

BALAJI
HOUSING co.

MARKETED BY :
GOEL GANGA
DEVELOPMENTS
www.goelganga.in

Site : Plot No. H and I, Survey No. 33/20, NIBM Road, Kondhwa Khurd, PUNE.

Call for more details : **+91 955 2700 800**

Maha Rera No - P52100027173



beyond definition



We wanted to create a Masterpiece -
that's perfect, rare and unique.
But something so exclusive shouldn't be replicated.
And hence we created only 9 !

9 Villas-
impeccably handcrafted homes tailor-made for the
privileged few.



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Each of the 9 Villas are an embodiment of sophistication that integrates contemporary architecture along with warm elegant tones. If towering apartments don't excite you, then this independent limited edition villa surely will!

Offering bespoke luxury, these **triplex villaments** are passionately constructed to tap into the needs, ambitions, and desires of the city's elite.

Villas are modern-day fortresses and privacy is one of the key features of a privately owned residence. Hence, we have incorporated a personalised **verdant garden** with every home.

Relax in your lush backyard, enjoy your morning coffee on the green grass or invite your friends over for a barbecue party; the private garden is a feature that is truly invigorating & refreshing.



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The interior elements of our villa are designed to have a special aesthetic appeal- a reflection of how far you've come in life.

With an *ultra-spacious living room* and *avant-garde bedrooms*, these über premium homes are curated for those who seek nothing short of extraordinary.

Taking leisure to a whole new level of luxury, these one of a kind villas come with blend of self-indulgent features like a ***private pool*** on the terrace.

This tranquil refuge is diligently designed to create a fluid space that epitomizes the highest standard of living.



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These grandiose villas come with **4 spacious covered car parks** with lift ensuring solace and convenience at your doorstep



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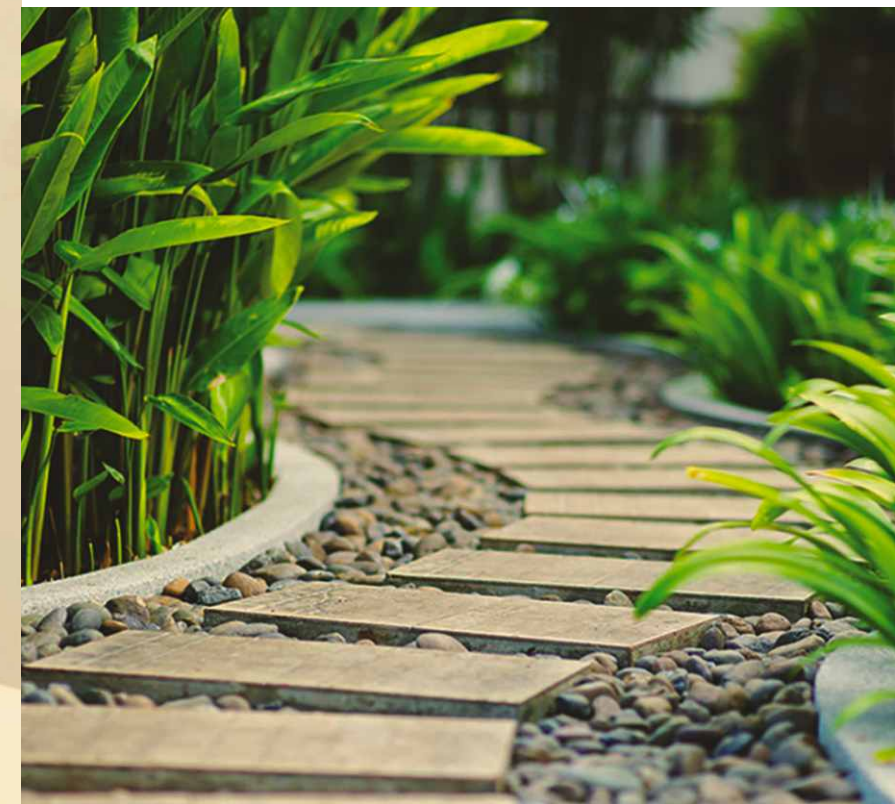


Sitting on the most serene stretch of NIBM Forest, this premium gated commune is hidden from the hustle-bustle of the main road, yet a short walk away from **high street shopping malls**, the **finest restaurants** and **cafes, specialty hospitals** and the best of **international schools**.

