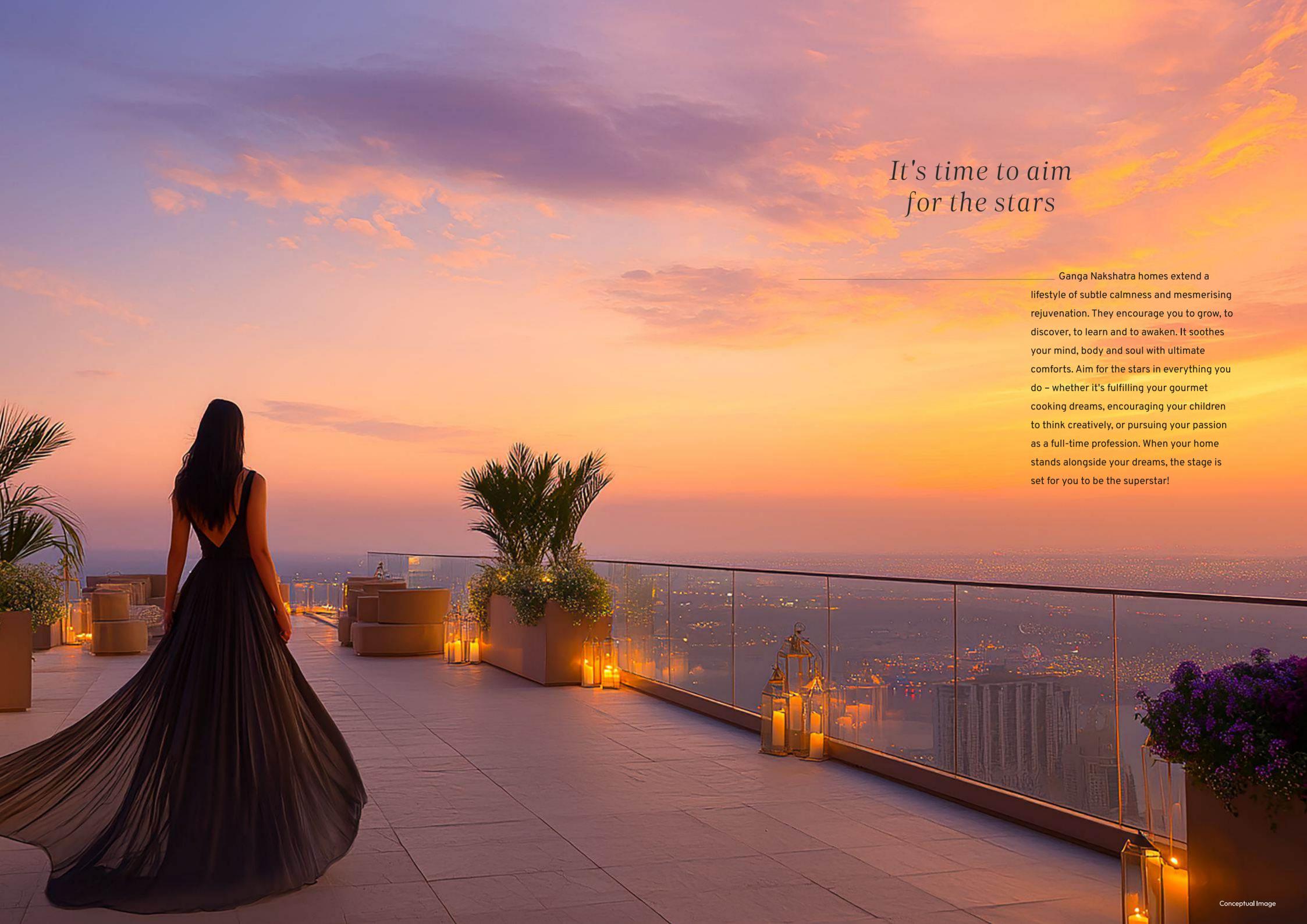


2 & 3 BHK PREMIUM HOMES

BIBWEWADI

# A STAR STUDDED LIFESTYLE



### 360 Degree Magnificent Views

#### ACTUAL VIEW

Image Direction: North-West Latitude 18.4696011 Longitude 73.8580738 Time Stamp 7:35:21 PM 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 Nakshatra, the view only gets better from the top.



