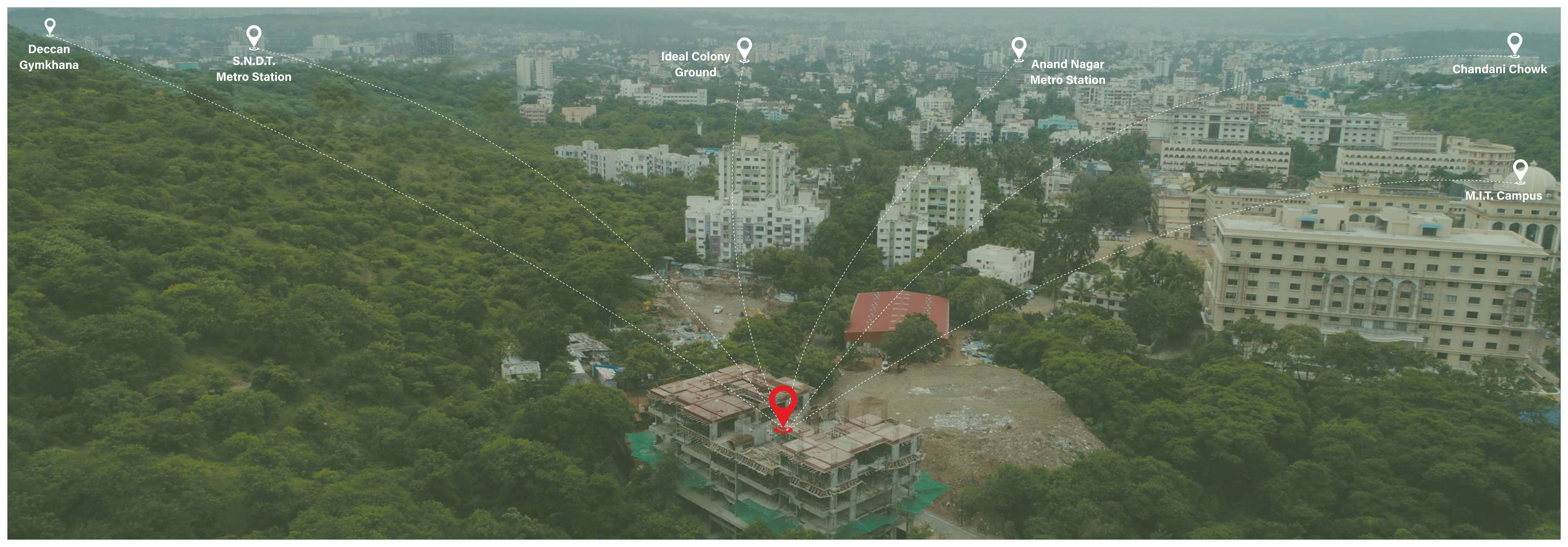
2 & 3 BHK SPACIOUS PREMIUM RESIDENCES



Kothrud – an eminent suburb of Pune city is the location of this luxurious project. It promises easy access to educational institutes, hospitals, restaurants, shopping malls and entertainment destinations. It only gets easier with excellent connectivity to public transport and the newly introduced metro project. And to top it all, the lush green backdrop of the project sets the perfect harmony between nature and an uber-cool lifestyle.







📍  
Deccan  
Gymkhana

📍  
S.N.D.T.  
Metro Station

📍  
Ideal Colony  
Ground

📍  
Anand Nagar  
Metro Station

📍  
Chandani Chowk

📍  
M.I.T. Campus





**LIFE IS A REFLECTION OF YOUR CHOICES.**

You've made some great choices to win the achiever's crown. Your penchant for perfection has scaled newer peaks of success. Naturally, your ideal home would not be anything less than idyllic. And we understand this. Hence, we present you a thoughtfully designed residential scheme of 2 & 3 BHK **Spacious Premium Residences**, **Perinsheri Pinnac Greens**, an embodiment of perfection...  
**a Reflection of You...!**

- A** Landscaped Garden
- B** Children's Play Area
- C** Gazebo
- D** Landscaped Terrace Area
- E** Well Equipped Gym
- F** Entrance Gate
- G** Multi Purpose Hall / Indoor Game
- H** Solar Powered Pavilion
- I** Deck View Point
- J** Open Amphitheatre
- K** Naturally Shaded Seating Arrangement
- L** Walking / Jogging Track
- M** Open Yoga / Meditation Zone

\*Artistic Impression



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'Perinsheri Pinnac Greens' is stacked with top-end amenities for its residents.

