



# KOSMIC KOURTYARD

2 & 3 BHK STELLAR HOMES

5 MINS FROM UPPER KHARADI





Founded by **Shyam Goel**, a leader in the field of development and construction for over **20 years**, the group has conceived, designed and executed several prestigious commercial and residential projects in and around Pune; and caters to niche markets. The company believes in providing customer delight by adopting a customer-centric value-for-money philosophy. At **Triaa**, corporate governance and ethical policies are implemented by our thoroughly professional and experienced team members. As a customer, you can be rest assured that you have made the right choice by deciding to be amongst the proud owners of homes at our projects.

## OUR MILESTONES

**30**

Years of  
Sustained Growth

**35**

Lacs Sq. Ft.  
Delivered

**43+**

Landmark Projects

**5000+**

Happy Families

## COMPLETED PROJECTS



Triaa Hillome, Lohegaon



Castle Royale, Lohegaon



Augustaa, Kharadi



Triaa Princetown, Shikrapur



Shubh Gateway, Viman Nagar



Punyavaastu, Alandi



Polaris, Hadapsar



Saachee Era, Moshi



Goodwill Breeza, Dhanori



## COMPLETED PROJECTS



Triaa Vasantam City Center, Dhanori



Elysia, Keshav Nagar



K City, Keshav Nagar



K Pune, Bavdhan



Triaa Galaxy City Center, Hinjewadi



Shubh Gateway, Viman Nagar



38 Divine, Kondhwa



Flow, Bavdhan



TAKING YOUR DREAM HOMES  
TO NEW HEIGHTS.

UPPER FLOORS  
NOW OPEN  
FOR BOOKING

KOSMIC  
**KOURTYARD**







## THE KOURTYARD OF BLISSFUL LIVING!

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Come home to festivities, fun, and frolic at Kosmic Kourtyard. The homes here are not only spacious, but also do they offer gateways to new, transformed, and elevated lives. This brilliant creation is The Next Big Thing in Wagholi. Come, be a part of Kosmik Kourtyard, and uplift yourself to an elite strata of society.

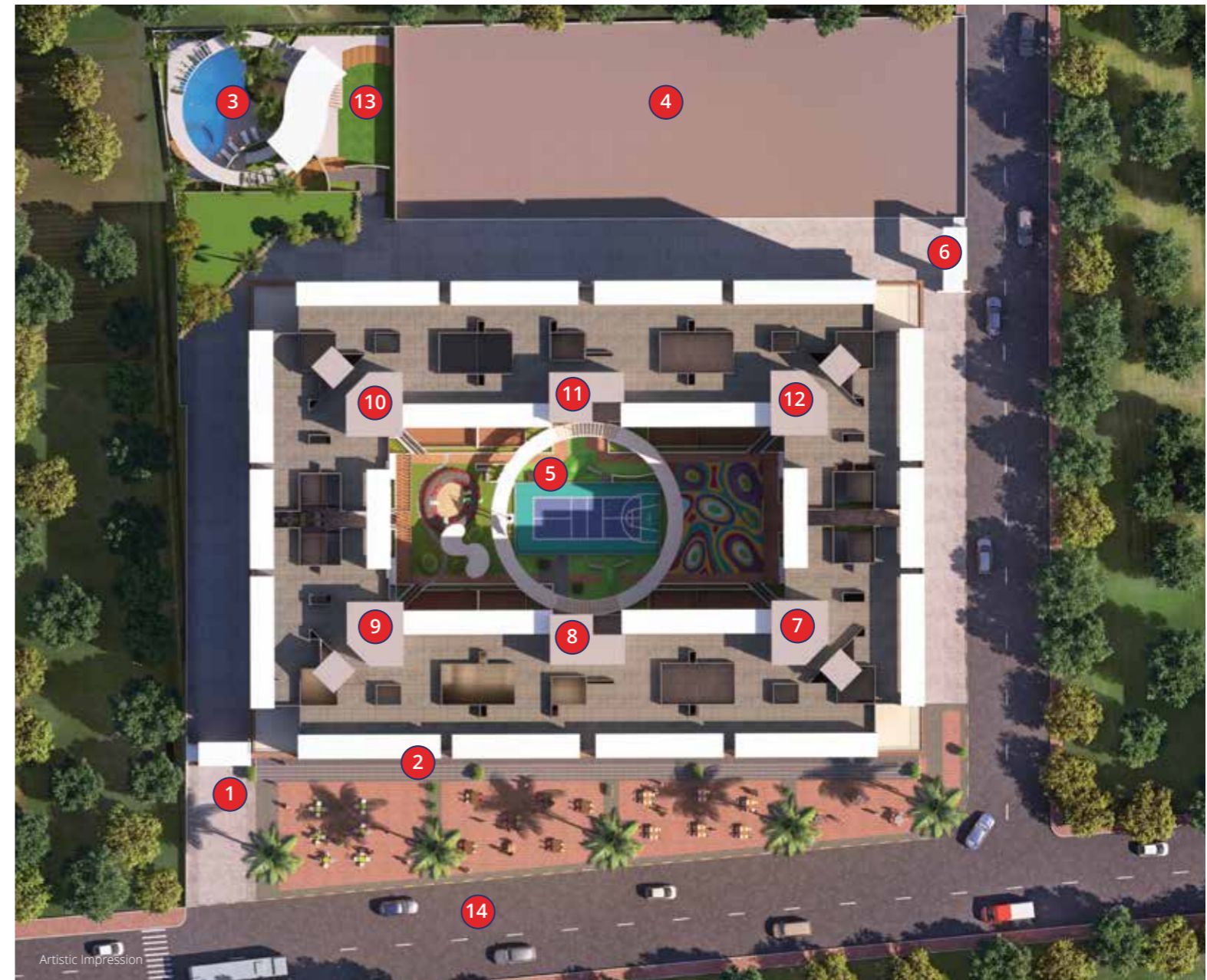
A new life awaits you!



