






THE BEST SHADE
OF LUXURY

A close-up photograph of several large, vibrant green leaves. The leaves are covered in numerous small, clear water droplets that catch the light, creating a shimmering effect. The background is dark, making the green of the leaves stand out prominently. The overall mood is fresh, natural, and serene.

THOSE WHO UNDERSTAND LUXURY, ARE
EXTREMELY PARTICULAR ABOUT WHAT THEY WANT.
THEY UNDERSTAND THE NUANCES OF EVERY
ASPECT OF LUXURY. THE ELEGANCE, THE CRAFT,
THE VIBE... EVERYTHING.

For them, luxury is a finely crafted experience that has many shades to it, from which they pick the one they love the most. You are one of them and we present to you the best shade of luxury.

WELCOME TO GREENSCAPES

WHERE LUXURY GOES GREEN TO GIVE
YOU AN EXCLUSIVE EXPERIENCE.

CRAFTED BY GNN HOMES,
GREENSCAPES IS AN ADDRESS OF LUXURY THAT
SOOTHES YOUR SENSES WITH ITS FINELY CRAFTED
INDOORS, DELICATELY NURTURED OUTDOORS
AND INTRICATELY CONNECTED NEIGHBOURHOOD.



A compilation of exclusive, premium 3 RLK Residences, Greenscapes adds an element of nature to urban luxury, to make everyday lifestyle an exquisite one.

- 7-Storey residential tower
- 10 Select, 3 RLK residences
- 2 Apartments per floor for maximum privacy
- An elegant elevation that catches attention
- Ultra-premium indoor specifications
- Garden-facing apartments
- Excellent location next to Satara Road & Sahakar Nagar

LUXURY THAT
SOOTHES YOU



A close-up photograph of a lush green fern forest. The fronds are detailed and layered, creating a sense of depth. The lighting is soft, highlighting the texture of the leaves. The text 'WHERE LUXURY IS GREEN' is centered in the upper left quadrant in a clean, white, sans-serif font.

WHERE LUXURY
IS GREEN

GREENSCAPES HAS WELL-DESIGNED AND SPACIOUS INDOORS. BUT WHAT ADDS A UNIQUE SHADE OF LUXURY TO EVERY APARTMENT HERE IS ITS BIGGEST ADVANTAGE- GARDEN-FACING APARTMENTS.