### The Rising Star in Bibwewadi

like your story at Ganga Nakshatra. Standing 32-storeys tall, the building is the perfect backdrop to carve your story of success, accomplishments, and happiness. The tallest rise in the vicinity, it invites you to enter into a world where every aspect, amenity, and specification has been designed to add sparkle and shine to your family's life. Located in one of Pune's most desirable locations – Bibwewadi, Ganga Nakshatra invites you to embrace a celebrated life that's second to none. Comprising 2 & 3 BHK luxurious apartments, the distinguished homes offer another level of premium living experience.

Come, be a part of our landmark project and make your story the brightest one!



### Your Stardom is Incomplete without a Mansion

At Ganga Nakshatra, we celebrate your success by providing a space that echoes your personality. Your home is beautifully composed with a subtle interplay of natural colours and soothing contrasts that accelerates the unwinding process every evening. Coupled with new-age comforts, high-tech innovations and a spacious design, this tranquil residence welcomes you for a calm evening with your loved ones. Just like a mansion, living at Ganga Nakshatra is truly luxurious, royal, and majestic!

### Command the skyline Define your legacy

Rising gracefully over Bibwewadi, Ganga Nakshatra is a statement. Each home is designed to reflect achievement, calm, and sophistication. From panoramic views to finely balanced interiors, every element mirrors your pursuit of excellence and your place among the distinguished few.



# Where indulgence flows with every ripple

At Ganga Nakshatra, leisure begins where the water glistens. Immerse yourself in moments of calm at the pool, where reflections meet the sky and serenity finds its rhythm. From refreshing laps to twilight conversations by the deck, every experience is composed with elegance. This is where indulgence becomes instinct and luxury, a way of being.



### Your Celestial Lifestyle Awaits

Say goodbye to the mundane routines that make your weekdays dull and tedious. Relish a starry affair with the exciting amenities at Ganga Nakshatra. Monday blues turn into a splash in the pool while terrific Tuesdays include enjoying game nights with friends. Begin the day with a relaxing meditation and yoga session and end it with your loved ones at the clubhouse or stargazing from your 32nd-floor balcony!

Ganga Nakshatra brings the tallest towers to Bibvewadi, assuring you of a high-end lifestyle in the comfort of your residences.



Temple



Culbhouse



Meditation & Yoga Space



Swimming pool With Deck



Kids pool



Well-equipped Gymnasium



Sitting Area for Senior Citizens



Chess Board



Carrom Board



Table Tennis



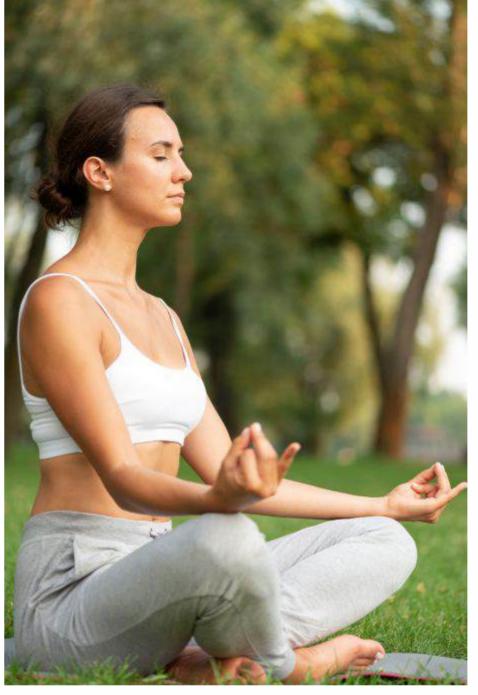
Fire Fighting System as per CFÒs Norms



Common Walking Track



Pool Table











# Stellar Features for an out-of-the-world Experience





#### STRUCTURE

 Earthquake – Resistant RCC frame structure with good quality bricks/blocks and chemical adhesive.



#### **TOILETS**

- Glazed vitrified or ceramic dado tiles.
- Wall mounted commode.
- Sanitary & CP fittings of international quality or equivalent standards.
- Concealed plumbing, Hot & Cold Mixer for shower.



