



THE NEW KOHINOOR OF HINJAWADI.

Premium 2 BHK Homes



SADA SUKHI RAHO

A PROJECT BY

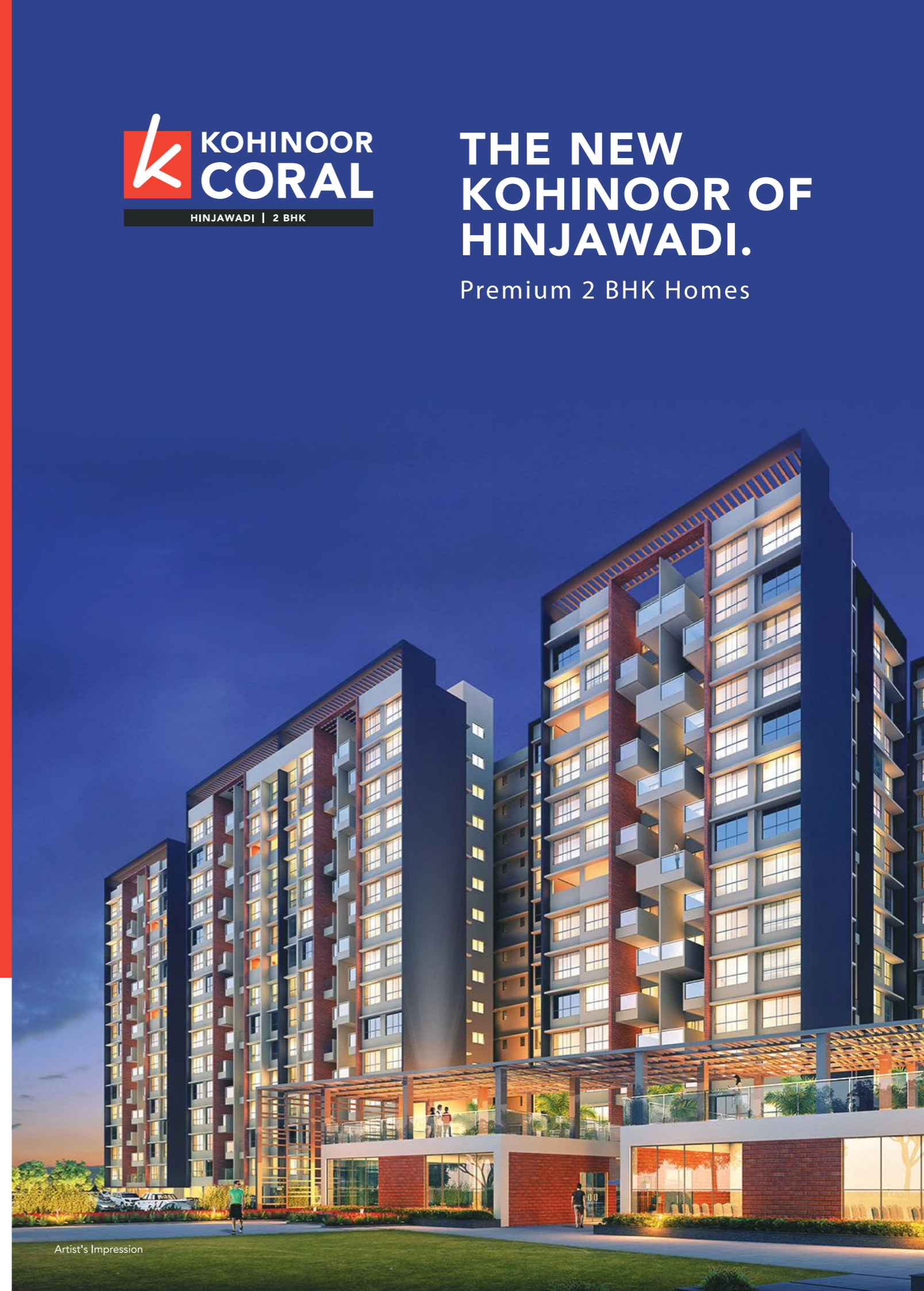


Site Address: Kohinoor Coral, Plot No. B2, S. No. 41/4, Bhoirwadi, Tal. Mulshi, Pune 411057.