greenscapes
3 RLK Premium Residences



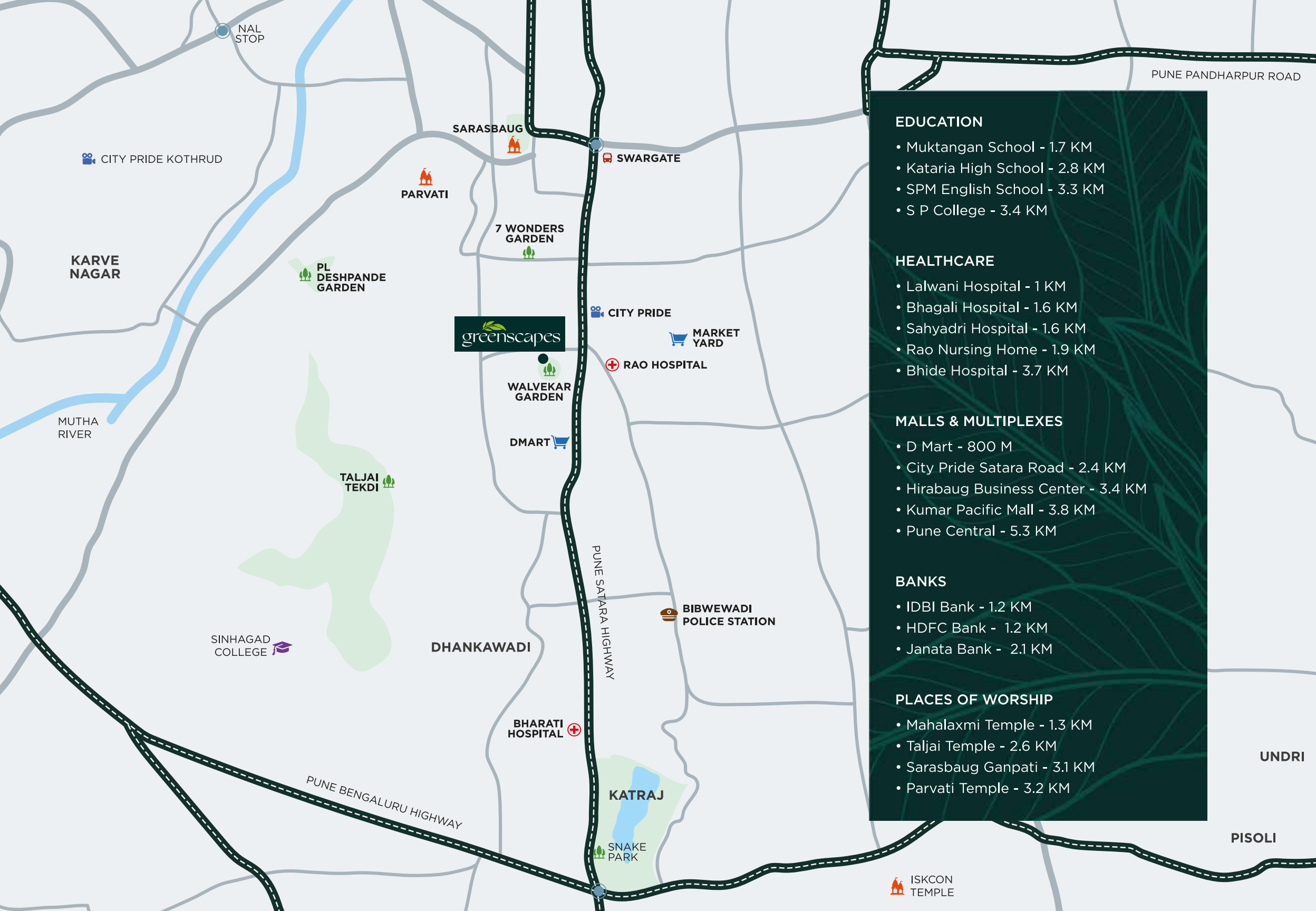
Yes, all the apartments at Greenscapes are garden-facing. Enjoy the morning cup of coffee with a view of the greens and slip in cosy moments in the evening, admiring the garden and not a concrete jungle.

- Garden-facing apartments
- Great view from terrace/balcony
- Windows open to green vistas

THE LUXURY OF CONNECTIVITY

FANTASTIC INDOORS TO BEGIN WITH, FOLLOWED BY
FABULOUS GREEN OUTDOORS. BUT THAT'S NOT ALL.
THERE IS A THIRD DIMENSION OF LUXURY THAT ENSURES
GREENSCAPES DELIVERS THE BEST SHADE OF LUXURY.

Located at Walvekar Nagar, next to Pune-Satara Road, Greenscapes enjoys incredible all-round connectivity with the best urban destinations of both utility and lifestyle.



EDUCATION

- Muktangan School - 1.7 KM
- Kataria High School - 2.8 KM
- SPM English School - 3.3 KM
- S P College - 3.4 KM

HEALTHCARE

- Lalwani Hospital - 1 KM
- Bhagali Hospital - 1.6 KM
- Sahyadri Hospital - 1.6 KM
- Rao Nursing Home - 1.9 KM
- Bhide Hospital - 3.7 KM

MALLS & MULTIPLEXES

- D Mart - 800 M
- City Pride Satara Road - 2.4 KM
- Hirabaug Business Center - 3.4 KM
- Kumar Pacific Mall - 3.8 KM
- Pune Central - 5.3 KM

BANKS

- IDBI Bank - 1.2 KM
- HDFC Bank - 1.2 KM
- Janata Bank - 2.1 KM

PLACES OF WORSHIP

- Mahalaxmi Temple - 1.3 KM
- Taljai Temple - 2.6 KM
- Sarasbaug Ganpati - 3.1 KM
- Parvati Temple - 3.2 KM



