



शालिनी

एक स्वप्न, चटकन डोळ्यात भरणारं..

आनंदाची खात्री देत, भविष्य सुरक्षित करणारं!

एक स्वप्न, सुंदरता जपणारं...

कल्पकतेला हाताशी धरत, भव्यतेलाही आकार देणारं!

‘नव्या घराचं स्वप्न’ म्हणजे सुख-समृद्धीची सुरुवात,

आणि सुख-समृद्धीकडे घेऊन जाणारं सुंदर आणि कल्पक ठिकाण...

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live an elegant life

The urban lifestyle has changed a lot. But what has remained constant is the desire to have a beautiful home at a truly central location that opens the doors to a world of graceful living, full of respect.



SHALINI

Welcome to Shalini
off Sinhagad Road,
where you choose to live
urban life in all its elegance
and excellence.

REPRESENTATIVE IMAGE

Crafted with purpose, Shalini brings together beautiful indoor spaces, a graceful eye-catching elevation and the elegance of seamless urban connections to deliver an elegant life, every day.

address of elegance

Centrally located, off Sinhagad Road

Access to a Metro station nearby

7-Storey modern elevation

1, 2 and 3 BHK homes

Only 3 apartments per floor

A cosy community of 21 families

Handpicked rooftop amenities

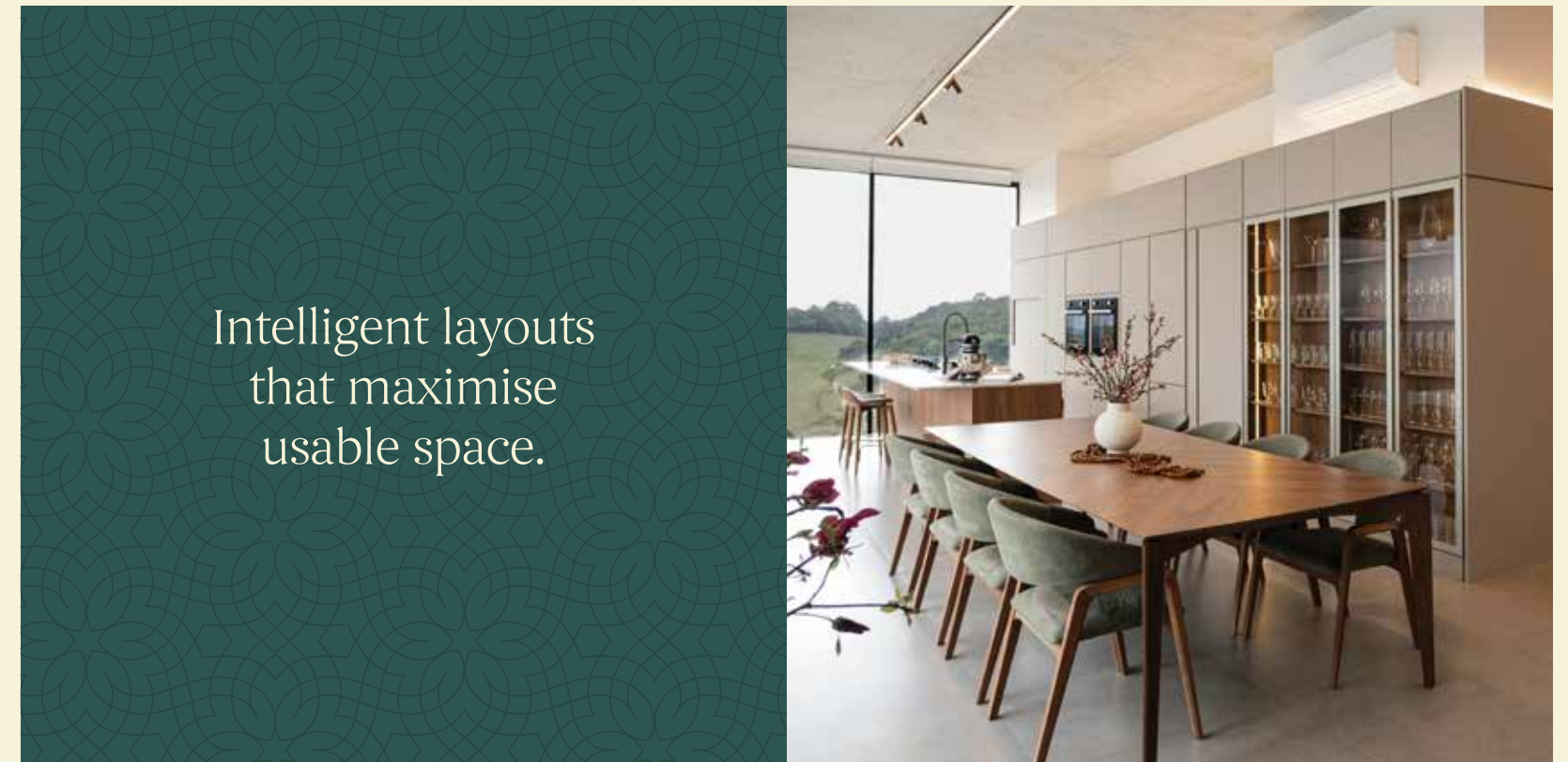
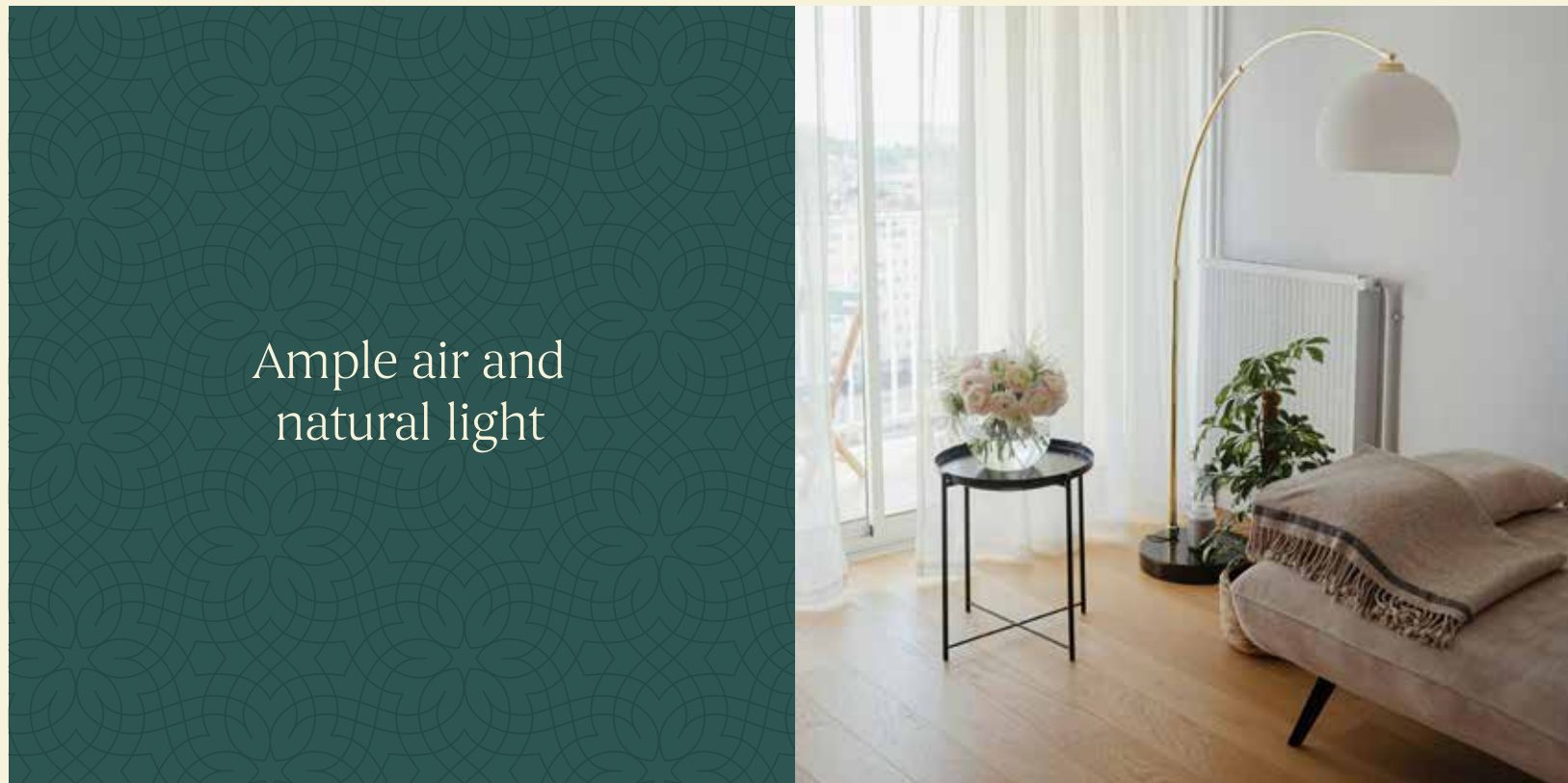
Thoughtful indoor & outdoor features

