



VALORA



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2 & 3 BHK Customized Apartments™
KESHAV NAGAR, MUNDHWA

Magnificence is a HEIGHTENED SENSE OF LUXURY

Introducing Valora, the epitome of luxury. These high rise towers are the brightest starlets to dot the glamorous Keshav Nagar skyline in the upscale Mundhwa neighbourhood. A creation that, true to its name, inspires valor and freedom. Located in the planned and serene part of Keshav Nagar, Valora's 2 & 3 BHK Customized Apartments™ are ideal for those who want to be near their loved ones even while working. Keshav Nagar is one of the promising locations of Pune as its proximity to Kharadi (EON IT Park), Nagar Road, Koregaon Park and Hadapsar makes it strategically important. Amidst a well-connected, plush neighbourhood with prominent malls and multiplexes, schools, hospitals, food joints, banks, petrol pumps, etc., Valora is situated in the heart of urbane prosperity.

Exclusivity breathes from every pore here. Be it the avant-garde architecture, state-of-the-art amenities or natural environs, life at Valora promises to be an eternity of luxuriated bliss with abundance of space! In homes designed to kindle flames of delight in your family and sparks of envy in the neighbourhood. At Valora, sophistication, elegance and timeless architecture conjure into experiences you'll cherish.

The eclectic mix of premium features:

- STANDARD, COMFORT & LUXURY lifestyle offerings
- FOUR LIFTS & TWO STAIRCASES in both the towers
- NO COMMON WALLS between two homes



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LEGEND

- | | | | | | | |
|-----------------------------------|--------------------------------------|--------------------------------|------------------------|----------------------------|---|----------------------|
| 1. Entry/Exit Commercial Building | 8. Open Parking | 15. Cabana Seating | 22. Drive Over Lawn | 29. Podium Plantation | 35. Club House- Multi Purpose Hall
with Indoor Games | 40. Leisure Seating |
| 2. Commercial Building | 9. Transformer & D.G. Set | 16. Changing Room | 23. Private Garden | 30. Viewing Gallery | 36. Club House- Gym
on 1st Floor | 41. Central Lawn |
| 3. Seating Plaza | 10. Entry Portal with Security Cabin | 17. Feature Wall | 24. Connecting Pathway | 31. Shrub Alcove | 37. Amphitheatre | 42. Butterfly Meadow |
| 4. Butterfly Garden | 11. Entrance Plaza | 18. S.T.P. | 25. Tot-Lot Area | 32. Seating Alcove | 38. Jogging Track | 43. Chit Chat Plaza |
| 5. Open Parking | 12. Bus Stop | 19. OWC | 26. Lawn Mound | 33. Stepped Floral Prairie | 39. Senior Citizen Plaza | 44. Topiary Garden |
| 6. Trellis Seating | 13. Swimming Pool | 20. Open Parking | 27. Reading Nook | 34. Party Lawn | | 45. Skating Rink |
| 7. Sloping Flower Beds | 14. Baby Pool | 21. 9 M Wide Internal Driveway | 28. Aroma Garden | | | |





Distinctiveness is an ARRAY OF INSPIRED AMENITIES

Valora exudes a sense of well-being within the confines of its estate. Plunge into swimming pool's turquoise blue bliss. Pump iron at the well-equipped gymnasium or exercise your legs and lungs at the jogging track. Be a social butterfly at the expansive clubhouse. Conduct special events at a large amphitheatre. Let your children have their share of fun and frolic at the kiddies' corner. Here you will find a heady mix of the exquisite and the essential!



