



Presidentia by Kohinoor (registered as 'The Kings Way A1, A2 & A3') MahaRERA No.: P52100003300 Available at website: <https://maharera.mahaonline.gov.in>

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P R E S I D E N T I A
BY KOHINOOR

AN ADDRESS FIT FOR ARISTOCRATS

2 & 3 BHK Residences in B.T. Kawade Road

An abstract painting featuring bold, expressive brushstrokes in a rich palette of blue, orange, and purple. The composition is dynamic, with thick applications of paint creating a textured, layered effect. The colors are blended and contrasted, giving the work a sense of movement and depth. The overall mood is one of intense energy and creative exploration.

*“We must dream of
an aristocracy of achievement
arising out of a democracy
of opportunity.”*

~ Thomas Jefferson

The Etymology of 'President'

Pronunciation: /'pɹɛzɪdənt/

Latin: praesidēns ("presiding over; president, leader")

The Latin word is the substantivized present active participle of the verb praesideō ("preside over"). The verb is composed from prae ("before") and sedeō ("sit"). The original meaning of the verb is 'to sit before' in the sense of presiding at a meeting.



The 'Waldorf Astoria' of Residences

Presenting, Presidentia by Kohinoor

Among senior working professionals, premium living has become common these days. But there are some who belong to the higher echelons of society. For such maestros, we think the perfect upgrade is one where every tiny aspect is a signature statement, resting at a different altitude.

Presenting, Presidentia by Kohinoor – luxurious residences for those who are a cut above the rest. Every home here will be a showcase of sophistication wrapped in the solid trust of the renowned Kohinoor Group. An address meant for a select few, where only special guests are served single malts and truffles. It's time to conquer the peak of regality, where every square foot embodies the new-age regals of the urban kingdom.





Every Legendary Landmark has a Visionary Designer

“Presidentia is not just a project for me. It is the perfect confluence of cutting-edge international design and traditional Indian nuances. As a team, when we first set out to ideate about Presidentia, the vision was crystal clear: To create landmark residences whose understated sophistication would be matched only by the sartorial elegance of every owner. B.T. Kawade Road has always been the crown of Pune East and Presidentia is our ode to the aristocrats of the city.”

