



## USPs OF GANGA SERIO

A venture by Pune's most renowned developer with a consistent track record of on-time delivery and quality construction.

Ready-to-use world class amenities.

Project surrounded by 10-acre PMC garden which will provide pleasing green views from all sides.

Grand entrance with 200+ exotic palm trees.

Spectacular views of the river visited by exotic species of birds.

Easy access to daily needs hub.

Smart security system for assured safety.

Project planned exclusively with no SRA/ MHADA towers inside the project.

Semi-furnished apartment to enrich your living experience with ACs in all bedrooms and premium sanitary fittings.

Iconic international hotels just a stone's throw away.



Representative Image

## KHARADI - GROWING BY LEAPS AND BOUNDS

From a sleepy village to an IT hub, Kharadi has witnessed a phenomenal transformation. From offices, healthcare centres, schools to shopping and entertainment destinations, Kharadi scores on all the fronts. No wonder it is always on the investors' radar.

Kharadi is Pune's fastest growing suburb. The Pune Airport is just a few kilometres away from Kharadi.

Several renowned organizations and IPCs like JLL, ICICI Real Estate term Kharadi as one of the best micro markets in Pune.

The EON IT Park is home to more than 55,000 working professionals. The numbers will increase with World Trade Centre and other business hubs coming up in the vicinity.

Kharadi is close to Solapur and Ahmednagar Highways.

Higher demand for apartments on rent, rental yield is high irrespective of the size.

Owing to a number of factors, Kharadi is growing at the rate of 15%.



Artist's Impression



Artist's Impression

**SPECIFICATIONS**

**STRUCTURE**

- RCC wall structure

**EXTERNAL & INTERNAL PLASTER**

- External double coat plaster
- Internal wall with gypsum finish

**CEILING**

- Bedrooms in putty finish
- False ceiling in living room
- Grid false ceiling in bathrooms

**KITCHEN**

- Granite platform with stainless steel sink
- Electric points for washing machine, water purifier & fridge

**DOORS**

- Flush doors with CP fittings

**WINDOWS**

- Aluminum sliding windows with mosquito net

**FLOORING**

- Vitrified tiles in the entire apartment with matching skirting
- Chipped stone/treva in parking

**ELECTRICAL**

- Modular electrical switches with concealed copper wiring with MCB controls

**TOILET AND BATHROOM**

- Ceramic tile flooring and dado up to 8ft. height
- Fixed partition glass in the shower area

**AIR CONDITIONER**

- Split ACs in all bedrooms

**TV & TELEPHONE**

- TV & telephone points in living room and bedrooms

**SOLAR WATER HEATING SYSTEM**

- Solar water heating system for one toilet (with restricted time)

**PAINTING**

- Internal walls and ceiling in plastic emulsion
- Railing - Oil paint
- External walls - Acrylic paint

**LIFT**

- Lift with generator backup
- 2 lifts in each building

**SECURITY**

- Video door phone
- Smoke detector
- Fire fighting system
- CCTV in premises



Artist's Impression

## AMENITIES

-  Entrance Plaza
-  Party Lawn
-  Half Basketball Court
-  Half Volleyball Court
-  Amphitheatre
-  Toddlers' Play Area
-  Pavilion
-  Yoga & Meditation Area
-  Acupressure Pathway
-  Ayurved Garden
-  Swimming Pool
-  Water Body with Wet Wall & Bubbler Bed
-  Kids' Pool



-  Badminton Court
-  Tennis Court
-  Skating Rink
-  Clubhouse
-  Gymnasium
-  Net Cricket Pitch
-  Chess Board
-  Carrom Board
-  TV Room
-  Library
-  Hammock Plaza with Wooden Deck
-  Sitting Area for Senior Citizens
-  Pool Table
-  Table Tennis
-  Poker Table
-  Limited DG backup inside the flat



## LIVE SOCIABLE!

How about inviting your neighbours for a barbecue party? How about watching a football match with your Ganga Serio friends at your home? You'd be delighted to find residents who share the same interests as you. So go ahead and make new friends at your new home. A like-minded community of residents awaits you.

Representative Image



## LIVE EXCITED!

All work and no play can make the day lackluster. Add a spark to your monotonous routine. Kickstart your day at the gym or indulge in a game of Table Tennis with your neighbours. With an assortment of amenities coupled with a lot of leisure time, your life will be packed with excitement.

Representative Image



## LIVE ENTHRALLED!

Imagine walking up to the balcony every morning and gazing at the river flanked by various species of birds. Imagine witnessing the sunlight kissing the surface of the stream. Sheer bliss! At Ganga Serio, the spectacular panoramic views will leave you spellbound. Located in the serene locales of Kharadi, you'll fall in love with the views and also the tranquility.

