



HADAPSAR

Living. Perfected.



Balance is a rare luxury, but here, it feels effortless. At 209 Hadapsar, every home seamlessly integrates the rhythms of work, family and leisure. This sense of harmony is brought to life through the clean precision of straight-line architecture, offering spaces that are both elegant and deeply functional.

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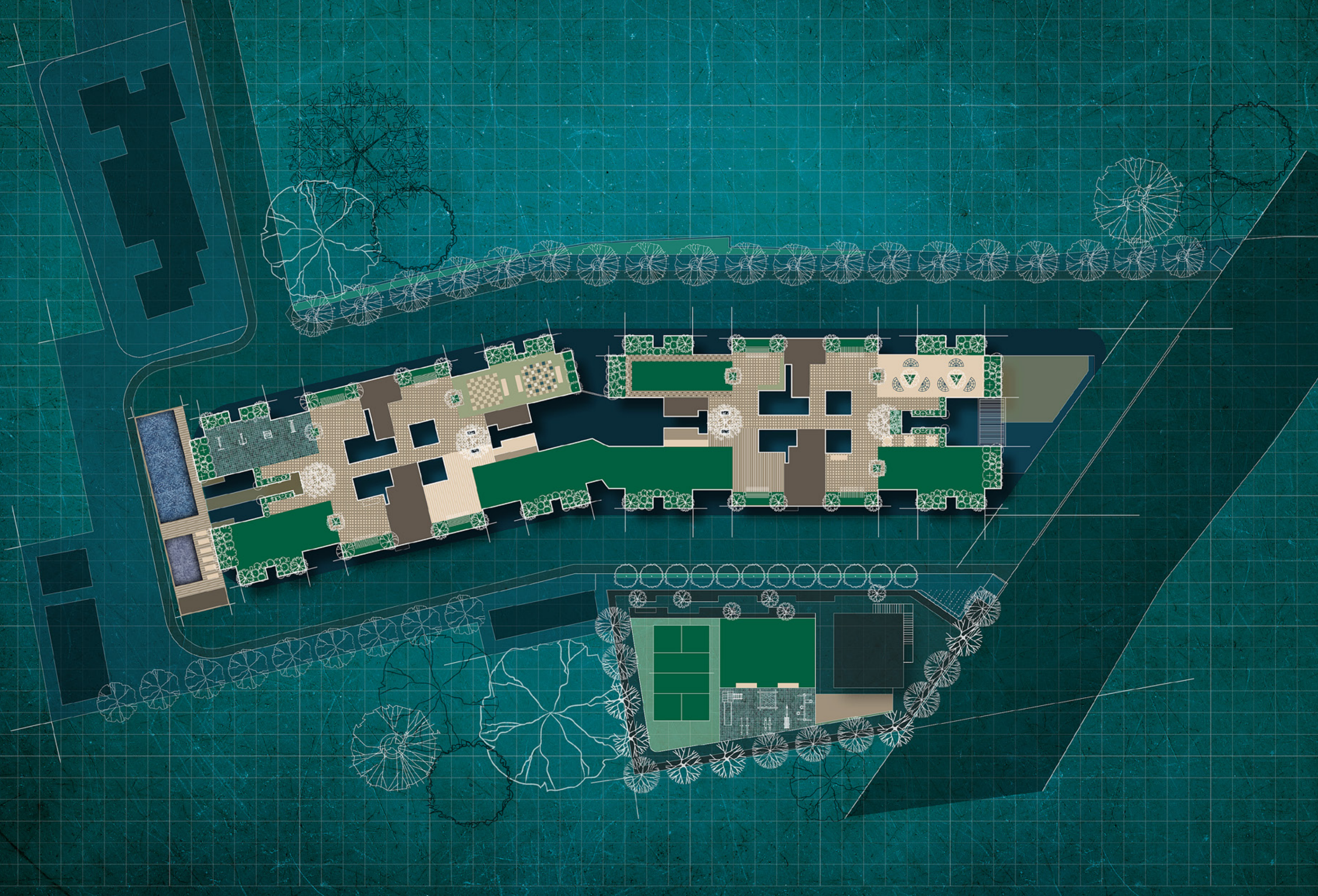
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01

Perfection in Every Detail.