Hrishikesh Kulkarni

Director,
VK:a Architecture





Master Project Layout

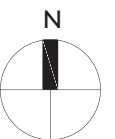
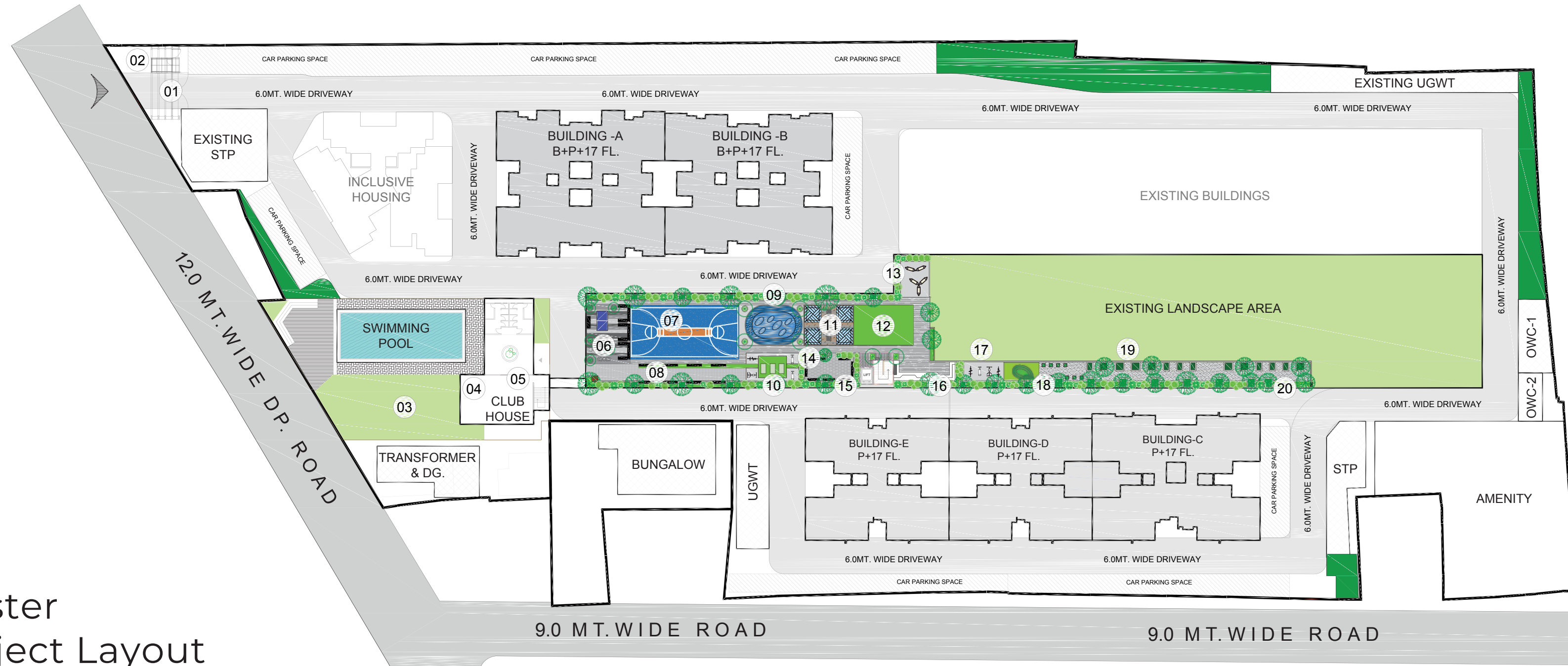
AMENITIES

1. EXCLUSIVE GRAND ENTRANCE
2. SPECTACULAR GATE WITH SIGNAGE & SECURITY CABIN DESIGN
3. PARTY LAWN
4. MULTIPURPOSE HALL & INDOOR GAMES
5. GYM

6. OUTDOOR GAMES
7. MULTIPURPOSE COURT
8. FLOOR GAMES
9. SKATING RINK
10. YOGA COURT
11. MOUND WITH MIYAWAKI FOREST

12. LAWN AREA / GAMES
13. HAMMOCK GARDEN
14. SENIOR CITIZEN COURT
15. SCULPTURE PEDESTAL
16. READING COURT + AMPHITHEATER WITH STAGE

17. OUTDOOR EXERCISE COURT
18. ACUPRESSURE PATHWAY
19. TREE WITH SEATING COURT
20. VEGETABLE & SPICES GARDEN



Indulge the Hedonist Within You



Presidentia has been conceived as an idea that delivers the royal life in every aspect. Each amenity and community space has been carefully designed to maximise this. Whether it is the gorgeous clubhouse, the manicured lawns or the spacious alfresco party terrace, life at Presidentia will be indulgent. Always. As a residential community of super-achievers, networking will be a key aspect of the Presidentia lifestyle. Reason why we have dedicated spaces for sports, wellness, community bonding and friendship zones; each catering to a specific need of every family member. Hedonism is calling for its true believers. When are you going to let go and dive in?





Lose Yourself in an Elevated Green Paradise

History has witnessed that the aristocracy has always cherished their private gardens. Not only is it a space to bond with nature but also serves as a the perfect companion of solitude. Presidentia features a beautifully designed podium garden, so every resident can revel in nature's bliss. From private conversations to introspective journeys seeking inner peace, this green paradise will be the ideal break from urban chaos. Even the trees and shrubs that form the core of the garden are indigenous, ensuring that they thrive in local conditions and blossom through the year. Come, lose yourself in a maze of green luxury meant only for a select few.



