



SANGRIA





HERE ON EARTH.

*T*ouched By The Exotic, Inspired By History,
Immersed In Nature's Fullest Bounty.

Uniquely Designed, Terraced And Stepped,
Imagination And Concrete, Aqua And Earth,
Light And Shade Play Side By Side.

Serenaded by the Soothing Waves of Water.

Sangria. A Wonder.



PROJECT LAYOUT



01. Open Deck



02. Lap Pool



03. Half Basketball Court



04. Open Deck



09. Jacuzzi



10. Canal Side Pool



11. Pool Deck



12. Cabana



05. Landscaping



06. Flower Bed



07. Children Play Area



08. Multi purpose lawn



13. Party Pavillion



14. Water Feature



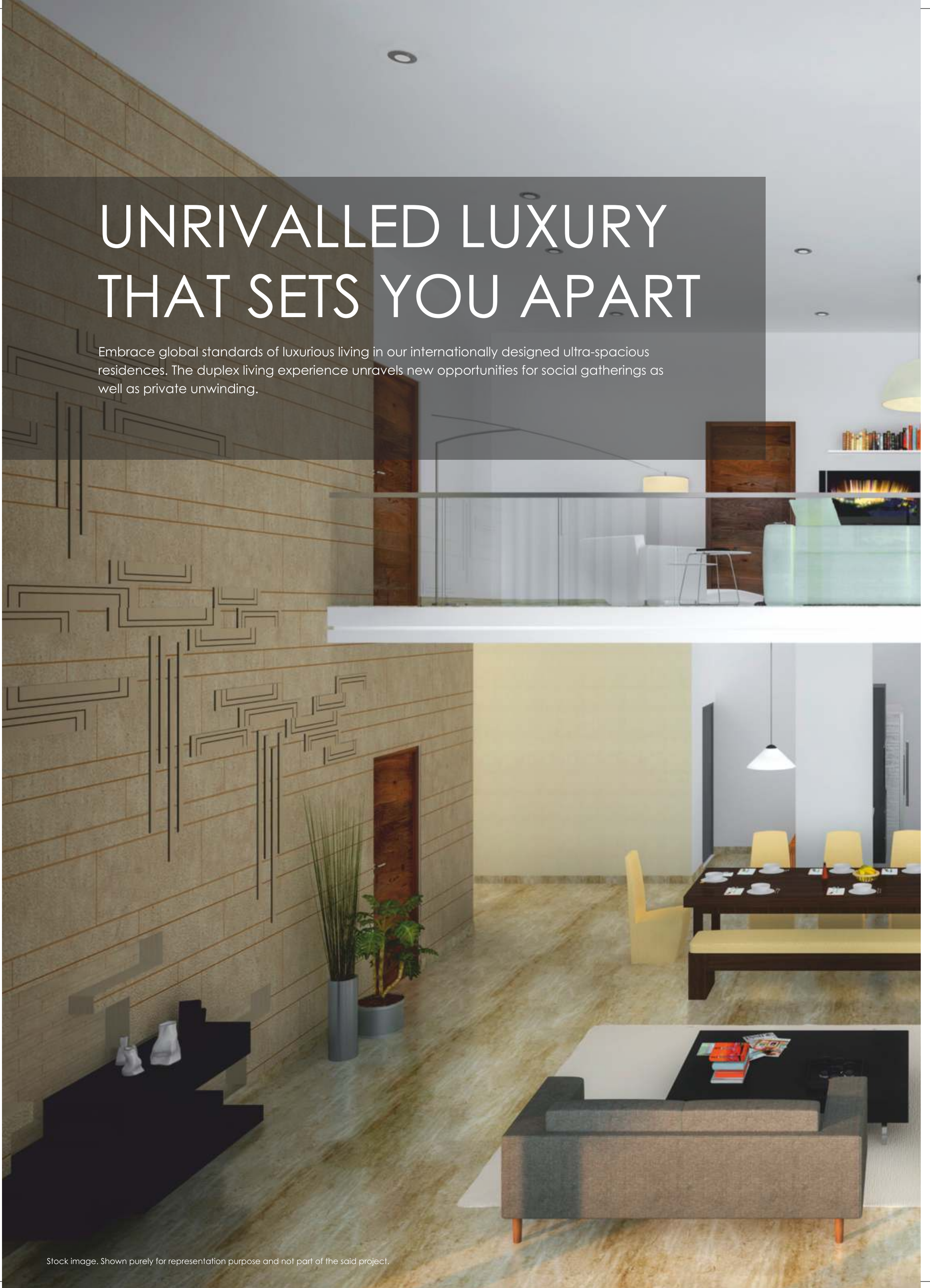
15. Cabana



16. Clubhouse

UNRIVALLED LUXURY THAT SETS YOU APART

Embrace global standards of luxurious living in our internationally designed ultra-spacious residences. The duplex living experience unravels new opportunities for social gatherings as well as private unwinding.



