



**ZRICKS**.COM

HILLTOWN-2 | HILLTOWN-4

**DONT YOU FEEL THAT  
SOMETHING IS  
MISSING FROM LIFE?**

Sipping coffee, cups after cups, just to stay awake through the monotonies is not the life we wished for. Neither did we wish to encounter long deadening traffic jams before meeting the eager half-asleep eyes of our loved ones. The screens keep changing... from mobile phones, to laptops to television, persuading us to live a pseudo-entertained life. We have hundreds of friends who we like... on the internet. We might have mastered techniques to keep pace at work but still, we're keeping a snail's pace with life... unknowingly travelling away from all the things that matter.

You know that for an outsider, your life is enviable. But hidden in this pride, is the pinching question... then what is it that is missing?

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**IT'S TIME TO  
REDISCOVER LIFE.  
IT'S TIME TO  
STAY CONNECTED...**

**COME OVER,  
REDISCOVER LIFE.**

THIS IS WHERE

LIFE STAYS CONNECTED!

115

HILLTOWN

STAY CONNECTED

BHUGAON, PUNE

Actual Photograph of 115 Hilltown neighbourhood overlooking the scenic Sahyadri Ranges

Stay connected to everything that matters...

Isn't life a blend of all the things that matter to you? Or rather, isn't that how it is intended to be? And when you balance your equation with all these things, life just starts getting better and better. Hilltown - 2 & 4 offer just that!

Located amidst the scenic hills, 115 Hilltown is a grand neighbourhood comprising of many lifestyle ventures spread across 100+ acres. Surrounded by a variety of trees, plants, birds and a scenic panorama of nature's beauty, Hilltown - 2 & 4 are fine-living ventures for a likeminded community.

It's here that you stay connected to everything that matters.

AT THIS NEIGHBOURHOOD  
LIFE STAYS CONNECTED.

ZRICKS REALTY

FAMILY

SOCIAL LIFE

NATURE

YOURSELF

THOUGHTFULNESS

CLUB 115



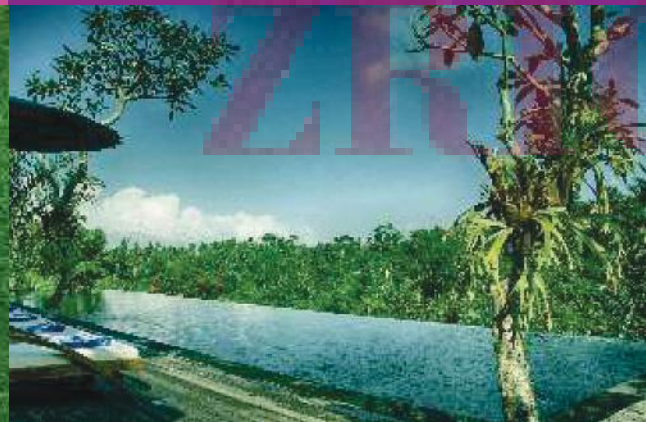
CLUB 115 IS AN ADDITIONAL FACILITY OF 115 HILLTOWN NEIGHBOURHOOD.

## AMENITIES

OUTDOOR SPORTS



INFINITY POOL



TOP CLASS GYMNASIUM



PARTYLAWN



SQUASHCOURT



## AMENITIES

CHILDREN PLAY AREA



TABLE TENNIS



MULTIPURPOSE HALL



YOGA ARENA



MINI-SCREENING THEATRE



**BEGIN LIFE AFRESH.**

**EXPERIENCE CLUSTER LIVING**

**TO STAY CONNECTED.**

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**HILLTOWN**

**2**

**STAY CONNECTED**

115 Hilltown is a grand neighbourhood comprising of multiple community-living ventures. Hilltown - 2 is one such project that includes five towers of 2 & 3 BHK residences. Come over to Hilltown - 2 and experience how life stays connected!



