



9 TARA CREST

3 & 3.5 BHK ULTRA LUXURY RESIDENCES



Everything you reach for, already within reach.

THE ADDRESS

9 Tara Crest, Sopan Baug

Survey No. 67 B (Part), CTS No. 806 (Part),
Sopan Baug, Haveli, Pune 411 001

CO-ORDINATES

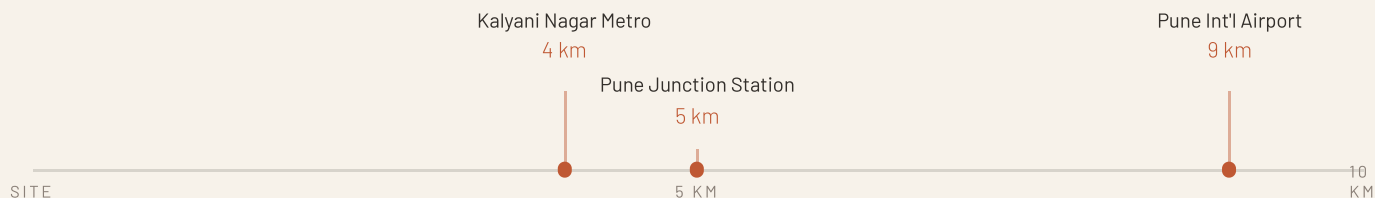
18.5208° N
73.9015° E

AT THE CONVERGENCE OF

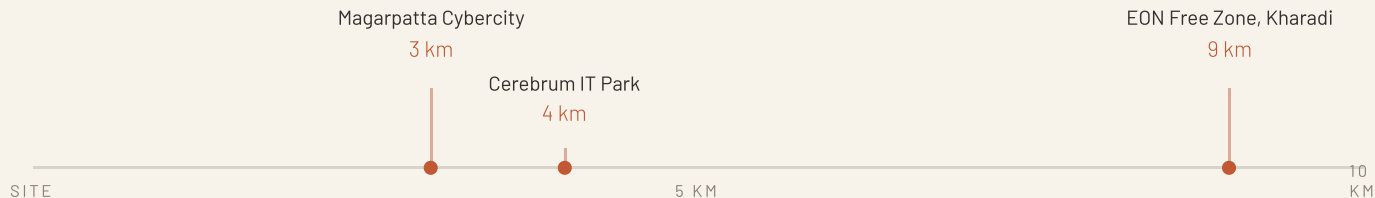
3 lifestyle districts

Koregaon Park · Kalyani Nagar
Magarpatta

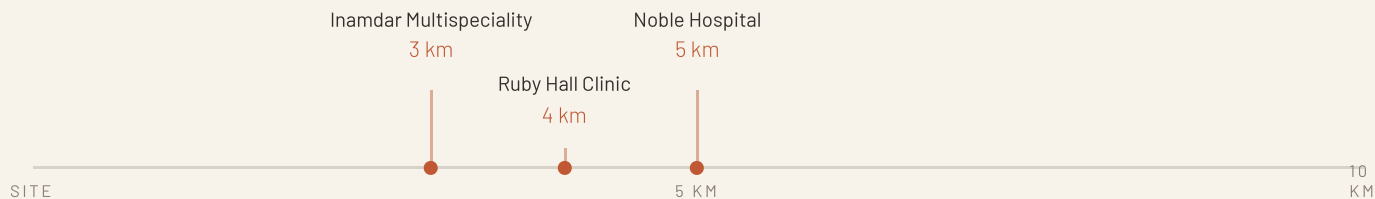
01 — CONNECTIVITY & TRANSIT



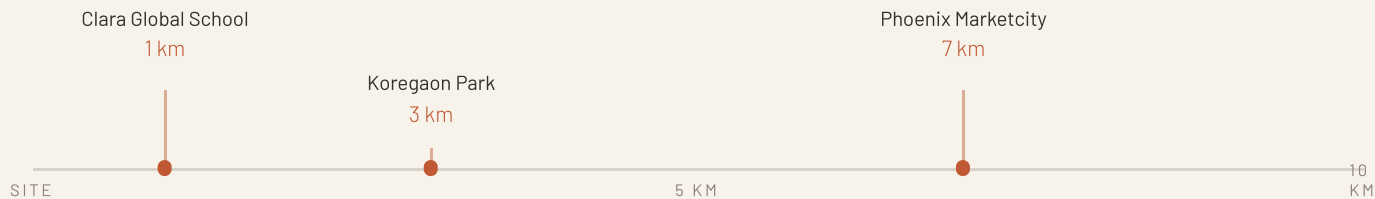
02 — BUSINESS & IT



03 — HEALTHCARE



04 — LEISURE, RETAIL & EDUCATION



Distances are approximate, measured from the project co-ordinates by the nearest motorable route.

