

57
MIDTOWN

EXCLUSIVE 3 & 4 BED RESIDENCES
RIGHT NEXT TO PHOENIX MARKETCITY, WAKAD

THE MAKERS



Sonigara Homes, the construction arm of Sonigara Group was founded in the year 1999 with the vision of building affordable and comfortable living spaces making us one of the most trusted real estate brands in Pune and Pimpri-Chinchwad.

27+

Projects completed

4 MILLION+

Sq. Ft. delivered

7+

Upcoming projects

5000+

Happy customers





4 BHK - 1571 Sq. ft. (Carpet area)



3 BHK - 1154 Sq. ft. (Carpet area)

SPECIFICATIONS



TOILETS

- Premium quality chromium plated bathroom fittings & fixtures
- Marble/granite door frames for toilets
- Designer glazed dado tiles in toilets
- Provision for exhaust fan in all bathrooms
- Solar water heating system for master bathroom toilet only



ELECTRICAL

- Concealed copper wiring in the entire flat with ELCB and MCB switches in the distribution board
- Concealed FRLS–fire resistant low smoke cable
- Premium range modular switches and sockets
- Adequate points for lights, fans and TV
- Telephone points in the living room & bedrooms.
- AC point in Living room and Master Bedroom
- Inverter backup for each flat
- Centralized cabling system for DTH, Wi-Fi and telephones will be provided
- Common areas will be illuminated with sufficient lighting as per requirement



SPECIAL FEATURES

- Ample parking space
- EV point
- Garbage chute
- Provision for Automation/Smart Home in Living room and Master bedroom



PLUMBING, BATHROOM & TOILETS

- Concealed plumbing, suspended drainagesystem for toilets
- Premium range ceramic sanitary ware of reputed brand
- Premium range thermostatic shower mixer set for master toilet
- Premium range single lever diverter in shower areas
- Wall hung WC units with concealed flush valve
- Provision for boiler and exhaust fan in all toilets



SAFETY

- 3-tier security.
- Integrated–video door phone
- Entrance lobby located at ground floor will be having access control entry with CCTV cameras
- Digital lock for main door
- Fire fighting system
- Intercom facility

SPECIFICATIONS



STRUCTURE

- A class earthquake-resistant construction
- RCC frame structure
- 125mm thick internal & external wall
- Gypsum punning on walls



EXTERNAL FINISH

- Entire building painted with acrylic paint of external grade
- Sand faced plaster



INTERNAL FINISHING

- Pleasing shade of emulsion paint



LIFTS

- Modern, automatic lifts of reputed make



FLOORING

- Double charged vitrified tile in living, dining, kitchen & bedroom
- Anti-skid tiles for balconies/terraces



ENTRANCE LOBBY

- Designer finish entrance lobby at ground floor



KITCHEN

- Kitchen platform with granite top
- Stainless steel sink
- Designer glazed/vitrified dado tiles up to lintel level
- Concealed plumbing in kitchen
- Provision for washing machine, water purifier & exhaust fan



WINDOWS

- Three track powder coated aluminum windows with sliding glass shutters, mosquito net
- M.S. Safety grills
- Marble/granite window sill
- Powder coated aluminum sliding doors



DOORS

- Solid wood jamb door frame with solid wood shutter for main door
- Premium quality fittings for main door
- Wooden door frame with laminated water proof flush door for internal rooms
- Combination of aluminum/glass railing for attached terraces

WAKAD'S MOST DESIRED HOMES

Discover the bold architecture innovated through curved designs, elite functional spaces and chic fittings.

Explore ultra-spacious, 3-side open, Vaastu-compliant luxury homes with premium specs designed to offer you a lavish lifestyle. With smartly planned layouts, you can enjoy more living areas with abundant natural light and ventilation.





Artist's impression

TERRACE-LEVEL EXPERIENCES

Enjoy the breath-taking views of the city from the exclusive terrace space with amenities for all. From kids to golden agers, no one will ever get tired of this unique space. This smartly planned space almost takes your lifestyle experiences to the sky!

