HORIZON

HIGHGROVES

KOREGAON PARK ANNEXE

3, 4 & 5 BHK Quintessential Residences

HORIZON
HIGHGROVES
KOREGAON PARK ANNEXE



Artistic Impression

AT THE CENTRE OF ATTENTION

Koregaon Park Annexe's latest high-end, luxury development is set to achieve landmark status.
It's where luxury living, elegant design and superior value combine to give you the life you truly deserve.


Artistic Impression

PROJECT OVERVIEW

- G+15-Storeyed Magnificent Tower with a Contemporary Design
- Quintessential 3 & 4 BHK Residences with Decks for Stunning Skyline Views
- A Community Living for 91 Families
- 11000 Sq. Ft. Landscaped Rooftop Terrace with Top of the Line Recreational Amenities
- Rooftop Infinity Swimming Pool
- 3000 Sq. Ft. Air-conditioned & Wi-Fi Enabled Multipurpose Hall and Fitness Centre that serve as a Vibrant Socializing Zone
- 2 Basements and Podium with Mechanical Car Parking
- Smartly Planned for a Better Furniture Layout to Maximize Space

VALUE YOU'LL APPRECIATE, AT PRICES THAT WILL

- Connected by a 24 & 30 meter-wide road which is an extension of North Main Road
- Approachable from 4 sides with seamless connectivity to the Ahmednagar and Solapur Highways
- Strategically linked to all major business hubs, IT parks hotels of Koregaon Park, Kharadi, Magarpatta, Kalyani Nagar, & Yerawada
- 5-10 minutes away from Mundhwa & Hadapsar
- 15-20 minutes away from Pune International Airport & Pune Railway Station
- Mundhwa emerging as new CBD with upcoming 7 million sq.ft commercial development



Conceptual Image

ENERGY EFFICIENT DESIGN

Energy Efficient Design for a low carbon footprint and lower utility bills.

- EV Charging Provision
- Solar Water Heating
- Solar PV Power Panels for Common Lights with Net-Metering
- Rain Water Harvesting
- Use of Green Building Material
- Ample Light & Ventilation
- LED Lights for Common Areas



Conceptual Image

SAFETY & SECURITY

State-of-the-art Safety and Security Measures to protect what matters the most.

- Elevators equipped with Auto Rescue Device and other Safety Features
- Biometric Locking Systems
- Firefighting System with Fire Alarm
- 24x7 CCTV Monitoring
- Video Door-Phone
- Security Cabin
- DG Backup for Common Areas
- Covered Car Parking
- UPVC Windows



Artistic Impression

ULTRA-LUXE, BESPOKE AMENITIES FOR YOU



Gym



Multipurpose Hall



Co-working Pods



Entrance Lobby

Artistic Impression



Infinity Swimming Pool



Rooftop Play Area



Rooftop Yoga Deck



Party Lounge

Artistic Impression

A LOCATION THAT'S BECOMING A DESTINATION

From upscale Koregaon Park to corporate Kharadi and Magarpatta. From Mundhwa's hip culture to the hotspot that is Kalyani Nagar, you're always close to where you need to be. Experience the best Pune has to offer from its latest crown jewel!



UNMATCHED CONNECTIVTY

- 15 min. from Pune International Airport
- 15 min. from Pune Railway Station
- 500 m. from the Mega Hadapsar Terminus *and more...*



PERFECT WORK-LIFE BALANCE

- Next door to Passport Office, AP81 and upcoming Commercial Parks
- 3 min. to downtown Koregaon Park
- 5 min. to Magarpatta IT Park *and more...*



NEARBY RECREATIONAL CENTRES

- Phoenix, Amanora and Seasons Mall
- Creaticity
- Mariplex Plaza *and more...*



WORLD-CLASS HEALTHCARE WITHIN 15 MIN.

