

— A Project By —



MahaRERA No
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— Strategic Partners —



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**TIME TO GO OVER
THE MOON WITH LUXURY
IN KONDHWA**

CREDITS



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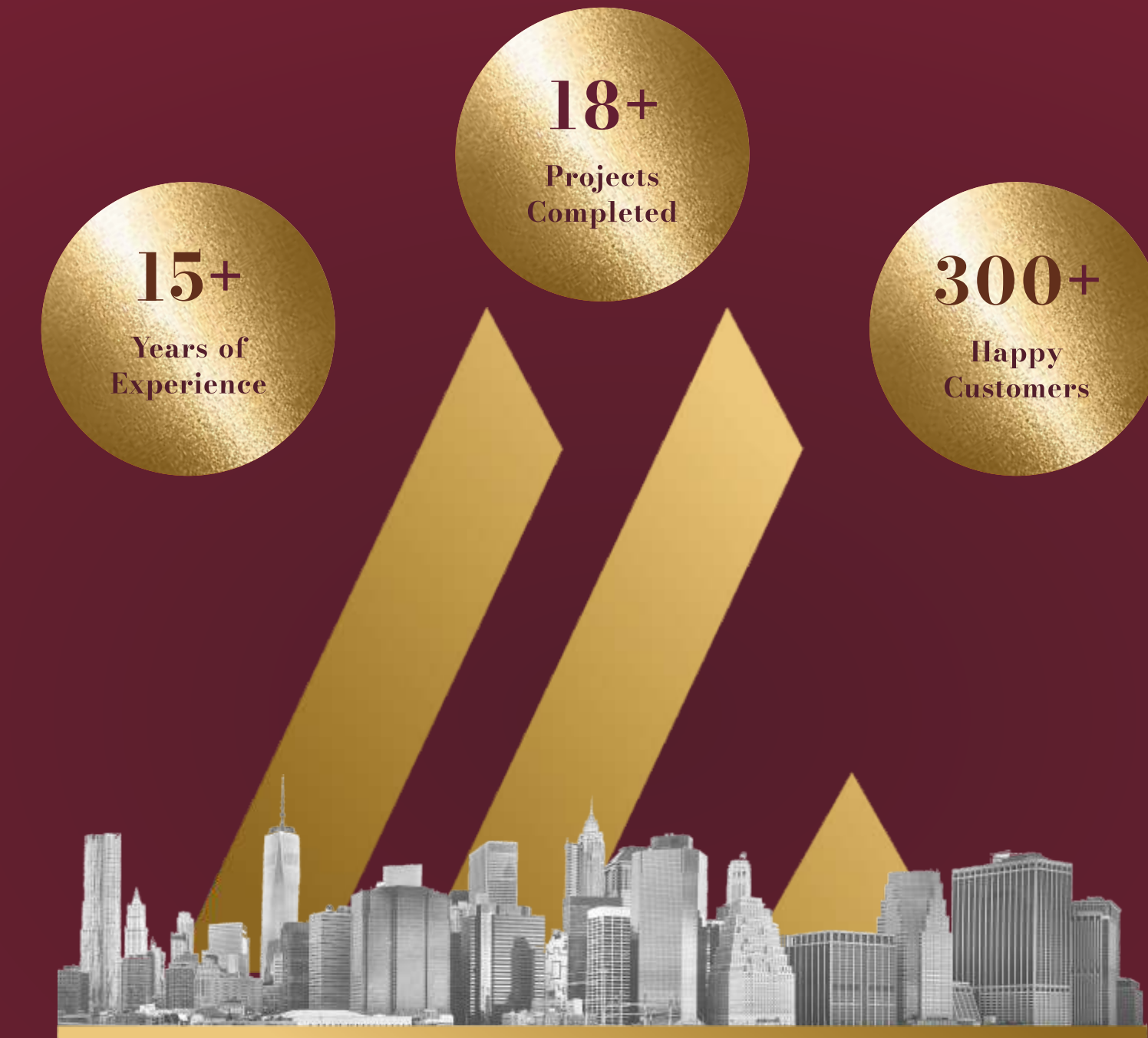
ARCHITECTURAL VISUALISATION
Helix Architech



PRINCIPAL ARCHITECT
Ar. Imran Shaikh
Cubix Architects Associates

About Cubix Architects Associates One of the largest firms of Pune; CUBIX ARCHITECTS ASSOCIATES has proven experience and solutions in design and architecture for close to 25 years. Under the stewardship of able director; Architect Imran Shaikh; the company with pan India presence is mainly involved in designing of residential townships, hotels, IT buildings, institutional buildings and commercial complexes. The new age company has developed more than 50 million sq.ft. of area in and around Pune city with global presence and successful projects in Saudi Arabia, Nepal and Africa.