HILLTOWN-2



RENDERED VIEW

ROOF & LANDSCAPE LAYOUT



A cluster of 5 Buildings



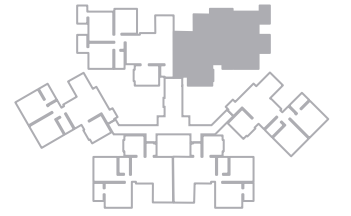
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Hilltown - 2 Amenities

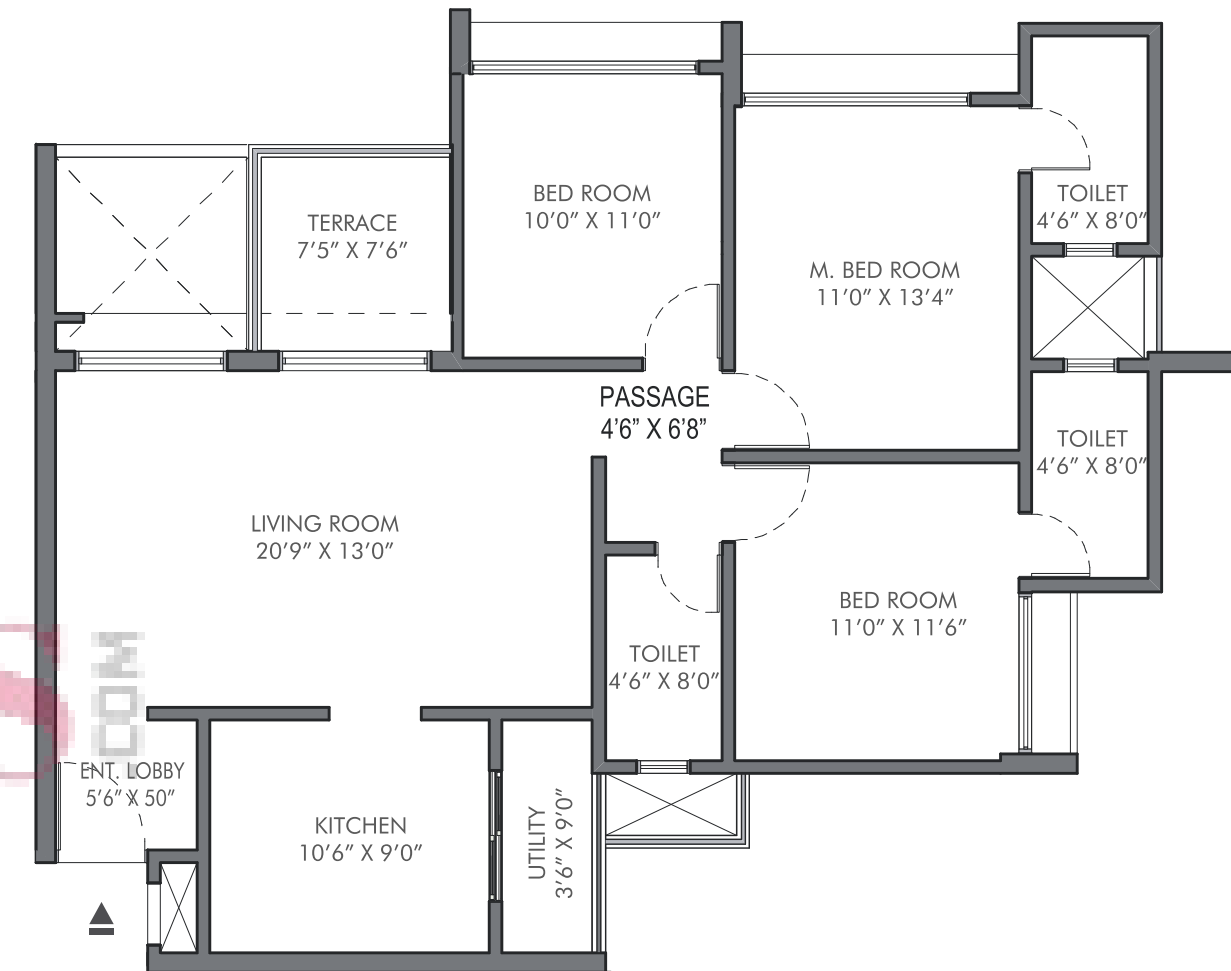
- Multipurpose Hall
- Children Play Area
- Party Lawn
- Senior Citizen Corner
- Cycling Pathway





