

COURTYARD ONE 2 & 3 BHK, WAKAD



THE PROMISE OF HAPPINESS FOR A LIFETIME.

At Kohinoor, everything revolves around customer happiness. Every single thing. Which is why, everything that it builds comes with the promise of Sada Sukhi Raho: the timeless blessing in India. This promise means that Kohinoor stays with its customers at every touchpoint and every step of the customer journey; right from assistance in the sales procedures to ensuring easy paperwork to transparent dealings to offering free maintenance on all of its projects*.

Pillared on the values of integrity, trust and transparency, Kohinoor is a name synonymous with quality construction since decades. The Group has earned a niche for designing and developing residential and commercial real estate of international standards; real estate that goes much beyond fulfilling the needs of its customers and delivers a lifetime of delight.

3 decades. 30+ successful projects.

Over 4 million square feet delivered to 5000+ happy customers.

Presently developing over 3 million square feet of residential, retail and commercial spaces.



THINK CUSTOMISED HOMES... THINK SIGMA ONE!

With interests in verticals like Real Estate, Hospitality, Construction, Contracting and allied services like Material Manufacturing & Earthmoving, the Company has also expanded into the areas of Retail, Travel and Advertising.

As Sigma One Group embarks on new phases of expansion and development, as we launch new projects and exciting concepts, as we extend and consolidate our position in different business verticals – the one value that grows even stronger is Quality.

Quality in Innovation and Thought, Quality in Products and Processes, Quality in Service and Commitments.

Above all, we are committed to continuously raising the bar - improving our own best standards, and exceeding our benchmarks.

Our new brand identity is a reflection of our evolution. The lionhead represents our values and will be a constant reminder of all we are – and all we can be.





The true essence of life lies in the quality of time you spend with yourself and your loved ones after a long day at work. These are the moments that refresh and recharge you while creating memories that last for a lifetime.

Presenting 'Courtyard One' at Wakad. The premium residences here are designed to offer a living experience second to none. An experience which promises ultimate luxury through a range of exclusive comforts and top-of-the-line finishes.

Nestled amidst a serene environment, Courtyard One offers a peaceful neighbourhood to live in, and yet is very close to everything that one wishes to have around one's dwelling along with unmatched features within the project. From the exhilarating skywalk on the 8th floor to the secluded swimming pool; the separate dining area to the scenic terraces – you will find the experience at 'Courtyard One' truly exquisite and a notch above the rest.



Accommodation Times 1st International Real Estate Awards



PRIVACY AT ITS BEST

A meticulously crafted masterpiece at Wakad, Courtyard One houses the best of amenities and features that complement your lifestyle. The master layout speaks about the thoughtful planning that has gone into designing Courtyard One. With dedicated spaces for each amenity, you can be assured of complete privacy. Featuring a Balinese-style edge pool that defies traditional swimming pool architecture styles, a fully functional clubhouse and a basketball court, Courtyard One offers anything but an ordinary lifestyle to its residents. To add to the convenience of parents and children, Courtyard One offers a private children's bus stand within the safety of its premises! Could one ask for anything more convenient? Furthermore, a 70 ft. atrium stands tall as the gateway to ultimate grandeur, the gateway to a masterpiece.

CREATIVITY AT ITS BEST

Architecture is not only about design, but also the science that goes into designing a structure to provide optimum delivery. The grand entrance lobby at Courtyard One is decked with a visitors' arena, play equipment and a library to make waiting a pleasing experience. But what makes this magnificent pre-entrance lobby an architectural marvel is the fact that it is open to sky. Designed by an astute team of architects, the lobby ensures maximum natural light to the innermost areas of the facade, eliminating dark zones. Courtyard One not just provides the best, but also the most optimum features to its residents.



