

THE

LORDS

BY PRISTINE DEVELOPERS

Pristine®
DEVELOPERS

Luxury is an Experience.



PASHAN IS RISING

If the measure of success is the quality of life it brings, then here's an offering that pays tribute to your achievements. These soon-to-be-built super-luxury homes in Pune are more than just an address- they are the signature of a true connoisseur.

*Artistic Impression

Tip Top
International
Hotel

Sayaji
Hotel

WAKAD

Hinjewadi
IT Hub

48

HINJEWADI

Balewadi
Stadium

BALEWADI

Aundh- Ravet Rd.

65

Balewadi
Hight Street

The Orchid
Hotel

Siemens
India Pvt.

Jupiter
Hospital

Nande - Balewadi Road

Manipal
Hospital

Pan Card
Club

Medipoint
Hospital

Westend
Mall

Bitwise

The Orchid
School

Solaris

Sunny's
World

48

BANER

AUNDH

GANESHKHIND

SUS

Baner Pashan
Link Rd.

Star
Bazar

University of
Pune

Dhruv Global School

PASHAN

Baner Road

*University
Circle*

Vidya Valley
School

THE
LORDS
BY PRISTINE DEVELOPERS

Pune - Mumbai Expressway

ICC Trade Tower

*Pashan
Circle*

PVR ICON Pavilion Mall

Oxford Golf
Resort

*Pashan
Lake*

JW Marriot

48

SB Road

BAVDHAN

LAVALE

Symbiosis Collage
of Arts & Commerce

KOTHRUD

PIVOTAL POINTS

Hotels	10+
Schools & Colleges	15+
Hospitals & Clinics	16+
Leading Corporates	30+
Retail Brands	50+
Restaurants	100+

Information shown on these drawings/maps/charts is compiled from numerous sources and may not be complete or accurate.

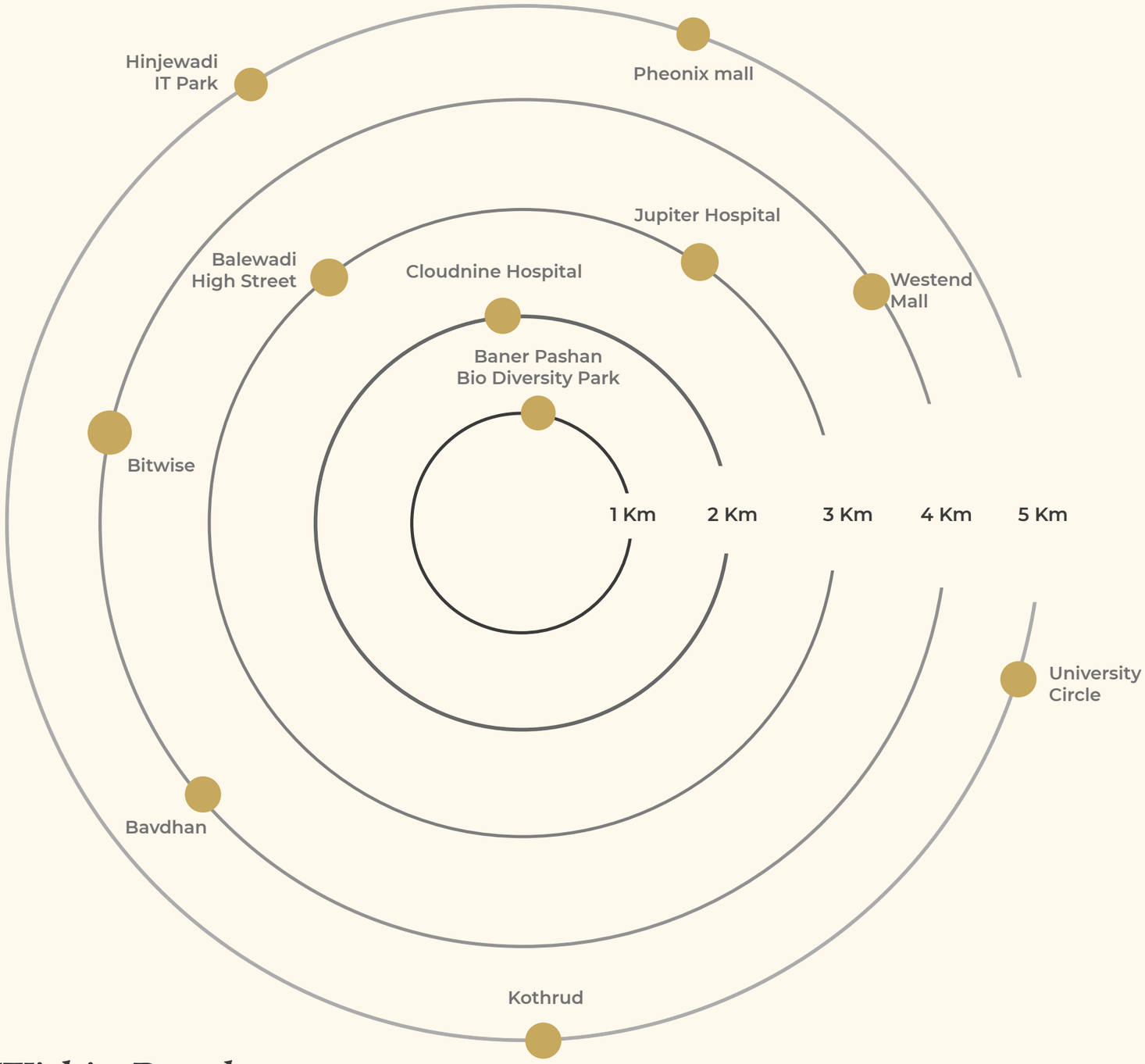
Map Legends

Metro

Highway

Road

All distances are indicative & not actual.
Map not to scale



Every Convenience Within Reach

Living at Lords, Pashan, offers the perfect blend of serenity and accessibility. Surrounded by some of Pune's top schools and colleges, renowned hospitals, fine dining restaurants, premium grocery stores, vibrant shopping hubs, and emerging business districts, everything you need is just a stone's throw away. Nestled in one of Pune's most sought-after suburbs, Pashan combines the charm of a peaceful retreat with the convenience of urban living right at your doorstep

THE LORDS VICINITY

Life in Motion	Minutes
Westend Mall	08
Cinepolis - Westend Mall	10
Balewadi High Street	12
PVR City One Mall Pimpri	12
Balewadi Stadium	13
PVR - The Pavilion	15
MCA Stadium	25

Wellness at Your Doorstep	Minutes
Sanjivani Medipoint Hospital	13
Jupiter	15
Ratna Memorial Hospital	26
Oyster & Pearl Hospitals	25
Sancheti Hospital	27
Jehangir Hospital	36
Ruby Hall Clinic	37

Thriving Workspaces	Minutes
The Kode - IT Hub, Baner Pashan	06
Link Road	05
Siemens	10
Veritas, Balewadi	19
Cummins India,Balewadi	19
Hinjewadi IT Hub	20

Retail Bliss	Minutes
Solaris	12
Star Bazaar	08
Talwalkars	12
Food Bazaar	11
Ozone	14
Farmers & Grocers	15
Pan Card Club	15
Westend Mall	16
Reliance Mart	17
D-Mart	15
Godrej Nature’s Basket	17
Gold’s Gym	18
Pantaloons	20
Dorabjee's	20
The Pavilion	22
Oxford Golf Course	24
Reliance Centro	34

Neighborhood Highlights	Minutes
Aundh	13
Baner	12
Kothrud	23
Hinjewadi	25
Koregoan Park	40
Pimpri Chinchwad	42

Seamless Connectivity	Minutes
Pune Station	37
Pune Airport	45

Neighborhood Highlights	Minutes
Aundh	13
Baner	12
Kothrud	23
Hinjewadi	25
Koregoan Park	40
Pimpri Chinchwad	42

Indulgence	Minutes
The Orchid Hotel	14
JW Marriott	21
Sayaji	22

BANER TEKDI

NATURE'S RETREAT NEAR THE LORDS BY PRISTINE DEVELOPERS



*Actual Image

Just a short drive from The Lords by Pristine Developers, Pashan the Baner-Pashan Biodiversity Park spans over 500 acres of protected green space. This serene park is dedicated to preserving ecosystems and promoting biodiversity conservation. Visitors can explore hiking trails, enjoy birdwatching, and participate in educational workshops. The Citizen Scientist Program allows them to contribute to research, helping to protect the park's rich natural habitats. Baner Tekdi offers a perfect mix of tranquility and learning, making it an ideal spot near your future home at The Lords, Pashan.



