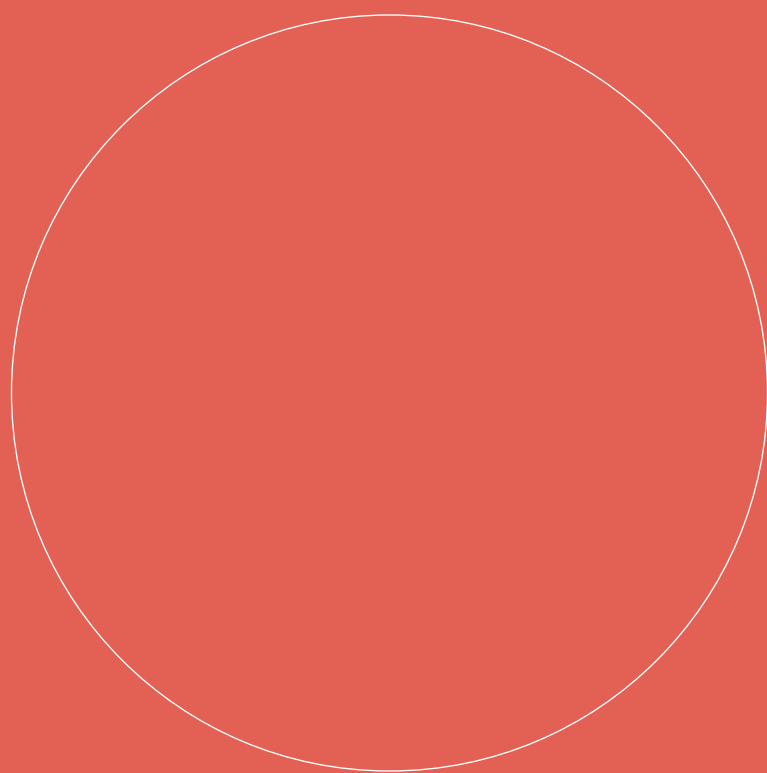


The image features a dark gray background with a subtle, wavy pattern of lighter gray tones. In the center, there is a thin white circle. Below the circle, the text "Live uncompromised." is written in a light beige, serif font, slanted slightly upwards to the right.

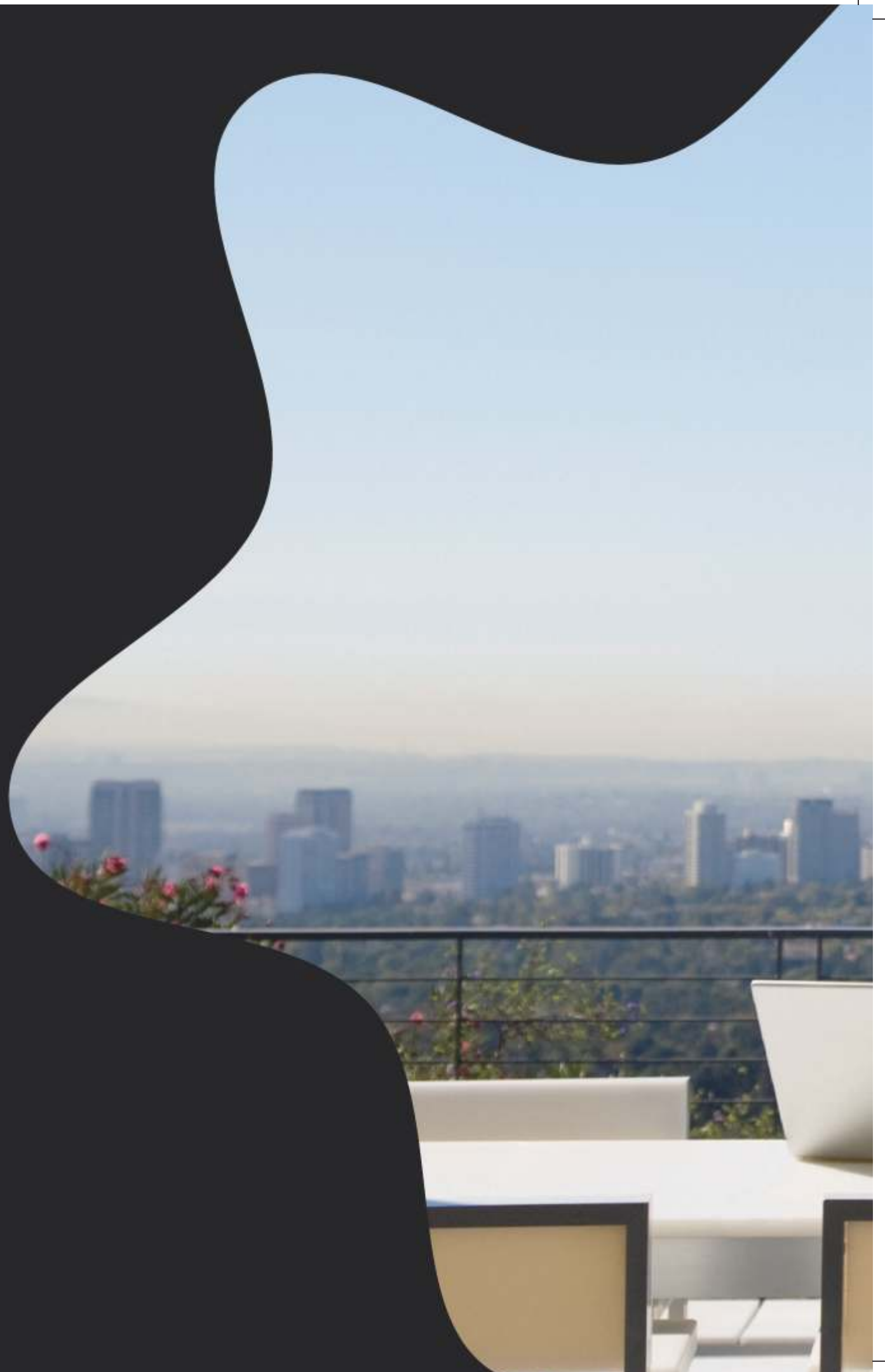
Live uncompromised.





LIVE uncompromised.

Life is meant to be lived just the way you dream it be. The more you get out of life, the better it gets. It's time you embrace the elevated life. A life that knows no compromises.





