



THE RESERVE
KOREGAON PARK ANNEXE



In association with:





COMMERCIAL

LIG HOUSING





*Enjoy a private
outdoor sanctuary.*

*Your front row seat
to nature.*





Life in harmony.

INTRODUCTION

01

Discover a residence that redefines urban living by merging the city's energy with nature's serenity. At The Reserve, you're not just choosing a home but embracing a lifestyle that blends modern convenience with a peaceful, green sanctuary. Nestled in a prime downtown location, our one-acre natural oasis invites you to experience daily life in perfect balance, where every element is crafted for seamless comfort and calm.



Design that connects people with nature.

ARCHITECTURE

02

At The Reserve, architecture goes beyond buildings; it's about creating spaces that nurture and connect. Our design philosophy integrates with the natural environment, ensuring that each residence is more than just a place to live – it's a sanctuary. The two residential buildings, rise gracefully with clean, straight-line elevations that exude simplicity and elegance. Thoughtfully planned, they feature two floors of basement parking, a stilt floor, and twenty residential floors, ensuring ample space and convenience for all.

**EARTHQUAKE RESISTANT
RCC STRUCTURE**

**ALU-FORM & AAC BLOCK
CONSTRUCTION TECHNOLOGY**

20 FLOORS

**3.30 M HEIGHT FROM RCC
SLAB TOP TO SLAB TOP**

**TWO FLOORS OF
BASEMENT PARKING**

A STILT FLOOR PARKING





Lobbies with access control welcome you into a secure and sophisticated environment. The nearly one plus acre of open space, free from vehicle traffic, offers a space where wellness and leisure amenities abound. Whether you are looking at the amenity-rich side or the lush green spaces, every view is designed to enhance your living experience.

ONE PLUS ACRE OF OPEN SPACE

DESIGNED FOR BETTER
LIGHT AND VENTILATION

OPTIMAL USE OF SPACE

DESIGNED TO FIT ALL
FURNITURES PROPERLY

WELLNESS & LEISURE
AMENITIES

TREATMENT FOR TERMITES



*Experience an uncompromising
level of space and comfort.*

RESIDENCES

03

Our 3 and 4 BHK units, along with a select few 4.5 BHK duplexes, offer generous living spaces that cater to every need. Each residence is meticulously designed, featuring well-planned layouts that maximise natural light and ventilation. The terraces are not just extensions of your living space; they are landscaped retreats, some featuring amenities that bring a touch of nature to your doorstep.

4.5 BHK DUPLEX

4.5 BHK SIMPLEX

3BHK





Retreat to bedrooms crafted for unparalleled comfort, featuring expansive layouts, full-height windows, and sublime finishes. Every element is designed to captivate your senses and enhance your daily experience.





Immerse yourself in bathrooms designed with a focus on modern aesthetics and high functionality. Enjoy a seamless blend of stylish fixtures and thoughtful details for a truly refined experience.