Sky Zone above 70 ft. atrium









Exotic space flower beds in all homes

Vehicle-free zones

AMENITIES

COMFORT & CONVENIENCE

- 'á la carte' Homes*
- Eco-friendly Construction*
- Provision for the Elderly*
- Child-centric Planning*
- Amphitheatre*
- Provision for Inverter*
- Multi-purpose Hall*
- Drivers' Lounge*
- Society, Maintenance Office*

LEISURE & ENTERTAINMENT

- Club Amenities*
- Balinese-style Edge Pool*
- Kids' Pool*
- Sky Zone*
- Tropical Landscape*
- Multi-purpose Court*

LUXURY

- Internationally-styled Landscaping*
- Water Bodies*
- Private Entrance Lobby*
- Premium Range of Bath Fixtures, Sanitary Ware & Flooring*
- Private Landscaped Terrace*
- Flower Beds*

SAFETY & SECURITY

- Video Door Phone*
- Multi-level Security*
- Vehicle-free Zone*
- CCTV*
- Access Control*
- Safety Doors*

PHASE - 1

PHASE - 2

PHASE - 3





SPECIFICATIONS

MASONRY & PLASTER

- External & Internal 8"/6"/4" concrete wall / block work / fly ash bricks
- External double coat and internal putty finish

DOORS

- Main door: Laminate finished with wooden door frame
- Internal door: Door with CP fittings& wooden door frame
- Toilet doors: Door with CP fittings & granite door frame

WINDOWS

Powder-coated aluminium sliding windows

FLOORING

- Vitrified tiles with matching skirting
- Parking chequered tiles / Trimix

WATERPROOFING

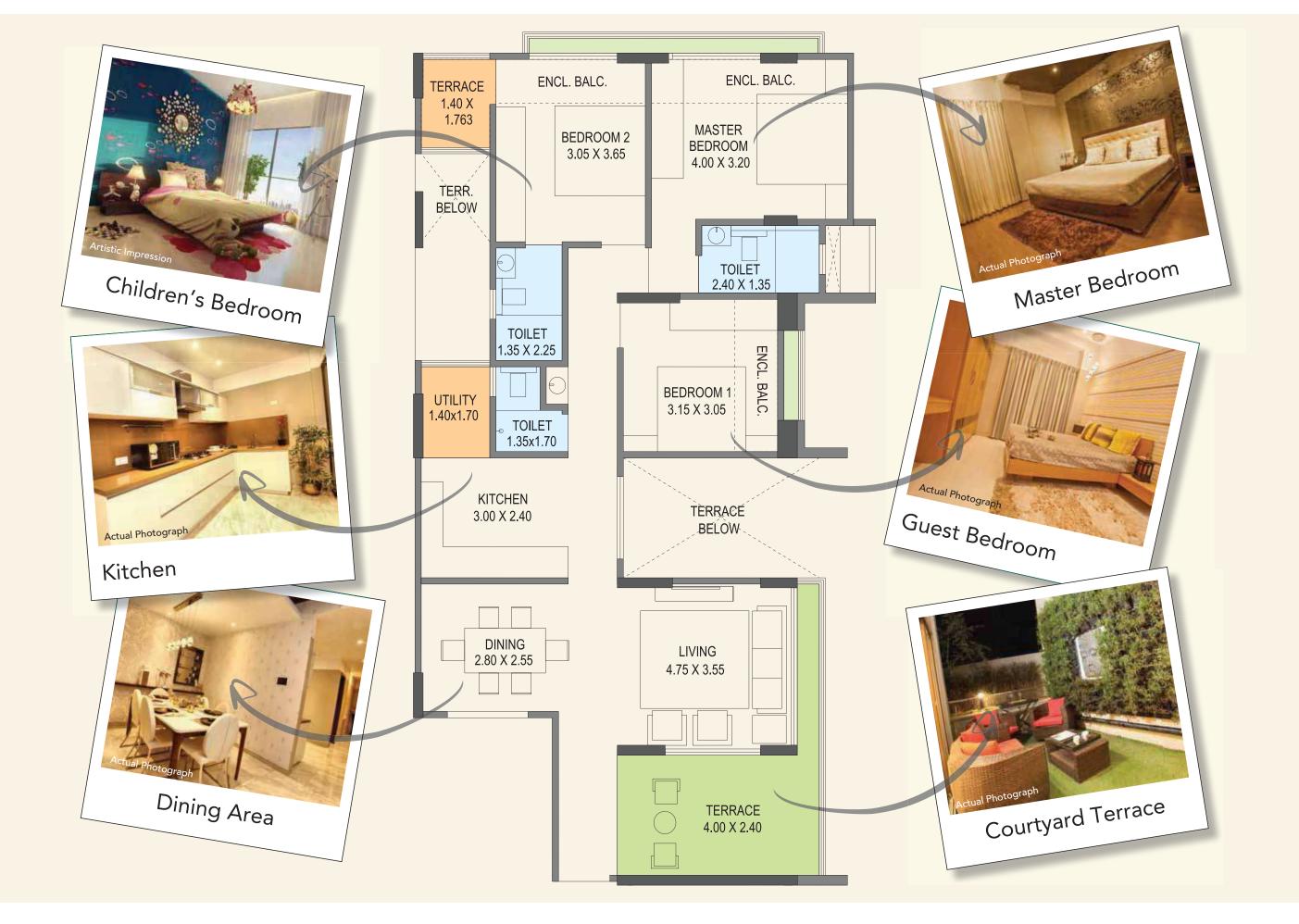
• Brick bat coba waterproofing for toilets and terrace with IPS finish