- Columbia Asia Hospital
- Noble Hospital
- Ruby Hall Clinic *and more...*



EDUCATIONAL INSTITUTES IN THE VICINITY

- St. Mira College
- Bishops School
- VIBGYOR High School *and more...*

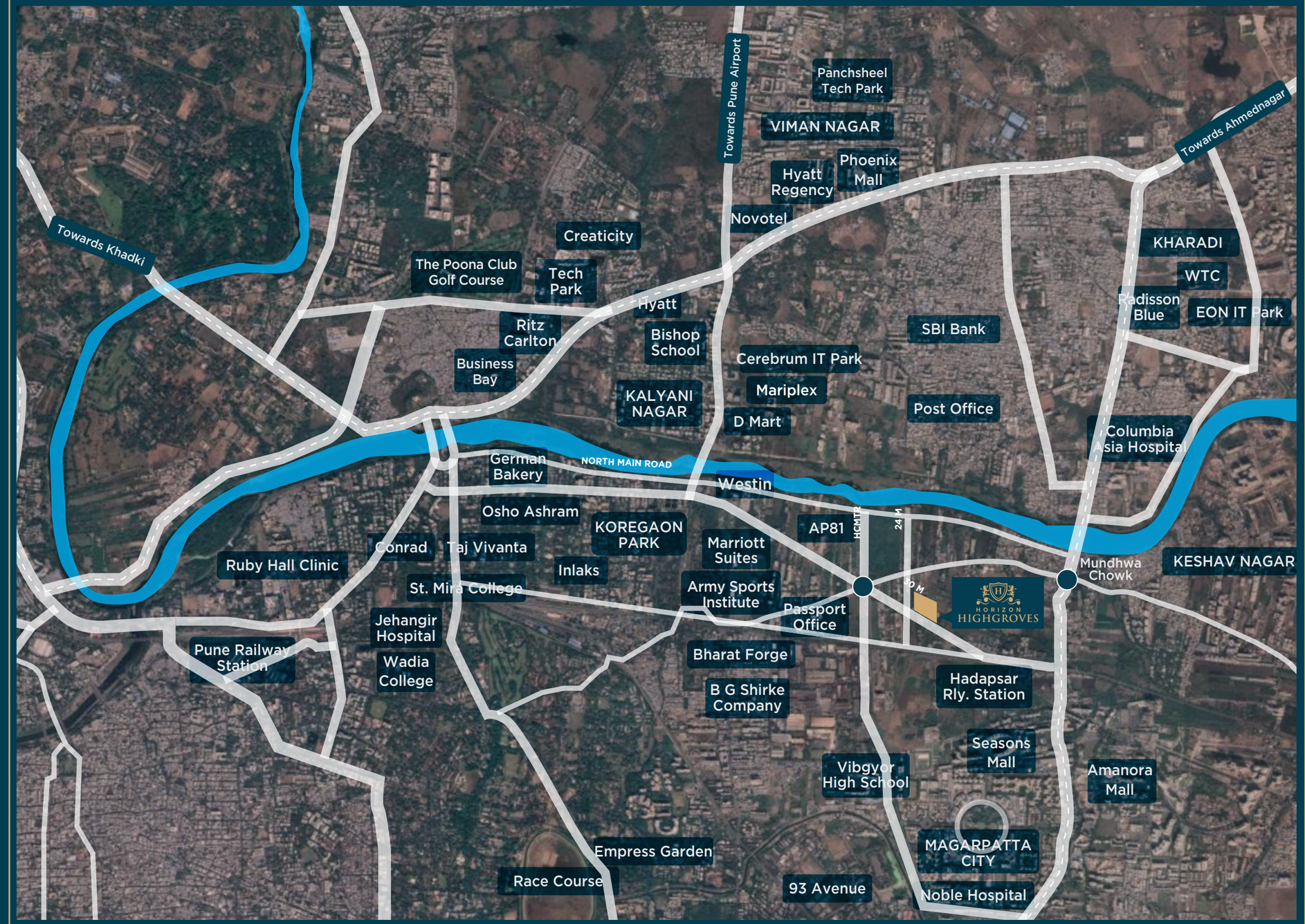


Conceptual Images

A 5-STAR NEIGHBOURHOOD

- OSHO International Meditation Resort
- Marriott Suites
- Conrad and Westin

THE BEST OF PUNE WITHIN 15 MINUTES



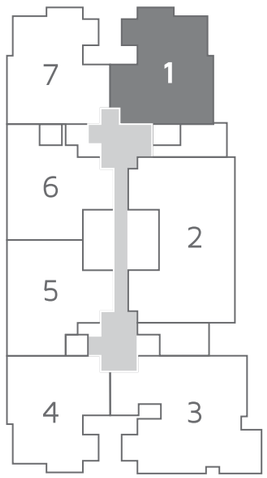
FLOOR PLAN

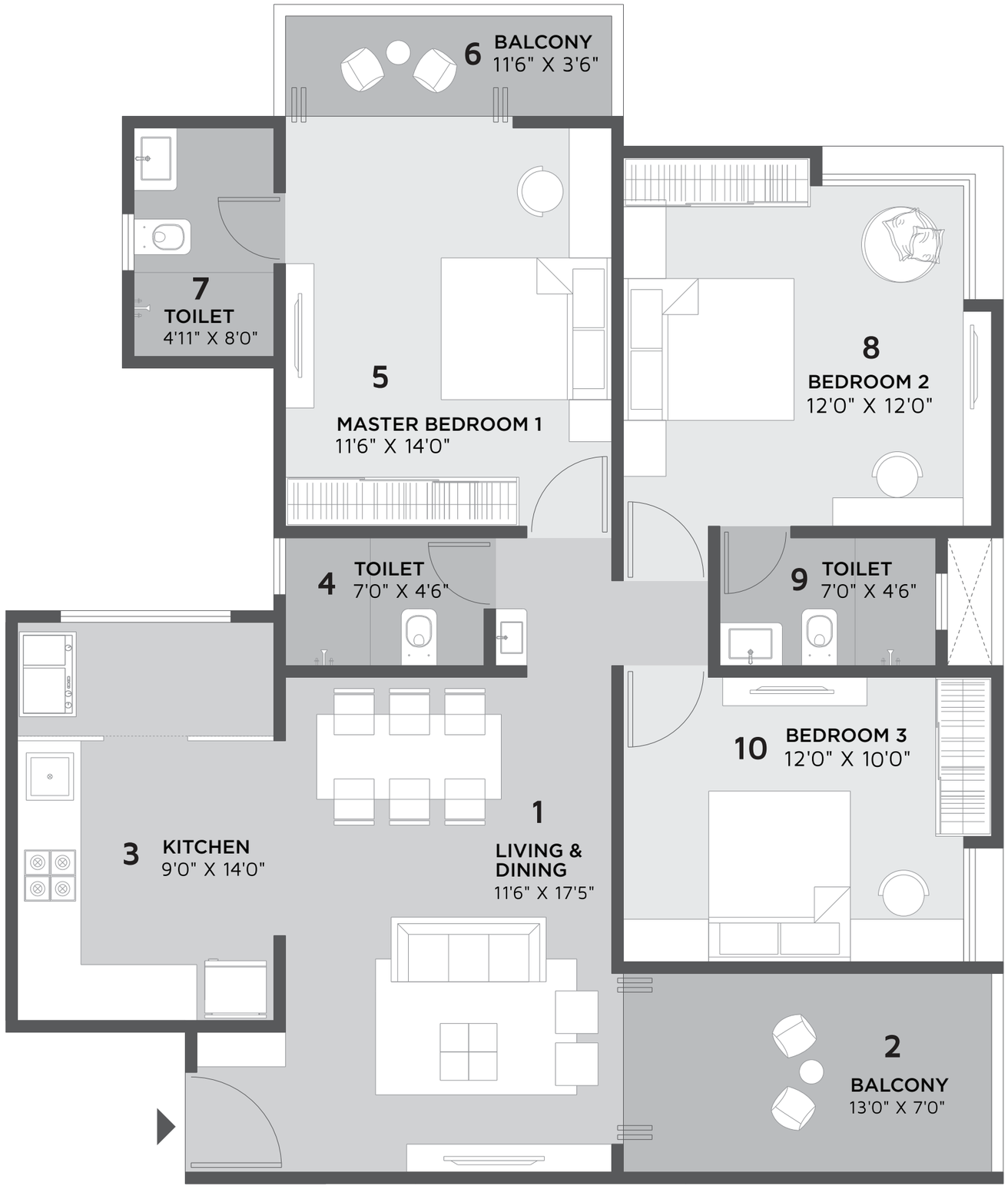
3 BHK TYPE - 1
TYPICAL UNIT FLOOR PLAN

TOTAL CARPET AREA:
102.58 SQ.M.
1104 SQ.FT

1.	LIVING & DINING	11'6" X 17'5"
2.	BALCONY	13'0" X 7'0"
3.	KITCHEN	9'0" X 14'0"
4.	TOILET	7'0" X 4'6"
5.	MASTER BEDROOM 1	11'6" X 14'0"
6.	BALCONY	11'6" X 3'6"
7.	TOILET	4'11" X 8'0"
8.	BEDROOM 2	12'0" X 12'0"
9.	TOILET	7'7" X 4'6"
10.	BEDROOM 3	12'0" X 10'0"

