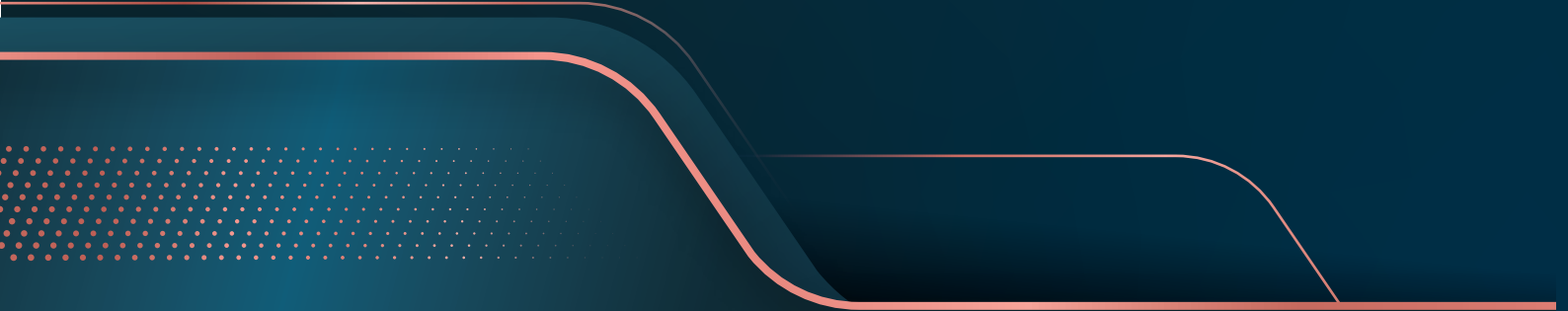




# CLARA

RESIDENCES



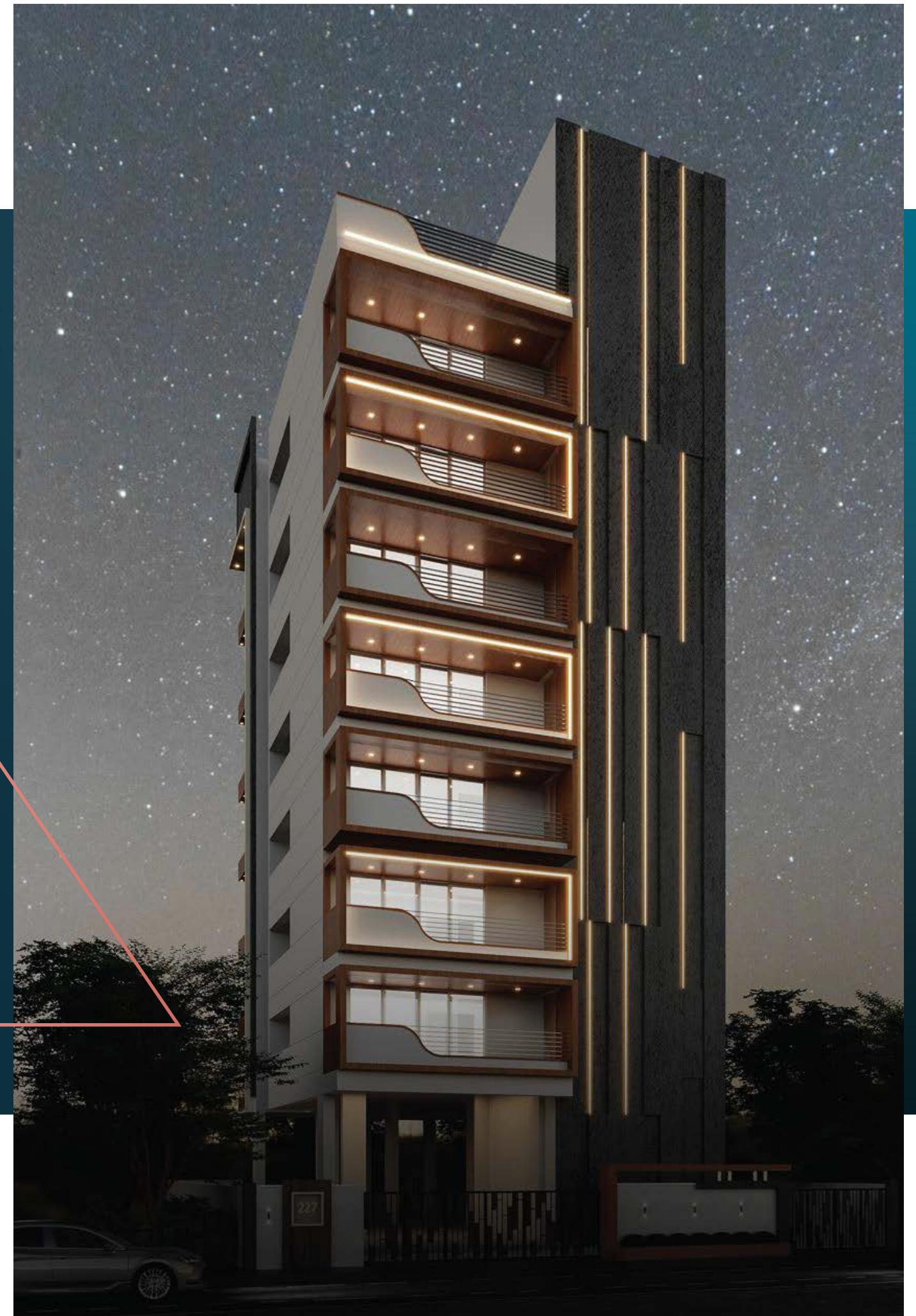


# Elevate Your Lifestyle

Revel in modern amenities and beautifully crafted homes

A blissful abode in the developing heart of the city. This project is a perfect blend of convenience and serenity for those seeking an ideal living.

Furnishing you with a Luxurious 3 BHK fit for royalty on each floor, this project invites you to focus on living your blissful best in one of Pune's most lively city centres. The location and its connectivity promises you all the pleasures that enhance your day to day living.

