



A higher view of life



1 ADDRESS

OF UNMATCHED SUCCESS

Step into a world of luxury, set in the vibrant location of Pune-Satara Road. One of Pune's most sought after residential destinations, this is a quiet abode in the heart of the city. The well-thought location allows you to enjoy a lavish lifestyle along with close proximity to reputed schools, colleges, restaurants, banks, healthcare facilities and entertainment hubs. And when you want to enjoy a tranquil evening, the picturesque background of the Sahyadris makes coming home a real treat for all your senses and the soul.

Ganga Ishanya is a collection of distinct spaces crafted to perfection at an enviable address. Each residence evokes a sense of charm and feelings of progress that celebrate your success.

 **GANGA**
ishanya
A higher view of life

2, 2.5, 3, 4, & 5 BHK HOMES

Next to Shankar Maharaj Math
Satara Road, Pune



21 STOREYS OF BESPOKE LUXURIES

At Ganga Ishanya, supreme luxuries meet absolute privacy. Comprising 3 stunning towers of 21-storeys each, Ganga Ishanya offers 2, 2.5, 3, 4 & 5 BHK residences. Every home is modelled to reflect your discerning taste and lifestyle. Embellished with premium amenities, finest specifications and brilliant architecture, homes at Ganga Ishanya welcome you to experience indulgence like never before. You will find a touch of elegance in every corner of the sprawling spaces. Pamper yourself as luxury beckons you at one of Pune's most desirable addresses.

Come, redefine luxurious living at Ganga Ishanya.

[ACTUAL VIEW]

Image Direction: North-West
Time Stamp 4:21:05 PM

Latitude 18.4696011
Longitude 73.8580738

360 DEGREE

MAGNIFICENT VIEWS

ACTUAL VIEW

Image Direction: North-West
Time Stamp 7:35:21 PM

Latitude 18.4696011
Longitude 73.8580738

Being the only high-rise towers in the area, Ganga Ishanya exclusively offers magnificent views of the cityscape. Energize your mind with the view of the rising sun and go to bed after a relaxing stargazing session. Your home is designed to deliver uncompromised views, from every angle. Enjoy the vibrancy and joy of the city, hear the silence of the natural bliss and indulge in the opulence of the open skies. Here, nature lives with you and its beauty stretches as far as the eyes can see.

At Ganga Ishanya, the view is only gets better from the top.





15⁺ POSSIBILITIES OF BLISSFUL UNWINDING

Amenities at Ganga Ishanya are designed to complete your living experience, inside and outside your home. Whether it's our recreational zone or the fascinating skywalk, we offer all the contemporary amenities that make life a delightful experience. Practice your batting skills at the cricket net, dribble your way to fun at the half basket ball court or tennis court or just dive in for a soothing dip at the pool; you'll never run out of refreshing activities at Ganga Ishanya.

Everywhere you look and anywhere you go, Ganga Ishanya is all about endless possibilities.



Gymnasium

Multi purpose Hall

Yoga Hall

Tennis Court Cum Half Basket Ball Court

Semi Covered Swimming Pool

Children Play Area

Cricket Pitch With Net

Landscape Fountain

Walking Track

Entrance water Feature

Prayer Hall / Temple

Provision For Intercom System

Sewage Treatment Plant

Organic Weast Composer

Safficient Landscape



[SAMPLE SHOW FLAT PHOTOGRAPH]

4 SIDES OF UNMATCHED FINESSE

Every aspect of a Ganga Ishanya residence is a result of meticulous planning and great detailing by the renowned architects Vikas Bhandari and Kalpak Bhandari. While some quality specifications are easily seen, the others remain unseen; and yet contribute towards the luxury and opulence in all 4 sides of your home. Right from the 24-hour security to the additional power outlets, and from air-conditioning to premium fixtures; the finest specifications have been delivered in your home at Ganga Ishanya.

Every square-foot of your home whispers luxury and finesse.