# KOSMIC KOURTYARD







- |  |                           |
|--|---------------------------|
| 1. Main Gate                             | 8. Wing A2                |
| 2. High Street (Shops and Showrooms)     | 9. Wing A3                |
| 3. Swimming Pool, BBQ/Bu et, Party Lawns | 10. Wing A4               |
| 4. Amenity Space                         | 11. Wing A5               |
| 5. Vehicle Free Podium for Amenities     | 12. Wing A6               |
| 6. Exit Gate                             | 13. Party Lawns           |
| 7. Wing A1                               | 14. Wagholi -Manjari Road |



## THE KOURTYARD OF PURE JOY!

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From Zumba and Gymming to Nature Walks and Swimming; residents at Kosmic Kourtyard always have more to do on the premises than in their homes. Indulge in a wide range of facilities that offer a heady mix of play and comfort. At Kosmic Kourtyard, daily life is designed to be delightful, all in our Kourtyard of pure joy!







Artistic Impression



AMENITIES



Clubhouse



Party Lawn



Feature Wall



Swimming Pool



Carrom and Chess Zones



Baby Pool



Pool Side Deck



Buffet Area/BBQ Zone



Seating



Childrens' Play Area



Gazebo



Wooden Pathway



Acupressure Track



Artificial Lawn



Toddlers' Play Area



Rock Climbing Wall



Box Cricket



Senior Citizens' Area



Flag Hoisting Post



Multipurpose Play Court



## AMENITIES



Day Care Area



Co-working Space



Open Gym Area



Society Office



Library



Guest Rooms



Multi-activity Room



Indoor Gym



Table Tennis,  
Foosball, Pool Table



Group X Zumba  
Dance Studio



Genset Backup for  
Lift & Common Area



Automatic  
Boom Barrier



Decorative  
Entrance Lobby



Smart Security  
Systems



Decorative Entrance Gate  
with Security Cabin



Drivers' Room  
in Parking Area



Common  
Dish Antenna

We believe that every residential space must give its residents a delightful living experience, both inside and outside their homes. At Kosmic Kourtyard, you get a plethora of amenities to indulge in, at not one, but two of its crown jewels: the Open Garden and the Podium Garden.





