LIVE IT UP

KUPTOWN AVENUE

PUNAWALE

3 BHK & 3 BHK Duplex



Representative Image

OUR BODIES ARE OUR GARDENS.
OUR WILLS ARE OUR GARDENERS.

William Shakespeare

LIVE IT UP FOREVER!

In the pursuit of success, we often miss out on life’s wonderful moments.

Our 9-5 routine becomes our whole life, period. But soon, it will be a myth, period. Get ready to treat your senses to a world that’s active, in nature, and has happiness by default. From seniors to children, the adrenaline rush of everyone in your family will surge to an unimaginable level. No wonder there will be only smiles drenched in great energy, limitless fun, and sheer joy.

So, don’t just live! Level up your life and live it ‘UP’ every moment by heart.

Representative Image

PUNAWALE: THE REAL UPGRADE OF CONVENIENCE

If Pune ever had a Western star, it undoubtedly would have been Punawale. Encased in a gorgeous cocoon of incredible beauty, Punawale is close to urban delights and relaxed vacation vibes. A sprawling belt between the beautiful Pawana River and Punawale Kate Wasti Forest, this entire landscape is an awakening for the senses. Come and upgrade your life at Punawale.

Representative Image

KUPTOWN AVENUE

PUNAWALE

Artistic Impression

A RARE OPPORTUNITY TO LIVE IT UP

Come home to Kohinoor Uptown Avenue, an active world designed to elevate your lifestyle. Featuring premium 3 BHK and 3 BHK Duplex residences, this pulsating creation ignites your passions and inspires a zest for life. Nestled amidst the vibrant landscape of Punawale, the project offers a sanctuary of exciting activities, beckoning you to embrace an energetic and fulfilling living experience. Explore a life of boundless moments and embrace the joy of living it 'UP'.