WELCOME TO THE UNCOMPROMISED LIFE.

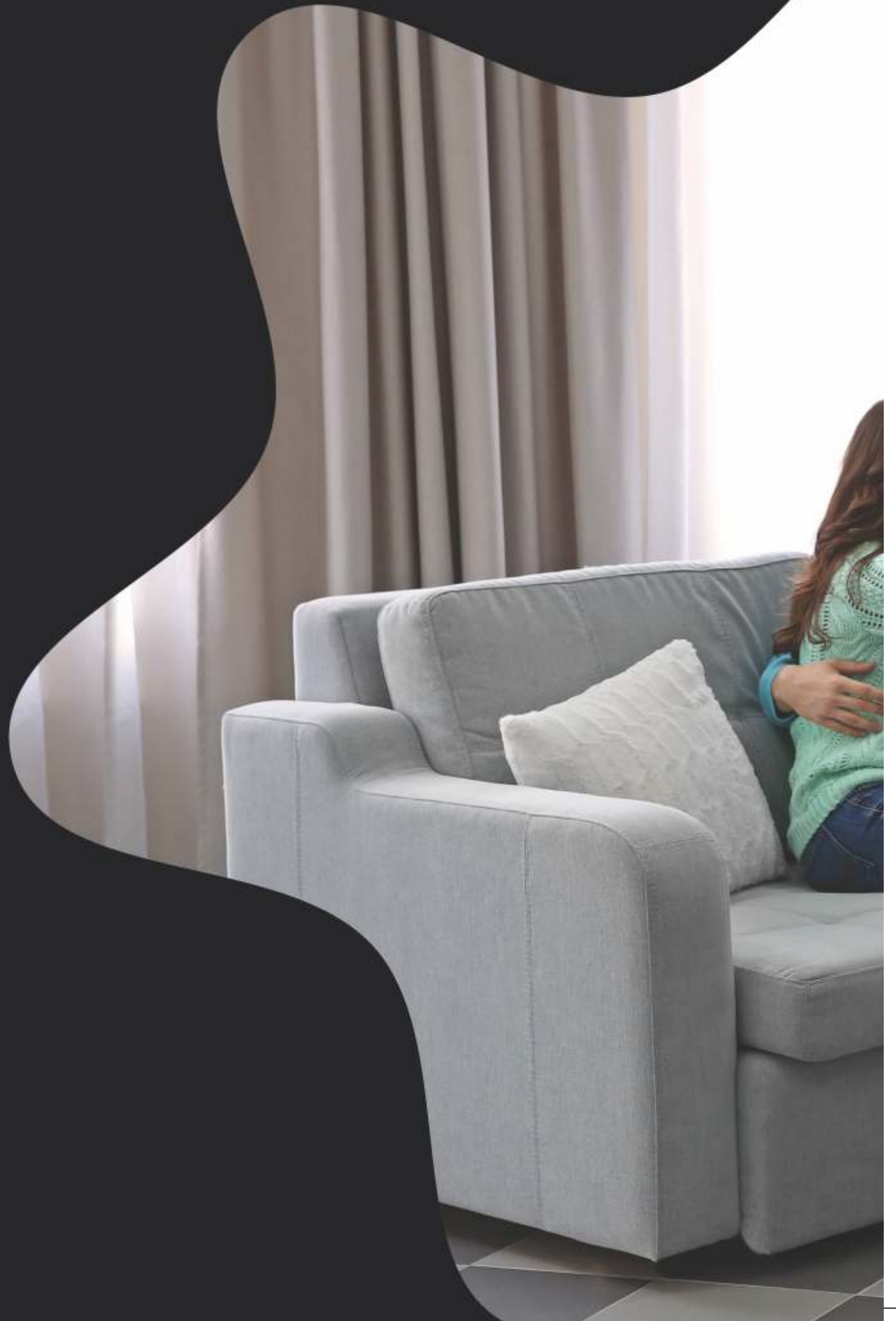
Vertical Infra presents to you Vertical Oriana, a lavish project of 2 & 3 BHK super-spacious residences in Keshav Nagar. Oriana brings the elevated lifestyle right to your home. Here you will find a genuine highlife that creates the perfect synthesis of unmatched luxury and utmost style. Every lifestyle aspect, every designed space at Oriana adds to just one experience... an uncompromised life.





uncompromised SPACE.