At the centre of East Pune

The address sits where B.T. Kawade Road meets the quiet of Sopan Baug — the river and Koregaon Park to the north, Magarpatta and Amanora to the east, Camp and the Race Course to the west, and the airport a straight run up Nagar Road.



DRIVE TIMES FROM THE DOOR

05

MINUTES

Clara Global School

National War Memorial

Mundhwa-Kharadi
Arterial

10

MINUTES

Kalyani Nagar Metro

Koregaon Park

Magarpatta Cybercity

Bund Garden

15

MINUTES

Pune Junction Station

Ruby Hall Clinic

Seasons Mall

Noble Hospital

Amanora Mall

20

MINUTES

Phoenix Marketcity

EON Free Zone, Kharadi

25

MINUTES

Pune International
Airport

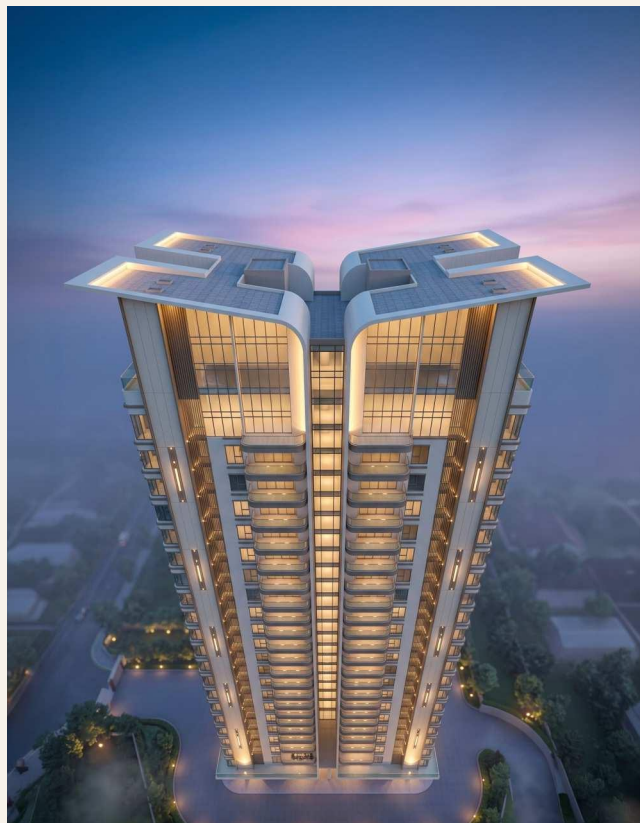
International Tech Park

A slender profile in warm stone, bronze and green glass

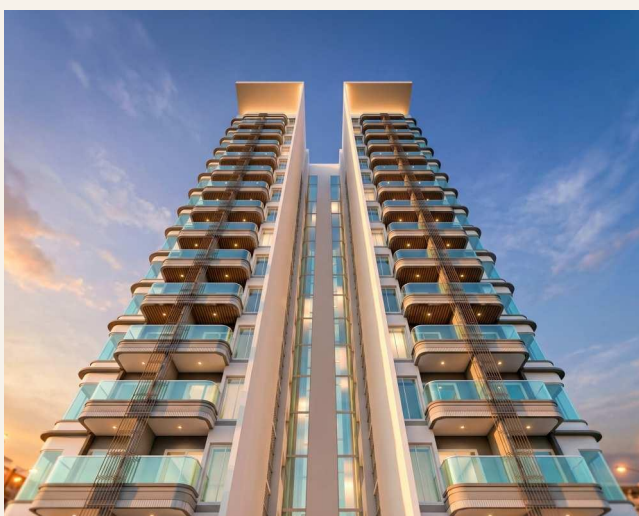
Four apartments to a plate across twenty floors, split at the core so every home draws light and air from more than one side. Vertical bronze fins run the full height; balcony glass carries a green cast that turns the Pune evening the colour of the sky it reflects. At the crown, the wings resolve into a double-height sky level under a cantilevered canopy.