#### EXTERNAL & INTERNAL PLASTER

External Double coat plaster and internal wall with Gypsum finish



#### AIR CONDITIONER

• Split AC in all bedrooms



#### **CEILING**

- Bed rooms in putty finish
- False ceiling provided in Living Room, Kitchen, and Passage areas only
- False ceiling in bathroom



#### ELECTRICAL

- Concealed ISI approved Polycab or equivalent wiring with quality accessories and adequate number of electric points.
- Electrical Backup for Common areas and lift



#### **KITCHEN**

- 10 ft. granite platform with a stainless steel sink.
- Electric points for washing machine, water purifier & fridge



#### TV & TELEPHONE

• TV & Telephone points in living and bedrooms



#### **DOORS**

- Decorative laminated main entrance door with CP fittings
- Internal laminated flush doors.
- Door Frames: Plywood/wooden laminated for all rooms; granite frames for toilets and dry terrace doors.



#### SOLAR WATER HEATING SYSTEM

 Common areas powered by solar electricity through net metering



#### **PAINTING**

- Plastic emulsion paint for internal walls
- Acrylic external paint



#### LIFT

• High Speed Four lifts - Kone / Otis make or equivalent.



#### **FLOORING**

**WINDOWS** 

- Vitrified Tiles in entire flat
- Parking- Chequered tiles / Tremix concrete

• Aluminium powder-coated windows with

mosquito nets and safety grills.

• Ceramic floor tiles in toilets and dry terraces



#### SECURITY

- Video Door phone
- Smoke Detector
- Fire fighting
- CCTV in premises

# 1 GREASONS

you belong at\_

Ganga Nakshatra

Tallest Tower in the Vicinity
A landmark that redefines the skyline

Prime Connectivity
Stay in the city's centre - right on the main road

Seamless Commute
Walking distance from the Metro Station

Strategic Location
Close to colleges, hospitals, malls & restaurants

Comfort Driven Homes

Air-conditioning in all bedrooms

Spacious Elegance
Expansive living with the privilege of two open balconies

Exclusive Layouts
3 BHK Residences with private lobbies & no common walls

Smart Parking Solutions
Car lifts providing direct access to parking floors

Sky-High Indulgence
Amenities on the 32nd floor with panoramic city views

Architectural Excellence
Designed for the future, today!

# Your Life at a Location that Shines Bright

Just like the location of a star is the differentiating factor, the location of your home makes all the difference at Ganga Nakshatra. Stay connected to the top localities in the city like Swargate, Camp, Katraj, NIBM, and more. Find the most sought-after international schools, malls, multiplexes, and an abundance of supermarkets and restaurants all around you! Your home is surrounded with all basic essentials like reputed hospitals, ATMs and banks, and shopping needs. The infrastructural and social development around Bibvwewadi promises a life of convenience and accessibility at Ganga Nakshatra.

Look up to high appreciation rates, a promising future, and a beautiful life that's always connected to everything you love. Only at Ganga Nakshatra.



#### DAILY NEEDS

KK Market 0.5 km
D Mart 1.5 km
Market Yard Pune 3.6 km



#### **DEVOTIONAL**

• Shankar Maharaj Math 0.2 km



#### **EDUCATIONAL**

Bharati Vidyapeeth 2.0 km
 Rosary School 2.8 km
 City International School 3.1 km



