



PROSPERA PARADISE

Smart Choice
for Progressive Living

1 BHK Starter Homes at Talegaon, Pune.

Your Very Own Starter Home.

Presenting Prospera Paradise

A beautifully crafted exclusive **1 BHK** Residential project located at Talegaon. These beautiful starter homes come with the benefits of a comfortable elevated lifestyle at affordable prices. Dream of owning a well connected home comes true at Prospera Paradise.



***Artist Impression Only**



- Perfect Location
- Ample Amenities
- Perfect Size
- Low Maintenance
- Affordable Price
- Perfect Investment Opportunity

***Artist Impression Only**

Homes are so well connected that life seems to be perfectly balanced.

- Right on the proposed ring road which will make Hinjawadi just 10 minutes away!
- Proposed Metro Station at just five minute's walkable distance.
- Talegaon railway station just five minutes away.
- Schools, Universities, Hospitals and Shopping Complexes at a close proximity.
- Mumbai Pune highway just two minutes away.



Location Benefits.

Schools

Eden International School- 100 meters
DY Patil University Ambi, Talegaon – 3.5 kms.
Potdar International School Talegaon – 2.5 kms.
Mount St Ann High School – 3.8 kms.
Indian Institute of Information – 1 kms.



Talegaon Railway station – 2.5 kms.
Proposed Metro Station – 1 kms.

Hospitals

Harneshwar Multispeciality Hospital – 3.5 kms.
Attharva Accident Hospital – 2.5 kms.
Indrayani Hospital – 2.7 kms.



IT and Industrial Park

Talegaon MIDC – 2.6 kms.
Talwade IT park
Hinjewadi 10 mins (by ring road)
Easy access to Chakan and PCMC MIDC.



Shopping & Entertainment

Dmart Talegaon – 1.5 kms.
Mega Mart – 2.7 kms.
Abhiraj Super Market – 200 mtrs.
Fun Square Multiplex – 6.1 kms.



Petrol Pump

HP Petrol Pump – 350 meters.
Indian Oil Petrol/CNG Pump – 600 meters.



Conceptual image

Grand and Glorious Ring Road

The 360 ft (110 mtrs) ring road is one of the biggest infrastructure project approved for Pune. Prospera Paradise is touching the upcoming Ring Road.



Conceptual image

The Ease Of Travelling

Prospera Paradise touches the Ring Road which makes travelling convenient and fast, as it links 6 National Highways–Pune–Mumbai Expressway and the highways to Nashik, Ahmednagar, Saswad, Solapur & Satara. It also provides easy access to Purander International Airport, Hinjewadi IT park and industrial hubs of PCMC, Talegaon, Chakan, Ranjangaon, Wadaki etc. Also, the project is in close vicinity of many upcoming and existing commercial hubs, educational institutions, hospitals and entertainment hubs and shopping malls etc.



Conceptual image

Invest in your own property and not your Landlords.

How much rent have you paid in last 10 years? Our starter homes allow you to stop paying rent and own your dream home. Now use your existing rent as monthly installment, to create an asset.

We offer flexible and customizable payment plans that fit your budget and help you become a homeowner on your terms today



