



GANGA UTOPIA

2 & 3 BHK LUXURIOUS HOMES | BAVDHAN



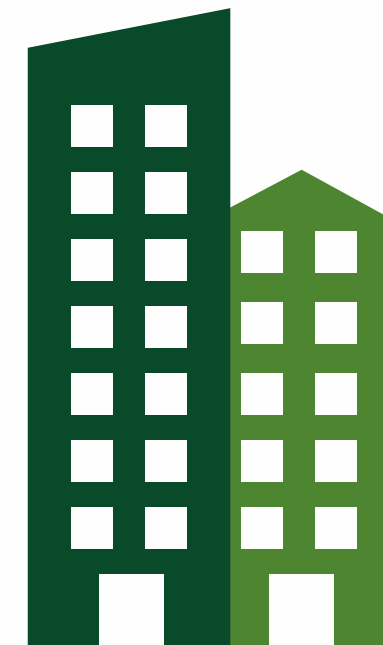
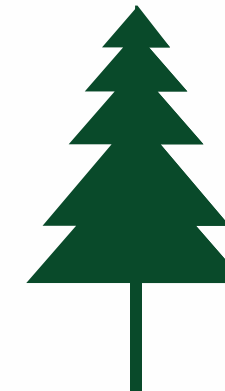


THE PERFECT CITY, WITHOUT THE CHAOS.

Urban life has its own charm. There's luxury in every corner, delicious treats for discerning palates, unlimited recreation opportunities, and a happening lifestyle waiting to be owned. On the flip side, there's also hectic lifestyles, traffic woes, lack of natural beauty, and a sense of isolation.

But what if you can enjoy the perks of city life, without its chaos?
Only at Ganga Utopia!

Revolutionize your urban life and weave a lot more luxury into your lifestyle with a home that brings together modern comforts and conveniences, accompanied by nature's best kept secrets. Utopia is your dream city life, embellished with friendly neighbours, natural beauty, exceptional connectivity, and a sense of pride and satisfaction.





HEALTHY HOMES, UNBOUND BY STRESS AND STRAIN

Choose from the 2 & 3 BHK premium residences in Baydhan and you will be choosing more than a home at Utopia. You'll experience a life unbound by bricks and rules, opening up to new bright days and vibrant opportunities. Whether you're a fitness freak with a disciplined work out regime, or a budding health-conscious professional wanting to live a stress-free healthy life, the beautiful surroundings at Utopia welcome you to experience the simple joys of fresh living. Breathe in the pure air, soak in the sunshine and make friends with your favourite trees all around.

Living at Utopia will come to be a delight for every family member!

Calming Forest, Without the Far-off Distance



Everywhere you look around, you'll be spellbound. While the skies shine with bright blues, the mountains in the backdrop are lush green. Life at Utopia is just like living in a pure and natural forest. Away from the concrete jungle, homes here are an escape into the land of mesmerising tranquillity where families rejoice quality time together. However, it's not far, or secluded from the daily luxuries being extremely well connected to the social infrastructure. Here, nature comes to your doorstep and is a permanent guest. Spread across 5.3 beautiful acres, the 4 towers are the tallest in Bavadhan, offering 23-storey enviable homes!

The twinkling stars, chirping birds, and soothing scenery make Utopia the perfect home for one and all.



A Grand Entrance,
Over and Above the Rest.



Luxurious Lifestyles, Free from Compromises

Ganga Utopia is replete with premium luxuries and finest specifications. Step inside an elegant residence and soak in the breathtaking views from your private terrace. Ganga Utopia's interiors seamlessly blend the old-world charm with modern living for a completely discerning lifestyle. Sheer opulence peeps from every corner of your residence, at a location that evokes quiet luxury. A slice of tranquillity, Utopia is the ideal home you would love to come back to after a busy day. Sip in the refreshing lifestyle changes at Utopia as you move into a home that truly recharges your mind, body, and soul. For uncompromised luxury enclosed in privacy, get your perfect residence today.



Your Private Nirvana, Away from the World.

Ganga Utopia's bedrooms have been designed to celebrate your success and your stories. Leave the world behind as you enter your sacred space of relaxation, unwinding, and ideating. Spend quality time with your partner, read your favourite books, watch the sunrise bring countless opportunities, and get energized to transform the world.