FRONT ELEVATION



AERIAL – TWIN WINGS & SKY CROWN



THE SPLIT CORE FROM BELOW



FACADE & CROWN DETAIL

01

Twin-wing plate for cross ventilation

ARCHITECTURE

02

Full-height vertical shading fins

03

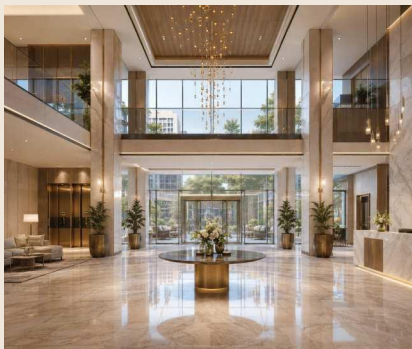
Wide balconies to every principal room

04

Sculpted sky crown with lit soffit

Arrival, landscape and the sky

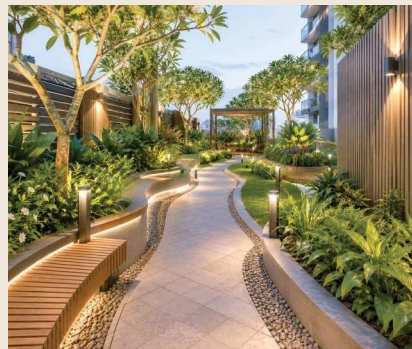
The sequence runs unbroken from the porch to your door, and on to the roof — a double-height lobby in stone, a daylit lift lobby on every floor, a podium garden that takes its time, and above it a club, a pool and a deck placed where the views are.



DOUBLE-HEIGHT ENTRANCE LOBBY



SPACIOUS LIFT LOBBY



PODIUM GARDEN



THE SHRINE



TEMPLE IN THE LANDSCAPE



LANDSCAPED DECK



SKY LOUNGE / CLUBHOUSE



INFINITY SWIMMING POOL



FIRE PIT & BARBEQUE

Arrival & Hospitality

01 Double-Height Entrance Lobby

02 Spacious Lift Lobby

03 Guest Rooms

04 Driver's Waiting Area

05 Waiting Lounge

06 Podium Garden

Leisure & Sky

07 Sky Lounge / Clubhouse

08 Infinity Swimming Pool

09 Children's Swimming Pool

Wellness, play and work

A gymnasium along the glazed face, a yoga hall with steam room and spa attached, and a multipurpose court. Downstairs, a games room, a creche and a rooftop play deck. And a working floor — library, co-working desks, boardroom and a collaboration zone.



GYMNASIUM



STEAM ROOM & YOGA HALL



INDOOR GAMES AREA



CRECHE



CHILDREN'S PLAY AREA



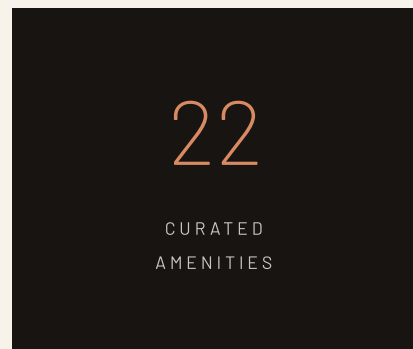
THE LIBRARY



CO-WORKING SPACE



COLLABORATION ZONE & BOARDROOM



Leisure

10 Fire Pit & Barbeque Area

11 Indoor Games Area

Wellness & Sport

12 Gymnasium

13 Multipurpose Court

14 Steam Room & Yoga Hall

15 Spa Room

Family

16 Children's Play Area

17 Creche

21 Library

Work & Sustainability

18 Co-Working Space

19 Collaboration Zone

20 Boardroom

22 Solar System, Common Areas



THE RESIDENCES

Every plan begins with the balcony

Four apartments to a plate, in four stacks — 01 and 03 carry the 3.5 BHK, 02 and 04 the 3 BHK. The balcony is a genuine outdoor room, deep enough for two chairs and the evening, with a slatted timber soffit carrying the room's finish outside.

