

KONARK'S

 The Imperial

A PROJECT BY KARIA BUILDERS
NIBM ROAD, PUNE

KARIA BUILDERS

A Name you can trust!

In our four decade long pursuit for excellence, we at Karia Builders have been actively involved in changing the skyline of Pune, Lonavala & Mumbai. We have successfully completed prestigious projects totalling millions & millions of sq ft.

We at Karia Builders adhere to our prime motto of Customer Service followed by Integrity, Quality and Reliability. Our mottos have thus translated into good workmanship and helped us fulfill dreams of our satisfied customers.



luxury

*Above and beyond our brand name, we at Karia Builders now introduce our royal insignia for a world of opulence called; **The Unicorn for Karia Builders.***

It is the beginning of an era of luxury, featuring palatial homes where a seamless blend of grandeur and magnificence reveals the crowning glory of Karia Builders.

*Konark's **The Imperial** gives luxury a new definition in Pune.
Featuring six very spacious 3.5 bedroom condominiums and six grand duplexes.
Let Konark's **The Imperial** inspire your concept of luxury living.*

Embellished Elevation of
The Imperial



location



Proximity:

Pune Railway Station	-	08 Km.
Pune Airport	-	15 Km.

Shopping:

M.G. Road	-	04 Km.
S.G.S. Mall	-	04 Km.
Nucleus Mall	-	04 Km.

Entertainment:

Inox Cineplex	-	07 Km.
Race Course	-	06 Km.

Hotels:

Corinthian	-	2.5 Km.
Le Meridian	-	09 Km.
Taj Blue Diamond	-	10 Km.
Sun n Sand	-	09 Km.



Impressive Gates at
The Imperial



site plan



- | | |
|--------------------|---------------------|
| 1. Entry | 9. Lift Lobby |
| 2. Security Cabin | 10. Rock Garden |
| 3. Exit | 11. Pool Deck |
| 4. Ramp Down | 12. Swimming Pool |
| 5. Entry Porch | 13. Changing Rooms |
| 6. Entrance Lobby | 14. Gym |
| 7. Business Center | 15. Children's Park |
| 8. Games Room | 16. Lawn |



Please note: The Site Plan shown on this page is indicative only. The location, size and shape of the swimming pool and other facilities may change as per our final plans.

basement plan

1. Ramp Up
2. Driveway
3. Parking Lots



Please note - The Basement Plan shown on this page is indicative only. The location, numbers of car parking and other facilities may change as per our final plans.



View of The Imperial



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and other facilities may change as per our final plans.

Entrance Lobby to

The Imperial



3.5 bedroom



AREA STATEMENT:

ODD FLOOR

CARPET AREA = 2178 SQ. FT.

TERRACE = 173 SQ. FT.

EVEN FLOOR

CARPET AREA = 2178 SQ. FT.

TERRACE = 162 SQ. FT.



3.5 Bedroom
Cut Section





duplex lower floor



AREA STATEMENT:

DUPLEX 4TH & 5TH FLOOR

CARPET AREA = 3095 SQ. FT.

TERRACE = 946 SQ. FT.





DUPLEX LOWER FLOOR
CUT SECTION



DUPLEX UPPER FLOOR
CUT SECTION

duplex upper floor



AREA STATEMENT:

DUPLEX 6TH & 7TH FLOOR

CARPET AREA = 3095 SQ. FT.

TERRACE = 1106 SQ. FT.

Duplex 8th and 9th Floor – Same
area as Duplex 6th & 7th Floor





Duplex Vertical
Cut Section

Amenities

- WIFI Premises.
- Beautifully landscaped garden.
- Children play area.
- Gymnasium.
- Swimming pool with changing rooms.
- Games room.
- Business center.
- Special non-vehicular zone for kids.
- All flats have garden view and cross ventilation.
- Solar waterheating system.
- Rain water harvesting.
- Only 2 flats per floor.
- Intercom facility / security system.
- Adequate water supply.
- 100% generator backup.
- Split AC in all Rooms and Living Rooms.