Cubix is also the principal architect of one of the most talked about masjid in India "Masjid Mohammed bin Abdullah (Babri Masjid)" in Uttar Pradesh. A carefully cultured set of quality principles, environment and design guidelines and cutting edge vision in execution has meant that many of their projects have been awarded by different architectural awards from various faculties. Winner of many prestigious awards under various categories; Cubix with a strong and dynamic team is fast changing the skyline of smart cities across India.



A LEGACY BUILT ON TRUST

With a rich legacy of excellence, our real estate group has been a cornerstone of the industry for decades. We take pride in our tradition of creating remarkable spaces that seamlessly blend innovation with timeless quality. Our reputation is built on unwavering trust, visionary projects, and a steadfast commitment to shaping skylines and communities with integrity. As we continue to set new benchmarks in real estate, we remain dedicated to honouring our heritage while shaping the future of modern living.



**THE
RADIANCE
OF MOON TO
UPLIFT
YOUR MOOD !**





MEMAR

ELARA

2 & 3 BHK SPACIOUS HOMES

WHERE THE SKY IS THE LIMIT FOR LUXURY

Nestled in a prime corner of Kondhwa, Elara stands tall, offering a lifestyle that surpasses the ordinary. With its excellent location and thoughtful planning, Elara is designed to provide a vibrant community surrounded by natural beauty.

The meticulously crafted 2 & 3 BHK apartments mark the beginning of a new chapter in life—one where you relish the finer things and live at the heart of convenience. Elara elevates your living standards and introduces you to a grand lifestyle, putting you in the limelight of modern luxury.





