



SPACIOUS RESIDENCES.
GRANDÉ LIVING.

Presenting Tower 'D' with Spacious 3 BHK Residences



THE KOHINOOR OF RAVET

Presenting, Tower 'D' at Kohinoor Grandeur.

We're proud to present Tower 'D' – the final chapter in the Kohinoor of Ravet. Adorned with just 64 spacious 3 BHK residences, each home at Kohinoor Grandeur 'D' is a curated piece in luxury living. Towering over the Pune West cityscape with its impressive 17-storeyed façade, the project will be the ultimate statement of your arrival. Your time for grandé living is here. Are you ready?



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EXPERIENCE GRANDÉ MOMENTS EVERY DAY.

- Grand Entrance Plaza
- Clubhouse
- Well-equipped Gym
- Swimming Pool
- Children's Play Area
- Indoor Games
- Landscaped Gardens Gazebos and Pergolas
- Yoga Deck
- Sewage Treatment Plant
- Solar Water Heating System
- Rainwater Harvesting
- Generator Backup for Lift & Common Areas
- Cable TV Connection
- Separate Staff Toilet
- 24x7 Security with Check Post





METICULOUS DETAILING LEADS TO GRANDÉ LIVING.

Best-in-class Specifications

STRUCTURE

- RCC frame structure
- AAC block work walls of 125 mm

ELECTRICALS & CABLES

- Polycab / Finolex / equivalent make
- Generator backup for lifts & common areas
- Inverter provision in each flat

SECURITY

- CCTV for common areas
- Video Door Phone for each flat

PAINTS

- Gypsum finished walls
- 2 coats of acrylic premium emulsion paint for internal walls and ceiling
- External wall with textured paint
- Satin-finish oil paint for grills

BATHROOMS

- Concealed plumbing with chrome-plated fittings
- Wall-hung EWC units
- Concealed flush valves
- Hot and cold mixing unit
- Solar heated water supply in one washroom
- Treated water supply for flushing

FLOORING

- 600 x 600 mm vitrified tiles for the entire apartment
- Ceramic flooring for terraces and washrooms
- 300 x 600 mm ceramic wall tiles in washrooms

LIFTS

- Two automatic elevators

RAILING

- SS and glass railing for terrace

WINDOWS AND DOORS

- Three track powder-coated aluminium windows with mosquito nets
- Main flush door with laminate finish with SS hinges
- Bedroom flush door with laminate finish with SS hinges
- Washroom flush door with laminate finish with SS hinges
- Provision for exhaust fan in toilets and kitchen
- MS grills for all windows
- Biometric / Card reader for main door of Yale / equivalent make

KITCHEN

- Black granite platform with kadappa stand
- Stainless steel sink of Franke / Nirali / equivalent make
- Height of kitchen dado above platform - upto 2 ft.

Image is for representational purpose.

RAVET

PUNE WEST'S MULTI-NODAL HUB

WORKSPACES

Hinjawadi IT Park (Ph. 1) - 10.6 km.
Talegaon MIDC - 14.6 km.
Bhosari MIDC - 9.6 km.

EDUCATION

EuroKids Pre-school - 2 km.
Orchids International - 6.3 km.
D.Y.Patil Biotechnology Institute - 5.7 km.
Indira School of Business Studies - 6.8 m.