DESIGNER ANTI SKID VITRIFIED TILES

GROHE OR EQUIVALENT CP FITTINGS

**HINDWARE OR EQUIVALENT
SANITARY WARE**

COUNTERTOP / VANITY WASH BASIN

FALSE CEILING IN WASHROOM

GLASS PARTITION

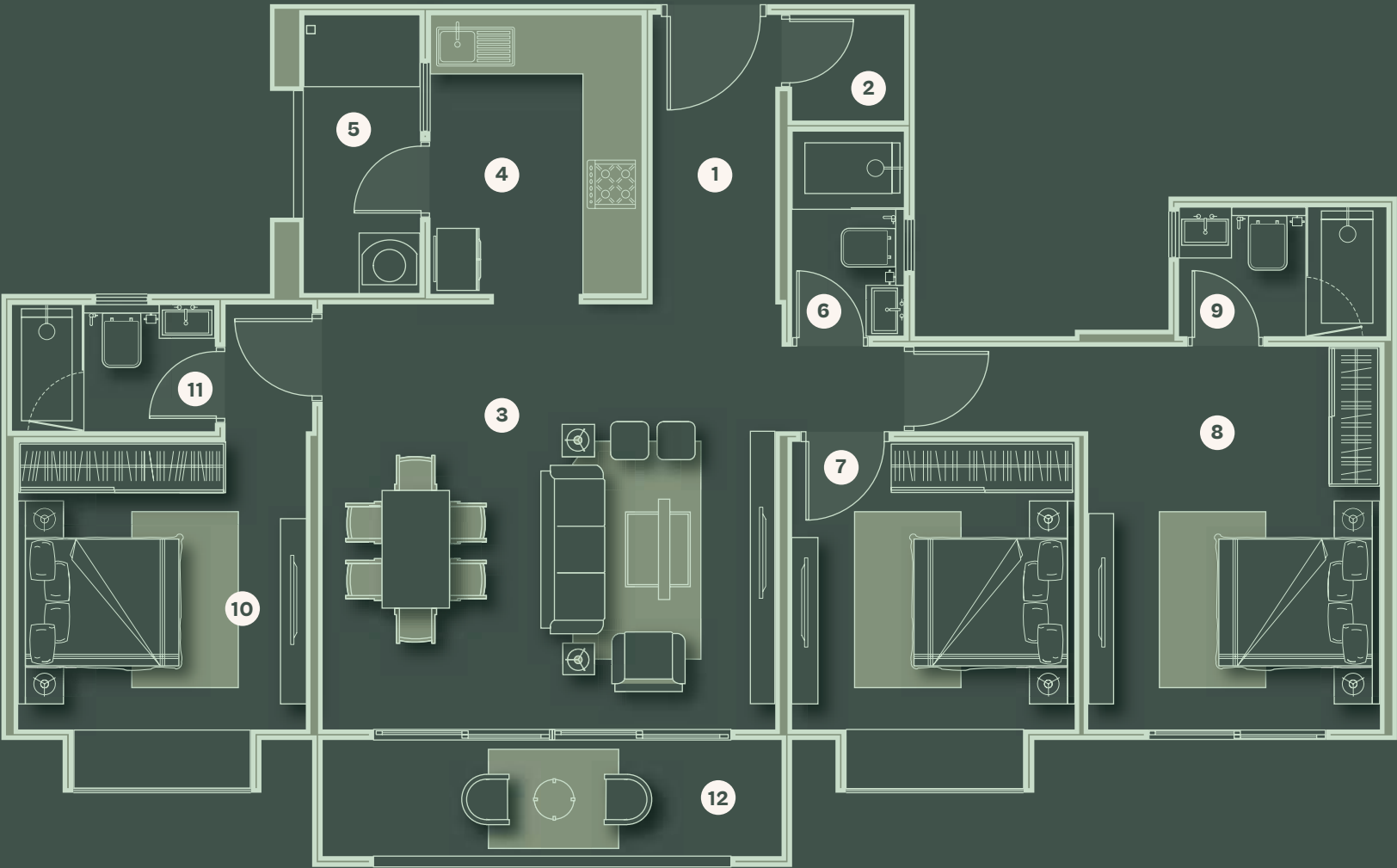
SHOWER PANEL IN MASTER BEDROOM

Specifications

3 BHK A

1243 SQ. FT.

DOORS	Modular Door Frames & Door	WINDOWS & RAILINGS	Matt Powder-Coated Windows
	Digital Lock for Main Door		Multi-Locking System
	Mortise Handles & Cylindrical Locks		DGU Glass
	15 mm Full Body Vitrified Tile/Granite Door Frame in Toilets from all Four Sides		Free Stand Aluminium Clove Railing with Toughened Sandwich Glass
	Both Side Laminated Flush Door		Matt Powder-Coated Sliding Doors With Multi-Locking System with DGU Glass
ELECTRICALS	ISI Marked FRLS Copper Wiring and Electrical Fittings	SECURITY MEASURES	3 Level Security with Access Control at Entrance, Lobby and Flat
	A/C Points with Provision for Outdoor Unit		Video Door Phone
	Multiple Convenient Points		Boom Barrier at Entrance Gate
	Well-Planned Wi-Fi		CCTV Camera Covering all Common Areas
FLOORING	1200 x 1800 mm GVT Tiles for Flooring	KITCHEN & DRY TERRACE	Granite/Equivalent Platform in Kitchen
	Wooden Finish Anti-Skid Tiles in Balcony		Fully Loaded Modular Kitchen
	Anti-Skid Vitrified Tiles in Toilets		Provision for Washing Machine and Dish Washer
			SS Sink with Drain Board