A quiet green lifestyle that is nestled very close to everyday convenience.



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Special features that make life a little more special

A. Amenities:

- Compound wall & main entrance gate
- Landscape / beautification

B. Specification:

- RCC structural design in Earthquake resistance
- External Walls in 6" & Internal Walls in 4" Fly Ash bricks
- External wall plaster of sponge finish
- Internal wall plaster in Gypsum finish
- Good make PVC internal concealed Plumbing
- EWC, Basin, all CP & Sanitary items, SS kitchen Sink

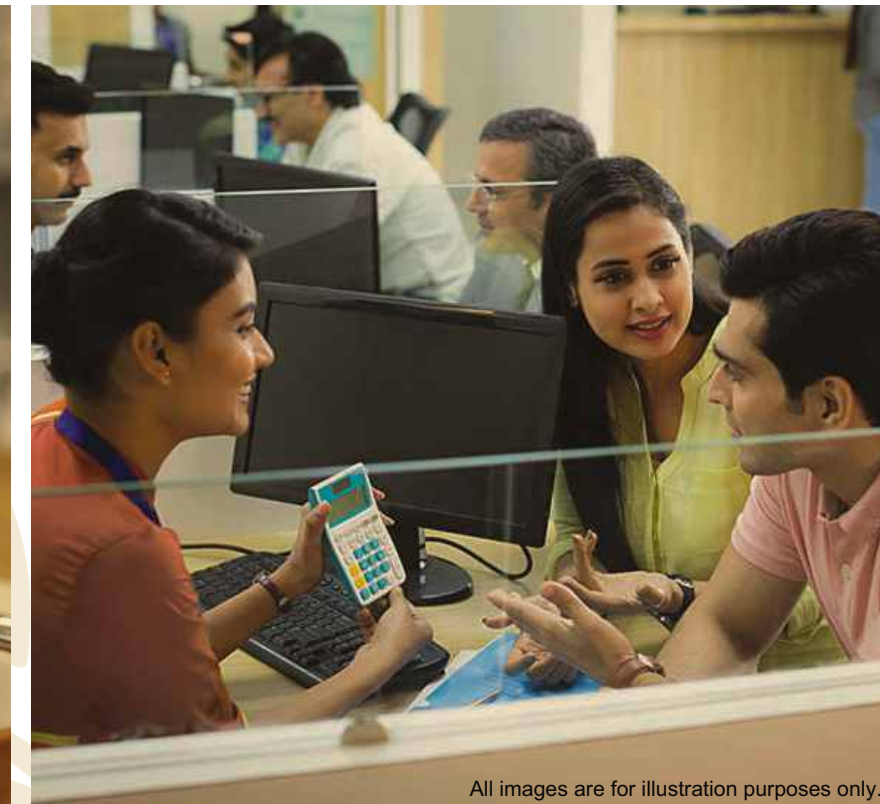


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Special features that make life a little more special

- 24"X24" Flooring tiles
- MS Grill for windows
- Internal wall paint in OBD & external weather proof Apex Paint
- Good quality aluminium windows having white powder coating.
- Decorative name plate on main door
- Letter box for each Villa
- Single phase electrical supply connection.