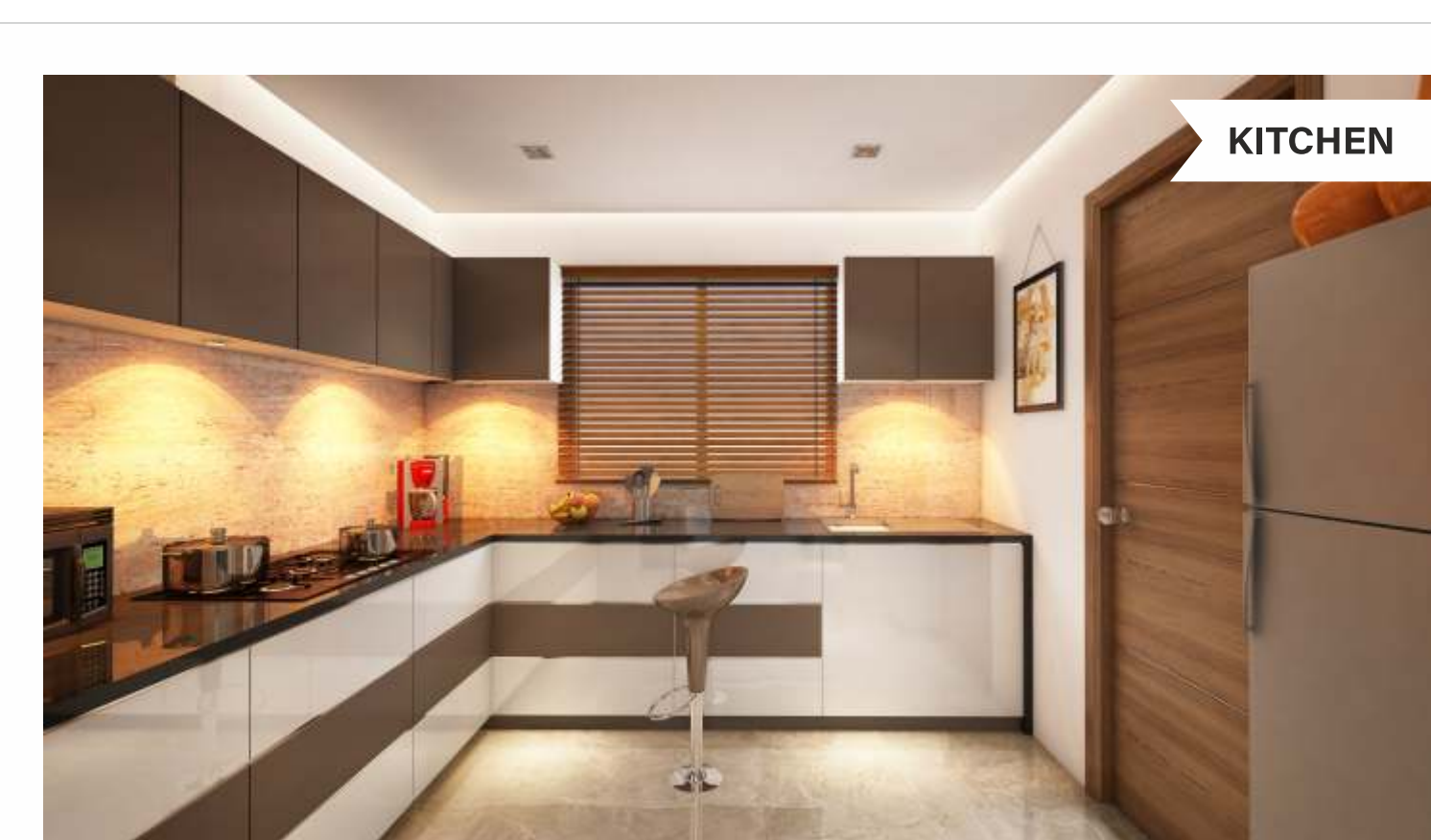
The top terrace hosts a contemporary gym, multi-purpose hall, deck view point, solar powered pavilion.

On the ground level, is a beautifully landscaped garden along with dedicated space for children's play area, senior citizens, Naturally Shaded Seating Arrangement, Walking / Jogging Track, Open Amphitheatre and Open Yoga / Meditation Zone.