LOCATED IN THE HEART
OF HADAPSAR

2.42 ACRES AREA
OF LAND

2BHK AND 3BHK
CONFIGURATION

2 BUILDINGS WITH
23 FLOORS

UNOBSTRUCTED VIEW

ARCHITECTURE

Welcome to 209 Hadapsar: Two elegant towers, each boasting 23 residential floors and two levels of basement parking, that are designed to offer an unparalleled living experience. Enjoy the convenience of dual entry points for effortless access. The buildings stand in perfect alignment, providing unobstructed views and excellent cross-ventilation.





Ample parking ensures ease of use, and our meticulously planned floor layouts ensure privacy, with only two flats sharing a passage. On one side, a two-floor commercial space brings daily conveniences right to your doorstep, while a separate entrance for the LIG building maintains exclusivity and privacy for our residents.



3-LEVEL PARKING

ALU-FORM CONSTRUCTION
TECHNOLOGY

BOTH BUILDINGS CONNECTED
ON ONE SIDE OF THE TERRACE

Living. Perfected.

DESIGNED FOR OPTIMUM LIGHT
AND VENTILATION

DESIGNED FOR NO
WASTAGE OF SPACE

LARGE AND SPREAD OUT
ROOM SIZES

8 FLATS PER FLOOR WITH 2
FLOORS SHARING A PASSAGE

APARTMENTS

Each 2BHK and 3BHK home is a masterpiece of thoughtful design and elegance. Our apartments are planned to optimise space and comfort, offering you an environment where style meets functionality seamlessly. Large and spread out room sizes ensure an open, airy feel, while the abundance of natural light and ventilation creates a serene atmosphere. Every detail, from the intelligent layout to the refined finishes, is carefully selected to enhance your living experience and provide a sophisticated sanctuary tailored to your lifestyle.





Your bedroom should feel like it was made just for you. Spacious and thoughtfully proportioned, these rooms gracefully accommodate everything you need – a comfortable bed, side tables, a dresser and more. Oversized windows draw in light and views, ensuring your sanctuary is always bright, open and perfectly in tune with your lifestyle.



BALCONY IN 3BHK
MASTER BEDROOMS

PREMIUM SPECIFICATIONS

4 LIFTS PER BUILDING



Specifications.

APARTMENTS

- Earthquake - resistant RCC structure
- Treatment for termites
- Alu-Form construction technology
- 3.05 m height from RCC slab top to slab top

DESIGN

- Designed for better light & ventilation
- Optimal usage of space
- Designed to fit all furniture properly

WINDOWS & RAILING

- Large Euro-section Matt powder coated window with multi - locking system of Hiviq
- Free Stand Aluminium Clove Railing with Toughened sandwich glass

KITCHEN

- 15 mm full body vitrified tile platform in kitchen
- Provision for washing machine
- Sink with drain board of Nirali or equivalent

FLOORING

- 800mm x 800mm double charge vitrified tiles
- Wooden finish anti-skid tiles in balcony
- Anti-skid vitrified tiles in toilets

PARKING

- 3 - level parking NG
- All Parking on RCC structure
- Common washroom on ground floor

DOORS

- Modular door frames & door
- Mortise handles & cylindrical locks
- 15 mm full body vitrified tile in toilets from all four sides
- Both sides laminated flush door
- Euro-section Matt powder coated window with multi - locking system of Hiviq

WASHROOMS

- 600mm x 1200mm anti skid matt vitrified tiles
- Jaquar or equivalent fittings
- Hindware or equivalent sanitary ware
- Countertop wash basin
- False Ceiling in washroom

ELECTRICAL

- Wire of Poly-cab or equivalent
- Electrical fittings of Schneider or equivalent
- A/C points with provision for outdoor unit
- Multiple convenient points along with well-planned telephone, broadband & DTH cables