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BEST IN CLASS AMENITIES FOR A GRANDEUR LIFESTYLE



AMENITIES



Swimming Pool
& Clubhouse



Children's Play Area



Party Lawn



Amphitheatre



Gymnasium



Podium Plantation



Skating Rink



Podium Lawn



Jogging Track





SPECIFICATIONS

FLOORING

- 2x2 Vitrified Flooring
- Anti-skid Tiles in Terrace & Dry Balcony

BATHROOM

- Jaquar or Equivalent Brand CP Fittings
- Designer Bathroom Tile Flooring
- Ceramic Tile Dado upto Door Height
- Anti-skid/Matte Finish Tile Flooring
- Marble/Granite Facia for Door Opening

KITCHEN

- Ceramic Tile Dado upto 2 Feet
- Provision for Water Purifier
- Stainless Steel Sink
- Granite Platform
- Dry Balcony with Provision for Washing Machine

DOORS & WINDOWS

- Laminated / Satin Finished Painted Doors
- Premium Quality Fixtures & Fittings
- Powder Coated Aluminium Windows with Mosquito Mesh
- M.S. Safety Grills

PAINTING

- Good Quality Textured External Paint
- Plastic Emulsion

ELECTRICAL

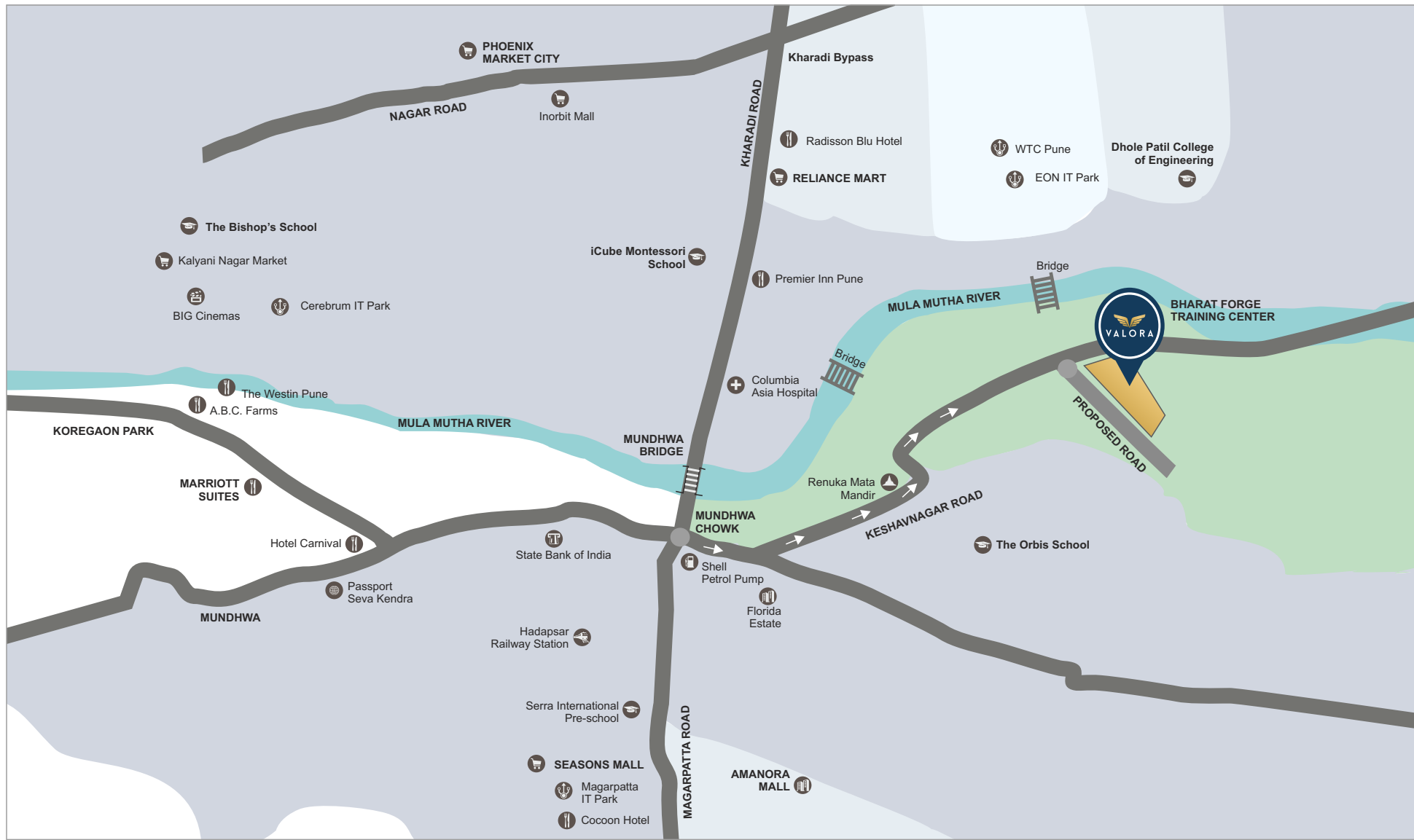
- Concealed Copper Wiring with Circuit Breakers
- Premium Modular Switches of Legrand or Equivalent
- Adequate Electric Points in Every Room
- AC Points in all Bedrooms
- Provision for Exhaust Fan in Kitchen & Bathroom
- Provision for Inverter

