



**Registration Number: P52100022342**

The project has been registered under MAHA RERA all information regarding project can be found on <https://maharera.mahaonline.gov.in>

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**Design Architect..... KP Badgujar Consultants Pvt. Ltd.**

**Landscape & Interior Architect..... Rohinee Engineers**

**RCC Consultant ..... Satish Marathe**

Site Address: Plot A40, Mohan Nagar Co-operative Housing Society, Baner, Pune, Maharashtra 411045.

Survey No. 94/1 to 97

Office Address: Plot B31, Mohan Nagar Co-operative Housing Society, Baner, Pune, Maharashtra 411045.

Survey No. 94/1 to 97



# LUXOR

EXPERIENCE THE LUXURIOUS LIVING

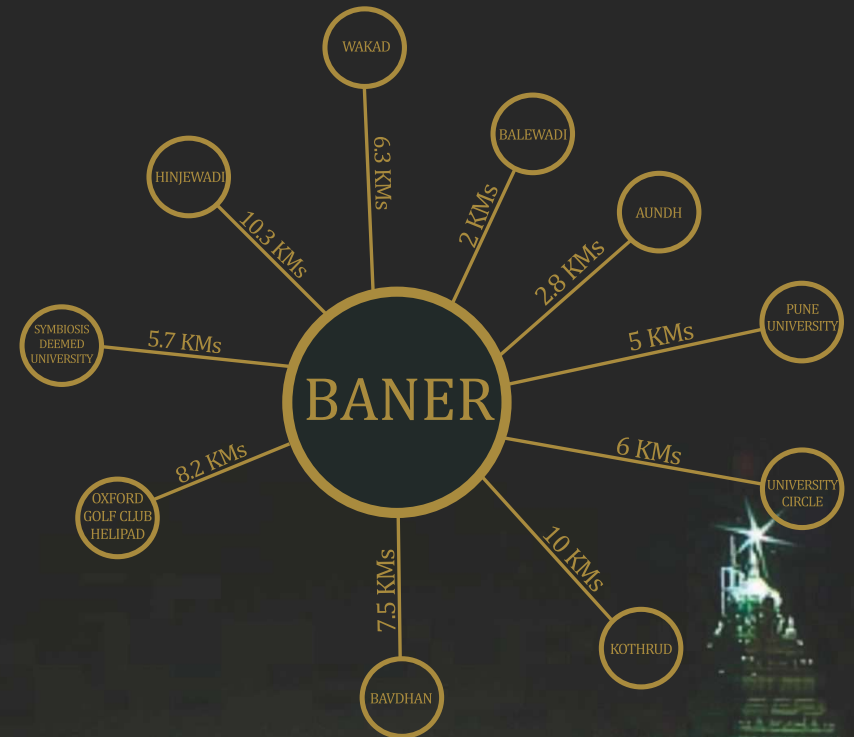


PALATIAL 2 BHK APARTMENTS

BANER

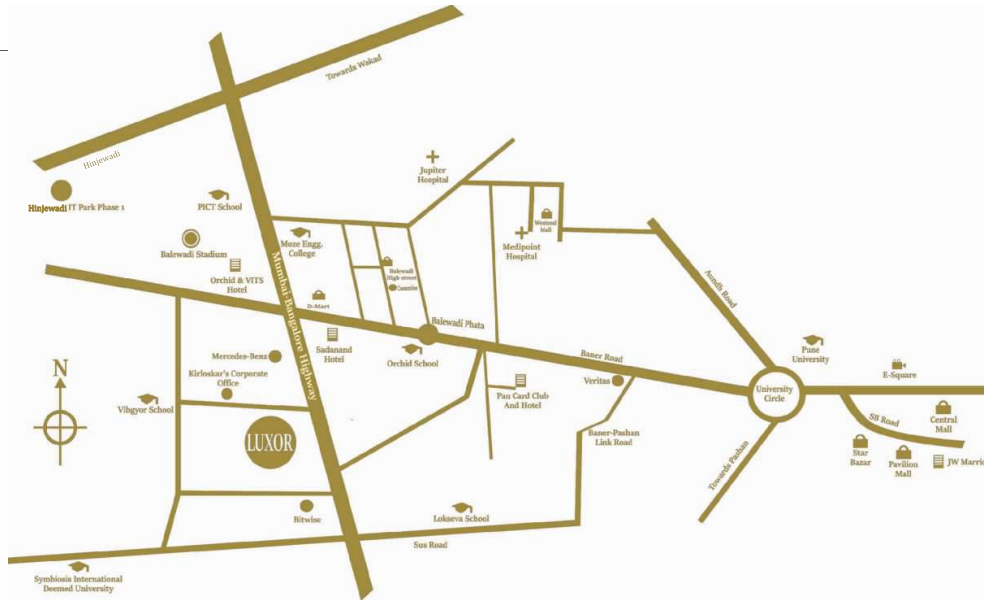
## WHY BANER

- ⇒ Baner is strategically situated in region to Pune Mumbai Expressway. Baner offers fantastic network to areas, for example, Aundh, Pashan, Bavdhan, Pune University circle, Chandani chowk, Balewadi, Hinjewadi and Wakad. 10 minutes from Pune University, Baner offers openness to SB road also.
- ⇒ In proximity to Hinjewadi IT Park makes Baner next door to IT hub. Hinjewadi houses various multinational companies and IT companies and has become over the populous locality. The best alternative option to Hinjewadi is to invest in areas like Baner.
