

MELLIZA TOWERS

KOREGAON PARK ANNEXE



ABOUT US



Vidyashree Developers, owned by Atit Admulwar and Anil Khaire, is supported by a team of industry experts, including Architects, Engineers, and Legal Advisors with over **10 years of experience**. With a focus on customer satisfaction, the company has successfully delivered **5 prestigious projects in Pune and PCMC**. Known for quality, premium projects, and timely delivery, **Vidyashree Developers** has quickly established itself as a leader in the construction industry.



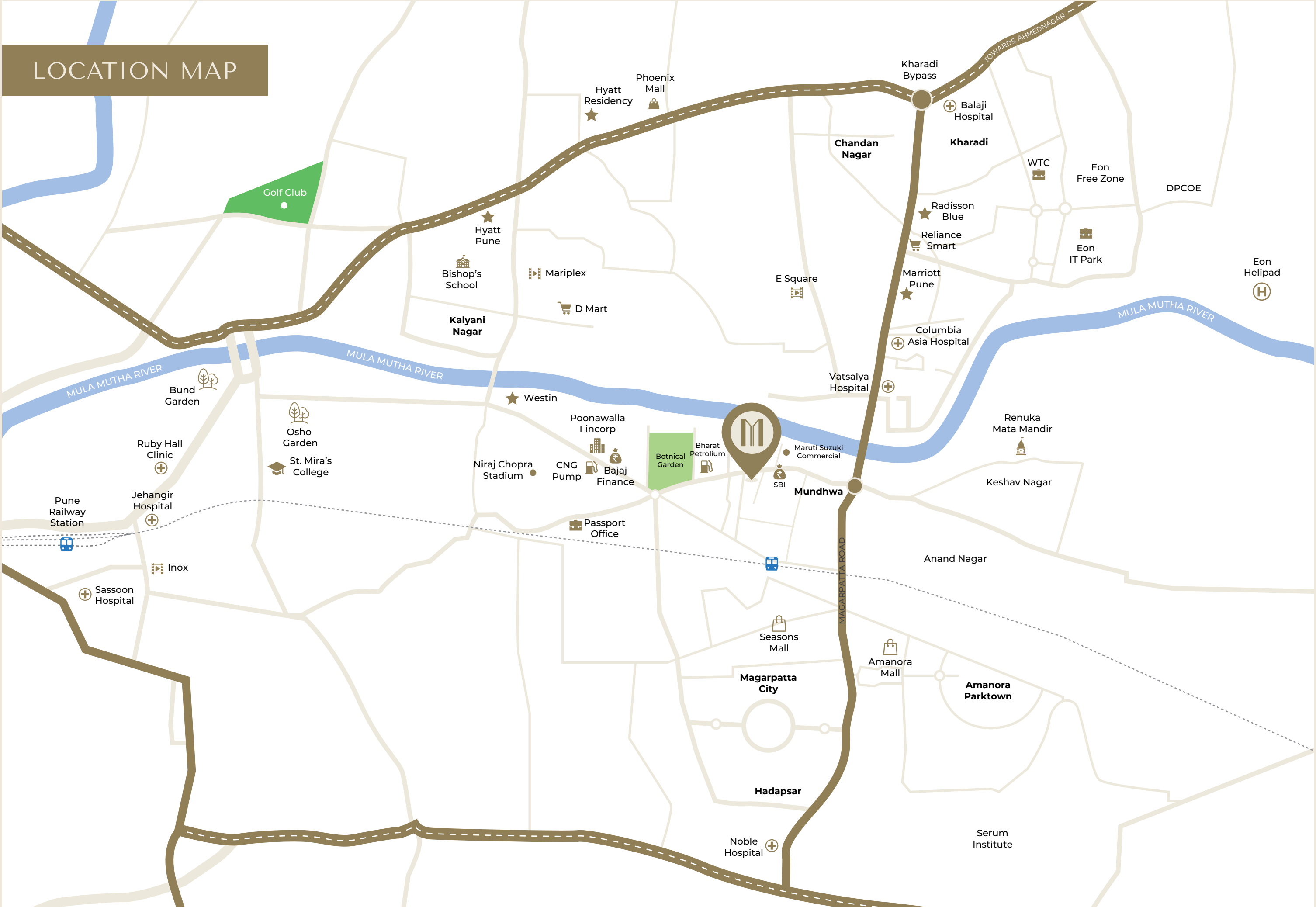
Koregaon Park Annexe, located in the eastern part of Pune, is renowned for its upscale and cosmopolitan atmosphere, making it a sought-after location for both residential and commercial purposes. The area boasts a strategic location with proximity to key business hubs, educational institutions, and recreational facilities. Its accessibility to major transportation routes enhances convenience for commuters and businesses alike.

