

No apartment can ever
imagine to be like this!





Till now that is...
Presenting, Bungalow Concept Apartments
at Baner - Balewadi



2 & 3 BHK RESIDENCES



Where Opulence meets Nature
it's Imperium







Actual Sample Flat Photo

Enter Fresh

Concept of a bungalow and the convenience of an apartment, that's Imperium for you!

An aesthetically designed landscaped garden, and the whiff of fresh air welcome you as soon as you step into your home.





Actual Sample Flat Photo

Roomy Living

The wonderful garden entrance paves the way to the spacious living room.

You can't help but notice the bright, airy and luxurious largesse of the living spaces at Imperium. Here, every home is sunlit and every space - thoughtfully designed.





Actual Sample Flat Photo

Dream a little bigger

Take the peace, calm and opulence of the garden and living room to your bedroom as well.

The bedrooms at Imperium are each designed to suit the needs of your family, both in terms of size and form.





Actual Sample Flat Photo

Cook up a life story

The kitchen at Imperium is designed keeping your convenience in mind. Mould it the way you like it.

The granite platform on 2 sides ensures the best utility of storage space. Provisions are pre-made for all necessary kitchen amenities like modular kitchen attachments, exhaust fan, water purifier and cooking ranges.





Get high on convenience

Luxury and convenience is not just restricted to your home at Imperium.

Stylishly designed amenities along with all round finesse make sure that you feel on top of the world every time.





Amenities & Specifications

Flooring

- 1m x 1m premium vitrified tiles (living and dining)
- 2' x 2' premium vitrified tiles (bedrooms and kitchen)

Wall Finishing and Painting

- Internal P.O.P. wall finishing
- Luster paint
- Weather proof superior quality exterior paint

Kitchens

- Granite platform with S.S. steel sink with drain board
- Provision for modular kitchen trolley
- Provision for exhaust fan & water purifier
- Provision for chimney hob

Electrification

- Concealed electrification with circuit breakers
- Modular switches
- Inverters provision
- Generator back up of 3 kv for every apartment
- A/c points with predefined conduit provision for a/c compressors

Washrooms

- Premium vitrified floorings
- Premium vitrified dado tiling
- Wall hung premium EWC's in all toilets

- Designer sanitary ware, C.P. fitting of international brand
- Solar water heating systems

Windows

- Anodized aluminum sliding windows with mosquito nets
- Granite / Marble sills
- Safety grills for windows

Automated Security Systems

- Multi-apt video door phone system
- Boom barriers
- Intercom facility
- Gas leak detectors

Others

- Fire fighting systems
- Designer name plates for every apartment
- Stainless steel and glass railings
- Designer main entrance gate with watchman's cabin
- Earthquake resistant rcc structure

Common Amenities

- Air-conditioned well equipped health club / gymnasium
- Indoor games like playing cards, pool etc.
- Outdoor fitness area
- High speed automatic elevators of international

standards with intercom facility

- Generator backup for elevators and common areas
- Motion sensors in common areas for energy conservation
- Designer double height entrance lobby and concierge facility
- Piped gas arrangement
- Rain water harvesting
- Wi-fi connectivity in common areas
- Common toilet in parking for drivers

Planning Highlights

- Double height private terrace for every apartment
- 3 side open apartments
- Meticulous planning





Location Map

Signet Corner - 3 mins ● Pancard Club - 5 mins ● Balewadi Stadium - 5 mins ● Sadanand Hotel - 5 mins ● Hinjewadi - 10 mins
 Expressway - 10 mins ● Aundh - 15 mins ● Pune University - 15 mins ● Shivaji Nagar - 20 mins ● Pune Station - 30 mins
 Pune Airport - 40 mins ● Aditya Birla Hospital - 20 mins ● Big Bazaar - 10 mins ● D-Mart - 5 mins ● Orchid School - 5 mins