Amenities with a Touch of Opulence

Sports and Fitness

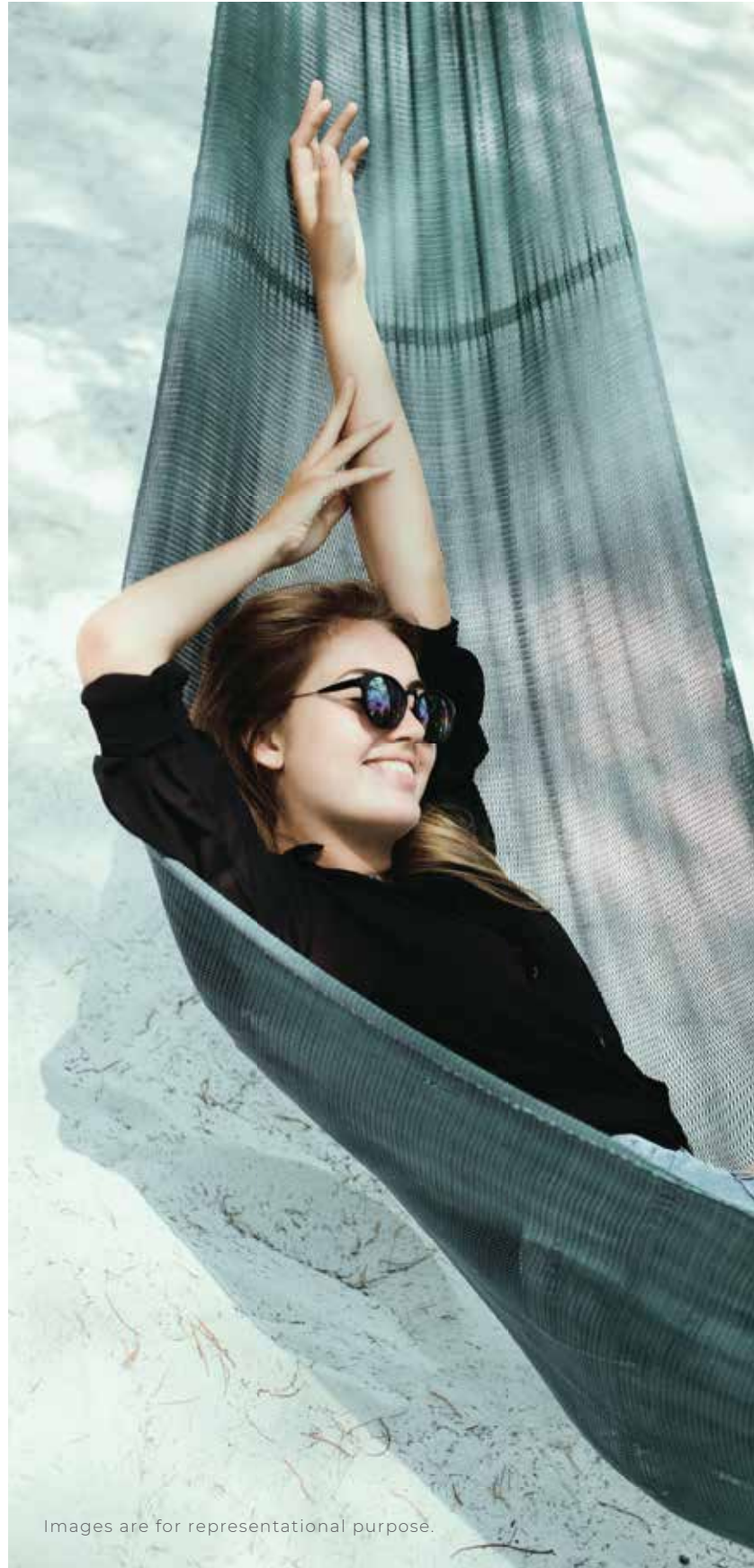
Swimming Pool
Kids' Pool
Outdoor Games
Multipurpose Court
Skating Rink
Gym (clubhouse)
Outdoor Exercise Area

Community Bonding

Party Lawn
Amphitheatre
Party Terrace (clubhouse)



Images are for representational purpose.



