GRAND EXOTICA

Experience Serene Living
Grand Exotica Where Lotus Resides.



PROJECT BY GRAND REALTY



GRAND EXOTICA

Grand Exotica is an impressive commercial and residential project spanning 2.5 acres of land, consisting of one building with 2 wings (a & b), each towering 16 storeys high. The project offers a total of 380 flats with a combination of 2, 2.5, and 3 bhk options. Residents can enjoy a modern lifestyle with a host of amenities spread across 13,000 sqft of dedicated space. Additionally, the mahada building has its separate amenities space, covering 2,000 sqft. The project features two levels of parking in the basement and ground floor, ensuring ample parking space for all residents and visitors.

1. Luxurious 2, 2.5 and 3 bhk apartments.
2. High-end amenities.
3. Prime location in Tathawade.
4. Thoughtful design with attention to detail.
5. Modern architecture and premium f nishes.
6. Easy access to essential facilities, schools, and entertainment hubs.




WING - C (MAHADA)
ENTRANCE
WING - A


AMENITIES
WING - B
AMENITIES







21+
AMENITIES



HIGH-END AMENITIES NOW IN YOUR GRASP!

- Kids Play Area
- Designer Lobby
- First Aid Center
- Play Court
- Senior Citizens Sit-out
- Lawn Area
- Yoga & Meditation Zone
- Power Backup
- Solar Water Heater
- Water Recycling
- Rain Water Harvesting
- Video Doorbell Camera
- Swimming Pool
- Multipurpose Hall
- Crossfit Gym
- CCTV 3 Layer Security
- Digital Lock To Main Dcoor
- Society Management App
- Security Assistance On App



WING - B

- Thoughtfully Planned Interiors For Comfort.
- Contemporary Kitchens With Premium Fittings.
- Stylish Bathrooms With Top-notch Fixtures.
- Well-designed Spaces For Optimal Sunlight And Airflow.
- Balconies For Relaxation & Enjoying The Surroundings.



WING - A

- A 16-storey building with 190 flats.
- Each floor consists of 12 flats.
- Flats available in 2, 2.5, and 3 bhk conf gurations.
- High-quality construction and premium f nishes.
- Spacious and well-designed living areas.



TYPE	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
2 BHK(A)	56.07	4.60	9.03	69.72	750.00	1013.00



TYPE	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
2 BHK(B)	52.53	3.94	6.06	62.53	673.07	673.07



TYPE	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
2 BHK(C)	58.86	3.20	11.25	73.32	789.21	1065.44



TYPE	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
2 BHK(D)	53.16	3.94	6.76	63.87	687.49	928.11



TYPE SMART	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
3 BHK (B)	66.82	3.14	9.88	79.85	859.50	1159.65



TYPE SMART	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
3 BHK (A)	66.49	3.54	9.89	79.92	860.25	1161.33



TYPE SMART	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
3 BHK (D)	72.33	3.41	6.51	82.25	885.33	1195.19



TYPE SMART	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
3 BHK (C)	68.62	3.98	10.46	83.07	894.16	1206.9

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TYPE	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
3 BHK	75.96	2.49	13.79	92.24	992.87	1340.37

SPECIFICATIONS



STRUCTURE

- RCC framed structure
- Earthquake resistant structure
- 2 Level parking



TILES

- 2'*4' Tiles in living room
- 2'*4'' Tiles in bedroom & kitchen
- Dado tiles in washroom & above kitchen platform



PAINT

- Internal OBD / Tector immersion Superior quality External paint



FLOORING

- Anti-skid floor tiles in washroom, toilet and terrace



KITCHEN

- Granite platform with stainless steel sink in kitchen
- Provision for water purif er
- Glazed tiles 4" 2' above platform
- Electrical points as per electrical layout



BEDROOM

- Both side laminated flush doors
- AC provision in both bedrooms
- All electric point as per electrical layout



TERRACE

- Anti-skid flooring
- Glass safety Alminum railing
- Charging point for laptop
- ECO FEATURES
- Rainwater harvesting
- Solar water heaters