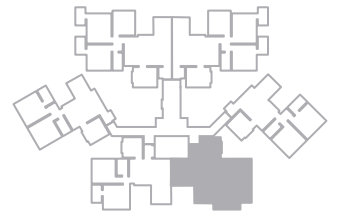
3 BHK HOMES

TYPICAL FLOOR PLAN



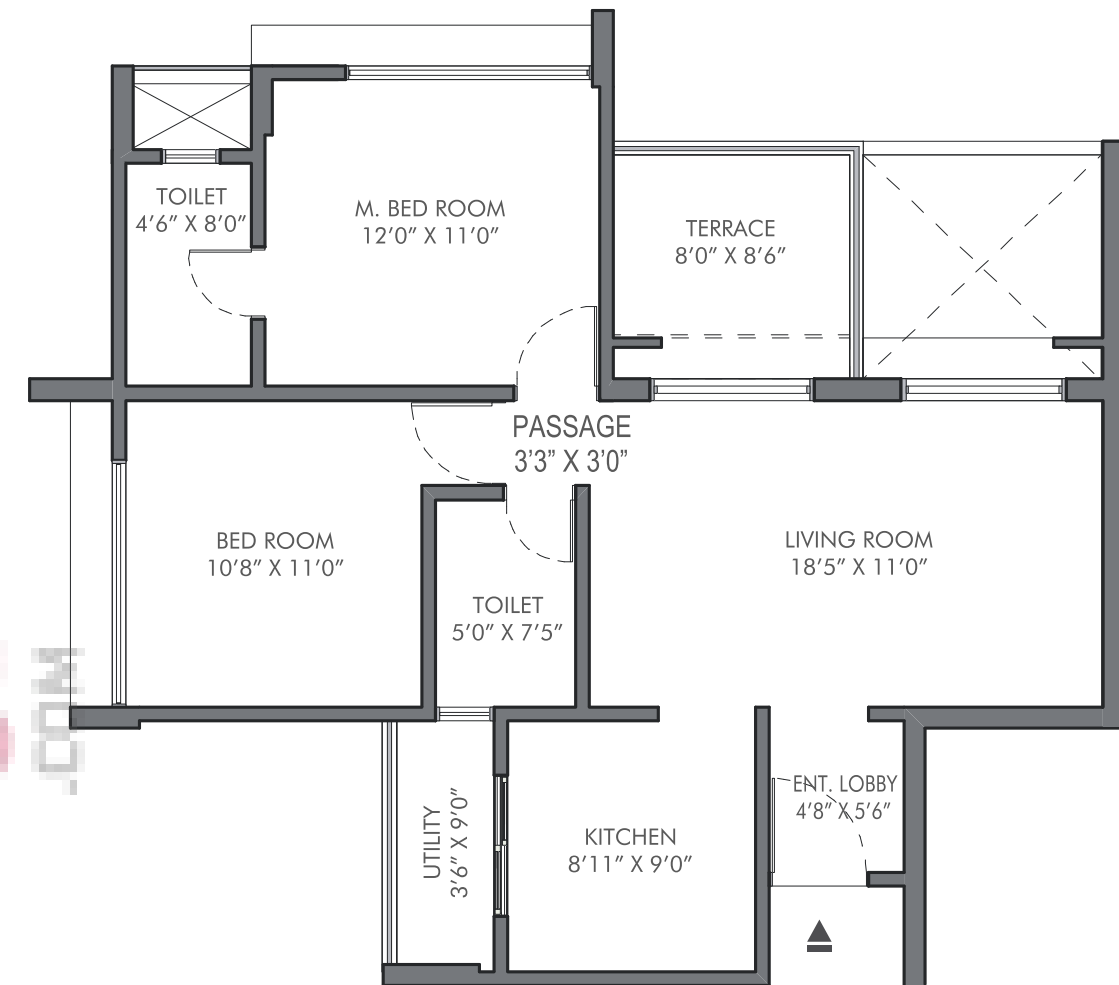
IMAGINARY VIEW

3 BHK	SQ. MTRS.	SQ. FT.
CARPET AREA INCLUDE BALCONY	90.02	969
CARPET AREA OF TERRACE	5.11	55



2 BHK HOMES

TYPICAL FLOOR PLAN



IMAGINARY VIEW

2 BHK	SQ. MTRS.	SQ. FT.
CARPET AREA INCLUDE BALCONY	64.85	698
CARPET AREA OF TERRACE	6.32	68

HILLTOWN-2



RENDERED VIEW

LIVELIKE STARS.

EXPERIENCE CLUSTER LIVING

TO STAY CONNECTED.

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HILLTOWN

4

STAY CONNECTED

115 Hilltown is a grand neighbourhood comprising of multiple community-living ventures. Hilltown-4 is one such project that includes seven towers of 2 & 3 BHK residences. Come over to Hilltown-4 and experience how life stays connected!

HILLTOWN-4



RENDERED VIEW.