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Amenities with a Touch of Opulence

Wellness and Rejuvenation

Designer Lobbies
Exercise and Yoga Court
Hammock Garden

Friendship Zones

Multipurpose Hall (clubhouse)
Senior Citizens' Seating Area

Experience a Royal Feel in Every Corner

Best-in-class Specifications

STRUCTURE

- RCC frame structure
- AAC block work walls of 125 mm

SECURITY

- CCTV for common areas

PAINTS

- Gypsum finished walls & ceiling
- 2 coats of acrylic premium emulsion paint for internal walls and ceiling
- External wall with textured paint
- Satin-finish oil paint for grills

RAILING

- SS and glass railing for terrace

FLOORING

- 800 x 800 mm vitrified tiles for the entire apartment
- Ceramic anti-skid flooring for terraces and washrooms
- 300 x 600 mm ceramic wall tiles in washrooms

ELECTRICALS & CABLES

- Polycab / Finolex / equivalent make
- Telephone point in living room
- Generator backup for lifts & common areas

LIFTS

- Automatic elevators

KITCHEN

- Black granite platform with kadappa stand with stainless steel sink of Franke / equivalent make
- Height of kitchen dado above platform – upto 2 ft.

BATHROOMS

- Concealed plumbing
- CP Fittings: Jaquar Kubix series
- Concealed flush valves
- Sanitaryware: Kohler
- Hot and cold mixing unit
- Solar heated water supply in one bathroom
- Treated water supply for flushing

WINDOWS AND DOORS

- Three track powder-coated aluminium windows with mosquito nets
- MS grills for bedroom & kitchen windows
- Main door: Tata Pravesh wooden-finish door
- Bedroom flush door with laminate finish with SS hinges
- Washroom flush door with laminate finish with SS hinges
- Provision for exhaust fan in toilets & kitchen
- Digital lock for main door

B.T. Kawade Road

The Crown of Pune East

Pune East has always been the darling of the city's social elite. And within this corridor, the B.T. Kawade Road area has seen spellbinding growth. Flanked by Pune's most beautiful areas - Koregaon Park, M.G. Road, Hadapsar and Fatima Nagar - B.T. Kawade Road enjoys incredible connectivity to multinational offices, manufacturing hubs, shopping malls, entertainment, and healthcare. The inherent superiority of social infrastructure juxtaposed with matchless connectivity, makes this arguably the best area to live for generations.

WORKSPACES

- EON IT Park - 8.9 km.
- Cerebrum IT Park - 6.1 km.
- Magarpatta IT Cybercity - 4.6 km.
- Market Yard - 8.7 km.

EDUCATION

- EuroKids - 500 m.
- Vibgyor High School - 3 km.
- St. Mira's Girls' College - 5 km.
- College of Engineering Pune (COEP) - 6.8 km.
- Ness Wadia Commerce College - 5.9 km.

HEALTHCARE

- Villoo Poonawalla Memorial Hospital - 4.8 km.
- Columbia Asia Hospital - 6.7 km.
- Ruby Hall Clinic - 5.2 km.
- Sahyadri Super Specialty Hospital - 5.1 km.

CONNECTIVITY

- Pune Station - 5.1 km.
- Pune-Mumbai Expressway - 28.3 km.
- Pune-Solapur Highway - 2.2 km.
- Pune International Airport - 9.3 km.

KEY AREAS

- Koregaon Park - 5.1 km.
- M.G. Road - 5 km.
- Magarpatta City - 3.3 km.
- Wanawadi - 4.2 km.



