



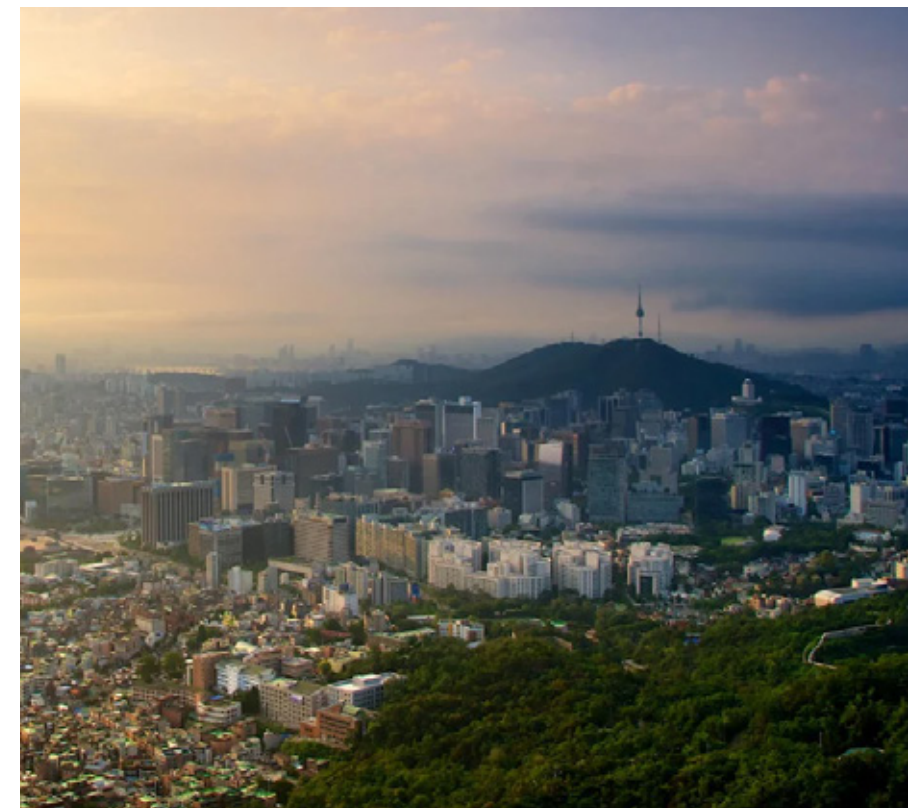
OPTIMA^{2.0}

- SINHAGAD ROAD-PUNE -



THE GLORIOUS CITY FROM THE BOOKS OF HISTORY

Pune's storied history celebrates prestige that comes from knowledge and culture. Unlike many other cities that were built on greed and power, Pune evolved because of wisdom of the people. It is the home of legends and heroes. Pune's proud heritage resides not only in its history but also within all Pune-kars.



REPRESENTATIVE IMAGE

2.0 PUNE TODAY

Pune is a unique city where modern hustle-and-bustle clashes with culture in the best possible way. Alive and kicking, and always buzzing with soul. Be an integral part of a city evolving in the same glory as its golden heritage - today, tomorrow, always!



REPRESENTATIVE IMAGE

Welcome to OPTIMA 2.0

Today, we pay homage to Pune's resplendent glory, with a bold new residential development rising in its ever-evolving majestic stead.

Introducing OPTIMA 2.0 Luxurious 3 & 2 Bedroom Lifestyle Homes

Exceeding your expectations of future-ready homes utilising space, location, amenities to an optimal efficiency.

ARCHITECTURAL RENDITION



Life at OPTIMA 2.0

LIFE OF DELIGHT WITH OPTIMA 2.0.

A home upgraded to level 2.0 so your wishes are
always within your reach.
Uncompromised in every aspect.

**Get 2.0
LIFESTYLE 2.0
LOCATION 2.0
SPACES 2.0**

There's nowhere better to start your mornings, end your
evenings and fill the hours in between.



CONNECTIVITY

Enjoy a gratifying cosmopolitan life with uncompromising conveniences and seamless connectivity.