Corporate Address: Kohinoor Development Corporation, A-101/102, ICC Trade Tower, S.B.Road, Pune 411016

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 **MahaRERA No.:** P52100021279 | Available at website: <https://maharera.mahaonline.gov.in>



Artist's Impression

KOHINOOR CORAL: URBAN CONVENIENCES. NATURAL ENVIRONS.

Presenting, Kohinoor Coral at Hinjawadi Phase 3. Powered by the 5 pillars of our 'Sada Sukhi Raho' philosophy this project will be a benchmark for the area. Being enveloped by greenery every day will be a refreshing escape into wilderness. But that's not all. Peppered with amenities and specifications for every family member, Kohinoor Coral is where form and function will blend seamlessly. Come home to a premium lifestyle surrounded by nature. Come home to Kohinoor Coral.



THE CORAL LIFESTYLE: NEW EXPERIENCES. EVERY DAY.



INDOOR AMENITIES: • CLUBHOUSE - Multipurpose Hall | Reception & Waiting Lounge | Indoor Games: Table Tennis, Carrom & Chess | Well-equipped Gym • **LIFESTYLE AMENITIES** - Toddlers' Room / Creche | Co-Working Space with Cafe

OUTDOOR AMENITIES: • Kids' Play Area • Swimming Pool with Kids' Pool • Landscaped Garden • Pergola Seating • Multipurpose Game Court • Senior Citizens' Deck • Open Air Gym • Yoga Deck





ENSURING HIGH QUALITY LIVING SPACES.

STRUCTURE & BLOCKWORK:

- RCC (Re-inforced Cement Concrete) structure with 125mm AAC (Auto-claved Aerated Concrete) blocks
- Birla Super Shakti, Ambuja, Vasodatta / equivalent type cement
- Rajuri, Kalika, Polad / equivalent type steel

PAINTING & FINISHING:

- Interior Home Walls:
 - Internal wall with Gypsum finish of Gyproc / Buildcon / equivalent
 - Dulux premium emulsion paint / equivalent for walls and ceiling
- Other Interior Walls:
 - Internal plastering with Gypsum finish of Gyproc / Buildcon / equivalent
 - Dulux textured paint / equivalent with scratch finish near lift lobbies
 - Textured paint with scratch finish texture

External Walls:

- External plaster with double coat, sand-faced plaster with chicken mesh
- Dulux textured paint and Dulux Weather Shield / equivalent for all exterior walls

FLOORING:

- Kajaria / Nitco / equivalent make 600mm x 600mm tiles inside the apartment
- Kajaria / Nitco / equivalent make 150mm x 600mm rustic wooden-finish tiles for balconies
- Kajaria / Nitco / equivalent make 300mm x 300mm rustic-finish ceramic tiles for dry balconies

WATERPROOFING:

- Brickbat & chemical waterproofing for attached terraces
- Chemical waterproofing in toilets

- Brickbat waterproofing & chemical ad-mixture for dry balcony

DOORS:

- Main Door:
 - Tata Pravesh / Century / Greenlam / equivalent main door with ply frame
 - Provision for safety door
 - Yale / equivalent biometric lock
- Bedroom Doors:
 - Bedroom door with plywood frame with laminate
 - Europa / equivalent cylindrical lock
- Toilet & Balcony Doors:
 - Laminated ply door with granite door frame for toilets and balconies
 - Europa / equivalent cylindrical lock
- Balcony:
 - Folding doors to access terrace / balcony

WINDOWS:

- 4-sided window sill with grey granite
- Domal / Euro / equivalent series windows with anodised / powder-coated 3-track aluminium windows with mosquito mesh
- Window grills with satin paint