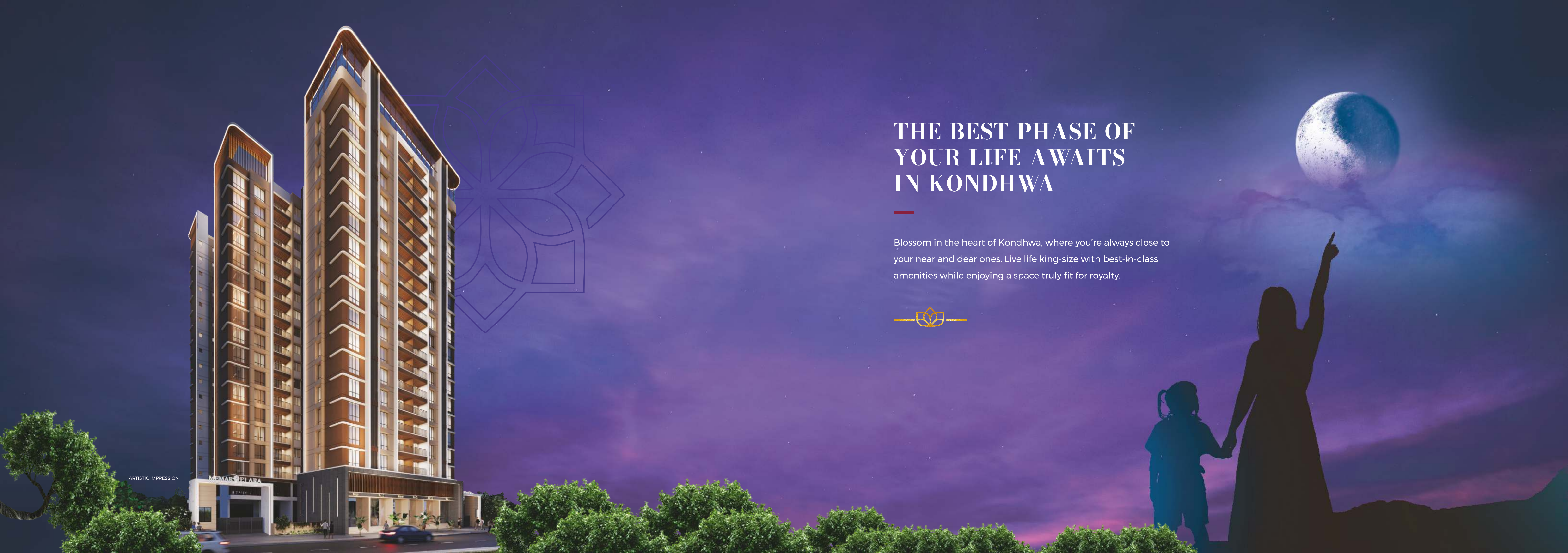
MEMAR

ELARA

2 & 3 BHK SPACIOUS HOMES

**CONVENIENCE
PERSONIFIED
ROYALTY
REDEFINED**





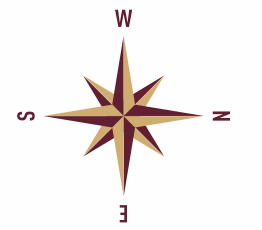
ARTISTIC IMPRESSION

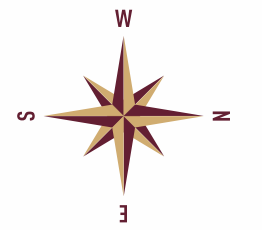
MEMAR FLARA

THE BEST PHASE OF YOUR LIFE AWAITS IN KONDHWA

Blossom in the heart of Kondhwa, where you're always close to your near and dear ones. Live life king-size with best-in-class amenities while enjoying a space truly fit for royalty.









ARTISTIC IMPRESSION



ARTISTIC IMPRESSION





ARTISTIC IMPRESSION



SPECIFICATIONS

STRUCTURE

- Earthquake resistance RCC framed structure.

PLUMBING

- Concealed plumbing with CPVC pipes.

FLOORING

- 800 x 800 mm vitrified flooring in the entire flat.
- Anti-skid flooring in dry balcony.

SECURITY & SAFETY

- CCTV cameras in common areas.
- Fire extinguisher.
- Fire alarm.

LIFT

- Branded automatic standard make lifts with power backup. (Kone, Otis, Schindler, Mitsubishi or equivalent)

MASONRY

- 5" Thick AAC blocks internally and externally.

PAINT

- Oil bond distemper in entire flat.
- Weather shield acrylic paint on external facade.

PLASTER

- External sand faced plaster.
- Internal gypsum finish plaster.

WINDOW

- Powder coated aluminium 3 track for all windows and terrace with mosquito net.

PLUMBING

- 600 x 1200mm designer wall tiles up to lintel level for toilets.
- Anti-skid flooring in toilet & attached terrace.
- Jaguar or equivalent C.P & sanitary fittings.
- Provision for exhaust fan in all toilets.

ELECTRICAL

- Concealed fire-resistant copper wiring.
- Branded modular switches.
- Provision for A.C in all bedrooms.
- Television point in living room.
- Provision for Inverter and geyser.

KITCHEN

- Dado tiles up to 2 ft. from kitchen platform.
- Granite platform with SS sink.
- Provision for water purifier.
- Provision for exhaust fan.
- Provision of plumbing & electrical point for washing machine in dry balcony.

DOORS

- Wooden door frame for main door & all bedroom doors.
- All doors in decorative laminated flush doors with reputed hardware fittings.
- Granite door frame for all toilets.
- Video door phone.

*Where Convenience
Meets Sophistication.
Luxury, Redefined.*

MEMAR
ELARA
2 & 3 BHK SPACIOUS HOMES



ARTISTIC IMPRESSION

AMENITIES

GROUND FLOOR AMENITIES

- Pathway
- Lawn Area
- Gazebo with Sit-out
- Children Play Area
- Seating Area
- Pergola & Trellis

TERRACE FLOOR AMENITIES

- Floor Game Area
- Seating Area
- Connecting Bridge
- Stepping Stone
- Party Lawn
- Indoor Games
- Table Tennis Court
- Jogging & Walking Track
- Flag Hosting Post
- Senior Citizen Area
- Yoga & Meditation Area
- Buffet Counter
- Acupressure Track
- Indoor Gym
- Library & Reading Area
- Multipurpose Hall / Club House

