



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.

Table of Contents.

01

ARCHITECTURE

05

LOCATION

02

APARTMENTS

06

THE DEVELOPER

03

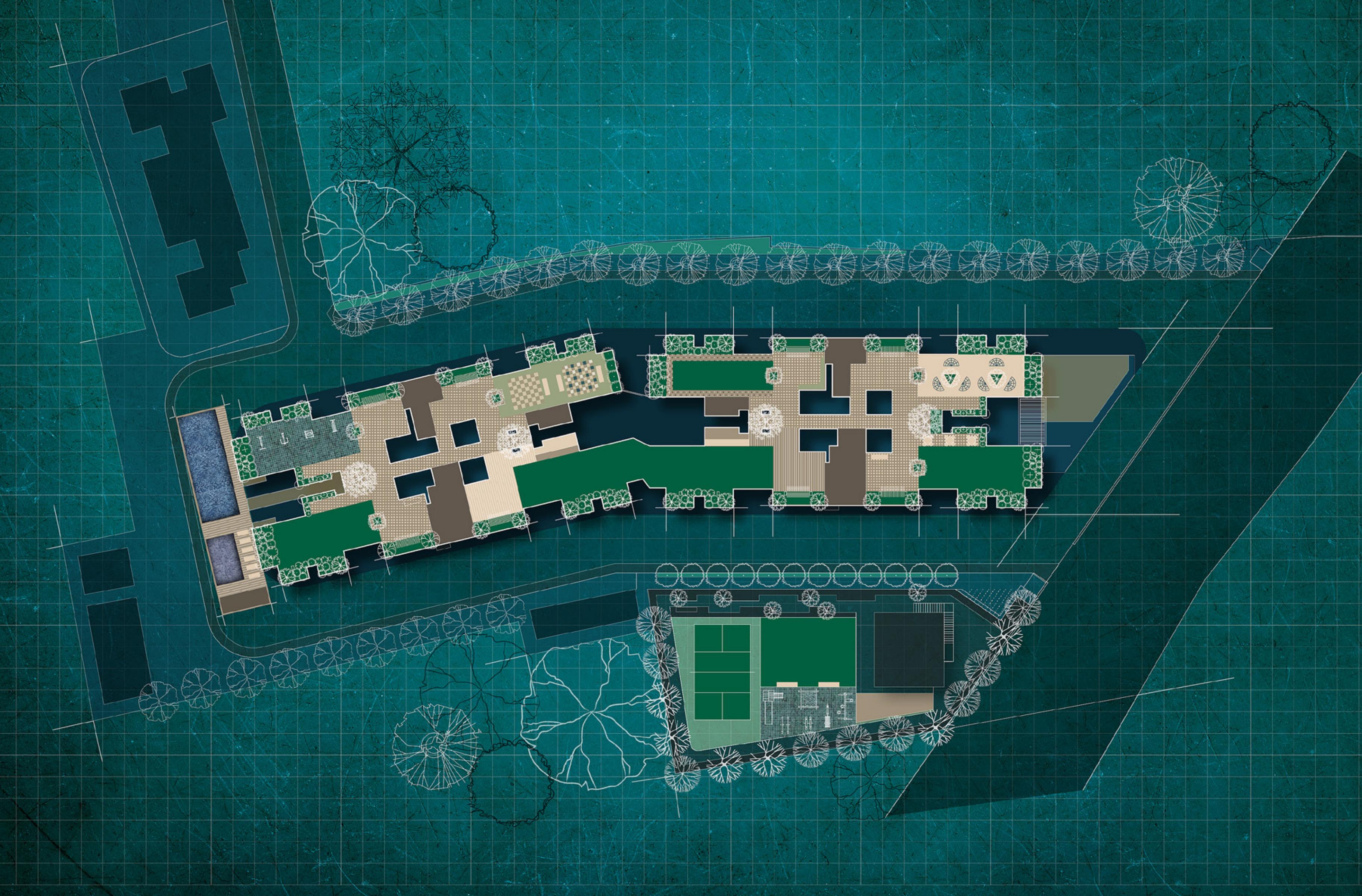
FLOOR PLANS

07

THE TEAM

04

RECREATION



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.





3-LEVEL PARKING

ALU-FORM CONSTRUCTION
TECHNOLOGY

BOTH BUILDINGS CONNECTED
ON ONE SIDE OF THE TERRACE



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.