Yoga deck

Feature wall

Water body with cascading fountain

Barbeque counter

Party area

Acupressure pathway

Modern temple

Children play area

Climbing wall

City viewing deck

Gazebos with charging points

Work from Home cubical

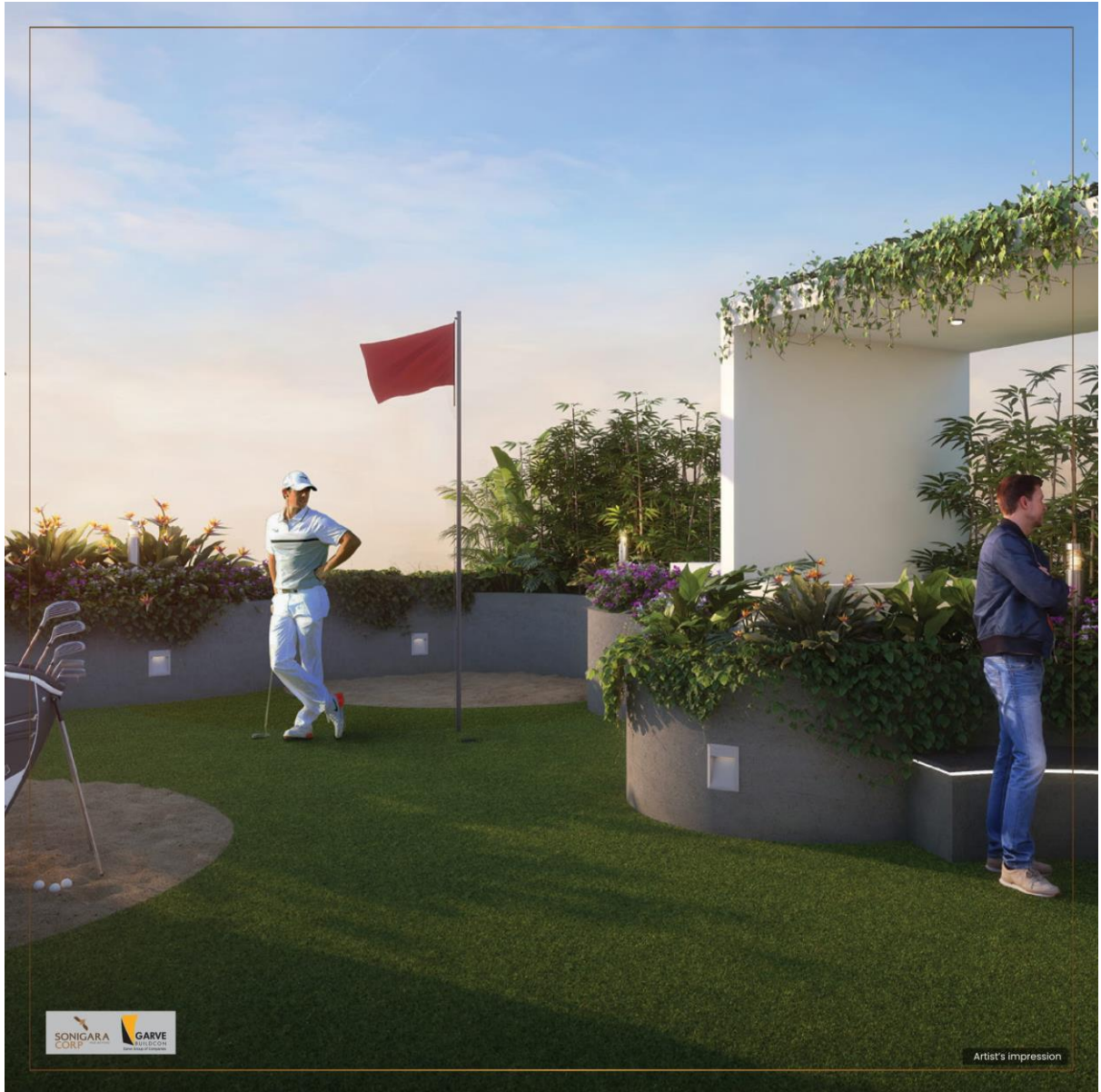
Snakes & ladder

Ludo king

Mini golf

Outdoor gym

Trellis with vines



SONIGARA CORP
GARVE AUFBECHER

Artist's Impression

4TH FLOOR EXPERIENCES

From polishing your backspin to reading those bestsellers, everything will be fueled with care at 57 Midtown. With world-class equipment, gain or shred like a pro and flaunt your flawless curves.