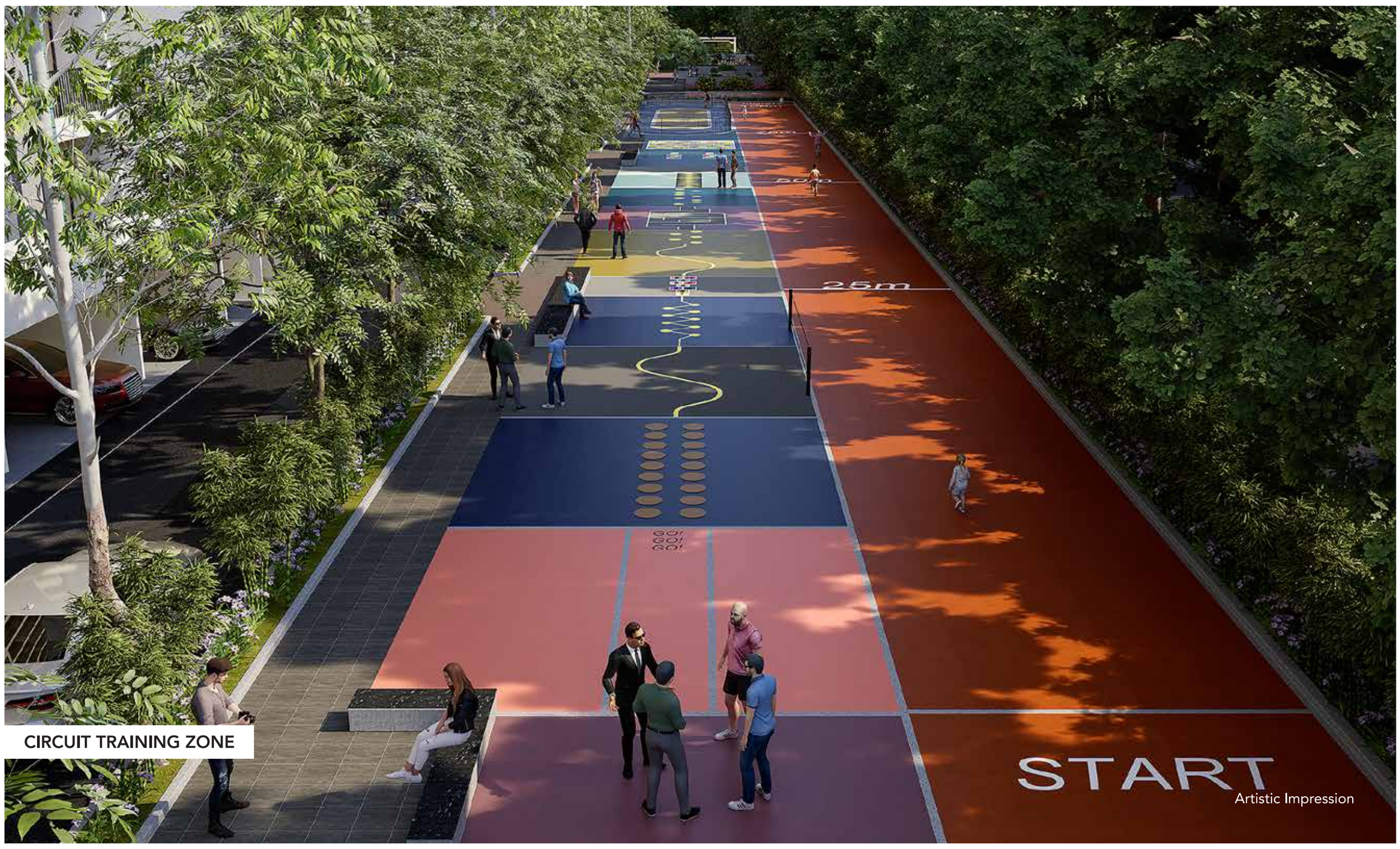
Artistic Impression

Artistic Impression

30+ CURATED INDULGENCES. LIMITLESS FUN MOMENTS.

Indulge in an active and healthy lifestyle with over 30 unique lifestyle amenities, integrating sports, fitness, and wellness into your everyday routine.

GROUND-LEVEL AMENITIES



CIRCUIT TRAINING ZONE

Artistic Impression



KIDS' PLAY AREA

Artistic Impression



ZEN GARDEN & LAWN AREA

Artistic Impression



CENTRAL WATER BODY

Artistic Impression



SKATING RINK

Artistic Impression

VIEWING DECK

Representative Image

PLAZA WITH SPRINT TRACK

Representative Image



SENIOR CITIZENS' ZONE

Representative Image



WALKING TRACK

Representative Image



AMPHITHEATRE & LAWN AREA

Representative Image

PODIUM-LEVEL AMENITIES



SEATING COURTS

Artistic Impression

TENNIS COURT (2 NOS.)