KEY PLAN



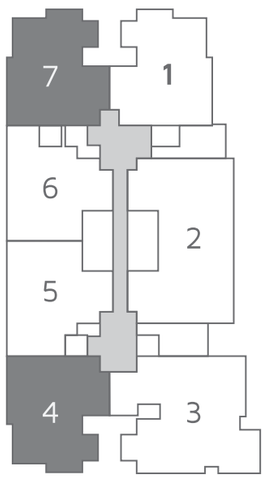


3 BHK TYPE - 2
TYPICAL UNIT FLOOR PLAN

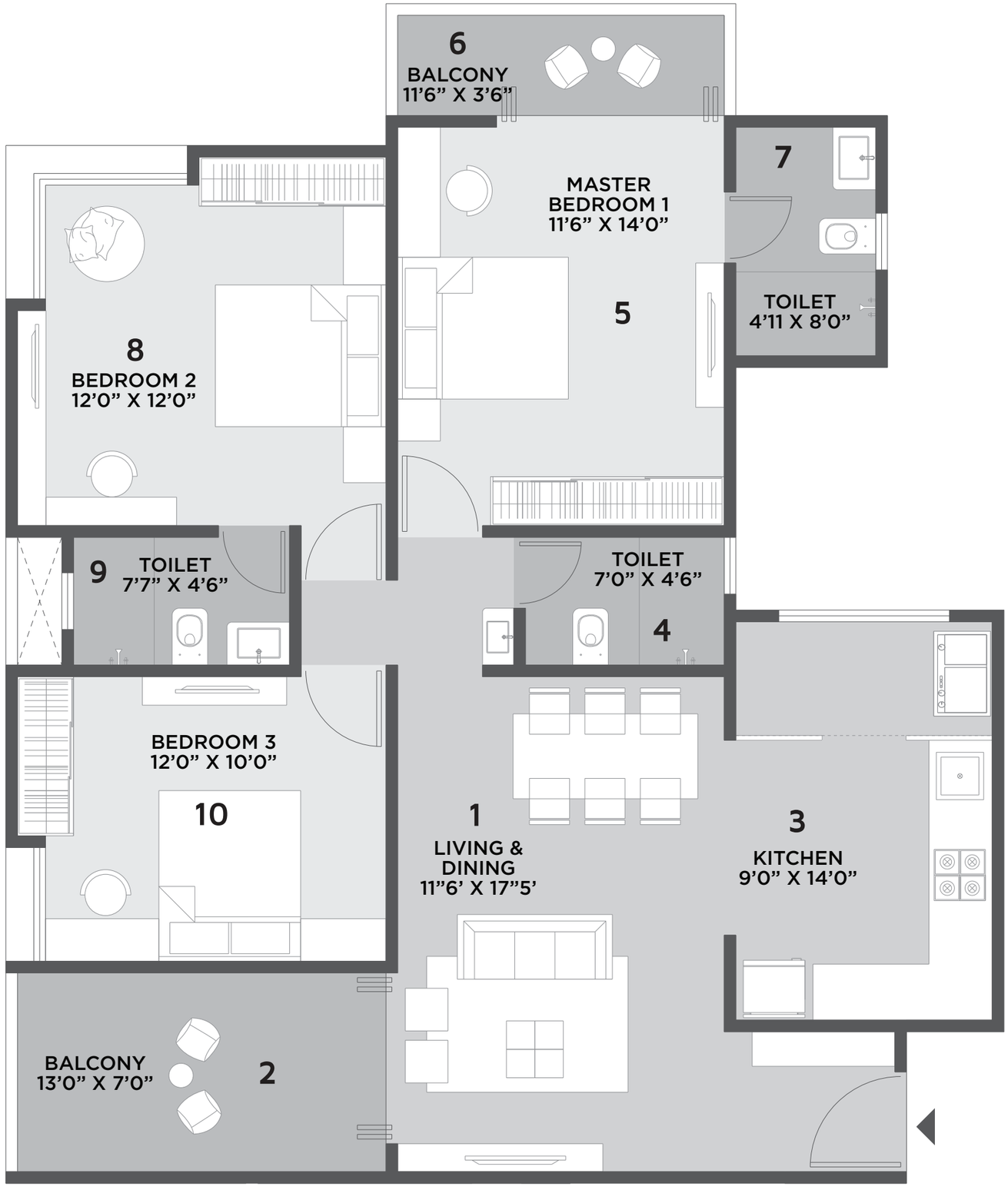
TOTAL CARPET AREA:
104.02 SQ.M.
1120 SQ.FT

1.	LIVING & DINING	11'6" X 17'5"
2.	BALCONY	13'0" X 7'0"
3.	KITCHEN	9'0" X 14'0"
4.	TOILET	7'0" X 4'6"
5.	MASTER BEDROOM 1	11'6" X 14'0"
6.	BALCONY	11'6" X 3'6"
7.	TOILET	4'11" X 8'0"
8.	BEDROOM 2	12'0" X 12'0"
9.	TOILET	7'7" X 4'6"
10.	BEDROOM 3	12'0" X 10'0"

KEY PLAN



NORTH



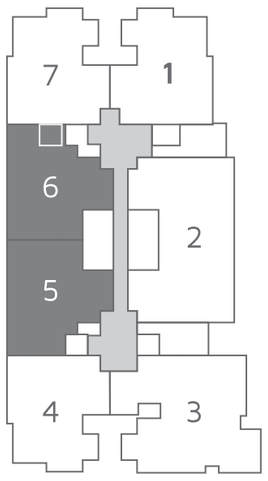
FLOOR PLAN

3 BHK TYPE - 3
TYPICAL UNIT FLOOR PLAN

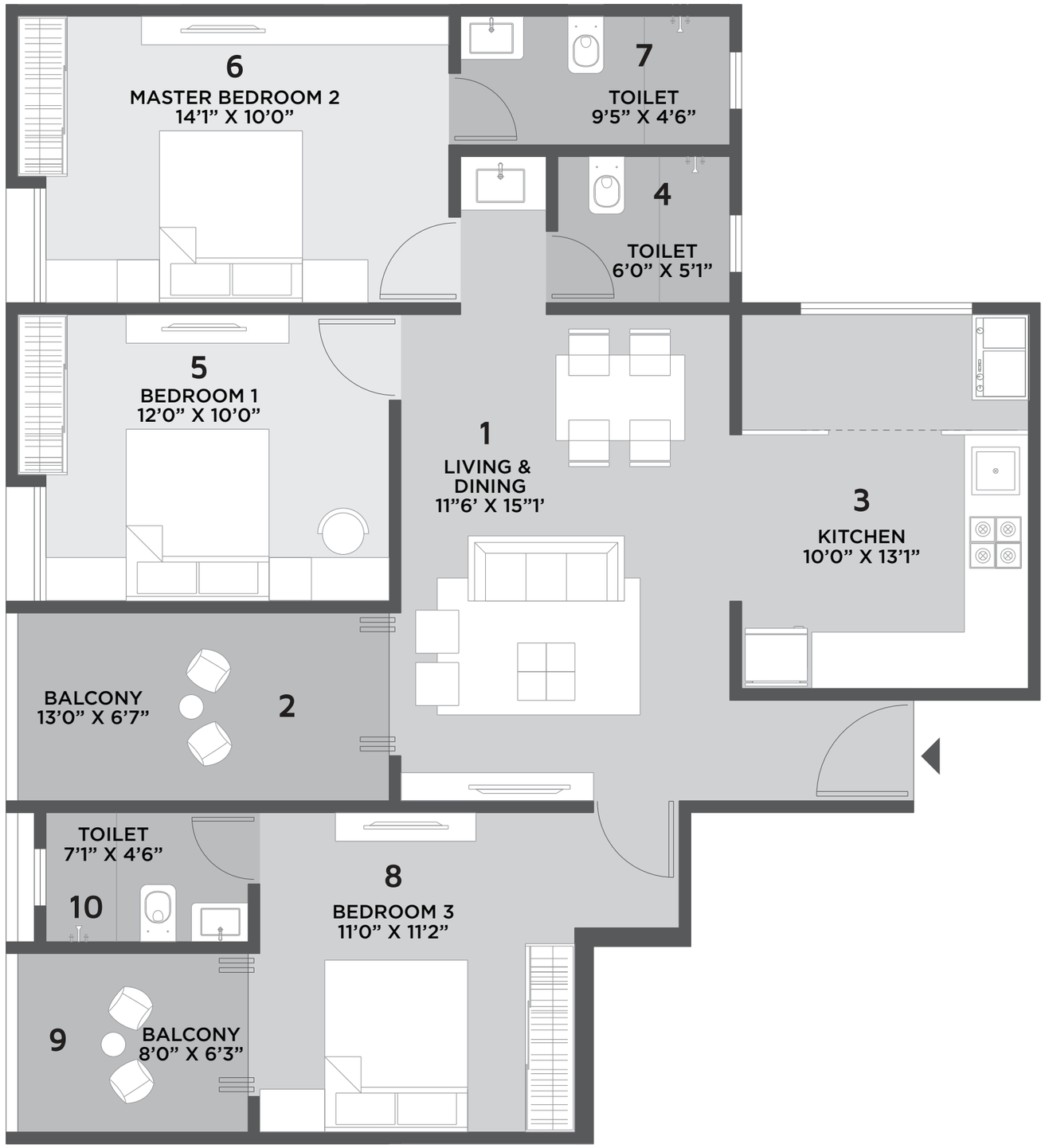
TOTAL CARPET AREA:
97.88 SQ.M.
1054 SQ.FT