Investing in a commercial property in Koregaon Park Annexe provides businesses with the advantage of tapping into a sophisticated and diverse consumer base. The area's upscale image attracts a discerning clientele, making it an ideal locale for businesses seeking to establish a premium brand presence. Moreover, the thriving commercial landscape and a mix of high-end retail, dining, and entertainment options contribute to a bustling economic ecosystem, fostering growth and visibility for businesses in this dynamic locale.

ABOUT KOREGAON PARK ANNEXE



Conceptual Image



AROUND YOU

CONVENIENCE

- » 15 mins from Pune International Airport
- » 15 mins from Pune Railway Station
- » 500 mtr from the Mega Hadapsar Terminus

NEARBY RECREATION

- » Amanora Mall
- » Seasons Mall
- » Kopa Mall
- » Phoenix Mall
- » Creaticity
- » Poona Club & Golf Course
- » Residency Club

NEARBY HEALTHCARE

- » Columbia Asia Hospital
- » Noble Hospital
- » Ruby Hall Clinic
- » Inlaks Budhrani
- » Sahyadri Hospital
- » Jehangir Hospital

NEARBY EDUCATION

- » St. Mira's College
- » Bishop's School
- » VIBGYOR High School
- » The Orbis School
- » Symbiosis College, Viman Nagar
- » Wadia College

NEARBY WORK

- » Close to Passport Office
- » BG Shirke Group and Bharat Forge
- » Business Bay AP81 (Poonawala Fincorp)
- » 5 mins to Magarpatta IT Park
- » 10 mins to EON IT Park and WTC
- » 5 mins from downtown Koregaon Park
- » 15 mins from Raheja Commerzone

NEARBY HOSPITALITY

- » The Westin
- » Marriott Suites
- » Conrad Pune
- » Ritz Carlton
- » Hyatt and Grand Hyatt
- » 4 Points By Sheraton
- » AR Suites Jewels Royale

KEY DISTANCES



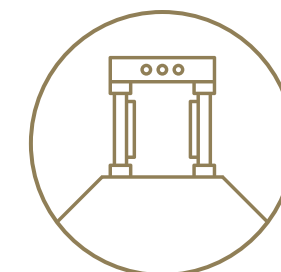
PREMIUM
COMMERCIAL
SPACES

ABOUT COMMERCIAL

Located in the vibrant **Koregaon Park Annexe, Melliza** serves as a prominent hub for top-tier commercial real estate. Positioned in a cosmopolitan neighbourhood, it guarantees significant foot traffic and optimal brand exposure, creating a thriving environment for business growth. The meticulously designed spaces cater to a diverse range of businesses such as banks, clinics, laboratories, cloud kitchens, co-working studios, and more. Experience the ideal fusion of sophistication and functionality in this business-friendly locale with **Melliza!**