Representative Image

INFINITY POOL

Artistic Impression

POOL LOUNGE ADJOINING DECK

Artistic Impression

BASKETBALL COURT

Artistic Impression

AMENITIES AT THE ENTRANCE



GLAMPING ZONE

Representative Image



YOGA/MEDITATION PAVILION

Representative Image



NATURAL WATER BODY

Representative Image



GAZEBO FOR SEATING

Representative Image



PARTY LAWN

Representative Image

GYMNASIUM

Artistic Impression

INDOOR GAMES

Artistic Impression

MASTER LAYOUT



LEGENDS

A) Entry / Exit Gate

B) 6.00 m Wide Driveway

C) Open Parking

D) Open Space on Ground

E) Stage + Lawn

F) Drop-off Point

G) Skating Rink

H) Multi-marking Court

I) Sprint Track

J) Circuit Training Zone

K) Zen Garden

L) Services

PODIUM AMENITIES

M) Kids' Play Area

N) Basketball Court

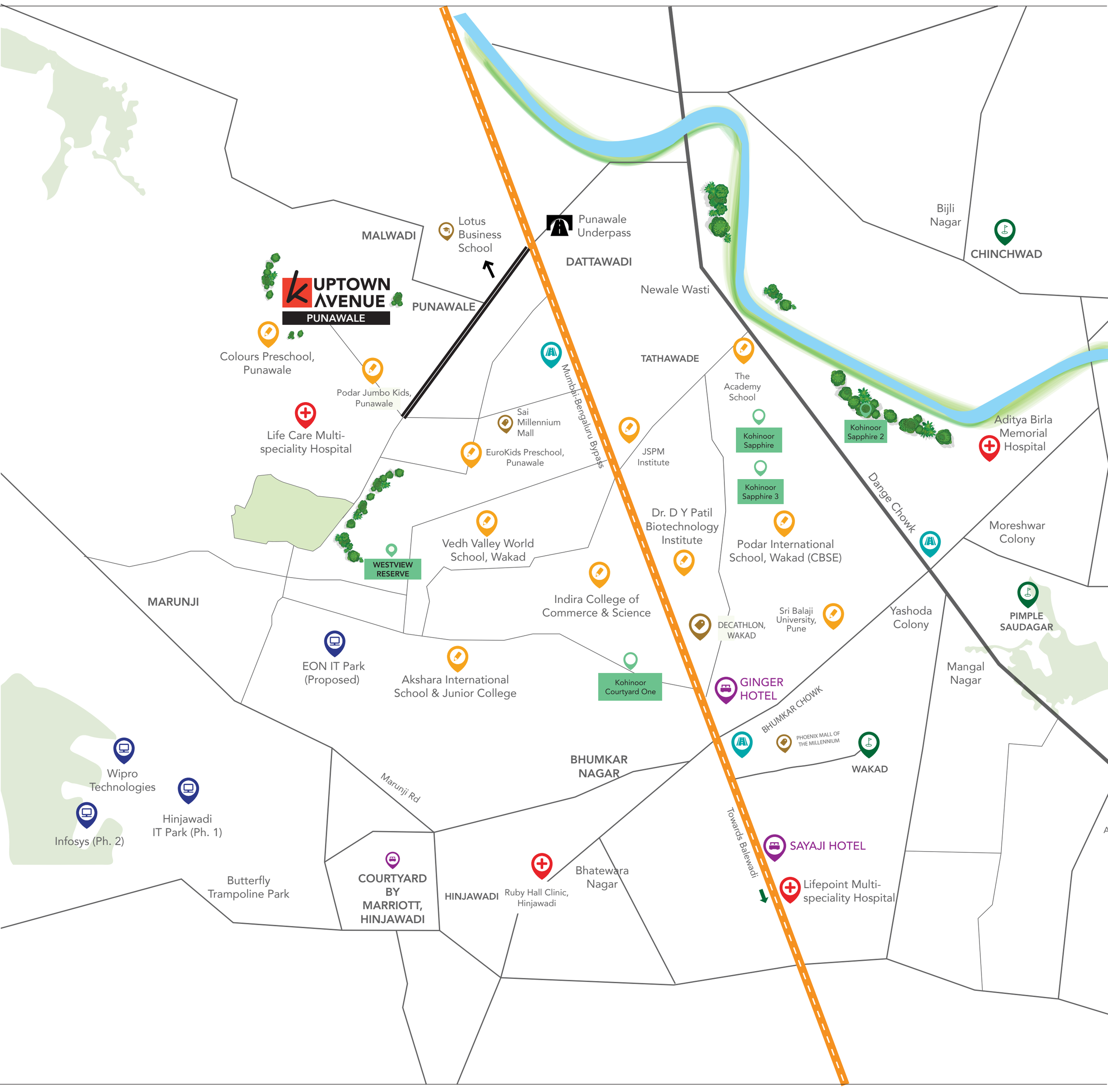
O) Tennis Court

P) Swimming Pool

Q) BBQ Deck

LOCATION MAP

EDUCATION
HOSPITALS
KEY AREAS
COMPANIES
CONNECTIVITY
MALLS
HOTELS



LIVE IT UP WITH THE CITY'S VIBES

Located just a few minutes away from the Pune-Mumbai Highway, Kohinoor Uptown Avenue, Punawale accelerates your routine, whether you want to travel to the Pune city or wish to go outstation for vacation. Plus, this gem of a location is the hotspot of happening activities as it houses popular malls & shopping destinations, swish restaurants & cool cafes, entertainment hubs, and more. The icing on the cake is that Punawale has quick access to schools, hospitals, workplaces, and every aspect of life. So, come and be at the centre of a vibrant, connected lifestyle.

KEY DISTANCES

UPTOWN AVENUE
PUNAWALE

EDUCATION

- PODAR JUMBO KIDS **02 MINS**
- LOTUS BUSINESS SCHOOL **03 MINS**
- CAMBRIDGE INTERNATIONAL SCHOOL **04 MINS**
- JSPM COLLEGE **07 MINS**
- INDIRA COLLEGE **08 MINS**

HOSPITALS

- LIFECARE MULTI-SPECIALTY HOSIPTAL **02 MINS**
- FERTINEST **02 MINS**
- PUNAWALE MULTI-SPECIALTY HOSPITAL **04 MINS**
- LIFEPOINT MULTI-SPECIALTY **10 MINS**
- GOLDEN CARE HOSPITAL **11 MINS**