PASHAN - THE CENTRE OF STATUS AND STYLE.

Pashan is one of the most illustrious and sought-after addresses in Pune. Rated as one of the safest places to live in Pune, it is also considered one of the most affluent neighborhoods in the city, home to well-known business personalities and senior working professionals. For decades, Pashan has been the neighborhood of choice for those defined by ambition and driven by success. In this upscale environment, you're bound to feel right at home.

Beneath the stately charm of Pashan lies a modern and thriving locale, replete with high-street fashion and an evolving, eclectic food scene. From banks to fine dining establishments, schools to the best hospitals, all modern conveniences are just a few steps away.



*Artistic Impression

Welcome to The Lords By Pristine Developers.
A palace of dreams fulfilled!

The tallest towers in the area create the perfect setting for an exquisite lifestyle. The Lords By Pristine Developers beautifully harmonizes grandeur with modern design, unparalleled amenities, and personalized service to create residences that reflect your passion for perfection.

34 FLOORS
OF LUXURY LIVING

3.2 METERS
FLOOR TO FLOOR HEIGHT

137 METERS
ONE OF THE TALLEST TOWERS ON BANER PASHAN LINK ROAD





*Artistic Impression


THE
LORDS

PORTAL TO SERENITY

Innovative Design Approach

Layered Security Solutions

Fully Automated Entry Gates

*Artistic Impression

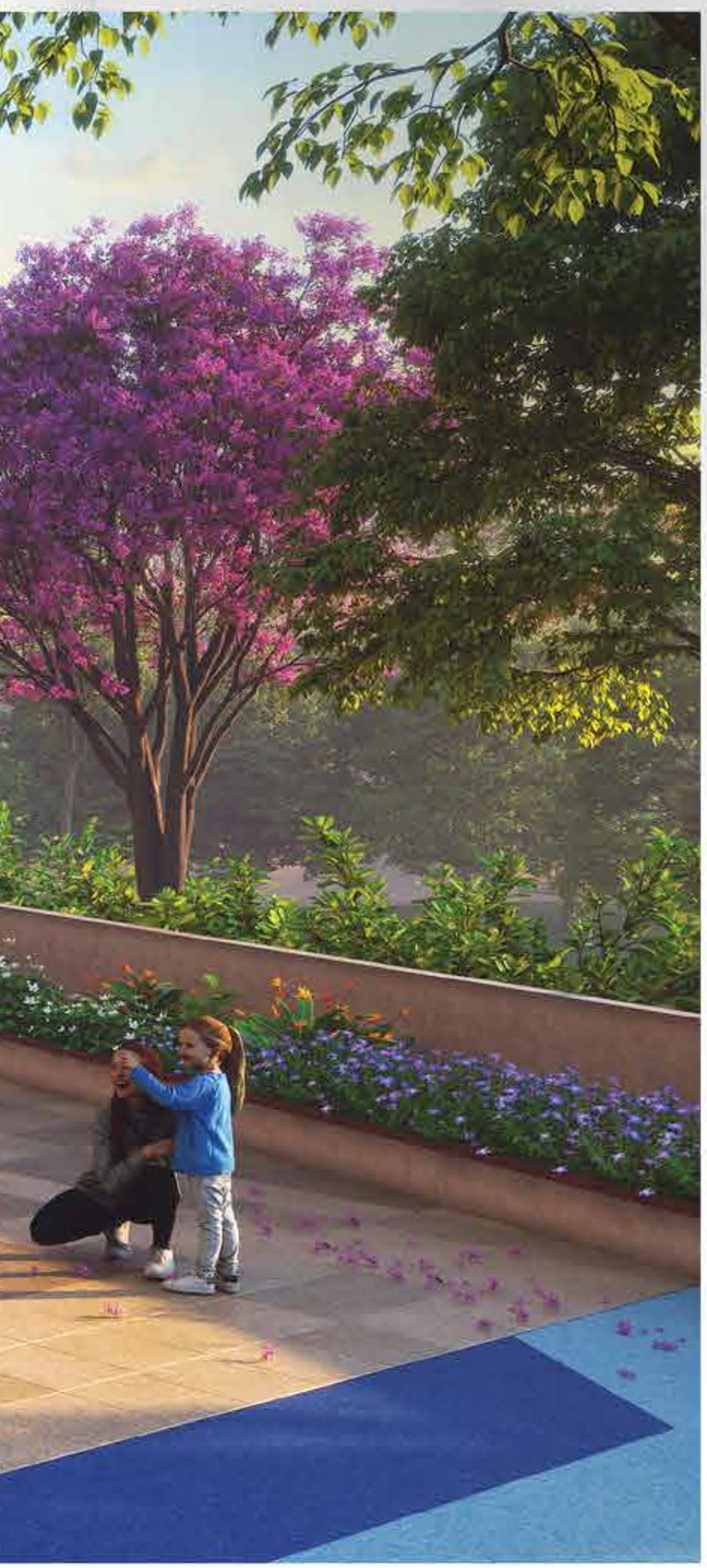
THE HORIZON GREENS

A vast, open area promoting outdoor sports and community living,
with lush landscapes and open skies.