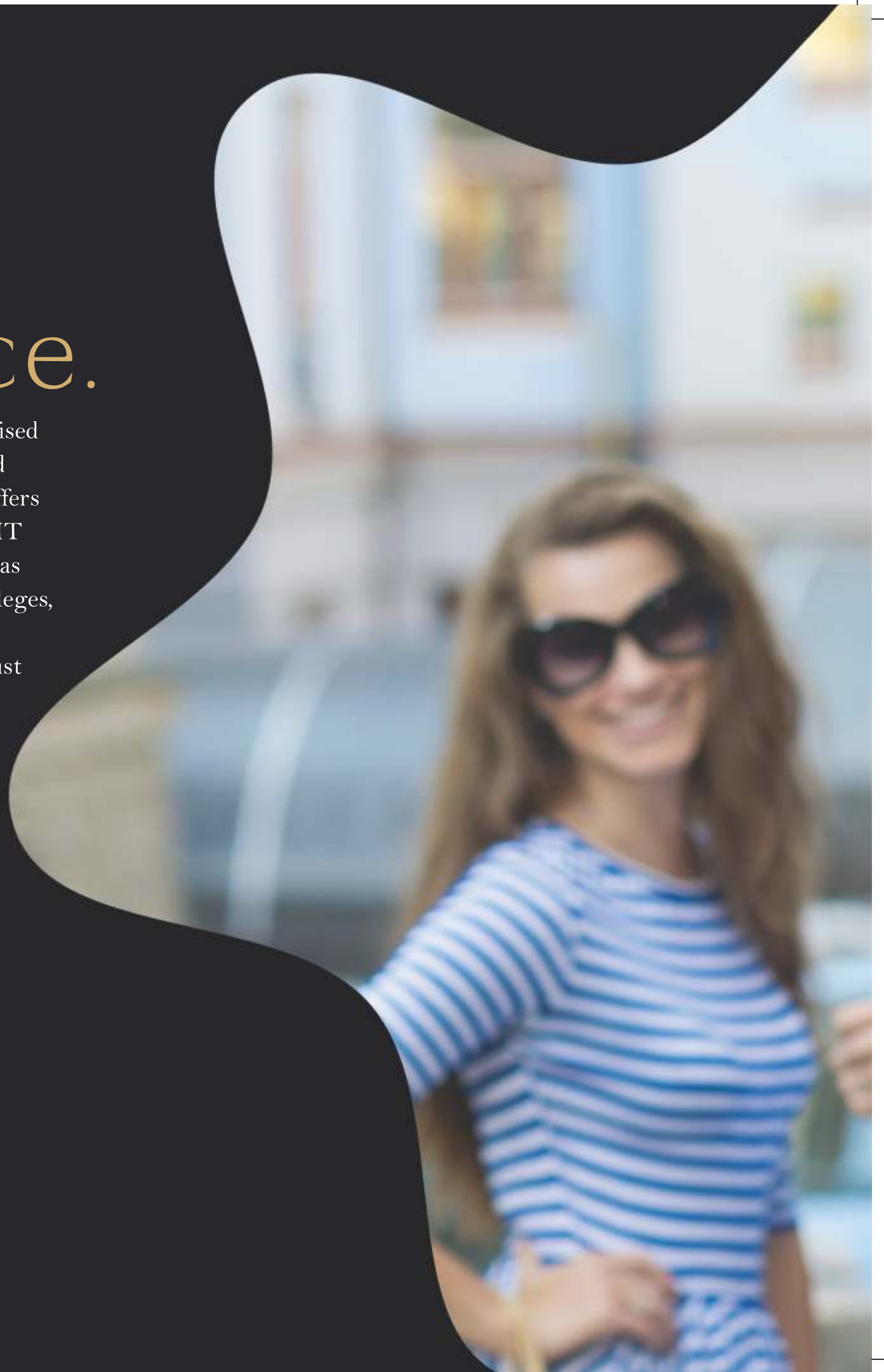
Every home at Vertical Oriana offers uncompromised floor area. The floor sizes of our 2 & 3 BHK residences are extremely lavish and are bound to give you a king-sized living experience. We have allocated the floor area of our residences in a way that you get ample space for your furniture, storage & décor and still have sufficient free space for everyday use.



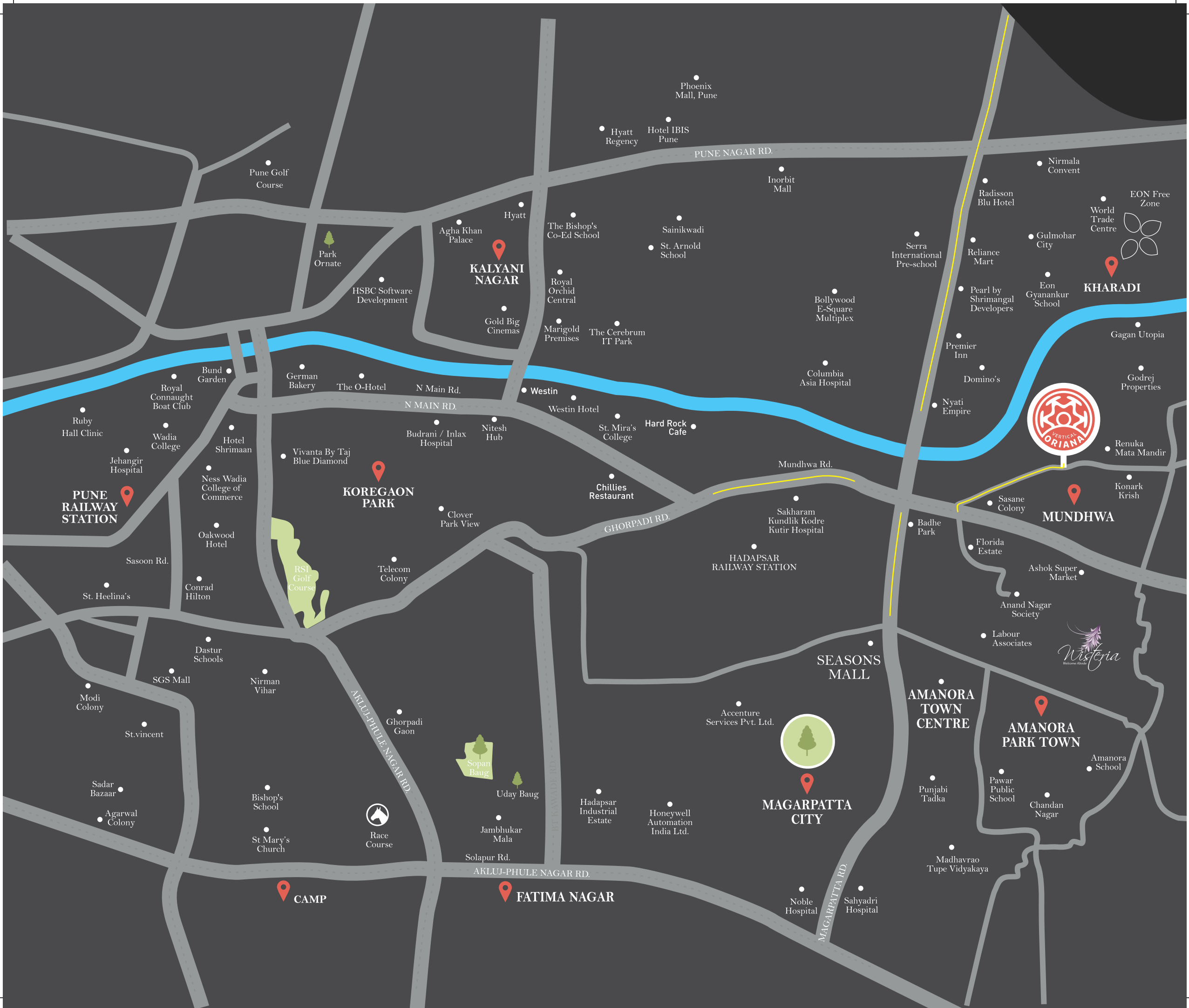


uncompromised convenience.

Oriana is strategically located to offer you uncompromised conveniences of life. Located in the superbly-connected neighbourhood of Keshav Nagar, this lavish venture offers you superb work-life balance. It's close to workplaces, IT hubs, entertainment destinations, recreational avenues as well as everyday essential destinations like schools, colleges, markets, etc. Even the night-life hotspots like Viman Nagar, Kalyani Nagar and Koregaon Park are just around the corner.







uncompromised CONNECTIVITY.



