



GANGA

IMPERIA

True luxury
illuminates
the inner self.



Representative Image

INNER LUXURY

A deep sense of satisfaction that comes
when everything magically falls into place,
just the way you want it.

We know that feeling well. We also know that it's not something superficial or something you can put your hand on exactly. It's an amalgamation of things that come together to create harmonies that soothe your soul. Choosing an abode to match your frequency is no easy task. It speaks to your empire state of mind that appreciates genuine, uncompromising luxury and insists on the best the world has to offer. Come, take an exhilarating plunge into fine-tuning your living and playing space, and let the dance begin.



Representative Image

PASSION

is not something that can be defined.
It s an urge to throw yourself into an activity and
create something the world will remember:

The passionate types. The doers and the dashers. The high achievers. For you, the world is merely a stage that you like to dominate with performances that leave the audience in raptures. You love the limelight and the accolades. And are uncompromising when it comes to the lifestyle you choose. Goel Ganga Developments presents an abode that perfectly fits your thought process.



Representative Image

WELCOME TO THE
EMPIRE STATE OF MIND



Artist's impression



Artist's impression

When you pay minute attention
to a thousand little details,

GANGA IMPERIA

is the outcome.

Luxury is built from within is our simple philosophy. Which means no detail is too small to be passed over or ignored. Every element in these exclusive 3 and 4 bedroom residences has been carefully curated to deliver uncompromising luxury. Whether it's customized personal spaces within the home or common amenities and facilities in these three 30 storey towers, the keynote is to consciously create an aura of luxury by paying attention to a thousand little details. As the saying goes, God is in the details. Ganga Imperia is a combination of 3 magnificent towers of 30 storeys with an exclusive tower dedicated to only 3 & 3.5 BHK configuration.

10
REASONS
TO PROUDLY
OWN A HOME
AT GANGA IMPERIA

01

**A community of Exclusive 3 & 3.5 bed residences**

Carefully crafted residential spaces tailored for those seeking exclusivity and sophistication.

02

**Fully Air-Conditioned Homes**

Designed to provide unmatched comfort with modern air-conditioning systems integrated throughout every home.

03

**Vastu-Compliant Layouts**

Homes designed to align with Vastu principles, enhancing the flow of positive energy while maximizing natural light and ventilation. Spacious kitchens with a minimum size of 10x10 or 10x11 ft.

04

**Well designed Layouts**

Innovatively planned layouts offering open, efficient, and aesthetically pleasing living spaces for a refined living experience.

05

**A Secure and Peaceful Community**

Advanced security systems and gated access provide a safe environment, allowing residents to enjoy peace of mind.

06

**21 Bespoke Amenities**

A wide array of premium facilities that cater to wellness, leisure, and recreation, ensuring a well-rounded lifestyle for residents of all ages. 1 Acre dedicated open space allotted for amenities.

07

**Sports and Wellness Facilities**

Comprehensive indoor and outdoor amenities to support an active and healthy lifestyle, catering to fitness enthusiasts and leisure seekers alike.

08

**Tranquil Green Spaces**

Thoughtfully landscaped areas with serene walking paths, lush gardens, and community spaces to foster relaxation and social engagement.

09

**Seamless Connectivity to Urban Hubs**

Ideally situated to ensure smooth access to major city landmarks, workplaces, educational institutions, and entertainment zones.

10

**Architectural Excellence**

Homes crafted with precision to blend functionality and elegance, ensuring harmony between natural elements and modern design.



Artist's impression

TRANSFORMING GREEN SPACES INTO THRIVING ECOSYSTEMS

The Miyawaki method promotes biodiversity, enhances air quality, and creates lush greenery. Perfectly complemented by beautiful cabanas designed for relaxation, games, and leisure, this approach combines sustainability with lifestyle, offering an ideal blend of nature and comfort.



Representative Image

BODY & MIND BALNCE

One's key goal is to always find the perfect balance between work and personal life. With futuristic designs, the amenities at Ganga Imperia are designed to fulfil all your needs for a healthy mind and body.



