



**GANGA
FLORENTINA**
Balmy Homes

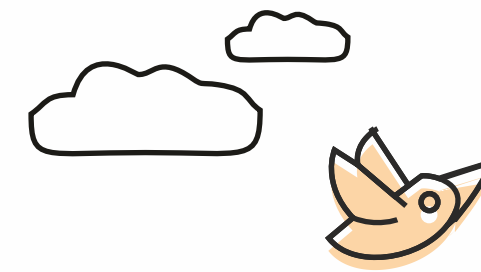
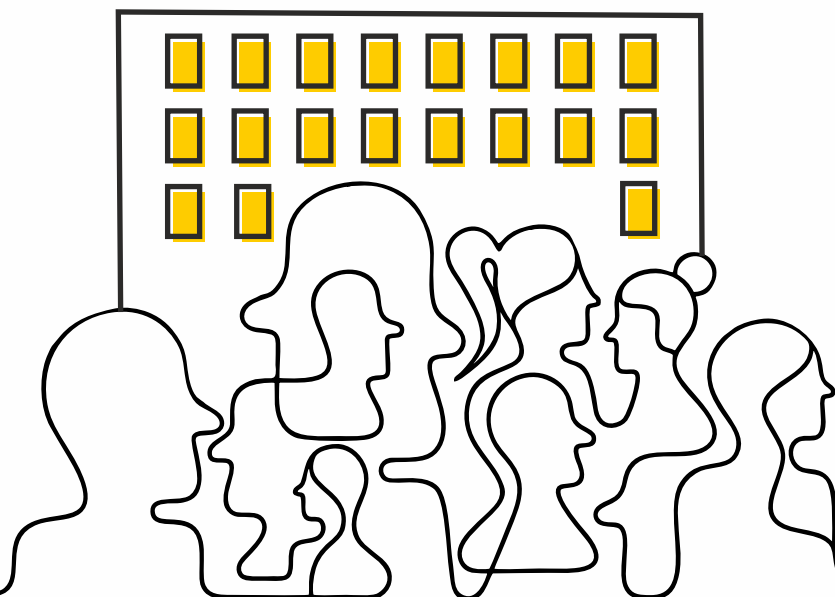
LET YOUR CHILD
CONNECT WITH A PICTURE -
PERFECT FUTURE



MahaRERA Registration No.: P52100024215



CONNECT TO A VIBRANT, CLOSE-KNIT COMMUNITY



'An extended family comprising 160 happy families' – this phrase appropriately describes Ganga Florentina Balmy Homes.

We have thoughtfully created an environment where residents experience a sense of belonging.

Project amenities such as the Club House or Party Lawn, where home owners can catch up and socialize, add to the joy of community living.





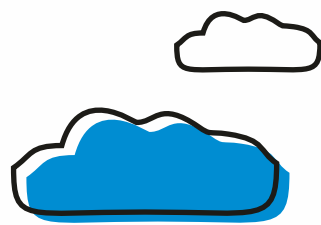
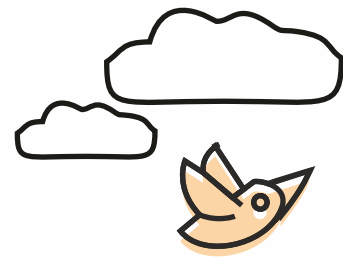
CONNECT TO A NEW SENSE OF SAFETY

Your well-being is the soul of the project design at Ganga Florentina Balmy Homes.

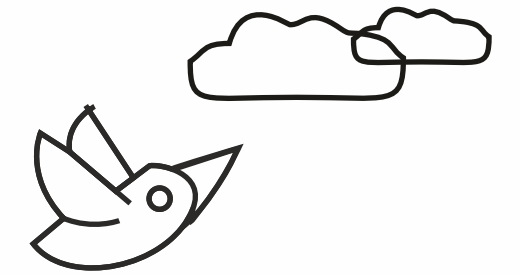
Hi-tech features such as Digital Lock for Main Entrance Door, Safety Alarm for Lifts and Fire Safety Buzzer play a crucial role in ensuring your family's safety.



