



MJ
OPERA

2 & 3 BHK Designer Homes
at Wakad

A Project by

MJ
GROUP



All together makes it a harmony

Originating from Italian, the word “opera” translates to “work” that is a collaboration between a composer and a librettist and incorporates multiple forms of performing arts such as acting, scenery, costume and sometimes dance or ballet.

Inspired from this, **MJ Opera** is a beautiful composition put together with unique amenities and a plethora of joyful features & advantages.

Presenting a harmony for you to match the rhythm of your life!



Welcome to Wakad

The destination full of unparalleled future prospects in Pune. Also known as the educational hub of Pimpri-Chinchwad, the locale has become one of the most sought-after locations in and around Pune.

Situated near the Mumbai-Pune expressway, it shares neighbourhood with Punawale, Ravet, Hinjawadi, Baner and Nigdi. Close proximity with the prime employment hub of Hinjawadi has been a key factor in increasing its demand.





3 Towers | 19 Floors | 228 Apartments

Step into a world of better

A very mindfully designed layout by Ar. Amit Bhat - AB Architects, ensures MJ Opera has four, exclusive & spacious homes on every floor. With ample light entering these east-west facing apartments, you can experience an unexcelled north-south cross ventilation. With three high speed automatic elevators for each tower, all floors and common areas are fully-power backed up. Along with 3-level security and a well-implemented emergency fire equipment, maximum security is guaranteed for all residents. The beautifully designed homes, structurally consulted by RCC consultants - JW Consultants LLP and MEP consultation by Eskayem Consultants Pvt.Ltd. are surrounded by plentiful nature. With support from licensing consultants, SuPa Associates and legal advisors, Adv. Shilpa Pratap & Adv. Varsha Joshi, it has been a delight to make this project into reality. Landscape designer, Vikas Labba - Designterra, has wonderfully ensured that you are in a nature's retreat at all times.

Not only is MJ Opera structured in such a way that it utilizes its space in a very optimum manner, but also is located at a prime location in the city with a proximity of just 500 metres from the nearest metro line.

At MJ Opera, you can live life full of joy, dreams and ambitions.

A whole of amenities for you

ON THE TERRACE

With a breathtaking skyline view, the rooftop amenities at MJ Opera give the most beautiful ambience for you to rejoice and rejuvenate. With ample amenities designed to exceed your expectations, you will surely spend your time in a tranquil way.

OPEN SPACE AND PODIUM

Featured with spectacular amenities that provide comfort, convenience and joyful experiences, the open space is perfect for you to relish them in a more free and vibrant atmosphere.

ON THE TERRACE

1. Party lawn with seating area
2. Cube seating
3. Movie screening area
4. Pantry
5. Seating court with pergola
6. Party lawn 2
7. Garden pavilion
8. Pavilion
9. Community farming
10. Sculpture pedestal
11. Open air lounge
12. Pavilion
13. Garden pavilion
14. Party lawn 3
15. Serving counter
16. Bar counter
17. Yoga area with sun deck
18. Games pavilion
19. Discussion area
20. Open music area
21. Art corner

OPEN SPACE

22. Party lawn
23. Children's play area
24. Climbing wall
25. Multipurpose play court
26. Tiered seating
27. Swimming pool, Kids pool
28. Multipurpose hall
29. Seating
30. Outdoor gym equipments & exercise area
31. Art wall

PODIUM FLOOR AMENITIES

32. Fitness room
33. Society office
34. Driver's lounge





CLUB HOUSE

socialize . experience . live.

Live in harmony with the community you share a life with. Bringing you a way of building a lively atmosphere where you can make acquaintances, share stories, gather a lifetime of experiences. Celebrate special, joyful moments with your loved ones.

imagine . create . express

In a world full of chaos, create your own world of creativity & serenity where you can find solace. Rejuvenate your spirit and soul through a therapeutic journey of art & music. Find inspiration in the smallest of smallest things around you and make a wondrous masterpiece.



meet . chat . play

On lazy evenings, spend some quality time with your loved ones in the most entertaining & fun way in the games pavilion!



unite . groove . cherish

Come together to share joy with your family & friends to mark those extraordinary moments in life where you make unforgettable memories.



FITNESS ROOM



YOGA AREA WITH SUN DECK

recover . vitalize . refresh

Breathe in the fresh air while you reenergize and achieve a state-of-mind like never before. A convenient way to stay healthy and fit, the gym and yoga area are just a few steps away. Uplift your spirits to improve your lifestyle for a better future.

energize . rejoice . celebrate

For a well-deserved break from your hectic daily lives, here you can experience absolute delight with your family and loved ones. A space to bring people together to celebrate little joys, and create beautiful memories for a lifetime.



MOVIE SCREENING AREA



PARTY LAWN



CHILDREN'S PLAY AREA



SWIMMING POOL

relax . heal . enjoy

Let your worries pass by as you relax by the pool and your children have the time of their lives in play area. A calmer yet rejoicing moment for people all ages to make their day better and happier. Channelize your energy through joyful, aerobic activities to enhance your physical well-being.