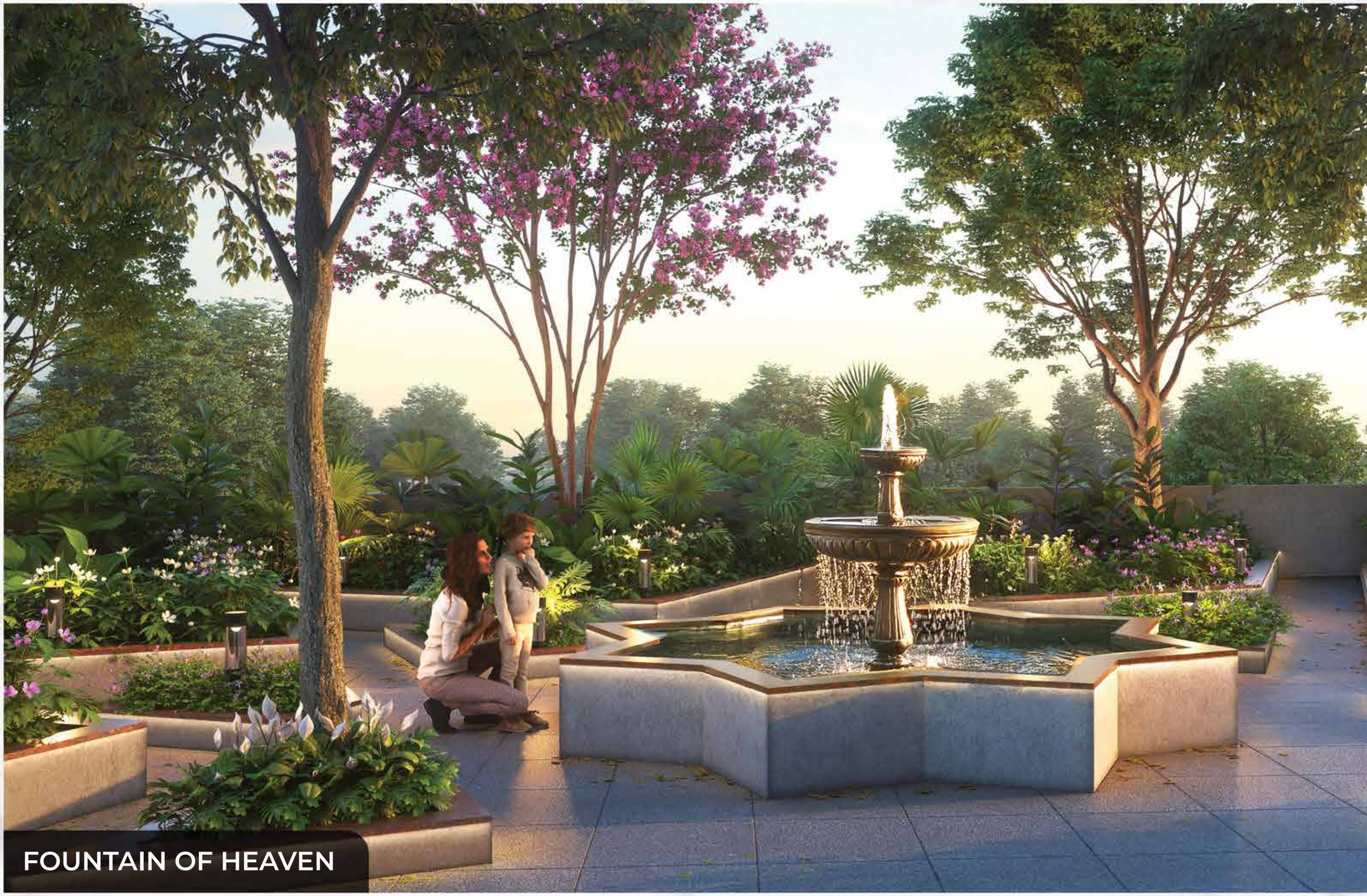
*Artistic Impression



MULTIPURPOSE COURT



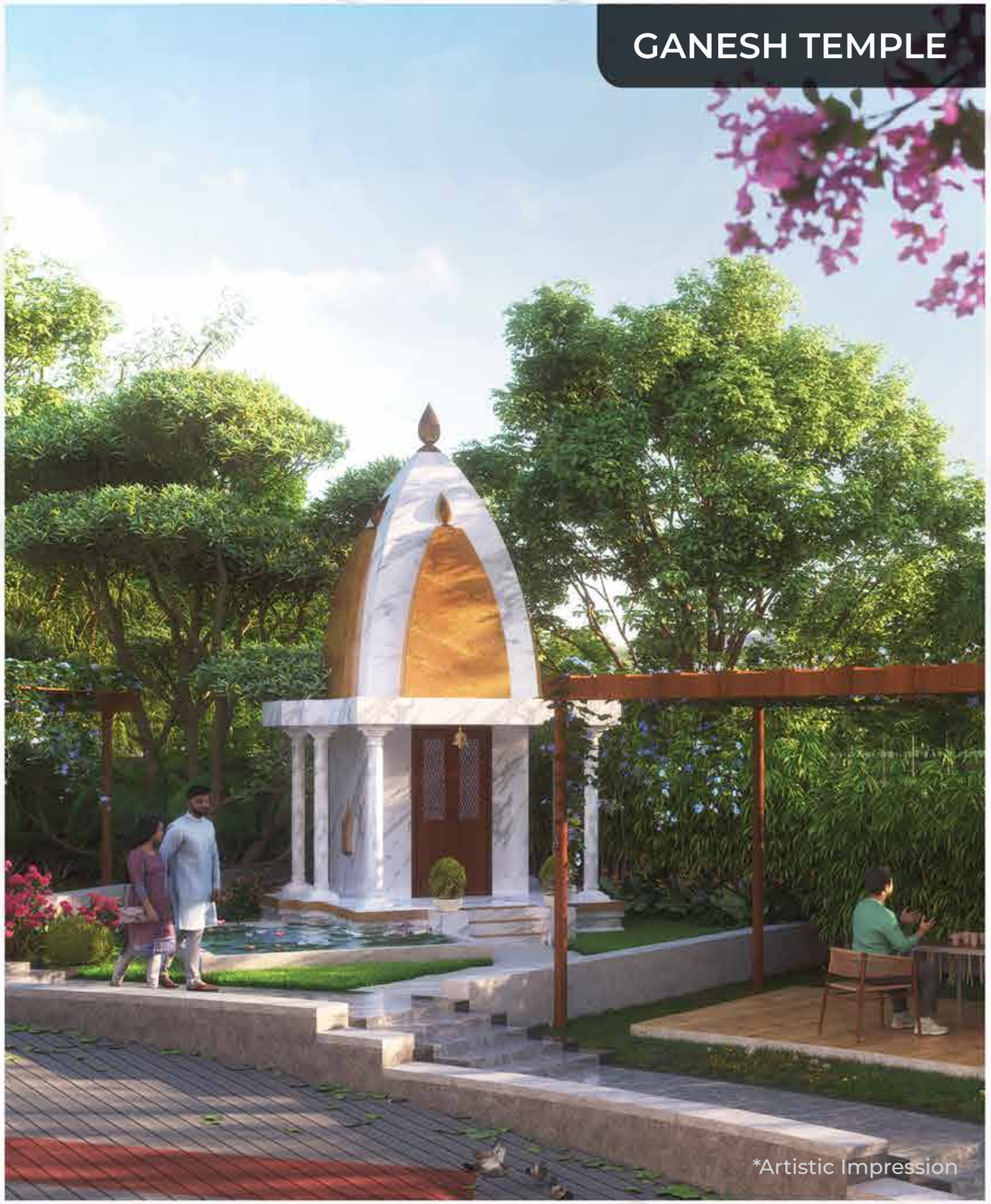

HALF BASKETBALL ARENA
*Artistic Impression



FOUNTAIN OF HEAVEN



GANESH TEMPLE



*Artistic Impression

THE SANCTUARY

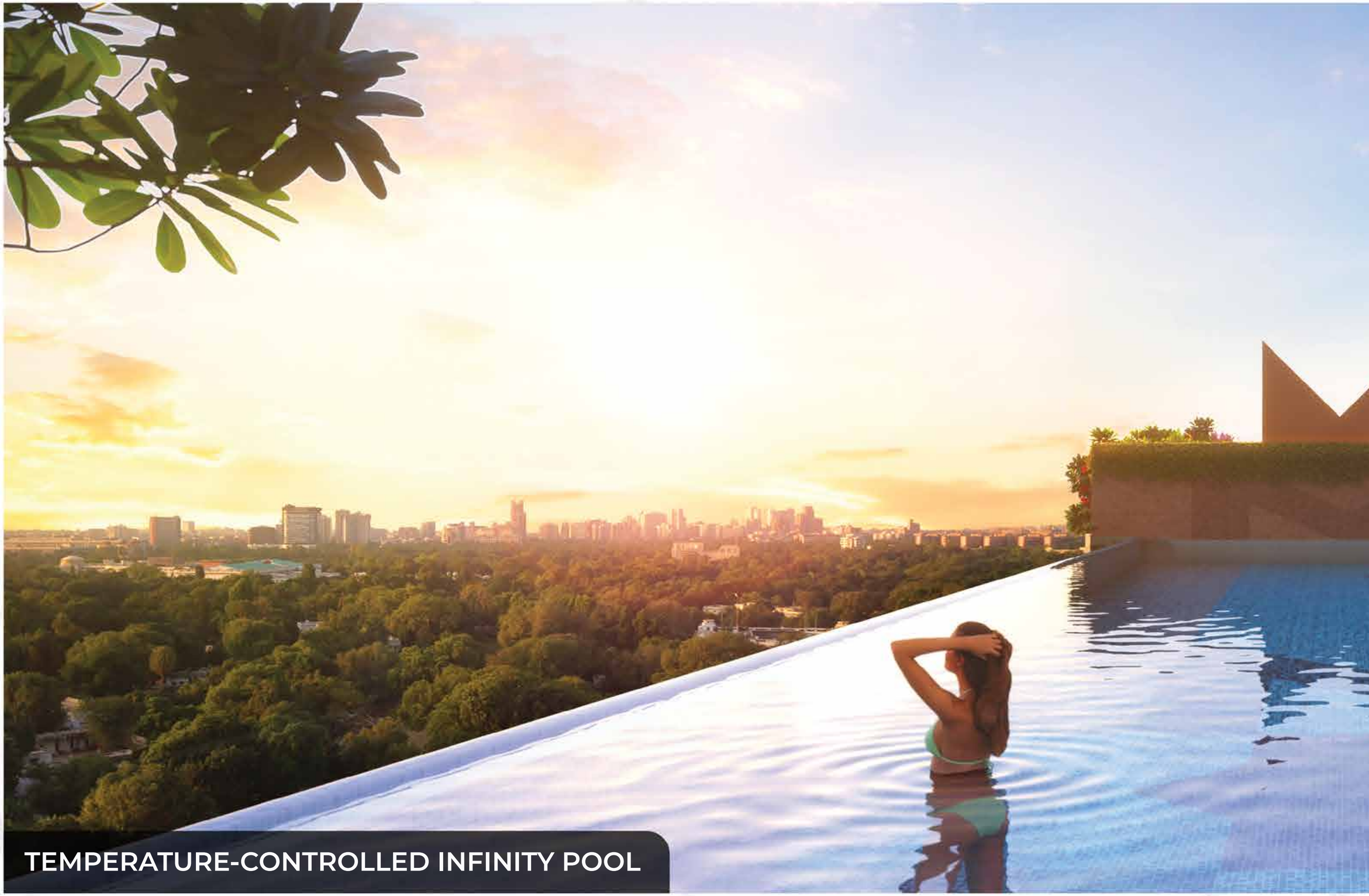
Experience the epitome of tranquility and luxury with our thoughtfully designed space, crafted to cater to your relaxation and leisure needs.