1. ENTRANCE: 11'3" X 5'

2. STORE ROOM: 4'1" X 4'4"

3. LIVING & DINING: 16'6" X 17'9"

4. KITCHEN: 10'10" X 8'2"

5. DRY BALCONY: 10'10" X 4'11"

6. TOILET 1: 7'11" X 4'4"

7. BEDROOM 1: 11'2" X 11'1"

8. MASTER BEDROOM: 14'10" X 11'7"

9. TOILET 2: 5' X 8'

10. BEDROOM 2: 11'2" X 11'8"

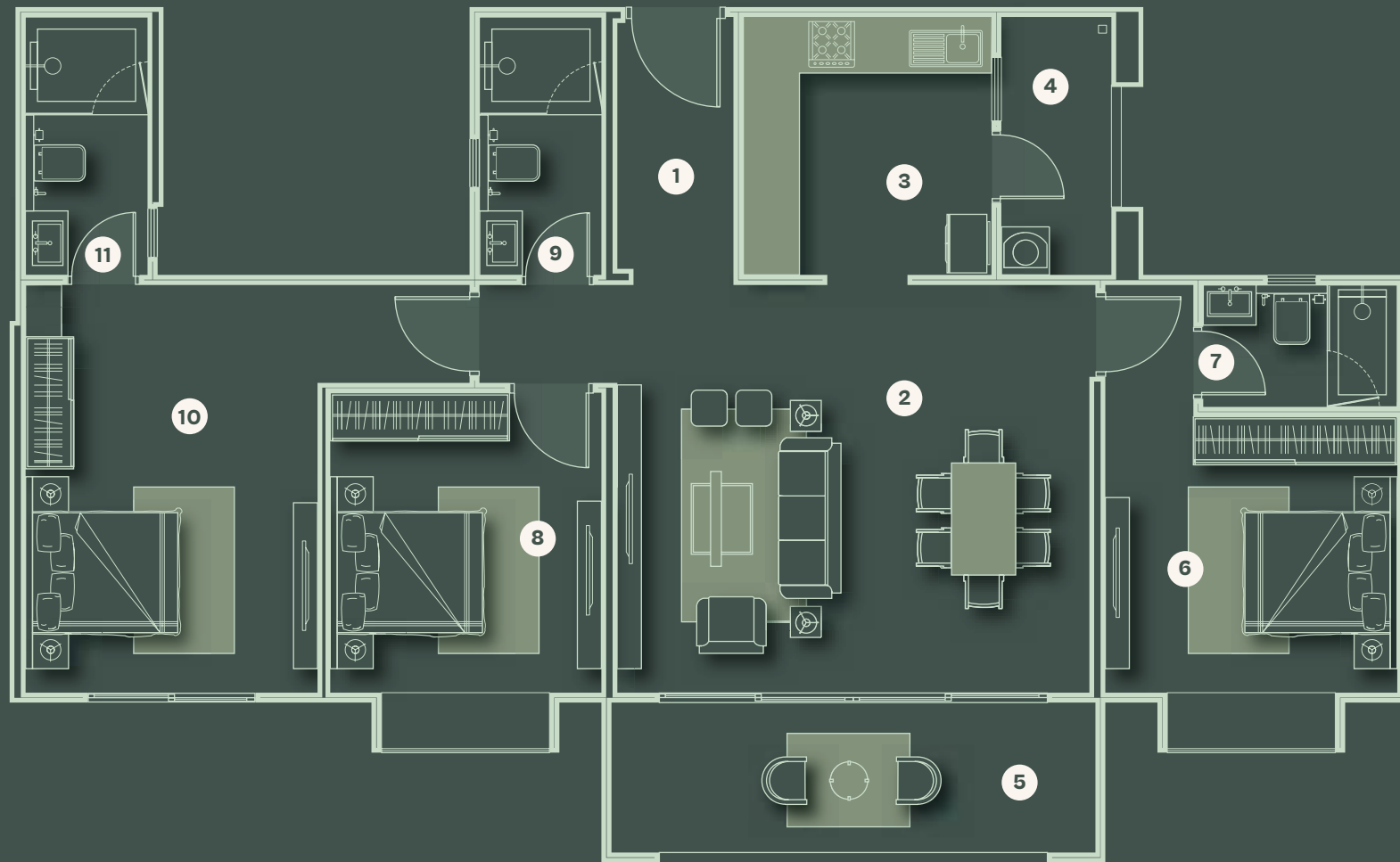
11. TOILET 3: 4'11" X 7'10"