Conceptual image

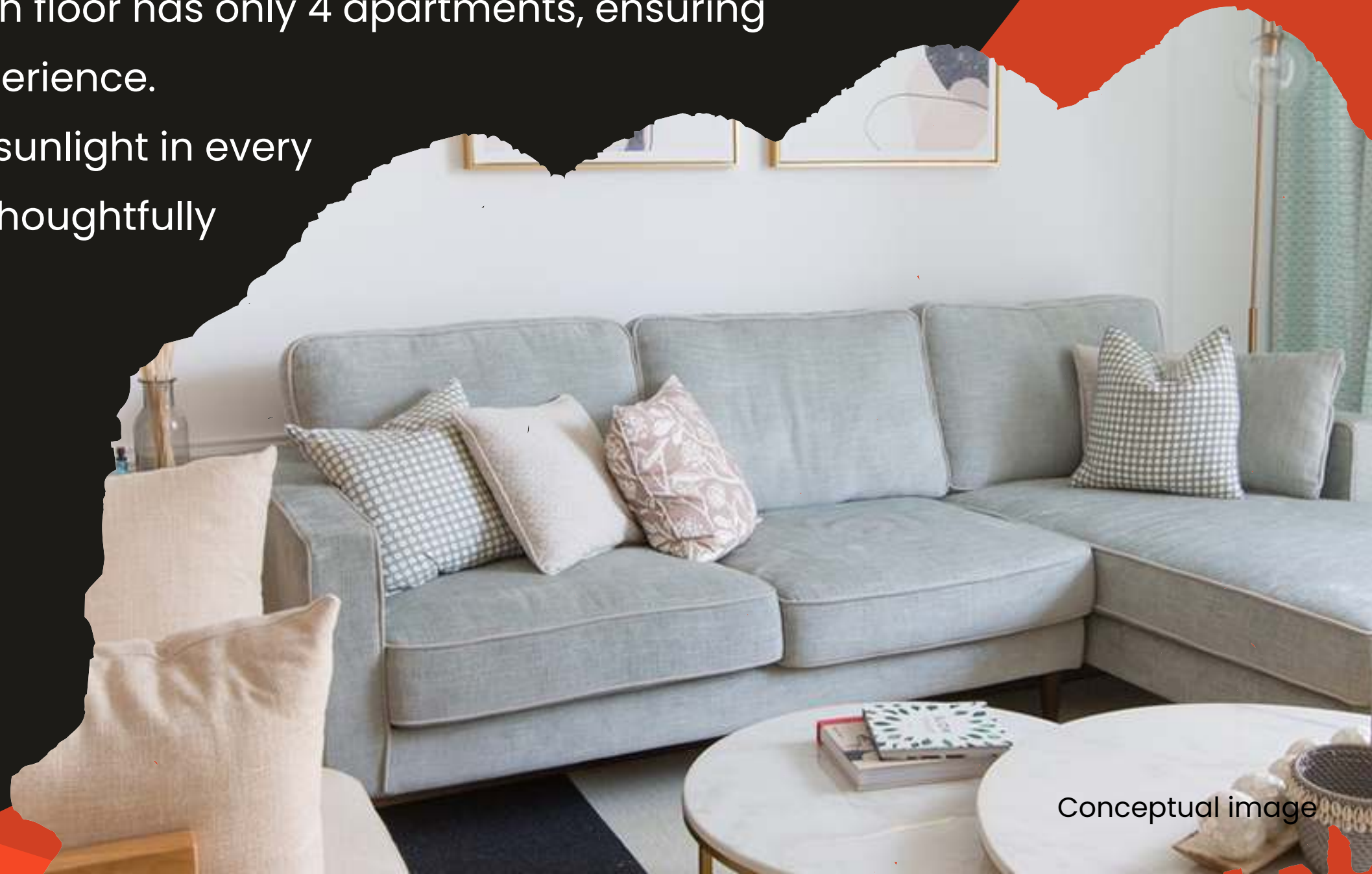
Low investment high returns. A home that is fully capable to reap high returns on a low investment.

- Quick Appreciation.
- Low Investment.
- Low Maintenance.
- Rental Income Greater Than EMI.
- Excellent & Lucrative Long Term Asset.



Making affordable home perfect with well designed layouts and perfect utilization of space.

- **Smart Layout:** Maximum space utilization, ensuring that every inch of your home is utilized.
- **Bright and Airy Flats:** All our flats are open from 2 sides allowing ample natural light and fresh air circulation for a refreshing environment.
- **Privacy and Peacefulness:** Each floor has only 4 apartments, ensuring a private and peaceful living experience.
- **Sunlit Passages:** Enjoy natural sunlight in every corner of your building with our thoughtfully designed buildings.



Conceptual image

Live in Paradise Amidst Natural Splendour.