Lively Entertainment, Minus the Screens.

Ganga Utopia gives your children an opportunity to escape the trap of digital screens and play life in full colour. Be it the toddlers who want to celebrate fun, the youngsters who love their outdoor play or the teenagers who are driven by a competitive spirit, everyone will feel at home with Utopia. The well-planned modern amenities inculcate a sense of passion and love for sports and fitness and nurture the childhood of your loved ones in the most treasured ways.

The fully furnished clubhouse invites celebrations and glory while the designer swimming pool splashes energy into your lives. Adults can enjoy partying with friends at the barbeque pit and party lawn while seniors will love their dedicated evening space. For a calming and relaxing time, visit the Double O2 Garden, take a stroll along the acupressure walkway or unwind at the meditation deck.

Feel more connected to your health, friends, and happiness, with a digital detox!



Air Conditioned Gym



Meditation Deck



Clubhouse with Indoor Games - TT, Chess / Carrom



Acupressure Walkway



Swimming Pool



Senior Citizen Seating



Barbecue Pit



Children Play Area



Party Lawn



Double O2 Garden

Incredible Success, Surpassing Your Expectations

The Retail Plaza at Ganga Utopia offer exceptional visibility, thus skyrocketing your customer footfalls on a daily basis. Reach out to the thousands of customers in Bavadhan and grow your business as fast as the region is developing. Inviting retail entrepreneurs to set up shop at one of the most fabulous locations in town.



Royally Grand, Beyond the Obvious

Every state-of-the-art feature at Utopia is charmingly planned and intricately embellished with superior specifications that modestly whisper 'luxury' in every square foot. Perfectly integrating form and function in every corner, the apartments and the surroundings here will elevate your living experiences to an entirely new level of comfort and convenience. The modular kitchen invites culinary creativity, while the marble flooring makes every step worthwhile. The premium fittings, world-class fixtures and state-of-the-art finishes boast of ultra-modern luxuries, that never go unnoticed.

Redefine grandness at Ganga Utopia.



LIVING/DRAWING ROOM

- Imported Marble Flooring or equivalent
- POP/Gypsum finishes for walls and ceiling

BEDROOM:

- Vitrified tile flooring
- Air conditioning

KITCHEN:

- Modular Kitchen
- Dry balcony with anti skid tiles
- Vitrified flooring

BATHROOMS:

- Vitrified flooring / antiSkid
- Separate wet & dry area with glass partition
- Exhaust fan
- One Wash Basin with counter
- International quality CP & Sanitary
- False ceiling
- Solar water Heater connection in master bedroom

ELECTRIFICATION:

- 100 % Electrical Backup
- Adequate electrical Point with premium quality modular switches

