



Township Inspired by Singapore



PUNE

Xrbia Developers Limited
929, 1st Floor, Mantri House,
F. C. Road, Pune - 411 004.

MUMBAI

Office No. F-5 & 6, 1st Floor, "The Affairs", Plot No. 9,
Sector - 17, Off Palm Beach Road, Opp. Bhumi Raj
Costarica, Sanpada, Navi Mumbai - 400705.

SITE ADDRESS

S.No. 309/1, 309/2, Near Dr. D Y Patil Knowledge City,
Charoli Bk, Via Lohgaon, 7 km from Airport, Taluka Haveli,
Pune- 412 105, Maharashtra - India

020 6760 3165

www.singapune.com



MAHARERA REGISTRATION NO:
Phase 1: P52100021543, Phase 2: P52100021544,
Phase 3: P52100021752
<https://maharera.mahaonline.gov.in>

Project Finance by:



DISCLAIMER: The developer reserves the right to amend the layout, plans, dimensions, elevation, amenities and specifications. While every care has been taken in providing this information, the developer cannot be held responsible for any inaccuracies.

Crafted in
SINGAPORE
Destined for
PUNE !

About Xrbia SingaPune Township

Introducing Xrbia Singapune, a township inspired by the serenity & architectural marvels of Singapore, at Dhanori, Pune. Xrbia Singapune is strategically and artistically designed by Mark Mahan international architect, who has a vast and varied experience in high quality design, diligent landscape assessment and distinctive urban streetscapes.

The township accommodates 5,000 residences, with an approach of smart development by creating spaces for community socials and concern for ecological sustainability.

Where Is Xrbia SingaPune Township?

Dhanori, is Pune's popular upcoming residential as well as an investment destination. It is around 1km or 10mins drive away from Viman Nagar, Koregaon Park and Lohegaon .Good connectivity via Nagar Road has made it a preferred location among the working as well as student population in and around east Pune. The area's proximity to the railway station and the airport, easy accessibility and connectivity has primarily attributed to increase in property values.



Proposed

Upto 7 Floors in
RERA Phase 1,2 & 3



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The Growth Story Of Dhanori

Dhanori is regarded as the flourishing part of Pune. There are many MNCs located near the township, making it a multicultural hub of Pune. Its proximity to prominent educational institutes like D.Y. Patil Knowledge City, Symbiosis Law College, Symbiosis International School, Symbiosis Centre for Management studies, and Christ college to name a few, has made Dhanori the most preferred locality among the youth. There are various notable healthcares in the township's vicinity.

Xrbia SingaPune offers a peaceful and safe environment for family residency. Dhanori, due to its modern development, has attracted residents across the city to shift to this multicultural and urbanized part of the city.

The landscape of Xrbia SingaPune is a unique concept and first of its kind in India. The township is designed in modern contemporary style to echo Singapore's iconic architecture. The design focuses on providing the rich experience of the World's finest city Singapore. With a plethora of lavish amenities and leading technology, Xrbia assures you a grand and secure residential.



LOCATION MAP

- KEY DISTANCE**
- DY PATIL KNOWLEDGE CITY : 0 KM
 - PUNE AIRPORT : 05 KMS
 - VISHRANTWADI CIRCLE : 07 KMS
 - VIMAN NAGAR : 07 KMS
 - PANCHSHIL IT PARK : 08 KMS
 - COMMERCE ZONE IT PARK : 08 KMS
 - ALANDI : 09 KMS
 - KALYANINAGAR : 10 KMS
 - DIGHI : 10 KMS
 - BHOSARI : 11 KMS
 - EON IT PARK : 13 KMS
 - PUNE STATION : 13 KMS
 - M.G. ROAD : 14 KMS



Mark Mahan

Legendary Singapore Architect

Principal and Founding Partner of Site Concepts International Limited, Mark is an established Landscape Architect from Singapore with over 30 years in the industry. Over his career, Mark has worked in a number of high profile Landscape Architectural projects in the Asian region and internationally.

With his extensive and varied experience in resorts, hospitality, commercial, institutional and residential, Mark has established for himself a reputation for high quality design, diligent landscape assessment and distinctive urban streetscapes.

Mark Mahan's famous hospitality project in Bali.