Premium specifications of finest brands



designed with elegance

The indoor spaces at Shalini have been built with a lot of thought. Bringing together our vast experience, every home across every configuration is a delightful compilation of comfort, class and convenience.





Located off Sinhagad Road, Shalini has a world of urban conveniences around it for everyone in the family, which ensures that an elegant lifestyle is yours, every single day.

connected to an elegant lifestyle

EDUCATION	
Evolve High Global School.....	.550 m
S.P.M. English School.....	1.7 km
Abhinav vidyalaya English Medium High School.....	2.0 km
SP College.....	2.7 km
Karnatak High School, Erandwane.....	2.9 km

ENTERTAINMENT	
P L Deshpande Garden.....	.750 m
Parvati Hills.....	.25 km
Balgandharva Natya Mandir.....	.36 km
City Pride, Kothrud.....	.44 km

HOSPITALS	
Global Hospital & Research Institute.....	.550 m
Deenanath Mangeshkar Hospital and Research Centre.....	1.9 km
Apollo Spectra Hospital.....	2.0 km
Poona Hospital And Research Centre.....	2.0 km
Sahyadri Super Speciality Hospital.....	2.8 km

The Metro Advantage

Adding to the elegance



As the Metro network takes shape across Pune, an all-new route has been sanctioned by the authorities from Khadakwasla to Kharadi. And this route is in close proximity to Shalini. That's right; the address is set to have access to a Metro station nearby, almost at walking distance, which promises to reimagine intra-city travel like never before.

The modern city lifestyle is incomplete without easy access to personalised leisure. At Shalini, the rooftop gives you an exclusive access to amenities, which let you relax and unwind, whenever you want.

recreation made elegant

GAZEBO LOUNGE



SEATING AREA

KIDS' PLAY ZONE



ROOFTOP LAWN



PV PANELS



SOLAR WATER HEATER

elegance for *your convenience*

While the homes care for your comfort and the amenities take care of your recreation, everyday living needs something more. At Shalini, a set of simple yet important features allows you to live life a bit more conveniently, every day.

Features



Vastu-compliant indoors



Fire fighting as per PMC norms



Elevator of Kone or equivalent



Generator or battery backup



Individual letter box and name plates for each flat



Stack/Puzzle parking



Glass railing for sitout/terrace



Security cameras

REPRESENTATIVE IMAGES



elegance in *every detail*

The building blocks of a home are the specifications that put together the picture of elegance. Here at Shalini, these specifications are curated with a lot of attention to detail to make your experience truly elegant.



REPRESENTATIVE IMAGES

Specifications

STRUCTURE AND MASONARY

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

PLASTER AND PAINTING

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

FLOORING

- 800 MM X 800 MM vitrified tiles flooring for entire flat
- Skirting up to 3" height
- Anti-skid flooring in all attached terraces and bathrooms
- Tiling in bathroom-beam bottom

STAIRCASE

- Anti-skid flooring for treads
- Matching anti-skid tiles for landing

DOORS AND WINDOWS

- Decorative main entrance door with digital lock and quality fittings
- Good quality, waterproof internal flush doors
- Heavy gauge aluminum sliding windows with mosquito nets
- Heavy gauge aluminum sliding door with mosquito net for balcony/terrace
- MS safety grills for windows in living, bedroom & kitchen
- Granite window sill for all windows
- Godrej or similar make locks will be provided

ELECTRIFICATION

- Adequate concealed electrical points
- Separate meters will be provided for each flat
- For common electrical consumption, (lift, pump, common lights) separate meter will be provided
- AC point will be provided in master bedroom
- Telephone point & cable TV point in living room and master bedroom
- Excellent quality modular switches (Schneider/Legrand or equivalent)