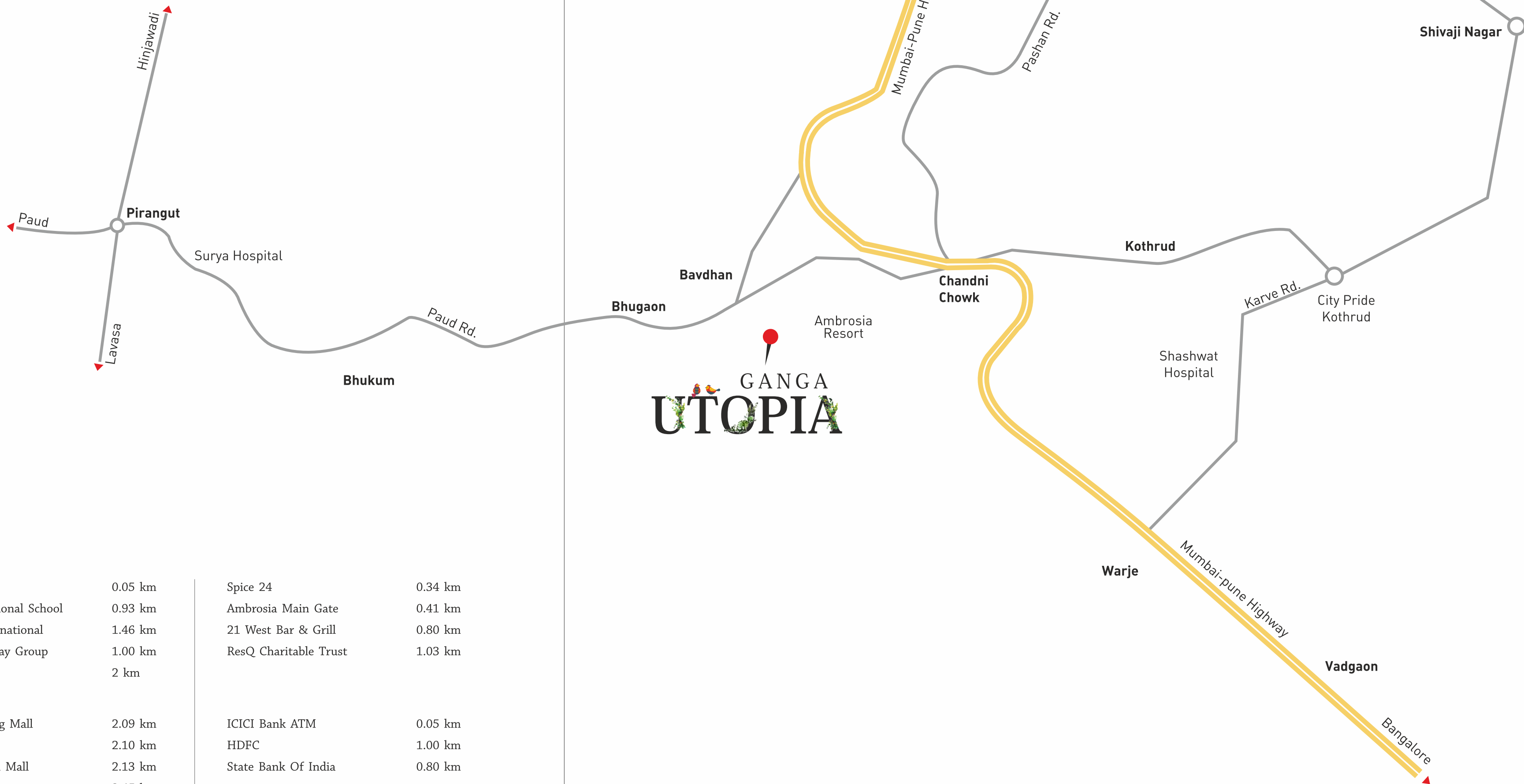
SECURITY:

- Fire fighting
- CCTV in premises
- High Speed Premuiem Elevators.



The Address of Prosperity, Without the Complexity

Pune's well-developed western suburb of Bavdhan offers everything one needs for a complete lifestyle. The peace and quiet to disconnect from the world, as well as the easy connectivity to schools, business hubs, shopping malls, restaurants, hospitals and hotels. While retaining its old charm as a green and serene area, Bavdhan has rapidly transformed into a modern cosmopolitan mini town that is self-sustained in all aspects. You stay close to Hinjewadi, Aundh, Baner, and Kothrud and are also part of incredible infrastructural and social developments. All these reasons make your home at Utopia an extra convenient address for everything you need. Each of the 320 residences has been executed to bring the best of design, comfort, and luxury in your home; enabling families to come together and celebrate life!



Railway Station	13 km
Bus Stop	0.5 Km
Airport	17 Km
Hinjawadi	15.2 km
Mumbai-Bangaluru Highway	1.5 km
Kothrud	5 km
Bhusari Colony	3 km
Chandani Chowk	1.6 Km
Varad Hospital	1.14 km
Shatayu Hospital	1.15 km

Little Elly	0.05 km
Ryan International School	0.93 km
Rainbow International	1.46 km
Tree House Play Group	1.00 km
IICMS	2 km
More Shopping Mall	2.09 km
Surecashback	2.10 km
Aditya Shagun Mall	2.13 km
YOUth Matters	2.45 km
Runwal Platinum	2.63 km

Spice 24	0.34 km
Ambrosia Main Gate	0.41 km
21 West Bar & Grill	0.80 km
ResQ Charitable Trust	1.03 km
ICICI Bank ATM	0.05 km
HDFC	1.00 km
State Bank Of India	0.80 km



THIS PROJECT IS MORTGAGED TO



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