CONFIG

3 & 3.5
BHK

RERA CARPET

111.93 –
120.84 Sq.M

CHARGEABLE

2,015 – 2,486
Sq.Ft

SPECIFICATIONS

01 RCC WORK

Earthquake-resistant RCC structure to applicable building standards.

02 BRICKWORK

ACC block masonry throughout, for thermal and acoustic performance.

03 FLOORING

Italian marble to living room and passages; vitrified tile to all bedrooms.

04 KITCHEN

Granite or full-body vitrified platform, full-height dado, modular units with tandem trolley.

05 DOORS

Laminate-finish flush doors throughout; main door with integrated safety lock.

06 WINDOWS

Soundproof system windows, sliding glass to balconies, glass and steel railings.

07 SANITARY

Kohler, Grohe or equivalent CP fittings; premium dado to full height.

08 ELECTRICAL

TV and AC points to living room and all bedrooms; premium modular switches.

09 PAINTING

Acrylic distemper internally; enamel to external façades.

10 SAFETY

Video door phone, smoke detectors and sprinklers, home automation enabled.

11 COMMON AREAS

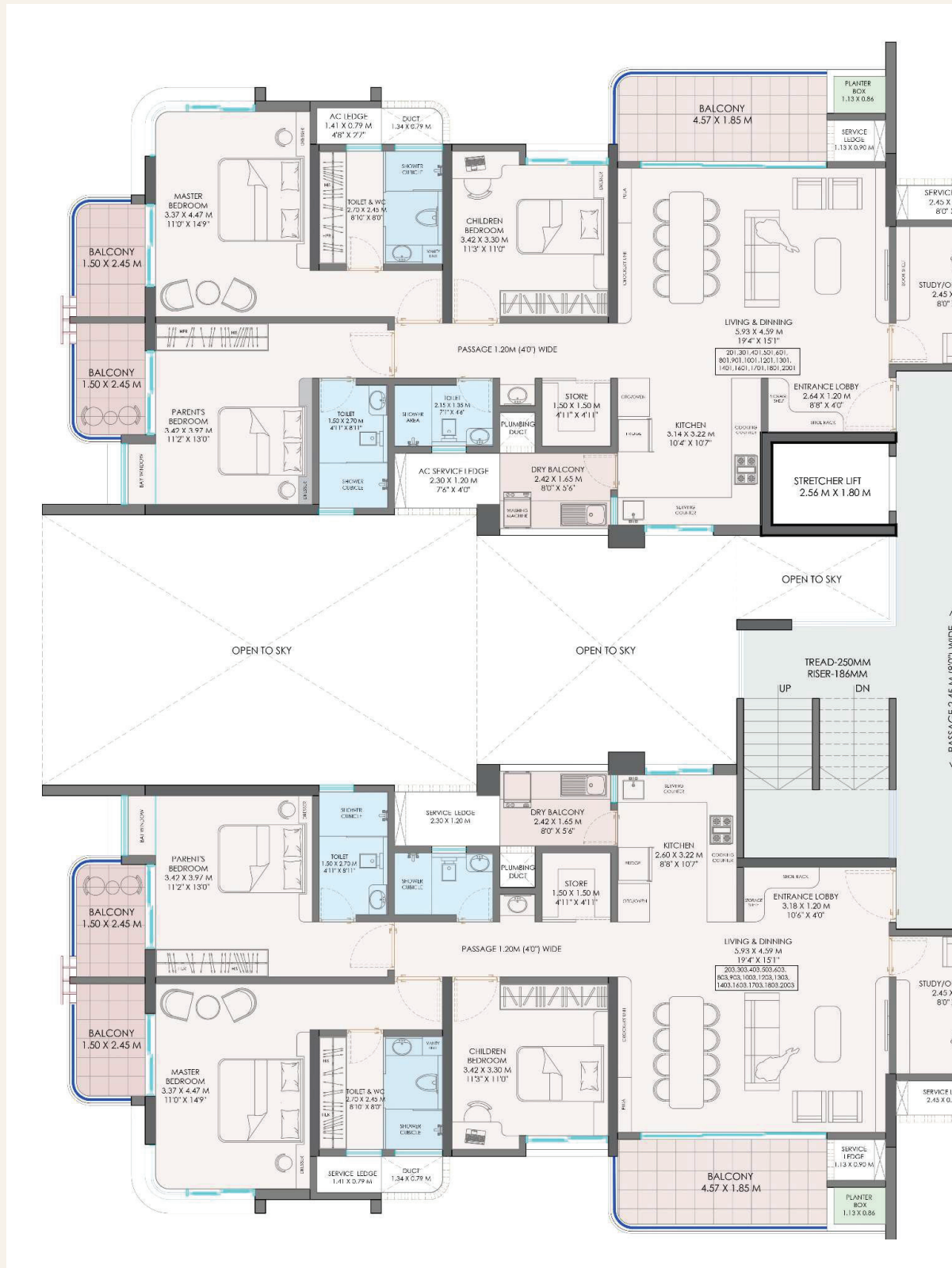
Power backup to all common services and lighting.