EDUCATION

- Orbis School - 1.6 kms • Amanora School - 3.7 kms • Pawar Public School - 4 kms
- The Bishop's School - 9 kms • Magarpatta City Public School - 4.3 kms
- Eon Gyanankur School - 4.2 kms • Dastur School - 8.1 kms
- Nirmala Convent - 4.6 kms • Serra International Pre-School - 5.1 kms
- Wadia College - 8 kms • St. Mira's College - 8.7 kms
- St. Arnold's (Wadgaonsheri) - 5.2 kms • St. Vincent (Ghorpadi) - 9.1 kms
- St. Helena's - 8.4 kms • Lexicon - 8.0 kms



WORKSPACES

- EON IT Park - 5.7 kms • World Trade Center - 5.4 kms • Zansar IT Park - 3.9 kms
- Magarpatta IT Park - 4.2 kms • SP Infocity - 8.4 kms
- Hadapsar Industrial Estate - 6.9 kms • Cerebrum IT Park - 6.4 kms



HEALTHCARE

- Columbia Asia Hospital - 2.5 kms • Noble Hospital - 6.3 kms
- Sahyadri Hospital - 5 kms • Rakshak Hospital - 3.7 kms • Ruby Hall Clinic - 8.2 kms • Inlax Budhrani Hospital - 7 kms • Jehangir Hospital - 8.2 kms



ENTERTAINMENT HOTSPOTS

- Amanora Town Centre - 3.5 kms • Seasons Mall - 3 kms • Nitesh Hub - 4.4 kms
- Reliance Mart - 3.5 kms • Inorbit Mall - 6.8 kms • Phoenix Market City - 7.7 kms
- Gold Big Cinemas - 5.9 kms • SGS Mall - 8.4 kms



IMPORTANT DESTINATIONS

- Pune Airport - 9.3 kms • Pune Railway Station - 9.2 kms
- Hadapsar Railway Station - 2.6 kms



HOSPITALITY

- Radisson - 4.8 kms • Premier Inn - 3.1 kms • Domino's - 8 kms
- Westin Hotel - 4.7 kms • The O Hotel - 6.7 kms • German Bakery - 6.6 kms
- Hyatt Regency - 8.5 kms • Novotel - 7.8 kms • Vivanta by Taj - 6.8 kms

uncompromised FUNCTIONALITY.

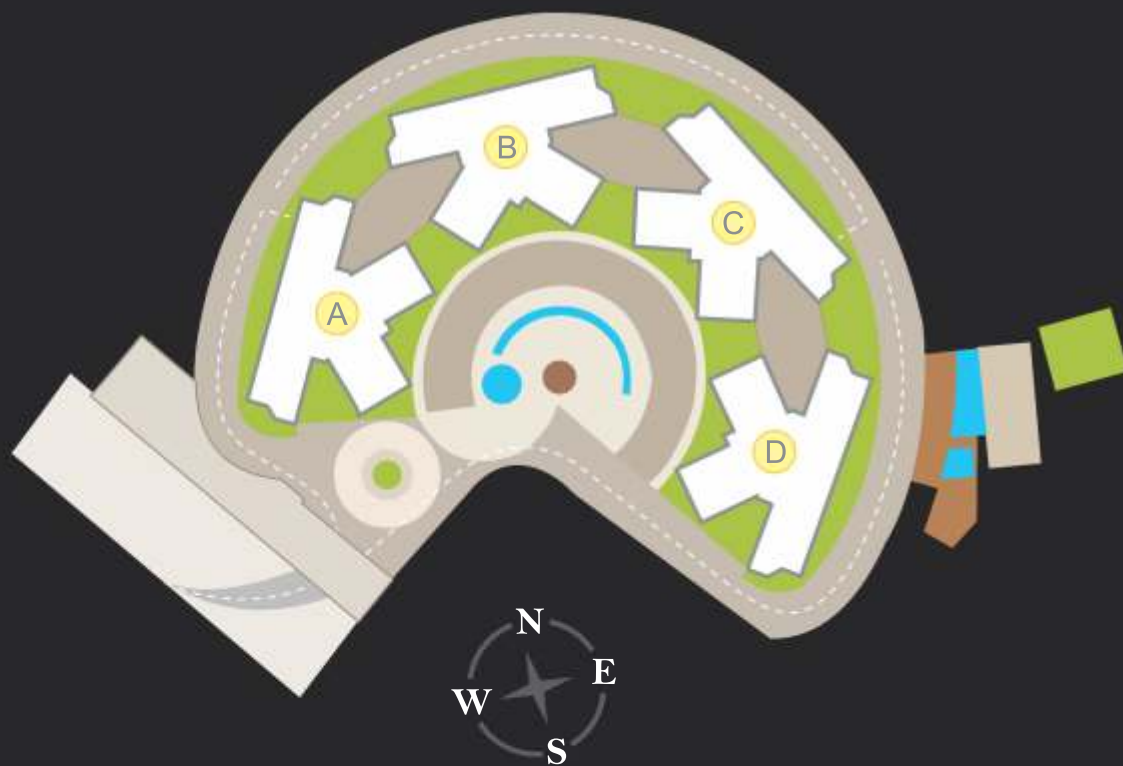
This lifestyle venture is thoughtfully conceptualised to offer spectacular structural design, utmost functionality as well as optimum efficiency of resources. We have considered the wind and sunlight directions as well as compliance of Vastu Shastra to make this project perfect on all counts. We have even left ample open spaces to avoid congestion of clustered buildings and amenities spaces.

Even the interiors of these homes have been planned meticulously to offer utmost utilisation of floor space. These apartments have a 3-side-open view to allow maximum sunlight and air ventilation. Get ready to live in a home that's crafted to offer a fresh living environment.