PARVATI	7 KM
SWARGATE	6.5 KM
PETROL PUMP	400 MTRS
KATRAJ	6 KM
P. L. GARDEN	2.5 KM
KOTHRUD	7 KM

KARVE NAGAR	3 KM
NARHE	4 KM
DHAYARI	2.50 KM
ABHIRUCHI MALL	1.3 KM
SANTOSH HALL	650 MTRS

LOCATION HIGHLIGHTS

Everything that Matters within Minutes



HEALTHCARE

Medical practitioners, vets, pharmacies, even multispecialty hospital within 2km radius.

- JAGTAP HOSPITAL
- NAWALE HOSPITAL



EDUCATION & LEARNING

Trusted day-care, pre-schools, schools, colleges, tuitions, sports academies, even libraries within walking distance makes learning easier.

- SINHAGAD COLLEGE
- SPRINGDALE SCHOOL

MARKETS

Wet markets, fresh produce, general stores or supermarkets. All within a quick walk's distance.

- ABHIRUCHI MALL
- D-MART



ESSENTIALS

Having Banks, ATMs, Fuel Stations, Repair shops, or 24hr Medical Services, police station, and post office in vicinity assures peace of mind.

- ICICI BANK
- SBI



ART & CULTURE

Stay inspired when you live in a district surrounded by natya-gruha, sports facilities, and houses of worship.

- ABHIRUCHI THEATRE
- SANTOSH HALL
- P. L. DESHPANDE GARDEN

FOOD

Get food for all taste-buds, everything from gourmet to street within walking distance.

- KHAU GALLI
- BRAHMA GARDEN
- McDONALD



GETAWAYS

Need a break? Try adventurous treks at Taljai Tekdi, Parvati, or the historic Sinhagad fort or visit beautiful gardens or a quick drive to Khadakwasla Dam.

ARCHITECTURAL RENDITION



OPTIMA^{2.0}

- SINHAGAD ROAD-PUNE -

3 & 2 BHK LUXURY
APARTMENTS



APARTMENT INDOOR SPACES

LIVING ROOM

FILLED WITH LIGHT, AIR, AND LAUGHTER

- Vitrified Tile Flooring
- Adequate Electrical Points
- Quality Fittings
- Anti-skid tiles for Terrace Flooring



BEDROOM

A SPACIOUS SANCTUARY

- Vitrified Tile Flooring
- Adequate Electrical Points
- 3-track powder coated aluminum windows with Mosquito Mesh
- OBD paint with Gypsum finish on walls



KITCHEN

SUCH A TREAT!

- Vitrified Tile Flooring
- Adequate Electrical Points
- Granite Kitchen Platform
- SS Sink
- Exhaust Provision



BATHROOM

- Anti-skid Flooring
- Dado tiles up to lintel level on walls
- Finished Quality CP fittings and Sanitaryware



ARCHITECTURAL RENDITION

AMENITIES

An inclusive cocoon where people of all ages enjoy a blend of truly delightful moments. These homes are designed for not just one, but generations of residents.



FULLY-EQUIPPED GYMNASIUM

Stay fit and add fitness to your routine.



CLUBHOUSE & MULTIPURPOSE ROOM

A celebration destination for the community & you.



SWIMMING POOL

Soak into tranquillity and dissolve all your stress away.



CHILDREN'S PLAY AREA

A safe enclave for the ever innocent & playful little ones.



LANDSCAPED GARDEN

A touch of green for relaxing conversations or soulful reflection.



MULTIPURPOSE PLAY AREA

Discover the joys of challenges & competition.



SENIOR CITIZEN'S SEATING AREA

For relaxing conversations and a fresh breath of air.



JOGGING TRACK

A scenic loop putting your step-tracker to work.

Disclaimer : This brochure is purely conceptual & not a legal offering. The company reserves the right to add, delete or alter any details and / or specifications in its endeavor to make improvements as & when required.