12 HVAC

Provision for VRV centralised air-conditioning.

Areas are as registered under MahaRERA; the RERA carpet area governs the agreement for sale. Specifications are as per the approved schedule and may be substituted with equivalents of comparable quality, subject to approvals from the competent authorities. A full variant-wise area schedule is available at the sales office.

Four homes to a floor, four corners of light.



STACK 01

3.5 BHK

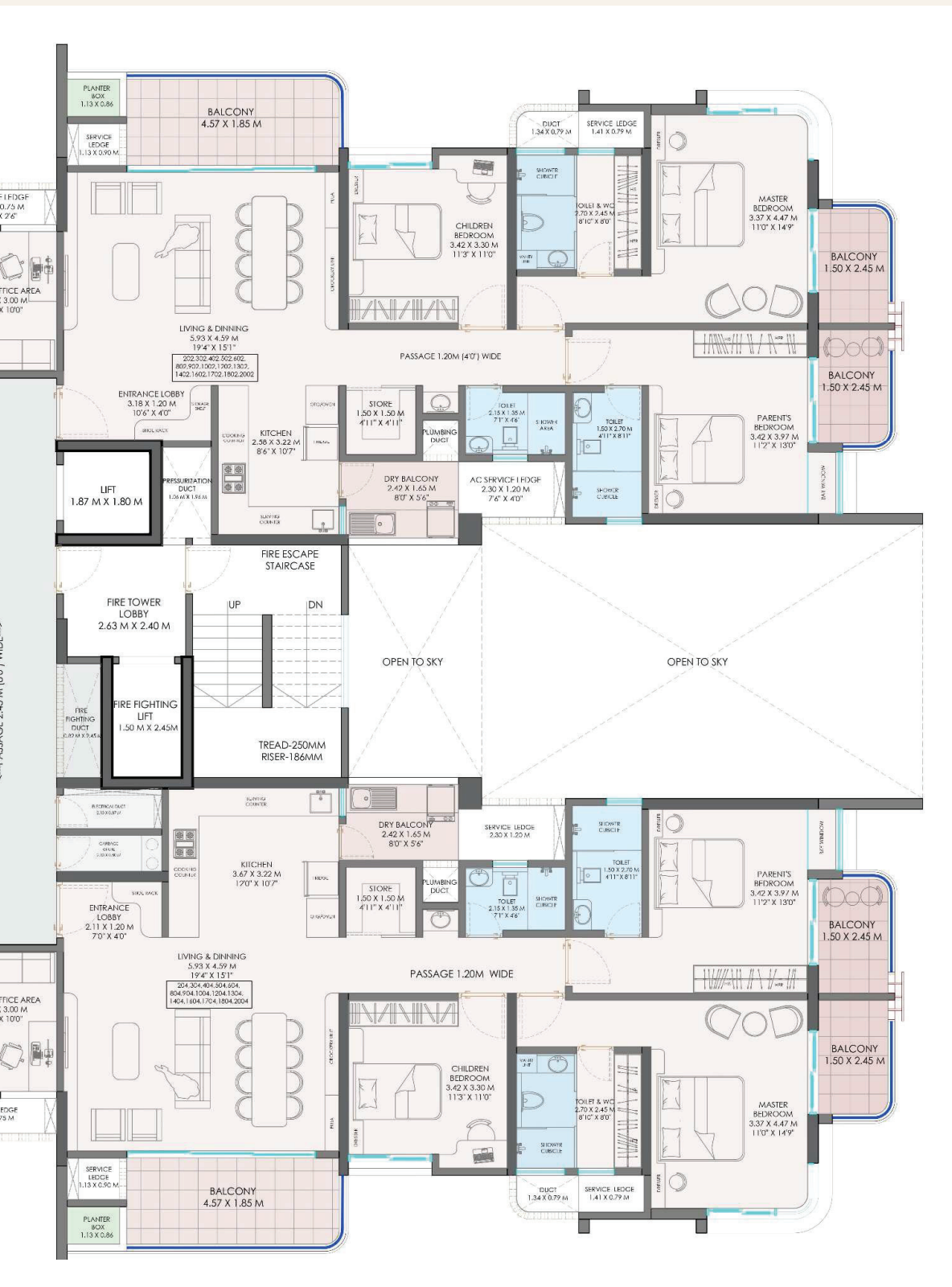
120.84 Sq.M RERA carpet · 2,157 Sq.Ft chargeable