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Inspired and Romantic Yet
Practical and Planned.

Exclusive Homes Yet
Personalised Spaces.

Always in Perfect Complement.



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Sangria Surpasses The Competition Yet Again on Creativity,
Styling, Quality and Finish.

Home Automation Dazzles – Latest technology at your doorstep.



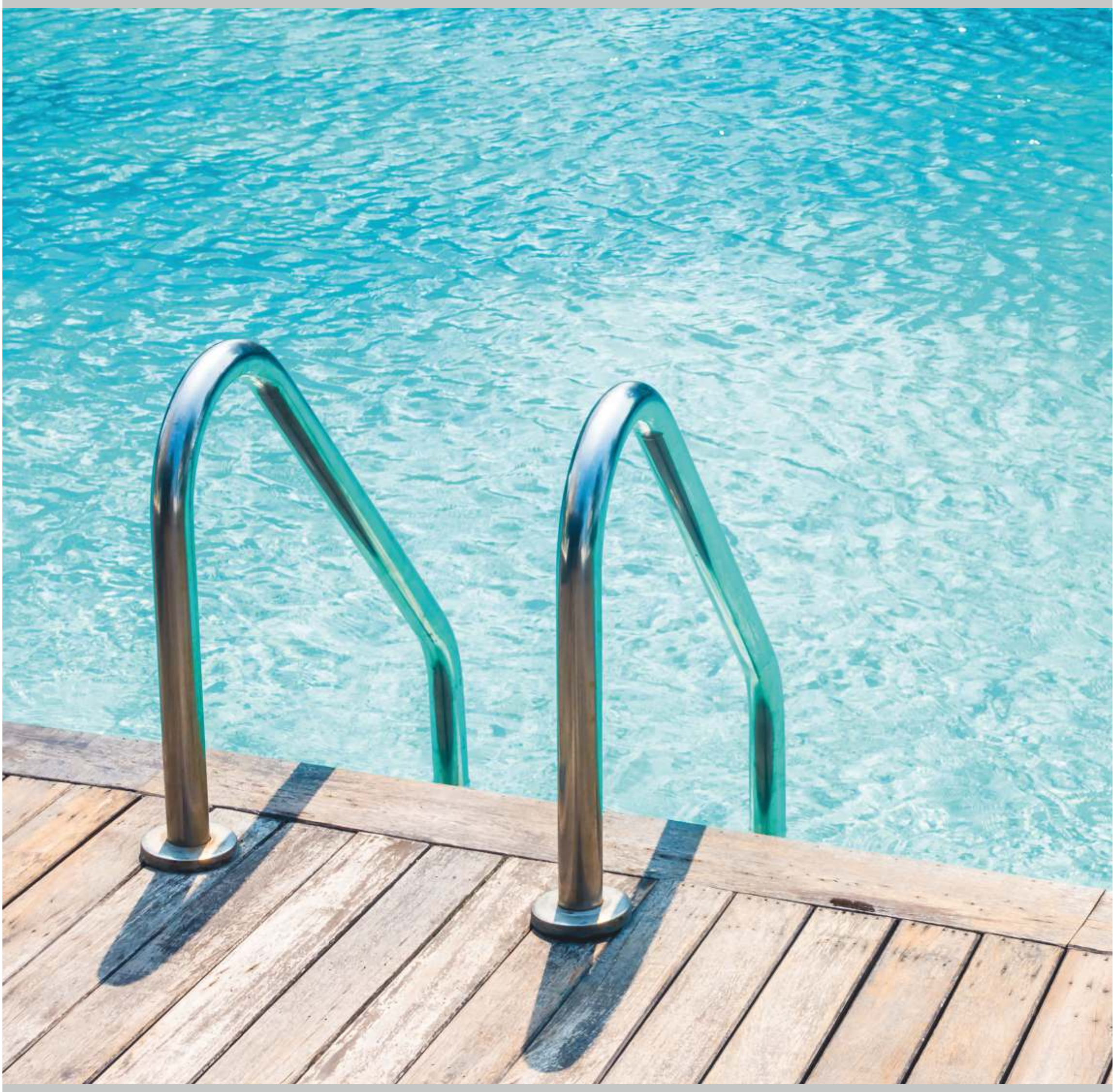
Enter a world of elegance and charm as the Lobby welcomes you with its incredible design. Sensor lights ensure optimum usage of energy while the Italian marble flooring extends a royal look. The wall-hanging paintings add an artistic element to the area as your guests can seat in the waiting stations.

