



**A STEP TOWARDS CELEBRATING PUNE CITY**

# Kamlakunj

SHOWROOMS & PREMIUM 1 BHK BY GRAY OWL PROPERTIES

*In loving memory of late "Smt. KAMLABAI RAMESHWARDAYAL AGARWAL"*

# Celebrate Pune, Celebrate Design

The idea is to understand the city's local context and cultural nuances in depth, by respecting the cultural identity, integrating with the surroundings, designing for the community, responding to the climate, and preserving heritage, thereby creating a structure that reflect the city's soul, **Kamlakunj** will not only celebrate Pune's cultural heritage but also establish a harmonious relationship between the built environment and its inhabitants. As Pune continues to develop, the pursuit of architectural harmony will play a crucial role in preserving the city's identity and nurturing a sense of pride among its residents.





Kamlakunj

Citibank

SAMSUNG

Kamlakunj



# What **Kamlakunj** Offers

- **Prime Location**  
Heart of Pune city with 40' main road access
- **Premium Elevation Design**  
A modern luxury, yet traditional facade
- **Roof-Top Amenities**  
A get together exclusively for society members for activities & festive celebrations
- **Architecturally Designed Layout**  
A plan that offers zero space wastage & maximum comfort
- **3 Side Open Plan**  
For ample light and ventilation
- **Vastu Compliant Homes**  
East West facing homes for positive inflow of energy
- **Designer Entrance Lobby**  
Architecturally designed grand lobby



## Roof-Top Amenities

- ❶ Dedicated Landscaped Area
- ❷ Open to Sky Gymnasium
- ❸ Meditation / Yoga Zone
- ❹ Gazebo Seating
- ❺ Walking Area
- ❻ Barbecue Zone
- ❼ Senior Citizen Seating Area
- ❽ Festive Celebration Deck

# Experience a Premium Lifestyle

**Ganesh Peth** holds potential for residential and business purposes due to the city's rapid development, especially with ongoing infrastructure projects like the Pune MahaMetro which has great connectivity within 5 to 7 minute distance from **Kamlakunj**. This growth has led to increasing property value already and is going upwards emphasizing the advantage of early investment for better future returns and a promising investment opportunity for a premium lifestyle. Additionally, the redevelopment projects in core Pune showcase a transformation, and Kamlakunj stands out by seamlessly integrating architectural excellence with Pune's cultural essence, making it a distinctive and promising investment opportunity for a premium lifestyle.

## ENTERTAINMENT

SM Joshi Hall	3mins
Mangala Multiplex	5mins
SGS Mall	5mins
Balagandharv	6mins
INOX Multiplex	8mins
Pavilion Mall	15mins

## HOSPITALS

KEM Hospital	3mins
Tarachand Hospital	5mins
Sancheti Hospital	8mins
Ruby Hall Clinic	10mins
Jehangir Hospital	10mins

## SCHOOLS / COLLEGES

Fergusson College	9mins
AISSMS College of Engineering	7mins
COEP	8mins
The Bishop's School	8mins
SM Choksey College	6mins
St. Vincent's High School	6mins

## TRANSPORT

Pune Railway Station	4mins
Shivaji Nagar Metro Station	9mins
MaNaPa Bus stop	6mins
Civil Court Metro Station	5mins
Pune Airport	20mins

## HISTORICAL PLACES

Shaniwar Wada	3mins
Vishram Bagh Wada	5mins
Raja Dinkar Kelkar Museum	5mins
Dagduseth Halwai Ganpati	3mins
National War Memorial	9mins

## IMPORTANT LOCALITIES

Mahatma Phule Mandai	4mins
Tulsi Baug	3mins
MG Road, Camp	8mins
Laxmi Road	2mins
Raviwar Peth	2mins

" प्रीमियम स्थानाचा अनुभव घ्या "

पुणे



## Typical 1 bhk Cut Section



# Ideal Specifications

Kamlakunj denotes a glorious journey & memories of our extensive experience, contemporary lifestyle & a healthy living. These lifestyle apartments are aesthetically pleasing and are designed in a way that you experience maximum comfort.