Prime Location with
High Visibility & Footfall



50ft High Grand
Entrance Foyer



High-speed Elevators



High Street Retail



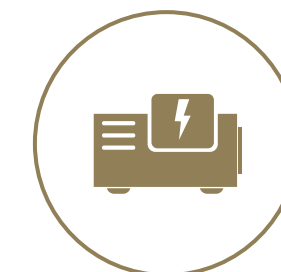
Fire Safety System
as per Norms



Ample Parking &
Convenience



24 / 7 Security



Power Backup for
Common Areas & Lifts



MELLIZA TOWERS





OF AN AFFLUENT
NEIGHBOURHOOD
& ELEVATED
PROFESSIONALISM



Conceptual Image



IDEAL FOR



Bank/NBFCs



IT Offices



Retail Shops



Showrooms



Design &
Architect Studios



Co-working
Spaces



Clinics & Labs



Freelancer
Spaces



Chartered Account
Professionals



Resataurant
& Clubs



Cafe



Salon



Cloud Kitchen



Conceptual Image



OF DYNAMIC WORK
ENVIRONMENTS &
BETTER WORK-LIFE
BALANCE



Artistic Impression



Conceptual Image

SPECIFICATIONS

- WALLS**

 - » Interior: Gypsum finished with superior quality Tractor Emulation Paints
 - » Exterior: Painted with Apex Paints or Equivalent
- FLOORS**

 - » All common areas, lobbies and corridors made with granite finish
 - » 800 x 800 mm Vitrified tiles
Colour as per Developer/Architect specification
- TOILETS**

 - » Set of Ladies and Gents Common Toilets matching global standards on each commercial Floor
 - » Anti-Skid Flooring Tiles 600 x 600 mm for common toilets
 - » Provision for toilets in each Shop
- DOORS**

 - » Protection shutters for retail shops
 - » Safety Flush Wooden Doors for commercial offices
- ELECTRIFICATION**

 - » Concealed PVC conduit with insulated copper wires
 - » Provision of Cable/DTH/Internet/Telephone line
 - » MCB distribution board
 - » ISI marked superior switches from reputed brand



COMMERCIAL MASTER PLAN



GROUND FLOOR PLAN



SHOP NO.-	UNIT TYPE	SHOP CARPET AREA (C)	TOTAL CARPET AREA EACH UNIT D=(C *10.764)	TOTAL SALABLE AREA E=(D*1.5)
		SQ.M.	SQ.FT.	SQ.FT.
001	SHOP	286.42	3083.00	4625
002	SHOP	79.99	860.96	1291
003	SHOP	66.45	715.26	1073
004	SHOP	27.27	293.50	440
005	SHOP	27.27	293.50	440
006	SHOP	34.71	373.67	561
007	SHOP	32.37	348.48	523
008	SHOP	37.47	403.31	605
009	SHOP	49.75	535.54	803
010	SHOP	32.30	347.73	522
011	SHOP	35.46	381.69	573
012	SHOP	75.41	811.69	1218
013	SHOP	56.83	611.68	918
014	SHOP	51.99	559.60	839
015	SHOP	49.08	528.28	792
016	SHOP	57.15	615.20	923
017	SHOP	65.08	700.52	1051
018	SHOP	67.58	727.42	1091
019	SHOP	31.87	343.07	515
020	SHOP	42.17	453.88	681
021	SHOP	39.23	422.32	633
022	SHOP	47.38	510.00	765
023	SHOP	245.93	2647.20	3971
024	SHOP	258.00	2777.07	4166
TOTAL = 24				29017



FIRST FLOOR PLAN



SHOP NO.-	UNIT TYPE	SHOP CARPET AREA (C)	TOTAL CARPET AREA EACH UNIT D=(C *10.764)	TOTAL SALABLE AREA E=(D*1.5)
		SQ.M.	SQ.FT.	SQ.FT.
101	SHOP	284.71	3064.60	4597
102	SHOP	76.88	827.56	1241
103	SHOP	59.40	639.42	959
104	SHOP	21.52	231.66	347
105	SHOP	21.52	231.66	347
106	SHOP	44.65	480.62	721
107	SHOP	32.08	345.34	518
108	SHOP	43.29	465.97	699
109	SHOP	26.11	281.07	422
110	SHOP	29.54	317.92	477
111	SHOP	63.85	687.32	1031
112	SHOP	56.83	611.68	918
113	SHOP	51.99	559.60	839
114	SHOP	49.08	528.28	792
115	SHOP	57.15	615.20	923
116	SHOP	65.08	700.56	1051
117	SHOP	67.58	727.42	1091
118	SHOP	31.87	343.07	515
119	SHOP	35.70	384.32	576
120	SHOP	33.85	364.35	547
121	SHOP	41.46	446.23	669
122	SHOP	172.03	1851.78	2778
123	SHOP	224.37	2415.09	3623
TOTAL =23				25681