1.	LIVING & DINING	11'6" X 15'1"
2.	BALCONY	13'0" X 6'7"
3.	KITCHEN	10'0" X 13'1"
4.	TOILET	6'0" X 5'1"
5.	BEDROOM 1	12'0" X 10'0"
6.	MASTER BEDROOM 2	14'1" X 10'0"
7.	TOILET	9'5" X 4'6"
8.	BEDROOM 3	11'0" X 11'2"
9.	BALCONY	8'0" X 6'3"
10.	TOILET	7'1" X 4'6"

KEY PLAN



NORTH

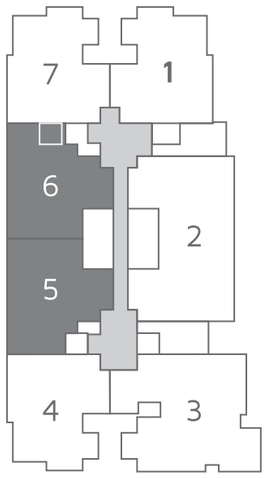


4 BHK TYPE - 1
TYPICAL UNIT FLOOR PLAN

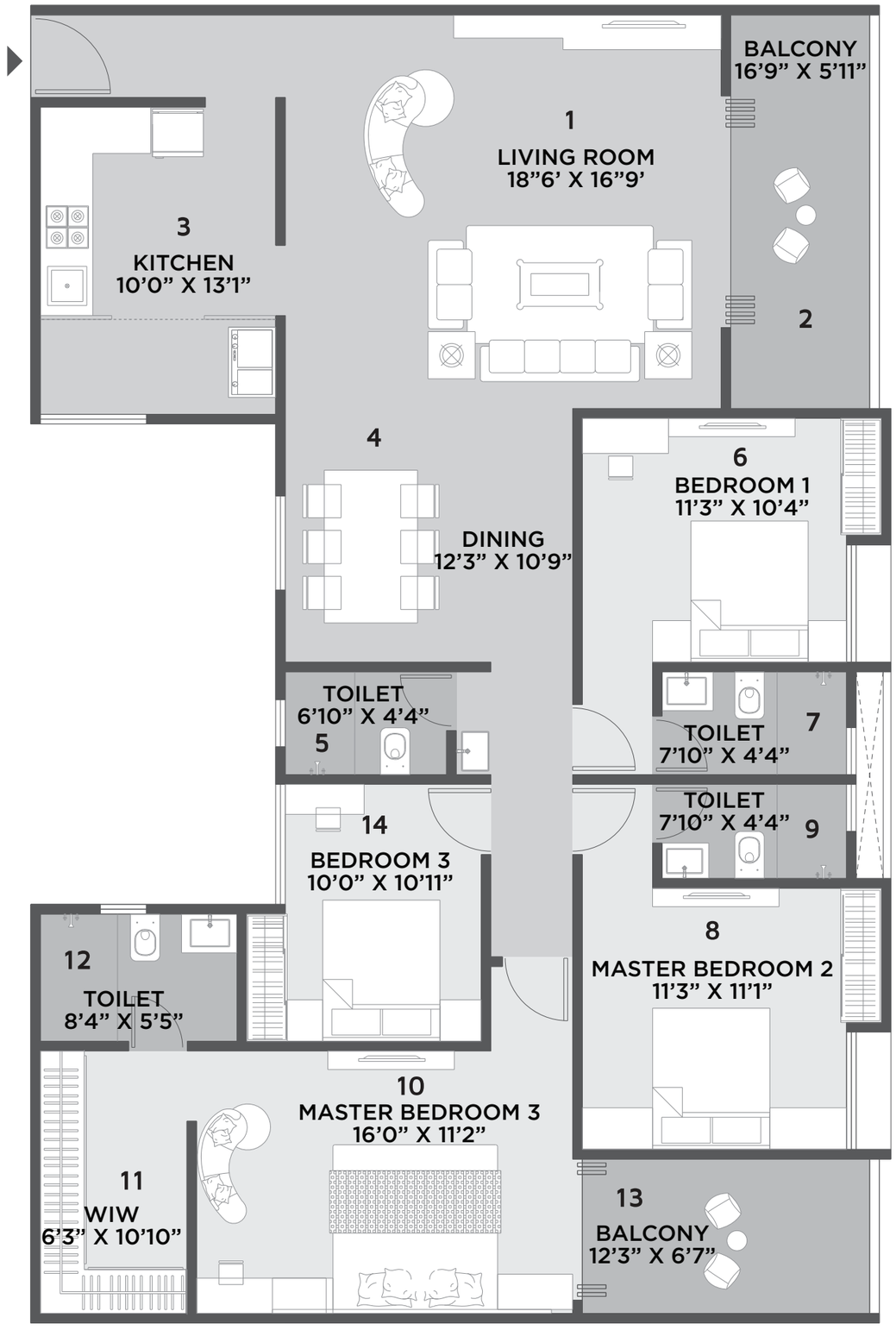
TOTAL CARPET AREA:
158.06 SQ.M.
1701 SQ.FT

1.	LIVING ROOM	18'6" X 16'9"
2.	BALCONY	16'9" X 5'11"
3.	KITCHEN	10'0" X 13'1"
4.	DINING	12'3" X 10'9"
5.	TOILET	6'10" X 4'4"
6.	BEDROOM 1	11'3" X 10'4"
7.	TOILET	7'10" X 4'4"
8.	MASTER BEDROOM 2	11'3" X 11'1"
9.	TOILET	7'10" X 4'4"
10.	MASTER BEDROOM 3	16'0" X 11'2"
11.	WIW	6'3" X 10'10"
12.	TOILET	8'4" X 5'5"
13.	BALCONY	12'3" X 6'7"
14	BEDROOM 4	10'0" X 10'11"

