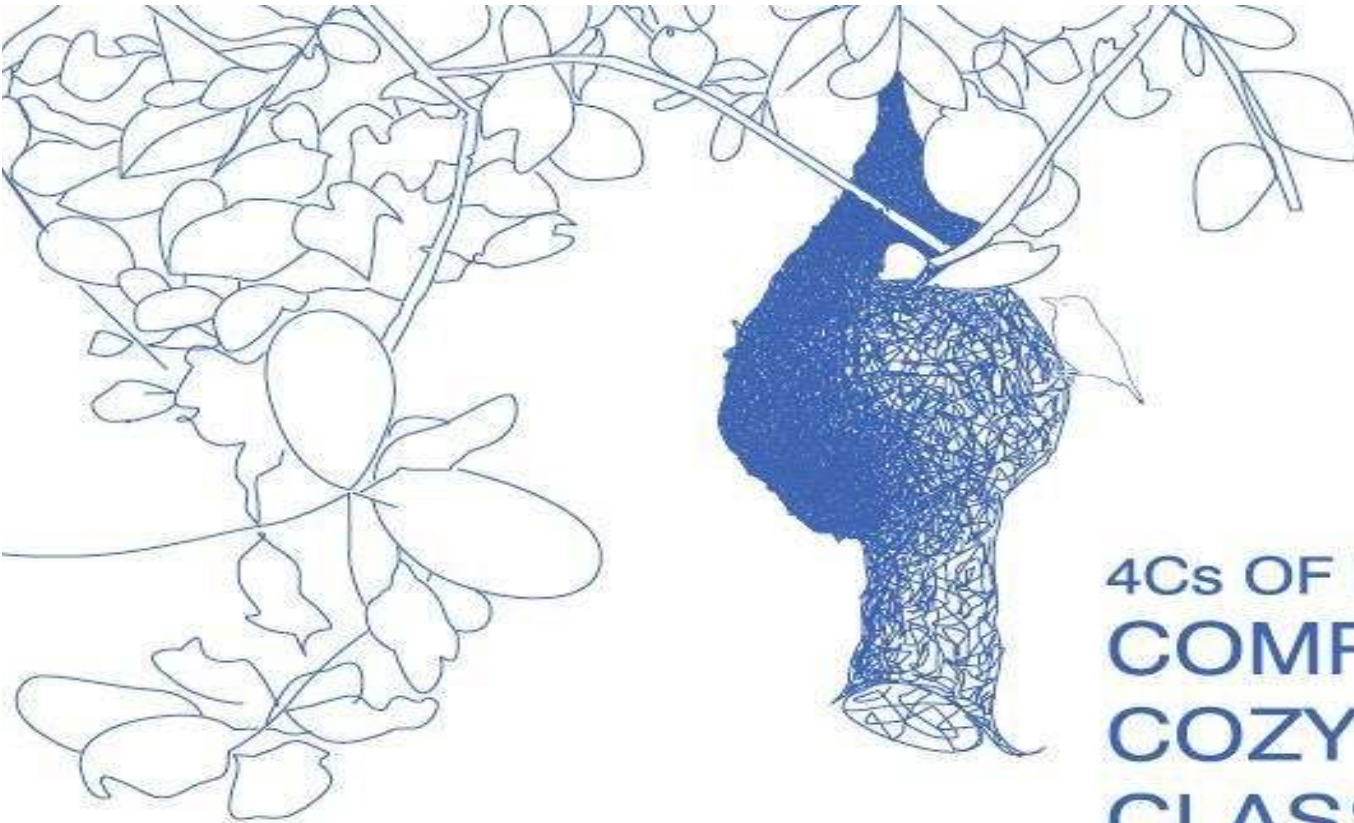




## About Project

*Margosa Heights* - comprising of 2 & 3 BHK elegant apartments offer you 61 exclusive amenities which will help each member of your family, elder or young, improve their quality of life. *Margosa Heights* is a convenient residence for single professionals. A smart choice for young working couples from the Phursungi- Hadapsar IT belt. An ideal home for a cultured, well-to-do, cosmopolitan, nuclear to joint family of senior corporate, businessmen or defense personnel. Comforts, conveniences, accessibility, affordability, stylish ambience and likeminded neighborhood...



4Cs OF MARGOSA HEIGHTS  
COMPACT  
COZY  
CLASSY  
COMPLETE

# Prime Locale

Near The Corinthians Club, a signature lifestyle club, Margosa Heights boasts of a cultured and affluent neighbourhood. The old yet charming stores on M. G. Road to the elegant restaurants and cafes on NIBM Road, Margosa Heights is surrounded by the finest locales of Pune. Today, NIBM is a hotspot on the map of Pune. Enhanced further with a cosmopolitan culture residing here, this rapidly developing location is a smart choice and a value for money proposition.