STACK 03

3.5 BHK

119.75 Sq.M RERA carpet · 2,140 Sq.Ft chargeable

Stacks 01 and 03 carry the 3.5 BHK; 02 and 04 the 3 BHK. The plate splits at a central core, so every apartment turns a corner.



STACK 02

3 BHK

111.93 Sq.M RERA carpet · 2,023 Sq.Ft chargeable

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STACK 04

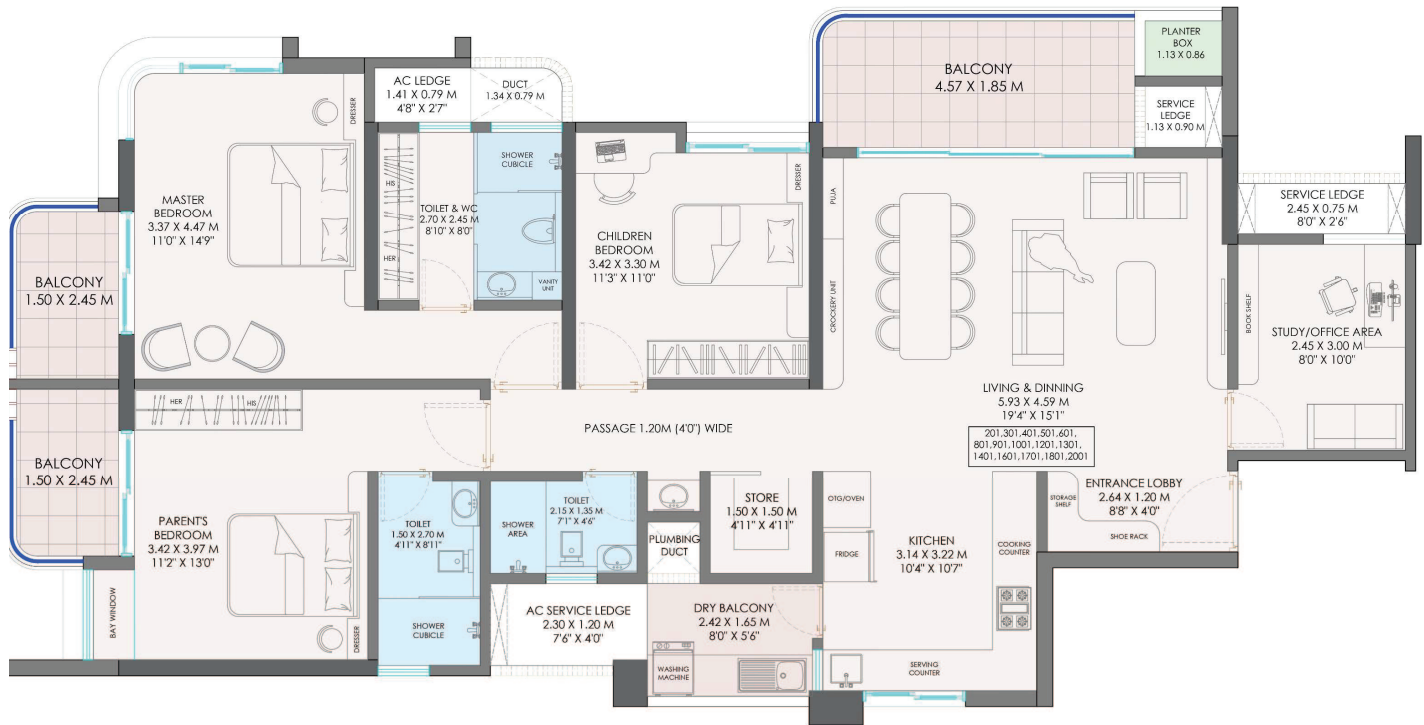
3 BHK

114.09 Sq.M RERA carpet · 2,055 Sq.Ft chargeable

TYPICAL FLOOR PLAN · EAST WING

Three bedrooms, a study, and the long balcony.

The north-west corner, repeated on nineteen floors from 201 to 2001 – the largest plan in the tower. Three bedrooms, each with its own bath and wardrobe wall; a study that opens off the living room; and a 4.57-metre balcony along the dining edge.



RERA CARPET

120.84

Sq.M • 1,300.7 Sq.Ft

BALCONIES

22.34

Sq.M • balcony, dry & enclosed

TOTAL

143.18

Sq.M • 1,540.62 Sq.Ft

CHARGEABLE

2,157

Sq.Ft • for reference

APARTMENTS 201 • 301 • 401 • 501 • 601 • 701 • 801 • 901 • 1001 • 1101 • 1201 • 1301 • 1401 • 1501 • 1601 • 1701 • 1801 • 1901 • 2001