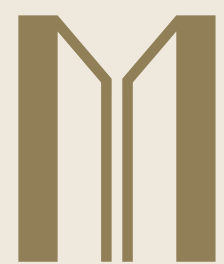


SECOND FLOOR PLAN



THIRD FLOOR PLAN





4&3 BHK RESIDENCES

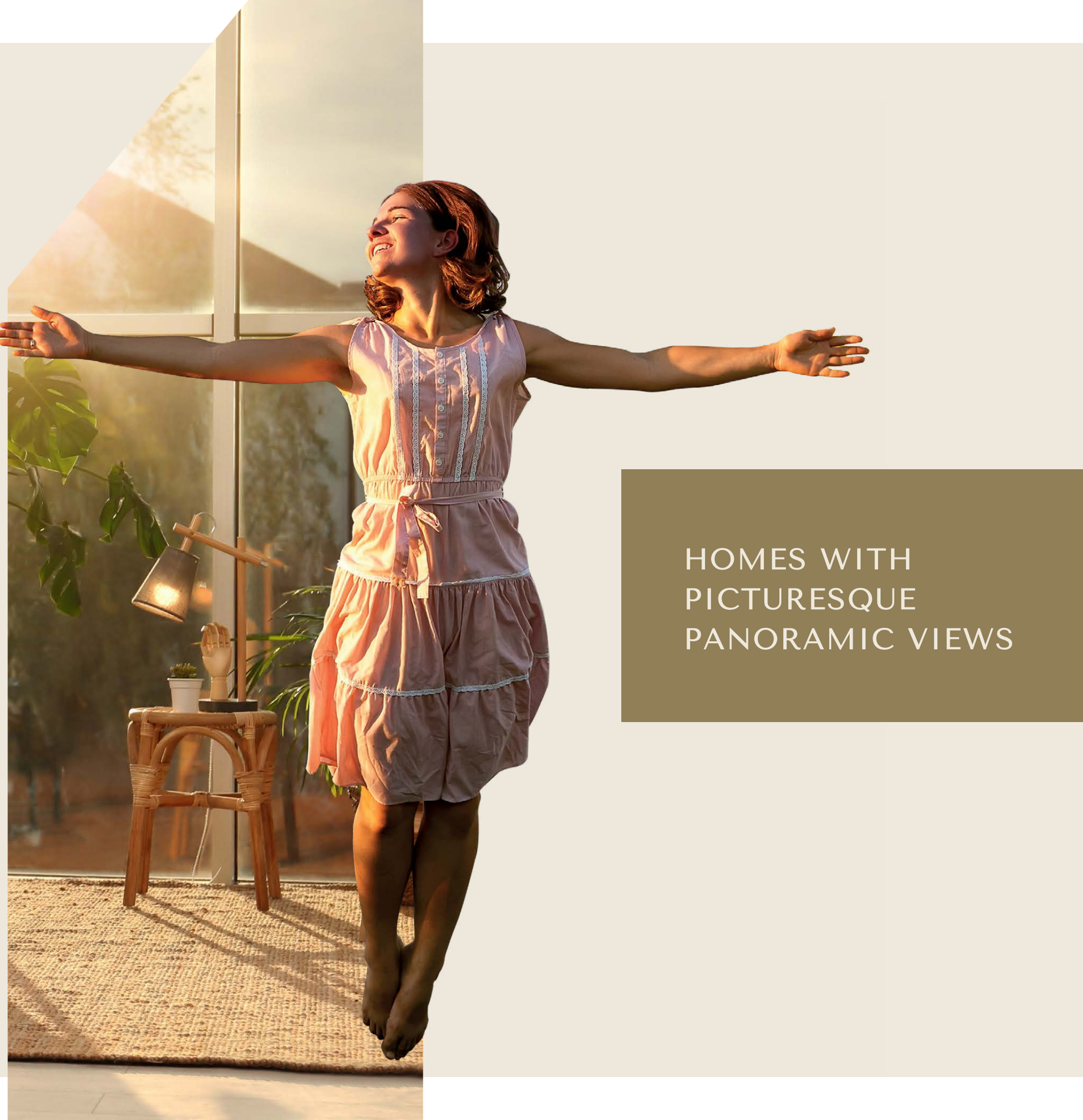
ABOUT RESIDENTIAL

Melliza, a distinguished residential project nestled in the upscale enclave of **Koregaon Park Annexe**, redefines luxury living with its exquisite offerings. Comprising spacious 4 and 3 BHK premium homes, Melliza epitomises modern sophistication. This architectural masterpiece stands tall with two striking towers that grace the skyline, showcasing a unique and elegant elevation. Each residence within Melliza is thoughtfully designed, seamlessly blending aesthetic appeal with functional comfort. This project stands as a testament to refined living, providing residents with an exclusive haven in one of Pune's most sought-after neighbourhoods.



MELLIZA TOWERS





HOMES WITH PICTURESQUE PANORAMIC VIEWS

PROJECT HIGHLIGHTS



Pune's First Sensorial
Living Experience



2 Towers of Premium
4 & 3 BHK Homes



Situated Along
Koregaon Park Annexe



Mulla Mutha
Garden Views



Only 3 Flats
per Floor



Podium Level
Modern Amenities



High-end Premium Retail
on the Ground Floor



Separate Entrance for
Retail and Residences



Located in
Koregaon Park Annexe



Huge Windows Ensuring
Maximum Ventilation





A TOWERING
STRUCTURE LIKE
NO OTHER





Artistic Impression

GLOSSARY

PODIUM LEVEL AMENITIES

- | | | |
|---------------------------------|-----------------------------|--------------------------|
| 1. Scented Garden | 9. Gazebo with sitting | 17. Club House |
| 2. Sitting with Pergola | 10. Sitting Plaza | 18. Mixed Use Play Court |
| 3. Temple | 11. Acupressure Pathway | 19. Shower Area |