## Location Map



The Corinthians Club	0,5 km
Delhi Public School	0,5 km
Salunke Vihar	1 km
Bishops School	1 km
Southern Command Hospital	4 km
M.G. Road	7 km
RSI Club	7,5 km
Railway Station	8 km
Airport	12 km

# Amenities

## The Colour of Revival:

- Sauna
- Steam
- Gymnasium
- Herbal Park
- Doctor Room
- Jogging Track
- Swimming Pool
- Aerobics Room
- Acupressure Park
- Senior Citizen Park
- Yoga / Meditation Hall
- Nakshatra Zodiac Garden

## The Colour of Fortitude:

- Card Table
- Tennis Court
- Skating Area
- Table Tennis
- Cycling Track
- Cricket Pitch
- Indoor Games Room
- Pool / Billiard Table
- Practice Basketball Court
- Practice Volleyball Court

## The Colour of Innocence:

- Crèche
- Children's Park
- Sand - Pit for Kids
- Fun pool for Children

## The Colour of Magnificence:

- P. A. system
- Manager on duty
- Fire fighting system
- Rain water harvesting
- Water treatment plant
- Designer entrance gate
- Furnished society office
- Free banqueting furniture
- In - house team of plumbers
- Sewage water re-cycling plant
- In - house team of electricians
- In - house team of housekeeping
- Provision of ATM centre in shopping plaza
- Exclusive entrance lobby for each building
- 24 hour generator backup in lift and common areas
- Centralized payment facility for electricity / water bills etc.