HOTELS & RESTAURANTS

- SAYAJI **09 MINS**
- HOTEL TIP TOP INTERNATIONAL **11 MINS**
- COURTYARD BY MARRIOTT, HINJAWADI **12 MINS**
- VIVANTA **15 MINS**
- HYATT PALACE **15 MINS**
- LEMON TREE **16 MINS**

BUSINESS HUBS

- WORLD TRADE CENTER (Proposed) **10 MINS**
- AMAR TECH PARK **13 MINS**
- EON IT PARK (Proposed) **14 MINS**
- NFOSYS **16 MINS**
- VERITAS **17 MINS**

COMMUTE

- MUMBAI BENGALURU HIGHWAY **03 MINS**
- MUMBAI PUNE EXPRESSWAY **08 MINS**
- MUKAI CHOWK **09 MINS**
- BRTS ROAD **09 MINS**
- DANGE CHOWK **10 MINS**

SHOPPING MALL

Representative Image

SCHOOL

Representative Image

UPSCALED SPECIFICATIONS

STRUCTURE

- RCC framed alu-form shuttering
- AAC block work

WINDOWS & DOORS

- Three-track anodized aluminium (Dark Grey) sliding & fixed windows with mosquito nets
- MS grill for bedrooms and kitchen windows from inside limited to fixed section
- Main Door: flush door with night latch, SS hinges
- Bedroom Door: flush door with mortise lock with SS hinges
- Master Bedroom Balcony Door: French door GI dark grey powder-coated two-fold folding door
- Toilet Flush Door with cylindrical lock, SS hinges, PVC stopper
- Provision for exhaust fan in toilets and kitchen

FLOORING

- 1200mm x 600mm - Vitrified double charge tile for the entire apartment (Nitco/Kajaria/Varmora/Colortile/Eq)
- 1200mm x 600mm - Dry balcony vitrified double charge tile (Nitco/Kajaria/Varmora/Colortile/Eq)
- 300mm x 600mm - (As per sample flat) Kitchen wall dado tile (Nitco/Kajaria/Varmora/Colortile/Eq)
- 300mm x 300mm - Attach terrace anti-skid tile (Nitco/Kajaria/Varmora/Colortile/Eq)
- 300mm x 300mm - Toilet anti-skid tile (Nitco/Kajaria/Varmora/Colortile/Eq)
- 300mm x 600mm - Toilet wall tile (Nitco/Kajaria/Varmora/Colortile/ Eq)
- 300mm x 600mm - Toilet wall Base tile (Nitco/Kajaria/Varmora/Colortile/Eq)
- Height of kitchen dado above otta platform - 2 feet above otta

RAILING

- 1200mm high MS railing including RCC upstand

KITCHEN

- Quartz tile gemstone dove platform with kadappa stand with SS sink (16"X18") -
- Carysil/equivalent
- SS sink in dry terrace (18" x 21") - Carysil/equivalent

ELECTRIFICATION & CABLING

- Wires - Polycab/Finolex/KIE/equivalent
- Switches - Legrand/equivalent
- Telephone/data point in living room
- TV point in master bedroom and living room
- AC point provision in master bedroom
- Provision for inverter and router in passage
- Generator backup for lifts and common areas

SECURITY SYSTEM

- CCTV in common areas
- Video door phone system for main door
- Security room with Entry & Exit gate as per design

BATHROOM

- Concealed plumbing
- CP Fittings: Lyric series-Jaquar/equivalent
- Metropole Flush Valves: Jaquar/equivalent
- Sanitary ware: Lyric Jaquar/equivalent
- Hot and cold mixing diverter in toilets
- Solar water supply in one master bedroom toilet
- STP treated water supply for flushing

LIFTS

- Automatic elevators

WALL FINISHES & PAINT

- Gypsum finished wall & ceiling
- 2 coats of acrylic premium emulsion paint for internal wall & ceiling
- External walls: Textured acrylic paint
- Matt finished paint on grills and staircase railing
- Dark grey satin finished paint on balcony railing


CELEBRATING
40
YEARS
TRANSFORMATION.
TRUST.
TRIUMPH.

KOHINOOR GROUP: A LEGACY OF 40 YEARS

Kohinoor Group is a world-class real estate company, based in Pune. It is leading the change through its path-breaking commercial and residential endeavours across the city. Be it the introduction of globally recognized real-estate practices at work or collaboration with celebrated names in the business, the group has consistently pulled out all stops to bring developments that are truly a league apart. Through its Sada Sukhi Raho philosophy, Kohinoor Group has been delivering a shining future to its customers.