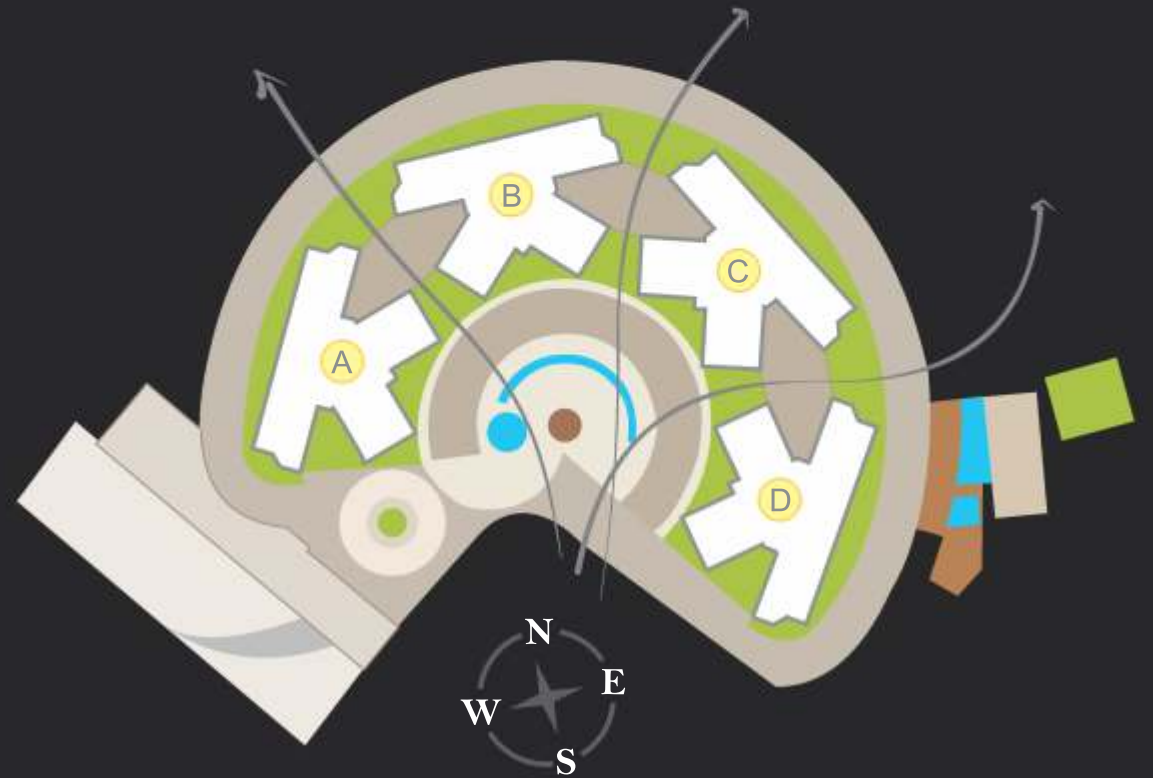


uncompromised efficiency.



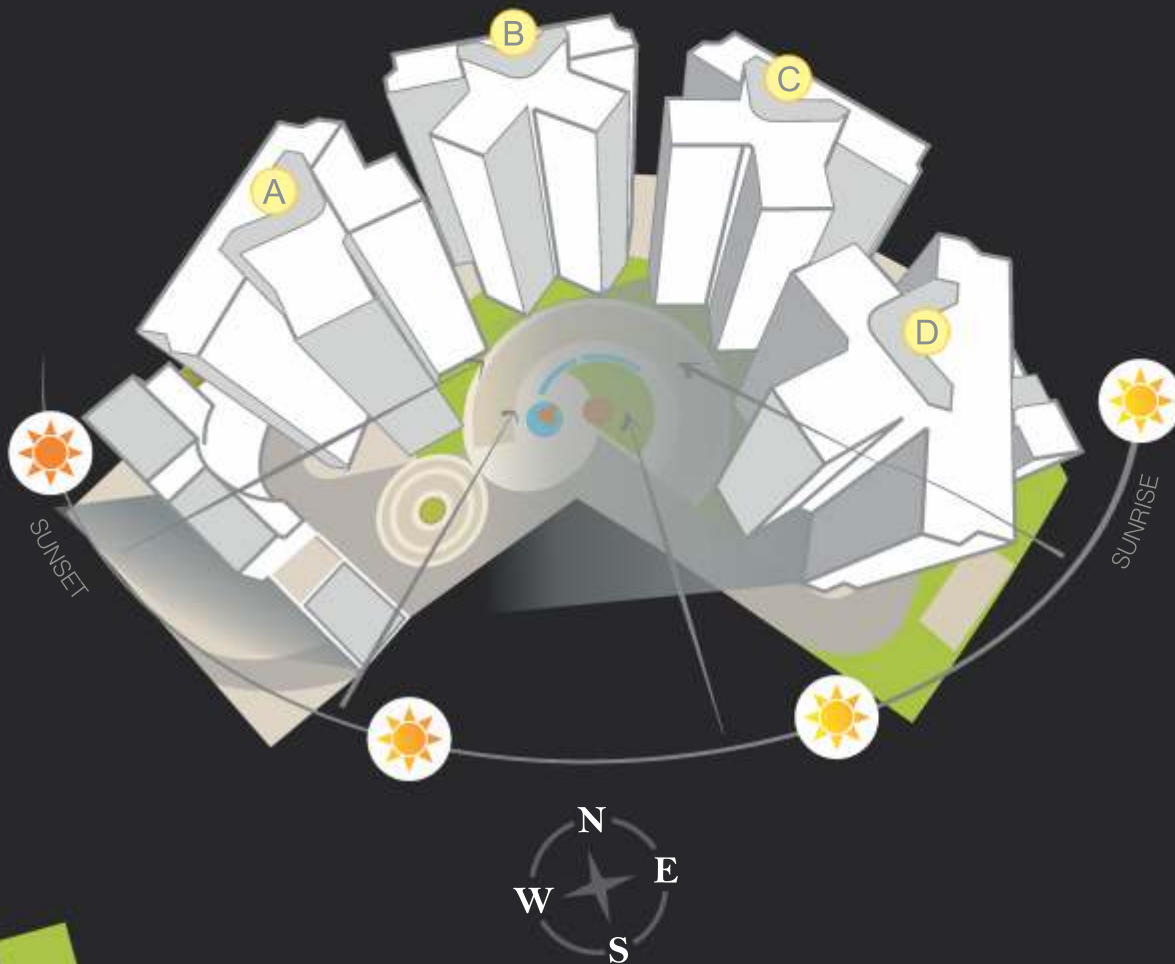
Dedicated pedestrian and vehicle zones.