HARD ROCK BALI
Location : Bali, Indonesia
Development Area : 3.0 ha
Design Style: Caribbean Asian

50+ *Worldclass Amenities*



OPEN LAWN



DRIVEWAY PLAZA



READING ZONE



YOUTH CORNER



FITNESS AREA



COMMUNITY KITCHEN & DINNING



SEASONAL GARDENS



ENTRY DRIVEWAY



MERLION ROUNDABOUT



YOGA LAWNS



CLUBHOUSE



PALM PLAZA / PALM MEADOWS



REFLEXOLOGY AREA



JACUZZI



NATURE TRAIL



O2 GARDEN



SUPER TREE



MEDITATION DECK



CRICKET PITCH



WIFI PODS



MEANDERING PATHS



MINI THEATER



VEGETABLE GARDEN,
HERB GARDEN, MEDICINAL GARDEN



KIDS FARM LAND



STAR GAZING AREA



SCULPTURE GARDEN



SAND PIT



BERM GARDEN



SENIOR CITIZEN'S AREA



BOARD WALKS



AMPHITHEATER



BIO SWALES



MOUND PLAY AREA



MINI GOLF PUTTING



ENTRY WATER FEATURE



COMMUNITY LAUNDRY



MULTI-PURPOSE COURT



SWIMMING POOL



RESTING TRELLIS



CO-WORKING SPACE /
BUSINESS CENTRE



CLARKE QUAY PAVILIONS



MUSIC ROOM



TODDLERS PLAY AREA



AROMA GARDEN



BBQ AREA



SENTOSA GARDENS

Disclaimer: All above images are just conceptual. The same should not be construed as real.

Master Plan

PHASE - I

MAHARERA NO: P52100021543

STUDIO **A1** 1 BHK **B2**

- 1

ENTRY DRIVEWAY
- 2

DRIVEWAY PLAZA
- 3

MERLION ROUNDABOUT
- 18

RESTING TRELLIS
- 19

SEASONAL GARDENS
- 20

MEDITATION DECK
- 21

YOGA LAWNS
- 22

AROMA GARDEN

27

READING ZONE

28

YOUTH CORNER

36

ORGANIC GARDEN

37

URBAN FARMING

38

O2 GARDEN

40

KIDS FARM LAND

49

CO-WORKING SPACE

54

BUSINESS CENTRE

PHASE - III

MAHARERA NO: P52100021752

1 BHK **B4** 2 BHK **C4** **C5**

- 4

CLARKE QUAY PAVILIONS

5

FITNESS

6

CLUBHOUSE

7

CHILDREN PLAY AREA

8

SUPER TREE (GARDENS BY THE BAY)

9

OPEN LAWN

10

CRICKET PITCH

11

SENTOSA GARDENS

12

SAND PIT

13

BERM GARDEN

14

SENIOR CITIZEN'S AREA
- 15

AMPHITHEATER

16

MULTI-PURPOSE COURT

17

SWIMMING POOL

29

PALM PLAZA / PALM MEADOWS

31

JACUZZI

32

NATURE TRAIL

33

JOGGING & CYCLING TRACK

34

CHILDREN'S POOL

35

MIST GARDEN

39

VEGETABLE, HERB & MEDICINAL GARDEN

PHASE - II

MAHARERA NO: P52100021544

STUDIO **A2** 1 BHK **B1** 2 BHK **C2**

- 23

WIFI PODS

24

REFLEXOLOGY AREA

25

TODDLERS PLAY AREA

26

RESTING TRELLIS

28

YOUTH CORNER

30

MEANDERING PATHS

42

SCULPTURE GARDEN
- 43

BIO SWALES

44

MINI GOLF PUTTING

45

MOUND PLAY AREA

50

MUSIC ROOM / PARTY HALL

52

COMMUNITY LAUNDRY

53

MINI THEATER





Project Specification

STRUCTURE PLINTH

- Seismic Zone III Compliant RCC Structure

PAINT

- External -Superior crack resistant, weather proof paint Internal -Premium Emulsion paint

PLUMBING

- Concealed plumbing system.
- Arrangement for washing machine
- CP Sanitary.

KITCHEN

- Granite kitchen platform Glazed / ceramic tiles dado
- S. S. sink with drain board.