BATHROOM

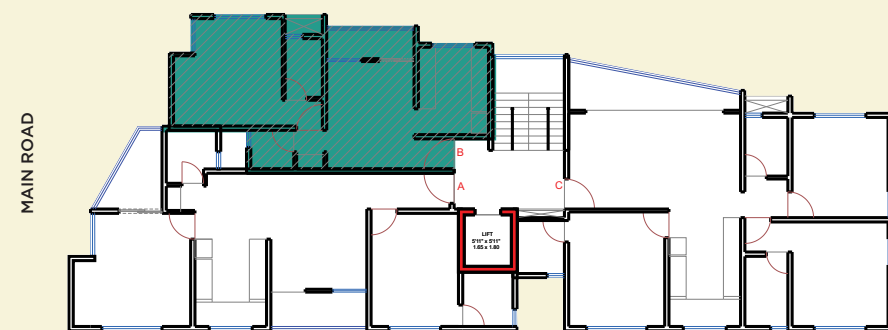
- Anti-skid ceramic flooring with dado tiles up to ceiling height
- White sanitary ware (Cera/Hindware or equivalent)
- Wall mixer in all shower areas (Jaquar or equivalent)
- Solar water heater for master toilet of each flat
- Provision for boiler/geyser point
- Provision for exhaust fan in all toilets
- Wall-mounted commodes in all WCs (Cera/Hindware or equivalent)

KITCHEN & DRY BALCONY

- Granite top platform having width of approx. 2'3" with stainless steel sink (Nirali make or similar)
- Glazed dado tiles up to lintel level in kitchen
- Provision for exhaust fan
- Water purifier point
- Washing machine point