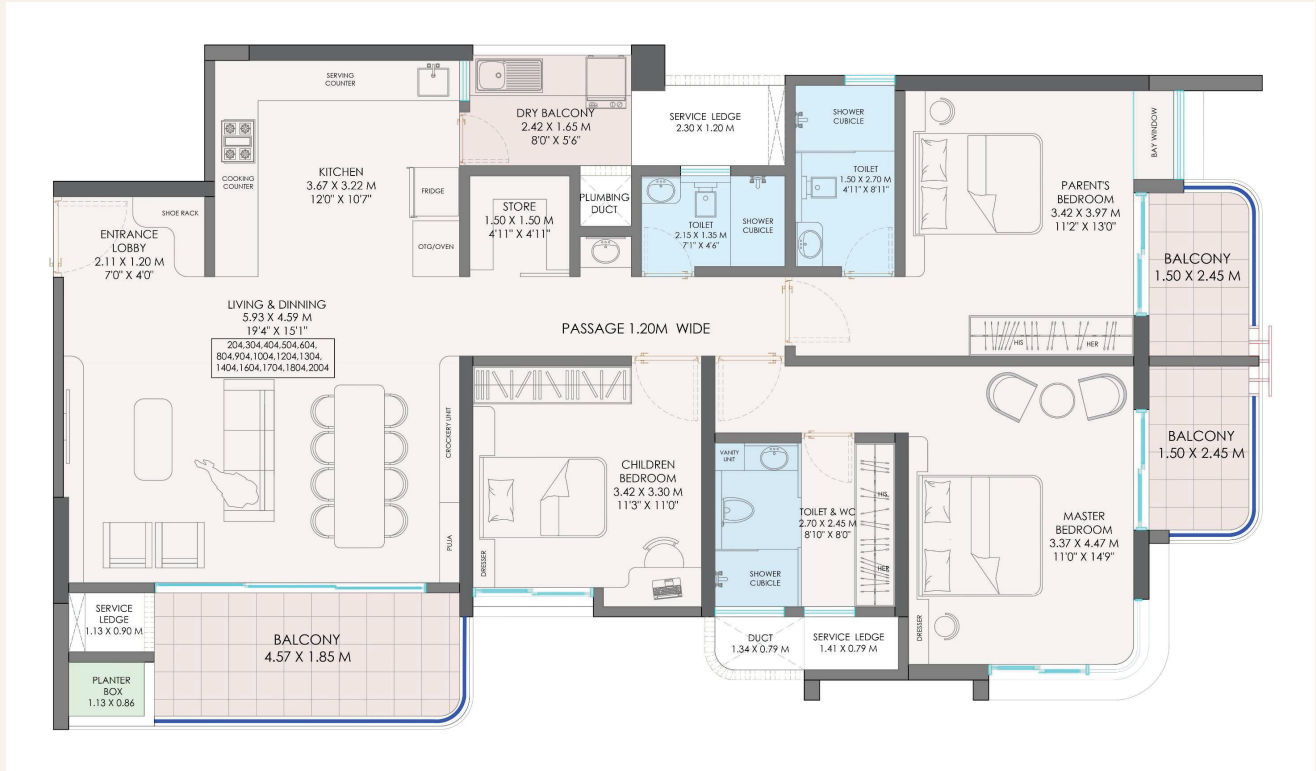
ROOM SCHEDULE

- | | | |
|--|--|---|
| <p>01 Master bedroom
3.37 × 4.47 M • 11'0" × 14'9"</p> | <p>02 Parents' bedroom
3.42 × 3.97 M • 11'2" × 13'0"</p> | <p>03 Children's bedroom
3.42 × 3.30 M • 11'3" × 11'0"</p> |
| <p>04 Living & dining
5.93 × 4.59 M • 19'4" × 15'1"</p> | <p>05 Study / office
2.45 × 3.00 M • 8'0" × 10'0"</p> | <p>06 Kitchen
3.14 × 3.22 M • 10'4" × 10'7"</p> |
| <p>07 Entrance lobby
2.64 × 1.20 M • 8'8" × 4'0"</p> | <p>08 Balcony – living
4.57 × 1.85 M</p> | <p>09 Balconies – bedroom
1.50 × 2.45 M • two</p> |
| <p>10 Dry balcony
2.42 × 1.65 M • 8'0" × 5'6"</p> | <p>11 Toilet & WC – master
2.70 × 2.45 M • 8'10" × 8'0"</p> | <p>12 Store
1.50 × 1.50 M • 4'11" × 4'11"</p> |

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Three bedrooms off a single passage.

The south-east corner, on fifteen floors of the typical plate — the larger of the two 3 BHK plans. Living and dining run the full depth to a 4.57-metre balcony, with the three bedrooms and their baths gathered along one passage.



RERA CARPET

114.09

Sq.M • 1,228.1 Sq.Ft

BALCONIES

22.34