INTERNAL WALLS

AAC Block Work With Gypsum Plaster

TILING

Living, Dining, Passage and Master Bed Room
Marble
Master Bed Room-1
Wooden Flooring
Kitchen and other Bed Room
Vitrified Flooring
Bath Room Dado
Ceramic
Bath Room Flooring
Vitrified Flooring

CEILING

Bathroom
Gi Powder Coated False Ceiling
Living, dining and Bed Rooms
Gypsum False Ceiling

UTILITY

Provision for Dishwasher and Washing Machine

WINDOWS

Powder Coated Aluminium Windows

DOORS

FRP or Laminated Doors

AIR CONDITIONING

For Living, Dining and Bed Rooms

PAINTING

Internal Walls
Plastic Emulsion Paint
External Walls
Acrylic Paint

ELECTRICAL

Schneider Switches

GAS SUPPLY

Piped Gas Supply

SOLAR SYSTEM

For One Bathroom

TV, TELEPHONE AND INTERNET

Provision for Cable TV, Telephone and Broad Brand In Living and Each Bedroom

SANITARY WARE

Off White or White Kohler/Equivalent Sanitary Ware

BOILER

15 Litter

EXHAUST FAN

Each Toilet

A REFLECTION OF

SOARING ACHIEVEMENTS



A GLIMPSE OF CONTEMPORARY INDULGENCE

Penthouse - Master Bedroom with
attached terrace & Jacuzzi



A TOUCH OF LAVISH HOSPITALITY

Living Room



A TASTE OF GOURMET DELIGHTS

Kitchen & Dining



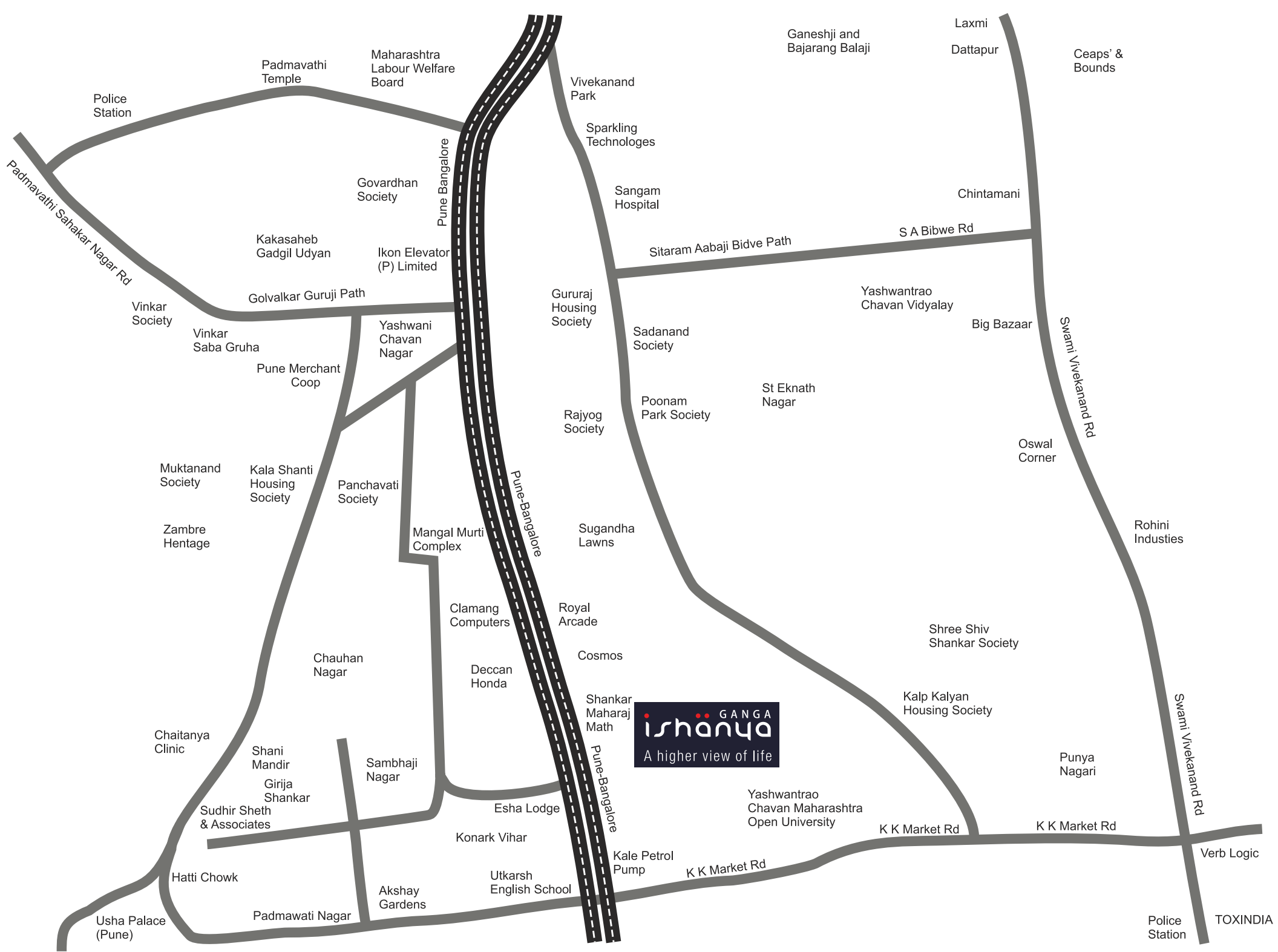
A SPACE OF PRIVATE REJUVENATION

Master Bedroom



LANDMARKS

Location Map



Pune City Map



Key Distances

Pune Railway Station	8.6 kms	Airport	17 Kms
Market Yard Pune	3.6 Kms	D Mart	5 kms
Shankar Maharaj Math	0.2Kms	Citypride	2.8 kms
KK Market	1.1 Kms	Magarpatta City	13.6kms
Rosary School, Bibwevadi,		Saras Baug	4.4 Kms
Pune - Rosary Education Group	2.8 Kms	Swargate ST Stand	4.8 Kms