AMENITIES & SPECIFICATIONS



Exquisite Apartments, Duplexes and Penthouses.
Perfectly Balancing Luxury and Class,
Value for Money and Comfort.





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- STRUCTURE
- R.C.C. framed structure

- WALL FINISH
- Internal: POP/Gypsum

- INTERNAL PAINT
- Plastic paint for internal walls

- FLOORING
- Living/Dining: Italian marble
 - Bedrooms: Vitrified
 - Kitchen: Vitrified/porcelain
 - Terrace & Bathrooms: Anti-skid

- DOORS AND DOOR FRAMES
- Wooden finish

- WINDOWS
- Aluminum sliding
 - French windows in all apartments

- ELECTRICAL
- Concealed copper wiring
 - Modular switches

- KITCHEN
- Platform: Granite/Marble
 - Sink: stainless steel
 - Modular kitchen with hob and chimney
 - Water purifier

- BATHROOMS
- Bath fittings: chrome plated
 - Steam boiler in master bathroom
 - Jacuzzi in master bathroom
 - Glass partition in all bathrooms
 - Solar heater connections
 - Concealed plumbing

- LIFTS
- 1 Stretcher Lift & 1 Regular Lift
 - Private elevators for all duplexes & garden apartments.

- GENERATOR BACKUP
- All common amenities
 - Entire apartment

- AUTOMATION
- Lights, fans & AC's operated through touch screen panels/remote

- AIR CONDITIONING
- AC in all rooms

- SECURITY
- Video door phones

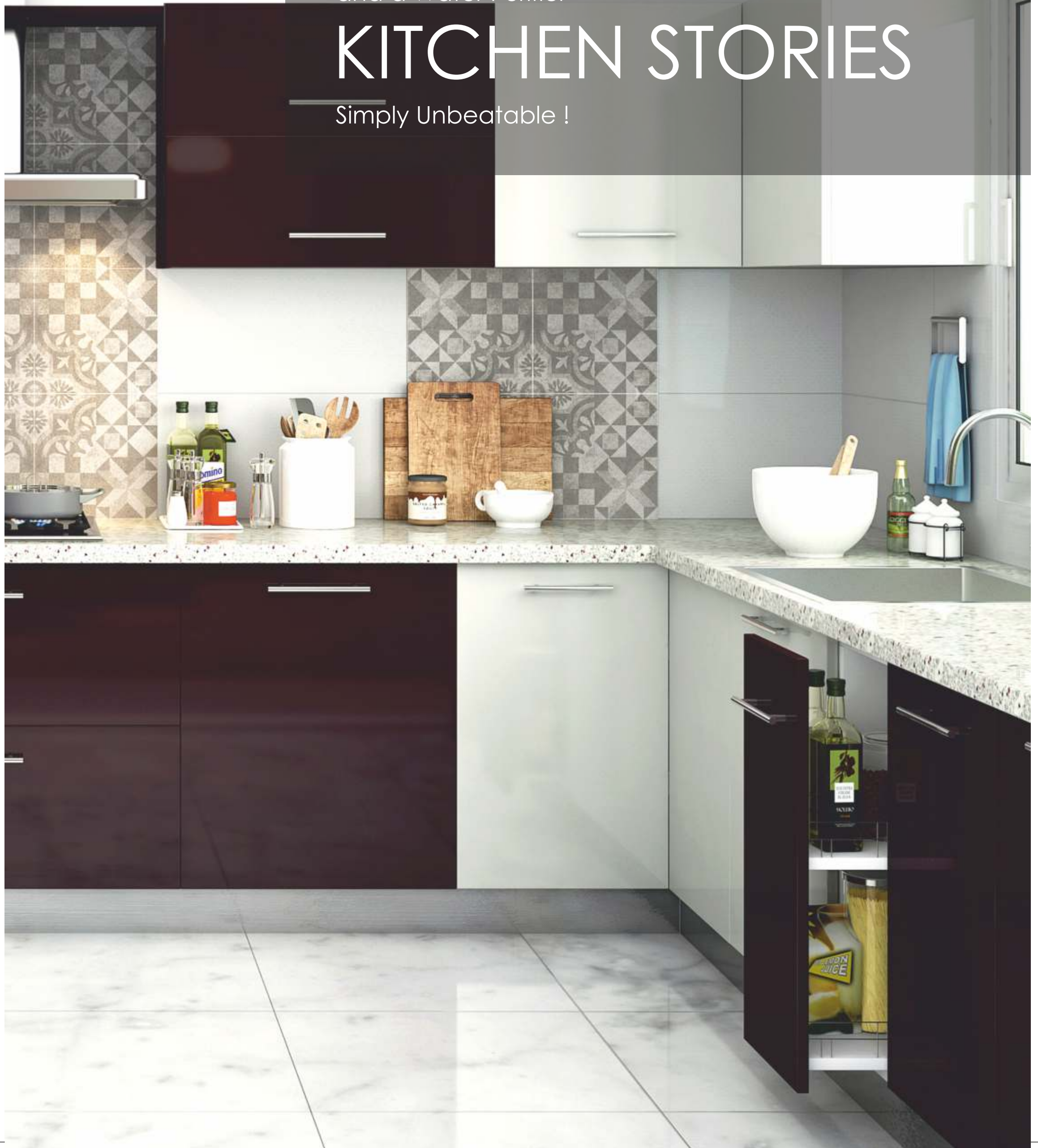