COMMON AMENITIES

- Sewage Treatment Plant
- Firefighting System
- Mobile based security system
- Solar Panel for Power Generation
- Trimix Internal Road
- LED lighting for Common Areas
- Provision for Wi-Fi connection in All Apartments
- Automatic Lift with Power Backup
- Security With CCTV Cameras in Common Area
- Video Door Phone with every Apartment
- Power Backup for Common Area
- Rainwater Harvesting System



GROUND AMENITIES FLOOR PLAN

- ① PATHWAY
- ② LAWN AREA
- ③ SEATING
- ④ GAZEBO WITH SIT-OUT
- ⑤ PERGOLA & TRELIS
- ⑥ CHILDREN'S PLAY AREA

7



KIDS
PLAY
AREA



Ground Floor

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Ground Floor

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SENIOR
CITIZEN
AREA



Ground Floor

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Ground Floor

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ARIAL
GROUND
FLOOR



ROOFTOP AMENITIES FLOOR PLAN

- 1 FLOOR GAME AREA
- 2 SEATING
- 3 CONNECTING BRIDGE
- 4 STEPPING STONE
- 5 YOGA AND MEDITATION AREA
- 6 GAZEBO & SENIOR CITIZEN AREA
- 7 FLAG HOSTING POST
- 8 BUFFET COUNTER
- 9 PARTY LAWN
- 10 ACUPRESSURE TRACK
- 11 JOGGING AND WALKING TRACK
- 12 INDOOR GAMES & TABLE TENNIS AREA
- 13 LIBRARY AND READING AREA
- 14 INDOOR GYM
- 15 MULTIPURPOSE HALL / CLUB HOUSE