WING - G | ODD FLOOR PLAN

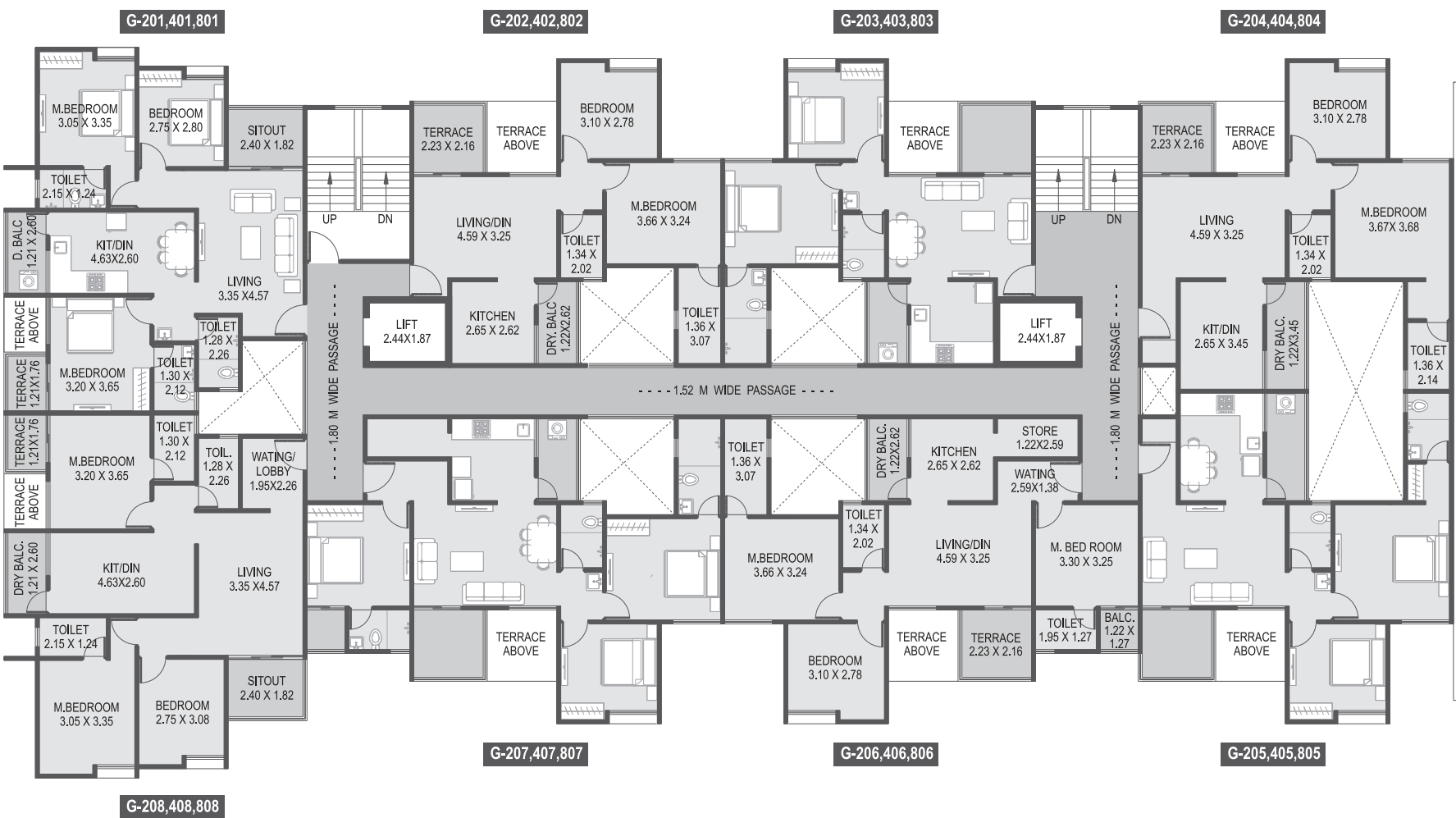


FLAT NO.	TYPE	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)
G - 301,501,701, 901,1101	3BHK	88.31	951
G - 302,502,702,902,1102	2BHK	63.58	684
G - 303,503,703,903,1103	2BHK	63.58	684
G - 304,504,704,904,1104	2BHK	71.70	772