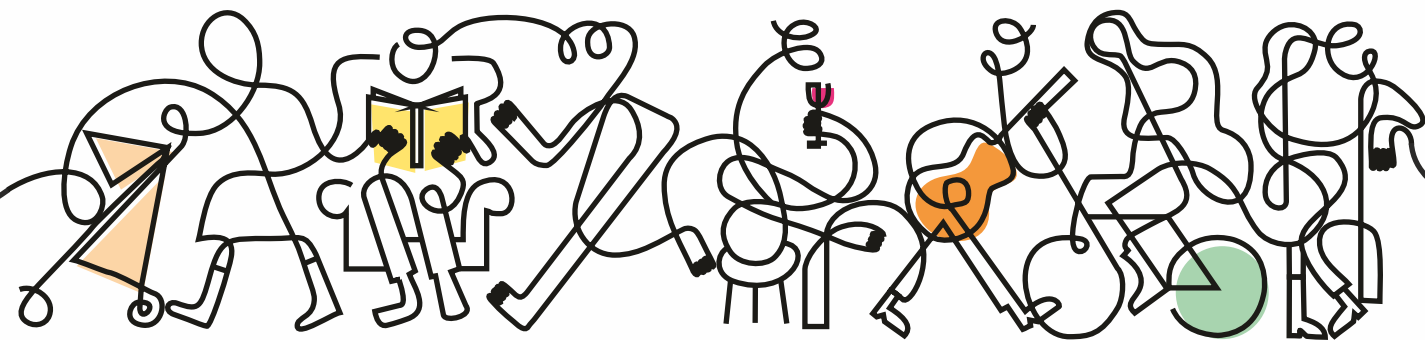
CONNECT TO A
REFRESHING VIEW
OF SUCCESS



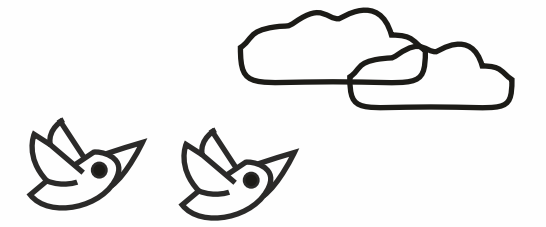
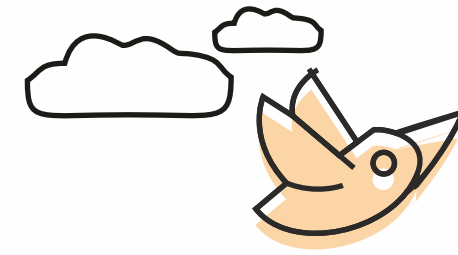
Crafted with passion and pride, Ganga Florentina
Balmy Homes transforms every routine day into a
remarkable living experience.
Because, when you take care of the moments, the
years smoothly roll out themselves..!