Muktangan English School & Jr. College	2.2 Kms	Poona Hospital And Research Centre	6.2 Kms
City International School satara road	3.1 kms	Bharati Hospital	3.2 Kms
Pune University	12.9 Kms	Ranka Hospital (Multispeciality Hospital, Pune)	4.0 Kms



Architects
Vikas Bhandari, Kalpak Bhandari
Tel: +91 20 5530927 | +91 20 25535656
bhandari_vikas@hotmail.com
kalpakb@hotmail.com

Structural Consultant
JW Consultants LLP (Y.S. Sane)
Tel.: +91 20 24336392
gramo.s@yssa.in | saneasso@eth.net

Landscape Designer:
Avdoot Kumthekar
Land Art Design Studio
Tel.: +91 20 65291458
studio.landart@gmail.com

Legal Advisor:
Rajiv Patel
Tel.: +91 20 26356789 | 26359111
patelrajiv@hotmail.com

M.E.P :
Satish Adiwarekar, Vinay Phadnis
Mclin Consultants Pvt. Ltd.
Tel.: +91 20 24333807 | +91 20 24320010
mclincpl@gmail.com

Media Consultant
Gautam Sinha
Black & White Advertising
Tel.: +91 9922141122
gautam@bwadvertising.in

Liasoning Architects
Sunil Chinchawade
Tel.: +91 20 26122502
sunilchinchwade@indiatimes.com

A Venture by



Registration No.:
Wing AB: P52100001439
Wing C: P52100002039
Wing D: P5210001668

Ishanya - A higher view of life
is being jointly developed by Pune's
bellwether developers, comprising

Known for their transparent deals, and
quality construction.

Ishanya is set to benefit from the
collective experience of professionals
from all 4 companies. A benefit that will
show in your home at **Ishanya**.

Site: 19A/3A, Next to Shankar Maharaj Math, Near Bibewadi, Satara Road, Pune - 411 043

+91 84088 86741 | +91 99222 97925