02

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

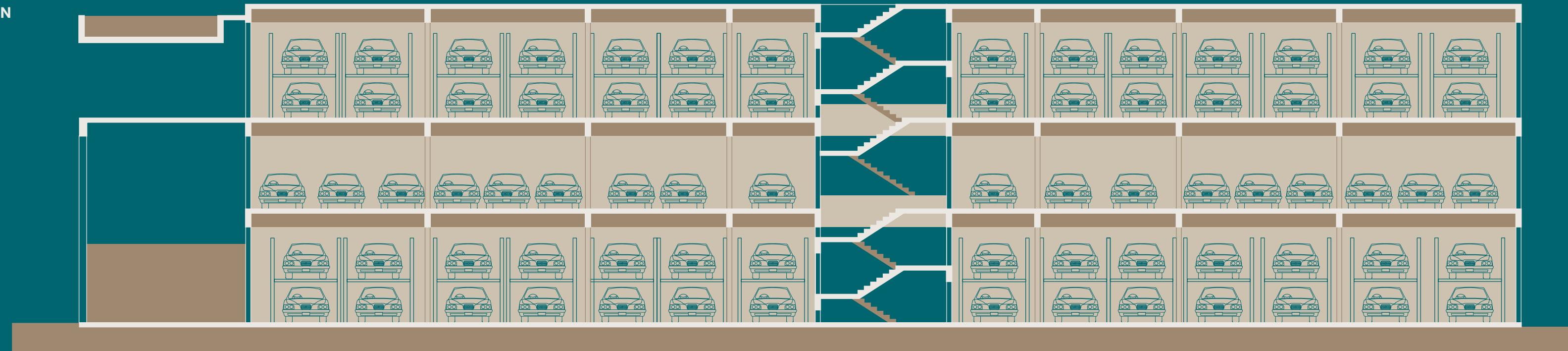
3 level security with access control at entrance, lobby & flat
Video door phone
Boom barrier at entrance gate
CCTV cameras covering all common areas

ENVIRONMENTAL INITIATIVES

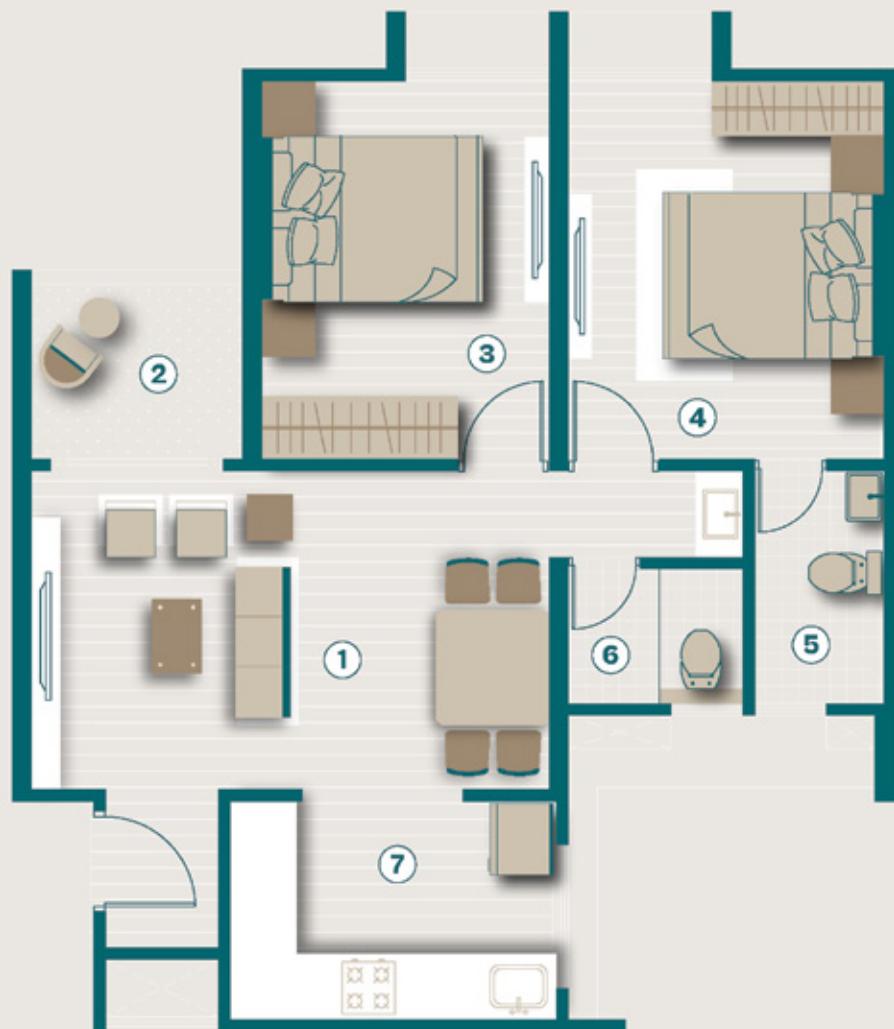
Solar water heater in common washroom
Generator for common areas
Water treatment plant for bore-water
Garbage chute