BATHROOMS

- Designer dado up to lintel level
- Concealed plumbing system.
- Branded CP & Sanitary ware

DOORS / WINDOWS

- Decorative Laminated main door
- Internal laminated flush doors

FLOORING

- Vitrified Tiles
- Anti skid tiles in bathrooms and terraces

ELECTRIFICATION

- Concealed copper wiring with circuit breakers
- Cable and telephone points in living and master bed rooms
- Adequate electrical points along with premium quality modular switches.
- Points for washing machine, fridge & purifier
- Premium quality modular switches
- Telephone point in living & master bed rooms
- Earth leakage circuit breakers

HOME AUTOMATION - WI-FI ENABLED (LIVING AND BEDROOM)

OTHERS

- Fire fighting equipments,
- Internal concrete/paved roads,
- Decorative compound wall with security features,
- Entrance gate with security cabin with access control security features
- Premium automatic Hi Speed elevators
- Bathroom Fittings: Jaquar or equivalent (CP fittings) & American Standard or equivalent (sanitary fittings)

Apartment Design

STUDIO APARTMENT

Carpet Area = 198 sq.ft. to 218 sq.ft.



1 BHK SMART APARTMENT

Carpet Area = 326 sq.ft. (Incl. Balcony)
Balcony = 20 sq.ft.



1 BHK LUXURY APARTMENT

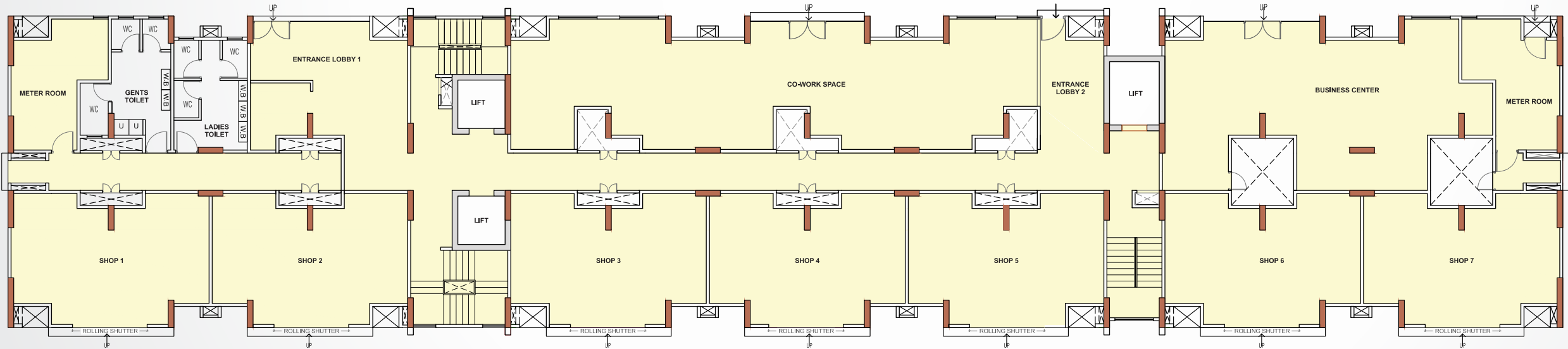
Carpet Area = 379 sq.ft. (Incl. Balcony)
Balcony = 20 sq.ft.



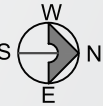
2 BHK APARTMENT

Carpet Area = 486 sq.ft. (Incl. Balcony)
Balcony = 20 sq.ft.