Gymnasium | Indoor games | Library





Artist's impression

3RD FLOOR EXPERIENCES

De-stress and rejuvenate with amenities you love! Get used to the resort-like experience right at your doorstep every day. From pool-side leisure to spending time in nature, at 57 Midtown, you'll always be accompanied by euphoria.

Swimming pool | Kids' pool | Jacuzzi pool | Pool side dance floor
Pool side lounge cum projector room | Mini coffee/Juice counter | Atrium – like a 5 star lobby
Garden of senses | Acupressure path | Pergola with covered seating



Image for representation purpose only



GROUND FLOOR EXPERIENCES

Let the grandeur of 57 Midtown welcome you with majestic entrances and lobbies, that lead you to your premium abode. Experience the charm of one of the most envied lifestyles in the vicinity, every day!

Secured entry gate | Ultra-modern entrance | Entry court | Welcoming water feature
Tropical planting for entry court | Easy access for specially-abled individuals | Bus drop-off area



Image for representation purpose only



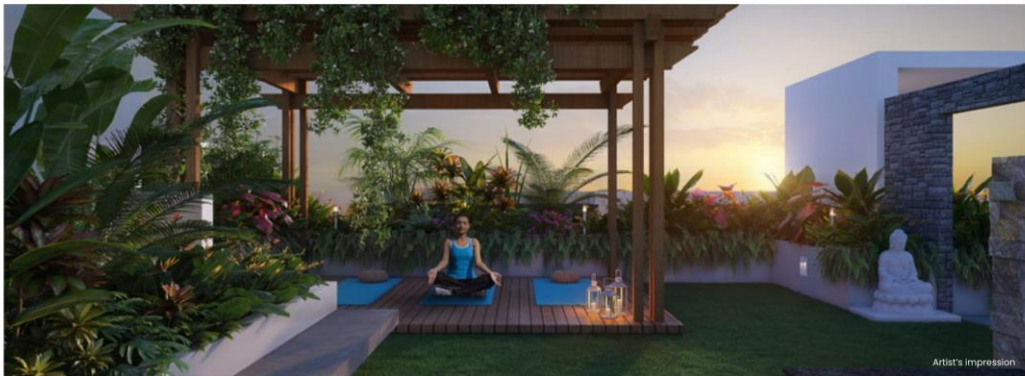
Artist's impression

4 FLOORS OF ELITE EXPERIENCES

Witness the modernity in every aspect at 57 Midtown.
With tastefully designed 30+ amenities spread across
4 levels of vertical elevation, you get everything for everyone!
From your work-from-home to
recreation, from your fitness regimes to celebrations, the stunning
amenities at 57 Midtown augment your lifestyle in an unparalleled way.



Image for representation purpose only





Images for representation purpose only



WEST PUNE'S EDUCATIONAL HOTSPOT

- Institute of Science 2 mins
Poona's College of Computer Sciences
- Akshara International School & Junior College 5 mins
- Dr. D.Y. Patil B School 5 mins
- IIEBM - Indus Business School 5 mins
- Indira Group of Institutes 7 mins
- Rajiv Gandhi Business School 7 mins
- Vidya Valley World School 10 mins
- Orchids The International School 10 mins



REPUTED HOSPITALS & BANKS IN PROXIMITY

- Lifepoint Multispeciality Hospital 2 mins
- Orion Hospital 2 mins
- Golden Care Hospital 5 mins
- Phoenix Hospital 7 mins
- Sanjeevani MultiSpeciality Hospital 10 mins
- Ruby Hall Clinic, Hinjewadi 10 mins
- State Bank of India 5 mins
- IndusInd Bank 10 mins
- ICICI Bank 10 mins
- Axis Bank 12 mins
- HDFC Bank 12 mins
- Bank of Baroda 12 mins



Images for representation purpose only



CLOSE TO 300+ RETAIL OUTLETS & 30+ PUBS

- | | |
|-------------------------------|---------|
| • Phoenix Marketcity | 0 min |
| • Vision One Mall | 2 mins |
| • White Square Mall | 5 mins |
| • Decathlon | 2 mins |
| • DMART | 7 mins |
| • Xion Mall | 7 mins |
| • Balewadi High Street | 12 mins |
| • The Social Street Hinjewadi | 12 mins |
| • Spot 18 Mall | 15 mins |



