AMENITIES

PODIUM AMENITIES

- Lush green lawn
- Walkway
- Multipurpose hall
- Children's play area
- Swimming pool with kid's pool
- Fully equipped Gym
- Amphitheatre
- Library
- Seating lounge
- Indoor games lounge (pool table, table tennis, carrom board, chess)
- Gazebo sit-out
- Wi-Fi facility in common areas

ROOFTOP AMENITIES

- Seating lounge
- Sculpture
- Barbeque Counter
- Acupressure pathway
- Lawn
- Mediation deck
- Yoga deck



LUXURY LIVING CONCEPT

Many Memories.

Everyone is entitled to a space in which they enjoy their well-earned privileges. A space designed for your passion and a place to satisfy your heart's desire. A place for your next party or your next networking spot. We present you a home that caresses your heart and desires.

'Deck Living', a one-of-a-kind luxury living concept that provides you with an expanse of colossal abodes in the heart of Pune - Kharadi.

DEVELOPER

SPECTRUM PROPERTIES

8484843788

Site address: Vertillas, Next to Radisson Blu Hotel, Pandhari Nagar, Kharadi, Pune, Maharashtra 411014.

MahaRERA Reg. No.: P52100012616. Project details available on website https://maharera.mahaonline.gov.in under registered projects.

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DEVELOPER

SPECTRUM PROPERTIES

THE BEST SEAT IN TOWN,
reserved for you.



VERTILLAS

KHARADI, PUNE

LIVE IN THE *Heart of Pune*



Map for reference purpose only.

SHOPPING

Reliance Mall | 0.35 KM
Seasons Mall | 3.8 KMS
Amanora Mall | 3.9 KMS
Phoenix Mall | 4.5 KMS
The Pavilion | 15.5 KMS
Westend Mall | 16.8 KMS

ENTERTAINMENT
BARS, PUBS & DISCO + DINE

The Bridge - Mexican Entry | 0.3 KM
Rio Costal Gourmet | 0.35 KM
Texas Tower | 0.65 KM
Chulbul Dhaba | 0.8 KM
Fly High | 1.7 KMS
21 Shots Bar & Club | 1.7 KMS
Global Punjab | 2.0 KMS
Agent Jack's, KP | 5 KMS

EDUCATION

Orchids The International School | 0.95 KM
Dr. RKS College | 0.95 KM
KTDP School and College | 1.6 KMS
P T Pathare Jr. College | 1.7 KMS
Dhole Patil Junior College | 2.2 KMS
Euro School | 2.6 KMS
Kothari International School | 3.1 KMS
Oxford World School | 3.7 KMS
Symbiosis College, Viman Nagar | 4.4 KMS

CONNECTIVITY [ROAD, RAIL & AIR]

Hadapsar Railway Station | 3.6 KMS
Viman Nagar | 4.1 KMS
Magarpatta | 5.1 KMS
Kalyani Nagar | 5.6 KMS
Pune International Airport | 6.0 KMS
Koregaon Park | 7.0 KMS
Pune Railway Station | 9.7 KMS

HEALTH CARE

Rising Medicare | 0.26 KM
Healthcare Clinic | 0.35 KM
Shree Hospital | 0.55 KM
Motherhood Hospital | 0.75 KM
Columbia Asia Hospital | 1.5 KMS
Manipal Hospital | 1.5 KMS
Medipoint Hospital | 2.2 KMS

FOREST/GARDEN/PARKS

Oxygen Park | 1.9 KMS
Kharadi Garden | 2.6 KMS

TOURIST DESTINATIONS

Sanchit Dam | 3 KMS
Aga Khan Palace | 6.2 KMS
Pune Golf Course | 6.5 KMS
Shaniwar Wada | 12.7 KMS
Dagdusheth Halwai Ganpati Mandir | 13.3 KMS
Raja Dinkar Kelkar Museum | 13.4 KMS
Taljai Watch Tower | 16.7 KMS

BUSINESS HUBS

Global Business Hubs | 1.6 KMS
EON IT Park | 2.3 KMS
City Space | 2.7 KMS
Magarpatta SEZ | 4.9 KMS
Cerebrum IT Park | 5.9 KMS
Ethos Workspace | 14.6 KMS
The Senate Business Centre | 16.9 KMS

ONE LIFE. MANY GREAT

Experiences.

Your life at Vertillas can be a hundred things. One thing it will never be, is boring.

You will be spoilt for choice with the many activities and amenities that make Vertillas extraordinary.