HEALTHCARE

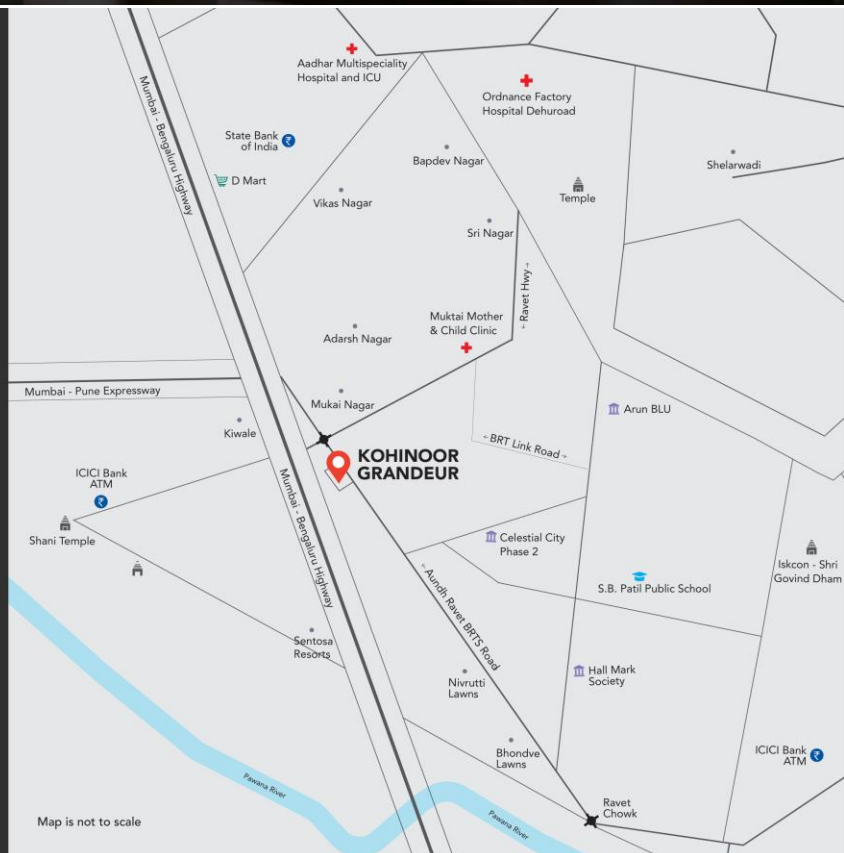
Aditya Birla Memorial Hospital - 7.2 km.
Varad Hospital - 1 km.
Life Care Hospital - 3.4 km.

CONNECTIVITY

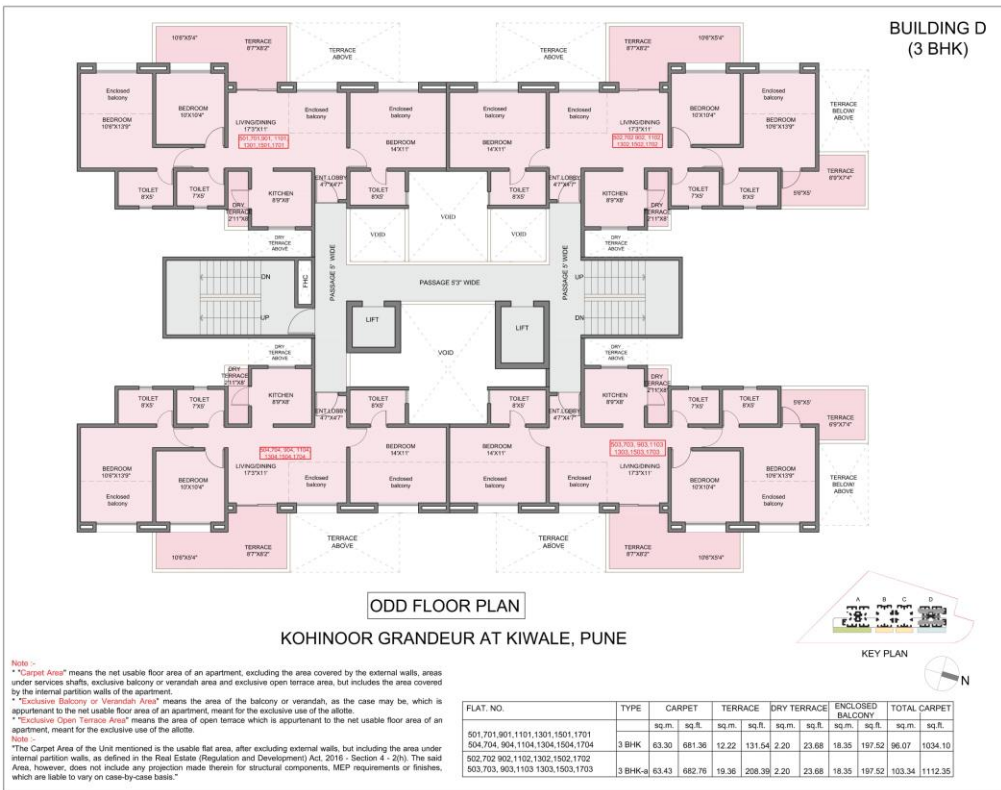
Bhumkar Chowk - 6.8 km.
Pune-Mumbai Expressway - 600 m.
Mumbai-Bengaluru Bypass - 270 m.
Pune Airport - 28.3 km.

