



### MAKE EVERY MOMENT EXTRAORDINARY

- 5 premium towers
- Towers 1 to 4: stilt + 23 storeys
- Tower 5: stilt + 20 storeys
- Floor to floor height: 3 metres
- Exclusive grand entrance
- Spectacular gate
- Wide driveway with cycling zone
- Clubhouse



### THE PREMIUM RESIDENTIAL ADDRESS OF HINJAWADI

Sportville in Hinjawadi

- Uniquely planned residential community
- Focuses primarily on sports
- Premium 1, 2, & 3 BHK residences



### KOHINOOR GROUP

A Legacy of 37 Years

- Verticals: Residential, Commercial, Warehousing, Serviced Youth Hostels
- Led by a highly experienced management team
- Delivered over 6.5 Million sq.ft.
- Over 3 million sq.ft. under construction
- 8000+ happy families
- Diversified interests in manufacturing, logistics and services



### HINJAWADI: HOME TO PUNE'S IT GIANTS

- Neighbouring multinational corporations and business parks
- Surrounded by remarkable education and healthcare
- Flawless road connectivity to Mumbai, Bengaluru and Nashik
- Near shopping malls, movie theatres, and markets



Indoor Games - Carrom, Billiards, Football



Kid's Zone - Climbing Wall, Slides, Rope Line, Obstacle Course, Zipline



Park Play Zone

### INDULGE IN RECREATION AND ENTERTAINMENT

- Indoor Games - Carrom, Billiards, Football
- Gaming Zone - PlayStation, Xbox, Wii
- Kid's Zone - Climbing Wall, Slides, Rope Line, Obstacle Course, Zipline
- Pets' Play Zone
- Platz Lawn
- Lawn Mound with Sculpture



Gaming Zone - PlayStation, Xbox

### A WORLD OF FITNESS AND WELLNESS

- Sports-centric Landscape Podium
- Well-equipped Indoor Gym with Steam and Saunas
- CrossFit Arena
- Joggers' Track
- Tree Plaza
- Herbal Garden
- Aroma Garden
- Sitting Plaza



Sports-centric Landscape Podium



200-metre Joggers' Track



Tree Plaza



CrossFit Arena



Gym with Steam and Saunas



CLUB ELEVATE



Welcome to  
**CLUB  
ELEVATE**

**SPORTSVILLE**  
Dedicated 40,000 sq. ft. area  
for exciting sports, fitness, groceries,  
and wellness avenues.

**SPORTIFY YOUR LIFE!**

- Shooting Range
- Tennis Court
- Cricket Nets
- Futsal Arena
- Chess Room
- Badminton Complex
- Table Tennis Room
- Swimming Pool and Kids' Pool
- Deck Room
- Basketball Court (multi-marking court)
- Touch Tennis (multi-marking court)

**LANDSCAPE SITE PLAN - STILT LEVEL**



- LEGEND**
- A. ENTRANCE GATE CANOPY AND SIGN CABIN
  - B. PLAYING BALL WITH DRY LANDSCAPE
  - C. 60' WIDE DRIVEWAY
  - D. 15' WIDE MULTIBICYCLE TRACE BARRIED BY PARKING ROAD
  - E. PLAYING BALL CONSIDERING THE SERVICE BUILDING
  - F. PARKING BAYS HIGHLIGHTING THE LIBERTY ENTRANCES
  - G. PROPOSED DRIVEWAY CONNECTING THE CLUBHOUSE WITH THE OUTDOOR ARENA/STREET
  - H. HERBS GARDEN
  - I. 100' WIDE COVERED STREET
  - J. PARTY LAWN
  - K. 20M LONG SWIM OLYMPIC SIZE SWIMMING POOL WITH CHILDREN POOL
  - L. BEER POOL
  - M. POOL DECK WITH POOL LOUNGE/SEAT
  - N. CLUBHOUSE ON STILTS WITH MULTIPURPOSE HALL AND DINING
  - O. NET BALL
  - P. SWISSING FERN GARDEN