Experience a paradise like lifestyle at Prospera Paradise

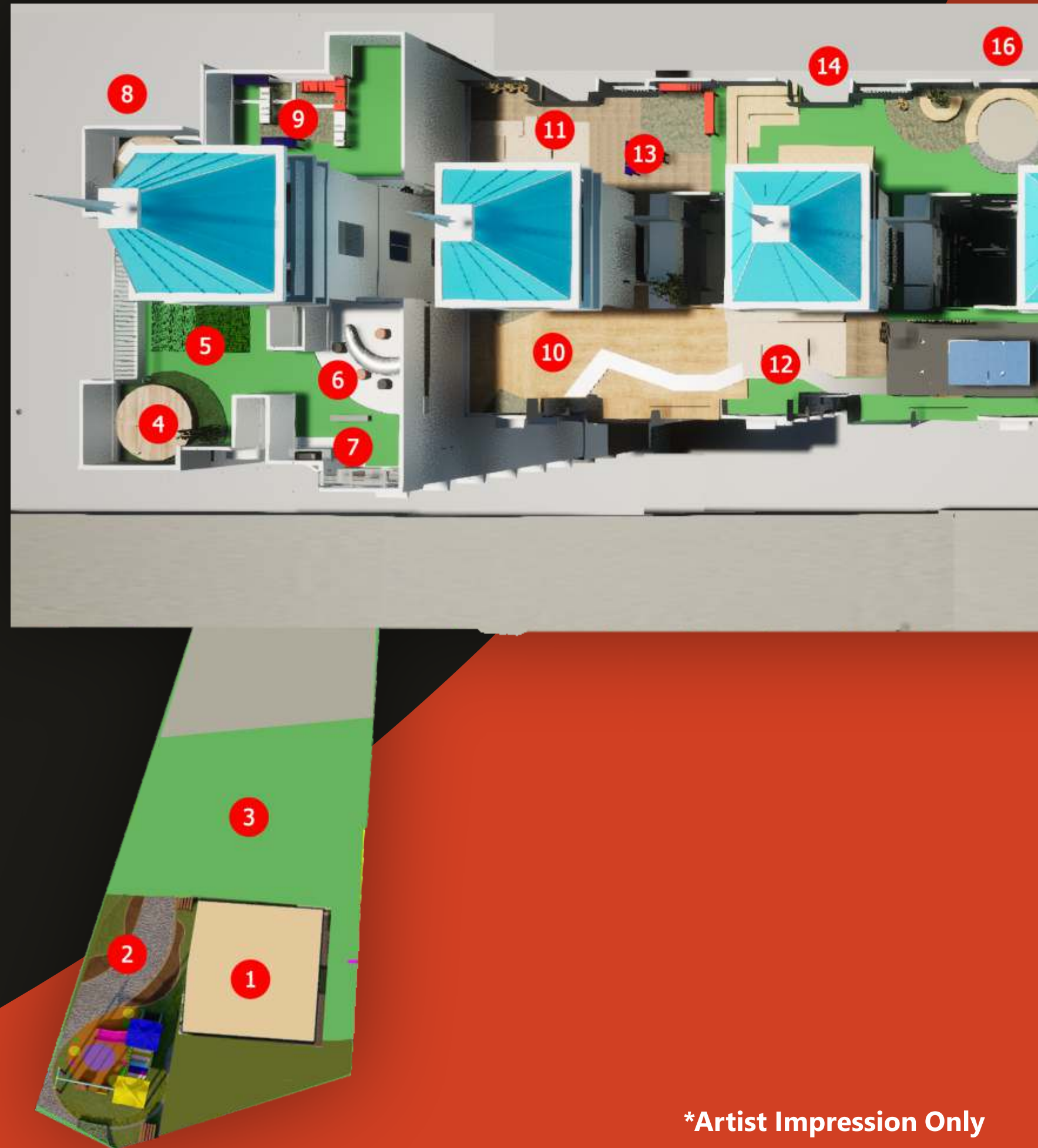
- A soothing river view.
- A refreshing hill view.
- A place that gives you a feel of being in the lap of nature despite being in an urbanized area.
- Experience a hill station like weather all year round