KEY PLAN



NORTH

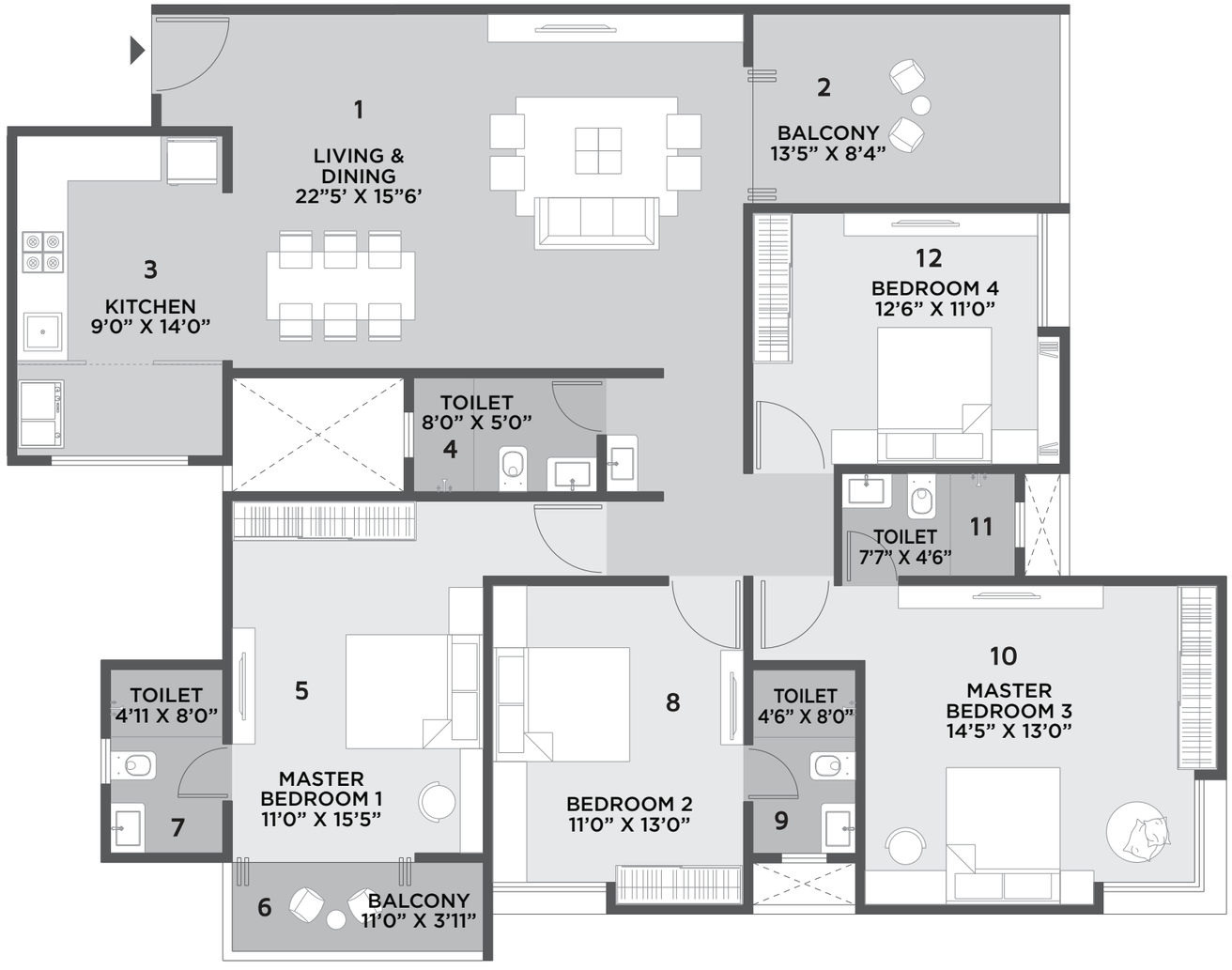


FLOOR PLAN

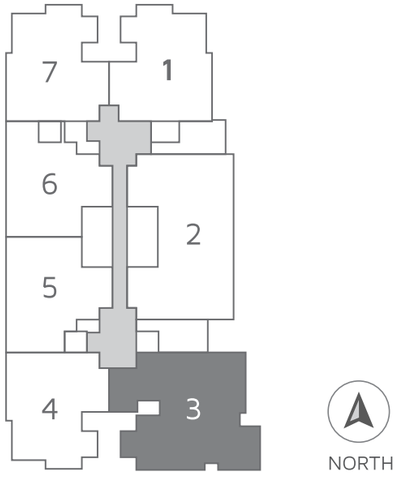
4 BHK TYPE - 2
TYPICAL UNIT FLOOR PLAN

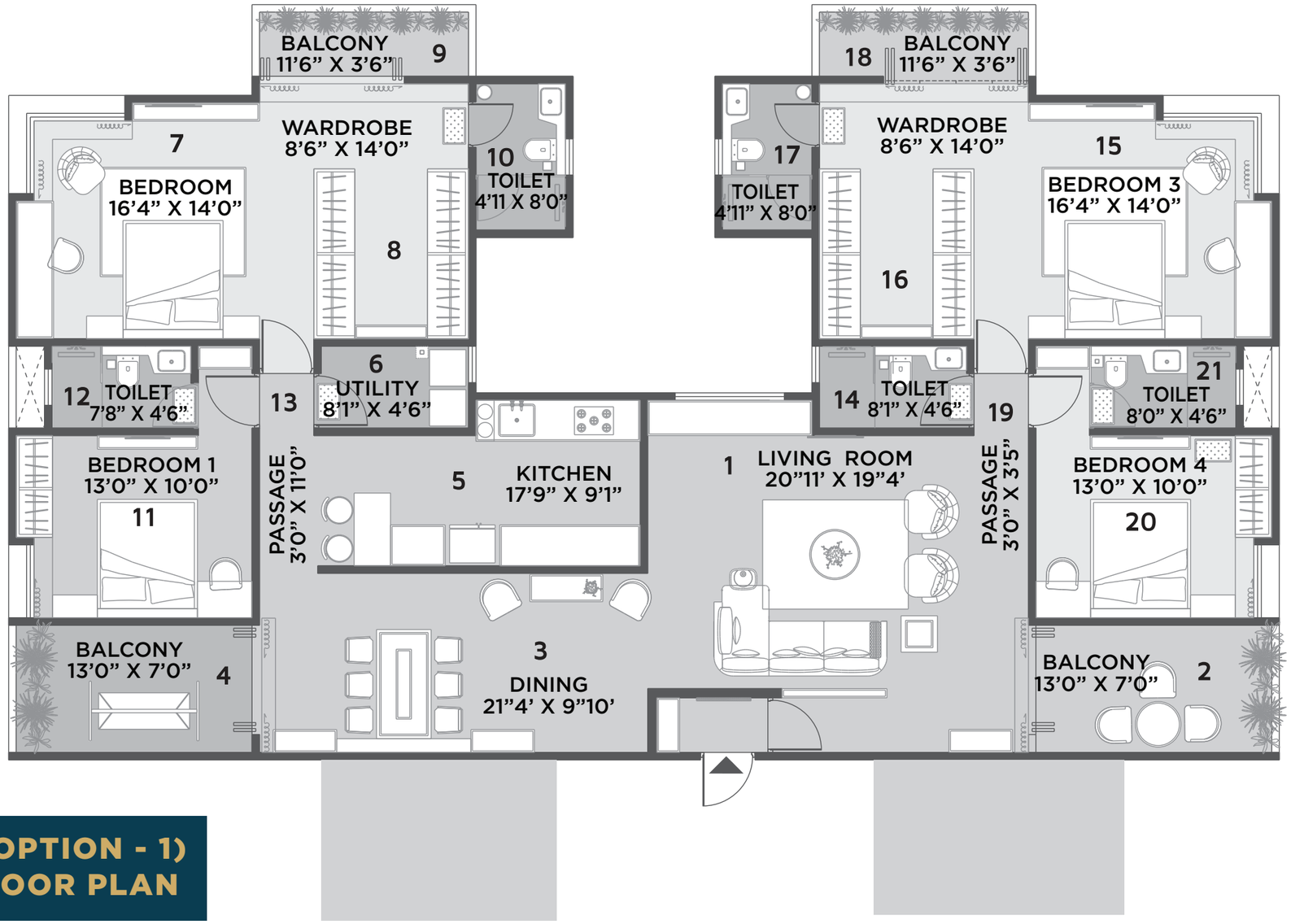
TOTAL CARPET AREA:
151.01 SQ.M.
1625 SQ.FT

1.	LIVING & DINING	22'5" X 15'6"
2.	BALCONY	13'5" X 8'4"
3.	KITCHEN	9'0" X 14'0"
4.	TOILET	8'0" X 5'0"
5.	MASTER BEDROOM 1	11'0" X 15'5"
6.	BALCONY	11'0" X 3'11"
7.	TOILET	4'11" X 8'0"
8.	BEDROOM 2	11'0" X 13'0"
9.	TOILET	4'6" X 8'0"
10.	MASTER BEDROOM 3	14'5" X 13'0"
11.	TOILET	7'7" X 4'6"
12.	BEDROOM 4	12'6" X 11'0"