*Artistic Impression



SIGNATURE KIDS' PLAY HAVEN


GRAND CHESS PAVILION
*Artistic Impression



TEMPERATURE-CONTROLLED INFINITY POOL



*Artistic Impression



INDOOR GAMES




LIBRARY
*Artistic Impression



CRÈCHE & DAY CARE



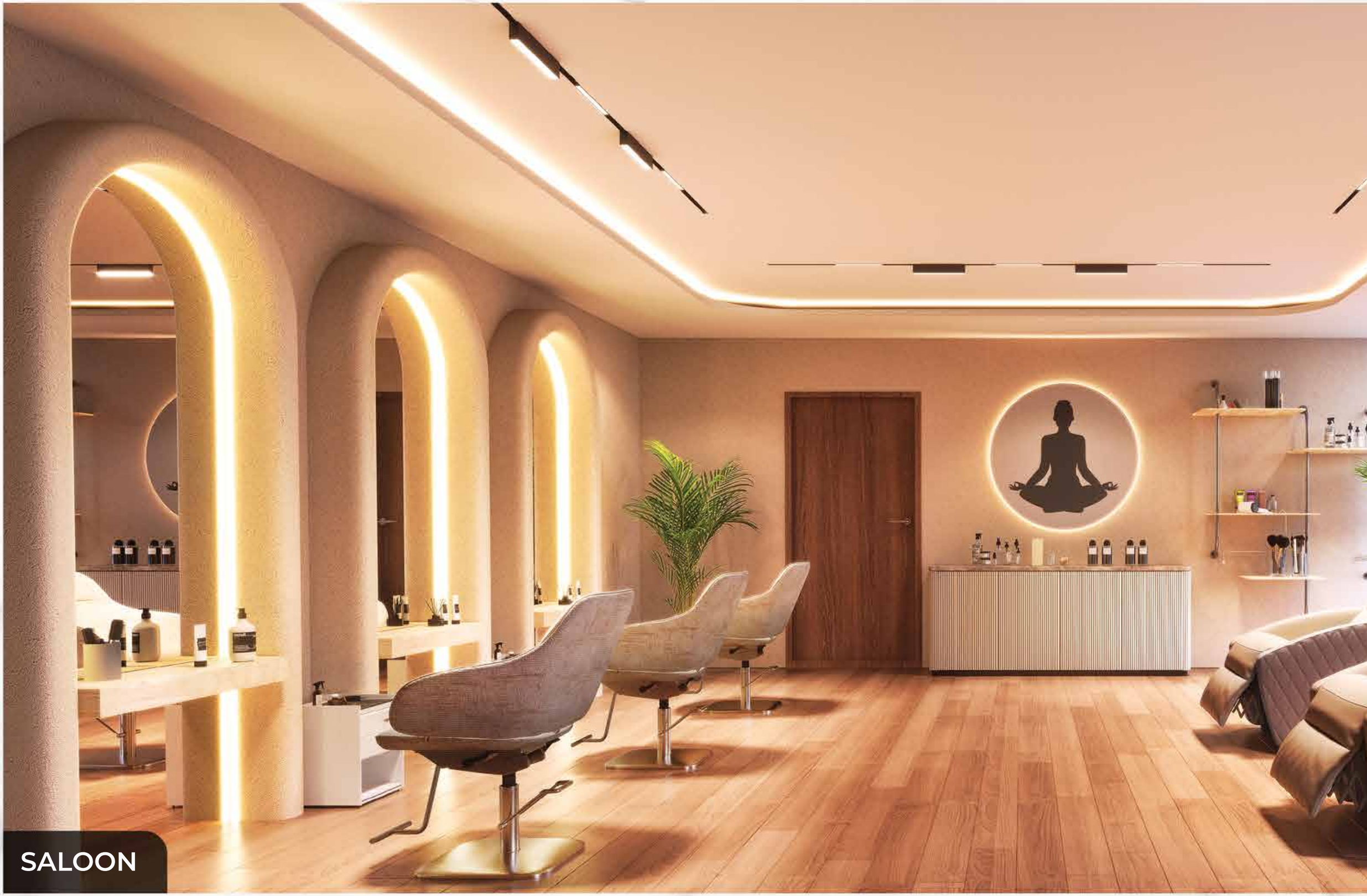
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ART GALLERY