FLAT NO.	TYPE	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)
G - 305,505,705,905,1105	2BHK	71.70	772
G - 306,506,706,906,1106	3BHK	85.98	925
G - 307,507,707,907,1107	3BHK	85.98	925
G - 308,508,708,908,1108	3BHK	92.29	995



WING - G | EVEN FLOOR PLAN



FLAT NO.	TYPE	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)
G - 201,401,801	3BHK	88.31	951
G - 202,402,802	2BHK	63.58	684
G - 203,403,803	2BHK	63.58	684
G - 204,404,804	2BHK	71.70	772

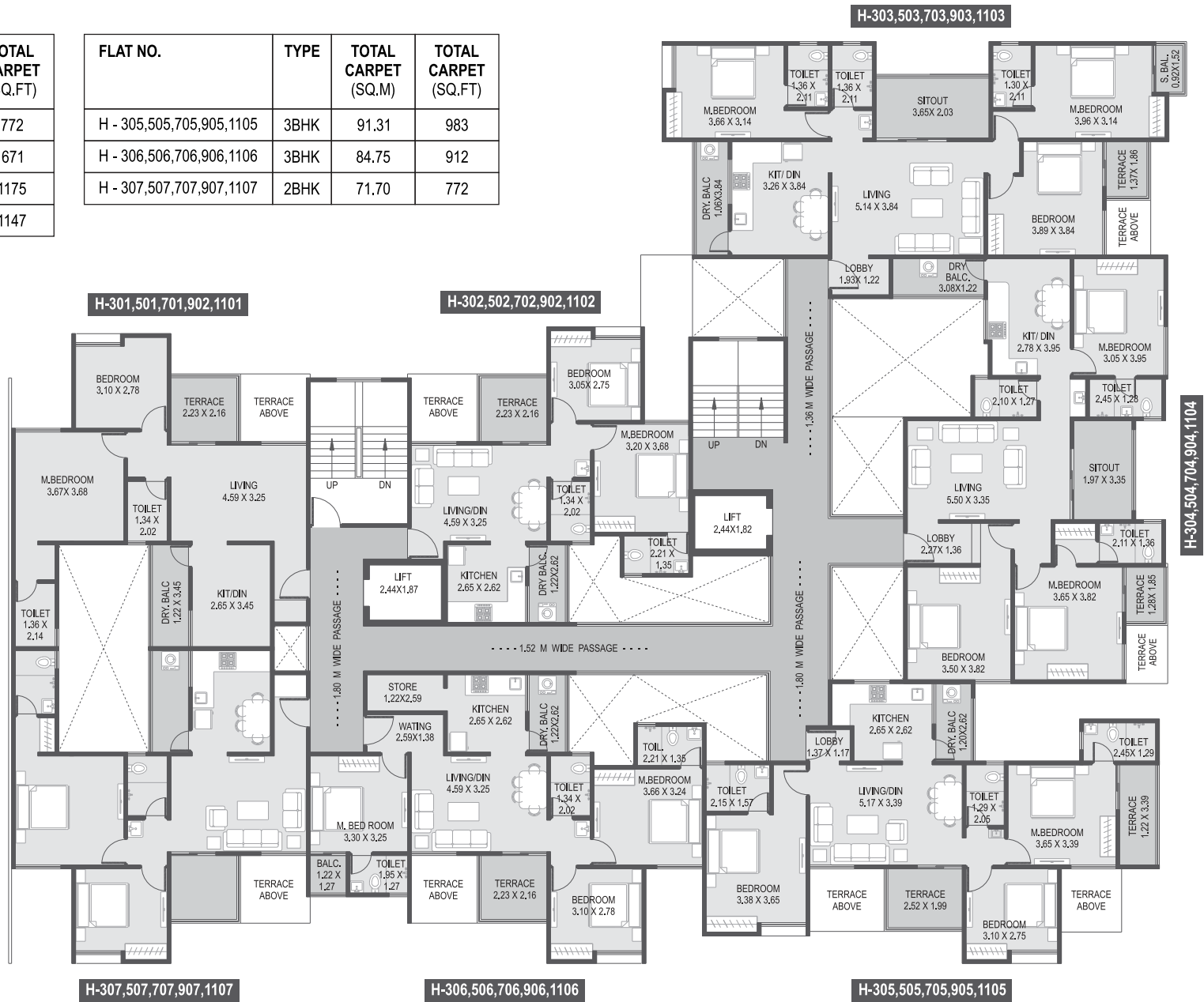
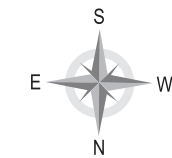
FLAT NO.	TYPE	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)
G - 205,405,805	2BHK	71.70	772
G - 206,406,806	3BHK	85.98	925
G - 207,407,807	3BHK	85.98	925
G - 208,408,808	3BHK	92.29	995