SHOPPING ZONE

shop . splurge . spree

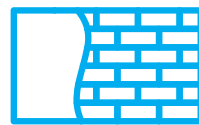
With exceptional stores for all essentials and luxury, MJ Opera offers a commercial front which is convenient and time-saving for its residents. A space where you have joyful shopping experiences with added comfort.

Technical Specifications



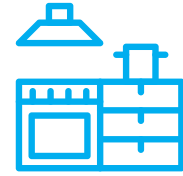
ELECTRIFICATION

- Video Door Phone
- Concealed copper wiring with Circuit Breakers
- DG Backup to support limited Light points & Fan in each room
- Adequate electrical points with modular switches
- Cable & Telephone points in living & master bedroom
- Broadband provision
- A/c point in hall, dining and all bedrooms
- Exhaust fan in all toilets



WALL FINISH

- Gypsum Finish Internal Walls
- OBD paint finish to all walls



KITCHEN

- Engineered stone/Granite with SS Sink
- Provision For Water Purifier in kitchen.
- Glazed Vetrified DADO Tiles upto lintel level.



DRY BALCONY

- Provision for washing machine & dish washer



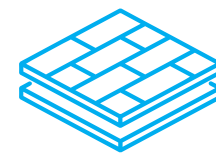
LIFTS

- Three High Speed Elevators for each tower



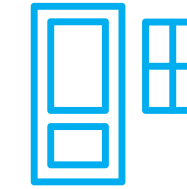
BATHROOM

- CP/Sanitary- Jaquar or equivalent
- Concealed Plumbing with bathroom fixtures and Sanitary Fittings
- Solar Water Supply for one bathroom.
- False Ceiling in all Bathrooms.



TILING

- Vitrified flooring for living rooms, kitchen, bedrooms and passages (600 x 1200) or (800 x 800)
- Anti-skid tiles for terrace/balconies (600 x 600)
- Anti-skid tiles (600 x 600) for flooring and vetrified or GVT for the walls (600 x 1200) in all the toilets



DOORS AND WINDOWS

- Powder coated Aluminum Sliding windows with mosquito net
- Aluminum Louvers window for Bathroom (Openable windows incase to access service ledge)
- SS glass railing in balcony
- Laminated finish Main entrance door with digital lock
- Laminated internal doors



OTHER

- Earthquake Resistant Building Design
- DG back up for common areas, lift and services
- Integrated Society management system with intercom facility in each flat
- CCTV cameras in common areas

Schools:

- 1. Euro School 2.0 KM
- 2. Podar International School 2.5 KM
- 3. Indira National School 3.0 KM
- 4. Akshara International School 3.0 KM
- 5. Mercedes Benz International school 3.0 KM

Malls:

- 1. White Square 0.5 KM
- 2. Upcoming Phoenix Market City 2.5 KM
- 3. Xion Mall 1.5 KM
- 4. D-Mart 1.5 KM
- 5. Grand Highstreet 3.0 KM
- 6. Spot 18 Mall 3.0 KM

Medical Facilities:

- 1. Surya Hospital 0.3 KM
- 2. Life Point Hospital 2.0 KM
- 3. Ruby Hall Clinic 2.0 KM
- 4. LifeTree Hospital 1.2 KM
- 5. Aditya Birla Memorial Hospital 4.7 KM

Hotels:

- 1. Taj Vivanta 2.0 KM
- 2. Courtyard Marriot 2.0 KM
- 3. Ramada Plaza 2.5 KM
- 4. Hilton Garden Inn 1.5 KM
- 5. Sayaji Hotel 2.3 KM
- 6. Lemon Tree Hotel 2.2 KM

Companies:

- 1. Wipro 2.9 KM
- 2. Infosys 2.7 KM
- 3. Persistent 2.2 KM
- 4. Larsen Toubro Infotech 4.1 KM





OUR STORY

It was in 2019, when two families who had already been in the real estate field for over a decade, working at different project capacities, decided to come together and create a luxurious brand of their own that the Menghrajani & Jethwani group - MJ group came into existence.

Built on strong fundamental pillars of trust, MJ group takes pride in being a company that dedicates itself to integral values like integrity, transparency, community building to bring you elegant homes with an opportunity to live a luxurious life in the beautiful city of Pune.

OUR VISION

MJ Group aims to grow efficiently and achieve infinite success by delivering the best of the best homes to more customers through exceptional innovation, excellence and performance.

OUR MISSION

With a mission of creating a strong relationship with our customers, we want to be able to build trust by continually improving our services.

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Site Address:

S.No. 34 & 36, Near Wakad-Hinjawadi Flyover,
Behind White Square, Wakad, Pune 411057.

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For Bookings, Contact:

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PROJECT CONSULTANTS



Ar. Amit Bhat
Design Architect



Designterra
Landscape Designer



RCC consultants



Eskayem Consultants Pvt.Ltd.
MEP Consultants

Adv. Shilpa Pratap
Adv. Varsha Joshi

Legal Advisor



SuPa Associates
Licensing Consultants

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