



Courtyard
15 Nxt

CHIKHALI



———— THE BIRTH OF MENLO ————

“Menlo” has always been an endeavour to offer innovative products to its customer. So, when they wanted to launch their new project, the emphasis was on how they could offer something that would make a real difference in people’s lives. What could they do in the capacity of home makers to address the pain points of people who bought their homes and make the world a better place?

Most homes available in the market stopped at the initial token offering of luxury. Few put themselves in the customer’s shoes to find out what were the real problems and if there was some way of addressing them?

“Menlo” set out to find these answers.

OUR VISION

To be the natural choice of every home seeker, **Menlo Group** was founded in 1997 as Goyal Constructions. Empathising with the struggle of countless families to own a home, the Group has successfully delivered **3 Million sq. ft.** of prime real estate over the last decade and currently **1 Million sq. ft.** is under development across Pune.

Menlo's portfolio spans across premium housing residential developments, built-to-suit office space, hotels, and retail malls. Our developments comprise of some commercial key landmarks of tomorrow's Pune, Mahalaxmi Market in Shukrawar Peth, Sai Platinum in Laxmi Road, City Square in Shivajinagar, and many other built-to-suit facilities across Pune.

Menlo homes are thoughtfully designed and offer all the modern amenities as per today's demand by a family for a decent standard of living. Homes that the residents and the environment are proud of!

OUR MISSION

Understanding Customer Needs

Providing Quality with Affordability

Meeting Commitments

Being a Trusted Partner



Apna Market Apna Future

Gear up to grow in a locality of bustling residential settlements, where you have the opportunity to serve the demands of an entire suburb.

Here, make your brand and business a household name.

Apna Market Apni Pahechan

Planned to host 200+ shops & showrooms, Apna Market is slated to be one of the biggest retail hubs of Chikhali. Its strategic location and excellent connectivity will enable your business to have maximum footfall and a wide frontage.





Artistic Impression

Chikhali's Biggest Retail Destination



**Courtyard
15 Nxt**

Bhakti Shakti Garden

Shree Krishna Temple

Shivaji Park

Sambhaji Nagar

Bird Valley Udyan

Bajaj Auto

Khandoba Mandir Akurdi

MIDC

Spine Road Bridge

SBI

TATA Motors Purnanagar

TATA Motors Gate

Galaxy Avenue

PRADHIKARAN

Old Pune-Mumbai Highway

Ram Nagar

Pimpri Chinchwad Science Park

Sumanth Sarovar

KSB Chowk

Spine City Mall

RTO Pimpri Chinchwad

Chinchwad Railway Station

Chinchwad Chowk

Towards Bhosari MIDC

Towards Chikhali

450 MTRS

D Mart

Moshi Grrand

KEY DISTANCES

HOSPITALS:

- Shiddhi Vinayak Hospital 2 mins.
- Lotus Multispeciality Hospital 2 mins.
- Choudhary Hospital 2 mins.

SCHOOLS / COLLEGES:

- Abhishek English Medium School 3 mins.
- D.Y. Patil English Medium School 5 mins.
- Don Bosco School 5 mins.
- Global Talent International School 10 mins.

CONNECTIVITY:

- Mumbai-Pune Highway 5 mins.
- Chinchwad 5 mins.
- Bhosari MIDC 5 mins.

MARKETS:

- D Mart 7 mins.
- Spine City Mall 10 mins.

BANKS:

- HDFC Bank 2 mins.
- Axis Bank 2 mins.

PARKS:

- Bird Valley Udyan 7 mins.
- Atal Bihari Vajpayee Udyan 5 mins.

INDUSTRIES:

- TATA Motors Plant 5 mins.
- Emcure Pharmaceuticals 5 mins.
- Jaguar Land Rover 5 mins.



Artistic Impression

Apna Frontage Apni Visibility

FRONTAGE OF APPROX. 300 FT.