| 4. Parents Sit-out | 12. Mound | 20. Swimming Pool Deck |
| 5. Kids play area | 13. Sensory Garden | 21. Infinity Pool |
| 6. Multipurpose Artificial Lawn | 14. Informal Sitting Lounge | 22. Infinity View |
| 7. Youth Katta | 15. Sensory Garden | |
| 8. Flower Garden | 16. Reflexology | |

GROUND LEVEL AMENITIES

- | | | |
|-----------------------|--------------------|-------------------|
| 23. Club House | 25. Gazebo Seating | 27. Entrance Gate |
| 24. Multipurpose Lawn | 26. Security Cabin | 28. Exit Gate |



TEMPLE



Artistic Impression



Artistic Impression



MULTIPURPOSE ARTIFICIAL LAWN



Artistic Impression

M INFINITY POOL

KIDS PLAY AREA



Artistic Impression



Artistic Impression



MIXED USE PLAY COURT



CLUBHOUSE & MULTIPURPOSE LAWN



Artistic Impression

SPECIFICATIONS

STRUCTURE

- » R.C.C. frame structue
- » Earthquake Resistant
- » Internal wall finished with gypsum / 5” external in bricks, blocks.
- » Double coat sand face plaster externally and Nero finish plaster internally

FLOORING AND DADO

- » Double charged 900 mm x 900 mm vitrified flooring and 3” high skirting in Living, Kitchen, Dining and 600 mm x 600 mm vitrified flooring and 3” high skirting for all bedrooms. Wooden flooring design tiles for one bedroom
- » Decorated Anti skid ceramic tile flooring for terraces.Coloured 12”x12” up to anti-skid ceramic tile looring in bathrooms with dado 18”x12” up to ceilling in bathrooms (Make - Johnson/Kajaria/ Nitco/Orient)
- » Designer tile dado 18”x12" up to ceilling above kitchen platform (Make Johnson/ Kajaria/Nitco/Orient) and white tiles of 8”x8”12"x8" below platform