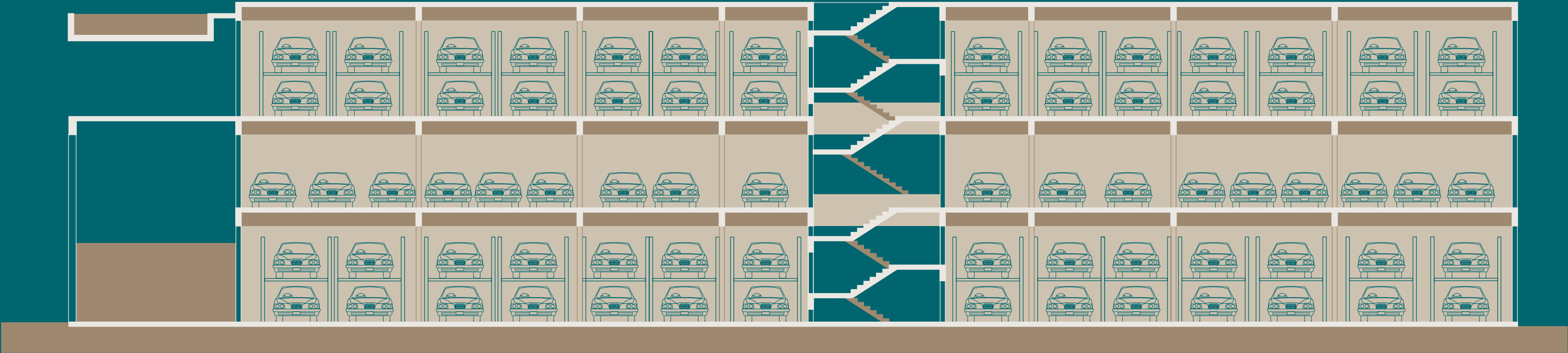
SECURITY

- 3 level security with access control at entrance, lobby & flat
- Video door phone
- Boom barrier at entrance gate
- CCTV cameras covering all common areas

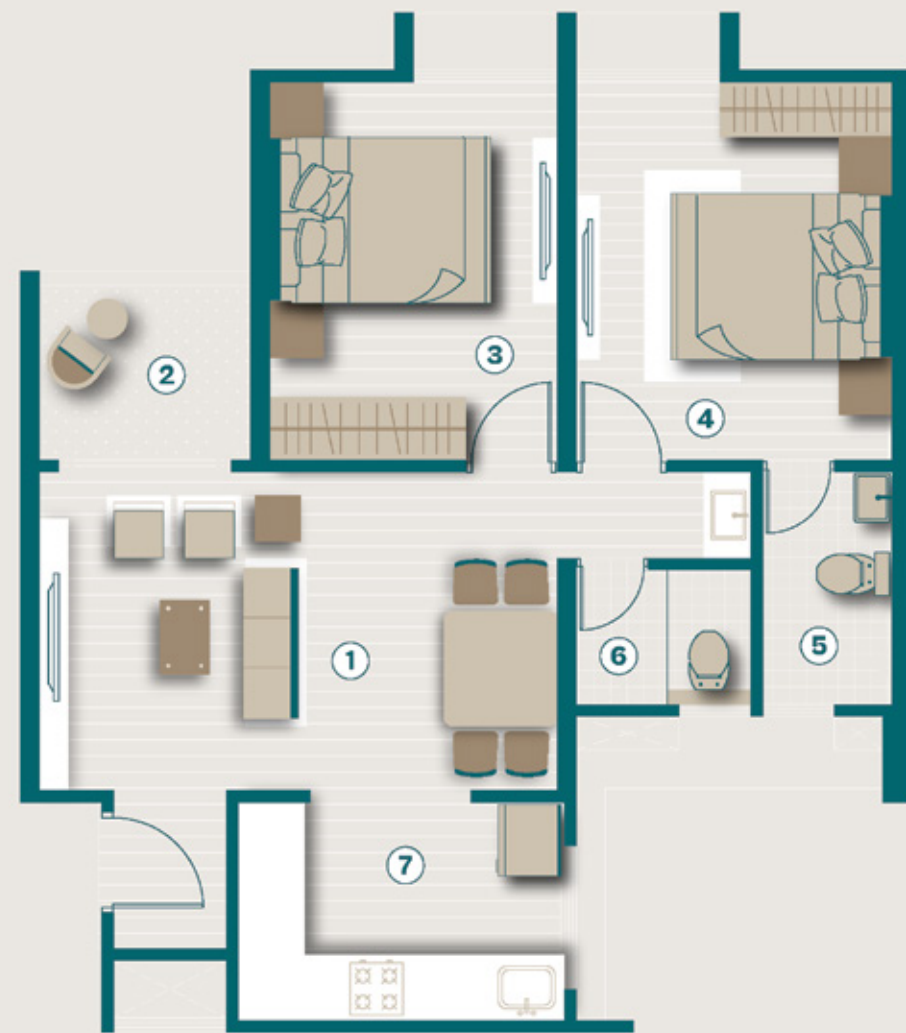
ENVIRONMENTAL INITIATIVES

- Solar water heater in common washroom
- Generator for common areas
- Water treatment plant for bore-water
- Garbage chute
- Sewage treatment plant
- EV charging points in common & visitor parking
- Rainwater harvesting