WING - H | ODD FLOOR PLAN

FLAT NO.	TYPE	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)
H - 301,501,701, 901,1101	2BHK	71.70	772
H - 302,502,702,902,1102	2BHK	62.32	671
H - 303,503,703,903,1103	3BHK	109.16	1175
H - 304,504,704,904,1104	3BHK	106.56	1147

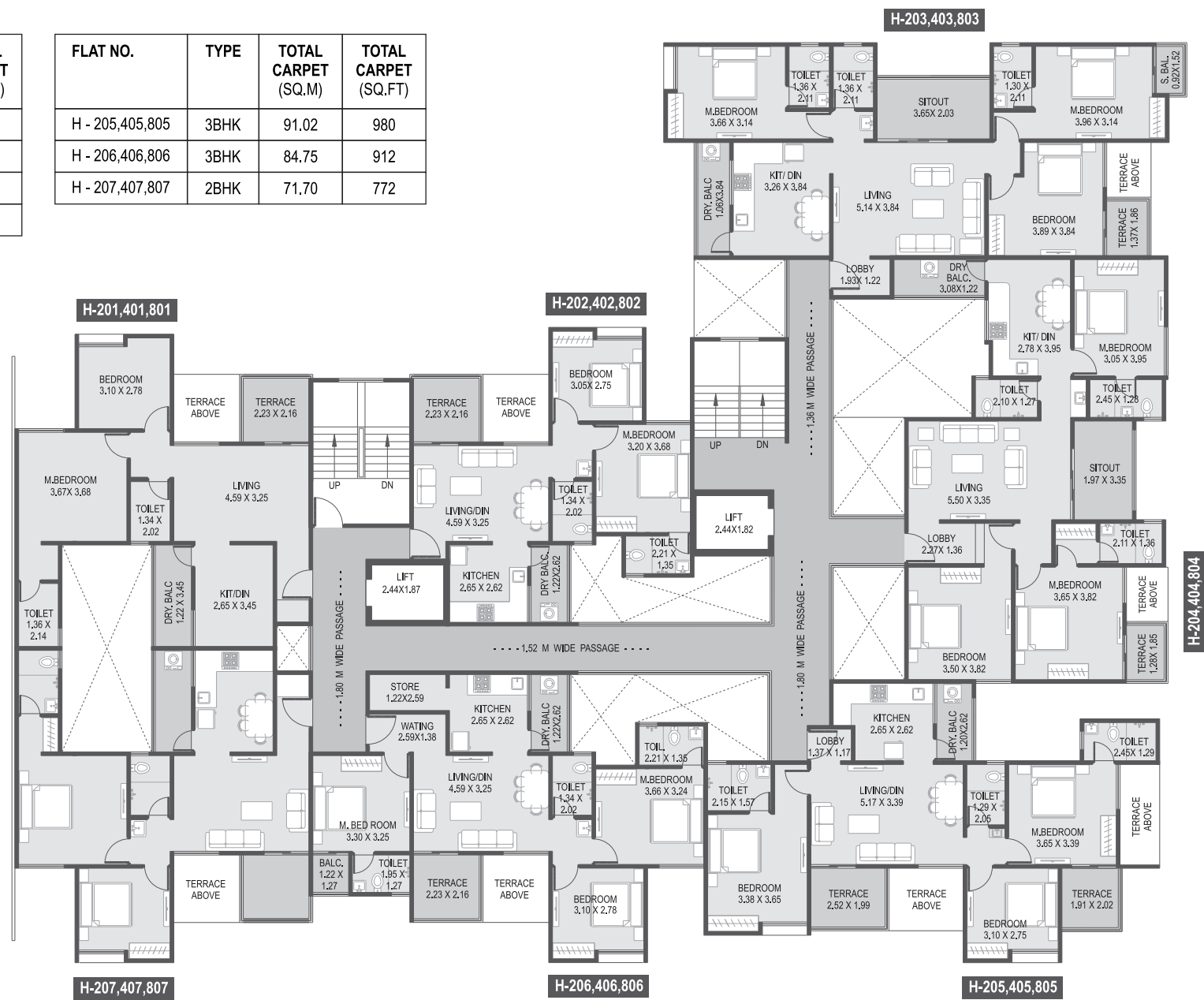
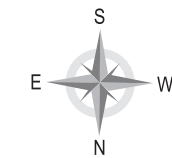
FLAT NO.	TYPE	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)
H - 305,505,705,905,1105	3BHK	91.31	983
H - 306,506,706,906,1106	3BHK	84.75	912
H - 307,507,707,907,1107	2BHK	71.70	772