12. BALCONY: 4'11" X 17'9"



3 BHK B

1413 SQ. FT.



1. ENTRANCE: 11' X 5'

2. LIVING & DINING: 16'9" X 19'10"

3. KITCHEN: 10'7" X 10'2"

4. DRY BALCONY: 10'7" X 4'11"

5. BALCONY: 6'7" X 19'10"

6. BEDROOM 1: 11'4" X 12'

7. TOILET 1: 5' X 7'11"

8. BEDROOM 2: 12'4" X 11'3"

9. TOILET 2: 10'7" X 5'

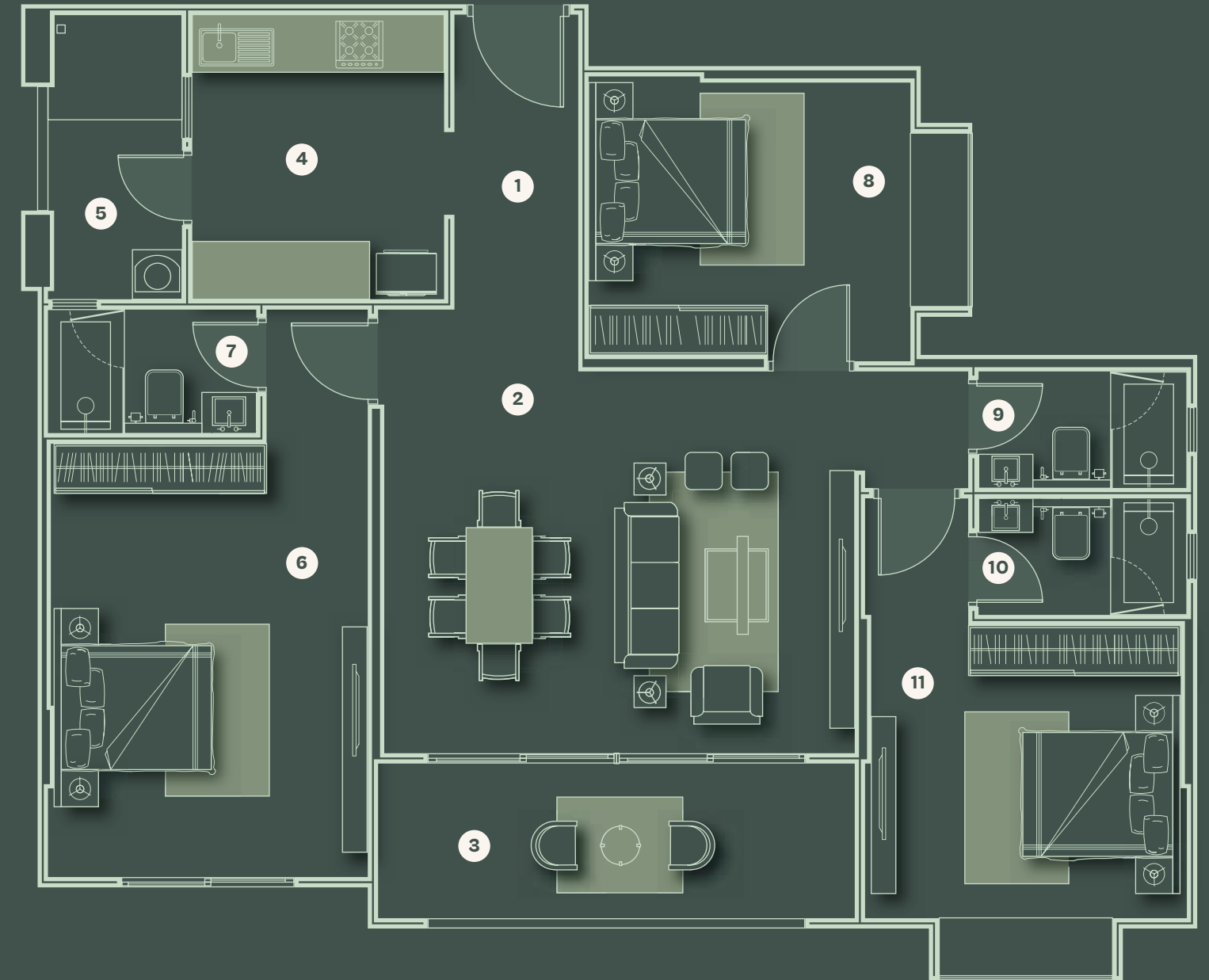
10. MASTER BEDROOM: 16'9" X 12'