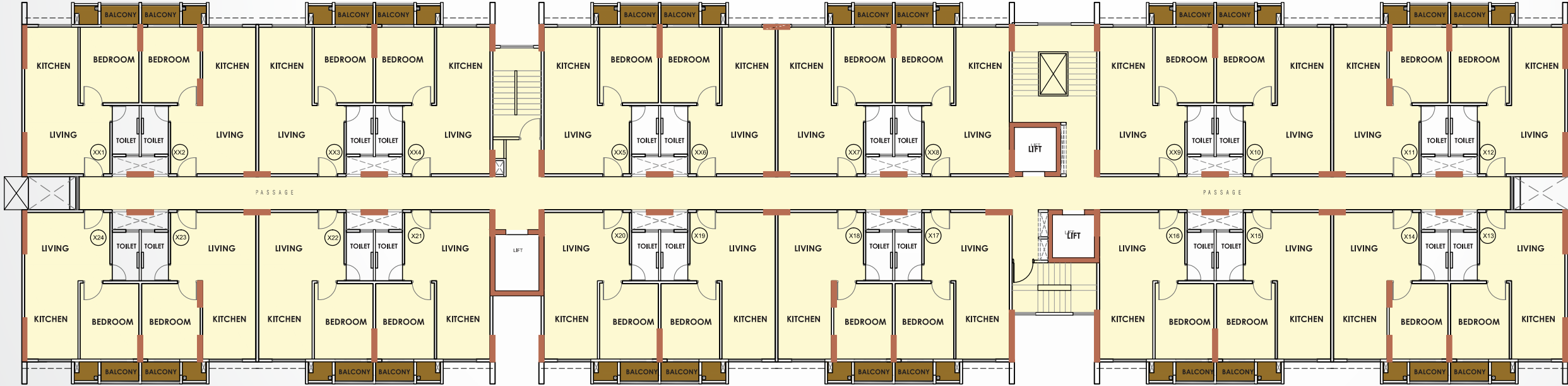
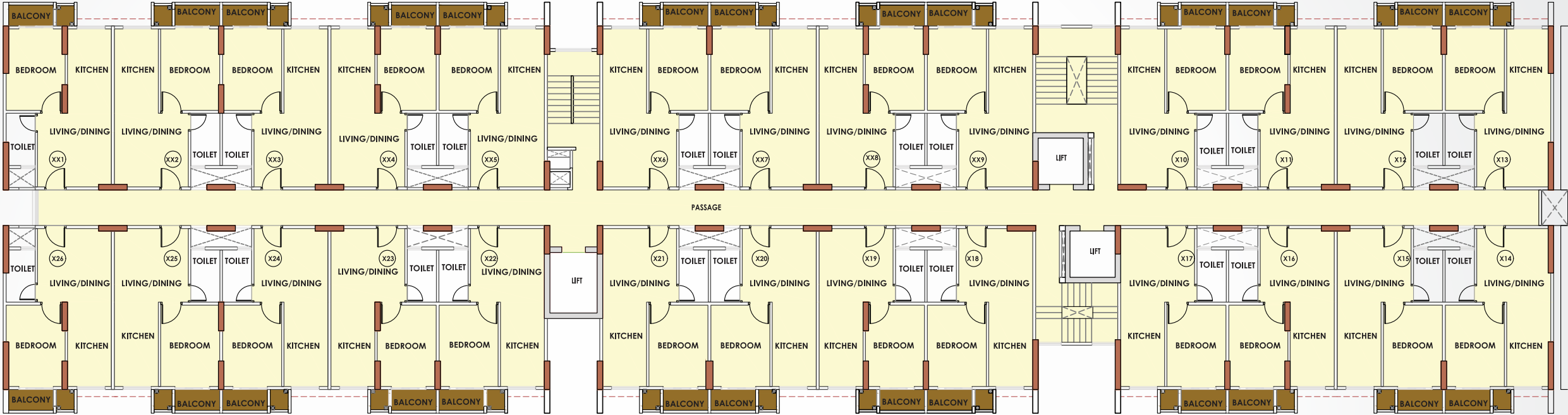
A1 & A2 STUDIO
1ST TO 6TH FLOOR