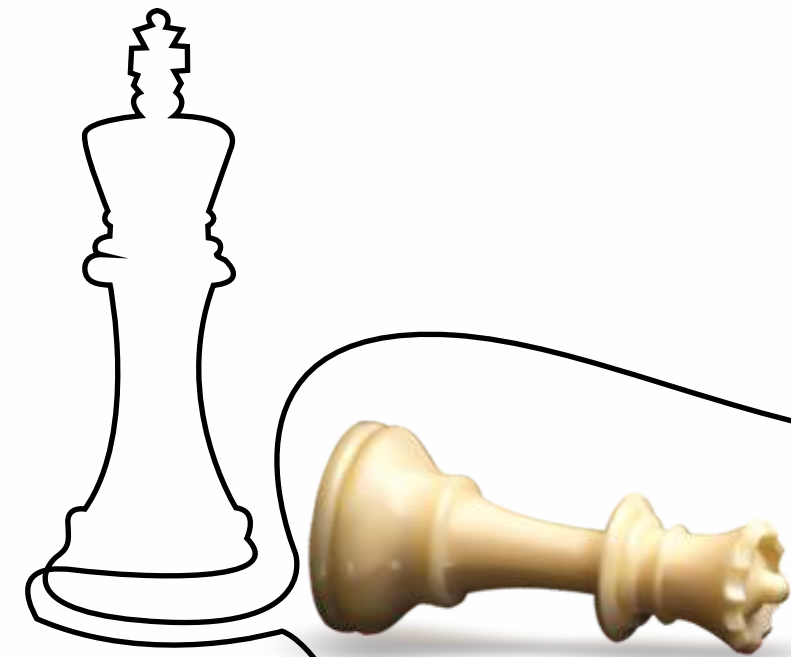
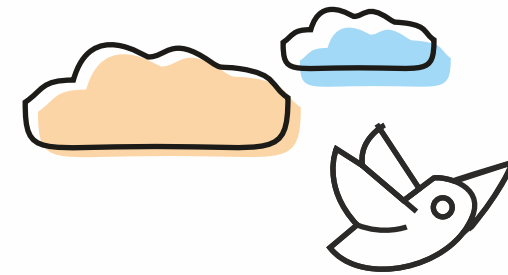
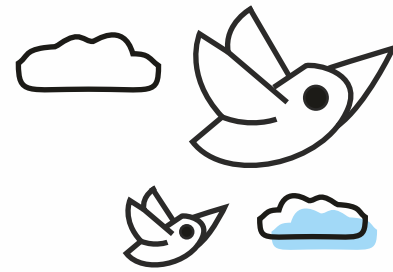
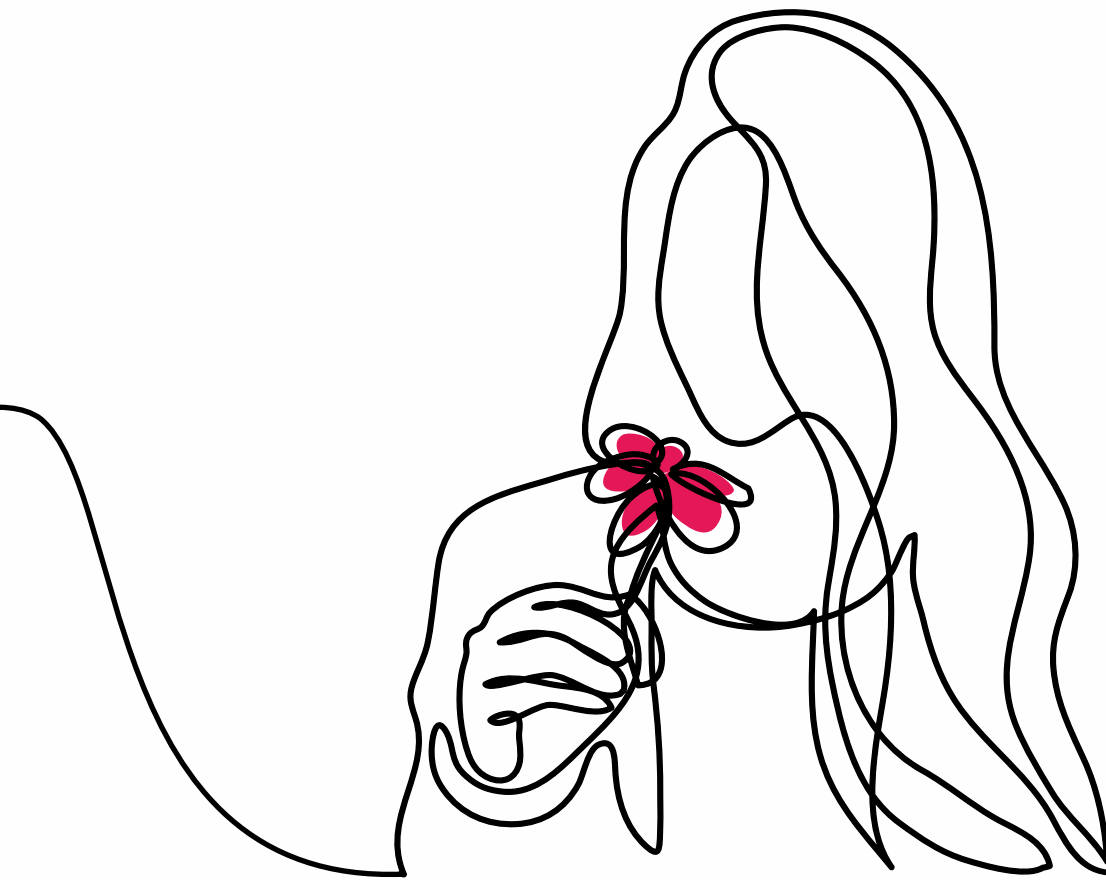


CONNECT TO
A COSMOPOLITAN
LIFESTYLE



Now feel the pride of living in an uptown
neighbourhood. Reside in an elite locality preferred
by progressive-minded, culturally mature citizens
who value the finer things in life.





CONNECT TO AN ABUNDANCE OF AMENITIES

There is never a dull moment at Ganga Florentina Balmy Homes!
Get your daily dose of wellness at the Yoga Room and Sauna.
Play out a good game at the Multipurpose Sports Cluster.
Celebrate in style at the well-maintained Party Lawn and head to
the Club House for some quality leisure time.

FIND IT ONLY HERE..!

