

# 45 Paramount

FOR THE SELECT FEW

Limited edition fine residences

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This image is an artist impression

## *Two bedroom abodes*

We have tried to add functionality to style because in the fast paced world of today, one desires the energy and time to enjoy the good things in life, which includes the home. No wasted square feet, no impractical nooks and corners, simply elegant, efficient use of space is what '45 Paramount' stands for.

The creative and prudent visualisation of space is evident right from the outer layout to the internal design of the flats. The need for privacy and company are simultaneously catered to, in perfect measure.

The two bedroom residences at '45 Paramount' simply epitomize class



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## *fine residences Limited edition*

The finer things in life are precious because they come in small measures. Just like the fine residences at '45 Paramount' in Baner. Designed with deep passion, with an intent to bring together everything that is the best for a fulfilling lifestyle, these limited edition homes offer a living experience most would seek for years and cherish for life.

RERA No. P52100017967



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## *The serene sanctuary*

Located just off the main road, it enjoys delightful accessibility as well as the peace of a residential locale. Our architects have effortlessly balanced privacy, safety and aesthetics in the design. As it stands majestically overlooking the surroundings, the building exudes a distinct sense of style and the promise of quality. The amenity area including the club house and swimming pool is laid out to offer a generous feel of space and freedom.

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## Your idea of good life.

'45 Paramount', as the name suggests, is planned to be an exclusive, close knit neighbourhood of just 45 residences; so that you are neither a small part of a huge crowded community nor isolated from the congenial company of like minded friends. Add to this an array of hand picked amenities which will not just be names in the checklist but will be truly enjoyed by the residents, and '45 Paramount' completes your idea of good life!

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## Specifications & Amenities

### 3D view



This image is an artist impression

- A Entrance Lobby
- B Master Bedroom
- C Balcony
- D Toilet
- E Living room
- F Dining room
- G Kitchen
- H Dry Balcony
- I Childrens Bedroom

#### Construction

- 1) Earthquake resistant R.C.C Framed Structure conforming to IS code
- 2) Stylish Entrance Lobby
- 3) Rain water Harvesting
- 4) Internal Drive Ways
- 5) Balconies for living/ Dining & Master Bed room
- 6) Wooden Flooring in Master Bedroom
- 7) Passenger Lift of Reputed Brand

#### Electrical Specifications

- 1) Concealed Copper Electrical Wiring with Branded Modular Switches
- 2) Telephone and TV Points in Living room and all Bedrooms
- 3) A/C electrical Points in Master and Common Bedroom
- 4) Provision for Inverter
- 5) Power Backup to lift and Common area lighting

#### Kitchen

- 1) Kitchen Granite Top with Branded S.S Sink and Kitchen Trolleys with Cabinets
- 2) Provision for Water Purifier and Exhaust fan
- 3) Dry Balcony for Kitchen
- 4) Gas Leak Alarm

#### Door and Windows

- 1) High Quality Aluminium Powder coated windows
- 2) Branded Locks and Wooden Doors with Laminates
- 3) Mosquito Nets in all Bedrooms

#### Flooring and Walls

- 1) Branded vitrified tiles flooring for entire flat
- 2) Plastic Emulsion for internal walls
- 3) Acrylic Paint for outside surface

#### Bathrooms

- 1) Branded CP Fitting and Sanitary-ware
- 2) Solar Water Heating system in Master Bedroom
- 3) Sensor lighting in Bathrooms

#### Safety and Convenience

- 1) 24X7 Security, Security Cabin with intercom facility at entrance gate
- 2) 3 Tier Security System
- 3) Fire fighting system

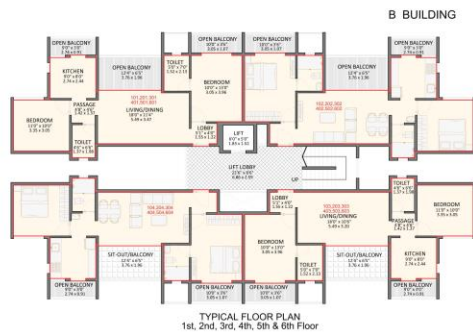
#### Special Limited edition Amenities

- 1) Swimming Pool with Changing Room/ Shower facility
- 2) Club house with Mini Gymnasium / Open Community Terrace and Aerobics/Yoga/ Community Hall
- 3) Party Lawn /Landscaped Garden with seating arrangements
- 4) Children's Play Area with Good Quality Play Equipments
- 5) Provision for Drinking Water Supply from PMC
- 6) 12 meters Concrete approach Road with ample tree plantations
- 7) Ample Tree Plantations and Landscaping inside the Society

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## 1st to 6th Floor Plan



## Project Layout



## Location



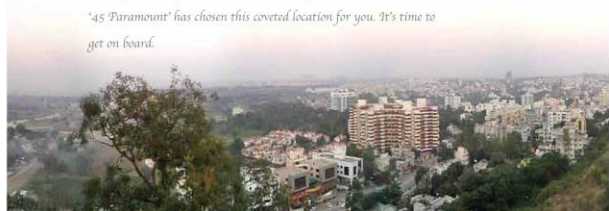
## Baner the nucleus

Undeniably, Baner has become the most attractive location in the fast expanding city of Pune. It has shown spiralling development over the recent past and emerged as Pune's most fashionable, modern and cosmopolitan part. Simply put, Baner works hard and parties harder!

The best of IT companies, design studios, software start ups, educational institutes are here. The best restaurants and retail brands are here. It is close from Hinjawadi and express highway just as it is easily connected to other parts of the city. On the other hand, a ten minute drive can take you into the mesmerizing beauty of Mulshi, Bhugaon and NDA road! Ask for it and Baner has it.

But that's not all. The good news is that Baner has been picked as the pilot area for Smart City, which means it is ready for some breakthrough development. The Metro is proposed to traverse across its landscape, well planned roads, beautification and enhanced quality of civic life is waiting to make Baner an ideal place to live.

'45 Paramount' has chosen this coveted location for you. It's time to get on board.



## Near by Places

Hospitals :	Educational Institutes :	Shopping Centre :
● Jupiter Hospital - 5min.	● Indira College - 15min.	● D-mart Shopping Mall - 5min.
● Medipoint Hospital - 15min.	● Vibhagour School - 10min.	● Crooma/Reliance Digital/Vijay Sales - 10min.
	● Vidya Valley - 20min.	
	● JSEM College of Engineering - 15min.	
	● Pune University - 10min.	
Hotels / Restaurants / Entertainment :	Sports and Recreation	Other Important Destinations :
● Westend Mall - 10min.	● Chhatrapati Shivaji Sports Complex	● Raju Gandhi LT Park - 15min.
● High Street - 5min.	● Sports City - Balewadi - 5min.	● Mumbai - Pune - Bangalore - National Highway - 5min.
● E-Square - 15min.	● Ab's Fitness - 5min.	● Mumbai - Pune Express Highway - 15min.
● PMC Public Gardens - 5min.	● Multi fit Fitness - 5min.	
● Snaji Hotel - 10min.	● Solaris Sports Club - 5min.	
● Holiday Inn - 5min.		
● Orchid Hotel - 5min.		

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