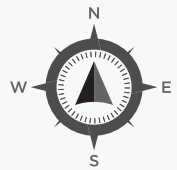




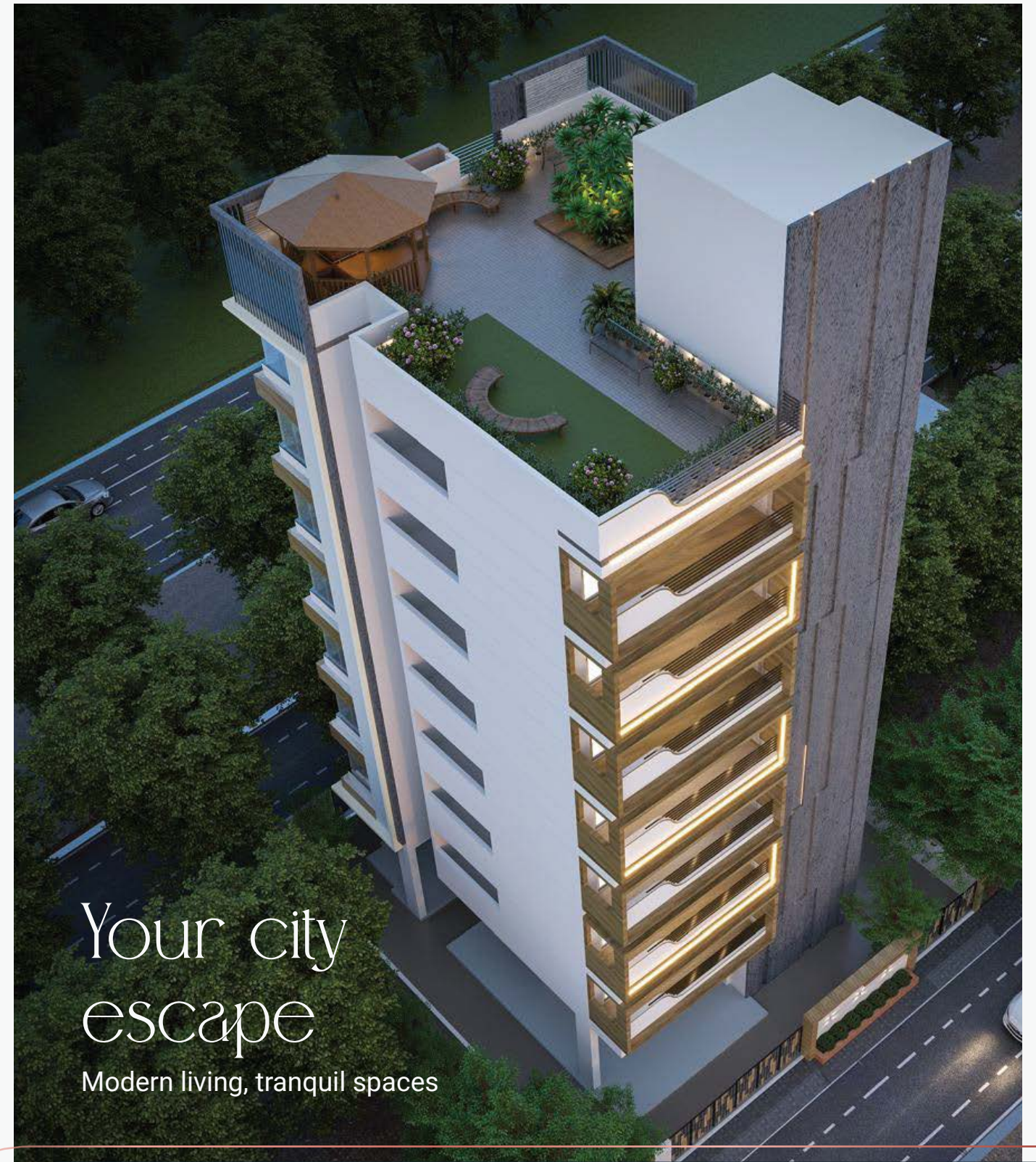
Road



Road



## FLOOR PLAN



# Your city escape

Modern living, tranquil spaces

## AMENITIES

- Terrace garden on top of building
- Designer fencing wall for the entire project
- Lift with generator back up
- Common toilet in the parking
- Video door phone in each flat
- Designer lobby at entrance
- Digital lock
- DTH (TV) connection for each flat (wiring)
- Ample parking
- Earthquake resistance R.C.C. structure
- Individual letterbox for each flat
- Generator back-up for common area



## SPECIFICATIONS

### EXTERNAL WALLS

6" thick brick masonry wall.

### INTERNAL WALLS

6/4 1/2" thick brick masonry wall.

### PAINT

Cement paint for external wall & oil bound distemper for internal wall

### DOORS

Decorative main door with C.P. fitting, for all doors wooden/G1 door frames/plywood waterproof flush door to all rooms.

### WINDOWS

Powder coated aluminum sliding windows fully glazed with M.5. security grill with mosquito grill for living room & bedroom. Aluminum louvers with exhaust provisions for toilets. Stone window sill for all windows except toilets.

### FLOORING

Vitrified/ceramic tiles with skirting in all rooms. Bathroom will be provided with ceramic tile/glazed/vitrified flooring and colored glazed tiles up to 7' height.

### WC FLOORING

White glazed tiles & dado will be provided up to 4' height. Vitrified/antiskid tiles for all terraces. Toilets and all terraces shall be water proofed.

### KITCHEN PLATFORM

White granite kitchen platform with ceramic sink, provision for water purifier, glazed tile/vitrified dado up to 4' height, for kitchen platform total length will be 8/7', provision for exhaust fan. Dry balcony attached to kitchen.

### ELECTRIFICATION & CABLING

Concealed copper wiring in entire flat. TV & telephone points in living room. Two way fan and light points in master bedroom

### TOILETS & DRAINAGE

Concealed plumbing with Jaguar/equivalent make chromi-um plated fittings. All sanitary fittings of Hindware/equivalent make, colored glazed tile dado in toilets. All underground drainages will be strictly in accordance with govt. rules and regulations.