LOCATED ON MAIN ROAD

DOUBLE STOREYED RETAIL SPACES

GLASS FACADE FOR ENHANCED VISIBILITY & VENTILATION

IDEAL FOR



Retail Brands



Food Outlets



Furniture Showrooms



Shopping Marts



Banks / NBFCs



Clinics



Pathology Labs



Professional Services



Salons



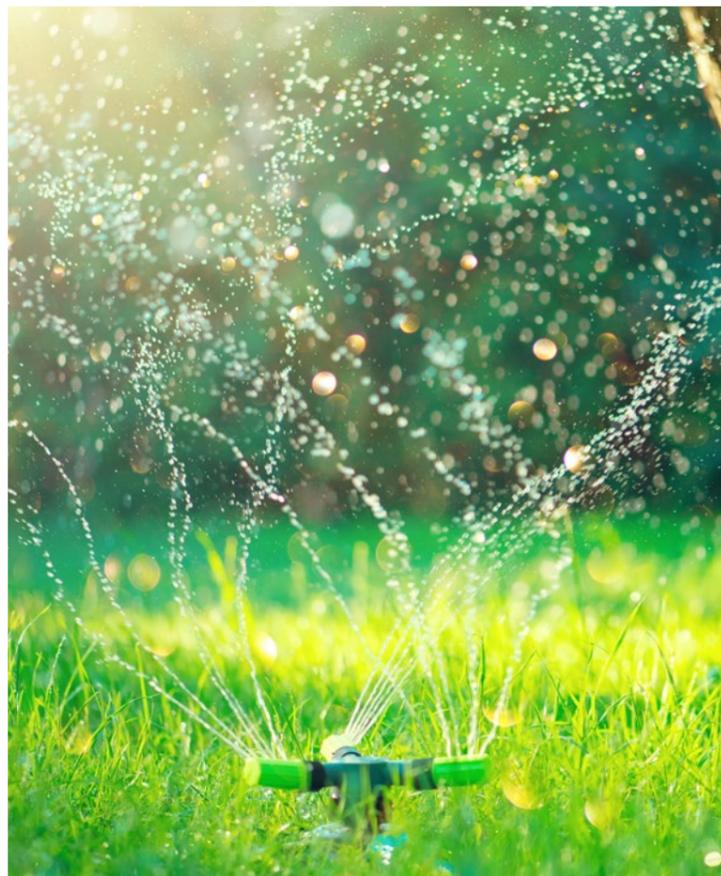
Training Centres



Back Offices



Retail Brands



AMENITIES —

- Glass Facades for Natural Ventilation
- Smoke Detectors
- Fire Alarm
- Sprinklers
- CCTV Coverage in Internal Areas
- Dedicated Washroom Provision for Shops and Showrooms
- Parking Management System
- Housekeeping Management System
- Maintenance Management System
- 24x7 Security Guard
- Efficient Planning:
 - Auto Shut-off Pumps
 - Auto Shut-off Genset Backup
 - LED Lights in Common Areas
 - STP & OWC
- Common Washrooms



Artistic Impression

SPECIFICATIONS

- Double Height Shops and Showrooms for Enhanced Utility
- Italian Marble Finished Lobby
- 3 Automatic SS Finished Lifts with 13 Passengers Capacity for Smooth Traffic and Automated Rescue Device for Safety
- Generator Back-up for Common Areas & Lifts
- Dedicated Space and Easy Access to AC Outdoor Units
- Provision for Fiber Cable Lease Line for Internet and Data Connection
- Wide Passages for Light Ventilation and Easy Movement
- Flooring – Vitrified Double Charge 600mm x 600mm as Per Selection
- Powder Coated Rolling Shutters for Shops

Apna Ghar Apne Log



Apna Ghar Apne Highlights

PLANNED FOR NON-WEST FACING BEDS

COMMUNES FACING NORTH-SOUTH

PRIVATE LOBBY WITH SHOE STAND

PRIVATE KITCHEN WITH INSIDE ACCESS

WELL SEGREGATED PRIVATE / PUBLIC AREAS

15 UNITS PER FLOOR TO PROMOTE
COMMUNITY LIVING

COMBINED UNITS TO MAKE
"JODI FLATS" FOR JOINT FAMILIES

UNOBSTRUCTED VENTILATION



Artistic Impression

Apna Ghar Apna Lifestyle

Feel like coming into your own at the Exclusive Residential project at Chikhali which combines great planning and architecture to give you the best value for your investment. These elegantly designed vastu complaint 2 BHK homes offer a wonderful exploration of functional space with 25 plus amenities that complete your life. With an option of combined units for large families and a private lobby for each flat; Apna Ghar combines aesthetics with traditional Indian values to give you a coveted lifestyle. Visit the project and get a hang of things yourself.