1 BHK Floor Plan

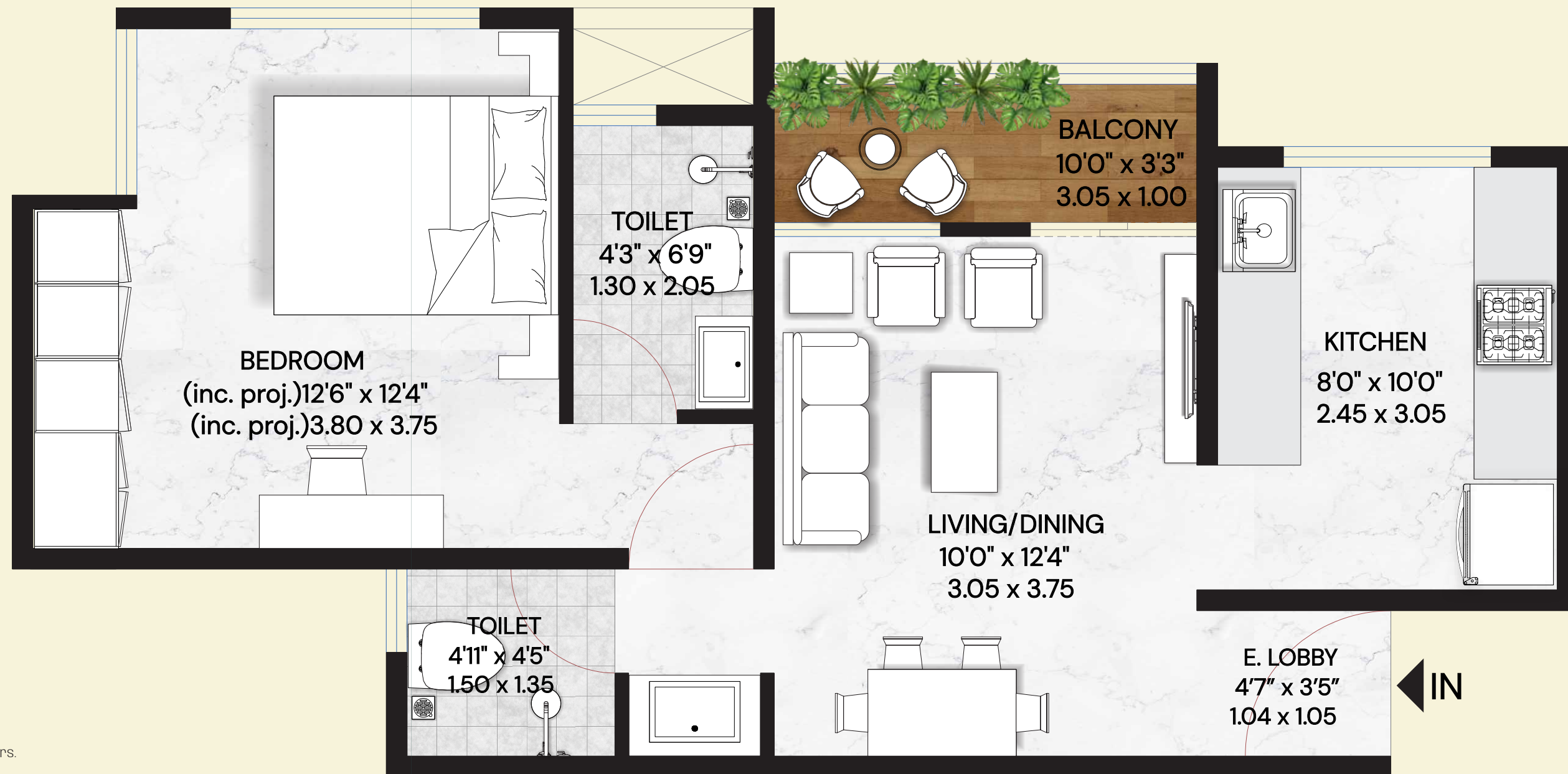
Location Map



Unit No.	Carpet Area (Sq.Ft.)	Open Balc. (Sq.Ft.)	Total RERA Area (Sq.Ft.)
101,301, 401,501,601	462.30	32.82	495

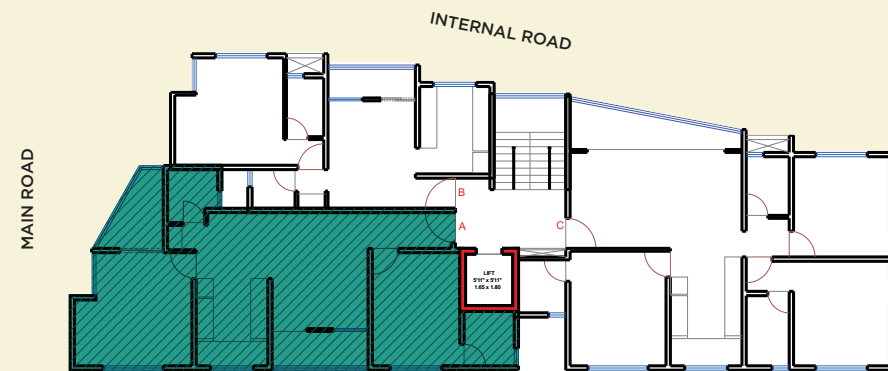
NOTE :

1. Furniture position and sizes are for representation purposes only.
2. Position of windows and sizes are indicative only. They might change as per provisions required for structural members.
3. Dimensions shown in the drawing are measured wall to wall, ie. before plastering or tiling incase of toilets.



2 BHK Floor Plan

Location Map



Unit No.	Carpet Area (Sq.Ft.)	Open Balc. (Sq.Ft.)	Total RERA Area (Sq.Ft.)
102,302, 402,502	739.80	89.01	818

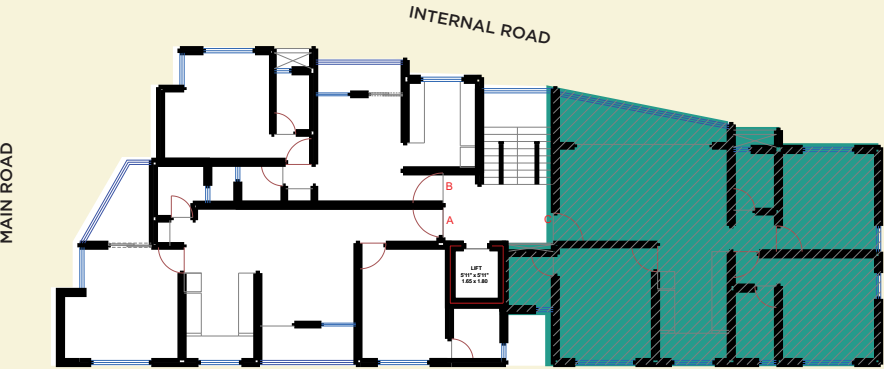
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3 BHK Floor Plan

