



# ORNATE

2 & 2.5 BHK Premium Homes  
Pimple Saudagar



An Exclusive Project By







## PRELUDE TO AN UNPARALLELED LIFE

Situated in one of Pune's most strategic  
locations and surrounded by lush greenery,  
we proudly present  
ORNATE  
where luxury is redefined and modern living  
thrives. Comprising a single tower of 2 &  
2.5 BHK premium residences,  
this is one place where spaciousness &  
abundance will reside.





## THOUGHTFULLY CRAFTED & PERFECTLY DETAILED

Step into a world of unparalleled sophistication and style at Ornat. Nestled in the heart of Scenic, our premium residences offer a perfect blend of modern architecture and timeless elegance. Designed to elevate your lifestyle, Ornat stands as a testament to luxury living at its finest.







Architectural Render for Reference



Representative Image

Ornate extends its ambience of elegance into the building lobbies as well, where modern elevators wait to whisk residents to and from their floors. Leaving is just as convenient and easy as returning home.

## MAKE THE MOST OF THE DETAILS

Welcome to a residence that defines prestige, a masterpiece of aesthetic construction that stands as a testament to impeccable taste and timeless elegance. Explore the art of elevated living at Ornate, a home where luxury knows no limits.



Architectural Render for Reference



## EXPERIENCE THE BEST OF OUTDOOR LIVING

At Ornet, we understand the importance of having a serene and well-designed outdoor space. Our amenity area is meticulously planned to offer you and your family a perfect blend of relaxation and recreation. Discover a variety of amenities that cater to all age groups, ensuring everyone finds their own slice of paradise.



Senior Citizen Sitout



Children's Play Area



Yoga & Meditation Plaza



Party Lawn



Gazebo





## YOUR PRIVATE OASIS

Create your own sanctuary  
with customizable interiors that  
reflect your personal style.

Whether you prefer a  
minimalist look or a touch of  
opulence, our interiors provide  
the perfect canvas for your  
vision. Enjoy the freedom to  
design a home that truly feels  
like your own.





## A CULINARY HAVEN

Discover your inner chef in ergonomically laid out kitchens that will redefine your cooking experiences. With high-quality fittings, ample storage, and contemporary designs, our kitchens provide the perfect setting to unleash your culinary creativity.



## SPECIFICATION

### LIVING ROOM

- Vitrified digital flooring (Size 4 x 2)
- Gypsum-finished internal wall plaster with paint
- TV point in the living room
- 2-track MS/UPVC/GLAZED sliding door
- Laminated flush door

### BEDROOMS

- Vitrified digital flooring
- Laminated wooden flush door
- 3-track UPVC/GLAZED window with mosquito net
- AC provision for all bedrooms
- TV point in all roomsTerrace/Balcony
- SS safety railing with glass for balcony
- Anti-skid flooring (Size 2 x 2)Powder-coated aluminium doors

### FITTING BRAND

- CP fittings: Grohe
- CP sanitary fitting: American Standard
- Electrical: Schneider, Polycab
- Doors: Kalpatru
- Video phone: Hikvision
- Electrical: Schneider switches in the entire apartment  
Concealed electrical wiring

### KITCHEN

- Vitrified digital flooring
- Quartz kitchen platform with quartz sink tiles up to beam bottom
- Ceramic dado tile two feet above kitchen platform (Size 1 x 2)
- Grohe CP fitting for kitchen
- Provision for water purifier, exhaust fan & chimney
- MNGI piped gas systemToilets
- Granite door frame for all washrooms
- Laminated wooden flush door
- Aluminium louvers with provision for exhaust fan
- Ceramic dado wall tiles (Size 4 x 2)
- Wash-basin
- Water closet (commode)
- Solar heated water in master bedroom toilet only

### OTHER

- Intercom in every apartment
- Branded passenger & service elevators with stainless steel
- Texture paint for external walls
- Royal Emulsion paint in all internal rooms
- Earthquake-resistant structure conforming to IS code
- Main door digital lock: Quba brand, internal lock: Quba
- AC charging point provision for each parking
- Advanced security system
- CCTV cameras in all common areas



## 2 BHK APARTMENT 775 Sq. ft.



- |                                       |   |  |
|---------------------------------------|---|--|
| <b>A</b> Living Room<br>10'9" X 16'9" | <b>D</b> Dry Balcony<br>7'8" X 2'8"     | <b>G</b> Master Bedroom<br>10'00" X 13'4"        |
| <b>B</b> Terrace<br>10'9" X 5'9"      | <b>E</b> Kids Bedroom<br>10'3" X 10'00" | <b>H</b> Master Bedroom Terrace<br>8'00" X 4'9"  |
| <b>C</b> Kitchen<br>7'8" X 14'4"      | <b>F</b> Common Washroom<br>4'5" X 7'3" | <b>I</b> Master Bedroom Washroom<br>6'00" X 4'5" |

## 2.5 BHK APARTMENT 938 Sq. ft.



- |  |   |  |
|--|---|--|
| <b>A</b> Entrance Lobby<br>4'00" X 6'00" | <b>E</b> Dry Balcony<br>7'8" X 2'8"     | <b>I</b> Master Bedroom<br>10'00" X 13'4"        |
| <b>B</b> Living Room<br>10'9" X 16'9"    | <b>F</b> Kids Bedroom<br>10'3" X 10'00" | <b>J</b> Master Bedroom Terrace<br>8'00" X 4'9"  |
| <b>C</b> Terrace<br>10'9" X 5'9"         | <b>G</b> Common Washroom<br>4'5" X 7'3" | <b>K</b> Master Bedroom Washroom<br>6'00" X 4'5" |
| <b>D</b> Kitchen<br>7'8" X 14'4"         | <b>H</b> Guest Bedroom<br>10'3" X 12'6" |  |





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Promoters reserve the right to amend layouts, plans, elevations, designs, specifications, amenities, areas etc. without notice. The use of clubhouse shall be strictly in accordance with the rules and regulations. "Future Development" may consist of high-rise buildings.