ROOF & LANDSCAPE LAYOUT

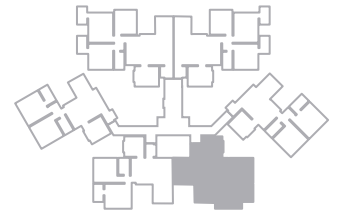


A cluster of 7 Buildings



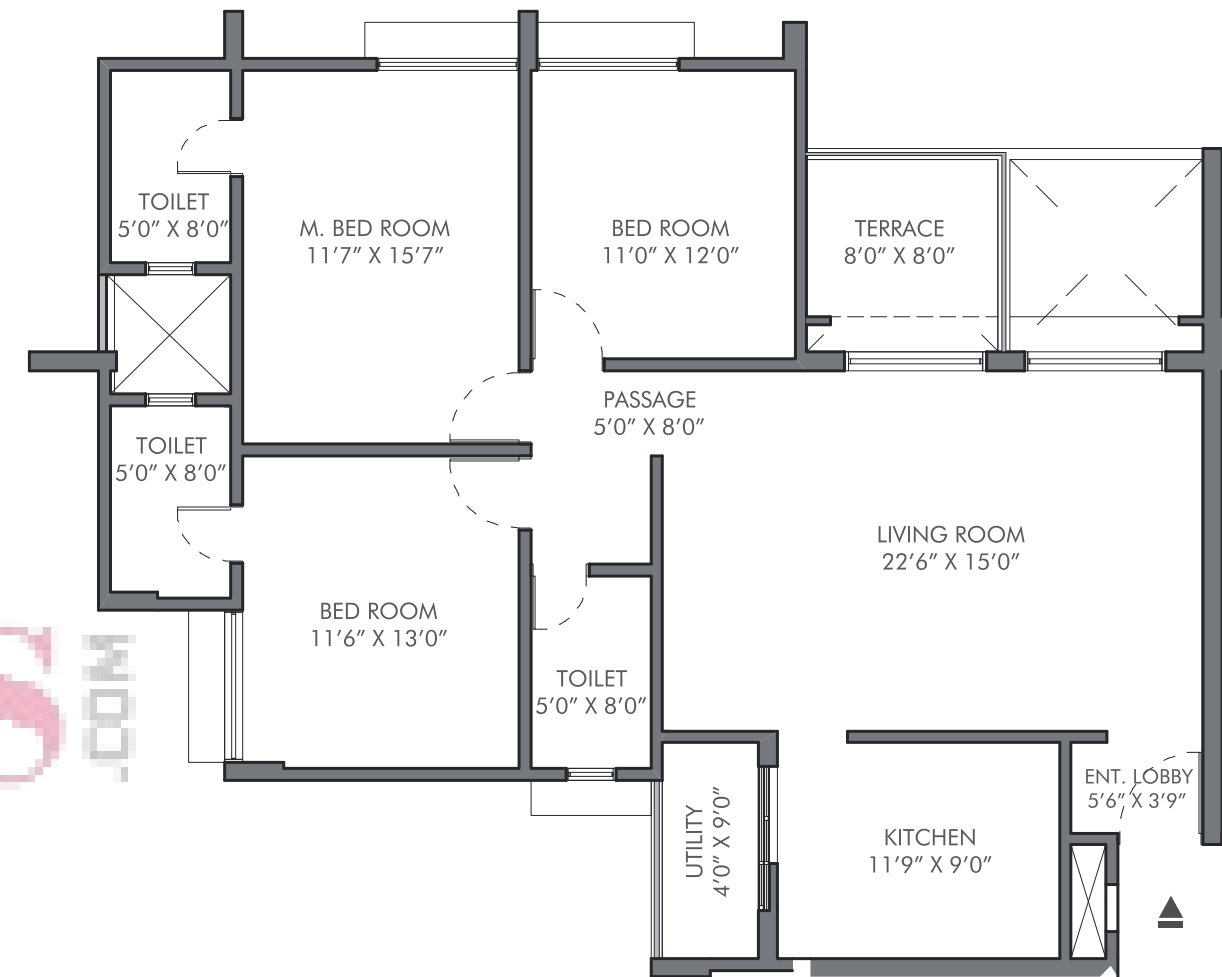
- Hilltown-4 Amenities
- Multipurpose Hall
  - Children Play Area
  - Party Lawn
  - Senior Citizen Corner
  - Cycling Pathway
  - Open to Air Multipurpose Court