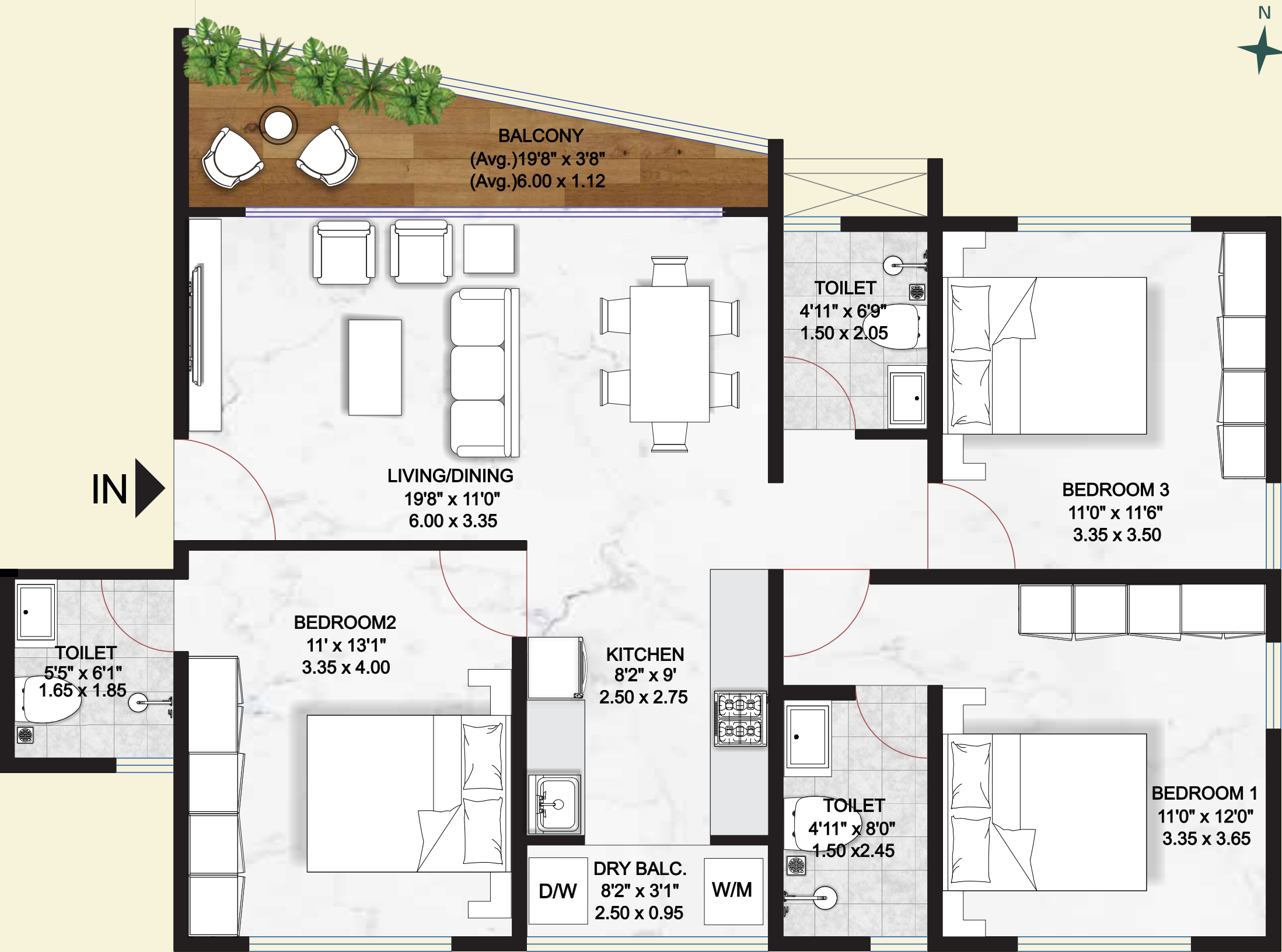
Location Map



Unit No.	Carpet Area (Sq.Ft.)	Open Balc. (Sq.Ft.)	Total RERA Area (Sq.Ft.)
103,403 503,603	930.00	72.87	1002.87

NOTE :

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- 3. Dimensions shown in the drawing are measured wall to wall, ie. before plastering or tiling incase of toilets.



shades
of elegance



CREDITS

A Design Studio
(Architect)

Delcons Consultants
(Structural)

VK:a Consultants
(Plumbing & Electrical)

Irisscope Studios
(3D Visualisation)

Adv. Anand Akut &
Associates
(Legal Advisor)

Setu Advertising
(Brand Consultant)

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