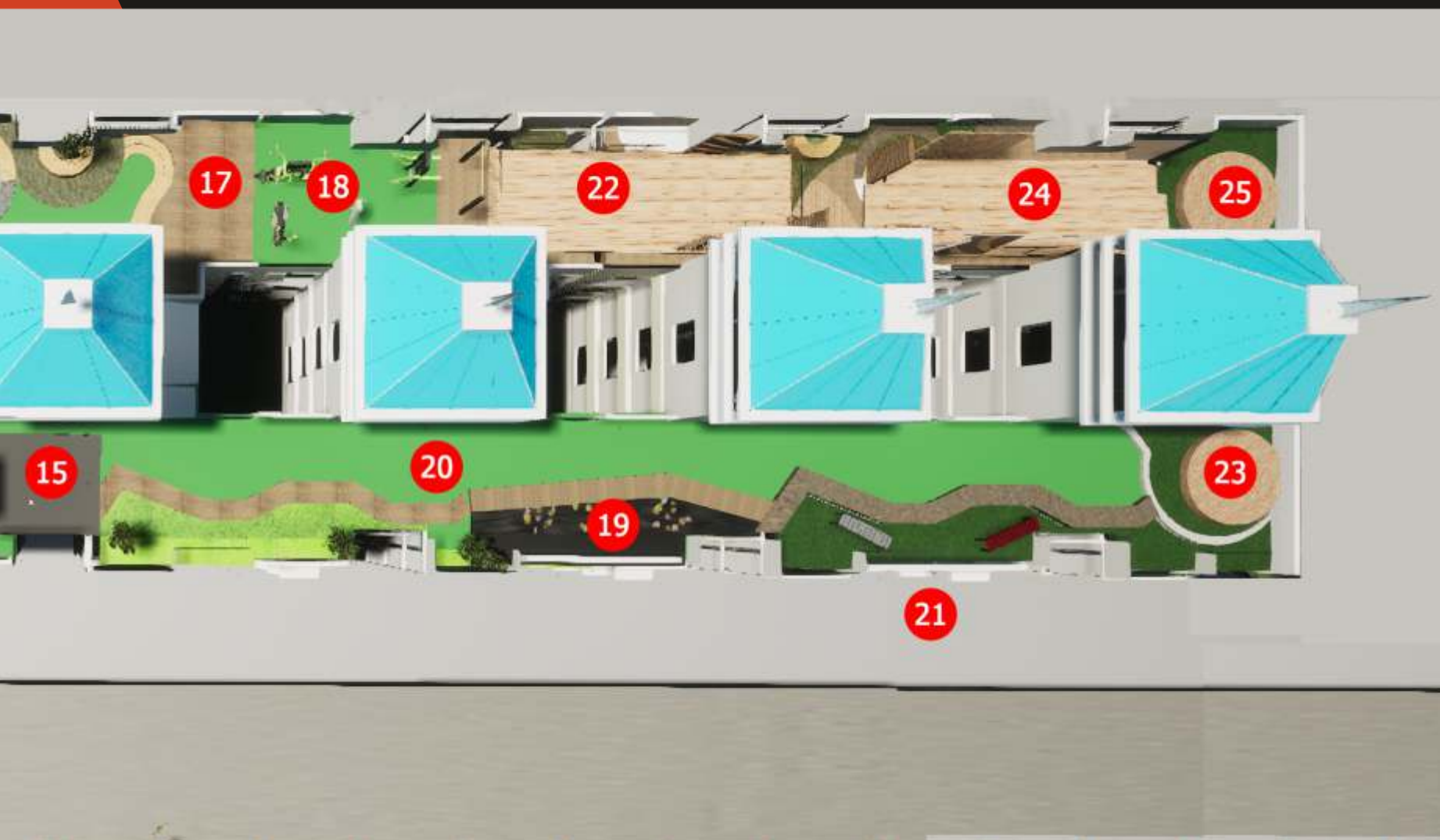
Conceptual image

Not Just Living But A Lifestyle.

1. Multipurpose Hall
2. Children's Play Area
3. Party Lawn with stage
4. Yoga Zone
5. Cricket Pitch
6. Barbeque Area
7. Serving Counter
8. Meditation Deck
9. Senior Citizen Area
10. Indoor Games
11. Study Room
12. Open Games Area



*Artist Impression Only



- 13. Co-working space
- 14. Mini Amphitheater
- 15. Table Tennis
- 16. Sand pit
- 17. Kids stage
- 18. Soft Play Area
- 19. Water body
- 20. Walking track
- 21. Seating with planters
- 22. Open Gym
- 23. Dance Floor
- 24. Rest Rooms
- 25. Star Gazing Deck

Elevate your Lifestyle with 40+ Amenities.