3 BHK HOMES

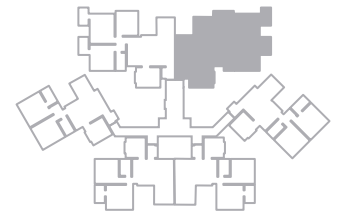
TYPICAL FLOOR PLAN



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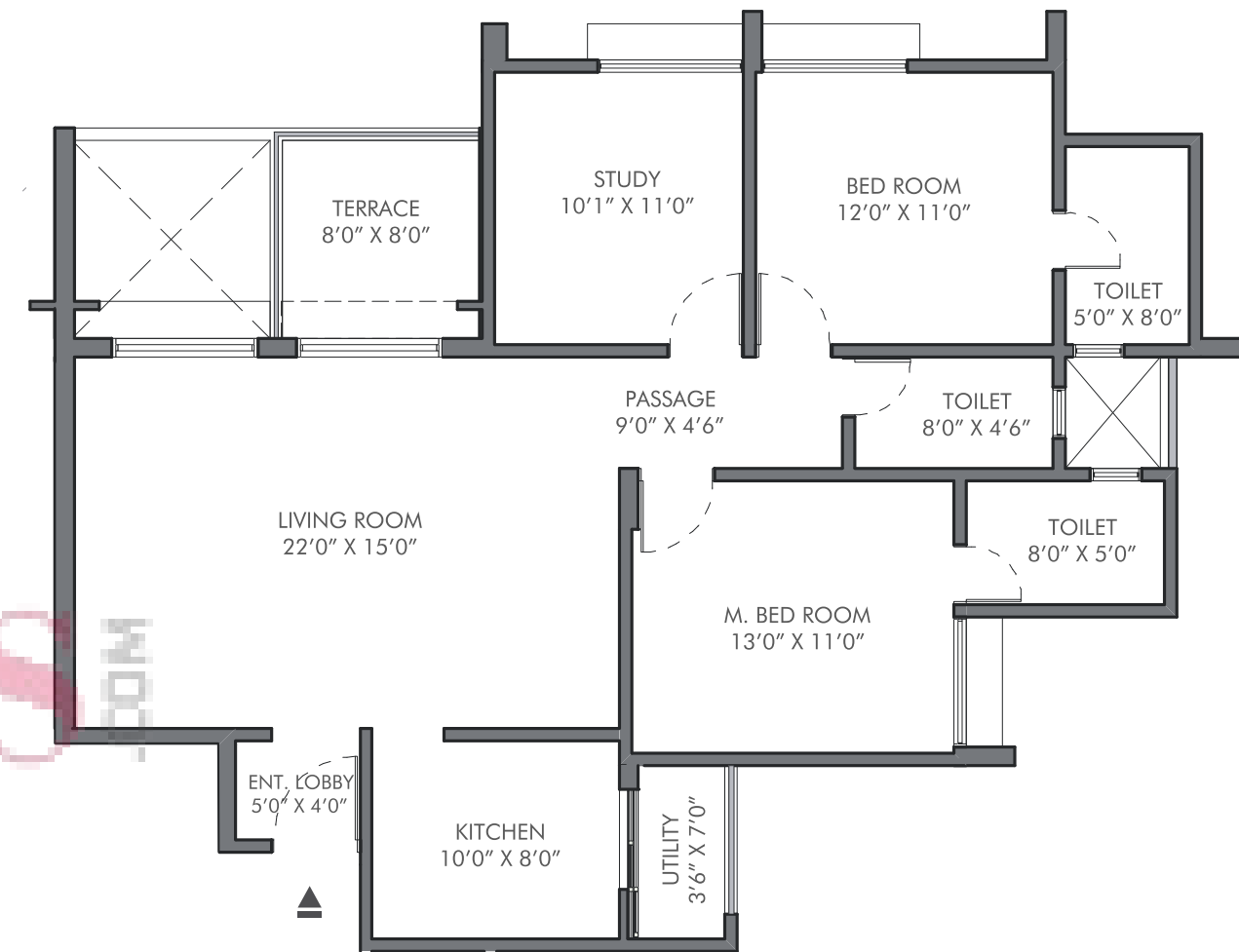
IMAGINARY VIEW