Sewage treatment plant
EV charging points in common & visitor parking
Rainwater harvesting

PARKING PLAN



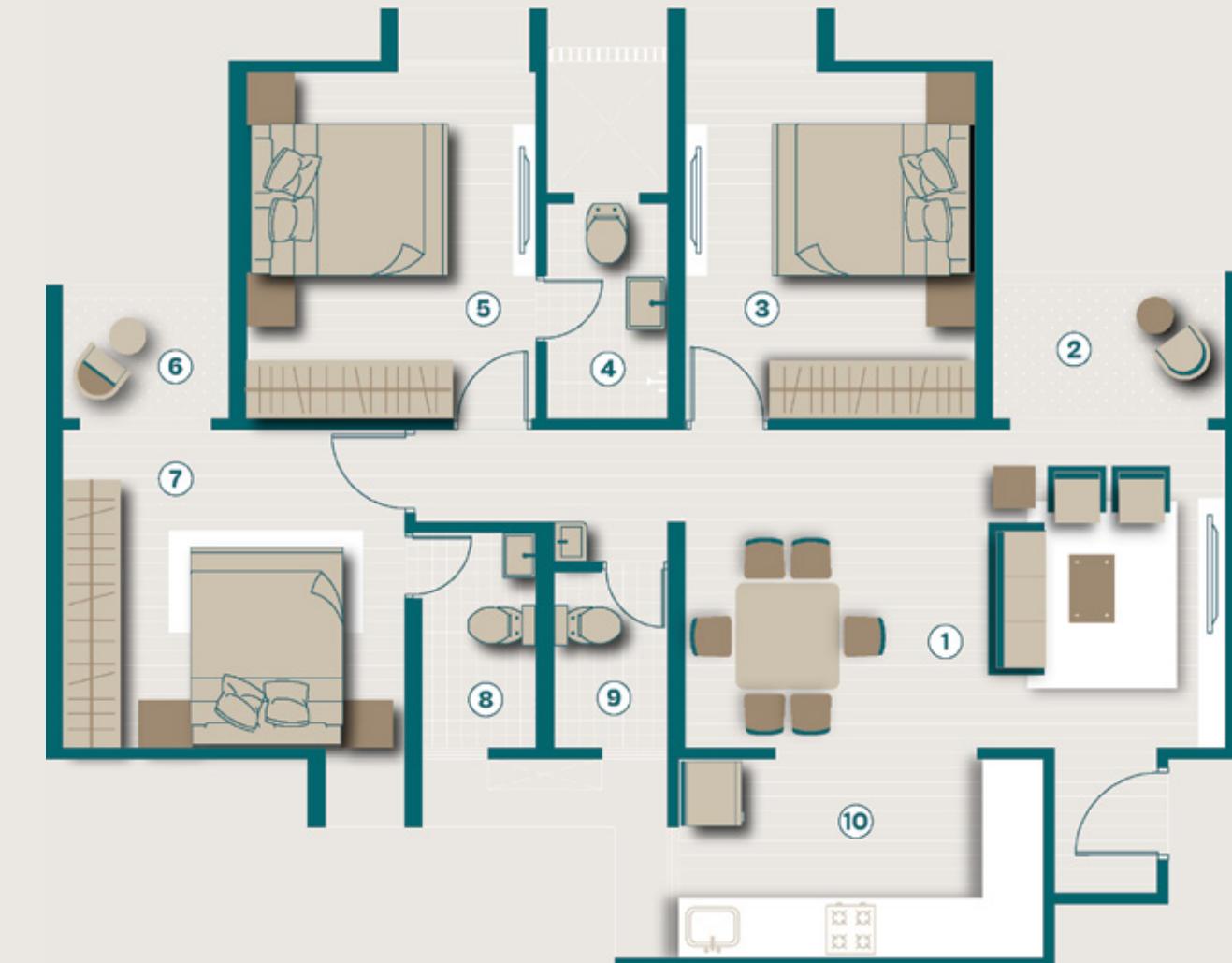
2 BHK Floor Plans.



Carpet Area: 732.5 Sq. ft.

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

3 BHK Floor Plans.



Carpet Area: 1070 Sq. ft.

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

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

LANDSCAPE CONSULTANT

AM Designs

RCC CONSULTANT

Sunil Mutalik & Associates

LEGAL CONSULTANT

Adv Pradeep Nanajkar
Adv Ajay Gadegaonkar

MEP CONSULTANT

Gree MEP Consultants

BRANDING CONSULTANT

Awchat & Olsen Design
Whitedot Adverts

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FLAP

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