#### **HOSPITALS**

Bharati Hospital
Sahyadri Hospital
Rao Hospital
Ranka Multispeciality Hospital



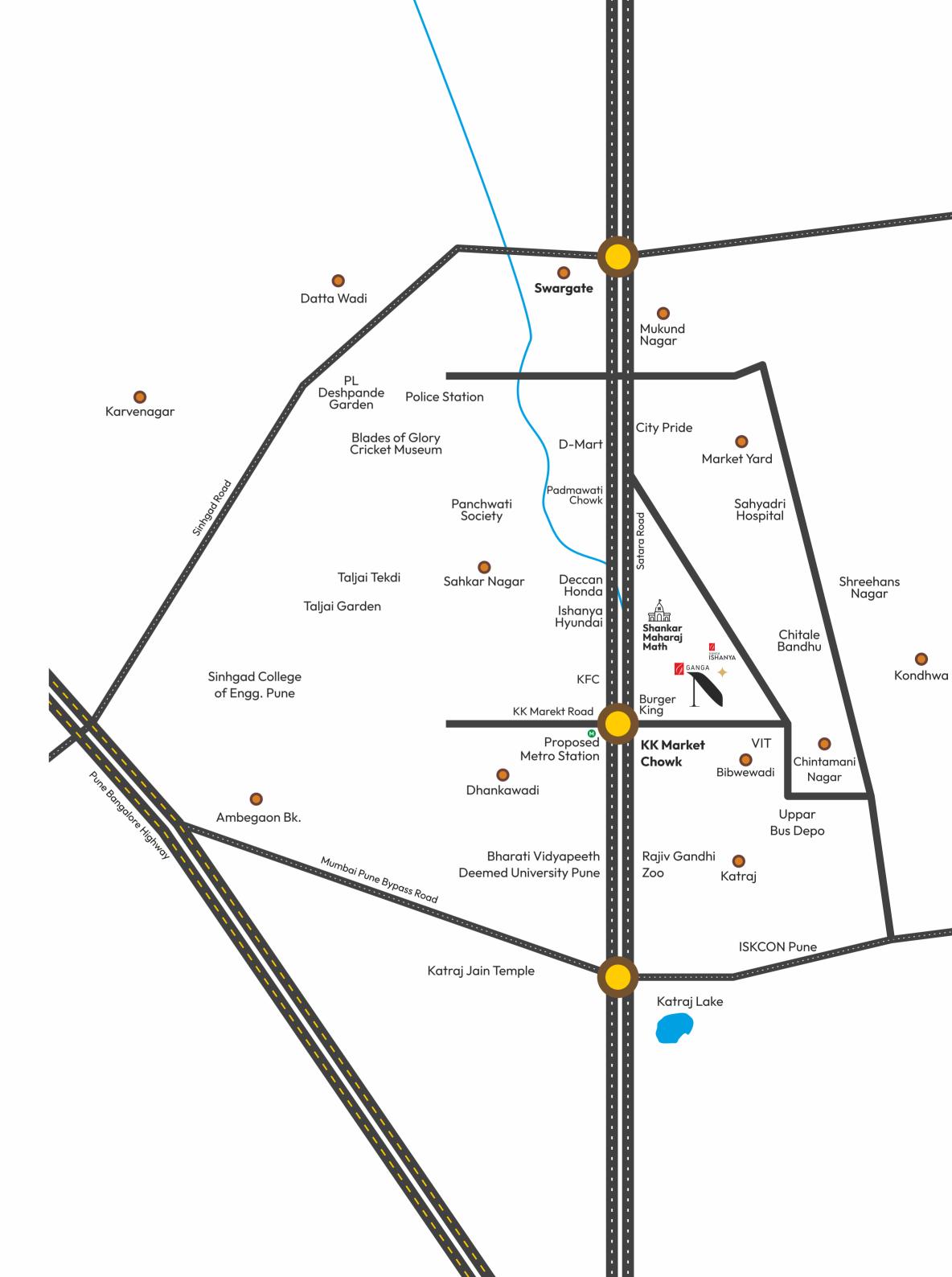
#### **CONVENIENCE & CONNECTIVITY**

Proposed Metro Station 500 Mtr
 Proposed Swargate Metro Hub 4.0 km

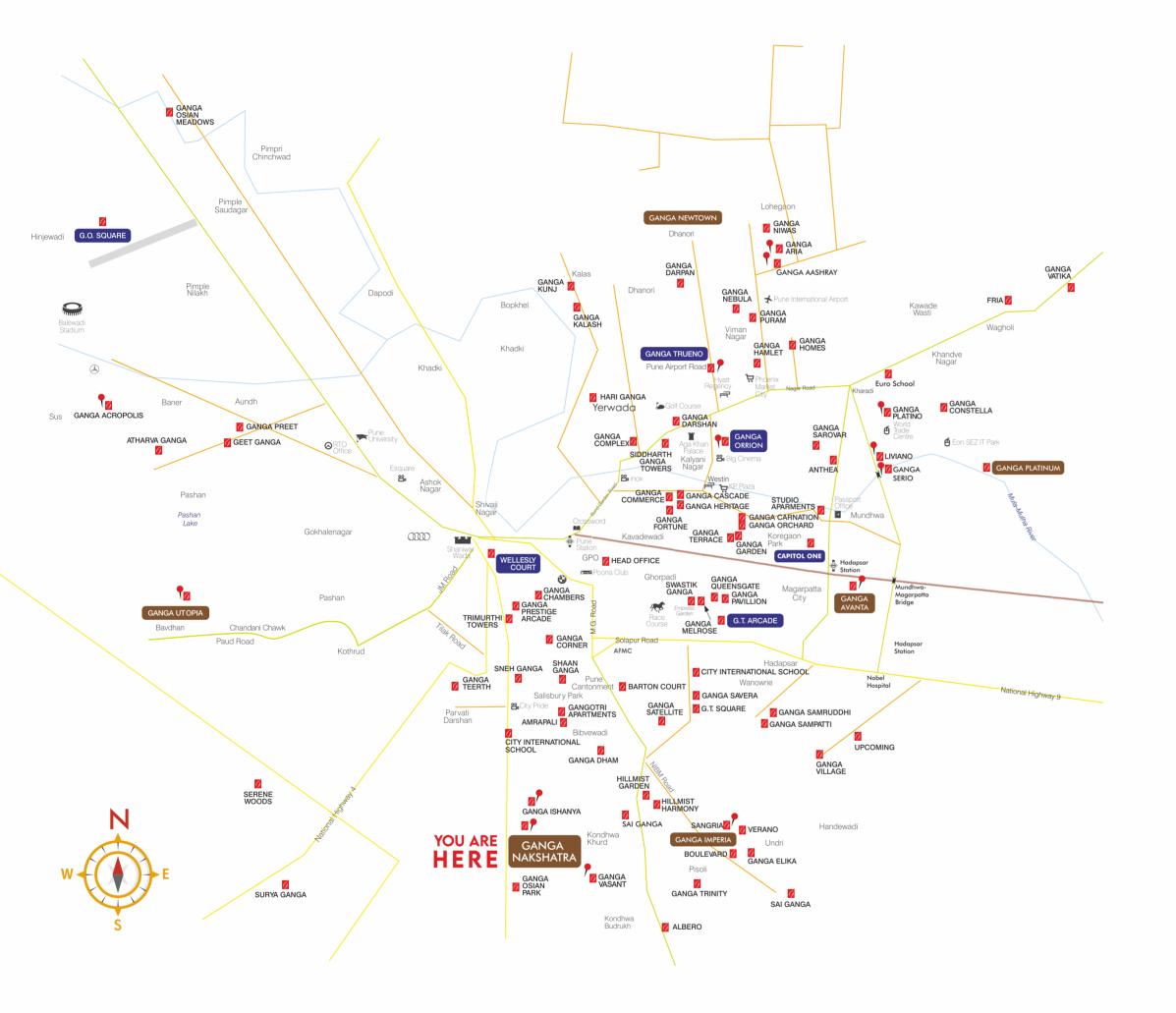


#### **LEISURE & RECREATION**

Taljai Tekadi Udyan & Ground
 Rajiv Gandhi Zoological Park
 2.4 km
 2.0 km



# GOEL GANGA'S FOOTPRINT ACROSS THE CITY





Customer first. That's our fuel for over 40 years we have successfully created project after project with this simple belief. We have built a reputation for looking into even the smallest detail and delivering quality at every level. We take genuine pride in our management skills and our successful forays into sunrise sectors like energy, education and logistics keep our organization agile and eager to implement new ideas. We also value your opinion and are always open to valuable input from you. So, come join the Ganga Nakshatra family and lead a life that is more fulfilling.

### **40+ YEARS OF LEGACY,**TRUST & QUALITY







### ONGOING PROJECTS

**EAST** 

GANGA AVANTA MAGARPATTA ROAD GANGA SERIO KHARADI GANGA
PLATINUM
KHARADI

NORTH

GANGA NEWTOWN DHANORI GANGA
TATTVA
DHANORI

SOUTH

GANGA NAKSHATRA BIBWEWADI GANGA
VASANT
HANDEWADI

GANGA IMPERIA NIBMANNEX COMMERCIAL PROJECTS

GANGA CAPITOL ONE MUNDHWA GANGA
ORRION
KALYANI NAGAR

GANGA
TRUENO
VIMAN NAGAR







Site Address: S NO 19A/3A, Next to Shankar Maharaj Math, Near Bibwewadi, Pune Satara Road, Pune, Maharashtra 411043

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