3 BHK	SQ. MTRS.	SQ. FT.
CARPET AREA INCLUDE BALCONY	106.19	1143
CARPET AREA OF TERRACE	5.95	64



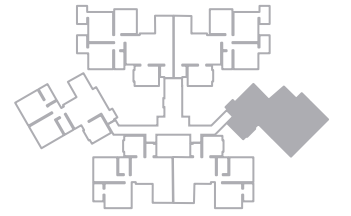
3 BHK HOMES

TYPICAL FLOOR PLAN



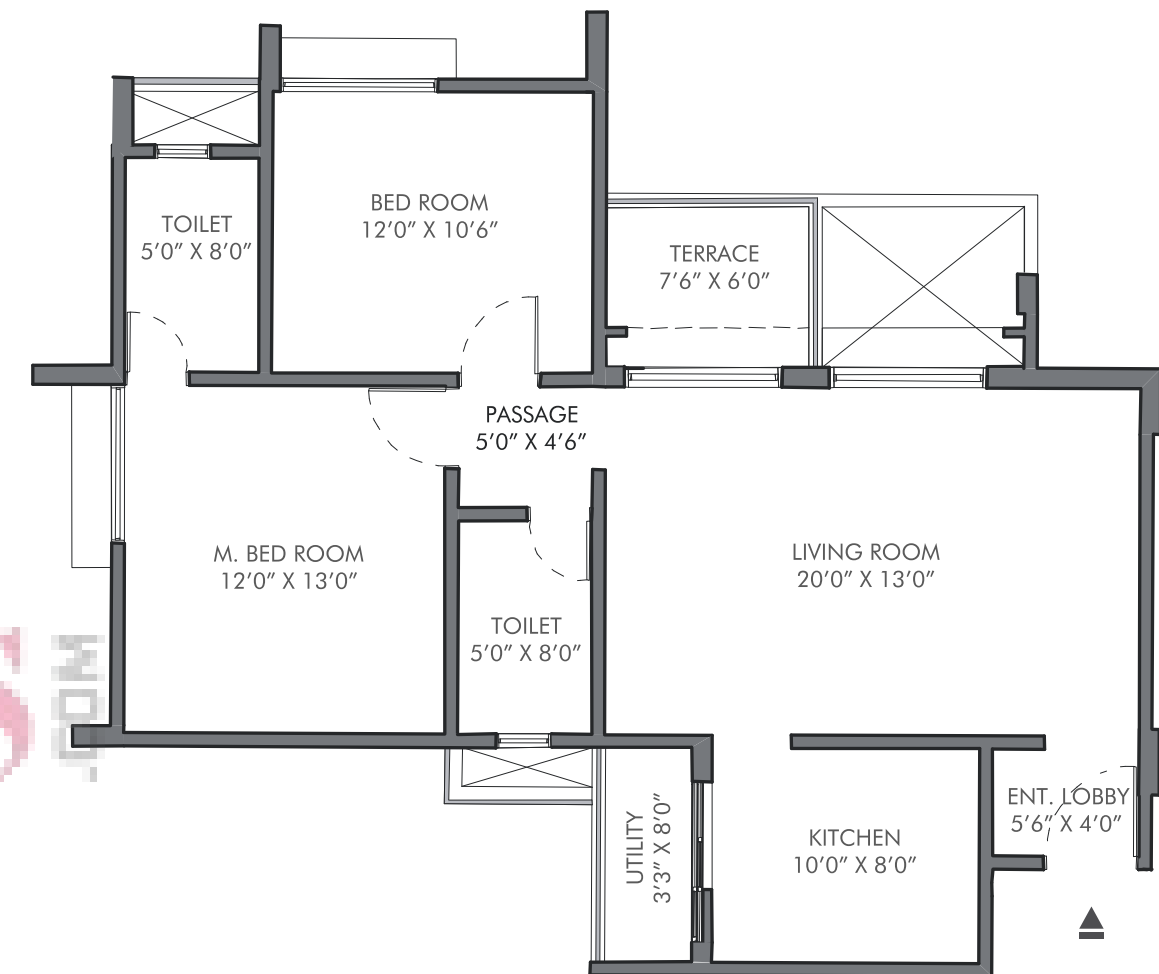
IMAGINARY VIEW

3 BHK	SQ. MTRS.	SQ. FT.
CARPET AREA INCLUDE BALCONY	94.48	1017
CARPET AREA OF TERRACE	5.95	64



2 BHK HOMES

TYPICAL FLOOR PLAN



IMAGINARY VIEW

2 BHK	SQ. MTRS.	SQ. FT.
CARPET AREA INCLUDE BALCONY	73.58	792
CARPET AREA OF TERRACE	4.18	45

HILLTOWN-4



RENDERED VIEW.