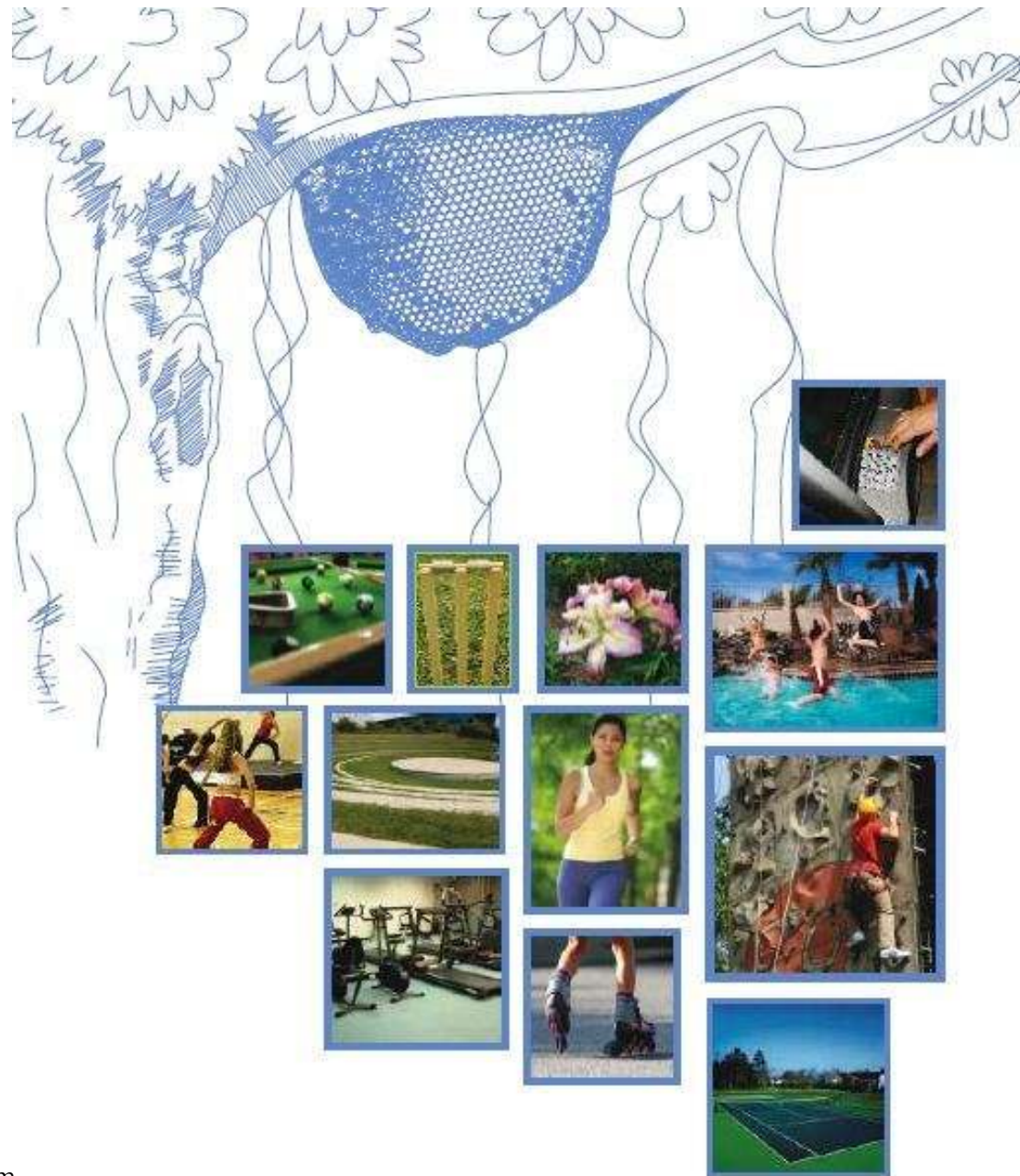
- Adventure Wall for Children

### *The Colour of Togetherness:*

- Party Lawn
- Amphitheatre
- Multi-purpose Hall

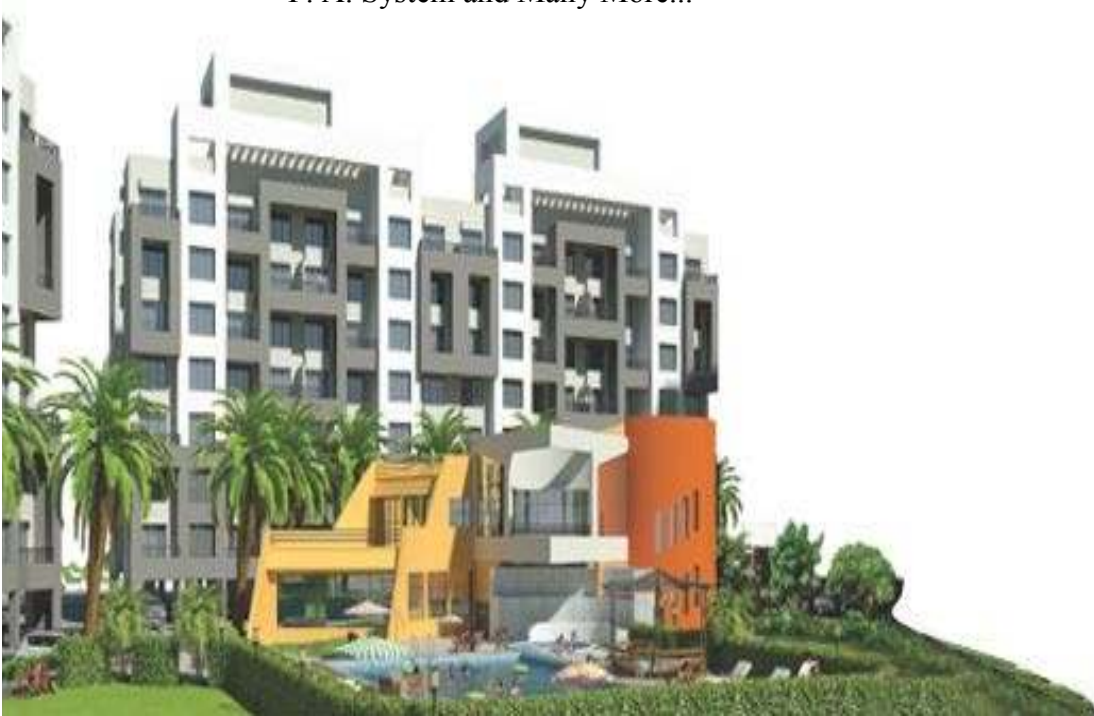
### *The Colour of Quality:*

- For netlon shutter
- Vitrified flooring
- For light load backup
- Moulded internal doors
- Fly ash bricks masonry work
- Intercom facility for every flat
- Drinking water purification unit
- Water-proof exterior cement paint
- Earthquake resistant R.C.C. structure
- Enta safe or equivalent make decorative
- Aluminum sliding windows with provision
- Colored paint on one wall in every room
- Oil bound distemper for internal painting
- Main safety door with 4 way locking system
- Solar water heating unit - for master bathroom
- Provision in electrification to connect invertor
- Ready broadband in every flat (service providers)
- Single lever hot & cold mixer unit - for master bathroom



## Specification

- Exclusive Entrance Lobby for Each Building
- Designer Entrance Gate
- 24 Hour Generator Backup in Lift and Common Areas
- Rain Water Harvesting
- Sewage Water Re-Cycling Plant
- Water Treatment Plant
- Furnished society office
- Provision of ATM Centre in Shopping Plaza
- In-House Team of Electricians / Housekeeping / Plumbers
- Earthquake Resistant R.C.C. Structure
- Fly ash Bricks Masonry Work
- Free banqueting furniture
- Centralized Payment Facility for Electricity / Water Bills etc.
- Manager on Duty
- Fire Fighting System
- P. A. System and Many More...