ISKCON TEMPLE



greenscapes

Internal Road

Walvekar Garden



THE BEST SHADE OF PLANNING

GREENSCAPES STANDS AT AN
EXCELLENT LOCATION IN
WALVEKAR NAGAR. IT GIVES
A FABULOUS NEIGHBOURHOOD
TO THE ADDRESS, IN ADDITION
TO A CALM AMBIENCE.
A GREAT VIEW FOR EVERYONE
ADDS TO THE DELIGHTS.



AMENITIES

- Building Layout / Flat Location / Entrance as per Vastushastra
- Firefighting system for building as required by PMC
- Attractive entrance lobby and passages with ample daylight & LED fittings
- Smart safety door / access door at the main entrance of the building
- Lift of OTIS/KONE or equivalent
- Generator / Battery backup
- Individual letter box and name plates for each flat
- Rainwater harvesting system for the building as required by PMC
- Solar water heater will be provided in master toilet
- Stack parking
- Glass railing for sitout/terrace
- CCTV provision at parking level
- Common EV charging point at parking level

STANDARD COMMON SPECIFICATIONS

STRUCTURE AND MASONARY

- Earthquake-resistant RCC frame structure
- External wall: 6" thick AAC blocks
- Internal wall: 4" thick AAC blocks
- RCC frame structure will be 100% waterproof

PLASTER AND PAINTING

- POP finish internal plaster
- Sand-faced double coat external plaster
- External weather proof paint for the entire building
- Oil bound distemper for internal building
- Chemical waterproofing to the sitout / balcony

FLOORING

- 800 MM X 800 MM vitrified tiles flooring for entire flat
- 3" Skirting all around the apartment
- Anti-skid flooring in all attached terraces and bathrooms
- Tiling till ceiling in the bathroom



ELECTRIFICATION

- Adequate concealed electrical points
- Separate meters for each flat
- Separate meter for common electrical consumption (Lift, pump, common lights)
- 2-Way light points in all bedrooms
- AC point will be provided in all bedroom & living
- Telephone point & cable TV point in living room and master bedroom
- Excellent quality modular switches (Schneider or equivalent)
- WiFi provision in each flat

BATHROOM

- Anti-skid ceramic flooring with designer dado tiles up to ceiling height
- White sanitaryware (Cera/ Toto / Jaquar or equivalent)
- Hot and cold single lever diverter for all shower areas (Jaquar or equivalent)
- Exhaust fan will be provided
- Provision for boiler / geyser point
- Wall-mounted commodes