A1 & A2 BUILDING
GROUND FLOOR
PLAN



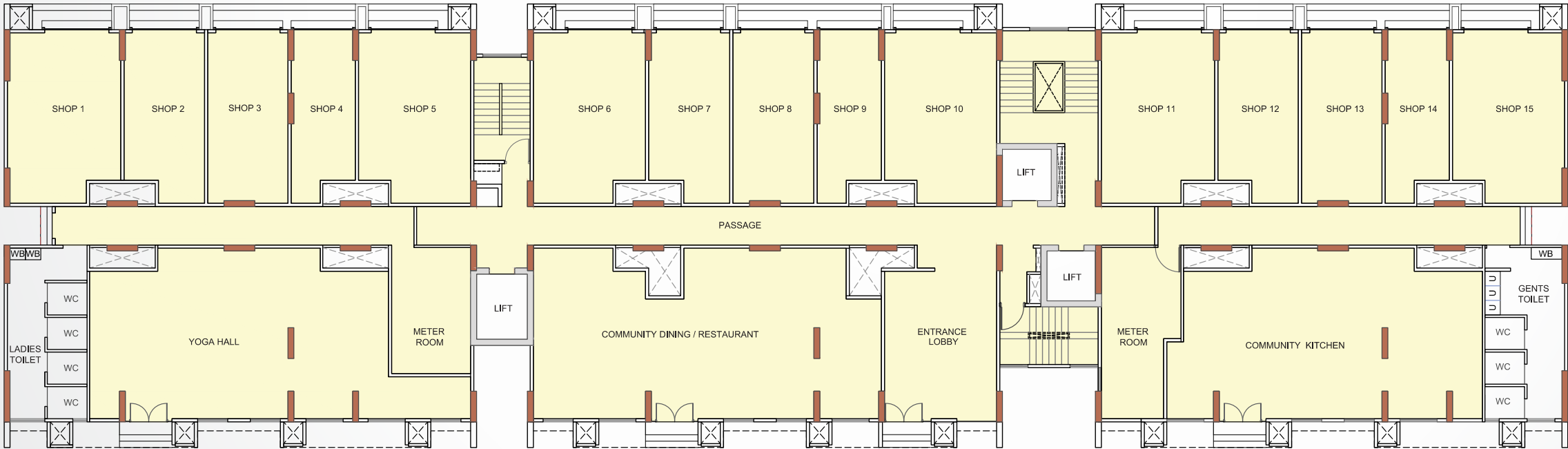
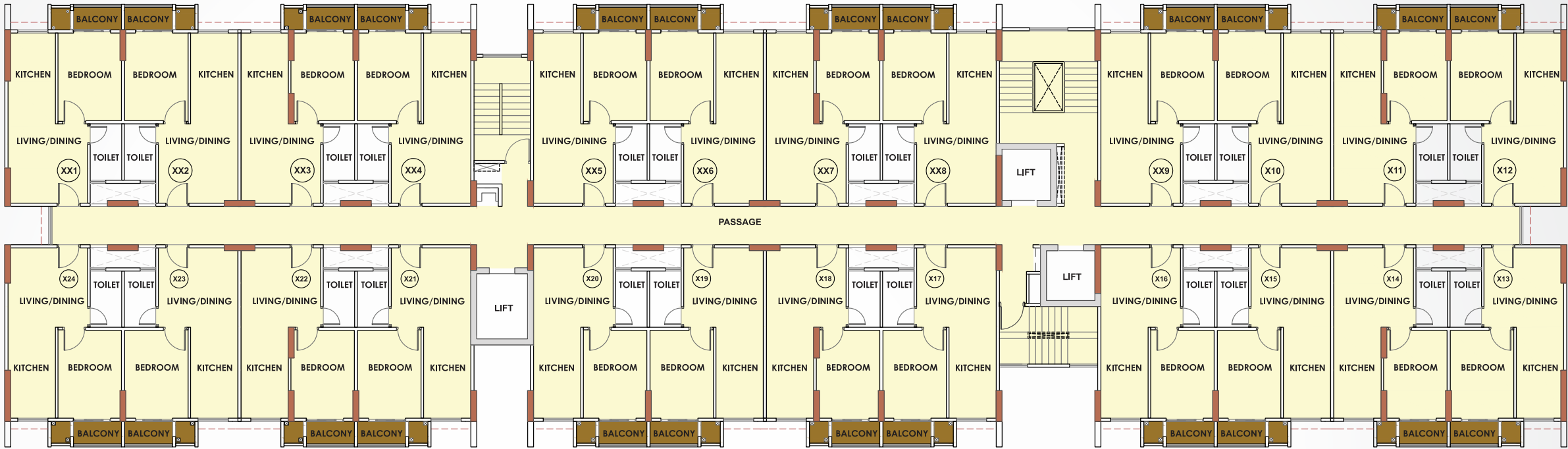
B1 - 1BHK SMART
1ST TO 7TH
FLOOR PLAN



B2 - 1BHK LUXURY
1ST TO 6TH
FLOOR PLAN



B4 - 1BHK SMART
1ST TO 6TH
FLOOR PLAN



B4 BUILDING
GROUND FLOOR
PLAN



C4 - 2BHK
1ST TO 7TH FLOOR PLAN



C5 - 2BHK
1ST TO 7TH FLOOR PLAN



Reside in our 21 acres grand township inspired by Singapore's innovative & artistic marvels. With 50+ world-class amenities and sophisticated housing, the township is the face of India's smart & sustainable housing. The township is well-connected to Pune airport as well as the railway station.





YÖÖR
XRBIA
FAMILY
15,000
HAPPY
FAMILIES
&
COUNTING
...