The group's success has been primarily driven by its dynamic Chairman & Managing Director,
Mr. Krishnakumar Goyal. With him as the guiding light, the company is scaling greater heights with equal passion. While the real estate arm is its crown jewel, the Kohinoor Group has a diversified presence across manufacturing, logistics and services.

As the nation readies to script a multi-decade growth story, Kohinoor Group intends to play its part in building a 'Thriving India' and cater to a mix of startups, established

companies, entrepreneurs, investors and a diverse set of homeseekers. While the 9 million sq.ft. of construction echoes a rich legacy, the 11 million sq. ft. under construction reflects its game-changing approach. With its core values, Kohinoor Group aspires to keep the momentum going and become the most trusted and dependable provider of real estate solutions.

THE 5 SOLID PILLARS OF SADA SUKHI RAHO'

The eternal blessing of 'Sada Sukhi Raho' has been at the core of everything that we undertake. Because each brick that we lay and every square foot we build, makes us responsible towards our residents, partners, and society at large.

Which is why our residential projects come with 5 key pillars that ensure a happier tomorrow for everyone. We pride ourselves on creating so many smiles and we owe you a happy ever after, beginning from the first site visit to final possession of your home, and even after that.



1983

Establishment of the
KOHINOOR BRAND



Kohinoor
CEMENT TRADING DIVISION
established

1989

First construction
project under the
'KOHINOOR CONSTRUCTIONS'
brand inaugurated
in Bopodi, Pune





2001

Established
'WORLD OF MOTHER'
a one-of-its-kind commercial complex
dedicated to empowering
women entrepreneurs

2002

Launched first project of
300 rowhouses in Pimple Saudagar -
SHUBHASHREE WOODS

2006



Launched the
FIRST MULTIPLEX
in Pimpri-Chinchwad

2007

Delivered a joyful
future to **1000+**
HAPPY FAMILIES

Completed
1 MILLION SQ.FT.
of construction

2008



Signed the first agreement with
TATA GROUP for
HOTEL GINGER in PCMC

2009



A township of
504 apartments - **LATIS**
launched in Talegaon

Delivered a joyful
future to **2000+**
HAPPY FAMILIES

Completed
2 MILLION SQ.FT.
of construction

2010



LAUNCH OF
NANO HOMES
- an affordable housing
project in Ravet

2013



Signed two agreements with
INDOSPACE - TWO OF THE
LARGEST LOGISTICS PARKS
at Ranjangaon and Chakan

Delivered a joyful
future to **3000+**
HAPPY FAMILIES

Completed
3 MILLION SQ.FT.
of construction

2014

Delivered a joyful
future to **4000+**
HAPPY FAMILIES

Completed
4 MILLION SQ.FT.
of construction

2017



Ventured into the
exciting serviced hostels
business with
YOUTHVILLE

Launched
ABHIMAAN TOWNSHIP
at Shirgaon with 1155 homes (Phase I & II)
in July 2017

2018

Delivered a joyful
future to **5000+**
HAPPY FAMILIES

Completed
5 MILLION SQ.FT.
of construction

2019



1000+ homes delivered
Launched 2 new-age projects:
KOHINOOR SAPPHIRE
and **KOHINOOR CORAL**

Delivered a joyful
future to **6000+**
HAPPY FAMILIES

Completed
6 MILLION SQ.FT.
of construction

2020

Launched new projects:
KOHINOOR SAPPHIRE 2, TATHAWADE
KOHINOOR JEEVA, BIBWEWADI

2021

Newly-launched residential projects:
KOHINOOR SHANGRILA, PIMPRI
PRESIDENTIA, SOPAN BAUG ANNEXE
SPORTSVILLE, MAAN, HINJAWADI PH.1
KOHINOOR VIVA CITY, DHANORI



Newly-launched commercial project:
KOHINOOR WORLD TOWERS,
PIMPRI
Newly-launched residential projects:
KOHINOOR EMERALD, SUS
KOHINOOR GRANDEUR, RAVET

2022

Delivered a joyful
future to **8000+**
HAPPY FAMILIES

Completed
8 MILLION SQ.FT.
of construction

Newly-launched residential projects:
KOHINOOR SAPPHIRE 3, TATHAWADE
COURTYARD ONE, WAKAD
ABHIMAAN TOWNSHIP, PHASE 3, SHIRGAON
KOHINOOR KALEIDO, NEW KHARADI