2 & 3 BHK RESIDENCES



3BHK Show View

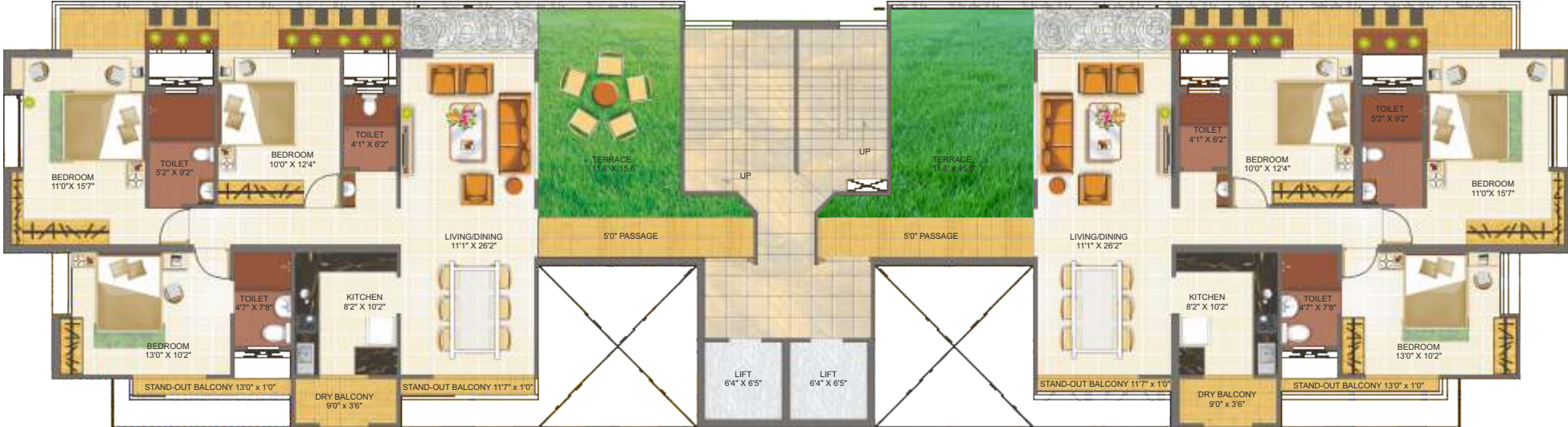


2 & 3 BHK RESIDENCES



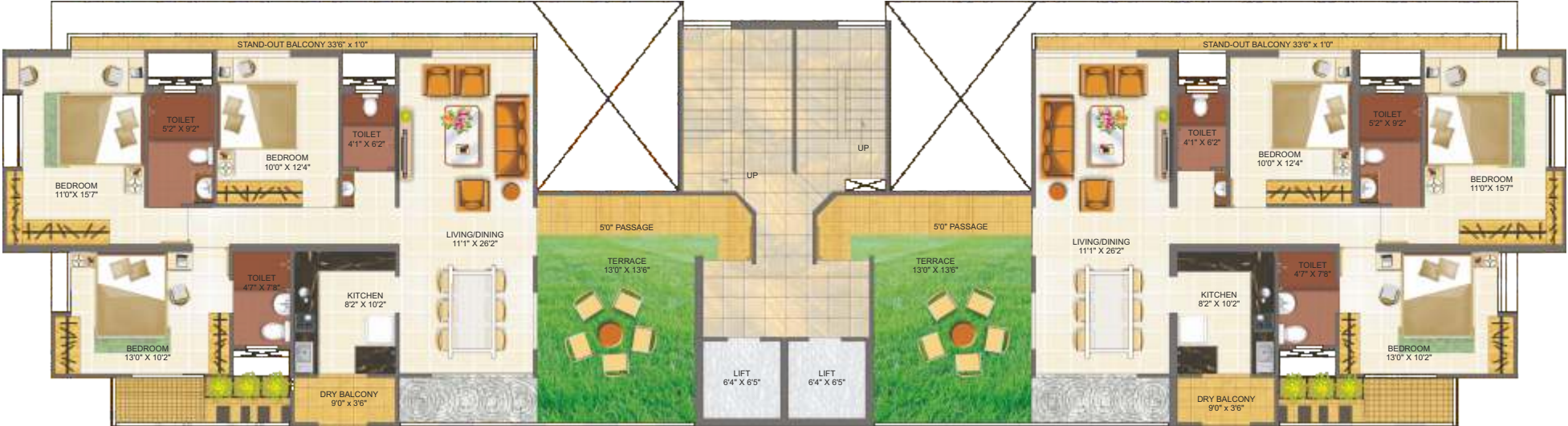
2BHK Show View

3BHK Floor Plan (Odd Floor)



Flat No.	Carpet Area sq.ft.	Terrace Carpet Area sq.ft.	Total Saleable Area sq.ft.
101, 102, 301,302, 501,502, 701,702, 901, 902, 1101 & 1102	1008	306	1708

3BHK Floor Plan (Even Floor)



Flat No.	Carpet Area sq.ft.	Terrace Carpet Area sq.ft.	Total Saleable Area sq.ft.
201, 202, 401, 402, 601, 602, 802, 1001 & 1002	1006	256	1641

2BHK Floor Plan (Odd Floor)



Flat No.	Carpet Area sq.ft.	Terrace Carpet Area sq.ft.	Total Saleable Area sq.ft.
101, 102, 301,302, 501,502, 701,702, 901, 902, 1101 & 1102	752	129	1145

2BHK Floor Plan (Even Floor)



Flat No.	Carpet Area sq.ft.	Terrace Carpet Area sq.ft.	Total Saleable Area sq.ft.
201, 202, 401, 402, 601, 602, 802, 1001 & 1002	752	129	1145



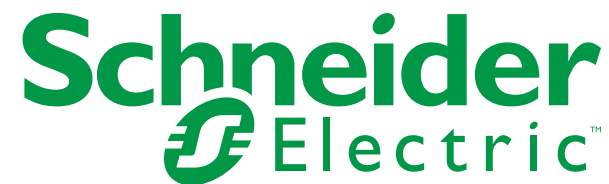
2 & 3 BHK RESIDENCES



Architects:
Vinod Dhusia Architects

Structural Consultant:
G.A. Bhilare Consultants Pvt. Ltd

Landscape Consultant: Green Space Alliance





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The contents of this brochure
are purely conceptual and not a
legal offering nor will they be a
part of the agreement.

Number of floors and units may be
revised. Developer reserves the right to
amend the layout, position of terraces,
plans, elevations, specifications,
amenities design etc. without prior notice.