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Airy and Internationally Styled,
Fully Fitted with a Hob and Chimney,
Sleek Cabinets, Elegant Counter-tops
and a Water Purifier

KITCHEN STORIES

Simply Unbeatable !





Commitment to The Planet,
A Sustainable Lifestyle;
Are Core Values of The Company Today.

COMMON AMENITIES

- 1) Gym
- 2) Squash Court
- 3) Pool, Snooker, Chess Room
- 4) Provision Of A Convenience Store
- 5) 150 People Accommodation, Fully Air-Conditioned, Banquet Hall
- 6) Indoor Kids Play Area
- 7) Table Tennis
- 8) Yoga Room

CARING FOR THE PLANET IS SECOND NATURE

Our initiatives include :

- Renewable energy via solar heating systems
- Rainwater harvesting
- Heat and ventilation studies undertaken at the design stage
- Architectural design that ensures good ventilation and the maximum use of natural lighting
- Using energy efficient light fixtures in common areas
- Large areas of landscaping throughout the projects, and ensuring plants are of indigenous and drought-tolerant species.
- Fully utilizing re-cycled water for flushing and landscaping
- Segregation of organic waste via Vermiculture
- Use of environment friendly construction materials like fly ash
- Large terraces with ample landscaping
- Efficient irrigation systems