## BEST IN CLASS SPECIFICATIONS.

### STRUCTURE

- Earthquake resistant RCC structure as per Seismic Zone 3
- WALLS - A.A.C. Blocks / fly ash bricks for external and internal walls



### PLASTER

- Sand Face Plaster for external walls
- Gypsum/P.O.P finish for internal walls and ceiling
- False ceiling in Toilets
- OBD / equivalent internal wall Paint & External Acrylic Paint



### FLOORING

- 800 X 800 vitrified tiles in all rooms
- Ceramic dado in toilets upto lintel level
- Special anti-skid flooring for Terraces and Bathrooms



### DOORS

- Decorative doors



### WINDOWS

- Aluminium sliding windows with mosquito mesh
- Safety grills



### KITCHEN

- Premium granite platform with stainless steel sink
- Designer tile dado upto 2' level above Kitchen platform
- Provision for water purifier
- Modular Kitchen with electric Chimney & Hob
- Gas leak detector



### ELECTRIFICATION & CABLING

- Legrand / Schneider or equivalent electric switches
- Concealed copper wiring in entire flat
- Telephone Points in Living, Master & Children's Bedroom
- T.V. Points in Living & Master Bedroom
- Split A.C. power point in all Bedrooms
- 1KVA Power Backup for each flat
- Power Backup for Lifts, Pumps & Common areas

### BATHROOM ACCESSORIES

- Concealed plumbing
- Jaquar / Kludi or equivalent C.P fittings
- Hot & Cold Mixing units for Shower
- Kohler/Toto or equivalent make Sanitary ware
- Shower partition in master bathroom

### LIFT

- Automatic Lift with Auto floor rescue device

### ROADS

- Well constructed Concrete/ Paved roads

### ENTRANCE LOBBY

- Well designed residential building entrance lobby

### SECURITY

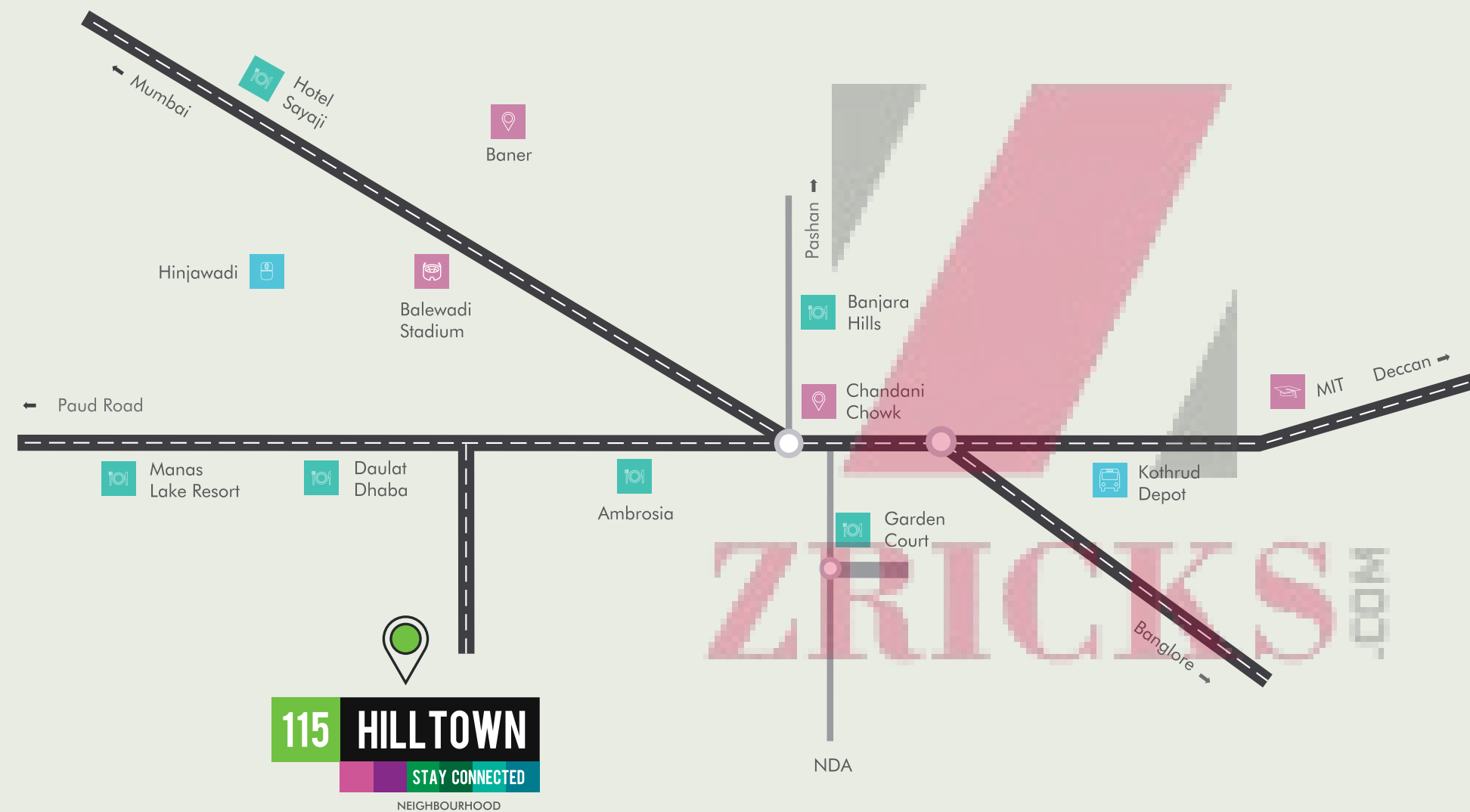
- CCTV cameras at Entrance Lobby
- Video door phone for each flat