- ⇒ Baner is West Pune's most happening locality. Baner offers the best of nightlife and diverse options to eat out. Presence of Balewadi highstreet makes Baner all the more flourishing.
- ⇒ Baner houses many reputed schools such as The Orchid School, The Ecole Heritage School and numerous preschools. It houses many healthcare centres like Jupiter Hospital, Nucare Hospital and many such more. The region is thrived with cafés, bistros and hotels.



# LUXOR

Situated in locality with unmatched connectivity



## IT

• Bitwise	0.5KMs
• Hinjewadi IT Park	8.0KMs
• Veritas	3.9KMs
• Cummins	3.9KMs
• Cognizant	5.2KMs

## SHOPPING MALLS & ENTERTAINMENT

• D-Mart	3.0KMs
• Westend Mall	7.0KMs
• Balewadi High street	3.9KMs
• Pavilion Mall	9.0KMs
• Star Bazar	5.2KMs
• Central Mall	9.2KMs
• E-Square	9.0KMs

## SCHOOLS & COLLEGES

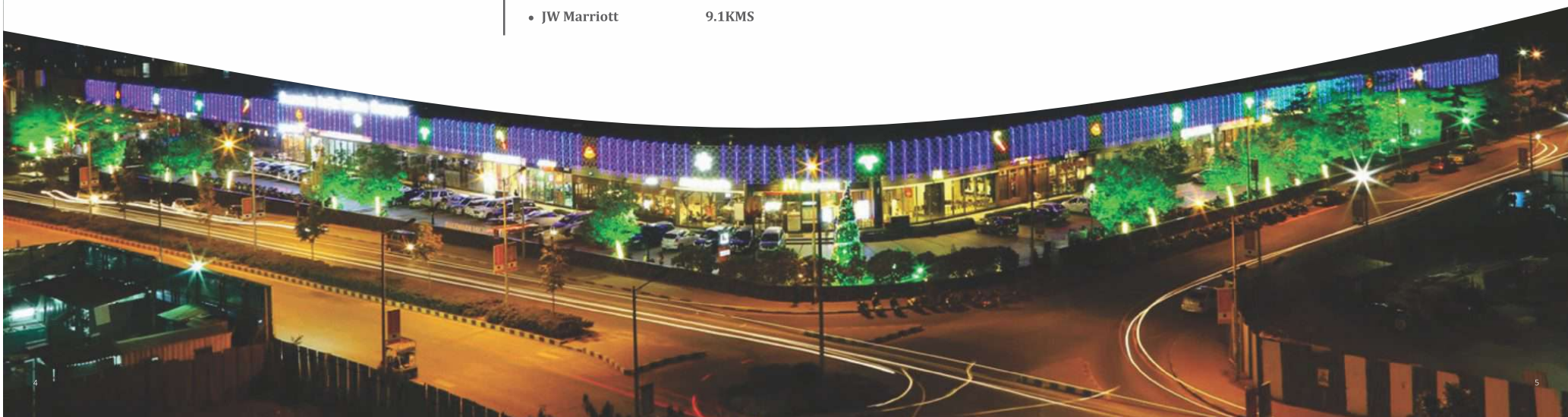
• Vibgyor School	1.0KMs
• PICT School	3.5KMs
• Moze Engineering College	3.9KMs
• Orchid School	3.0KMs
• Lokseva School	3.2KMs
• Pune University	5.0KMs

## HOSPITALS

• Jupiter	3.6KMs
• Medipoint	6.9KMs

## HOTELS

• VITS & Orchid	2.3KMs
• Pan Card Club & Hotel	2.5KMs
• JW Marriott	9.1KMs







Luxor is meticulously designed to provide best to its residents. Homes at Luxor are thoughtfully planned to give the most of what we have to offer. Its your home made for you.