11. TOILET 3: 10'7" X 5'



3 BHK C

1417 SQ. FT.



1. ENTRANCE: 11'9" X 4'11"

2. LIVING & DINING: 15'2" X 18'11"

3. BALCONY: 6'7" X 18'11"

4. KITCHEN: 11'4" X 10'

5. DRY BALCONY: 11'4" X 5'9"

6. MASTER BEDROOM: 17'3" X 12'8"

7. TOILET 1: 4'11" X 8'3"

8. BEDROOM 1: 11'3" X 12'9"

9. TOILET 2: 4'8" X 8'3"

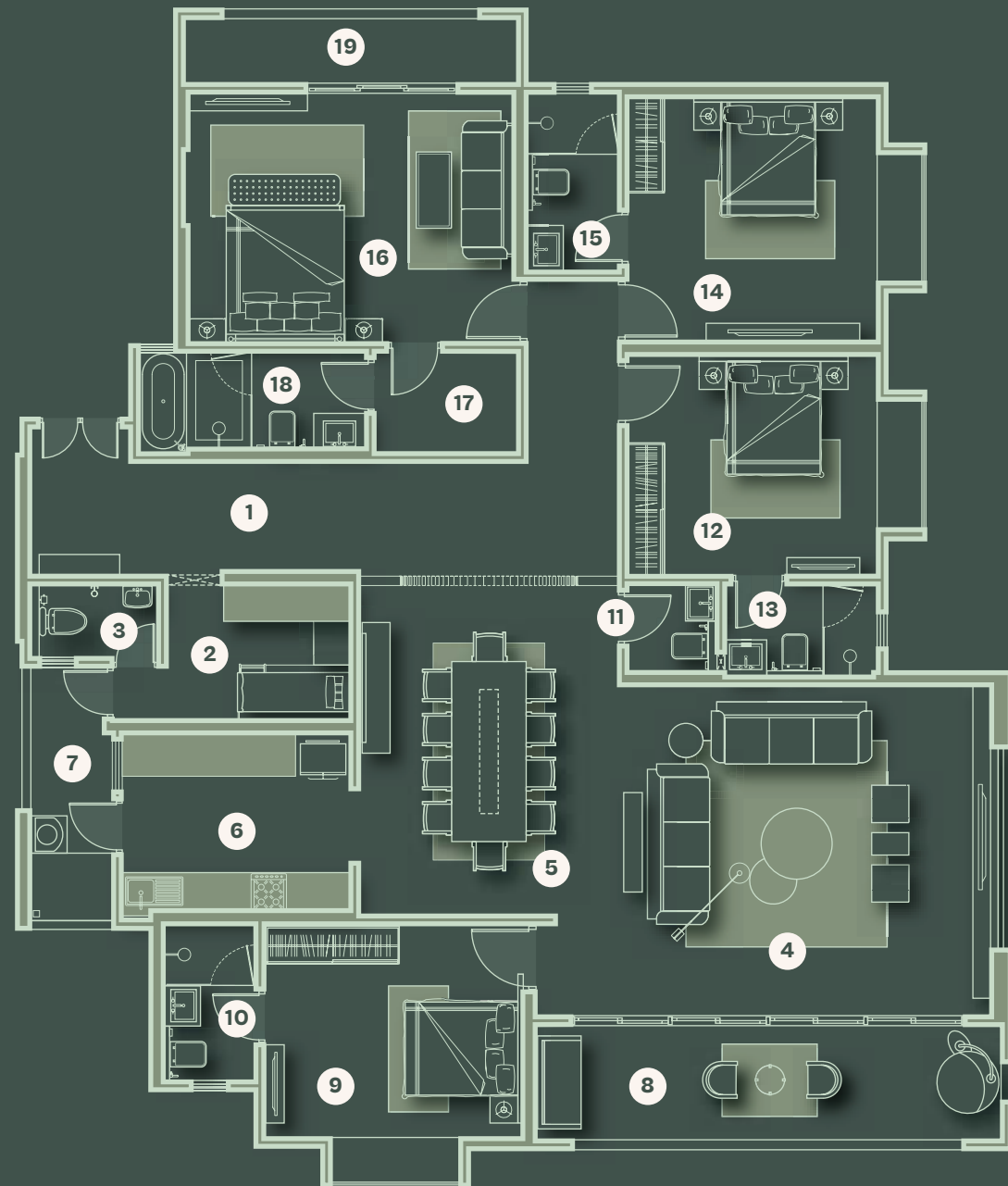
10. TOILET 3: 4'8" X 8'3"