DOORS AND WINDOWS

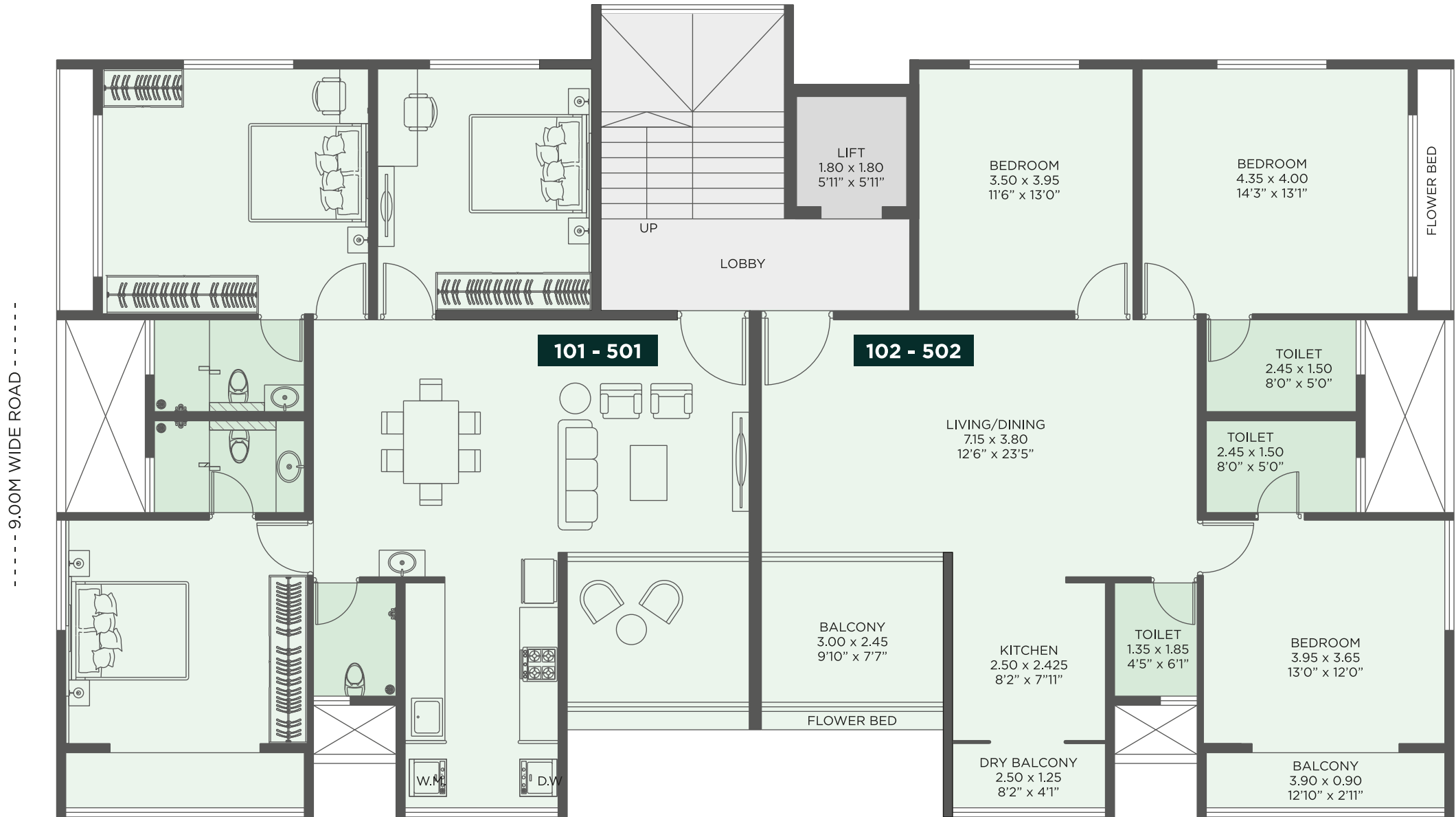
- Decorative entrance door with quality fittings and safety door
- Good quality waterproof internal flush doors
- Heavy gauge aluminum sliding or UPVC sliding windows with mosquito nets
- MS safety grill or railing for windows in living, bedroom & kitchen
- Granite window sill for all windows
- Godrej or equivalent locks

KITCHEN & DRY BALCONY

- 2'3" Granite top platform with stainless steel sink (Nirali make or similar)
- Glazed dado tiles upto lintel level in kitchen
- Provision for exhaust fan
- Water purifier point
- Washing machine point
- Dishwasher point



ADJOINING VIVANIA APARTMENTS



ADJOINING GARDEN AREA

RERA AREA STATEMENT (Sq. Mtrs.)

Unit Nos.	Carpet Area	Open Balcony	Total Carpet Area
101-501	97.45	10.41	107.86
102-502	97.45	10.41	107.86





CREDITS:

- **Architect**
A Design Studio
- **Structural**
Vastech Consultants
- **MEP**
Skyline Consultants
- **3D Visualizer**
Irriscope Studios
- **Branding/Marketing Partner**
Setu Advertising

SITE ADDRESS

Survey No. 50+52+53A, Plot No. 70, CTS No. 3650,
Walvekar Nagar, Parvati, Pune 411009

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EVERYTHING
YOU NEED TO
KNOW, IS JUST
A SCAN AWAY!