Health & Wellness Center:

- Swimming Pool
- Yoga / Meditation Pavillion
- Zumba/ Aerobics Studio
- Gymnasium
- Dance Studio
- Spa
- Acupressure Track



Games Club:

- Card / Poker Table
- Chess
- Carrom
- Table Tennis
- Foosball



Sports:

- Multi Purpose Court
- Half Basket Ball Court
- Athletic track
- Kids & Toddler Play Zone
- Box Cricket



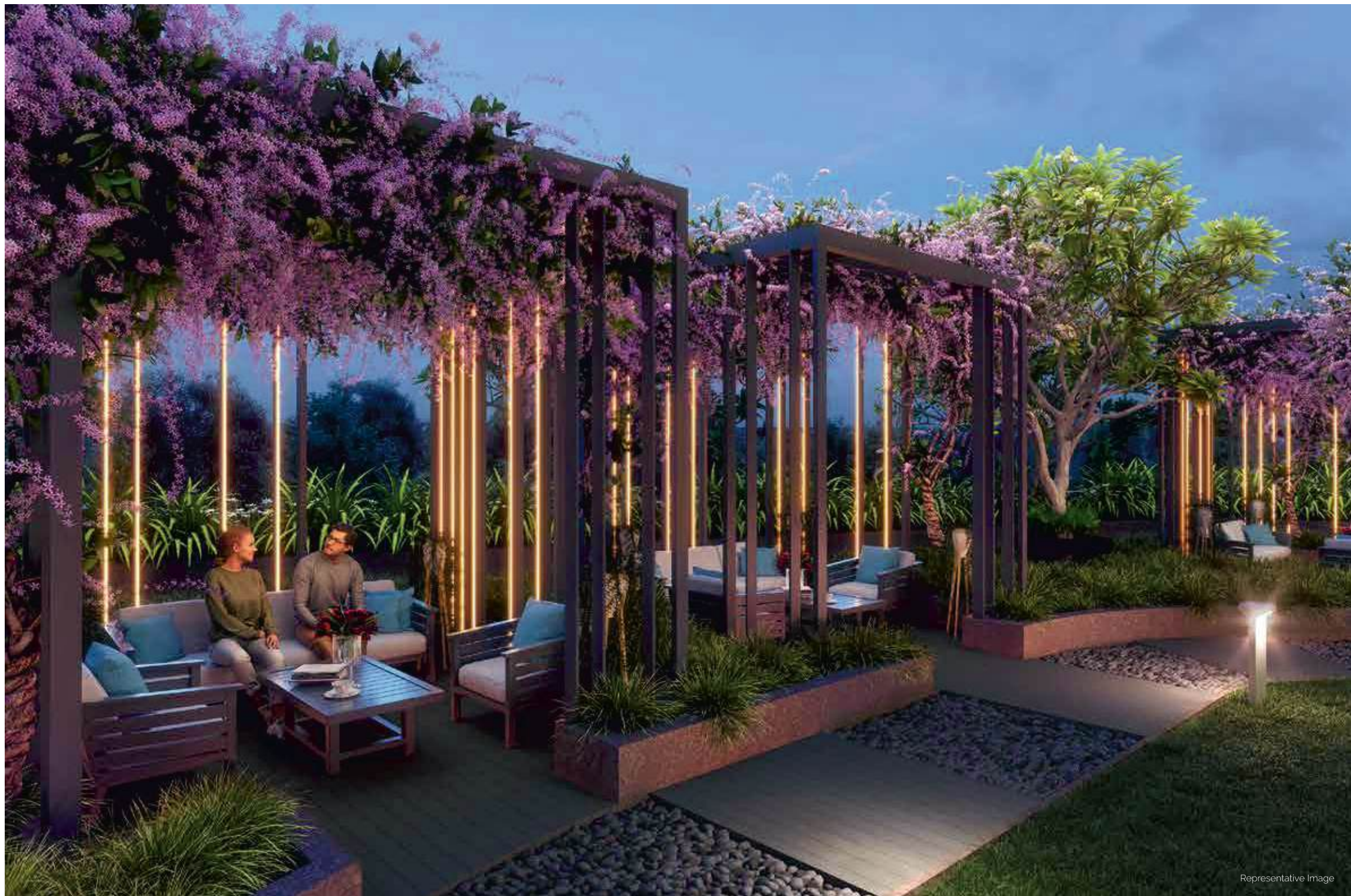
Entertainment:

- Pool-side Sun Deck
- Cabanas
- Party Lawn With Deck
- Pet Park



Project Features:

- | | | |
|------------------------------------|--|---|
| • Grand Entrance Gate | • Fire/ Service Elevators | • CCTV Surveillance in all Common Areas |
| • Luxurious Lobbies & Waiting Area | • Genset / Power Back Up | • EV Charging Point Provision |
| • Hi - Speed Guest Elevators | • Solar Net metering for Common Area Electricity | • Dedicated Car Wash Zone |



Representative Image

MOOD BASED AMENITIES

Ganga Imperia has every conceivable amenity that you can think of. They are embellished across the property tastefully and have been carefully calibrated to suit all age groups and specific moods.