11. BEDROOM 2: 11'8" X 12'9"



4.5 BHK A - Simplex

2482 SQ. FT.



1. ENTRANCE: 6'1" X 17'5"
2. SERV. ROOM: 7'3" X 9'9"
3. TOILET 1: 4' X 6'10"
4. LIVING ROOM: 17'5" X 24'7"
5. DINING ROOM: 16'3" X 13'9"
6. KITCHEN: 9'8" X 12'2"
7. DRY BALCONY: 4'11" X 13'10"

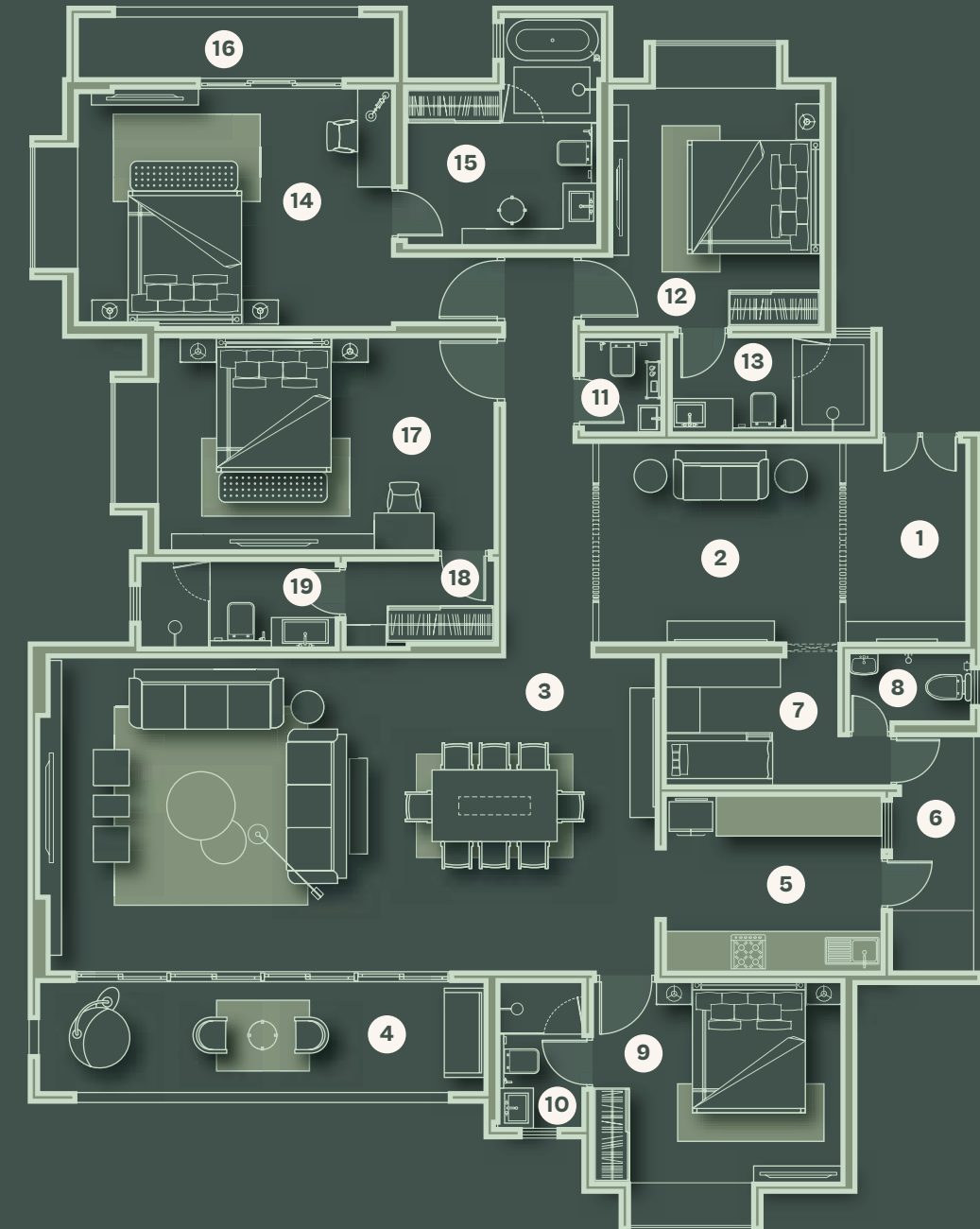
8. BALCONY: 6'7" X 25'1"
9. BEDROOM 1: 11' X 13'9"
10. ENSUITE 1: 8'1" X 4'11"
11. POWDER TOILET: 5' X 4'7"
12. BEDROOM 2: 11'10" X 13'1"
13. ENSUITE 2: 5' X 8'
14. BEDROOM 3: 13'1" X 13'1"