2023

KOHINOOR WESTVIEW RESERVE,
NEW Wakad

KOHINOOR FAMVILLE,
Hinjawadi
central (ph 2)

KOHINOOR VIVA PIXEL
DHANORI
PH.1 & PH.2

Newly-launched
commercial project:
KOHINOOR BUSINESS TOWER,
KP Annexe

2024

Newly-launched
residential project:
KOHINOOR UPTOWN AVENUE,
PUNAWALE

BUILDING REAL ESTATE ICONS AND TRUST SINCE 1983

OVER
45
SUCCESSFUL PROJECTS

OVER
18
ONGOING PROJECTS

OVER
9M
SQ. FT. DELIVERED

OVER
11M
SQ. FT. IN PROGRESS

OVER
10K
HAPPY CUSTOMERS

THE PULSE OF PUNE'S HAPPIEST FAMILIES

As a homebuyer you always seek a brand that delivers what it promises. Since inception, Kohinoor has always believed that there will be two distinct types of residential projects in Pune - regular homes and Kohinoor Homes. A Kohinoor home by definition will offer residences that are beyond comparison in quality, design and value. Which means, you can expect everything to be best-in-class in a Kohinoor home. Choose one today; build a Sada Sukhi future for generations.

OUR RESIDENTIAL PROJECTS

Sq. ft. Constructed Till Now

7.6 MILLION SQ. FT.

Sq. ft. Under Construction

14.18 MILLION SQ. FT.

COMPLETED PROJECTS:

- Kohinoor Shangrila - Ph.1, Pimpri
- Kohinoor Vyona, Pimpri
- Kohinoor Latis, Talegaon
- Kohinoor Falcon, Pashan-Sus Road
- Kohinoor Corner, Bopodi
- Kohinoor High Point, Model Colony
- S3 Lifestyle, Pimple Saudagar
- Shubhashree - Ph.3, Akurdi
- Air Castle, Ravet
- Kohinoor Jeeva, Bibvewadi
- Kohinoor Grandeur - Tower D, Ravet
- Kohinoor Emerald, Sus
- Kohinoor Coral, Hinjawadi Ph.3
- Kohinoor Tower, Pimpri
- Saheel Calysta, Wakad
- Shubhashree Woods, Pimple Saudagar
- Shubhashree Woods, Pimple Saudagar
- Kohinoor Reina, Kondhwa
- Kohinoor Sapphire 1, Tathawade
- Tinsel Town, Hinjawadi Ph.2
- Saheel Residency, Thergaon
- Abhimaan Township - Ph.1 & 2, Shirgaon
- Princess Villa, Bhosari

UNDER CONSTRUCTION PROJECTS:

- Kohinoor Shangrila - Ph.2, Pimpri
- Sportsville by Kohinoor, Maan, Hinjawadi Ph. 1
- Kohinoor Kaleido, New Kharadi
- Kohinoor Sapphire 2, Tathawade
- Kohinoor Viva Pixel - Ph.2, Dhanori
- Kohinoor Viva City, Dhanori
- Kohinoor Sapphire 3, Tathawade
- Kohinoor Westview Reserve, New Wakad
- Abhimaan Township - Ph. 3, Shirgaon
- Kohinoor Uptown Avenue, Punawale
- Kohinoor Presidentia, Sopan Baug Annexe
- Courtyard One, Wakad
- Kohinoor Famville, Hinjawadi Central (Ph.2)
- Kohinoor Viva Pixel - Ph.1, Dhanori



KOHINOOR'S CORE VALUES

Property buying is a life-changing decision. We, at Kohinoor, want the entire process to be a memorable and proud experience in all our projects. To ensure this, we remain inspired to surpass the expectations of every customer by delivering high-quality homes, offices, and shops on (and often earlier than) committed timelines.

CANDIDNESS
Truthful, transparent, and straightforward attitude

ACHIEVEMENT
Performance that is on time

RELATIONSHIP
Connections that last a lifetime

EXCELLENCE
1% improvement every day

KUPTOWN AVENUE
PUNAWALE

Site Address:
S.No. 31, 32(P), Punawale,
Tal - Mulshi, Pune

Corporate Address:
Kohinoor Development Corporation,
A-101/102, ICC Trade Tower,
S. B. Road, Pune - 411 016

www.kohinoorpune.com

MahaRERA No
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KOHINOOR®
A KRISHNAKUMAR GOYAL ENTERPRISE

SADA SUKHI RAHO

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Representative Image