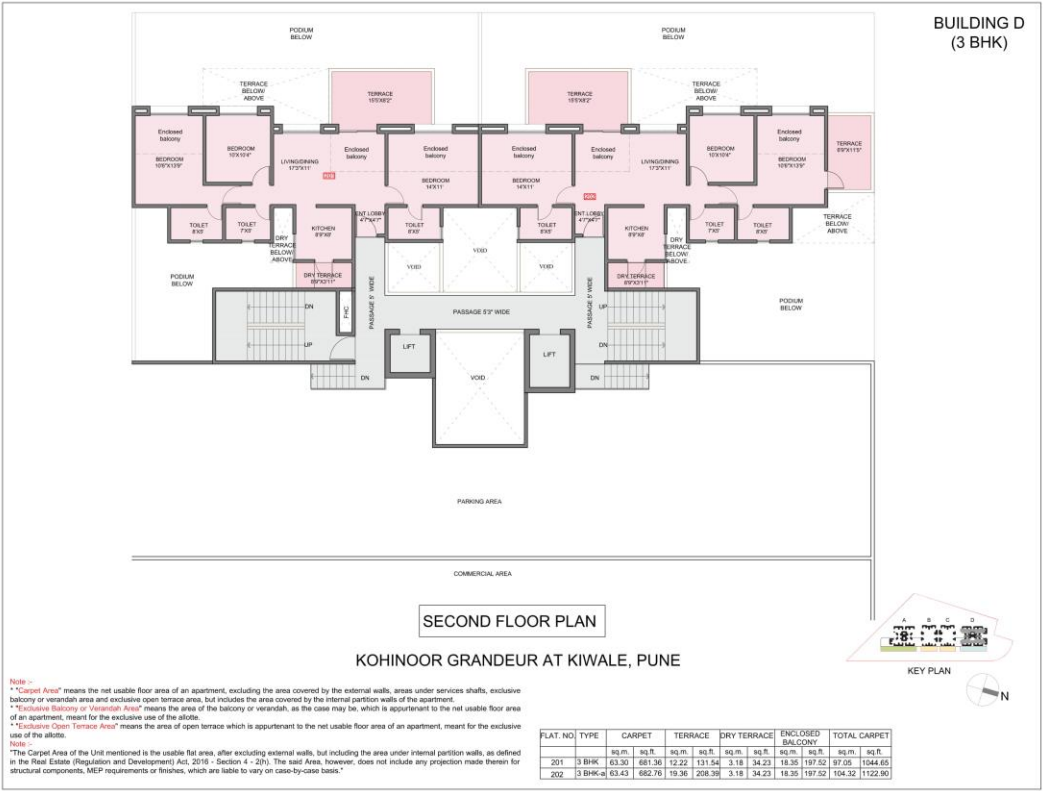
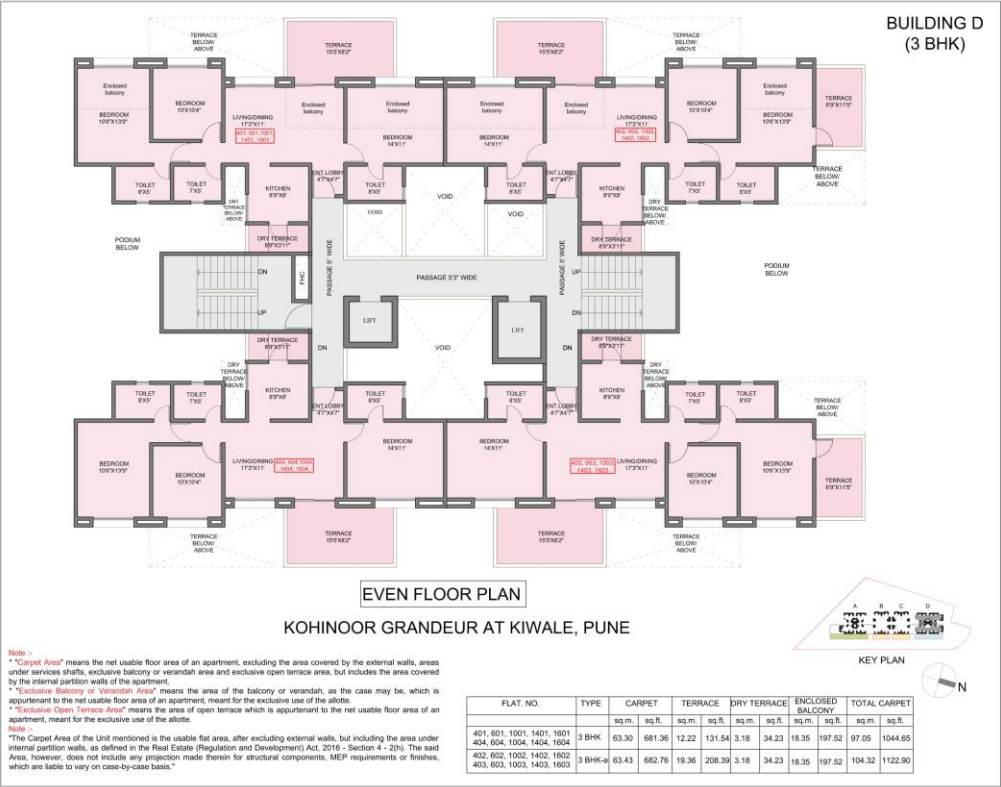
KEY AREAS