35% open space

Resort-like charming ambiance

Ample privacy; heartwarming tranquility

Forest view with no-development zone towards South

Cricket & soccer ground for youngsters



Zaheer Khan's
Fine Dine

Lulla
Nagar
Chowk

PNG
Gold

Bibwewadi - Kondhwa Road

Noble
Hospital

Relience
Mart

Ruby Hall
Clinic

Mohammad Wadi Road

Jyoti
Pure Veg

RIMS International
School

Anandvan

Hadapsar Road

Kondhwa Road

NIBM

NIBM Post Office Road

Masjid

GANGA
FLORENTINA
Balmy Homes

Church

NIBM Road

Dorabjee's

Delhi Public
School

Serra International
School

KFC

VIBGYOR
High School

The Corinthians
Resort & Club

Inox

Serra International
School

KFC

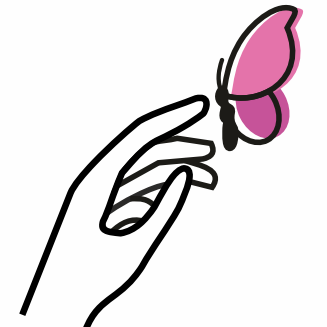
VIBGYOR
High School

Kondhwa Road

Sanskriti
School

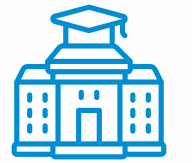
Axis
Bank

GANGA
FLORENTINA
Balmy Homes

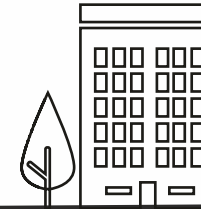


LANDMARKS

- Rims World School, Undri
- Bishop's School, Undri
- Vibgyor School, N I B M Undri
- Serra, NIBM Undri
- Delhi Public School, Undri



EDUCATION

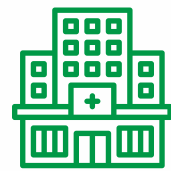


- Dorabjee Royal Heritage Mall
- Hypercity
- Reliance Mart
- Amanora Mall
- INOX
- FAME

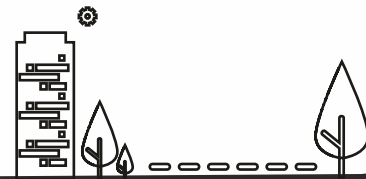


SHOPPING

- Ruby Hall Clinic
- Inamdar Hospital
- Satyanand Hospital
- Noble Hospital, Kondhwa
- Multi-speciality Health Care Center
- Prakriti Ayurvedic Hospital