WASHROOMS

- » Concealed plumbing with chromium plated fitting and pastel ivory / pastel colored European W. C. Wash basin
- » All C. P. Fitting of Jaguar make and Sanitary ware of Parry ware / Hindware / Cera make chromium plated hot and cold mixing units with overhead showers
- » One European W. C. and One wash basin with counter in toilets of master bedroom
- » Provision of electrical connection for exhaust fan and boilers
- » Glass partition for bathroom
- » All European W.C. wall mounted

SOLAR SYSTEM

- » Solar system installed on roof top for common Electricity usage
- » One back light point in each room

DOORS AND WINDOWS

- » Decorative main door with plywood frames laminated from both the sides with C. P. Fitting and night latch
- » M. S. Safety door for each flat / Plywood frame
- » Black Granite / Colour/Marble door frames for toilets with commerical flush door shutters laminated from both side with tubular locks and necessary fiting
- » For Bedrooms commercial flush door shutters with plywood frame laminated both sides with tubular locks and magnetic door catcher and necessary fittings
- » Jindal/Equivalent make 3 Track powder coated aluminum sliding windows with 5mm thick plain glass and mosquito net shutters and MS Safety grills. Granite windows frames provided to all the windows. Powder coated M.S. Door shutter and frames with glass for all Terrance openings
- » Black Granite Sills to all window
- » Designer Entrance Lobby
- » Digital lock for main door
- » Video Door phone for each flat
- » Glass railing for all balconies and seat out area
- » All fittings of the doors shall be chromium plated / powder coated

KITCHEN

- » Main platform of length 8’/10 and 2’3 width and side platform of length 5’ 0” and 1’6” width of black granite with stainless steel sink of 1 mm thick Nirali make
- » Provision of electrical connection for exhaust fan, water purifier and Chimneys
- » Provision for piped gas connection - Road up to Kitchen duct
- » Attachable Dry Balcony for washing machine with electric point and outlet for waste water

SECURITY

- » Separate security for Residential and Commercial area
- » Provision of Intercom Communication Devices

ELECTRIFICATION

- (Total approximately 70 Points for 3 BHK flat and 8-Points for 4 BHK Flat)
- » Concealed copper electrical wiring of ISI standards (Make Polycab / R.R. / Finolex) with sufficient numbers of points as per requirement with plate type switches of Make
- » Legrand/ Anchor Roma / Havel’s
- » Provision for common Dish antenna
- » Bell point for senior citizens in any one bedroom at a suitable height comfortable for them
- » Provision of electrical connection for A/C in all bedrooms for spilt unite
- » Inverter wiring for 1 light point in living room, Kitchen, all bedrooms with toilet and for T.V. point in Living room
- » Single / Three phase connection for all members and Society
- » Earth Leakage Circuit Breaker (E. L. C. B.) in the distribution box
- » Cob lights provided in living and master bedroom
- » Limited DG back-up in all flats
- » Landline & Wi-Fi input provision in each Flat/Unit