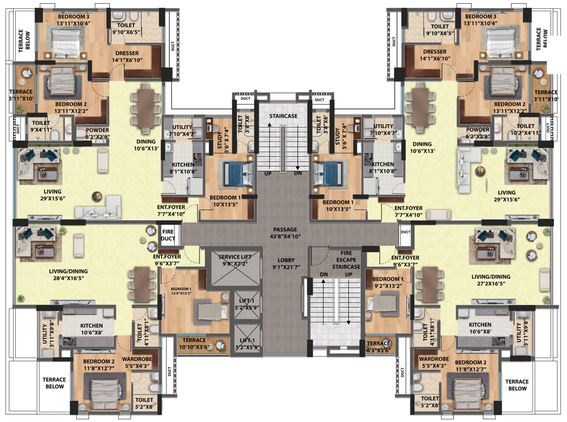


FLOOR *Plan*

Tower 1 and 2 Odd Floor

1st, 3rd, 5th, 7th, 9th, 11th & 13th* Floor

T1 AND T2 ODD FLOOR PLAN



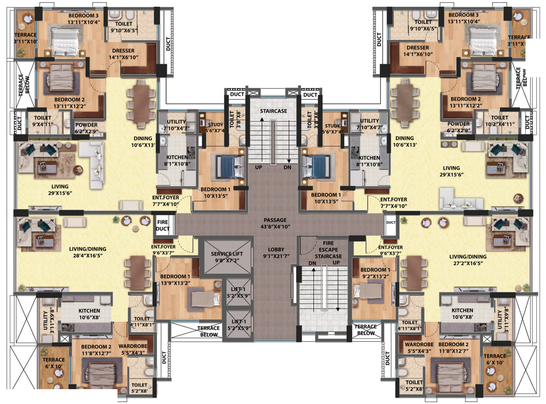
Flat Series	Type	RERA Carpet Area (Sq.Mt.)	Terrace + Balcony Area (Sq.Mt.)	RERA Carpet area (Sq.Ft.)	Terrace + Balcony Area (Sq.Ft.)	Total Usable Carpet (Sq.Mt.)	Total Usable Carpet (Sq.Ft.)
Series 1	2 BHK	81.42	25.23	876.40	271.58	106.65	1148
Series 2	3 BHK	129.69	14.98	1395.98	161.24	144.67	1557
Series 3	3 BHK	127.05	17.53	1367.57	188.69	144.58	1556
Series 4	2 BHK	79.20	20.17	852.51	217.11	99.37	1070

FLOOR *Plan*

Tower 1 and 2 Even Floor

2nd, 4th, 6th, 8th, 10th & 12th Floor

T1 AND T2 EVEN FLOOR PLAN



Flat Series	Type	RERA Carpet Area (Sq.Mt.)	Terrace + Balcony Area (Sq.Mt.)	RERA Carpet area (Sq.Ft.)	Terrace + Balcony Area (Sq.Ft.)	Total Usable Carpet (Sq.Mt.)	Total Usable Carpet (Sq.Ft.)
Series 1	2 BHK	80.86	27.95	870.38	300.85	108.81	1171
Series 2	3 BHK	129.48	15.01	1393.72	161.57	144.49	1555
Series 3	3 BHK	126.87	17.57	1365.63	188.69	144.44	1555
Series 4	2 BHK	79.18	24.12	852.29	259.63	103.3	1112

Disclaimer: For the 13th Floor, Series 2 and Series 3 units are sanctioned and can be considered for sale.

ALL THE FIXTURES OF *A Great Life*

STRUCTURE
RCC framed structure
AAC block masonry
Internal gypsum finish plaster
External sand faced plaster

FLOORING
Living Room | Italian Designer Vitrified Tiles 1000x1000
Kitchen | Vitrified Tiles 300×600 above platform upto lintel level
All Bedrooms | Italian Designer Vitrified Tiles 1000x1000
Dry Balcony | Antiskid Vitrified tiles 600x600
Terraces | Antiskid Vitrified tiles 200x1200

TOILETS
Jaguar or equivalent CP fittings
Antiskid flooring & glazed tile up to lintel level
Glass partition in all toilets
False ceiling in all toilets

DOORS
Both side laminated finish doors with frames along with premium hardware fittings.

WINDOWS
UPVC Windows with Mosquito Net

KITCHEN
Z black granite platform
Anti-scratch S. S. sinks with drainboard
Provision for Hob and Chimney

GENERAL
TV point in living & master bedroom
Inverter provision
Exhaust fan provision
Intercom (Flat to Security Cabin)
Provision for AC

PROJECT FEATURES
Vaastu Compliant Entrance
Walk-in closet spaces for the master bedroom
Fire Fighting System
Designer Entrance Lobby
Impressive Rooftop & Podium Level Amenities
Multi-level car parking
Energy-efficient common lighting (PV Solar system)
Earthquake Resistant RCC structure
UPVC windows and Sliding Door
Customisable deck option*
24*7 CCTV Security Surveillance
Common toilet in common area
Easy access to major highways & public transport

ELECTRIFICATION
Concealed electrical wiring
Modular switch plate & switches
Electrical energy meter

BACK-UP
DG backup for common areas

INTERNAL AMENITY
Tv point in living & master bedroom, inverter provision, exhaust fan provision

PLUMBING
Concealed plumbing

PAINTING
Luster paint finish for internal flat wall
For the external surface - the apex makes the finish

FABRICATION
S.S railing for balcony and terrrace (Height - 1.25mtr)

AUTOMATION
Premium digital lock for the main door
Video door phone