VEHICLE-FREE PODIUM FOR AMENITIES



CRÉCHE



Artistic Impression



# INDOOR GAMES



Artistic Impression



# KIDS' PLAY AREA





# ZUMBA & PILATES STUDIO



Artistic Impression





## THE KOURTYARD OF SPACIOUS LIVING!

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Exquisitely designed modern spaces perfectly crafted for comfort; is what we at Kosmic Kourtyard offer you. As our cities grow, so do our homes; allowing you to breathe free, relax, and experience lavish living, in a Kourtyard of spacious living.







## SPECIFICATIONS

- » Sand Finish External Plaster
- » Gypsum Finish Internal Walls
- » AAC Blocks Walls
- » Vitrified Tiles in Living Room, Bedroom & Kitchen
- » Designer Tiles in Bathrooms
- » Anti-Skid Tiles for Terrace
- » Granite Platform with Stainless Steel Sink
- » Provision for Exhaust Fan & Water Purifier
- » CP Sanitary Fittings of Good Quality
- » Solar Heated Water in Both Bathrooms
- » Laminated Flush Door
- » Granite Door Frame in Toilets
- » Aluminium Windows with Mosquito Mesh
- » Granite Window Sill
- » Concealed Copper Wiring
- » High Quality Electrical Switches
- » Television Point with DTH Connection in Living Room & Master Bedroom
- » AC Points in Living Room & Bedrooms
- » Provision for Inverter Point
- » Oil Bound Distemper Finish Paint for Interiors
- » Semi Acrylic Paint for External Walls
- » Provision for WiFi
- » VDP with Intercom Facility



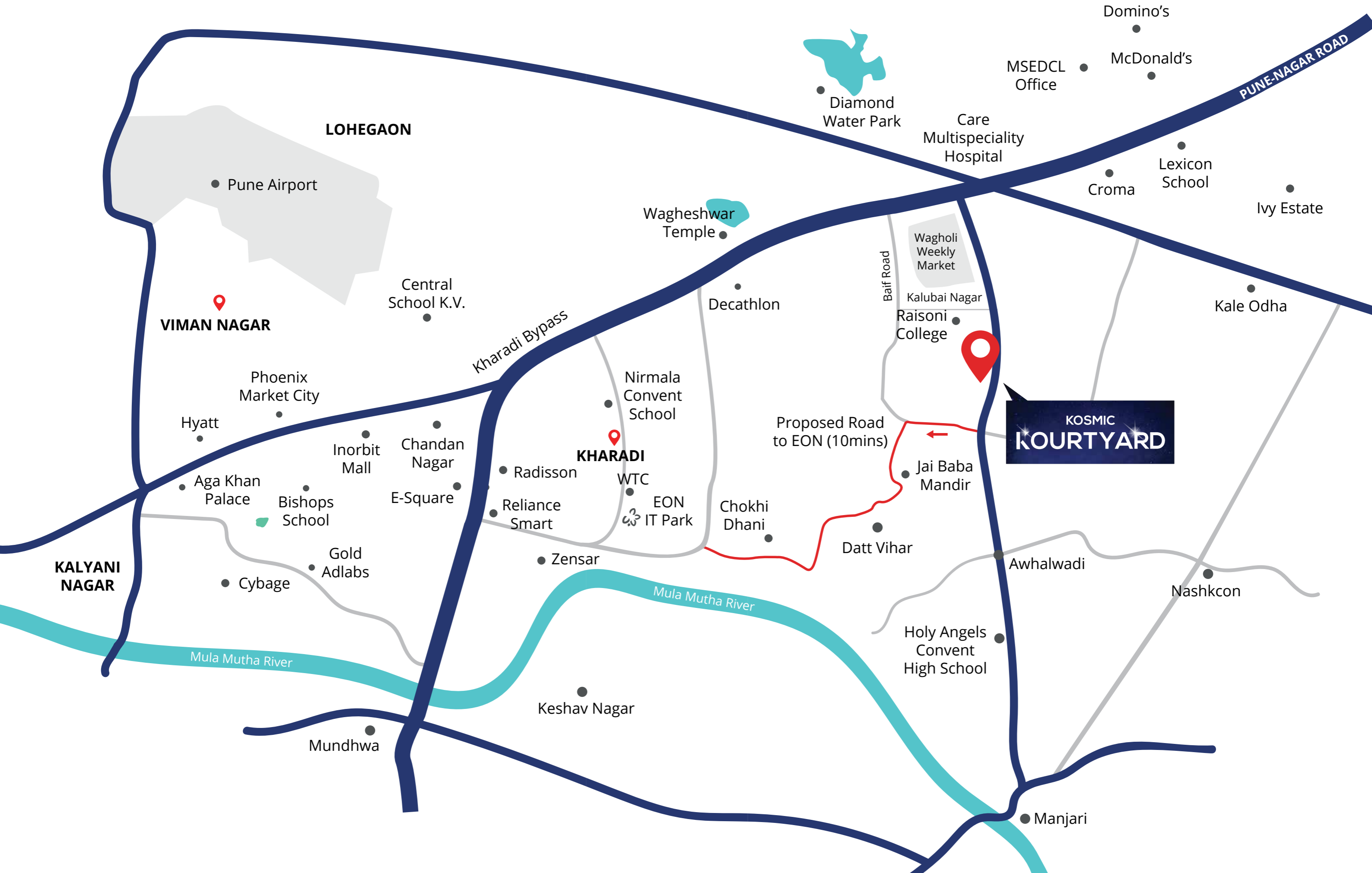
## THE KOURTYARD OF SEAMLESS CONNECTIVITY!