Lifestyle Amenities:



Terrace garden.



Barbeque pits



Planters with seating



Open air dance floor



Star Gazing Deck



Study Rooms



Co-working Space



Shopping Complex



Designer Lobby in
each building



Mini Library

Conceptual image

Elevate your Lifestyle with 40+ Amenities.

Health:



Open Gym



Table Tennis



Walking Track



Meditation Zone



Kids Play Area



Soft Play Area



Cricket pitch



Yoga Zone

Elevate your Lifestyle with 40+ Amenities.

Community:



Multipurpose Hall



Party lawn
with Stage



Amphitheater



Guest rooms



Senior Citizen Area



Indoor game zone



Foosball



Open reading area

Conceptual image

Elevate your Lifestyle with 40+ Amenities.

Security:



Access door for
building entrance



24/7 Security Provision



CCTV Camera



Watchman Cabin



Gated Community

Elevate your Lifestyle with 40+ Amenities.

Infrastructure:



Designer entrance gate
with fountain



Solar power generation



Generator backup
for common areas



Street lights



Storm water drainage



Grey water treatment



Lifts with power backup



Rain Water Harvesting

B To G – Typical Floor Plans

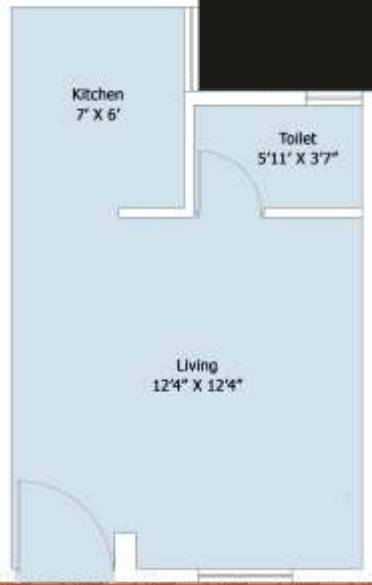
Type 1 – 1 BHK
268 sq Ft
Flat No: 001



Type 3 – 1 BHK
251 sq Ft
Flat No: 002



Type 1 – 1 BHK
268 sq Ft
Flat No: 004



Type 4 – 1 RK
222 sq Ft
Flat No: 003

Ground Floor

Type 1 – 1 BHK
268 sq Ft
101, 201, 301, 401,
501, 601, 701



Type 2 – 1 BHK
259 sq Ft
101, 201, 301, 401,
501, 601, 701



Type 1 – 1 BHK
268 sq Ft
104, 204, 304, 404,
504, 604, 704

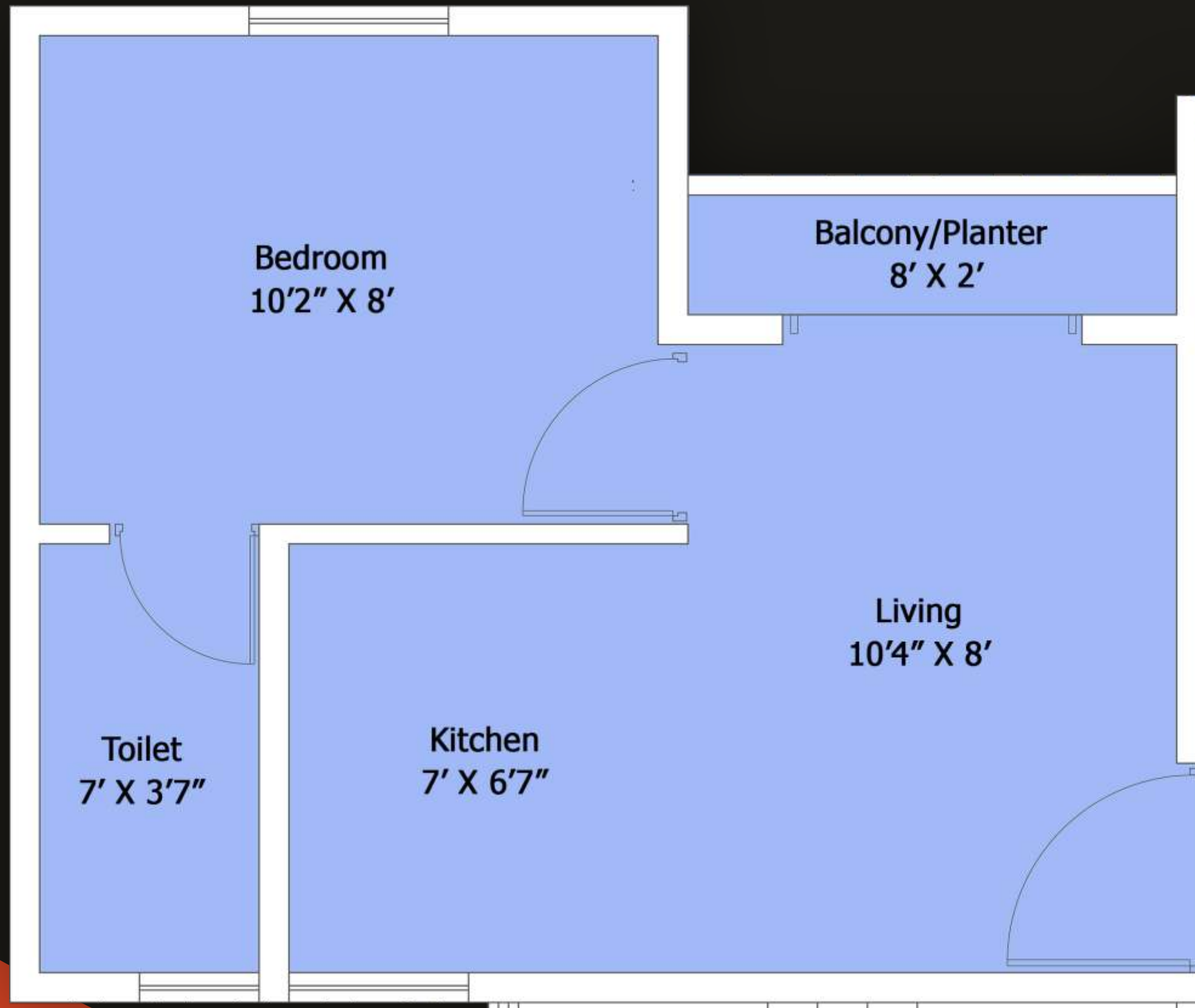


Type 2 – 1 BHK
259 sq Ft
103, 203, 303, 403,
503, 603, 703

1st to 7th Floor

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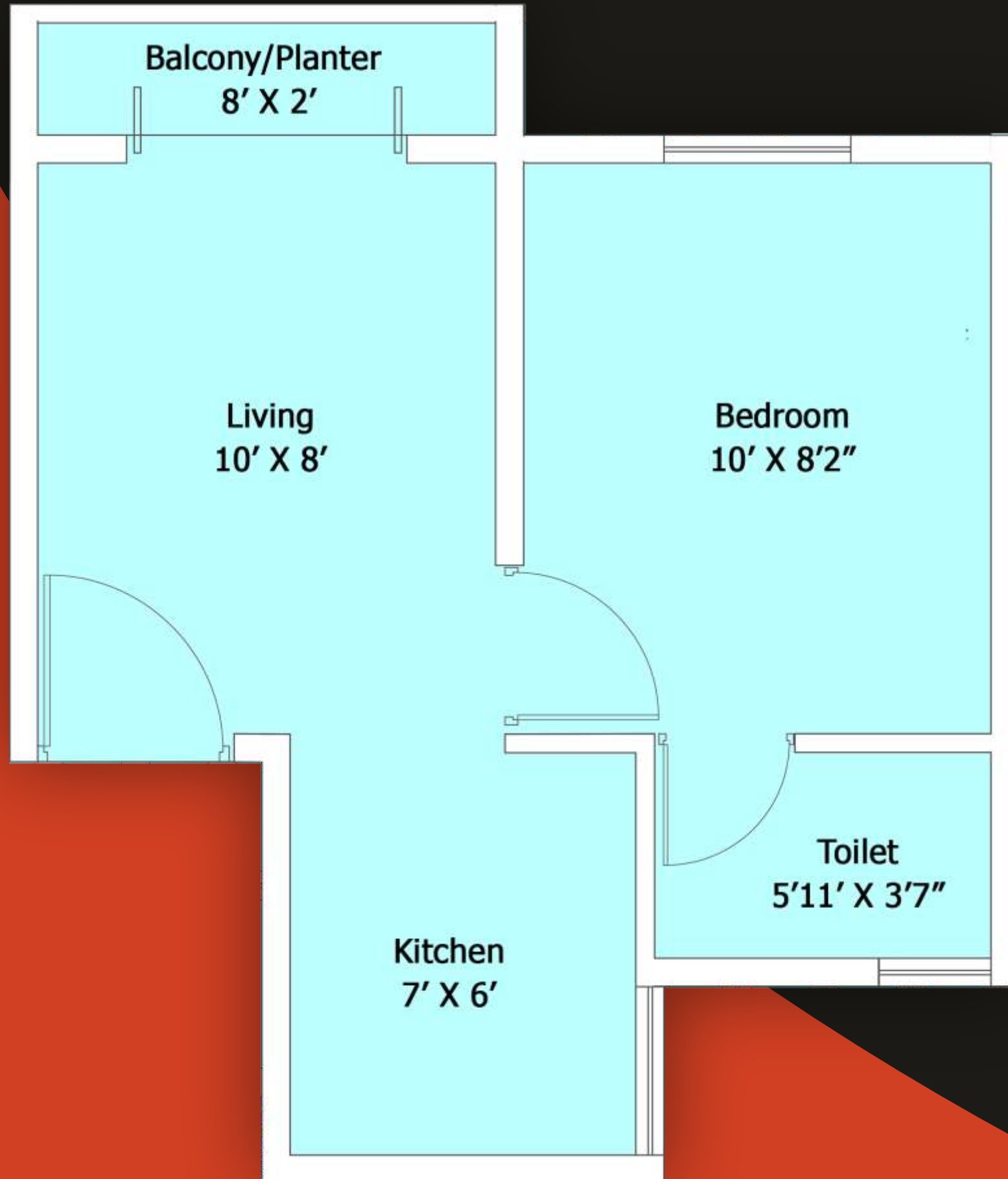
Floor Plan



Type 1 – 1 BHK
268 sq ft

*Artist Impression Only

Floor Plan



Type 2 – 1 BHK
259 sq ft

*Artist Impression Only



KITCHEN

Floor: 2'x2' vitrified tiles.
Granite platform with SS sink & tap. Ceramic tile cladding, 2ft above kitchen platform.
Powdered-coated aluminium windows. Provision For Exhaust Fan in Kitchen.



BATHROOM

Anti-skid ceramic tiles.
Ceramic tile dado up to 7' in height.
Concealed PVC fitting.
Standard quality CP fittings & sanitary fittings. High-quality wash basin. Water efficient 6x3 litre dual flush EWC in the toilet. Flush doors.
Powdered-coated aluminium windows.



PAINTS

Paint/Polishing
Interior: Standard quality OBD paint.
Exterior: Acrylic emulsion paint.



DOORS

All Internal Doors of Good Quality Flush Door. Elegant Main Entrance Door with Good Quality Door Fittings.
Balcony door: Powder-coated aluminium sliding door with mosquito net.



BUILDING SPECIFICATIONS

Structure: Earthquake resistant RCC Frame Structure. Walls: AAC Blocks/Fly Ash Bricks for external & internal walls.



ELECTRIFICATION

Points for a water filter, exhaust fan & refrigerator in the kitchen.
Exhaust fan point in WC/Bathroom.
Concealed copper wiring.
One TV point in the Living room.
Elegant modular electric switches.
One ELCB & MCB per apartment.



WINDOWS

Powdered-coated aluminium windows.



TILING

2' X 2' Vitrified Tiles for Kitchen & Living. Non Skid Ceramic Flooring in Toilet & balcony. Ceramic tile dado up to 7' in height in bathrooms.