PARKING PLAN



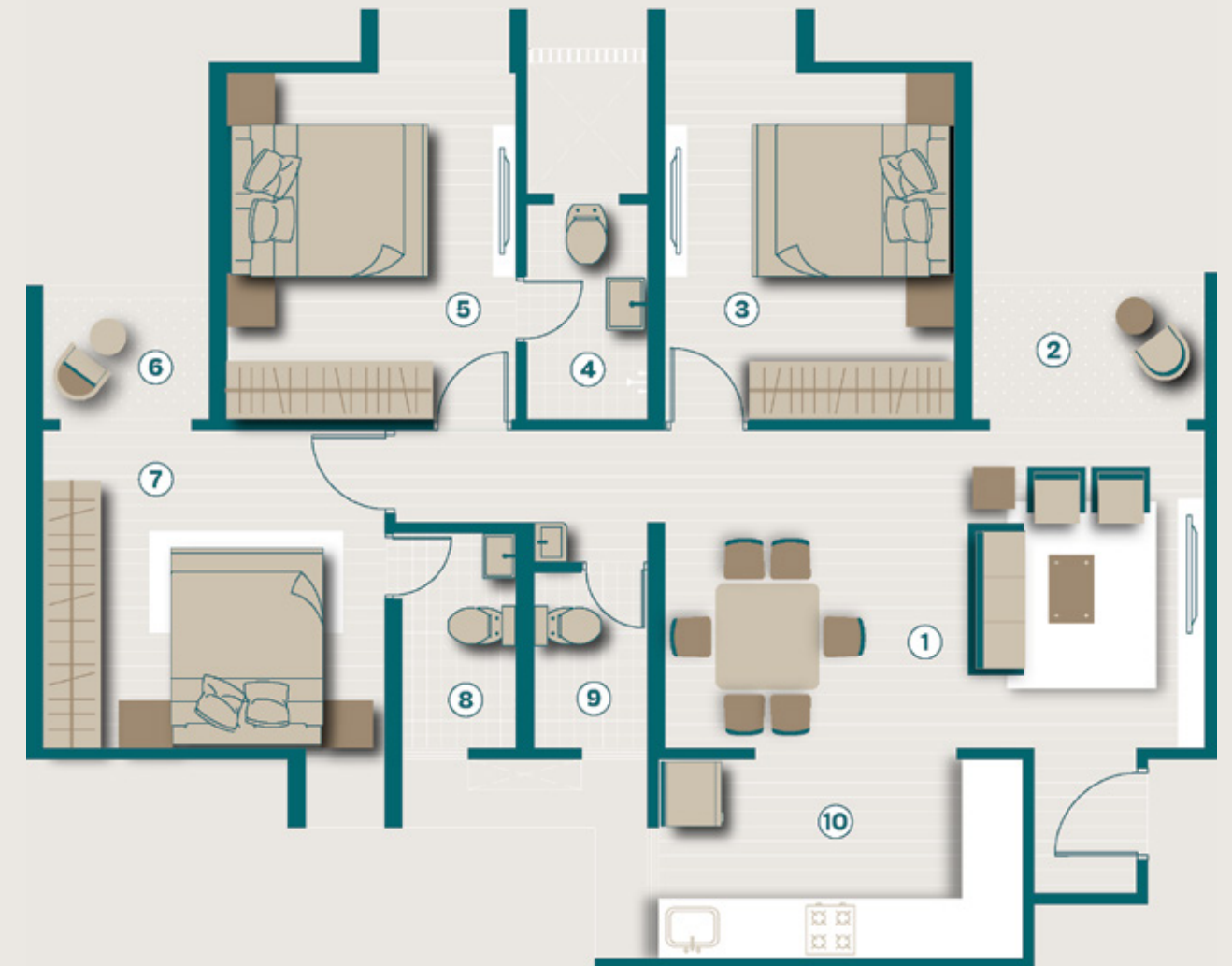
2 BHK Floor Plans.



Carpet Area: 732.5 Sq. ft.

- | | |
|-------------------------------|------------------------|
| 1. Living/Dining: 17'9" x 11" | 5. Toilet: 4'6" x 8' |
| 2. Balcony: 7'3" x 6' | 6. C Toilet: 4'6" x 6' |
| 3. Bedroom 1: 10' x 13' | 7. Kitchen: 11' x 8' |
| 4. Bedroom 2: 11' x 13' | |

3 BHK Floor Plans.



Carpet Area: 1070 Sq. ft.