KEY PLAN





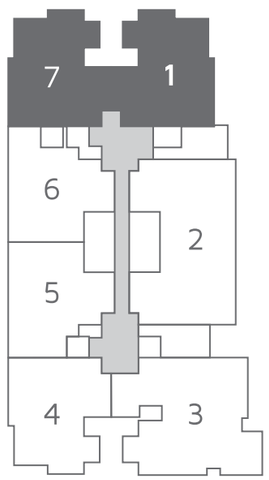
4 BHK TYPE - 3 (OPTION - 1)
TYPICAL UNIT FLOOR PLAN

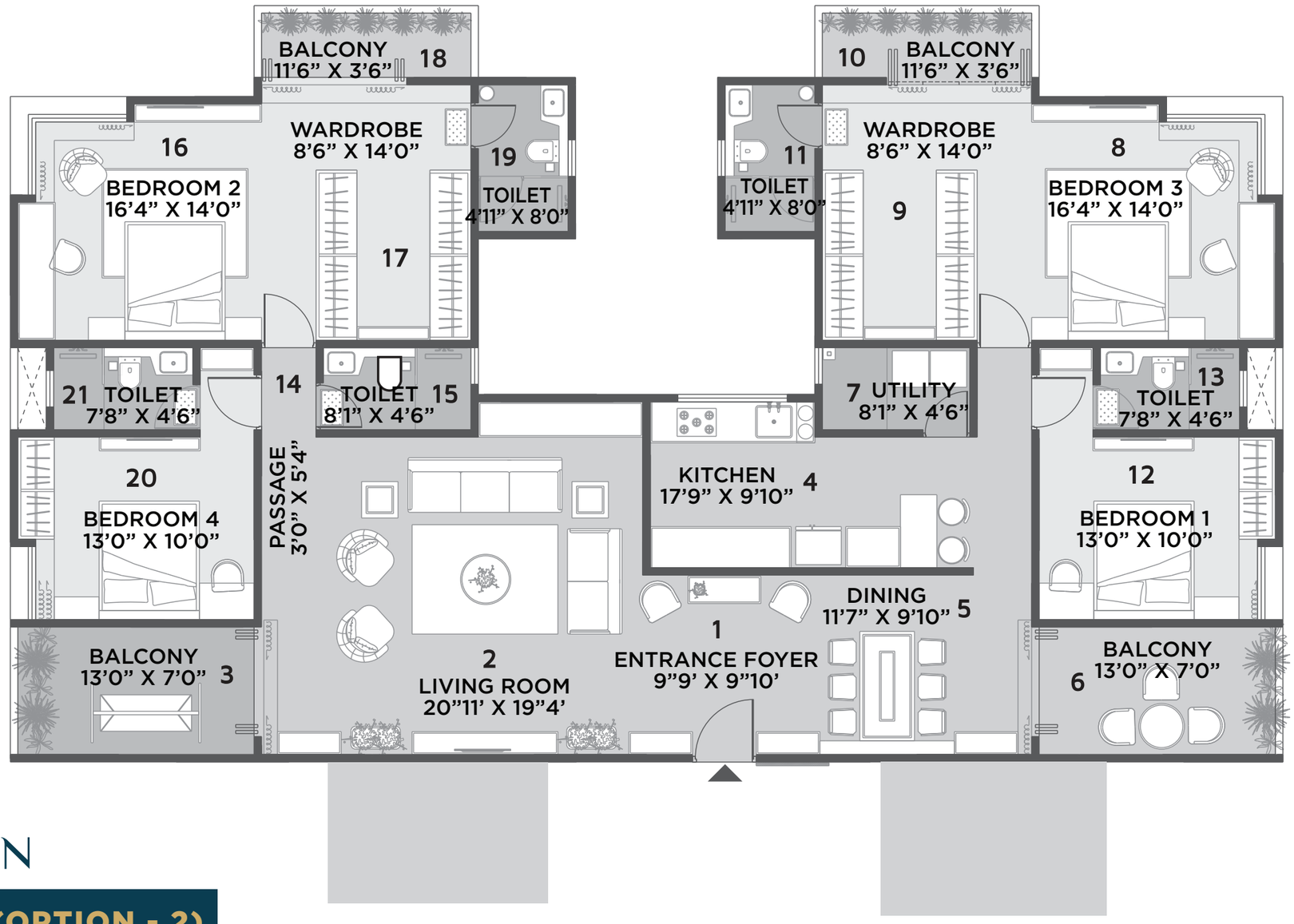
NORTH

TOTAL CARPET AREA
212 SQ.M.
2282 SQ.FT.

1.	LIVING ROOM	20'11"X19'4"
2.	BALCONY	13'0"X7'0"
3.	DINING	21'4"X9'10"
4.	BALCONY	13'0"X7'0"
5.	KITCHEN	17'9"X9'1"
6.	UTILITY	8'1"X4'6"
7.	BEDROOM	16'4"X14'0"
8.	WARDROBE	8'6"X14'0"
9.	BALCONY	11'6"X3'6"
10.	TOILET	4'11"X8'0"
11.	BEDROOM 1	13'0"X10'0"
12.	TOILET	7'8"X4'6"
13.	PASSAGE	3'0"X11'0"
14.	COMMON TOILET	8'1"X4'6"
15.	BEDROOM 3	16'4"X14'0"
16.	WARDROBE	8'6"X14'0"
17.	TOILET	4'11"X8'0"
18.	BALCONY	11'6"X3'6"
19.	PASSAGE	3'0"X3'5"
20.	BEDROOM 4	13'0"X10'0"
21.	TOILET	8'0"X4'6"

KEY PLAN





FLOOR PLAN

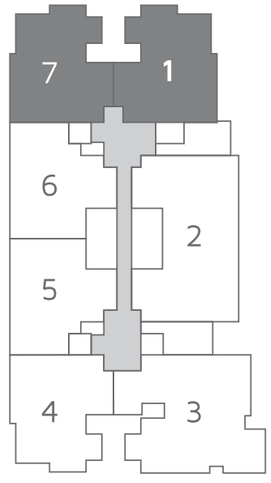
4 BHK TYPE - 3 (OPTION - 2)
TYPICAL UNIT FLOOR PLAN

TOTAL CARPET AREA
212 SQ.M.
2282 SQ.FT.

1.	ENTRANCE FOYER	9'9"X9'10"
2.	LIVING ROOM	20'11"X19'4"
3.	BALCONY	13'0"X7'0"
4.	KITCHEN	17'9"X9'1"
5.	DINING	11'7"X9'10"
6.	BALCONY	13'0"X7'0"
7.	UTILITY	8'1"X4'6"
8.	BEDROOM 3	16'4"X14'0"
9.	WARDROBE	8'6"X14'0"
10.	BALCONY	11'6"X3'6"
11.	TOILET	4'11"X8'0"
12.	BEDROOM 1	13'0"X10'0"
13.	TOILET	7'8"X4'6"
14.	PASSAGE	3'0"X5'4"
15.	COMMON TOILET	8'1"X4'6"
16.	BEDROOM 2	16'4"X14'0"
17.	WARDROBE	8'6"X14'0"
18.	BALCONY	11'6"X3'6"
19.	TOILET	4'11"X8'0"
20.	BEDROOM 4	13'0"X10'0"
21.	TOILET	7'8"X4'6"