15. ENSUITE 3: 9'4" X 5'
16. MASTER BEDROOM: 13'3" X 17'6"
17. WALK-IN WARDROBE: 5'5" X 7'6"
18. ENSUITE: 5'5" X 12'1"
19. BALCONY: 3'11" X 18'6"



4.5 BHK B - Simplex

2698 SQ. FT.



1. ENTRANCE: 11'2" X 7'1"
2. WAITING AREA: 11'2" X 14'7"
3. LIVING & DINING: 17'6" X 34'1"
4. BALCONY: 6'8" X 25'1"
5. KITCHEN: 9'10" X 12'1"
6. DRY BALCONY: 4'11" X 13'3"
7. SERV. ROOM: 7'6" X 9'8"

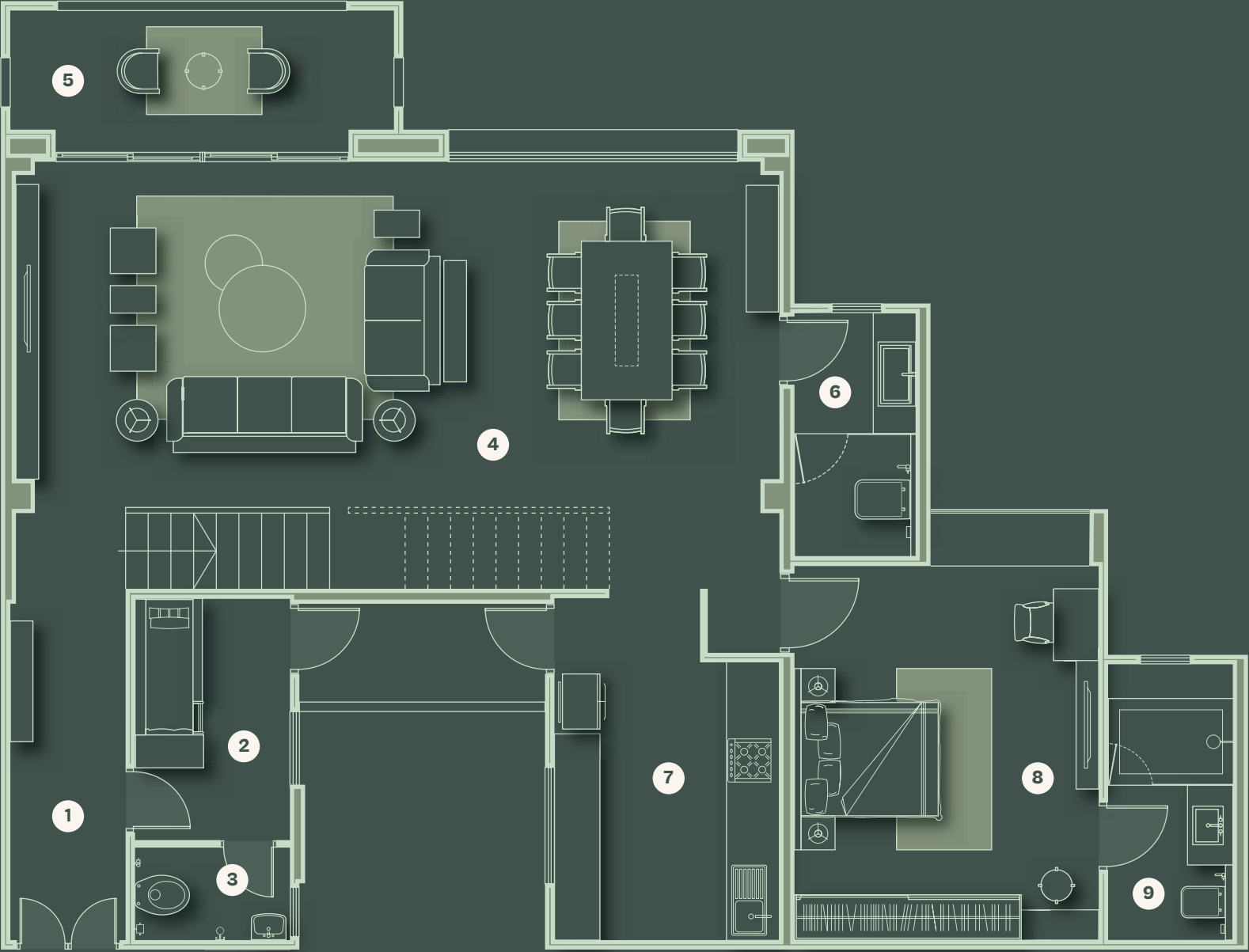
8. TOILET 1: 3'11" X 6'11"
9. BEDROOM 1: 11'2" X 13'10"
10. ENSUITE 1: 8'2" X 4'9"
11. POWDER TOILET: 5'5" X 4'5"
12. BEDROOM 2: 13'3" X 11'8"
13. ENSUITE 2: 5'5" X 11'2"
14. MASTER BEDROOM 1: 13'2" X 17'7"