Another great advantage offered by Kourtyard is its tactical location. Find yourself surrounded by Reputed Schools, Shopping Malls, and Business Parks. With the Kharadi IT Park at a close distance of 10 mins, you get to beat the traffic blues with ease. You can also find a quick escape from the city through the nearby Pune-Nagar Highway.





# LOCATION MAP





## KEY DISTANCES

### INFRASTRUCTURE

» Wagholi Weekly Bazaar	0.3 km
» Star Bazaar	1.1 km
» Domino's Wagholi	1.6 km
» Croma	2.2 km
» Reliance Smart	2.4 km
» Pizza Hut	2.5 km
» McDonald's Wagholi	2.6 km
» Radisson Hotel	6.9 km
» Kharadi EON IT Park	7.2 km
» Inorbit Mall	7.9 km
» Zensar Kharadi	8 km
» Phoenix Market City	8.2 km
» Seasons/Amanora Mall	11 km
» Magarpatta City	11 km

### MEDICARE

» Care Multispeciality Hospital	0.6 km
» Phoenix Multispeciality Hospital	0.7 km
» Imax Multispeciality Hospital	1 km
» Global Multispeciality Hospital	1.2 km
» Life Line Hospital	2 km
» Columbia Asia Hospital	8.4 km

### CONNECTIVITY

» Pune-Nagar Road	0.4 km
» Kharadi Bypass	6 km
» Chandan Nagar	6.7 km
» EON IT Park	7.3 km
» Viman Nagar	8 km
» Magarpatta	11 km
» Pune Airport	11 km

### EDUCATIONAL HUBS


» Rasoni Group of Institutions	1.1 km
» Sankriti School	1.8 km
» Eva World School	1.8 km
» Lexicon International School	2.5 km
» BJS School and College	2.6 km
» Prodigy Public School	3.5 km
» Imperial College of Engineering	3.6 km
» SNBP International School	4.6 km
» Podar International School	4.6 km
» Dhole Patil College of Engineering	5.4 km
» Holy Angels Convent School	7 km
» Delhi Paramedical Institute	7.3 km



Site Address: Gate No. 1130, Wagholi-Manjari Road, Near Wagholi Bazaar, A/P Wagholi, Pune - 412 207

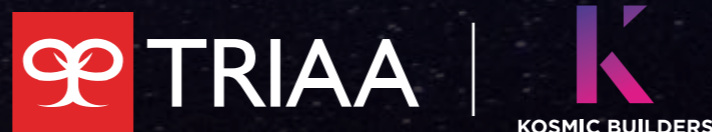
Corporate Address: Office No. 401/A, City Bay, City Point Tower, Dhole Patil Road, Pune - 411 001

 **9172 494 488** | **www.triaahousing.in**

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# KOSMIC KOURTYARD

A Project by



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