GENERAL

- Earthquake Resistant RCC Structure
- Aesthetically Designed Grand Entrance Lobby
- Otis, Scheindler or Equivalent Elevator
- Power Backup for Lift & Common Areas
- Fire-fighting System as per Norms
- Intercom Connectivity
- CCTV in Common Areas

ECO-FRIENDLY

- Solar Water Heating System for Common Bathroom
- Rainwater Harvesting
- Water Treatment Plant
- Sewage Treatment Plant



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KESHAV NAGAR, MUNDHWA

KESHAV NAGAR, A PREFERRED RESIDENTIAL LOCATION IN PUNE

Keshav Nagar benefits from its advantageous proximity to Koregaon Park, of which Mundhwa is now considered an extension. Easy accessibility and close proximity to Kharadi and Hadapsar makes Keshav Nagar an established destination with numerous retail and leisure destinations such as Nitesh Hub, Amanora Town Centre, Phoenix Market City and Inorbit. The airport and railway station are easily accessible. Keshav Nagar has the advantage of ambient greenery with a peaceful city life. It also benefits from easy access to educational and healthcare institutes. An ideal destination to lead and live a serene life, Keshav Nagar is more than just a location. It is the preferred destination!



IT PARK & COMMERCIAL SPACES

- Eon IT Park
- World Trade Centre
- Zensar IT Park
- Magarpatta IT Park
- SP Infocity
- Passport Office
- Cerebrum IT Park



LIFESTYLE & ENTERTAINMENT

- Reliance Mart
- Seasons Mall
- Amanora Town Centre
- Nitesh Hub
- Gold Big Cinemas
- Inorbit
- Phoenix Market City



HOSPITALITY

- Radisson Blu
- Premier Inn
- Westin Hotel
- O Hotel
- Hyatt Regency
- Novotel
- Cocoon Hotel



EDUCATIONAL INSTITUTES

- Niramala Convent
- Eon Gyanakur School
- Victorious School
- Orbis School
- Pawar Public School
- Amanora School
- The Bishop's School



HEALTHCARE

- Rakshak Hospital
- Columbia Asia Hospital
- Noble Hospital
- Ruby Hall Clinic
- Sahyadri Hospital



Converting Dreams into Realty

ENRICHING LIVES...

Abisky Realty and Ritkriti Developers is an awesome twosome amalgamation of next generation community builders. Together they have contributed to sophisticated construction, elegant execution and forward-thinking timelessness. Already embodied in Suburbia Estate, sprawling across 15 acres of premier living on the fringe of Pune. Leaving its indelible mark of grandiose in over five million square feet of residential, commercial and hospitality. The next chapter is centered round Valora which is being modeled around an unparalleled scale and dimension of ultra-modern planning and development. Designed to compliment a savvy community of residents with unbridled jubilation.



A project by:



ABISKY
DEDICATION BEYOND DEVELOPMENT



Converting Dreams into Realty

Associate:
**BHAGWANTRAO LONKAR
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CREDAI
PUNE METRO

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