FLOOR GAME



Terrace Floor

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Terrace Floor

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CONNECTING BRIDGE



MEDITATION
AREA



Terrace Floor

ARTISTIC IMPRESSION



Terrace Floor

ARTISTIC IMPRESSION



PARTY
LAWN



Terrace Floor

ARTISTIC IMPRESSION



Terrace Floor

ARTISTIC IMPRESSION

ACUPRESSURE TRACK



Terrace Floor

ARTISTIC IMPRESSION



STOCK IMPRESSION

INDOOR
GAMES



Terrace Floor

ARTISTIC IMPRESSION



Terrace Floor

ARTISTIC IMPRESSION

TABLE
TENNIS
AREA

INDOOR
GYM



Terrace Floor

ARTISTIC IMPRESSION



STOCK IMPRESSION

MULTI
PURPOSE
HALL



Terrace Floor

ARTISTIC IMPRESSION



STOCK IMPRESSION

ARIAL
TERRACE
FLOOR



Terrace Floor

ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

KEY DISTANCES



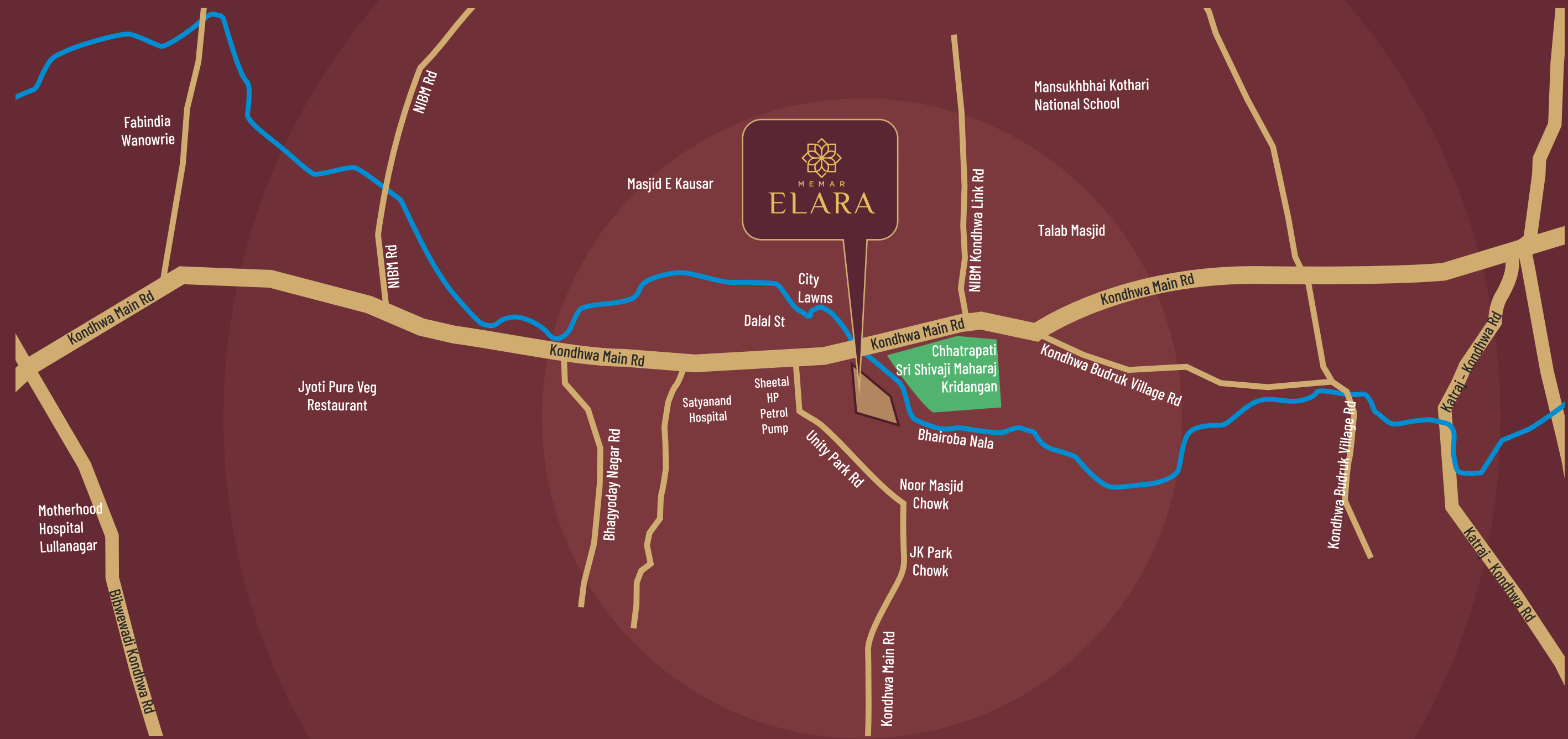
EDUCATION	
Olive National School	160 m
The Oakridge International School	350 m
Tree House High School	650 m
K Tech School	750 m
Manusukhbhai Kothari National School	1.1 km

WORK SPACES	
Konark Indrayu	350 m
The Capital	1 km
Brahma Estate	1.2 km
Bakers Point	1.4 km
93 Avenue	6.1 km

HIGHER EDUCATION	
Lady Halima	1.0 km
College for Girls VIT College	2.5 km
Sinhagad College	3.9 km
KJ Institute	6.1 km
JSPM Institute	9.6 km

HOSPITALS	
Satyanand Hospital	350 m
Care Hospital	350 m
Sarwat Hospital	400 m
National Hospital	400 m
Minatai Thakre Maternity Home	600 m
Ruby Hall Clinic	3 km
Command Hospital (SC)	4.1 km

MALL/ENTERTAINMENT	
Vijay sales Electronics	400 m
D-Mart	2.2 km
Gold Gym	2.9 km
Bizzbay Mall	3.4 km
Evolve Fitness	3.6 km
Clover Hill Plaza	3.7 km
Tribeca Highstreet	4.1 km
Dorabjee's Royal Heritage Mall	4.5 km



Map not to scale

HOUSE OF WORSHIP	
Tooba Masjid	400 m
Talab Masjid	500 m
Islamic Information Centre	1 km
Kausar Bagh Masjid	1.7 km
Zaini Masjid (Fakiri Hills)	2 km
Aai Mata Mandir	2.2 km
Good Shepherd Catholic Church	2.9 km
Iskcon Temple	3.2 km

CONNECTIVITY	
Kondhwa Police Station	200 m
Sheetal HP Petrol Pump	160 m
Pune Railway Station	9.3 km
Pune International Airport	16 km