15. WARDROBE & ENSUITE: 12'8" X 10'11"
16. BALCONY: 3'11" X 17'10"
17. MASTER BEDROOM 2: 11'11" X 18'8"
18. WALK-IN WARDROBE: 4'11" X 8'4"
19. ENSUITE: 4'11" X 10'11"



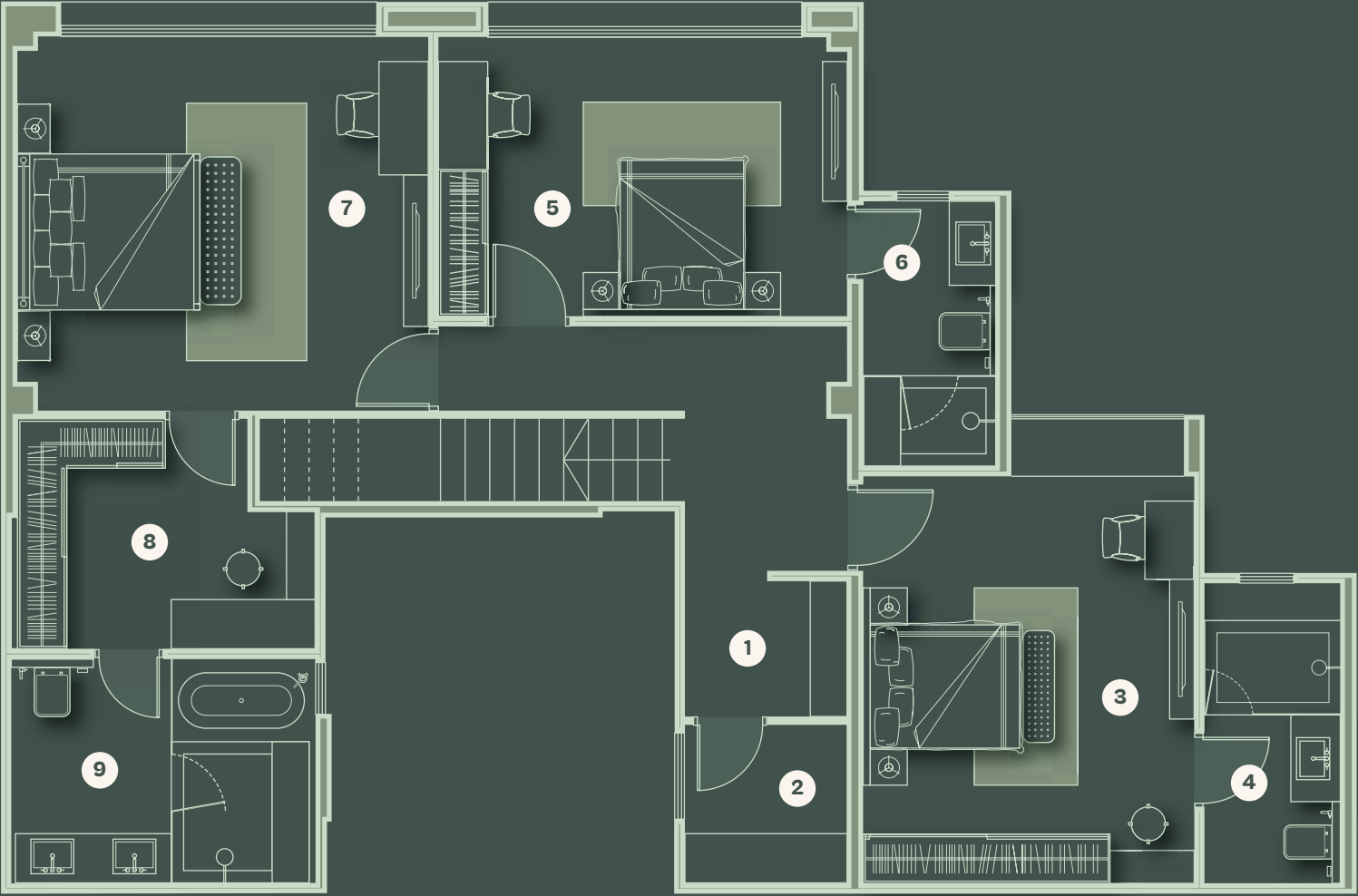
4.5 BHK C - Duplex

2696 SQ. FT.



LOWER FLOOR

- 1. ENTRANCE: 15'9" X 5'
- 2. SERVANT'S ROOM: 10'6" X 6'9"
- 3. TOILET 1: 4' X 6'9"
- 4. LIVING & DINING: 15' X 33'1"
- 5. TERRACE: 6'7" X 17'6"
- 6. POWDER TOILET: 10'7" X 5'5"
- 7. KITCHEN: 12'1" X 9'9"
- 8. BEDROOM 1: 16'3" X 13'2"
- 9. ENSUITE 1: 12' X 5'5"



UPPER FLOOR

- 1. MANDIR: 5'5" X 6'6"
- 2. STORE: 6'4" X 6'6"
- 3. BEDROOM 2: 16'3" X 13'2"
- 4. ENSUITE 2: 12' X 5'5"
- 5. BEDROOM 3: 11'2" X 16'4"
- 6. ENSUITE 3: 10'7" X 5'5"
- 7. MASTER BEDROOM: 14'11" X 16'5"
- 8. WALK-IN WARDROBE: 9'2" X 12'2"
- 9. ENSUITE 4: 8'11" X 12'2"





*A host of carefully
curated wellness amenities.*

AMENITIES

04



We believe in nurturing a balanced lifestyle through diverse amenities thoughtfully distributed across the Ground, Podium Level, and Terrace. Dive into relaxation with our pristine swimming pool, enjoy the playful ambience of the dedicated children's area, or find tranquility in the serene yoga space. Host memorable gatherings in the party area, and keep active with our indoor games and state-of-the-art gymnasium. With carefully designed water bodies and recreational spaces, there's something to delight every family member.

MULTI SPORTS AREA

BOX CRICKET

**BANQUET HALL WITH
ATTACHED GARDEN**

SWIMMING POOL

2000 + SQ. FT. GYMNASIUM

SEATING PODS

GLASS PAVILION

KIDS PLAY AREA

AMPHITHEATRE

YOGA PAVILLION

OPEN GYMNASIUM

ACCUPRESSURE TRACK

WALKING/ JOGGING TRACK

BARBEQUE AREA

SENIOR CITIZEN SITOUTS

ROOMS FOR DRIVERS

& MORE







At The Reserve, luxury and sustainability go hand in hand. Our thoughtful integration of green practices creates a living experience that's both refined and eco-friendly.

SEWAGE TREATMENT PLANT

RAIN WATER HARVESTING

SOLAR WATER IN MASTER BATHROOM

**WATER TREATMENT PLANT
FOR BORE-WATER**

GARBAGE CHUTE

**EV CHARGING POINTS IN COMMON
PARKINGS/ VISITOR PARKINGS**



*Where the comfort & convenience
of the city meets tranquility of nature.*

LOCATION

Nestled in the heart of Mundhwa, The Reserve offers a unique blend of city living and a serene escape. Surrounded by Koregaon Park, Kalyaninagar, Kharadi, Amanora, and Magarpatta in Hadapsar, this location is often referred to as Koregaon Park Annexe. Within a 200m radius, you'll find major commercial spaces including Bajaj Finance Headquarters, Bharat Forge, Google Office, and Poonawalla Fincorp, ensuring your work-life balance is never compromised. Less than a kilometre away, find an array of well-known cafes, restaurants, clubs, boutiques, and high-end malls like KOPA. Reputable schools such as Vibgyor, Lexicon, and Bishops are nearby too, providing excellent education options. Essential services like convenience stores, hospitals, medical facilities, and banks are all within easy reach.

EASY ACCESS TO SOLAPUR
ROAD & SAWAD ROAD

CLOSE PROXIMITY TO SP INFOCITY
IT PARK AND MAGARPATTA

WELL-KNOWN SCHOOLS LIKE
LEXICON, VIBGYOR





About the Developers.

THE BUILDERS



ODELA, BAVDHAN

06



AISHWARYA, SARASBAUG



209 HADAPSAR, PUNE



UNIKA, HADAPSAR

Firm believers in delivering quality, Lohia Jain Group and Malpani 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.



RERA Number: PR1260002400065

LJM ESTATE LLP

Head Office: 893/6, Lohia Jain House,
2nd floor, Bhandarkar Road, Goodluck Chowk,
Deccan Gymkhana, Pune - 411004

The Reserve: CTS No. 1570/5 to 1570/9,
Near Mundhwa Passport Office, Mundhwa,
Pune - 411036

Note: The plans, specifications, images and other details herein are only indicative and the developer reserves the right to change any or all of these in the interest of the development.