Sq.M • balcony, dry & enclosed

TOTAL

136.43

Sq.M • 1,467.99 Sq.Ft

CHARGEABLE

2,055

Sq.Ft • for reference

APARTMENTS 204 • 304 • 404 • 504 • 604 • 804 • 904 • 1004 • 1204 • 1304 • 1404 • 1604 • 1704 • 1804 • 2004

ROOM SCHEDULE

01 Master bedroom
3.37 × 4.47 M • 11'0" × 14'9"

02 Parents' bedroom
3.42 × 3.97 M • 11'2" × 13'0"

03 Children's bedroom
3.42 × 3.30 M • 11'3" × 11'0"

04 Living & dining
5.93 × 4.59 M • 19'4" × 15'1"

05 Kitchen
3.67 × 3.22 M • 12'0" × 10'7"

06 Entrance lobby
2.11 × 1.20 M • 7'0" × 4'0"

07 Balcony — living
4.57 × 1.85 M

08 Balconies — bedroom
1.50 × 2.45 M • two

09 Dry balcony
2.42 × 1.65 M • 8'0" × 5'6"

10 Toilet & WC — master
2.70 × 2.45 M • 8'10" × 8'0"

11 Toilet — common
2.15 × 1.35 M • 7'1" × 4'6"

12 Store
1.50 × 1.50 M • 4'11" × 4'11"

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PROJECT FINANCED BY



Pride Capital Pvt. Ltd.



MAHA RERA NO.

PR1260002502197

maharera.maharashtra.gov.in



9
**TARA
CREST**

9 Tara Crest, Survey No. 67 B(Part), CTS No. 806 (Part), Sopan Baug, Haveli, Pune-411001

9112340056 / 9011234005

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