IN THE VICINITY

LEISURE & SHOPPING

- D-Mart
- Royal Heritage Mall
- Jyoti Restaurant
- Corinthians Club
- Country Club

HOSPITALS

- Ruby Hall
- Desai Eye Hospital
- Noble Hospital
- Command Hospital

SCHOOLS

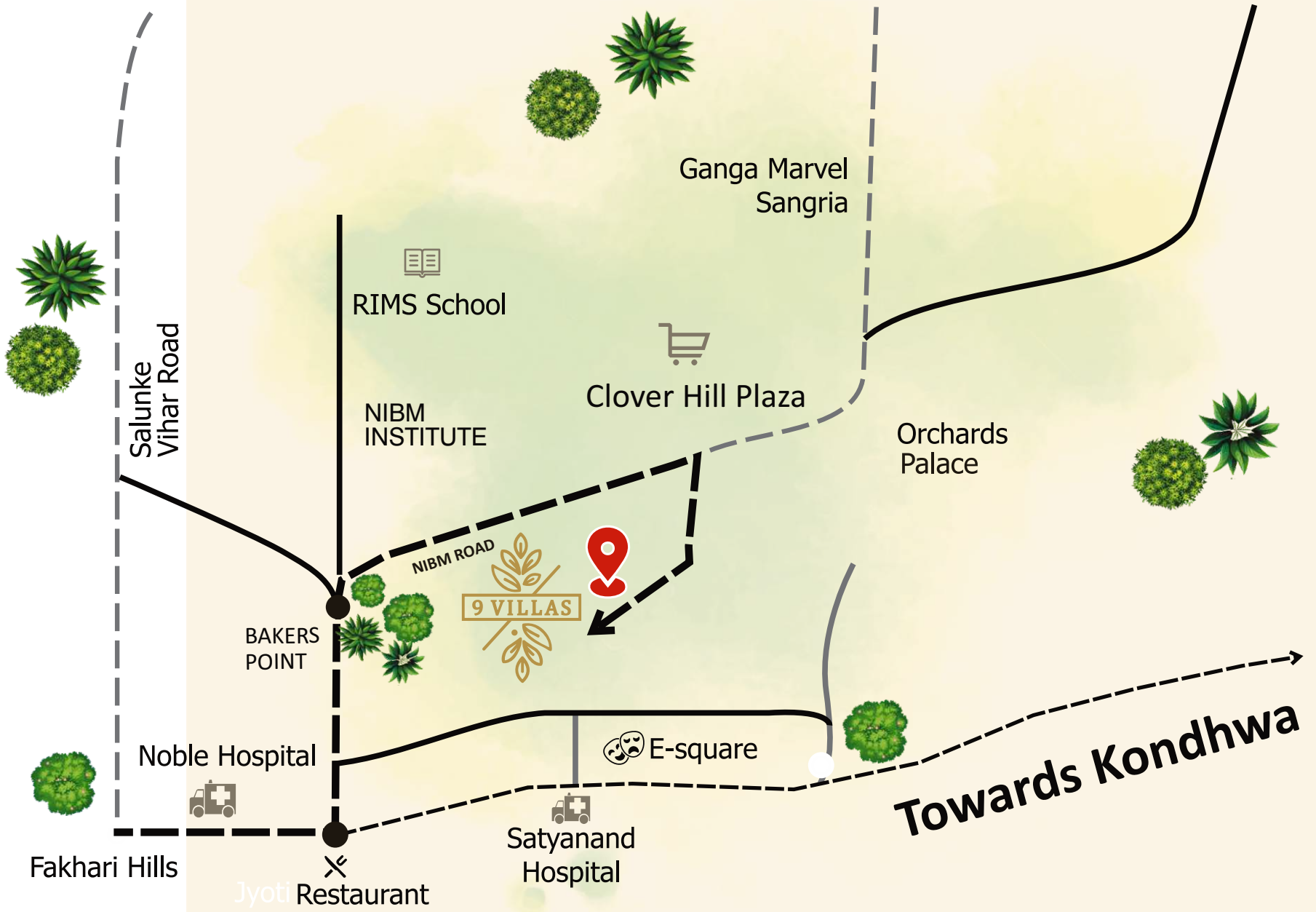
- DPS School
- Vibgyor School
- Bishop's School
- Euro School

BANKS

- HDFC Bank
- SBI
- Bank of Maharashtra
- AXIS Bank

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LOCATION MAP



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* TERMS & CONDITIONS APPLY.