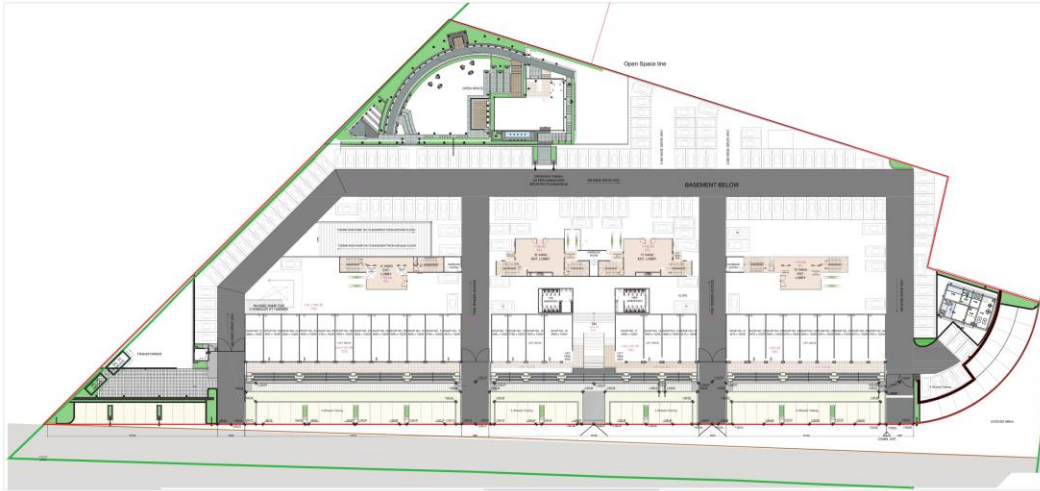
Aundh - 14.3 km.
Balewadi - 10.4 km.
Talegaon - 9.5 km.