## ELECTRICAL

- Concealed Copper Wiring
- AC Point in Living Room
- Switches of Legrand Make or Equivalent
- Provision for TV in Living Room

## KITCHEN

- Granite Platform
- Stainless Steel Sink
- Designer Glazed Tiles Above Otta Top
- Provision for Water Purifier
- Provision for Exhaust Fan

## BATHROOM

- Solar Water Connection in Bath
- Provision For Geyser Point
- CP/Sanitary of Jaquar Make or Equivalent
- Concealed Plumbing

## DOORS / WINDOWS

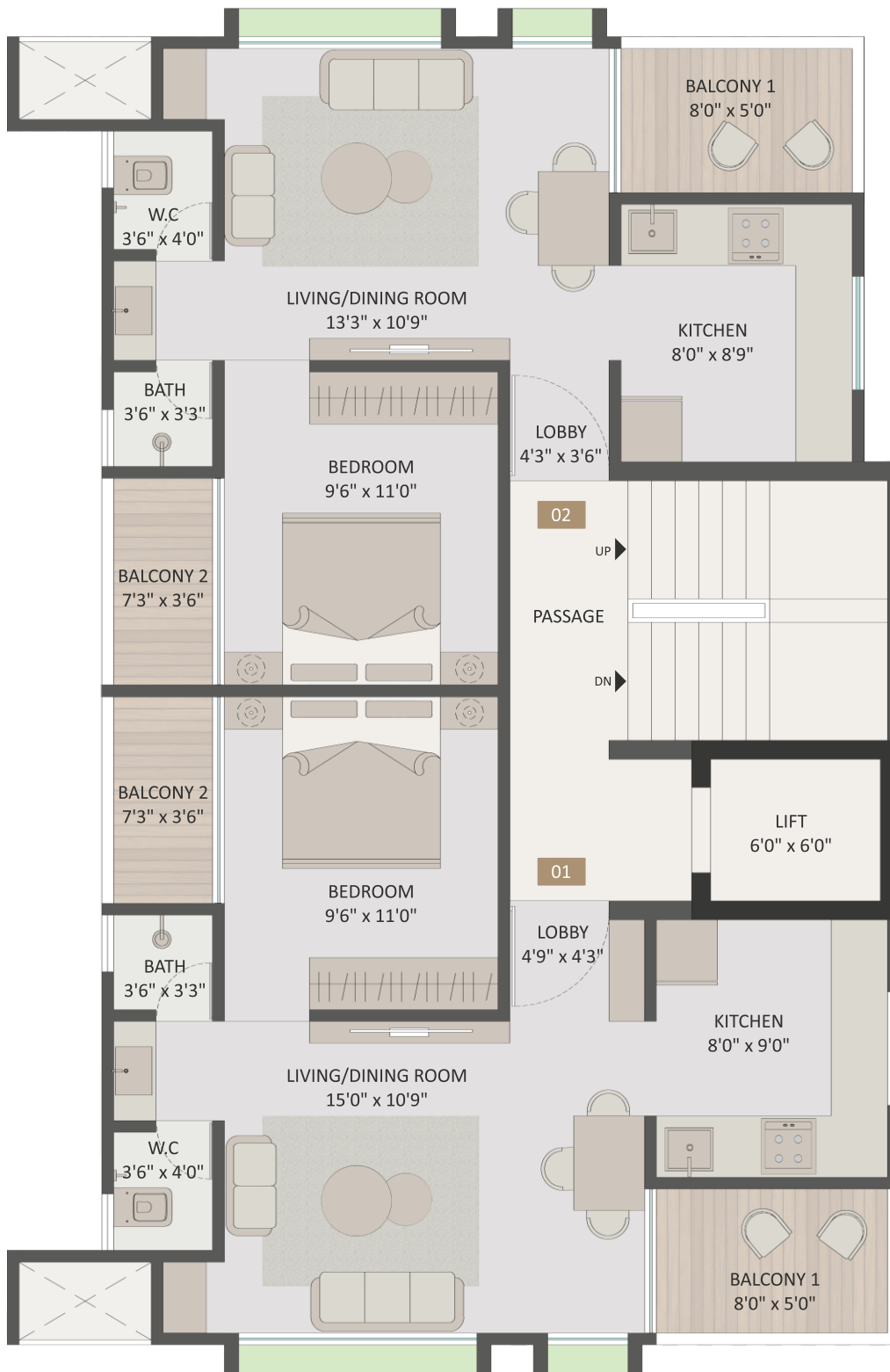
- Laminated Main Door
- Automated Door Lock
- Laminated Flush Waterproof Door for Toilets
- 3 Track Powder Coated Aluminum Sliding Doors/Windows with Mosquito Mesh
- Granite Frame for Toilet & Balcony

## FLOORING

- Double Charged Vitrified Tiles in Living/Dining & Kitchen
- Wooden Finish Tiles in Bedroom
- Anti-Skid Tiles in Toilet & Balcony
- Designer Dado Glazed Tiles in Toilet

## STRUCTURE

- Earthquake Resistant RCC Framed Structure
- Internal & External Walls of ACC Blocks/ Fly Ash or Equivalent
- Internal Gypsum Walls
- External Sand Finish Plaster