**OPEN SPACE & CLUBHOUSE AREA**



- LEGEND**
- A. CLUBHOUSE ENTRANCE
  - B. TERRACE
  - C. PLAYING BALL AT ENTRY
  - D. LAWN/POOL WITH LAUNDRY
  - E. PARTY LAWN
  - F. PLAYING BALLS
  - G. SWIMMING POOL
  - H. TERRACE
  - I. POOL DECK
  - J. HERBS GARDEN
  - K. JETTA/PLAZA
  - L. HERBS GARDEN

**MASTER PLAN**



**PRECISION IS  
THE KEY TO  
PERFECTION**

Best-in-class specifications

**STRUCTURE**

- RCC framed structure with 400mm beams
- AAC block work walls of 125mm

**FLOORING AND TILES**

- 600 x 600 mm vitrified tiles for fine areas apartments
- Ceramic and vitrified flooring for terrace and lobby
- 300 x 600 mm ceramic wall tiles in lobby

**RAILING**

- 60 x 60 glass railing for terrace

**WINDOWS & DOORS**

- Three-inch double-glazed aluminum windows with mosquito mesh
- HG glaze for living room, bedroom, & kitchen windows flush inside
- Flush flush door with hollow flush
- Bedroom flush door with laminate finish with 66 hinges
- Waterproof flush door units terraces finish with 55 hinges
- Provision for pushlock bars in lobby and kitchen
- Digital lock and video door phone for main door of the flat

**LIFTS**

- Automatic elevators

**BATHROOMS**

- Concealed plumbing and flush valves
- CP-Fittings, Sanitaryware, Jaquar, Porcelain Wares
- Hot and cold mixing units in toilet
- Solar-heated water supply in one bathroom
- Trapped water supply for flushing

**ELECTRICALS AND CABLES**

- PVC pipes, wires / Cables / Equipment cable
- Pre-insulated open in living room and master bedroom
- Separated conduits for fire and telephone wires

**KITCHEN**

- Black granite platform with backsplash board with 25 mm of Fractal, Impregnate stone
- Height of kitchen sink above platform - 850 mm

**PAINTS**

- Dupont Primed walls and ceiling
- 2 coats of acrylic premium emulsion paint for interior walls and ceiling
- External wall with textured paint
- Semi-gloss oil paint for gate

**SECURITY**

- CCTV for common areas





TOWER 1  
Refuse, 7th, 12th, 17th, & 22nd Floor Plan



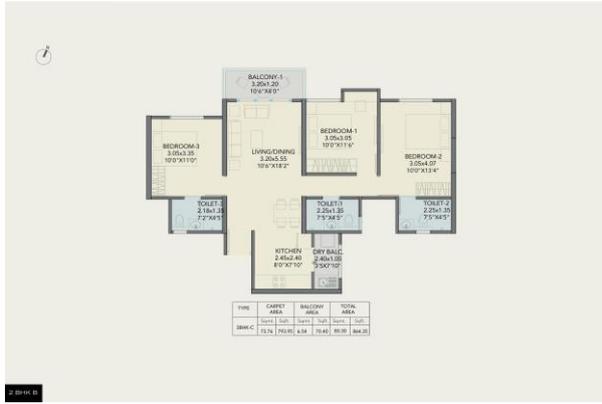
TOWER 1  
2nd, 3rd, 4th, 5th, 6th, 8th, 9th, 10th, 11th, 13th, 14th, 15th, 16th, 18th, 19th, 20th, 21st & 23rd Floor Plan



TOWER 1  
1st & 2nd Floor Plan



TOWER 1  
3rd Floor Plan



2 - Unit B

**5 SOLID PILLARS.  
1 LIFETIME PROMISE.**

- Branded Homes
- Secure Living
- Sustainable Living
- Maintenance Team
- Healthy Lifestyles