We have dedicated zones for pedestrians and vehicles to ensure utmost safety of residents. Now you don't have to worry about your kids enjoying a leisurely time in the building campus.



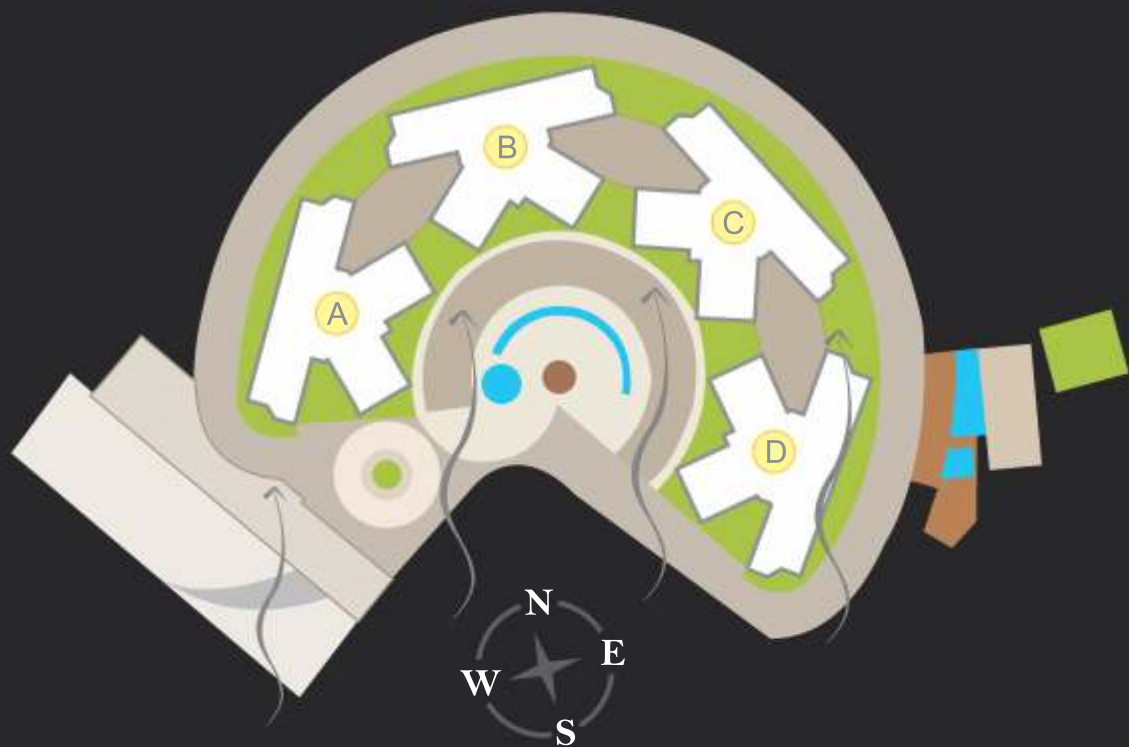
3-side-open homes for a breezy living.

Homes at Oriana are crafted after carefully studying the wind direction. It means that our 3-side-open homes offer superb cross-ventilation and make for a fresh living environment.



Designed for optimum sunlight.

Each and every home at Oriana is designed to get ample sunlight through the day. And a naturally well-lit home means conservation of electricity.

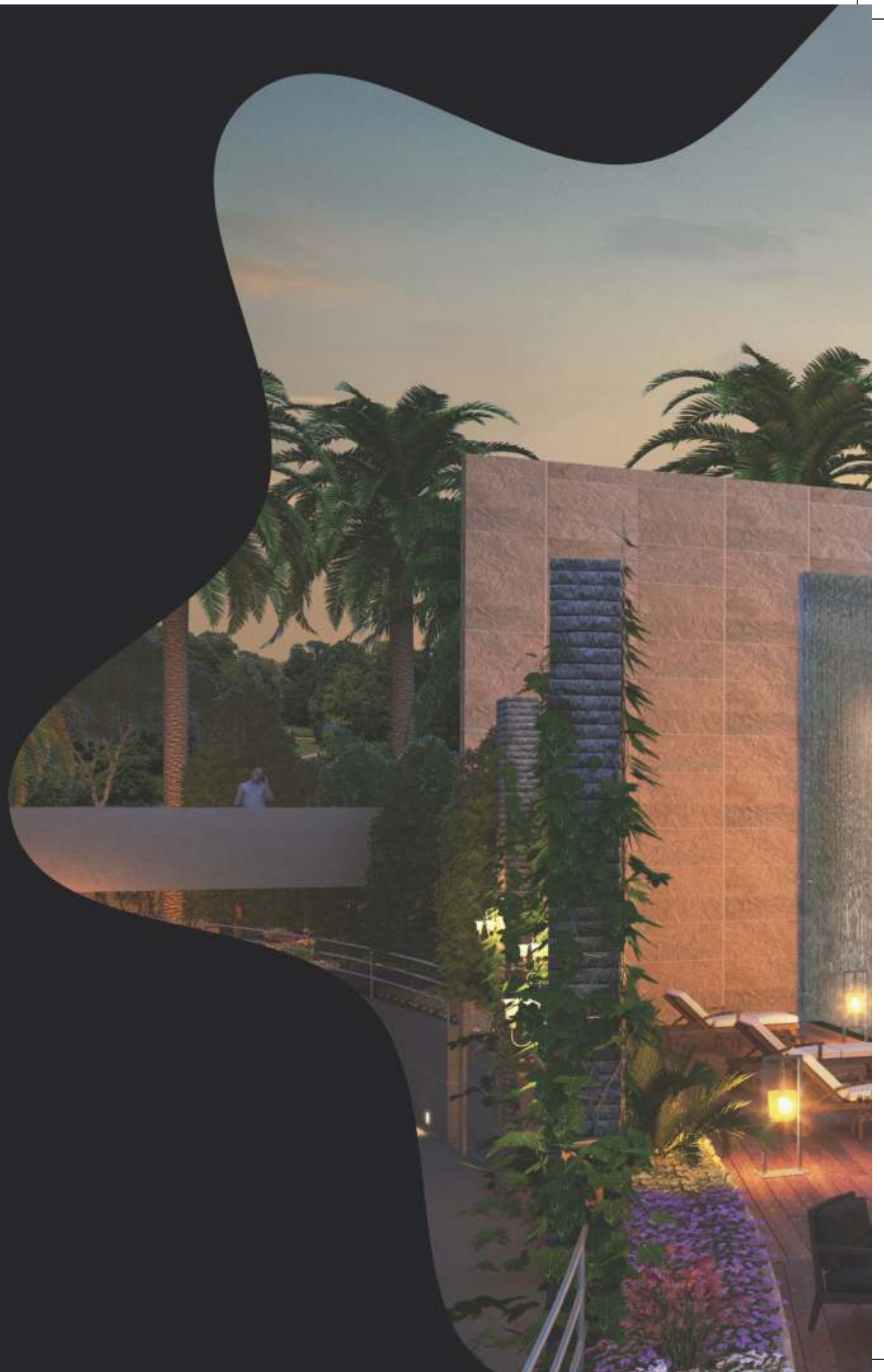


More open spaces for a larger-than-life experience.