NORTH

KEY PLAN

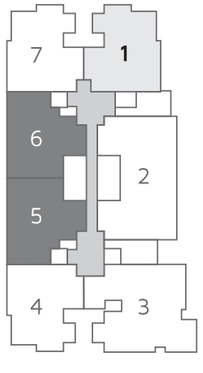


5 BHK TYPE - 1
TYPICAL UNIT FLOOR PLAN

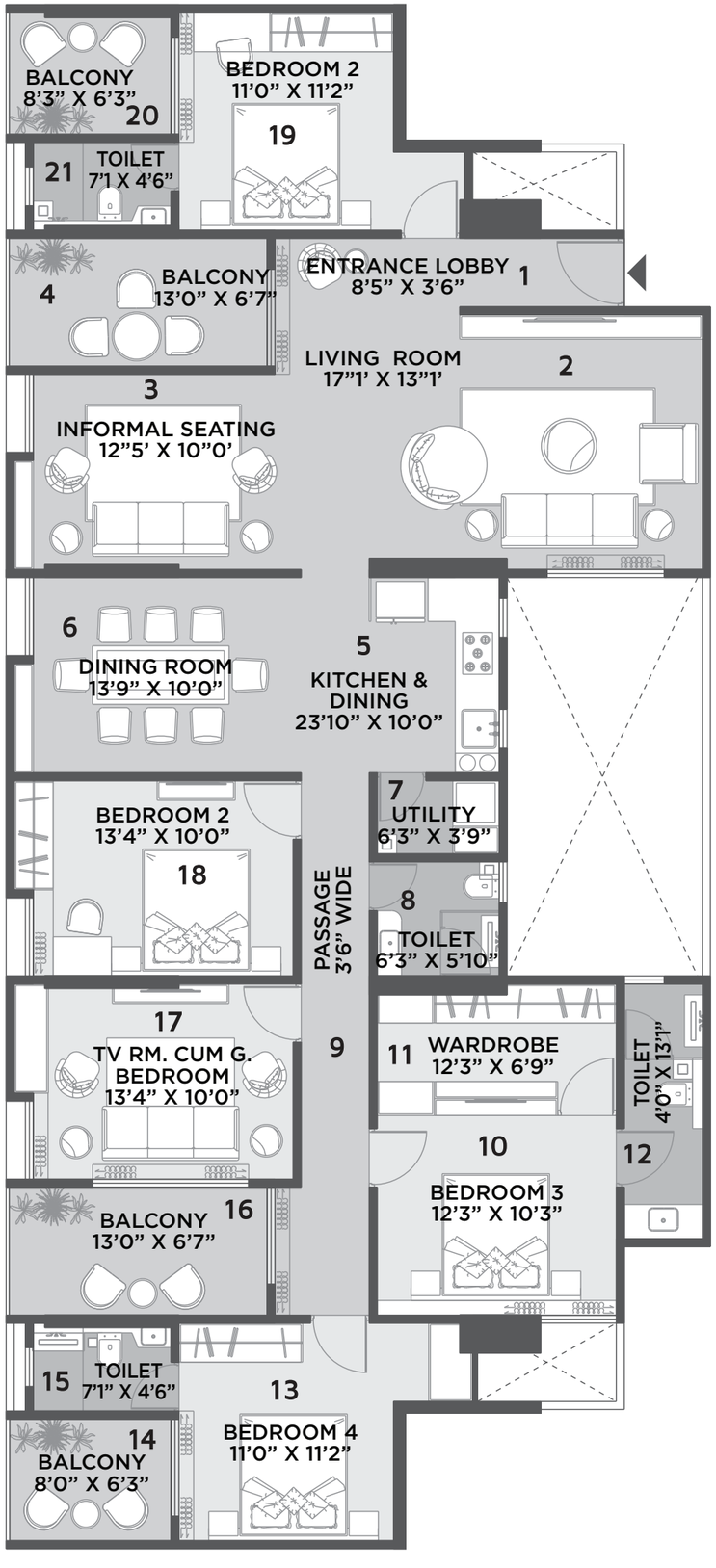
TOTAL CARPET AREA
197 SQ.M.
2124 SQ.FT.

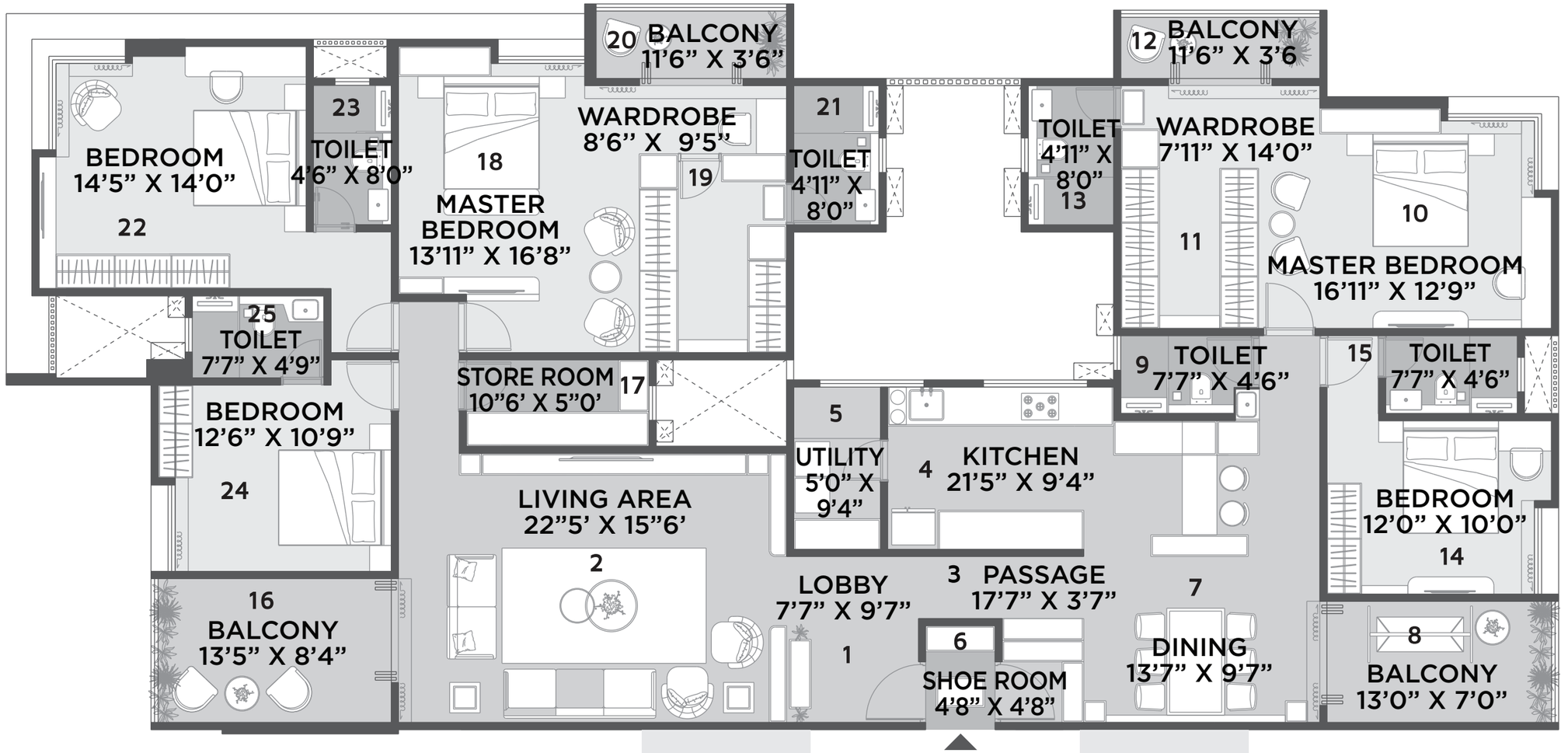
1.	ENTRANCE LOBBY	8'5" x 3'6"
2.	LIVING ROOM	17'1" x 13'1"
3.	INFORMAL SEATING	12'5" x 10'0"
4.	BALCONY	13'0" x 6'7"
5.	KITCHEN AND DINING	23'10" x 10'0"
6.	DINING ROOM	13'9" x 10'0"
7.	UTILITY	6'3" x 3'9"
8.	COMMON TOILET	6'3" x 5'10"
9.	PASSAGE	3'6" WIDE
10.	BEDROOM 3	12'3X10'3
11.	WARDROBE	12'3"X6'9"
12.	TOILET	4'0X13'1
13.	BEDROOM 4	11'0" x 11'2"
14.	BALCONY	8'0" x 6'3"
15.	TOILET	7'1" x 4'6"
16.	BALCONY	13'0" x 6'7"
17.	TV RM. CUM G. BEDROOM	13'4" x 10'0"
18.	BEDROOM 2	13'4" x 10'0"
19.	BEDROOM 1	11'0" x 11'2"
20.	BALCONY	8'3" x 6'3"
21.	TOILET	7'1" x 4'6"