- | | |
|-------------------------------|------------------------------|
| 1. Living/Dining: 20'3" x 12" | 6. Balcony 2: 6'6" x 4'6" |
| 2. Balcony: 8'9" x 5' | 7. Master Bedroom: 13' x 12' |
| 3. Room 1: 11' x 13' | 8. Toilet 2: 4'6" x 8' |
| 4. Toilet 1: 4'6" x 8' | 9. C Toilet: 4'6" x 6' |
| 5. Room 2: 11' x 13' | 10. Kitchen: 13'8" x 8' |



04

Perfected for all Your Needs.

RECREATION

Our community offers thoughtful recreation designed to cater to every family member. Enjoy a refreshing swim in the pool, or relax and socialise on the landscaped terrace. Children have play areas, while older family members can unwind in dedicated relaxation zones. Our clubhouse features indoor games and a modern gym. For guests, there are well-appointed rooms and ample parking. Eco-friendly features like STP, solar energy, and EV charging points highlight our commitment to a responsible lifestyle. Each element is crafted to enhance your living experience and add joy to your daily life.

20+ AMENITIES

**4+ ENVIRONMENTAL
INITIATIVES**





At ground level, embrace a variety of amenities designed for leisure and activity. Challenge friends to indoor games in the clubhouse or energise yourself in the modern gym. Take a leisurely walk along the scenic pathway, relax in the stylish gazebo, or let children enjoy the dedicated play area and sandpit. Dive into the swimming pool, mindfully situated above the ramp for easy access. Each feature is crafted to enhance your everyday living experience.



- SWIMMING POOL
- INDOOR GAMES
- GYMNASIUM
- GUEST ROOMS
- KIDS PLAY AREA
- SANDPIT
- CLIMBING WALL
- MULTI-SPORTS AREA
- LANDSCAPED GARDEN
- HAMMOCKS
- LIFE-SIZE CHESS & LUDO
- HOPSCOTCH
- SEATING PODS
- YOGA AREA
- BARBEQUE AREA
- PARTY AREA
- ACUPRESSURE TRACKS
- DRIVER ROOM
- WAITING AREA AT GATE



The Perfect Address.

LOCATION

Situated in the thriving heart of Hadapsar, this address seamlessly blends tranquility with prime connectivity. Located on DP Road, directly across from the Serum Institute, you'll enjoy swift access to Solapur Road, the Bus Depot and the proposed Metro Station. The strategic location ensures a smooth commute to Amanora and Magarpatta, linking you effortlessly to work and leisure. Surrounded by renowned schools, hospitals, malls, and banks within a 1 km radius, and with essential services like convenience stores and medical facilities just 250 meters away, everything you need is within easy reach. This isn't just an address—it's your dream home.

LOCATED IN THE HEART OF HADAPSAR

LOCATED RIGHT IN FRONT OF SERUM INSTITUTE

EASY ACCESS TO SOLAPUR ROAD, BUS DEPOT, PROPOSED METRO STATION

PROXIMITY TO CORPORATE OFFICES, IT PARKS, SCHOOLS, MALLS, BANKS, HOSPITALS

06

Perfection. Delivered.

ABOUT THE BUILDER

LJM Properties LLP is a partnership firm comprising Lohia Jain Group and Malpani Properties with 40+ years of experience.

A firm believer in delivering quality, LJM Properties has always strived for excellence. Their motto is to conjure innovative ideas that combine unique value propositions, customer - centric approach and robust engineering with timely execution that is in sync with the highest living standards. Today the company is engaged in numerous residential and commercial projects of repute and is planning to expand its horizon in various locations.

We take great pride in our LJM Quality & showcase it through our signature projects. We have completed 35+ projects with 13+ ongoing projects across 8+ Locations in Pune.

Clockwise from top:

GREENVILLE

CITY CENTRE

THE CAPITAL

UNIKA

The Team.

ARCHITECTS

Abhay Joshi - Architect & Interior
Lovekar Design Associates

RCC CONSULTANT

Sunil Mutalik & Associates

MEP CONSULTANT

Gree MEP Consultants

LANDSCAPE CONSULTANT

AM Designs

LEGAL CONSULTANT

Adv Pradeep Nanajkar
Adv Ajay Gadegaonkar

BRANDING CONSULTANT

Awchat & Olsen Design
Whitedot Adverts

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