Our Projects



Aurelia
3,3.5 & 4 BHK Apartment



Palladion
2 & 3 BHK Apartment



Grandeur
1,2 & 3 BHK Apartment



Palladion Square
Commercial Spaces

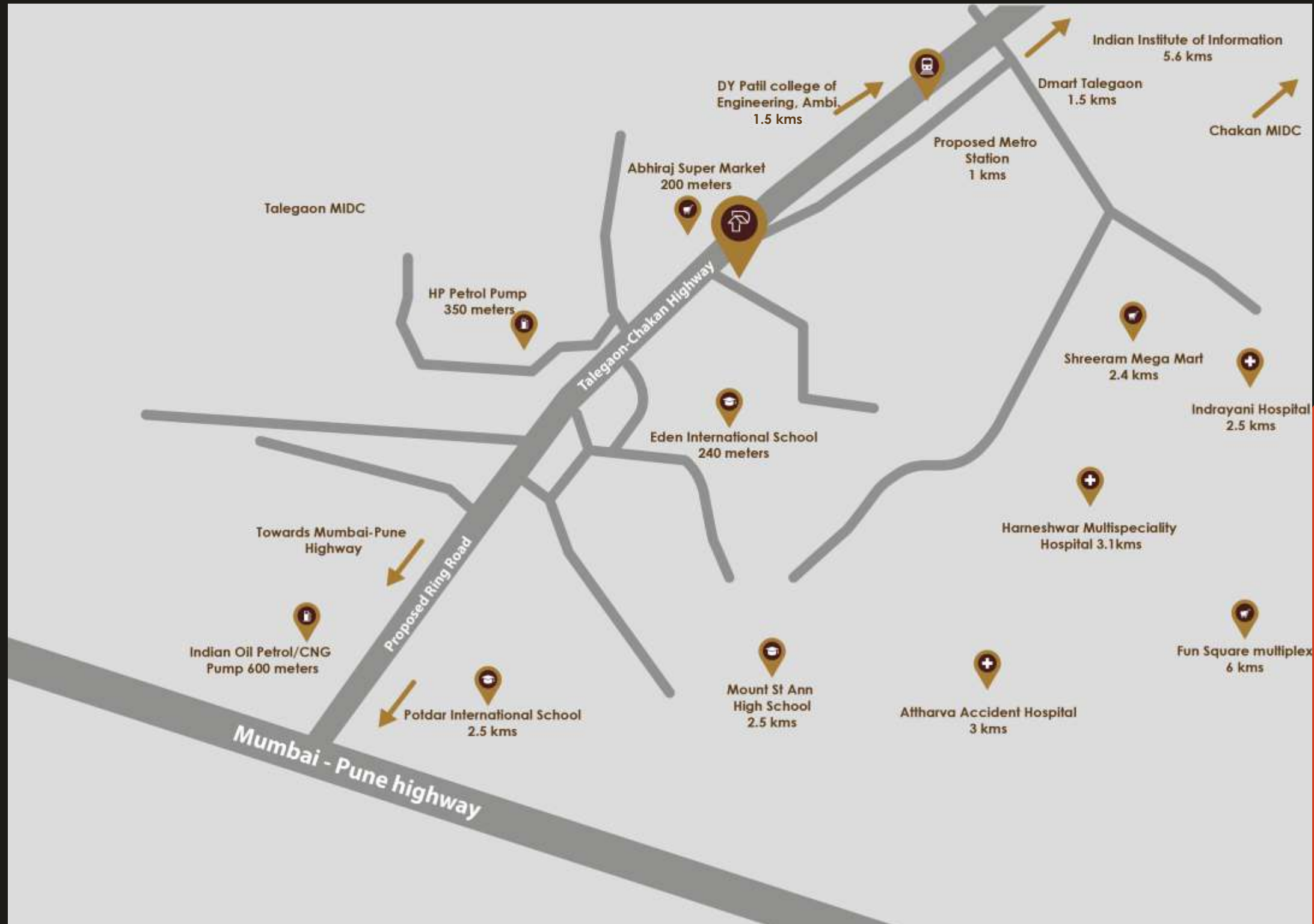
KBD Group

KBD Group has been developing projects since 2002, KBD Group is renowned for delivering opulent projects. Standing true to their core values of integrity, inclusion, equality and excellence, KBD Group has already delivered projects spanning 6 lakh sq. ft. in residential and commercial sectors. Projects by KBD Group ooze finest luxuries and yet are known for affordability, which has bagged the company a preferred position in the hearts and minds of its customer.

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Map



Conceptual image



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Contact : +91 73 5002 5006



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