RAILING:

- 1200mm high glass railing with SS grab bar

KITCHEN:

- Franke / Nirali / equivalent kitchen sink
- Kajaria / Nitco / equivalent make 300mm x 600mm tiles for kitchen walls
- Jaquar Lyric series / equivalent tap fittings
- Black granite otta supported by cudappa

TOILETS:

- Kajaria / Nitco / equivalent make 300mm x 300mm satin-finish anti-skid tiles for toilet flooring

- Kajaria / Nitco / equivalent make 300mm x 600mm digital tiles for toilet walls
- Jaquar / equivalent basins & WC
- Jaquar Lyric series / equivalent tap fittings
- Slung plumbing

ELECTRIFICATION & CABLING:

- Finolex / Polycab / equivalent wires
- Schneider Vivace series / equivalent switches

LIFTS:

- Kone / Schneider / Thyssenkrupp / equivalent lifts

SECURITY:

- CCTV monitoring in common areas
- Fire alarm & fire-fighting system
- Boom barrier at each entry and exit
- Smoke detector & sprinklers in common areas
- Video door phone in each home integrated with lobby and security connect

COMMON FEATURES:

- 1 drivers' toilet to be provided in each building
- Kirloskar / equivalent genset back-up system
- Osram / equivalent LED-based fittings for common area lights
- Attractive entrance lobbies

ENVIRONMENTAL FEATURES:

- Rainwater harvesting
- STP recycled water for landscaped areas
- Organic waste converter
- Fruit bearing trees
- Drip irrigation system in landscaped green areas
- Underground water tank with softened and conditioned water treatment

INDULGENCE IS NO LONGER A LUXURY.

At Kohinoor Coral indulgence is not a luxury; it's a daily experience. We've carefully crafted every square foot with thoughtfulness. Whether it's optimising niche spaces, ensuring better light and ventilation or even high quality materials - it's all aimed at bringing you limitless happiness. You could say it's a literal translation of our 'Sada Sukhi Raho' philosophy.