Representative Image



# LIVE DELIGHTED!

With beautiful landscaping, amenity podium and the river, you can enjoy uninterrupted views from any of the 24 storeys.

Artur's Impression



Representative Image

# LIVE MAGNIFICENT!

Imagine a home that reflects your status. A home that echoes grandeur. A home that opens up a world of possibilities. Extravagant in every sense of the word, Ganga Serio brings an ensemble of ambitious apartments that will augment your living quotient. Be stunned by the glory the moment you step inside. Let the homes transform your living experience forever.



**13TH FLOOR PLAN (REFUGE AREA)**



**12TH FLOOR PLAN**



**TYPICAL FLOOR PLAN (8TH,10TH) REFUGE AREA**



TYPICAL FLOOR PLAN 7TH,17TH

BUILDING - 'E1'

BUILDING - 'E2'



FLAT NO.	TYPE OF UNIT	CARPET AREA	UTILITY AREA	TERRACE AREA	ENC. BALCONY
E1-701.1701	3 BHK	77.34	1.62	7.41	12.13
E1-702.1702	2 BHK	60.20	1.83	4.73	8.22
E1-703.1703 REFUGE	2 BHK DUPLEX	98.80	0.00	4.73	8.22
E1-704.1704	3 BHK	77.98	2.17	7.41	12.13

FLAT NO.	TYPE OF UNIT	CARPET AREA	UTILITY AREA	TERRACE AREA	ENC. BALCONY
E2-701.1701	3 BHK	77.34	1.62	7.41	12.13
E2-702.1702	2 BHK	60.20	1.83	4.73	8.22
E2-703.1703	2 BHK	60.20	1.83	4.73	8.22
E2-704.1704	3 BHK	77.98	2.17	7.41	12.13



PODIUM FLOOR

BUILDING - 'E1'

BUILDING - 'E2'



FLAT NO.	TYPE OF UNIT	CARPET AREA	UTILITY AREA	TERRACE AREA	ENC. BALCONY	GARDEN/TERRACE
E1-101	3 BHK	60.00	1.83	4.73	8.67	13.01
E1-102	2 BHK	60.00	1.83	4.73	8.67	13.01
E1-103	2 BHK	60.00	1.83	4.73	8.67	13.01
E1-104	3 BHK	90.00	1.62	7.41	13.65	12.57

FLAT NO.	TYPE OF UNIT	CARPET AREA	UTILITY AREA	TERRACE AREA	ENC. BALCONY	GARDEN/TERRACE
E2-101	3 BHK	60.00	1.83	4.73	8.67	13.01
E2-102	2 BHK	60.00	1.83	4.73	8.67	13.01
E2-103	2 BHK	60.00	1.83	4.73	8.67	13.01
E2-104	3 BHK	90.00	1.62	7.41	13.65	12.56



TYPICAL FLOOR PLAN 2ND,4TH,6TH,10TH,14TH,16TH,20TH

BUILDING - 'E1'

BUILDING - 'E2'



FLAT NO.	TYPE OF UNIT	CARPET AREA	UTILITY AREA	TERRACE AREA	ENC. BALCONY
E1-201.401.601.1001.1401.1601.2001	3 BHK	78.00	2.17	7.50	12.28
E1-202.402.602.1002.1402.1602.2002	2 BHK	60.35	2.58	4.73	8.22
E1-203.403.603.1003.1403.1603.2003	2 BHK	60.35	1.83	4.73	8.22
E1-204.404.604.1004.1404.1604.2004	3 BHK	77.50	1.62	7.50	12.28

FLAT NO.	TYPE OF UNIT	CARPET AREA	UTILITY AREA	TERRACE AREA	ENC. BALCONY
E2-201.401.601.1001.1401.1601.2001	3 BHK	78.00	2.17	7.50	12.28
E2-202.402.602.1002.1402.1602.2002	2 BHK	60.35	2.58	4.73	8.22
E2-203.403.603.1003.1403.1603.2003	2 BHK	60.35	1.83	4.73	8.22
E2-204.404.604.1004.1404.1604.2004	3 BHK	77.50	1.62	7.50	12.28



**TYPICAL FLOOR PLAN (3RD,5TH,9TH,11TH,15TH,19TH,21TH)**



FLAT NO.	TYPE OF UNIT	CARPET AREA	UTILITY AREA	TERRACE AREA	ENC. BALCONY
E1-301,501,901,1101,1501,1901,2101	3 BHK	77.34	1.62	7.41	12.13
E1-302,502,902,1102,1502,1902,2102	2 BHK	60.20	1.83	4.73	8.22
E1-303,503,903,1103,1503,1903,2103	2 BHK	60.20	1.83	4.73	8.22
E1-304,504,904,1104,1504,1904,2104	3 BHK	77.98	2.17	7.41	12.13