The 5 Solid Pillars of ‘Sada Sukhi Raho’

The eternal blessing of ‘Sada Sukhi Raho’ has been at the core of everything that we undertake. Because each brick that we lay and every square foot we build, makes us responsible towards our residents, partners, and society at large.

Which is why our residential projects come with 5 key pillars that ensure a happier tomorrow for everyone. We pride ourselves on creating so many smiles and we owe you a happy ever after, beginning from the first site visit to final possession of your home, and even after that.



**Branded
Homes**



**Secure
Living**



**Sustainable
Living**



**Maintenance
Team**



**Healthy
Lifestyles**

The ‘Sada Sukhi Raho’ Team



Our Sada Sukhi Raho philosophy is an amalgamation of a deep understanding of customer pain-points and years of creating delightful experiences. We have a dedicated 25-member post-sales customer satisfaction team which helps customers solve any query or problem related to a Kohinoor property. Armed with the robust back-end of a call centre and a ticketing system against every query, we’ve resolved numerous concerns for customers across all residential and commercial projects - even months after getting final possession. In short, Sada Sukhi Raho is not a tagline; it’s a mantra that we live by, so that you get a peaceful and secure happy ever after for life.



The Pulse of Pune’s Happiest Families Since 37 Years

Kohinoor Group has proudly stood tall as a leader in Pune’s real estate development sector for 37 years. When the group commenced operations in 1983 under the able leadership of its Chairman & Managing Director, Mr. Krishnakumar Goyal, they started a cement trading business.

Today the group has developed and delivered over 6.5 million sq.ft. across Pune and has over 3 million sq.ft. of spaces currently under development. It also has diversified interests in other verticals like manufacturing, logistics and services.

As a homebuyer you always seek a brand that delivers what it promises. Since inception, Kohinoor has always believed that there will be two distinct types of residential projects in Pune – Regular Homes and Kohinoor Homes. A Kohinoor home by definition will offer residences that are beyond compare in quality, design and value. Which means, you can expect everything to be of best-in-its class quality in a Kohinoor home. Choose one today; build a Sada Sukhi future for generations.

KOHINOOR’S RESIDENTIAL PROJECTS

SQ.FT. CONSTRUCTED TILL NOW - 58.87 LAC SQ.FT. SQ.FT. UNDER CONSTRUCTION - 19.56 LAC SQ.FT.

COMPLETED PROJECTS:

- | | |
|-----------------------------------|------------------------------------|
| Kohinoor Shangrila, Pimpri | Shubhashree, Akurdi |
| Kohinoor Tower, Pimpri | S3 Lifestyle, Pimple Saudagar |
| Kohinoor Vyona, Pimpri | Saheel Fortune Park, Moshi |
| Kohinoor Grandeur, Ravet | Princess Villa, Bhosari |
| Kohinoor Latis, Talegaon | Vineet Residency, Akurdi |
| Kohinoor Nano Homes, Ravet | Saheel Residency, Thergaon |
| Kohinoor Falcon, Pashan-Sus Road | Air Castle, Ravet |
| Kohinoor Classy Marvel, Bopodi | Saheel Elegance, Pimpri |
| Kohinoor Corner, Bopodi | Saheel Calysta, Wakad |
| Kohinoor Tinsel County, Hinjawadi | Shubhashree Phase 3, Akurdi |
| Kohinoor High Point, Model Colony | Shubhashree Woods, Pimple Saudagar |

UPCOMING PROJECTS:

- Kohinoor Grandeur - Tower D, Ravet
Kohinoor Emerald, Sus

UNDER CONSTRUCTION PROJECTS:

- Kohinoor Reina, Kondhwa
Kohinoor Sapphire, Tathawade
Kohinoor Coral, Hinjawadi Phase 3
Kohinoor Sapphire 2, Tathawade
Abhimaan Township, Shirgaon
Kohinoor Jeeva, Bibvewadi
Tinsel Town, Hinjawadi Phase 2

**Data as of March 2021*