### WATER MANAGEMENT

- STP
- Rain water harvesting



## LOCATIONMAP



## PROXIMITY

-  Chandani Chowk - 3 kms
-  Mumbai-Bangalore Highway - 3 kms
-  Kothrud Bus Depot - 4 kms
-  Yashwantrao Chavan Nataygruha - 6.2 kms
-  MIT College - 6.8 kms
-  Dashabhuj Ganesh Mandir - 7.3 kms
-  Sahyadri Hospital - 7.5 kms
-  Nal Stop - 8 kms
-  City Pride (Kothrud) - 8.3 kms
-  Deenanath Mangeshkar Hospital - 8.7 kms
-  Hotel Sadanand (Baner) - 9 kms
-  Pune University - 9.4 kms
-  Fergusson College - 10.2 kms
-  Deccan - 10.3 kms
-  Balgandharva Rangamandir - 10.3 kms
-  Shaniwar Wada - 11 kms
-  Parvati - 11.4 kms
-  Shivajinagar Station - 12 kms
-  Hinjawadi - 13 kms
-  Pune Station - 14.3 kms
-  Pune Airport - 20.7 kms

Map is indicative and not to scale. The distances mentioned here are approximate.

# IT TAKES A VISION... TO CREATE SUCH AN EXTRAORDINARY LANDMARK!

Renowned real-estate conglomerates, Pride Purple Group, Rama Group & Kohinoor Group who share a celebrated legacy of defining the skyline of Pune, have come together to form Trinity Landmarks LLP. With a strategic objective of venturing into premium cluster-living projects, Trinity Landmarks LLP begins its journey at 115 Hilltown neighbourhood, Bhugaon. The group has defined the modern skyline of Pune with innovative residential and commercial developments. With a vast experience in creating real estate ventures suiting the modern lifestyle trends, we are a force to reckon with trust and an unending passion towards contemporary architecture. And its this passion that has claimed us over 35 revered construction awards.

# ZRICKS

#### CREDITS

Architectural & Landscape Design Consultant  
Abhikalpan Architects & Planners

Structural Consultant  
G.A . Bhilare Consultants Pvt. Ltd.

PHE & Electrical Consultant  
AECOM



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A project by:  
Trinity Landmarks LLP



Site Office: 115 Hilltown, Next to Ambrosia Resort, Near Chandani Chowk, Bhugaon, Pune - 412115 | 9326 115 115 / 9552 115 115 | [www.115hilltown.com](http://www.115hilltown.com)

Corporate Office: Pride House, 5th Floor, 108, Ganeshkhind Road, Near Pune University, Pune - 411016, Ph.: 7666 900 115

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HILLTOWN-2 & HILLTOWN- 4 ARE COMMUNITY LIVING VENTURES LOCATED IN THE 115 HILLTOWN NEIGHBOURHOOD.

Paradigm Plus

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