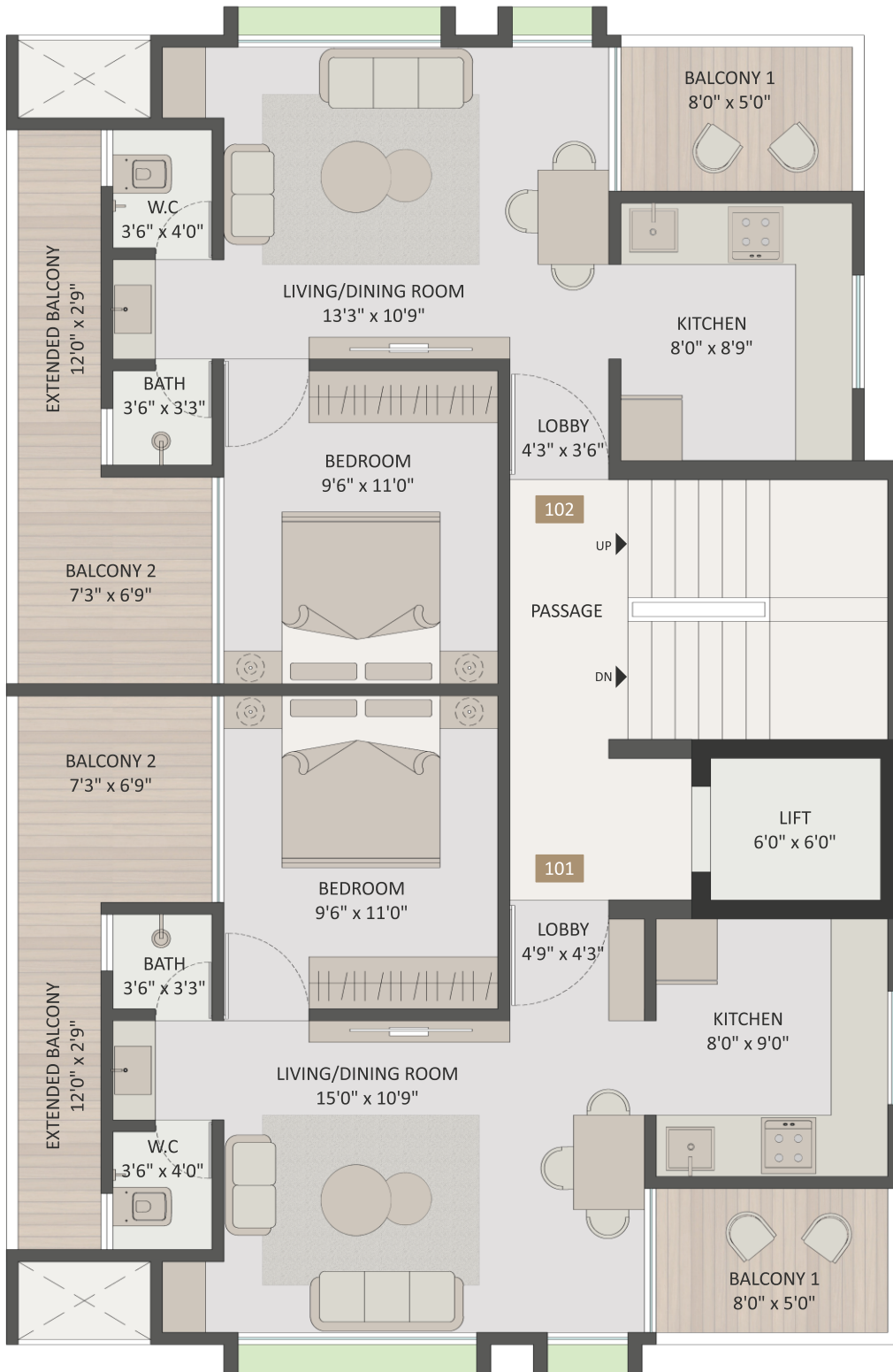


## Typical Floor Plan



Unit	Carpet Area	Terrace	Exclusive Terrace	Total (Sq.m.)	Total (Sq.Ft)
201,301,401,501,601	39.36	6.13	0.00	45.49	490
202,302,402,502,602	37.64	6.13	0.00	43.77	471