KEY PLAN



NORTH





FLOOR PLAN

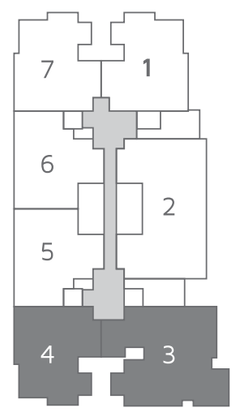
5 BHK TYPE - 2
TYPICAL UNIT FLOOR PLAN

TOTAL CARPET AREA
259.57 SQ.M.
2794 SQ.FT.

1.	LOBBY	7'7" X 9'7"
2.	LIVING AREA	22'5" X 15'6"
3.	PASSAGE	17'7" X 3'7"
4.	KITCHEN	21'5" X 9'4"
5.	UTILITY	5'0" X 9'4"
6.	SHOE ROOM	4'8" X 4'8"
7.	DINING AREA	13'7" X 9'7"
8.	BALCONY	13'0" X 7'0"
9.	TOILET	7'7" X 4'6"
10.	MASTER BEDROOM	16'11" X 12'9"
11.	WALK-IN WARDROBE	7'11" X 14'0"
12.	BALCONY	11'6" X 3'6"
13.	TOILET	4'11" X 8'0"
14.	BEDROOM	12'0" X 10'0"
15.	TOILET	7'7" X 4'6"
16.	BALCONY	13'5" X 8'4"
17.	STORE ROOM	10'6" X 5'0"
18.	MASTER BEDROOM	13'11" X 16'8"
19.	WALK-IN WARDROBE	8'6" X 9'5"
20.	BALCONY	11'6" X 3'6"
21.	TOILET	4'11" X 8'0"
22.	BEDROOM	14'5" X 14'0"
23.	TOILET	4'6" X 8'0"
24.	BEDROOM	12'6" X 10'9"
25.	TOILET	7'7"X4'9"

NORTH

KEY PLAN



TYPICAL FLOOR PLAN
1ST, 2ND, 3RD, 4TH, 5TH, 7TH, 8TH, 9TH, 11TH, 12TH & 13TH FLOOR

FLAT NO.	FLAT TYPE	FLAT CARPET (SQ.M.)	ENCL. BALCONY (SQ.M.)	BALCONY AREA (SQ.M.)	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
101, 201, 301, 401, 501, 701, 801, 901, 1101, 1201, 1301	3 BHK	84.57	5.83	12.18	102.58	1104
102, 202, 302, 402, 502, 702, 802, 902, 1102, 1202, 1302	4 BHK	141.43	0.00	16.63	158.06	1701
103, 203, 303, 403, 503, 703, 803, 903, 1103, 1203, 1303	4 BHK	136.67	0.00	14.34	151.01	1625
104, 204, 304, 404, 504, 704, 804, 904, 1104, 1204, 1304	3 BHK	91.84	0.00	12.18	104.02	1120
105, 205, 305, 405, 505, 705, 805, 905, 1105, 1205, 1305	3 BHK	85.33	0.00	12.55	97.88	1054
106, 206, 306, 406, 506, 706, 806, 906, 1106, 1206, 1306	3 BHK	85.33	0.00	12.55	97.88	1054
107, 207, 307, 407, 507, 707, 807, 907, 1107, 1207, 1307	3 BHK	91.84	0.00	12.18	104.02	1120

NORTH



REFUGE FLOOR PLAN
6TH & 10TH FLOOR

FLAT NO.	FLAT TYPE	FLAT CARPET (SQ.M.)	ENCL. BALCONY (SQ.M.)	BALCONY AREA (SQ.M.)	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
601, 1001	3 BHK	84.57	5.83	12.18	102.58	1104
602, 1002	4 BHK	141.43	0.00	16.63	158.06	1701
603, 1003	4 BHK	136.67	0.00	14.34	151.01	1625
604, 1004	3 BHK	91.84	0.00	12.18	104.02	1120
605, 1005	3 BHK	85.33	0.00	12.55	97.88	1054
606, 1006	2 BHK	68.89	0.00	7.9	76.79	827
607, 1007	3 BHK	91.84	0.00	12.18	104.02	1120

NORTH



HORIZON
DEVELOPERS

CONSTRUCTING SUPERIOR VALUE

As one of Pune's leading developers, Horizon is committed to constructing spaces that exude superiority and excellence. With a proven track record of over 27 years, Horizon Developers ensure customer delight by constructing spaces that maximize efficiency along with a strong emphasis on aesthetics. The Group's passion for perfection helps them build well ventilated spaces with excellent space utility to offer a superlative experience. Their desire to excel and commitment to timely delivery ensures that whenever you invest with Horizon Developers, you invest in superior value and design.

OUR LEGACY

27+	20+	1M+	1000+
Years in Real Estate	Projects	Sq.Ft. Delivered	Happy Homeowners

OUR FEW PROJECTS



NEON



A10 VISHNU VIHAR



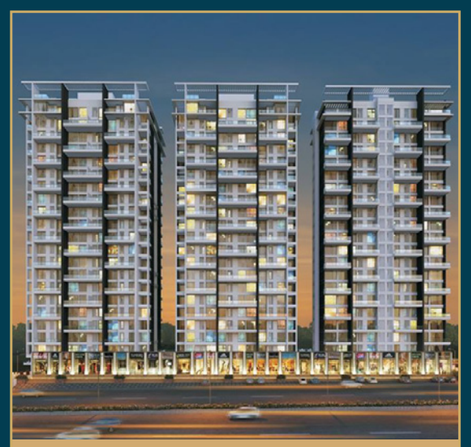
43 HORIZON AVENUE



HORIZON WEST ONE



ASTER TRINITY



GAGAN UNNATI

Project by:

HORIZON DEVELOPERS | KC KUSHAL CONSTRUCTION

SITE ADDRESS:
Plot No. 18, Survey No. 58/ 7 (CTS No. 1807/13), Plot No. 1, Sr. No. 62/ 1 (CTS No. 1696), North Main-Hadapsar Station Road, Mundhwa, Pune - 411 036

CORPORATE OFFICE:
Horizon Developers, Ground Floor, Indraneel Building, Next to Basuri Restaurant , Opp. PNG Jewellers, Satara Road, Pune - 411 009
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