### WATER SUPPLY

Overhead & underground tank of adequate capacity & suction tank with pump.

### FENCING

The building shall be surrounded with fence with entrance gates.

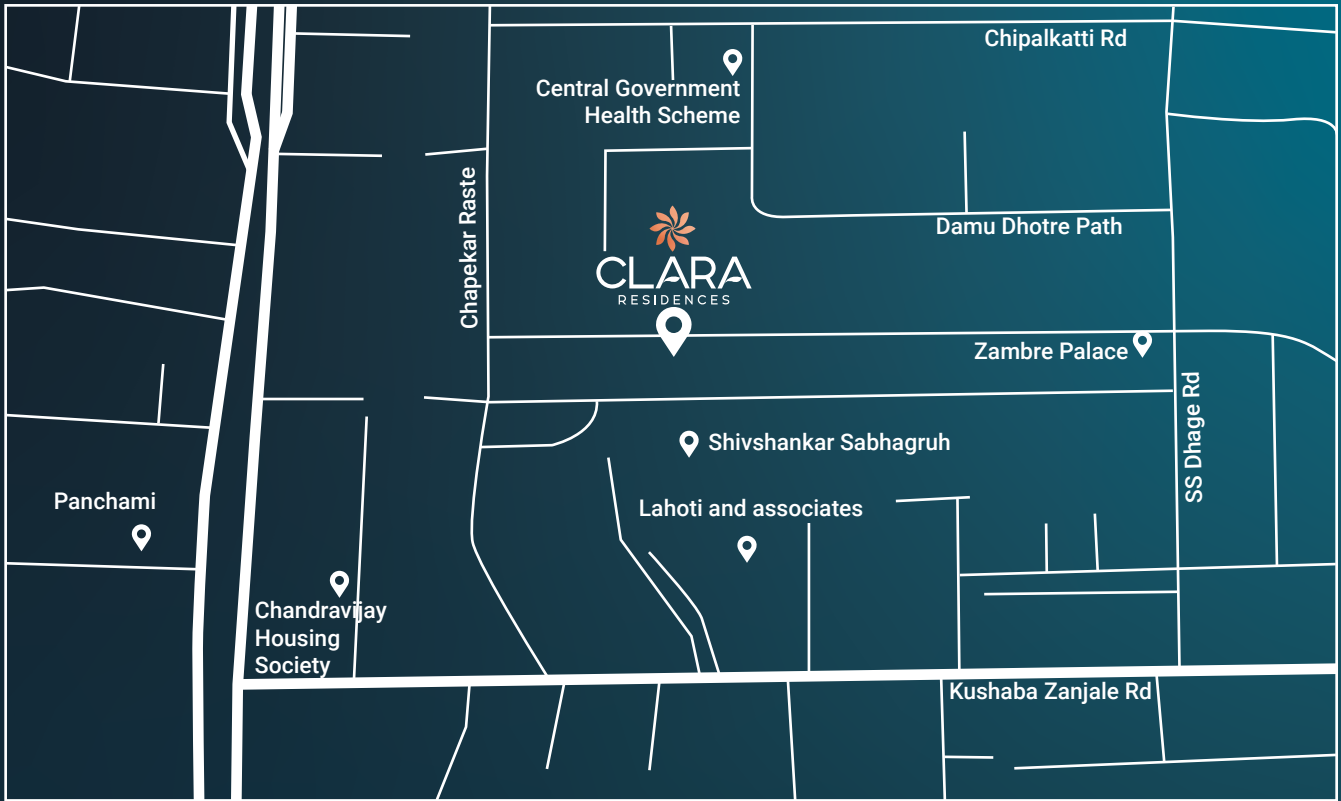
## 3 BHK

Carpet Area  
119.74sq.m.  
1288.88sq.ft.

Balcony Area  
12.62sq.m.  
135.84sq.ft.

Total Carpet Area  
132.36sq.m.  
1424.72sq.ft.





**OFFICE ADDRESS**

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