1 Sqm = 10.764 Sqft



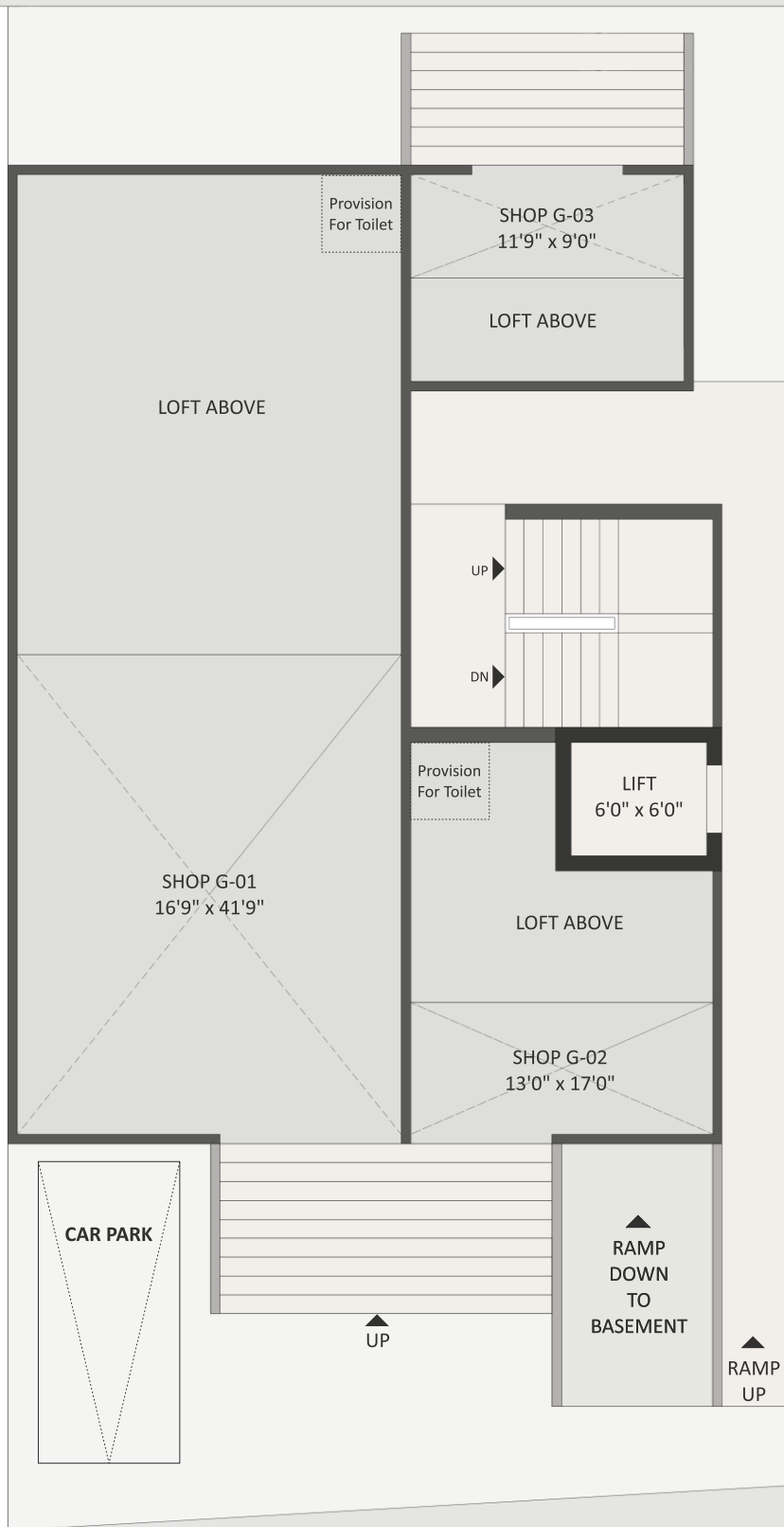
## First Floor Plan



Unit	Carpet Area	Terrace	Exclusive Terrace	Total (Sq.m.)	Total (Sq.Ft)
101	39.36	6.13	5.12	50.61	545
102	37.64	6.13	5.12	48.89	526

1 Sqm = 10.764 Sqft

10' WIDE ROAD



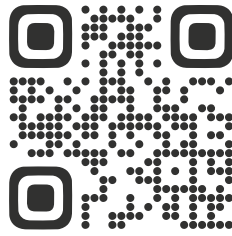
40' WIDE MAIN ROAD

## Commercial Floor Plan

Unit	Carpet Area	Loft	Total Carpet	Exclusive Verandah	Total (Sq.m.)	Total (Sq.Ft)
G- 01	64.82	32.41	97.23	8.85	106.08	1142
G- 02	17.45	8.73	26.18	0.00	26.18	282
G- 03	10.19	5.10	15.29	4.50	19.79	213



www.grayowl.in



Project By  
**GRAY OWL PROPERTIES**

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