NEARBY ALL MAJOR BUSINESS HUBS

- | | |
|------------------------------|---------|
| • Tropez Business Center | 7 mins |
| • Panchshil Business Park | 12 mins |
| • Rajiv Gandhi Infotech Park | 12 mins |
| • Cummins India | 12 mins |

WEST PUNE'S MOST PREMIUM LOCATION

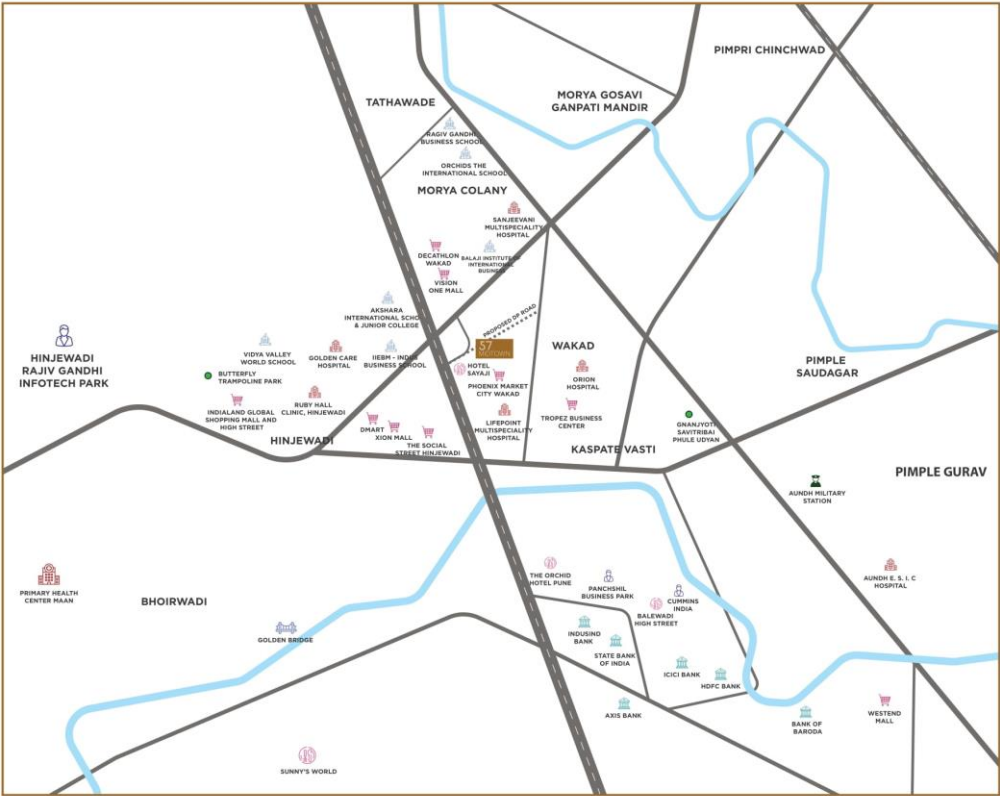


Located right next to Phoenix Marketcity in Wakad,
57 Midtown keeps you in a happening location that offers the best of convenience and lifestyle.
From employment hubs and entertainment zones to daily essential and lifestyle needs, enjoy
every convenience right at your doorstep.

What's more?

There's an exclusive commercial zone located right below the project.

LIFE ON WEST PUNE'S MOST HAPPENING CURVE



Map not to scale



A HAPPENING SOCIAL LIFE, IN WEST PUNE'S HOTSPOT

Amidst the ample conveniences and busy corporate hubs, you can also enjoy a high lifestyle quotient in Wakad. From a bustling nightlife to numerous avenues for social get-togethers you can find it all in this happening location in West Pune.

Close to 300+ retail outlets & 30+ pubs

Countless options of F&B outlets for dining out

Next to PCMC's Urban Park - Alaap Musical Garden

Next to David Lloyd Clubs, Asia's finest health, leisure & racquets club



Artist's impression



A STUNNING LANDMARK INSPIRED BY CURVES

Experience **#LifeOnTheCurve** with Wakad's new architectural marvel, designed to inspire you with the beauty of curves.

57 Midtown stands tall in the West Pune's most premium location, offering ultra-spacious residences designed for the select few.

Architecture accentuated by curves, enhanced by LED lights

Ultra-spacious, all side open, premium residences

30+ unique experiences spread across 4 levels

Next to Phoenix Marketcity, India's largest retail destination



Artist's impression