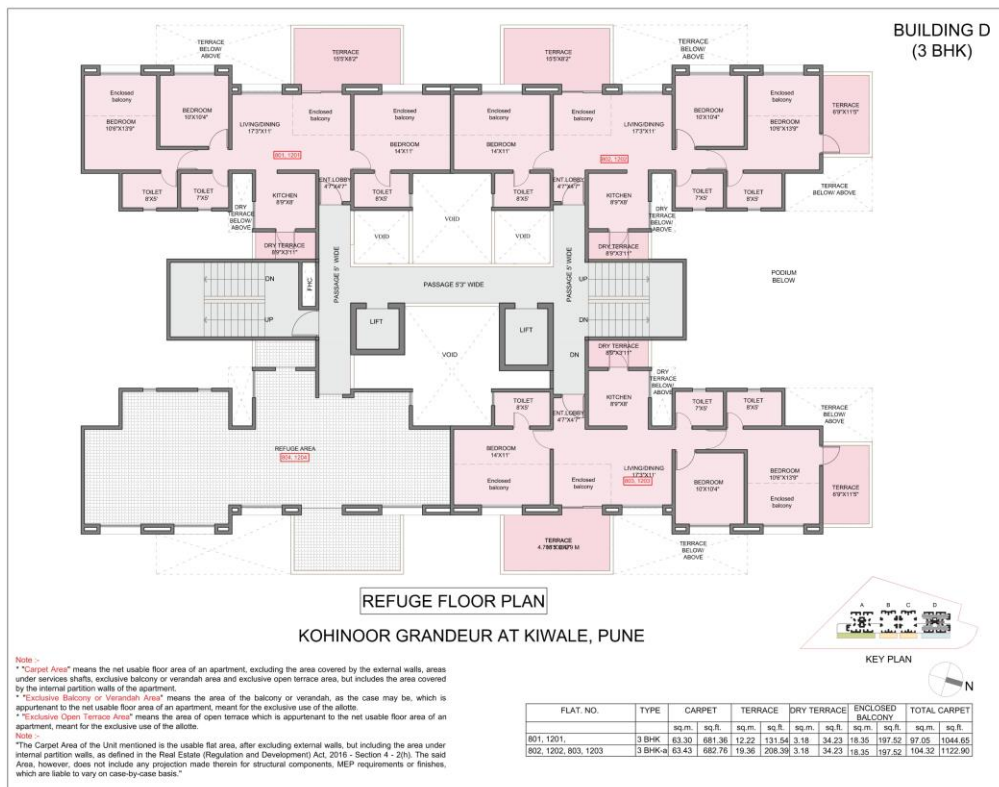
FLOOR PLANS

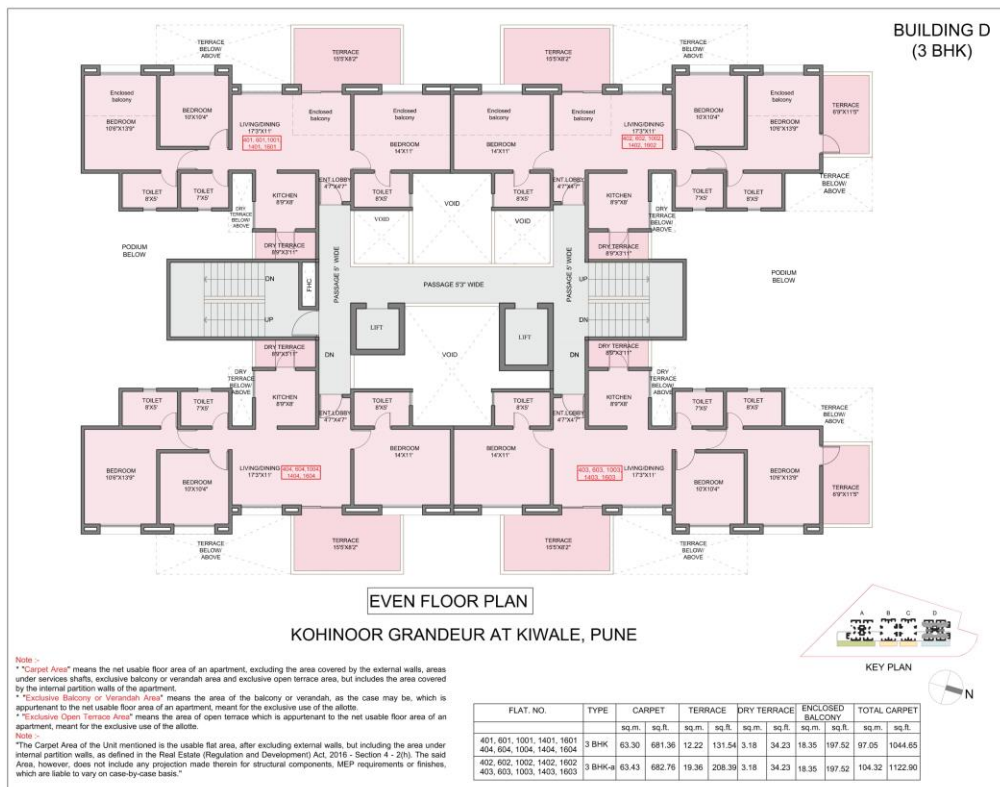


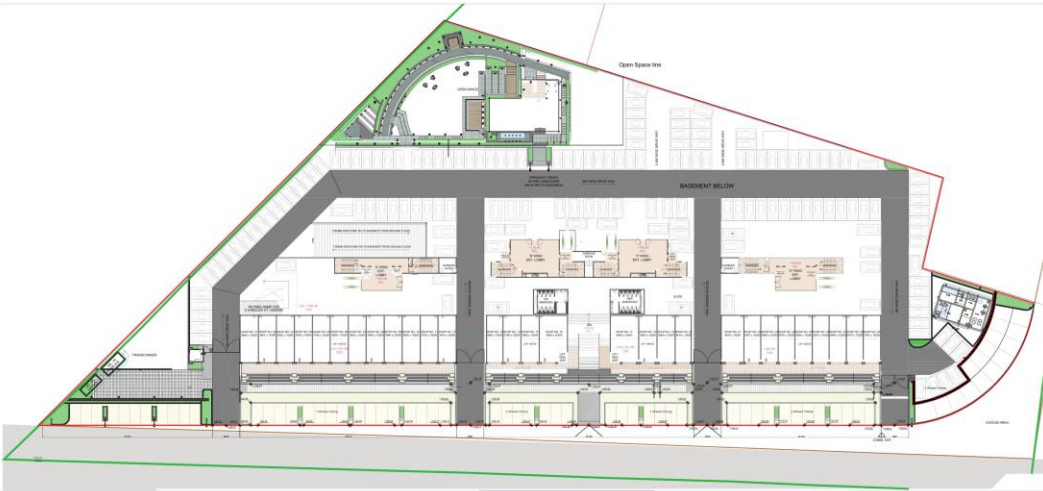




GROUND FLOOR PLAN







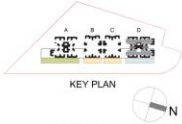
GROUND FLOOR PLAN

BUILDING D
(3 BHK)



REFUGE FLOOR PLAN

KOHINOOR GRANDEUR AT KIWALE, PUNE



Note ->
* "Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
* "Exclusive Balcony or Verandah Area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee.
* "Exclusive Open Terrace Area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee.
Note ->
* "The Carpet Area of the Unit mentioned is the usable flat area, after excluding external walls, but including the area under internal partition walls, as defined in the Real Estate (Regulation and Development) Act, 2016 - Section 4 - 2(h). The said Area, however, does not include any projection made therein for structural components, MEP requirements or finishes, which are liable to vary on case-by-case basis."

FLAT. NO.	TYPE	CARPET		TERRACE		DRY TERRACE		ENCLOSED BALCONY		TOTAL CARPET	
		sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
801, 1201,	3 BHK	63.30	681.36	12.22	131.64	3.18	34.23	18.35	197.52	97.05	1044.65
802, 1202, 803, 1203	3 BHK-aj	63.43	682.76	19.36	208.39	3.18	34.23	18.35	197.52	104.32	1122.90