TT TABLES

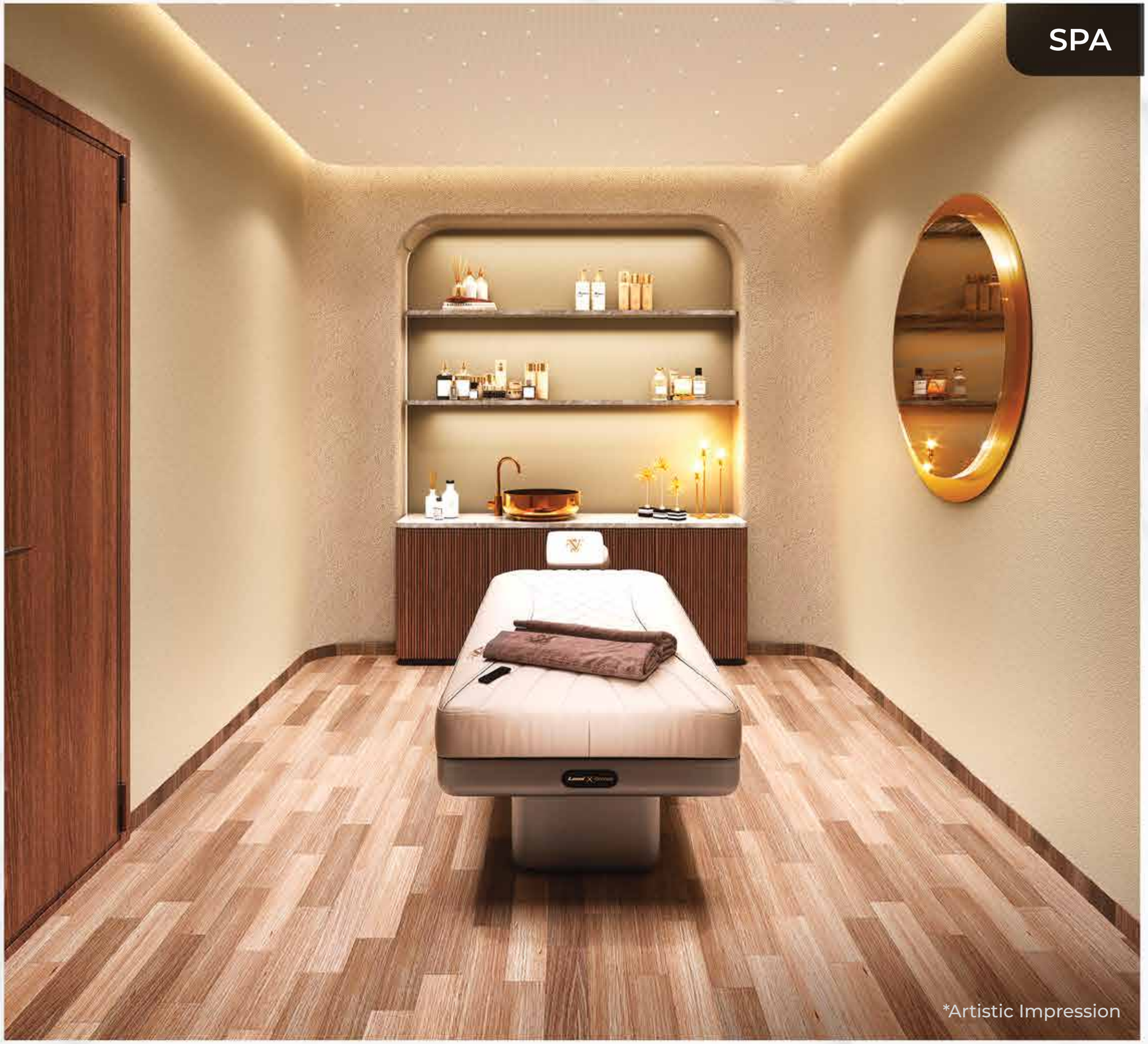


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SALOON





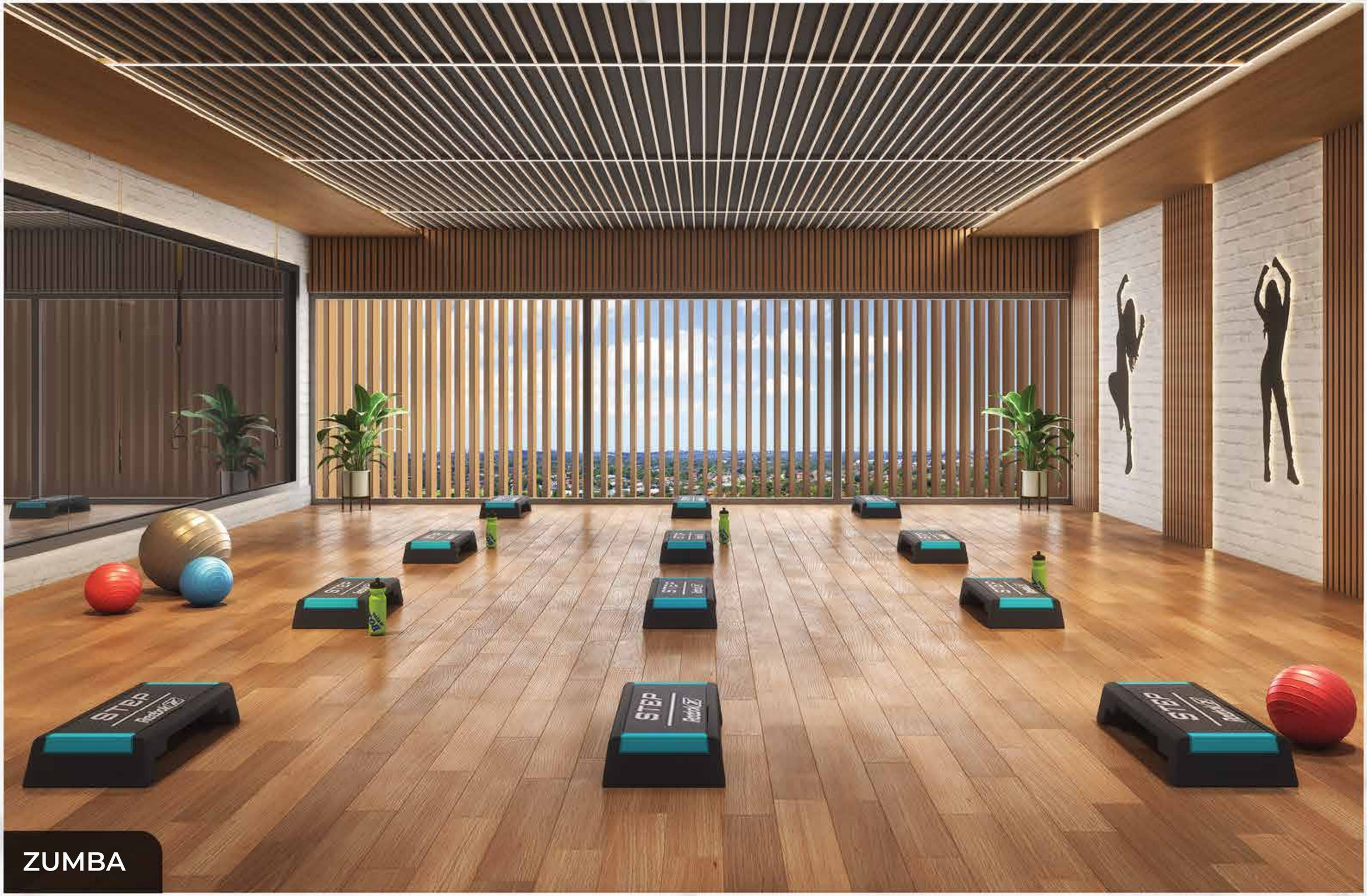
*Artistic Impression

THE FITNESS FORGE

A state-of-the-art fitness hub, designed to elevate your wellness journey, offers a haven that caters to every aspect of your health and well-being.