MASTER PLAN



Artist's Impression

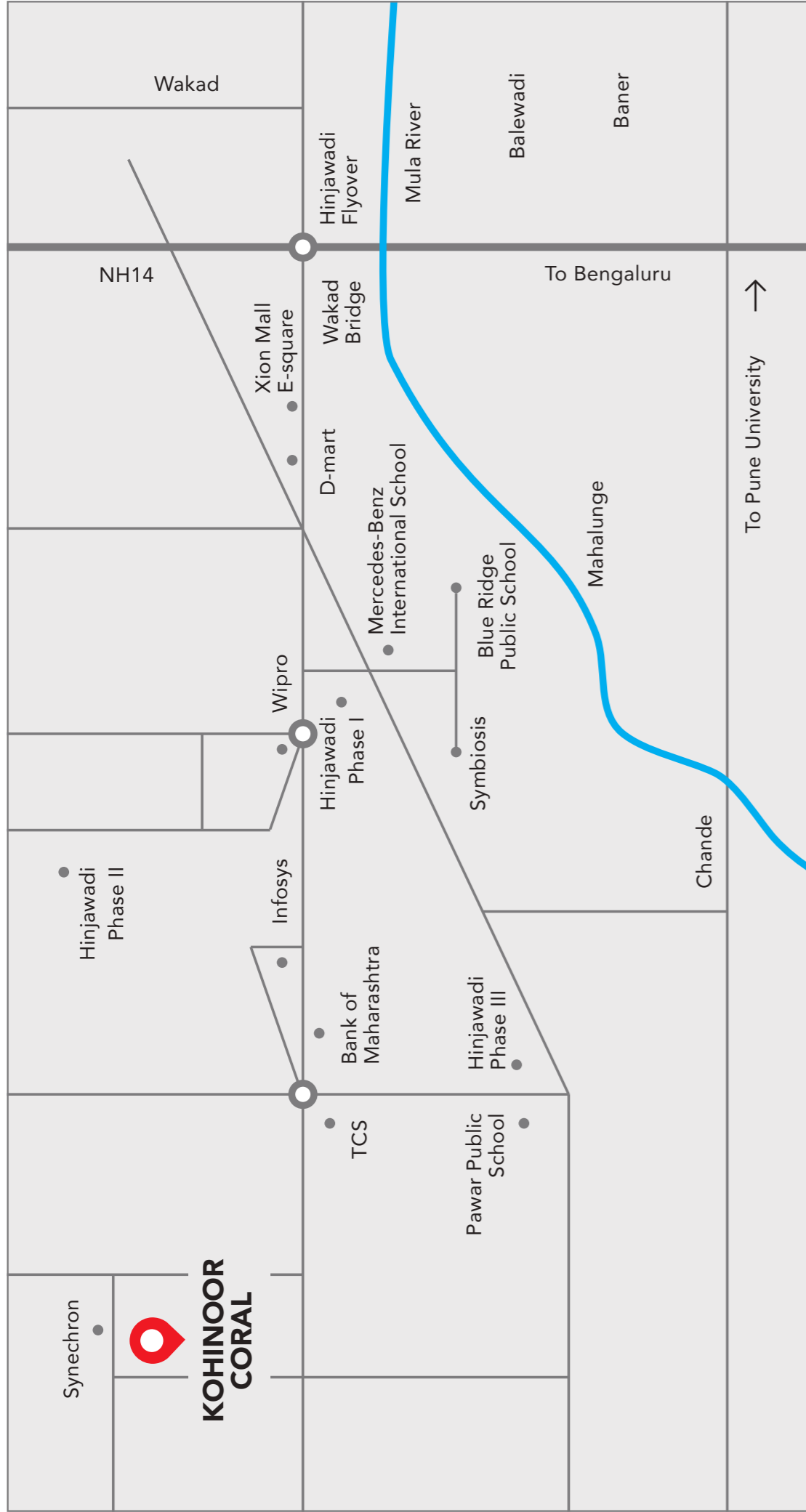
- 1 Grand Entrance Gate
- 2 Podium-level Clubhouse
- 3 Ground-level Clubhouse
- 4 Swimming Pool
- 5 Party Lawn
- 6 Kids' Play Area
- 7 Senior Citizens' Deck
- 8 Multipurpose Area
- 9 Jogging/Walking Area
- 10 Amphitheatre
- 11 Exit

2BHK
CUT SECTION



2BHK
CUT SECTION





**CONNECTIVITY
REDEFINED**

Workspaces: TCS - 1.7 km. | Cognizant - 3.1 km. | KPIT - 2.7 km. | Capgemini - 3.5 km.

Education: Kidzee Pre-school - 7.7 km. | Eurokids Pre-school - 1.3 km. | Pawar Public School - 1.7 km. | Little Big World - 2.3 km.

Healthcare: Ruby Hall Clinic - 8.2 km. | Ayushree Hospital - 9.1 km.

Travel: Pune-Mumbai Expressway - 15.9 km. | Mumbai-Bengaluru Bypass - 9.3 km. | Aundh - 16.8 km. | Baner - 17.3 km. | Wakad - 10.7 km.



ABOUT KOHINOOR GROUP

At Kohinoor, everything revolves around customer happiness. Every single thing. Which is why, everything that it builds comes with the promise of Sada Sukhi Raho: the timeless blessing in India. This promise means that Kohinoor stays with its customers at every touch-point and every step of the customer journey; right from assistance in the sales procedures to ensuring easy paperwork to transparent dealings to offering maintenance assurance on its residential projects*.

Pillared on the values of integrity, trust and transparency, Kohinoor is a name synonymous with quality construction since three decades. The group has earned a niche for designing and developing residential and commercial real estate of international standards; real estate that goes much beyond fulfilling the needs of its customers and delivers a lifetime of delight.