PAINTING

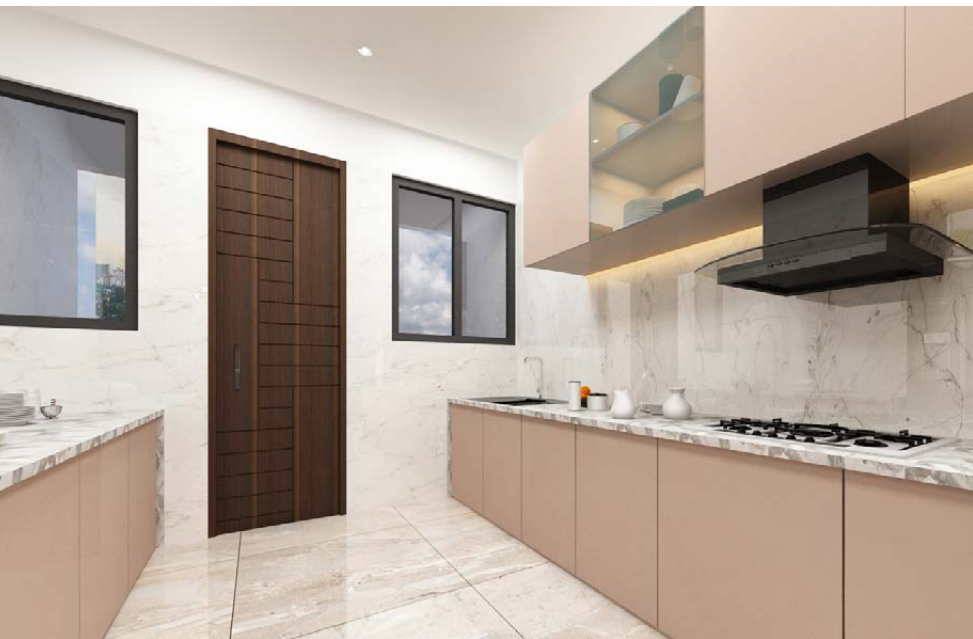
- » Washable oil bond / Plastic Lusher finish internally for entire flat and semi / acrylic paint externally walls, Make - Asian / Berger

LIFT

- » 2 Nos. Stretcher High-speed Automatic Lifts with power backup for Passenger to each residential tower (Make Schindler / Otis / Johnson or similar)
- » 1 No. Service lift for servant / garbage collection etc., to each residential tower

RAINWATER HARVESTING

- » Rainwater Harvesting as outdoor amenties





4 BHK



3 BHK



WING A
TYPICAL FLOOR PLAN

ACTUAL FLOOR FLOOR NO.-	RESIDENTIAL FLOOR FLAT NO.-	UNIT TYPE	FLAT CARPET AREA (C)	OPEN BALCONY CARPET AREA (D)	TOTAL CARPET AREA EACH UNIT E=(C+D)	TOTAL CARPET AREA EACH UNIT F=(E *10.764)	TOTAL SALABLE AREA G=(F*1.35)
			SQ.M.	SQ.M.	SQ.M.	SQ.FT.	SQ.FT.
7TH TO 26TH	201	3BHK	114.52	13.66	128.18	1379.70	1863
8th TO 26TH	202	4BHK	126.47	17.28	143.74	1547.27	2089
9th TO 26TH	203	4BHK	126.57	17.28	143.85	1548.45	2090
	TOTAL =03						6042



WING B
TYPICAL FLOOR PLAN

ACTUAL FLOOR FLOOR NO.-	RESIDENTIAL FLOOR FLAT NO.-	UNIT TYPE	FLAT CARPET AREA (C)	OPEN BALCONY CARPET AREA (D)	TOTAL CARPET AREA EACH UNIT E=(C+D)	TOTAL CARPET AREA EACH UNIT F=(E *10.764)	TOTAL SALABLE AREA G=(F*1.35)
			SQ.M.	SQ.M.	SQ.M.	SQ.FT.	SQ.FT.
7TH TO 26TH	201	3BHK	114.52	13.66	128.18	1379.70	1863
8th TO 26TH	202	4BHK	126.47	17.28	143.74	1547.27	2089
9th TO 26TH	203	4BHK	126.57	17.28	143.85	1548.45	2090
	TOTAL =03						6042



Project By:



Site Address:

Melliza Towers, Koregaon Park Annexe, Mundhwa Road, Pune - 411 036.

 **97653 55001, 97659 85001**

www.mellizatowers.com



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Disclaimers: The perspective images in this brochure are Artistic impressions / Schematic representations of the project. Many items shown in the images are not included in the standard offering and are only an indication of how the units can be used. Viewers confirm that they have not taken his / her decision to purchase / book by viewing these perspective images on this brochure. The finish and colours or items demonstrated as part of the standard offering is subject to minor variations as we are dependent on other companies / vendors for procuring the same