DRY BALCONY

- Anti Skid tiles
- Electrical points for washing machine
- Granite platform with stainless steel sink



PLUMBING

- Intelligent plumbing with concealed pipes
- Sanitary and bath f ttings of jaguar
- ser provision in both bathrooms



DOORS

- Both side laminated flush doors
- Wooden door frame on main door and bedroom doors
- All door f ttings with brass/stainless f nish



WINDOWS

- 3 Track powder coated aluminum sliding window with granite sill MS safety grill
- Louvered ventilators in bathrooms



WASHROOM

- Granite door frame with both side laminated flush doors
- CPVC plumbing and sanitary ware

- Glazed tiles up to 7’ height
- Exhaust fan provision and geyser point
- Solar water heater in master bedroom toilet

ELECTRICALS

- Concealed Fire-retardant low smoke copper wire
- Circuit breaker
- TV and internet point in living and one bedroom
- Modular switches
- Split AC provision in both bedrooms
- Fridge oven & food processor point in kitchen
- Provision for TV & internet points

COMFORT & CONVENIENCE

- 2 passenger and 1 stretcher lift
- 12 feet wide passage

Living Room

- Decorative name plate on main door
- Designer main door with latch for safety
- Ser provision in both bathrooms

Bedroom

- Bedrooms are placed apart and gives privacy
- Windows in opposite direction of the entrance for cross ventilation
- Two side walls for flexibility in arrangement of furniture
- 2-way switch for light & fan at the door and near the bed
- Provision for AC point in both bedroom
- Charging point near bed

Common Areas

- Elegant layout for maximum space utilization
- Safety grills for all windows from outside

Kitchen

- Closed kitchen for privacy and better storage space
- Granite kitchen counter top for elegant look
- Anti-skid tiles in dry balcony
- Separate electrical points for fridge, mixer/ oven & washing machine
- Partition between kitchen & dry balcony for separate wet & dry areas

Terrace / Balcony

- Sliding door to save and add more space to the room
- Glass railing for safety, easy maintenance & great view
- Natural sunlight in every corner for energetic
- Anti-skid tiles for safety in the rainy season
- Charging points for laptop / mobile

Sustainability

- Solar Water Heating
- Rain Water Harvesting
- E-Car Charging Point
- Tree Plantation

GRAND EXOTICA

GRAND REALTY

Grand Realty prioritizes customer delight, comfort, and trust as its core values in the real estate sector. Despite the competition, Grand Realty distinguishes itself as a preferred developer by emphasizing transparency and consistently delivering on its promises. We are determined to surpass numerous milestones in the future, and we invite you to join us on this spectacular journey of success.

VISION

To enhance the quality of life by creating world-class infrastructure.

MISSION

- Curating premium amenities for residents' diverse desires.
- Embracing sustainability for a greener environment.
- Cultivating a culture of excellence and growth.
- Prioritizing customer satisfaction, delivering on time with unmatched quality.




D.Y Patil College — 1 min
Aund Ravet Brt Rd — 3 min
Orchid International School — 3 min
Dange Chowk — 5 min
Indira Iinternationl School — 5 min
JSPM College — 5 min
Bangalore Mumbai Hwy — 5 min
Aditya Birla Hospital — 10 min
Rajiv Gandhi IT Park — 10 min
Phoenix Mall — 15 min
Bengaluru - Mumbai Hwy
CNG Gas Station
HP Petrol Pump
TATHAWADE
Raaga Restaurant
Narasimha Temple
Pawana River
Yantrayug Hero Hub
Ashok Nagar Rd
Aund Ravet Brt Rd
CARS24 Hub
Prathamesh Excellencia
GRAND EXOTICA
SITE
DY. Patil College
Sharayu Toyota
Greenscape Garden
Orchid The International School
Platinum Sports LTD
TAS-ICSE School
Vivanta
TATA Motors
Ashok Nagar Rd
JSPM College
Jupiter RMC And Infra
Bengaluru-Mumbai Hwy
Indira Iinternationl School
SCAN FOR LOCATION

GRAND REALTY

FOR BETTER LIVING

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