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3 BHK Cut Section



Discover the luxurious side of urban living.  
Each specification, every feature in here is designed to convey elegance that befits the elite class.  
Your neighborhood is one of the most well maintained, pollution-free areas of Pune - 'Rambaug Colony'. Efficient layout complemented with magnificent architecture elevates your lifestyle to 'a class apart' and 'class inimitable'.

2 BHK Cut Section





**STRUCTURE :**

RCC framed structure

**BRICKWORK :**

Internal / External 6"thick clay bricks / AAC blocks

**PLASTER :**

- Internal cement mortar plaster with gypsum finish
- External sand face finish cement mortar double coat plaster

**FLOORING / DADO TILES :**

- 800 mm X 800 mm Vitrified tile flooring in Living / Kitchen / Dining
- 600 mm X 600mm Vitrified tile flooring in Bedrooms and passage
- Antiskid ceramic tile flooring and dado upto ceiling in Bathrooms
- Antiskid ceramic tile flooring in Terrace / balcony / utility

**KITCHEN**

- Black Granite Platform
- Stainless steel sink
- Sufficient electrical points
- Dado upto ceiling level
- Gas leak alarm system in Kitchen

**BATHROOMS**

- Designer dado tiles
- Concealed plumbing
- Chromium plated C. P. fittings
- Counter wash basin in M. Bedroom bath
- Wall hung commode
- Glass partition in M. Bedroom bath

**DOORS**

- Flush door with laminated plywood door frames for Main Door & Bedroom doors
- Flush doors with natural stone door frames for bathrooms
- M.S. Powder coated door frames and shutters

**WINDOWS**

- Powder coated Aluminum sliding windows with mosquito shutters
- Natural stone sills & jambs for all windows

**ELECTRIFICATION**

- Premium modular switches
- Adequate points in all the rooms
- Concealed good quality copper wiring with MCB & ELCB
- Provision for inverter back-up
- Provision for internet cable
- Provision for Air-conditioners points in all bedrooms

**PAINTING**

- Internal –Superior wall finish with luster / plastic paint
- External –Superior quality 100% acrylic water resistant paint

**SECURITY & SAFETY**

- Video Door Phone
- CCTV in campus & common areas
- Fire fighting as per PMC norms
- Intercom between flat to flat & security cabin
- 8/13 passenger automatic elevators with intercom facility & auto rescue device system
- 100% Generator power back-up for lifts, pumps, parking, staircase & common lights

**ENVIRONMENTAL FRIENDLY PROVISIONS**

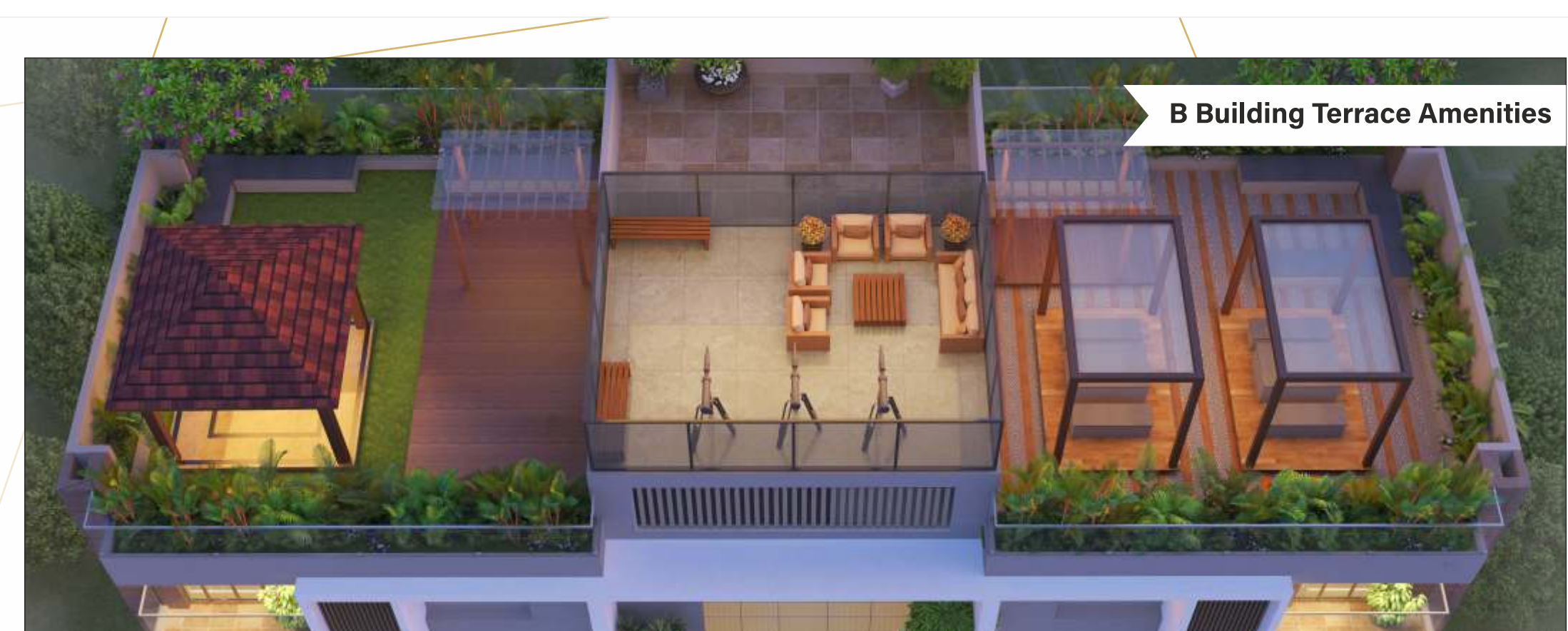
- Buildings designed to facilitate natural light & ventilation
- Rain water harvesting
- Bio-degradable waste treatment machine
- Solar water supply for master bedroom bathroom only
- Energy efficient fixtures in common areas
- Sewage treatment plant
- Storm water drains for driveways