AMENITIES —

- Water Body / Water Feature
- Pathway
- Cabana
- Pergola
- Feature Wall
- Amphi Seating
- Shamiyana
- Swimming Pool
- Deck for Swimming Pool
- Open Air Gym
- Children's Play Area
- Lawn Area
- Gymnasium
- Multipurpose Hall
- Party Lawn
- Stage
- Multipurpose Play Court
- Table Tennis Zone
- Board Game Zone
- Seating
- Indoor Game
- Day Care
- Entrance Gate & Security

SPECIFICATION —

STRUCTURE

- RCC Structure Designed with Earthquake Resistant Frame

MASONRY

- Fly Ash Bricks / AAC Blocks Masonry Work

WALL FINISH

- Gypsum / POP Finish for Internal Wall
- Putty Finish with OBD for Internal Walls
- Sand-faced Texture Finish Plaster for External Surface
- Premium Exterior Weather Shield Paint for External Surface – Asian, Berger, Dulux or Equivalent

ELECTRICAL

- Concealed Copper Wiring – Finolex / Polycab or Equivalent
- Modular Switches – Schneider or Equivalent
- Provision for AC Point in One Bedroom
- Power Points for Refrigerator / Microwave and Kitchen Appliances
- Provision for Geyser Points in all Toilets
- Provision for TV Points in Living Room and all Bedrooms
- Power Points for Washing Machine in Dry Balcony
- Provision for Inverter

DOORS

- Designer Laminated Wooden Main Door
- Internal Laminated Flush Doors
- S.S. Finish Door Fittings – Yale / Quba or Equivalent
- Water resistant Laminated Doors for all Toilets and Dry Balcony

WINDOWS

- 3 Track Powder Coated Aluminium Sliding Windows with Mosquito Net
- MS Grills For Safety And Security
- Black Granite Window Sill for Living Room and all Bedrooms
- Black Granite Window Frame for Toilets

KITCHEN

- Black Granite Kitchen Platform with S.S. Finish Sink
- Dado Upto Lintel Level in Kitchen
- Chimney Provision in Kitchen

BATHROOMS

- Premium C.P. Fittings – Jaquar / RAK or Equivalent
- Premium Sanitary Fitting – Jaquar / RAK or Equivalent
- Designer 300mm x 600mm Dado Tiles Upto Lintel Level in all Bathrooms
- Provision for Exhaust Fan in Each Bathroom
- Wash Basin
- Single Lever Diverter
- Solar Water Connection Point in One Bathroom
- Wall Hung Commode

FLOORING

- 600mm x 600mm Double Charge Vitrified Flooring for Entire Flat
- Anti-skid Designer Tiles in Flooring of Aal Dry Balconies and Terraces
- Designer Tiles on Wall of Dry Balconies

TERRACE RAILING

- Designer MS Railings For all Attached Terraces

ELEVATORS

- S.S. Finish Premium Elevator with ARD (Automatic Rescue Device) System – Kone / Thyssenkrupp or Equivalent

COMMON AREA / PARKING & UTILITIES

- Well Illuminated Concrete Roads
- Covered Parking Area with Chequered Tile Flooring
- Energy Efficient Street Lights
- Rain Water Harvesting
- 100% Power Back-up for Common Area and Elevators
- Provision for Futuristic Electric Car Charging Points – As per Norms

SECURITY

- 24 Hours Two-tier Security
- CCTV Surveillance in Common Area
- VDP (Video Door Phone)
- My Gate Application

ENTRANCE LOBBY

- Attractive Designer Lobby



Ar. Imran Shaikh, Cubix Architects

Being long active in Pune's real estate scene, I have worked with some of its best developers. My team has designed high-rise buildings and townships that have become cherished residential landmarks of the city. When this project came to us, we saw a great opportunity in Apna Ghar. It was in an area where we wanted to create our mark.

Apna Ghar is meant for the community I am born into. I am familiar with all the customs and traditions we practice in and around our homes. All of those have been carefully assimilated in the design itself, so as to facilitate a life of convenience, comfort and utmost satisfaction. We have tried to maintain the divinity and spirituality of the spaces in the planning! This is a project close to our hearts. I will always take pride in saying, this is "Apna Project".



Site Address: Gat No. 769, Off Spine Road, Adjacent to Sector 15 Pradhikaran, Kudalwadi, Pune – 411 062.

FOR EXPRESSION OF INTEREST **7070 08 2626** | www.apna-market.com

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