We have thoughtfully conceptualised ample open spaces to avoid congested living. We have even kept sufficient open space between two buildings to offer utmost privacy.

uncompromised LIFESTYLE.























We have kept no stone unturned to offer you a superlative lavish lifestyle. Our thoughtfully conceptualised lifestyle amenities ensure that you spend quality time with your family and friends. We have thoughtfully chosen every amenity to cater to your recreational, fitness, social, status and togetherness needs. Here's a life that promises you an uncompromised lifestyle in every sense.





a LIFESTYLE THAT'S TRULY uncompromised.

LIFESTYLE AMENITIES

-  Shopping Centre
-  Reflection Pool with Dancing Fountain
-  Toddlers' Play Zone cum Crèche
-  Party Lawn Entertainment Lounge
-  Library
-  Pool Table
-  Table Tennis
-  Sky Walk
-  Pool-side Deck with Changing Room
-  Pergolas with Seaters
-  Kids' Pool
-  Senior Citizens' Area
-  Clubhouse
-  Party Hall
-  Aerobics & Yoga Deck
-  Creeper Enclave
-  Amphitheatre
-  Sky Deck
-  Designer Welcome Plaza
-  Children's Play Area
-  Designer Pathway
-  Table Games - Cards, Chess, Carom, etc.





uncompromised SPECS.

When life is grand, it needs to show. Oriana uses the best-in-class specifications and fitments to give your life the elite aura it truly deserves. We haven't compromised on the cost or the quality of any element that goes into making your home to give you the ultimate feeling of living the dream.





uncompromised interiors THAT meet your aspirations.



STRUCTURE AND MASONRY

- Earthquake-resistant R.C.C. frame structure
- All walls in 5" external & internal with AAC blocks
- Sand-faced plaster for external walls with waterproof compound



FLOORING

- Vitrified tile flooring in all rooms with skirting
- Anti-skid ceramic flooring in attached terraces, dry balcony and toilets



PAINTING

- Good-quality paint for exteriors
- Oil-bound distemper for interiors



KITCHEN

- L-shaped kitchen platform with stainless steel sink
- Ceramic tile dado up to lintel level
- Concealed plumbing with hot and cold mixer of Jaguar or equivalent make with provision for water heater
- Provision for water purifier and exhaust fan
- Provision of washing machine in dry balcony



ELECTRICAL FITTINGS

- Adequate electrical points with good-quality modular switches
- A/C points in one bedroom
- Concealed branded fire-resistant copper wiring
- ELCB along with MCB and distribution board
- T.V. & Telephone points in living and one bedroom



DOORS

- Elegant main door
- All internal doors: flushed doors with laminates on both sides
- All toilet doors will be waterproof flush doors with laminates on both sides and granite frames



WINDOWS

- Powder-coated aluminum sliding windows
- Mosquito net for windows
- Oil-painted MS safety grills



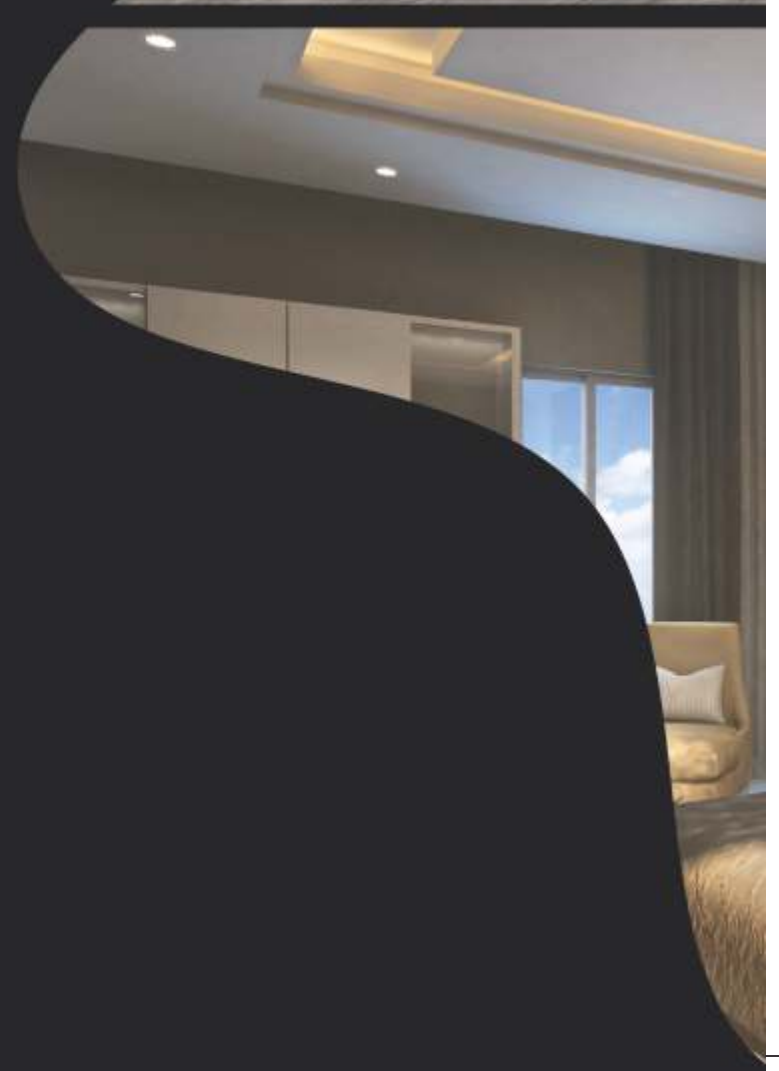
BATHROOM

- Jaguar or equivalent make CP fitting for each toilet
- Glazed/Ceramic tile dado up to lintel
- Good quality sanitary fittings
- Master Cock for each toilet
- Provision of exhaust fan for each toilet and bath
- Provision of boiler for toilet & bath
- Concealed plumbing