# Features and Amenities

## AMENITIES

- Swimming Pool
- Yoga Pavilion
- Gazebo
- Children Play Area
- Club House
- Outdoor Gym
- Amphitheater

## INFRASTRUCTURE

- DG Backup in Essential and Common Areas
- Rainwater Harvesting
- 2 Lift in every Tower
- 2 Level Car Parking
- CCTV Surveillance
- Video Doorphone

## THE APARTMENTS

- Provision for Air-conditioner in Living room and bedrooms
- Powder coated Aluminium Windows
- Laminated flush doors for all interior doors
- Acrylic/plastic paint with gypsum finish wall
- Decorative laminate finish for main door

## KITCHEN

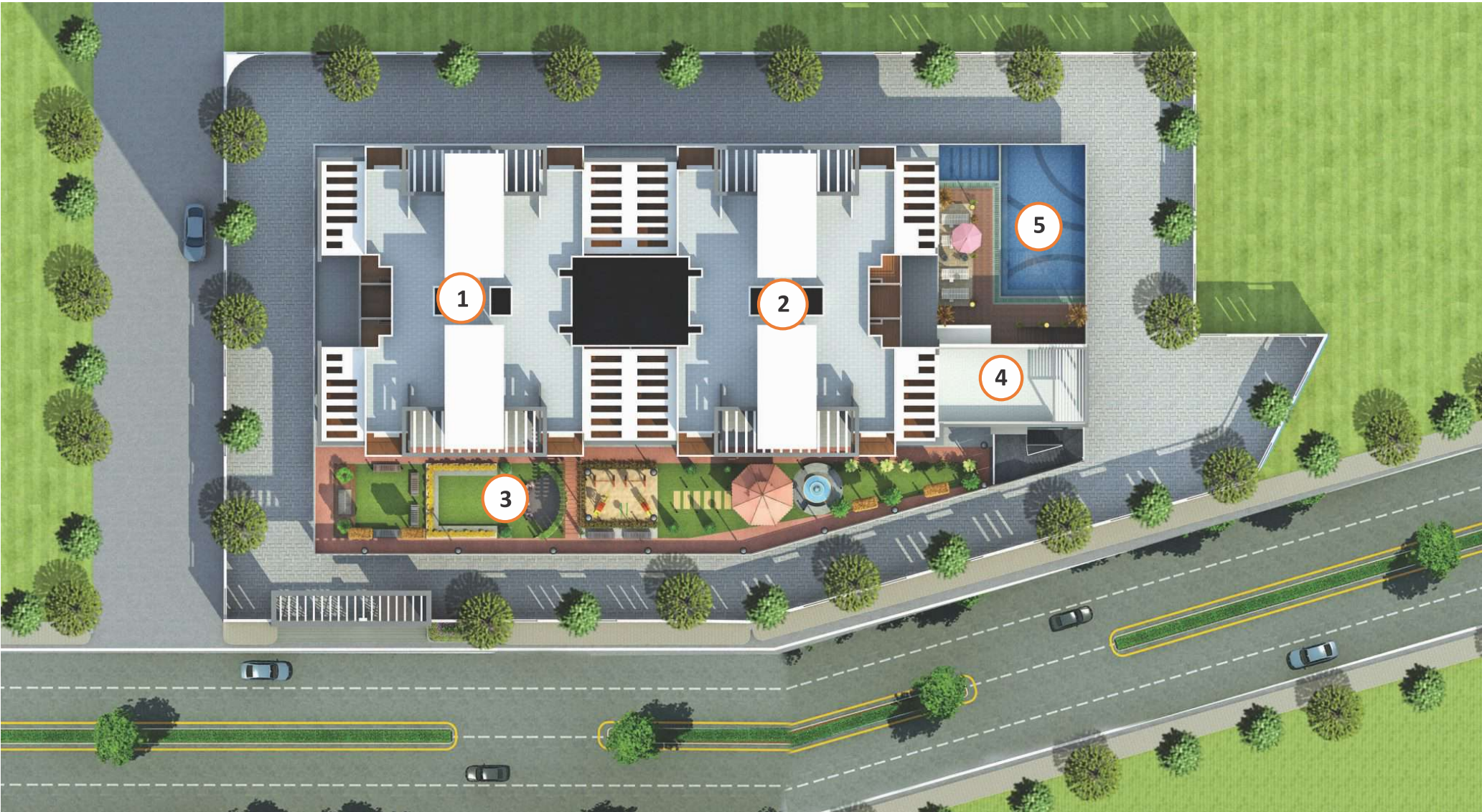
- Provision for exhaust fan
- Provision for water purifier
- Granite platform with stainless steel sink-single bowl
- Branded CP fittings
- Kitchen dado tiles up to lintel level

## BATHROOM

- Provision for geyser and exhaust fan
- Bathroom dado up to lintel level
- Antiskid tiles
- Branded CP fittings and sanitary ware
- Shower panel with hot and cold mixers







THIS IMAGE IS AN ARTISTIC IMPRESSION

- 1. A – Building
- 2. B – Building
- 3. Podium Garden

- 4. Club House
- 5. Swimming Pool