Splendid View of Terrace
(Duplex)

Specifications

Living Room

LIVING:

- Inlaid Italian marble flooring
- Marble fireplace or TV unit
- Exquisite wall paper
- Fantastic view of water body & gardens (only in Duplex apartments)
- Wooden finish Rafters on the ceiling
- Stunning artwork in gypsum details/mouldings on the walls
- Double height atrium (only in Duplex apartments)

3) Children's Bedroom:

- Study Area
- Passage for privacy
- Quilted doors
- Etched mirror details on walls
- Italian marble flooring
- Marble Pelmet
- Stunning artwork of gypsum mouldings

Guest Bedroom

BEDROOMS:

1) Ground Floor Bedroom (Duplexes):

- Attached terrace garden
- Exquisite wall papers
- Stunning artwork in gypsum details/mouldings on walls and ceilings
- Marble Pelmet
- Leather finish doors

2) Guest Bedroom:

- Impressive laminate wooden flooring
- Metal Pelmet
- Leather finish door
- Exquisite wall paper
- Stunning artwork of gypsum mouldings

4) Master Bedroom:

- Inlaid Italian marble flooring
- Exciting wall treatments
- Marble Pelmet
- Leather finish doors
- Impressive cantilevered ceiling with interesting lighting provision

5) Family Room:

- Private area for family (centrally located)
- Italian marble flooring
- Library Unit/Wine Rack on wall

specifications

BATHROOMS:

- Italian marble flooring in all Bathrooms
- Italian marble cladding on walls up to 8 ft
- Signature designed details like bevelled mirrors with etching
- Top of the line Sanitary fittings by Jaguar or equivalent
- Rain shower in all Bathrooms
- Enormous marble basin counters
- Jacuzzi in Master Bathroom
- Bathtubs in all other Bathrooms
- Exquisite wallpaper above 8 ft

STAIRCASE:

- Marbled staircase with decorative railings
- Stunning artwork in gypsum mouldings
- Exquisite wall paper

* The Terrace sizes & Location will vary in all units.

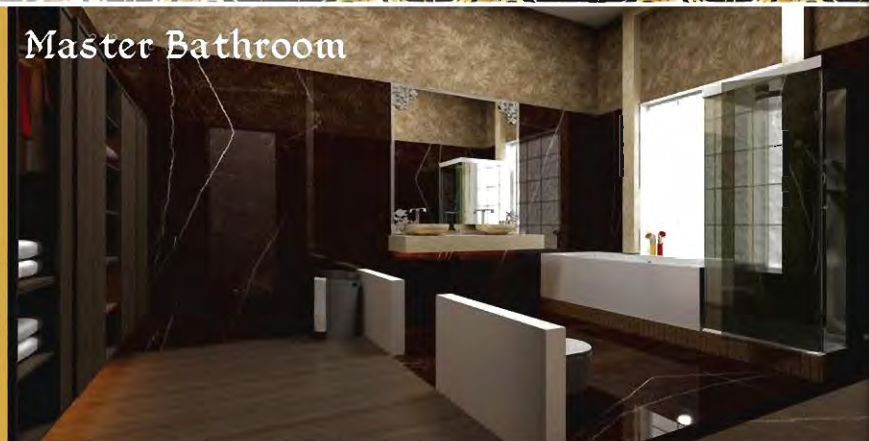
KITCHEN:

- Well equipped kitchen with the finest Marine wood including internal trolleys and polished granite platforms
- Dry Balcony
- Hob
- Attached Servant Room & Toilet
- Wooden finished tiles
- Double sink

OTHERS:

- Walk-in Closets in the finest Marine wood in all Bedrooms
- Beautiful Lawns in all units
- Exquisite deck and water body (only in Duplex apartments)
- Large garden of approx 950-1100 sq ft with each Duplex apartment

Master Bathroom



Terrace View





Pool View

excellence



PROMOTER AND BUILDER:

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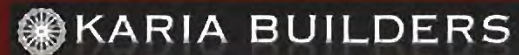
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Disclaimer : This brochure is purely conceptual and not a legal offering.
nor will it be a part of any binding agreement. All units are unfurnished.
furnishing shown on all floor plans are for illustrative purposes only.
Developer reserves sale rights to amend number of floors, number of units,
layout, plans, elevation, color schemes, specifications and amenities etc.
All dimensions are approximate and subject to construction variances.