SPECIAL FEATURES

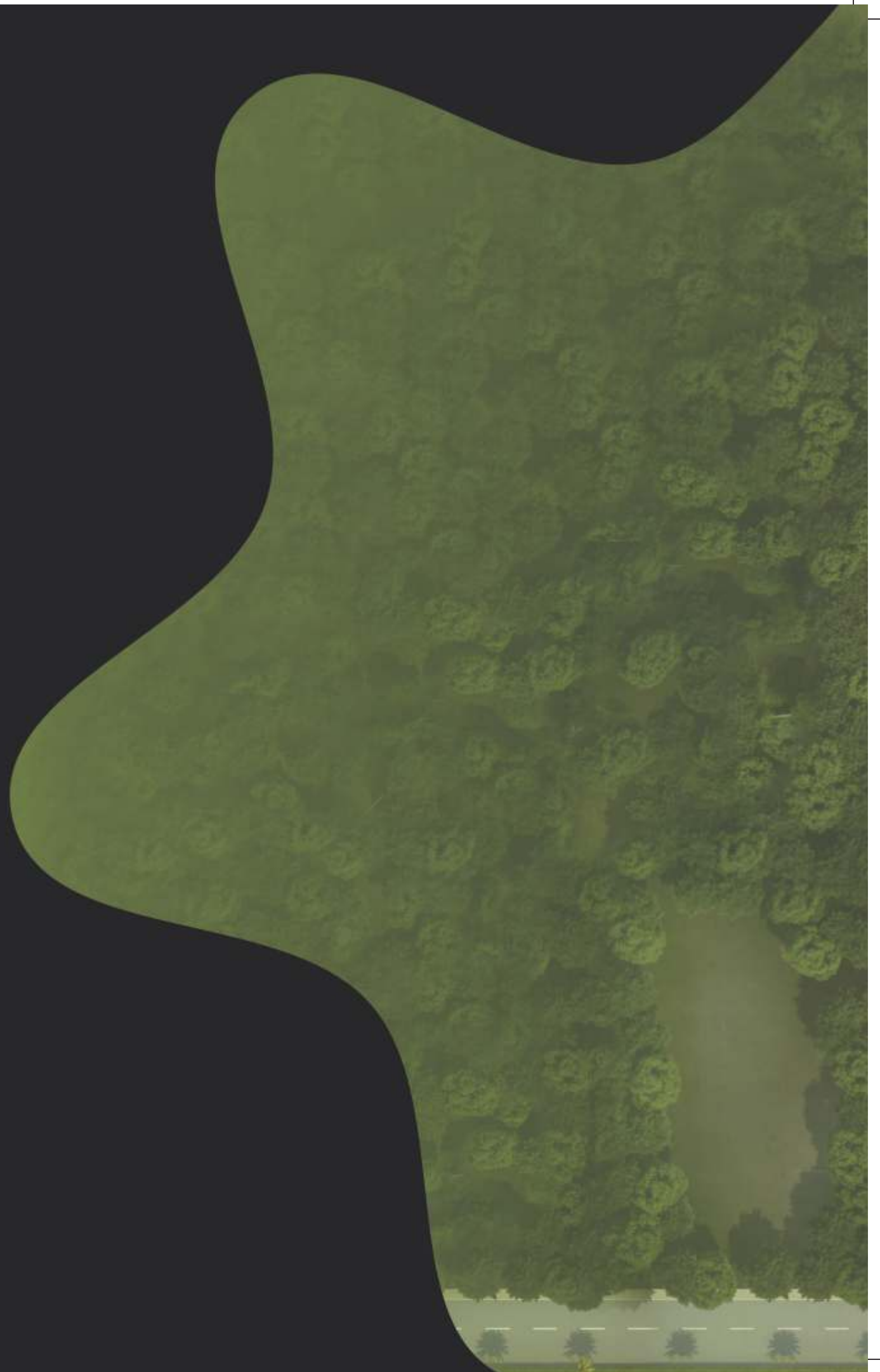
- Generator backup provision to be made in common areas (staircase, parking, streetlights, landscape, clubhouse, water pumps and lift, etc.)
- Gas Bank (LPG)
- Water Treatment Plant (W.T.P.)
- Solar water heating panels at terrace level
- Video door phone
- Sewage Treatment Plant (S.T.P.)
- Provision for DTH Connection





LEGENDS

01. Essential Shopping Centre
02. Entrance Gate
03. Pick-up & Drop Point
04. Arrival Plaza
05. Reflection Pool with Dancing Fountain
06. Water Body
07. Party Lawn
08. Pergola with Sit-out
09. Toddlers' Play Zone cum Crèche (Podium)
10. Table Games - Cards, Chess, Carom (Podium)
11. Entertainment Lounge and Library (Podium)
12. Pool Table, Table Tennis, Snooker (Podium)
13. Sky Walk
14. Pool-side Deck with Changing Room
15. Kids' Pool
16. Senior Citizens' Area
17. Multi-play Area
18. Clubhouse
 - a) Ground Floor - Party Hall
 - b) First Floor- Gym, Aerobics & Yoga Deck
19. Stage
20. Party Lawn & Greens
21. Creeper Enclave
22. Amphitheatre
23. Pathway
24. Sky Deck
25. Children's Play Area
26. Mother's Den





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FUTURE DEVELOPMENT

ADJ. OTHER PLOT

24 M WIDE ROAD



- A PROJECT BY -



SITE ADDRESS:

Sr. No. 7, Keshav Nagar, Near Renuka Mata Mandir, Mundhwa, Pune - 411036

CORPORATE ADDRESS:

1193, Shukrwar Peth, 'Ganga Smruti' Apts., 1st Floor, Subhash Nagar, Lane No. 3, Pune - 411002.

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Disclaimer: This brochure is indicative. The Developers reserve the right to amend the layouts, plans, number of floors, specifications, amenities, elevation, colour scheme, etc., without prior notice.

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PUNE METRO