Artist's Impression



Representative Image



Representative Image



SPECIFICATIONS

Our specifications are at the heart of our project. Each and every minute detail has been thoroughly planned keeping your safety, comfort, and convenience as our first priority.





Representative Image

STRUCTURE:

- (Mivan) / Aluform Construction Technology (RCC)

LIVING / DINING ROOM:

- Large Format Marble finish Tiles
- Wooden finish tiles in Balcony
- Glass railing in Balcony
- Gypsum finish walls & Ceiling
- Branded Switches
- Air conditioning
- Expansive System windows

KITCHEN:

- Granite Finish Counter
- Stainless Steel Sink
- Utility / balcony with Anti - skid Flooring
- Large Format Marble finish Tiles
- Provision for Washer / Dryer in Utility
- Glass door for ample sunlight

BATHROOMS:

- Anti - skid flooring
- Granite finished counters
- Luxurious CP & Sanitary Fittings.
- False ceiling
- Geyser & Exhaust fan point provision

BEDROOM:

- Large Format Marble finish Tiles
- Air conditioning
- Expansive System windows
- Premium Switches & Electrical Provisions

COMMON SPECIFICATIONS:

- Fire fighting sprinklers & smoke detectors (As per CFO norms)
- High quality doors & door frames
- DG / Power Back up for individual units
- WIFI Internet provisions
- High Quality interior paint
- DTH Provision

ELEGANT DINING AND LIVING AREA FOR QUALITY FAMILY TIME



SPACIOUS AND DREAMY BEDROOM WITH PICTURESQUE FRENCH WINDOWS.



Representative Image



HIGH STREET BUZZ AT NIBM ANNEXE

We are developing showrooms with an impressive frontage for top line brands. In the near future we see a buzzing promenade with the right social infrastructural support for the neighborhood.



Representative Image

Location Map



Map not to scale

NIBM ROAD - NOT JUST AN ADDRESS, A DESTINATION FOR THE ULTRA COSMOPOLITAN LIFESTYLE.

Distances that make you smile. Where comfort, convenience and nightlife are equally important. that's exactly why a suburb like NIBM road is attractive- it's a comprehensive mini world of its own with clubs, many restaurants, shops, services and supermarkets. It's also close to the prime areas of the city the overall quality of life is excellent.

KEY DISTANCES



1 KM

MALLS

Dorabjee's Royal, Heritage Mall, Corinthians Club, Inox, Dorabjee Mall, Kumar Pacific Mall, Turf Club



2 KM

SCHOOLS

Orchids International School, Euroschool, RIMS International School & Junior College, Vibgyor High, Sanskruti School, Bishop's, Delhi Public School



2.2 KM

HOSPITALS

Lifeline Hospital, Kondhwa Multispecialty Hospital, Ruby Hall Wanjowrie, Inamdar Multispecialty, Command Hospital, AICTS Military Hospital



6 KM

NATIONAL HIGHWAYS

Pune-Bengaluru Bypass, Pune-Mumbai Highway, Solapur Highway.



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 Imperia family and lead a life that is more fulfilling.



40+
YEAR OLD
LEGACY



88+
COMPLETED
PROJECTS



45+
MILLION SQ.FT.
DELIVERED



1.5+
LAKH HAPPY
FAMILIES

ONGOING PROJECTS

EAST

GANGA
AVANTA
MUNDHWA

GANGA
SERIO
KHARADI

GANGA
PLATINUM
KHARADI

NORTH

GANGA
NEWTOWN
DHANORI

GANGA
AASHRAY
DHANORI

GANGA
TATTVA
DHANORI

SOUTH

GANGA
NAKSHATRA
BIBWEWADI

GANGA
SANGRIA
NIBM ANNEXE

GANGA
VASANT
HADAPSAR-
HANDEWADI RD.

GANGA
IMPERIA
NIBM ANNEXE

COMMERCIAL PROJECTS

GANGA
CAPITOL ONE

GANGA
TRUENO
AIRPORT ROAD

GANGA
ORRION
KALYANI NAGAR



Representative Image



Site Address: Ganga Imperia, Survey No.20/1 to 15 & 20/16/1,
Plot No. D NIBM Road, Mohammed Wadi, Pune, Maharashtra 411060
MahaRERA Reg.No: P52100079248



PROJECT IS FUNDED BY
TATA CAPITAL
Housing Finance

Head Office: Ground Floor, San Mahu complex, 5, Bund Garden Road, Opp. The Pune Club, Camp, Pune, Maharashtra-411001

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