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Showroom and Office spaces

SANGRIA BOULEVARD

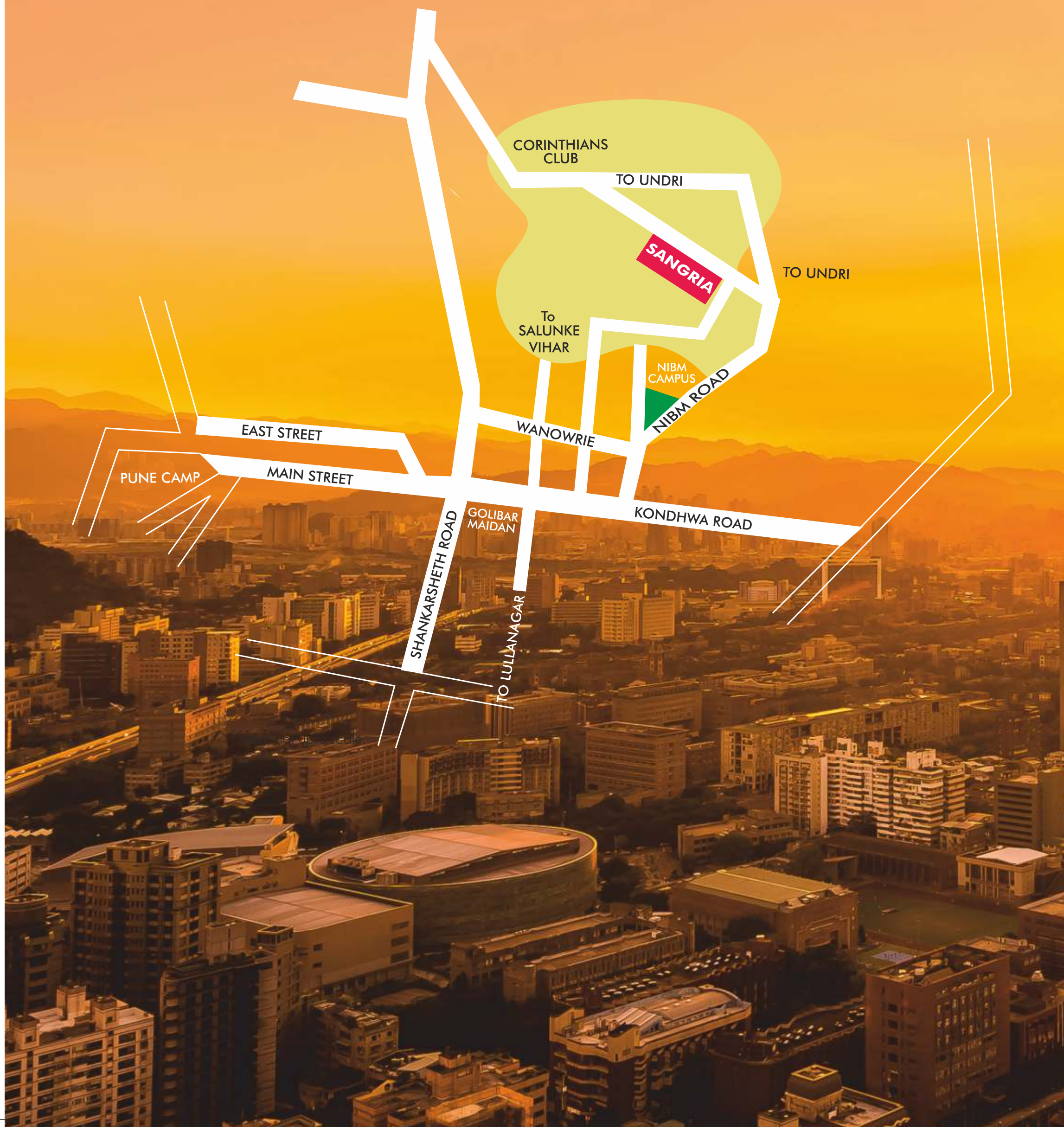
Exceptional Visibility in the Heart of the City

Set up your business at Sangria Boulevard and look forward to incredible growth and success. The offices offer a productive work environment for your team while the showrooms enjoy a huge frontage, excellent visibility and increasing footfalls.



Take a look at its offerings:

- Showrooms Space starting from approximately 1570 sq. ft. and Offices from 827-1808 sq. ft.
- Niche commercial shops with double height ceiling and impressive mezzanine floor
- Impressive clientele list including the best retail brands, Doctors, fitness centers, interior Designers and many more



WELCOME TO NIBM ROAD, PUNE.

DISTANCES

- Corinthians club - 1 km
- Schools & hospitals - 2 km
- Shopping centres, malls & restaurants - 500 mtrs
- M.G. Road & Camp - 7 km
- Railway station - 10 km



SITE ADDRESSES

Survey No.21 & 22, Off NIBM, Mohammadwadi, Pune

ARCHITECTS

HB Desing International Inc., Singapore

DWP Interics, Pune

Malwadkar & Malwadkar, Pune

LANDSCAPE ARCHITECTS

SHAM Company Limited, Thailand

LEGAL ADVISORS

Rajiv Patel and Associates

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