WING - H | EVEN FLOOR PLAN

FLAT NO.	TYPE	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)
H - 201,401,801	2BHK	71.70	772
H - 202,402,802	2BHK	62.32	671
H - 203,403,803	3BHK	109.16	1175
H - 204,404,804	3BHK	106.56	1147

FLAT NO.	TYPE	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)
H - 205,405,805	3BHK	91.02	980
H - 206,406,806	3BHK	84.75	912
H - 207,407,807	2BHK	71.70	772



WING - G | FIRST FLOOR PLAN



FLAT NO.	TYPE	GARDEN TERRACE (SQ.M)	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)
G- 101	3BHK	0.00	88.31	951
G- 102	2BHK	8.32	72.68	782
G- 103	2BHK	8.32	72.68	782
G- 104	2BHK	8.34	80.80	870

FLAT NO.	TYPE	GARDEN TERRACE (SQ.M)	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)
G- 105	2BHK	18.12	90.90	978
G- 106	3BHK	26.04	113.60	1223
G- 107	3BHK	26.04	113.60	1223
G- 108	3BHK	0.60	93.10	1002



WING - G | REFUGE FLOOR PLAN



FLAT NO.	TYPE	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)
G - 601 & 1001	3BHK	88.31	951
G - 602 & 1002	2BHK	63.58	684
G - 603 & 1003	2BHK	63.58	684
G - 604 & 1004	2BHK	71.70	772

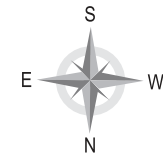
FLAT NO.	TYPE	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)
G- 605 & 1005	2BHK	71.70	772
G- 606 & 1006	2BHK	69.84	752
G- 607 & 1007	2BHK	69.84	752
G- 608 & 1008	3BHK	92.45	995



WING - H | FIRST FLOOR PLAN

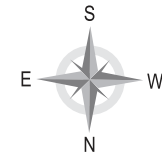
FLAT NO.	TYPE	GARDEN TERRACE (SQ.M)	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)
H - 101	2BHK	8.34	80.81	870
H - 102	2BHK	7.24	70.25	756
H - 103	3BHK	9.19	118.71	1278
H - 104	3BHK	6.33	113.40	1221

FLAT NO.	TYPE	GARDEN TERRACE (SQ.M)	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)
H - 105	3BHK	38.02	132.66	1428
H - 106	3BHK	26.07	112.49	1211
H - 107	2BHK	18.15	90.93	979



WING - H | REFUGE FLOOR PLAN

FLAT NO.	TYPE	TOTAL CARPET (SQ.M)	TOTAL CARPET (SQ.FT)
H - 601 & 1001	2BHK	71.70	772
H - 602 & 1002	2BHK	62.32	671
H - 603 & 1003	3BHK	109.16	1175
H - 604 & 1004	3BHK	106.56	1147



2 BHK

Odd-Even Floor Plan



ARCHITECTURAL RENDITION

2 BHK

First Floor Plan



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3 BHK
Odd-Even Floor Plan



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3 BHK
First Floor Plan



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Site Address

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