*Artistic Impression

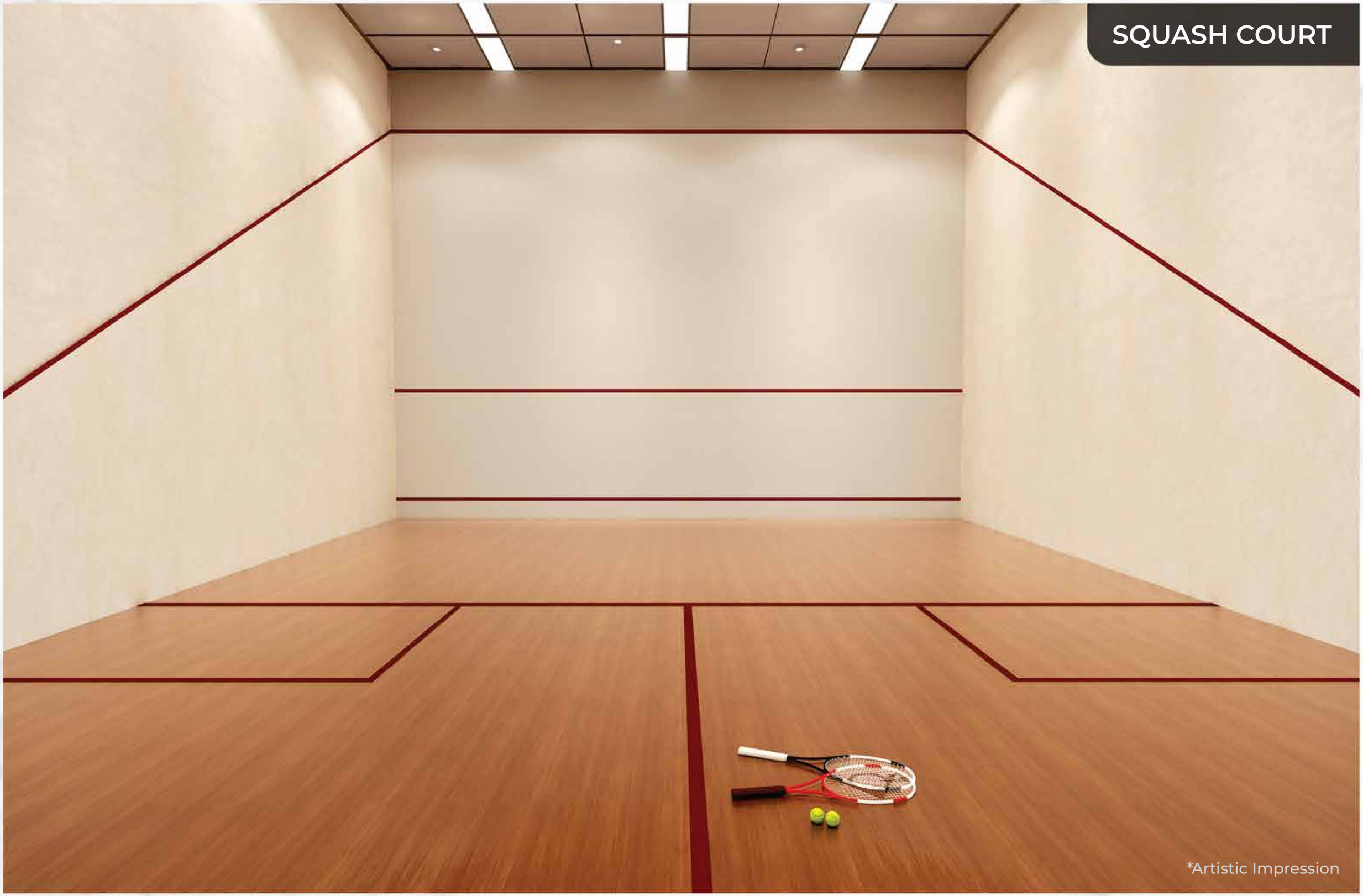


ZUMBA

BADMINTON COURT

*Artistic Impression


PILATES


SQUASH COURT
*Artistic Impression



GYM

MUSIC ROOM/ PODCAST

*Artistic Impression

THE SKY LOUNGE

Indulge in the pinnacle of sophistication at a luxurious rooftop retreat, perfect for exclusive gatherings and breathtaking skyline views.

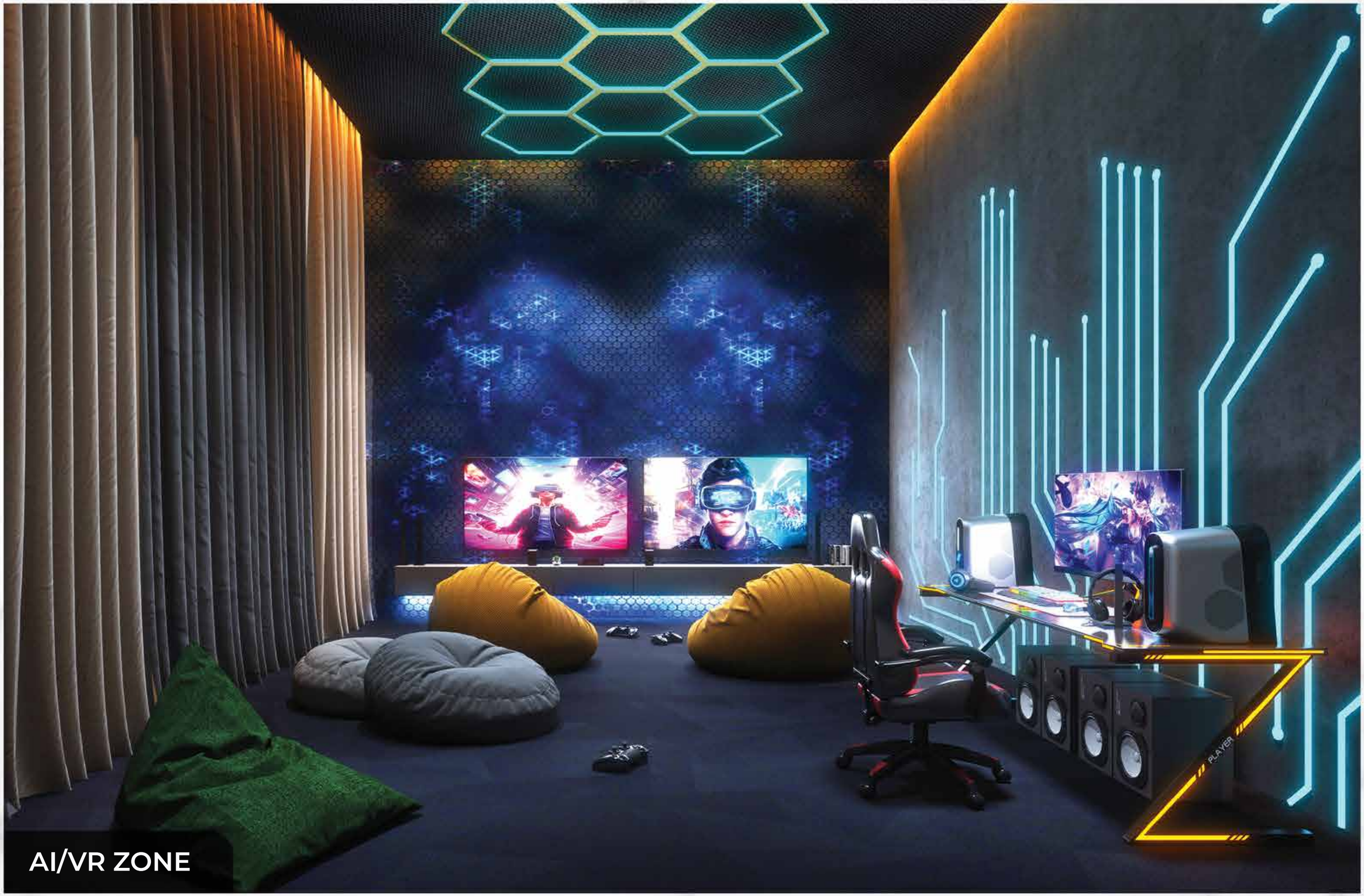
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BANQUET HALL