STRUCTURE

 RCC framed earthquake-resistant structure as per seismic zone

LUXURY AT ITS BEST



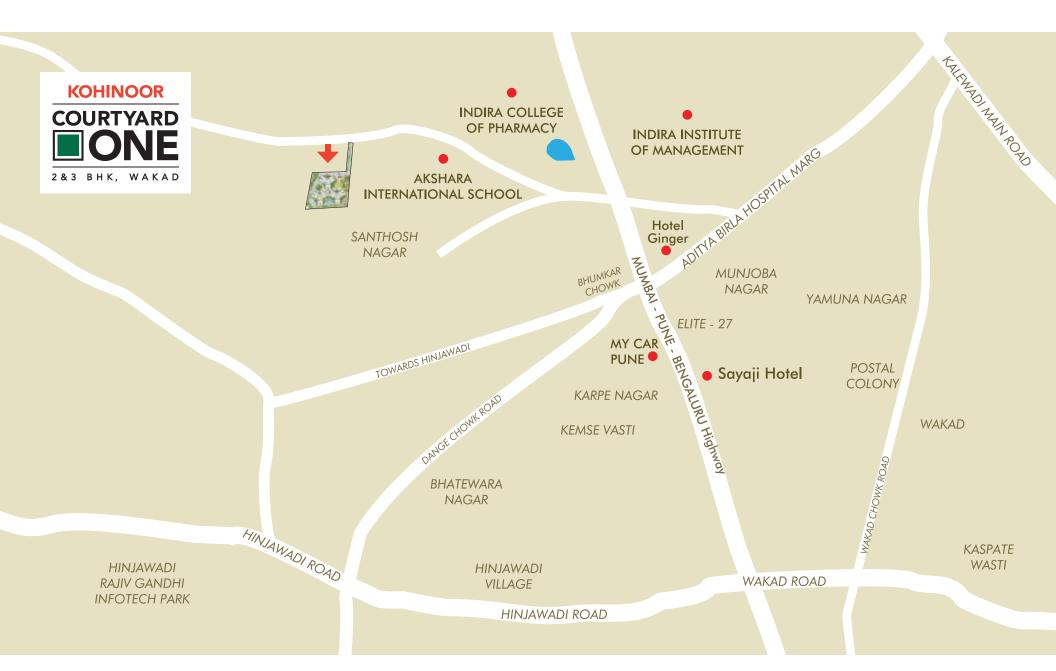


Actual photographs of a Courtyard One residence





Actual photographs of a Courtyard One residence



VICINITY

Courtyard One is very close to Hinjawadi, yet in a peaceful and premium residential neighbourhood of Wakad. It is surrounded by some of the best educational institutes, hotels and much more.

SCHOOLS & COLLEGES

- Akshara International School
- Indira School & College
- D.Y. Patil College
- Mercedes International School
- Ryan International School

- JSPM
- Blossom School
- IBMR
- Balaji Institute of Modern Management
- Rajarshi Shahu College of Engineering
- Allard School of Management

HOTELS & RESTAURANTS

- Sayaji
- Courtyard Marriott
- Holiday Inn
- Ginger
- Lemon Tree
- Mezza 9
- Cafe Coffee Day
- Tamanna

RETAIL

- D-Mart
- Reliance Digital
- New Poona Bakery
- Vision City Complex

HOSPITAL

- Aditya Birla Hospital
- Surya Hospital

PROJECT BY





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MAHA RERA No. Kohinoor Courtyard One (A project registered under Courtyard One Phase 1 - P52100005050 & Phase 2 - P52100004083) Available at website: https://maharera.mahaonline.gov.in

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