Amenity Space

WAY TO SALUNKEVIMAR

24 M. WIDE ROAD

15 M. WIDE ROAD

ENTRANCE GATE

ENTRANCE GATE

SHOPPING PLAZA

SHOPPING PLAZA

SHOPPING PLAZA

SHOPPING PLAZA

181.5 BHK  
181.5 BHK  
181.5 BHK

C3  
181.5 BHK

Q  
283 BHK

C1  
283 BHK

PLAY AREA SAND PIT

PLAY GROUND

RECREATION LAWN

ENTRANCE GATE

B6  
2 BHK

B5  
2 BHK

B4  
2 BHK

B3  
2 BHK

MULTI-PURPOSE HALL

RECREATION LAWN

PLAY AREA SAND PIT

B13

B12

CLUB HOUSE

PARTY LAWN

SWIMMING POOL

B2  
2 BHK

B1  
2 BHK

ENTRANCE

SENIOR CITIZEN'S PARK

ACUPRESSURE PARK

A3  
3 BHK

A2  
3 BHK

A1  
3 BHK

B10  
2 BHK

B11  
2 BHK

SKATING AREA

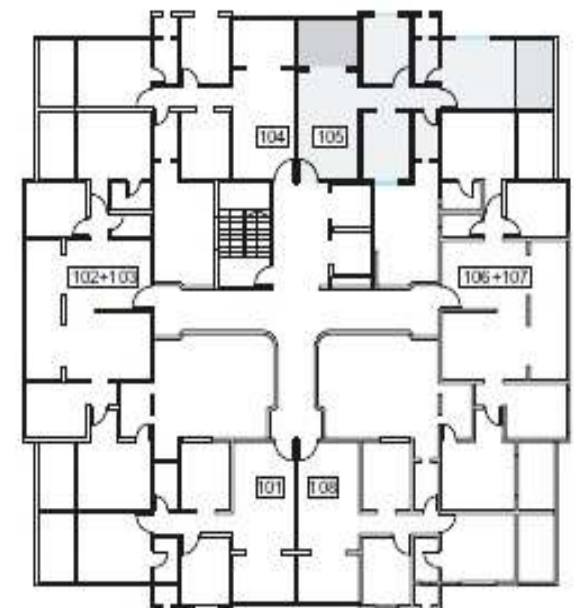
SOCCER TRACK

PLAY GROUND

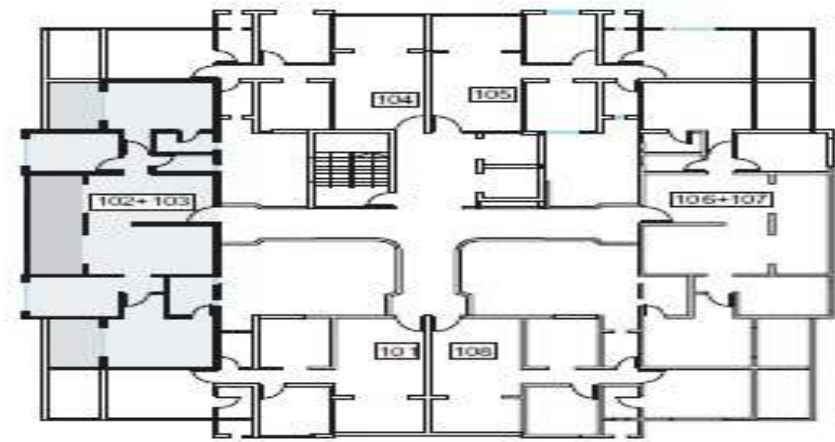
EXISTING DRIVE ROAD



Layout Plan



FLAT NO.	FLAT AREA SQ.FT	TERRACE AREA SQ.FT	SALEABLE AREA SQ.FT
101, 104, 105, 106, 301, 304, 305, 308, 501, 504, 505, 508, 701, 704, 705, 708, 901, 904, 905, 908.	710	(70)45	755



FLAT NO.	FLAT AREA SQ.FT	TERRACE AREA SQ.FT	SALEABLE AREA SQ.FT
102+103, 106+107, 302+303, 306+307, 502+503, 506+507, 702+703, 706+707, 902+903, 906+907.	1110	(160)80	1190



For further booking inquiries please feel free to contact.

Thanks & Regards

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