THEATRE

*Artistic Impression

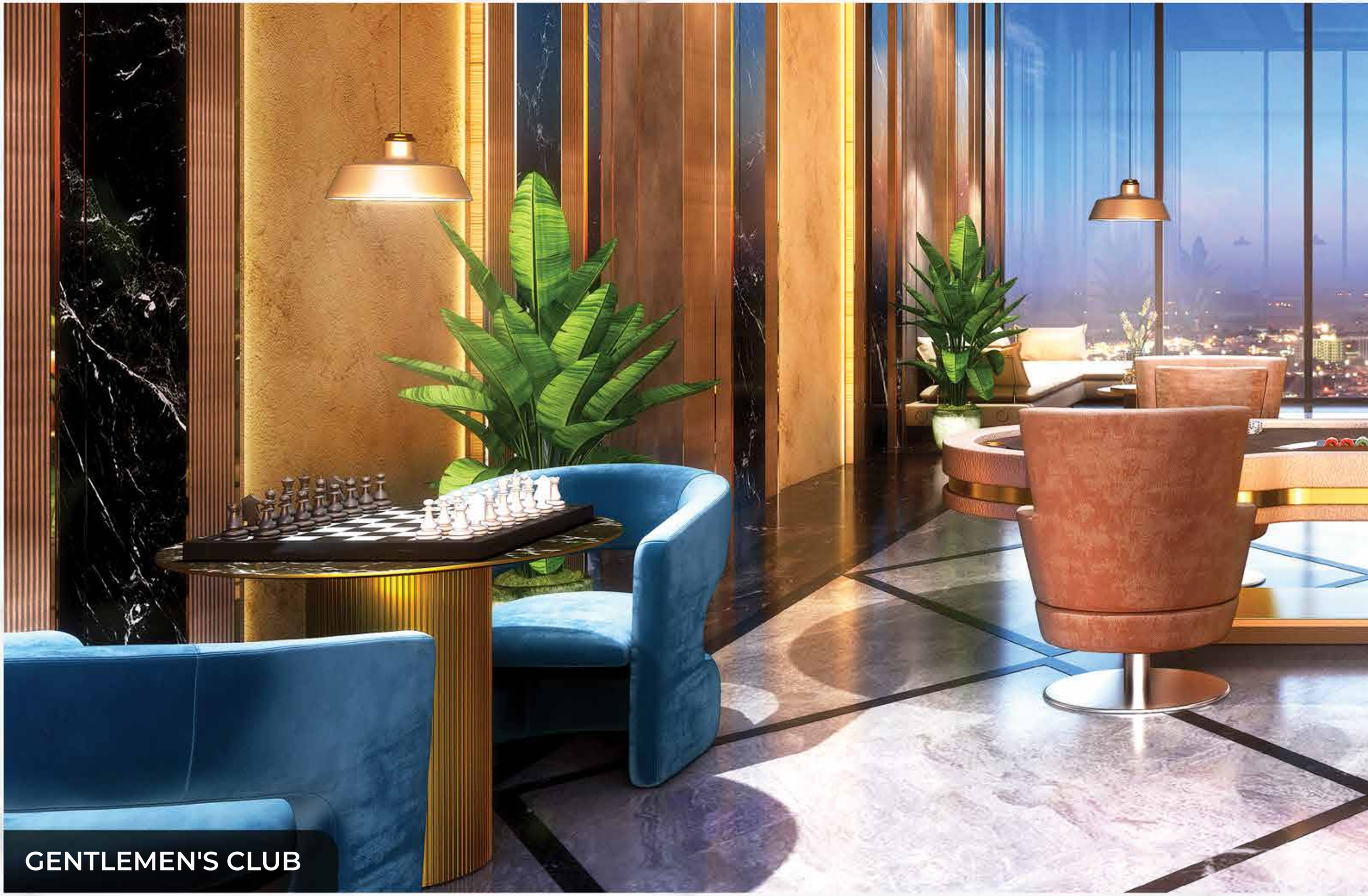


AI/VR ZONE

GOLF SIMULATOR



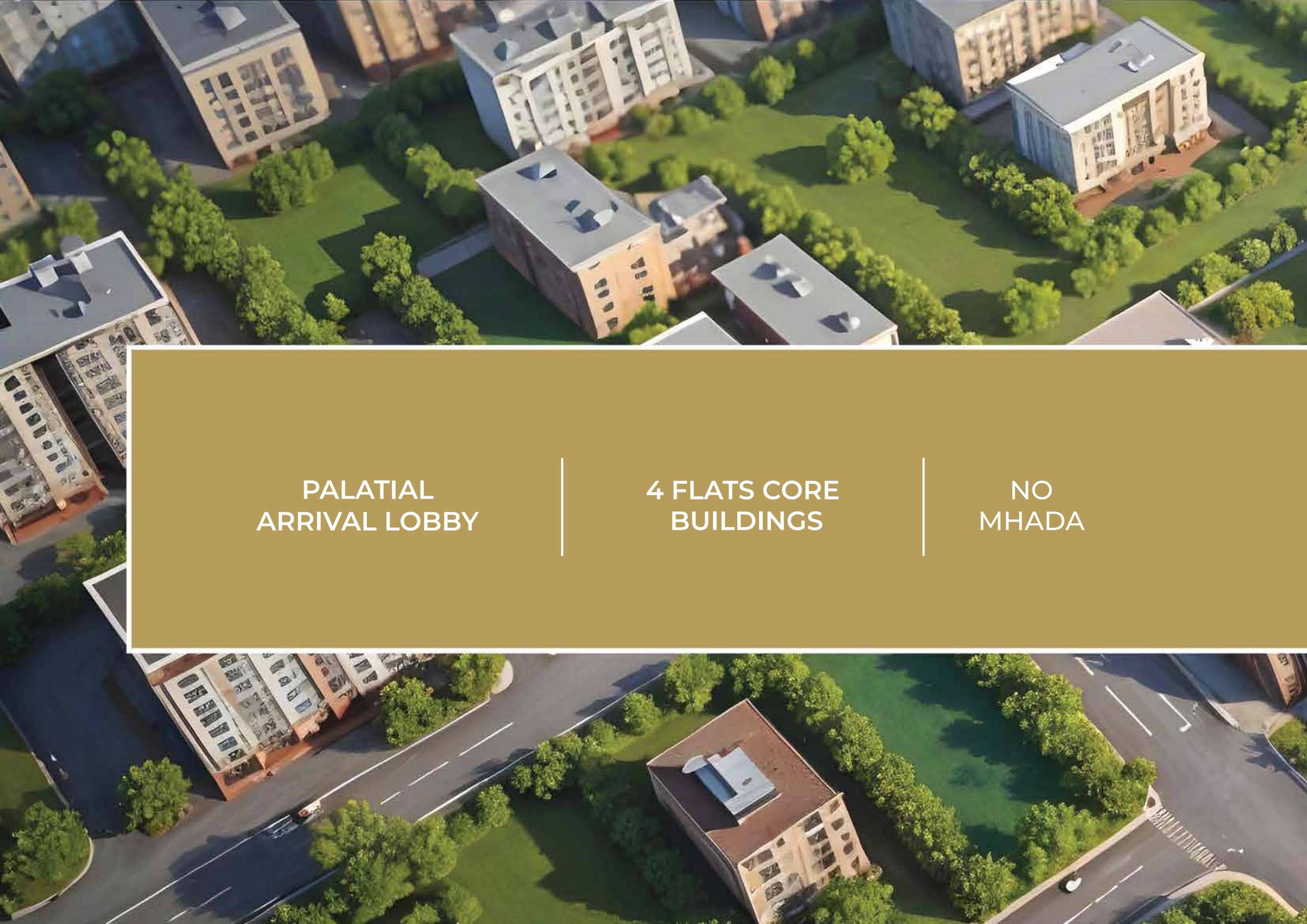
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GENTLEMEN'S CLUB