Children's Play Area




B Building Terrace Amenities





Lobby





 MIT Campus  
 Bharti Vidyapeeth University  
 Abhinav Vidyalaya  
 Karnataka High School

 Krishna Hospital  
 Jehangir Specialty Hospital  
 Sahyadri Hospital

 Bank of India  
 State Bank of India  
 Union Bank of India  
 Kotak Mahindra Bank

 Hinjewadi IT Park  
 Lohia Jain IT Park

 Anandnagar Metro Station  
 SNTD Metro Station

 Solaris  
 Metrocity Sports Ground  
 Ideal Colony Ground

 Palavi Pure Veg.  
 Cafe Durga

 Vijay Sales  
 Reliance Digital  
 Croma  
 Big Bazaar  
 City Pride Multiplex

 Pune Airport



SPECIOUS PREMIUM  
2 & 3 BHK Residences



Location Map

📍 S.No. 124/8, CTS no. 1155, Behind MIT College Campus, Near Sigma One Society, KOTHRUD, PUNE - 411 038





**WING A - TYPICAL FLOOR PLAN - 3 BHK**

**CARPET AREA STATEMENT (in Sq.ft.)**

Floor	CARPET (1)	BALCONY (2)	TERRACE (3)	TOTAL (4=1+2+3)
3 <sup>rd</sup> , 5 <sup>th</sup> , 7 <sup>th</sup> , 9 <sup>th</sup> & 11 <sup>th</sup>	1101.05	181.16	53.07	1335.28
2 <sup>nd</sup> , 4 <sup>th</sup> , 6 <sup>th</sup> , 8 <sup>th</sup> , 10 <sup>th</sup> & 12 <sup>th</sup>	1098.04	181.16	---	1279.20





WING B - TYPICAL FLOOR PLAN - 2 BHK

**CARPET AREA STATEMENT (Sq.ft.)**

Flat no.	CARPET (1)	BALCONY (2)	TOTAL (4=1+2+3)
1	760.15	113.24	873.39
2	760.15	113.24	873.39



Credits :

Architect

**Pinnac AECL**

Consultancy Pvt. Ltd.

RCC

**Sunil Mutalik & Associates**

Green Building Consultant

**Maithilee Chandratre - Eco-Studio**

Legal Consultant

**Adv. Nikhil Deshpande**

for RERA Number  
Details Scan



A Project by : **F. S. Mazda & Pinnac Housing**  
Associates LLP

📍 3rd Floor, Pinnac House – I, Pinnac Memories, Near City Pride Multiplex, Kothrud, Pune

🌐 [www.pinnacgroup.com](http://www.pinnacgroup.com) ✉ [phpl@pinnacgroup.com](mailto:phpl@pinnacgroup.com)

📞 +91 93710 25968 / +91 93710 25961 📞 020 2542 4861

The project has been registered via **MahaRERA** Registration No. **P52100021115** & is available on the website <https://maharera.mahaonline.gov.in>

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