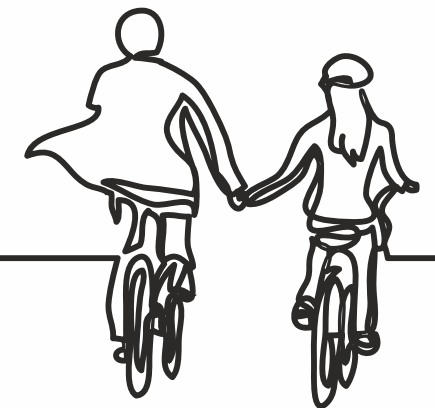
HEALTHCARE



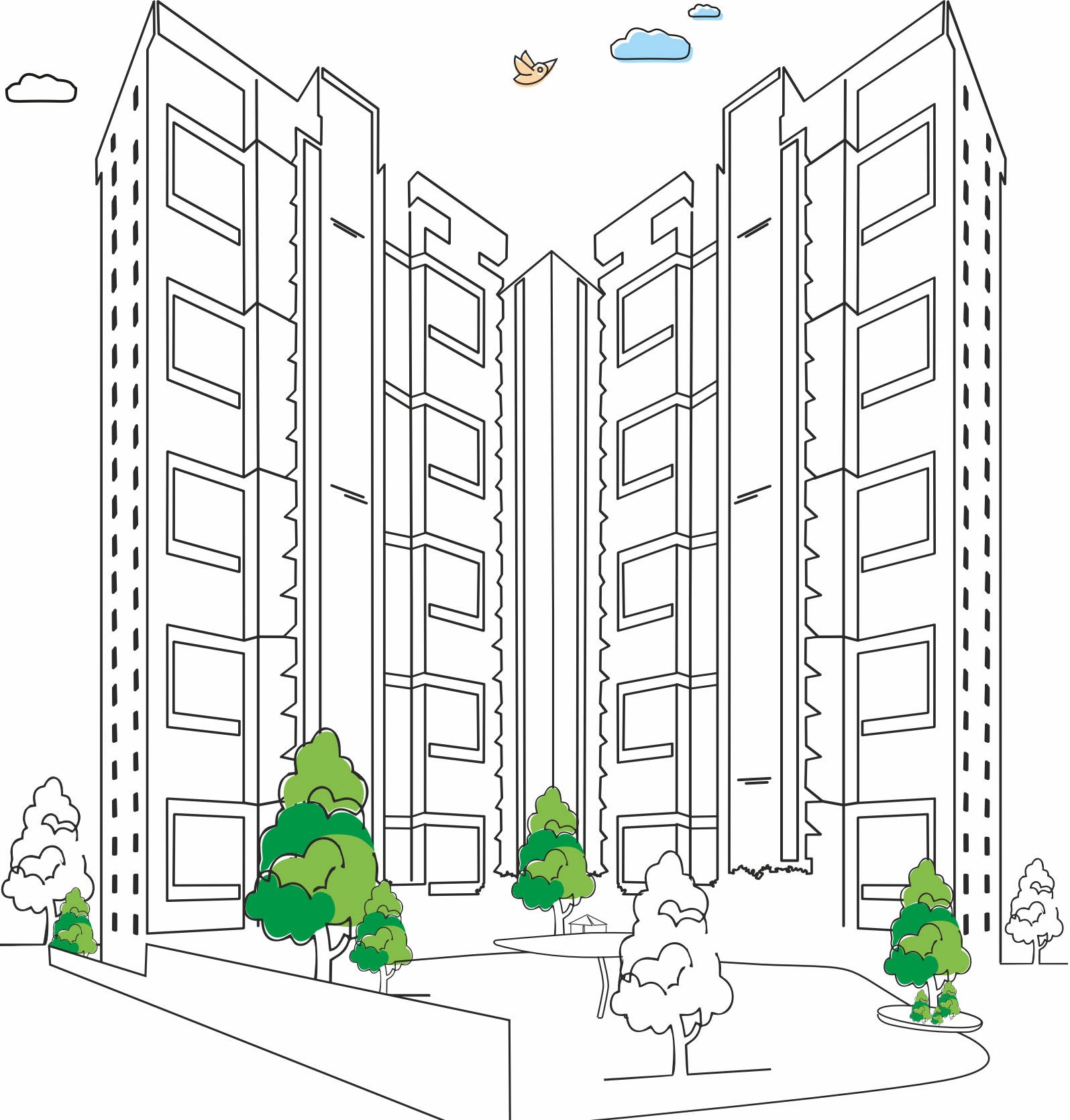
- The Corinthians Club
- Tutto Bene Delicatessen, NIBM Road
- McDonald's, Wanowrie
- China Grill, Wanowrie
- KFC, Kondhwa
- Jyoti Restaurants



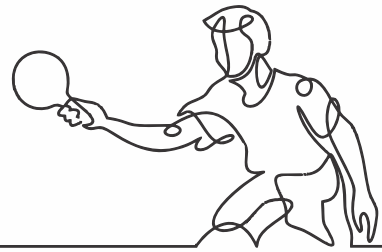
RESTAURANT'S



CONNECT TO
SENSIBLE AND
SPACIOUS HOMES



AMENITIES



Squash Court



Dance/Music Room



Indoor Games Area



Practice Cricket Full-Pitch Court



Outdoor Yoga Area



Cross Training Area





**GANGA
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Balmy Homes



FLAT AMENITIES

- UV Water Purifier in kitchen.
- LED lights in each room and toilets.
- Ceiling Fans in living area & bedrooms.
- Exhaust fan in kitchen & toilets.
- Solar Heated Water System for Master Bathroom.

COMMON AMENITIES

- Anti termite treatment in parking.
- Fire Fighting System for Building.
- Power back-up for Common Services.
- Designer Entrance Lobby.
- Letter box & name Plate for each flat.
- Garbage Chute with waste disposal system.
- Internal concrete road of tremix and combination of paving blocks.
- Sewage Treatment Plant & treated water use for flushing & gardening purpose.
- Wiring provision for DTH/Broadband connectivity in all flats at single location.

LAYOUT AMENITIES

- Entrance gate with Security Watchman Cabin & Compound wall.
- Clubhouse having well equipped gymnasium, Steam bath and Jacuzzi.
- Multipurpose court for basket ball and Tennis.
- Children's soft play area.
- Landscape gardens.
- Senior Citizens sit out.
- Power efficient automatic water pumping system(Hydronomic)
- Underground water tank having separate compartment for Drinking, Utility water & Fire water.
- Overhead water tank having separate compartment for Drinking, Utility water, Flushing water & Fire water.