*Artistic Impression



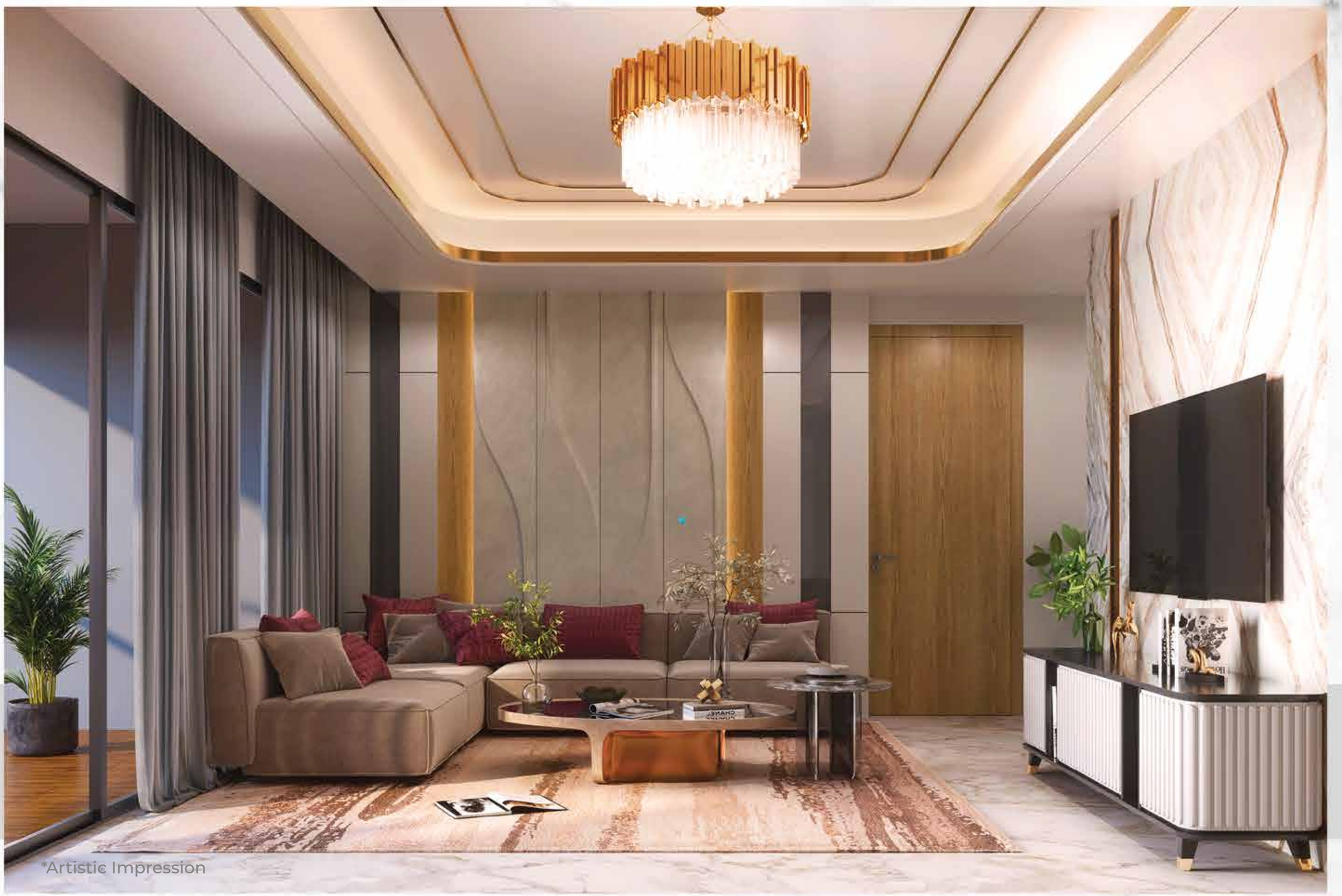
PALATIAL
ARRIVAL LOBBY

4 FLATS CORE
BUILDINGS

NO
MHADA



*Artistic impression



*Artistic Impression

SPECIFICATIONS

STRUCTURE & BLOCKWORK

- Earthquake resistant RCC structure.
- Aluminium Form work construction.

PAINTING & FINISHING:

- Internal walls and ceiling with Gypsum / Neeru finish with Plastic Emulsion Paints.
- External Walls: Exterior Texture paint.

FLOORING:

- Living, Dining, Bedroom and Kitchen: Marble Flooring
- Bathroom: Premium Tiles
- Balconies and Terraces: Premium Vetrified Wooden Finish Flooring

WINDOWS:

- Three track powder coated aluminum windows (Heavy duty for High Rise).
- SGU Glass facade as per elevation.

DOORS:

- Internal Doors & Door Frames: Laminate
- Main Door Lock: Digital lock (Yale or Equivalent).
- Internal Door Lock: Mortised (Yale or Equivalent).
- Both side laminated flush door with mortise lock.

KITCHEN:

- Coloured 15 mm Tile kitchen platform with stainless steel sink (Drain Board)
- Tiles Dado upto 2 feet above the kitchen platform.
- Drain Board sink in dry balcony.

ENVIRONMENTAL FEATURES:

- Rainwater harvesting.
- Sewage treatment plant.
- Organic waste management.

TOILETS:

- Anti Skid flooring for all toilets.
- All toilet wall tiles upto 8 ft level.
- Standard CP & sanitary fittings in toilet.
- Provision for exhaust fan.
- Hot water provision in Master Bathroom.

ELECTRIFICATION CABLING:

- Concealed PVC conduits with FRLS wires.
- Adequate modular switched and light points in all rooms.
- TV points in living room and in all bedrooms.
- AC point in all Bedrooms & Living room.

SECURITY:

- CCTV monitoring in common areas.
- Fire alarm & fire-fighting system as per the law.
- Video door phone.





AN INSIGHT INTO THE PROJECT DETAILS

PROJECT HIGHLIGHTS

- 4 towers of over 34 storeys
- Offering 3 and 4.5 BHK homes
- Over 14,228 sq. ft. of podium area
- Lifestyle amenities spanning 33,903 sq. ft.
- Panoramic views of hills and greenery
- Cross-ventilated homes with natural
- Ample parking space for all apartments

C & D FIRST FLOOR AMENITIES

- Guest Room
- Crèche & Day Care
- Medical Area
- Indoor Games
- Salon

TOWER B FIRST FLOOR

- Library
- Art Gallery

PODIUM LEVEL AMENITIES

TOWER A

- Gymnasium
- Squash Court
- Badminton Court
- Sports Lobby
- TT tables

TOWER B

- Business Lounge
- Co-working Space
- Music Room
- Podcast Room
- Dance/Zumba room

TOP TERRACE A & B LEVEL AMENITIES

TOWER A

- Banquet Hall

TOWER B

- Lounge Space

TOP TERRACE C & D LEVEL AMENITIES

TOWER C

- Gentlemen’s Club
- Oxygen Bar

TOWER D

- Gaming Zone
- Theatre
- AI/VR Zone

TOWER & APARTMENT FEATURES

- Vastu-compliant homes
- Well-designed kitchens
- Duplex apartments on higher floors
- 3-tier security
- Express lifts
- Efficient STP and waste management
- Advanced fire safety equipment



*Artistic Impression

THE
LORDS
BY PRISTINE DEVELOPERS

WHERE ELEGANCE MEETS LEGACY

The Lords by Pristine Developers sets new standards in luxury and grandeur. Designed for those who seek the finest, The Lords seamlessly blends timeless architecture with modern comforts.

A masterpiece of exclusivity and refinement, The Lords redefines sophisticated living, with every detail crafted to perfection. It stands as a true testament to success, where elegance and legacy converge to create an unparalleled lifestyle.



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A Project by
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DEVELOPERS

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