NOW...
ENTER YOUR
DREAM HOME



SPECIFICATIONS



R.C.C., BRICK WORK & PLASTER

- Earthquake resistant R.C.C. frame structure.
- External & Internal Brick / AAC block Masonry.
- Internal Plaster of Paris / Gypsum plaster finish.
- External Sand Face Plaster.



FLOORING

- Vitrified flooring in Living Room, Kitchen & Bedrooms.
- Anti-skid ceramic flooring in toilets & terraces.



KITCHEN

- Granite Kitchen Double Sided Otta with stainless steel sink.
- Ceramic dado tiles up to lintel level over kitchen otta.
- Separate connection for drinking water & wash water.
- Dry Balcony with provision for washing machine inlet, outlet & wash basin.



DOORS

- Main entrance door with digital lock and name plate.
- Ply wood, wooden or equivalent door frames for bedrooms.
- Marble/Granite door frames for toilets.
- Both sides Laminate finish Internal Flush Doors.
- Digital lock for main entrance door, Cylindrical/round locks for all other doors.
- Powder Coated Aluminium Sliding door with Mosquito Net for terrace opening.



WINDOWS & RAILINGS

- Powder Coated Aluminum sliding Windows with Mosquito Net.
- MS Railing for Terrace.



TOILETS

- Ceramic dado tiles up to lintel level.
- Wall Hung Commode for all toilets with flush valve & health faucet.
- All sanitary fittings of Hindware/Cera/Equivalent make & quality.
- All CP Fittings of Jaquar/Hindware /Equivalent make & quality.
- CPVC Concealed Plumbing. Hot & Cold Mixer for shower.
- Control Valve for all toilets.
- Provision for Geyser inlet, outlet and power point in all toilets.



ELECTRIFICATION

- Concealed copper wiring with MCB.
- Telephone connection provision in living room.
- Provision of AC points in all bedrooms.



PAINTING

- Water based emulsion paints (Plastic Paint) for internal walls.
- Apex paint on external wall.



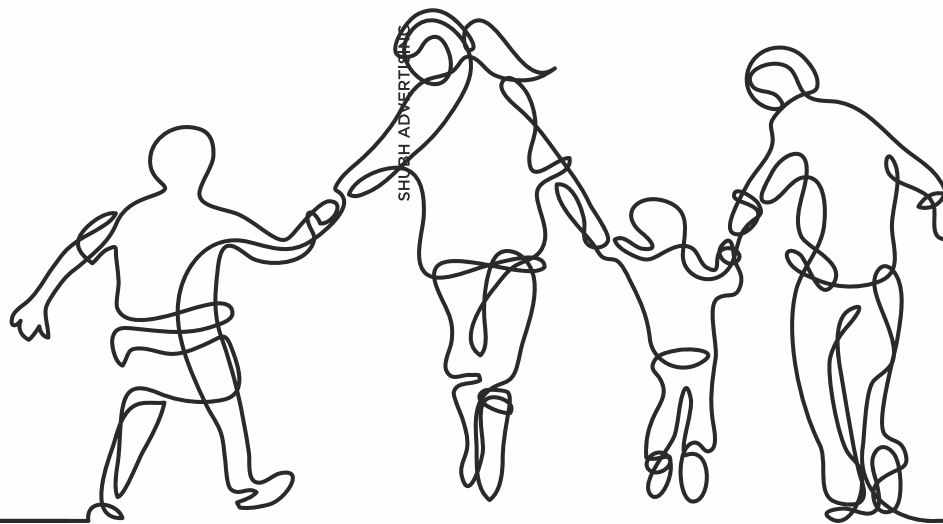
LIFT

- Passenger and stretcher lifts of Branded Make for each building with Generator backup for 24 hours.



SAFETY

- Fire Alarm System.
- Safety alarm for all lifts.



 **GOEL GANGA**
DEVELOPMENTS
www.goelganga.in

SITE ADDRESS: Ganga Florentina, S.No. 36(P) & 28(P)
Mohammedwadi Rd, Mohammed Wadi, Pune, 411028.
CALL: +91 98605 77777 | **EMAIL:** ask@goelganga.in | **WEB:** www.goelganga.in

Project Partner



MahaRERA Registration No.: P52100024215
<http://maharera.mahaonline.gov.in>

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