



THE RESERVE  
KOREGAON PARK ANNEXE



In association with:







*Enjoy a private  
outdoor sanctuary.*

*Your front row seat  
to nature.*





## *Welcome to The Reserve.*

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With an enviable downtown address, the property offers a complete escape and connection with nature – within the city of Pune. One-of-its-kind exquisite residences that will serve as an intergenerational residential development set in its very own, one acre purpose-grown natural habitat.

One-of-its-kind residences where the comfort and convenience of the city meets the tranquility of 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  
Digital Lock for Main Door  
Mortise Handles & Cylindrical Locks  
15 mm Full Body Vitrified Tile/Granite Door Frame in Toilets from all Four Sides  
Both Side Laminated Flush Door

## WINDOWS & RAILINGS

Matt Powder-Coated Windows  
Multi-Locking System  
DGU Glass  
Free Stand Aluminium Clove Railing with Toughened Sandwich Glass  
Matt Powder-Coated Sliding Doors With Multi-Locking System with DGU Glass

## ELECTRICALS

ISI Marked FRLS Copper Wiring and Electrical Fittings  
A/C Points with Provision for Outdoor Unit  
Multiple Convenient Points  
Well-Planned Wi-Fi

## SECURITY MEASURES

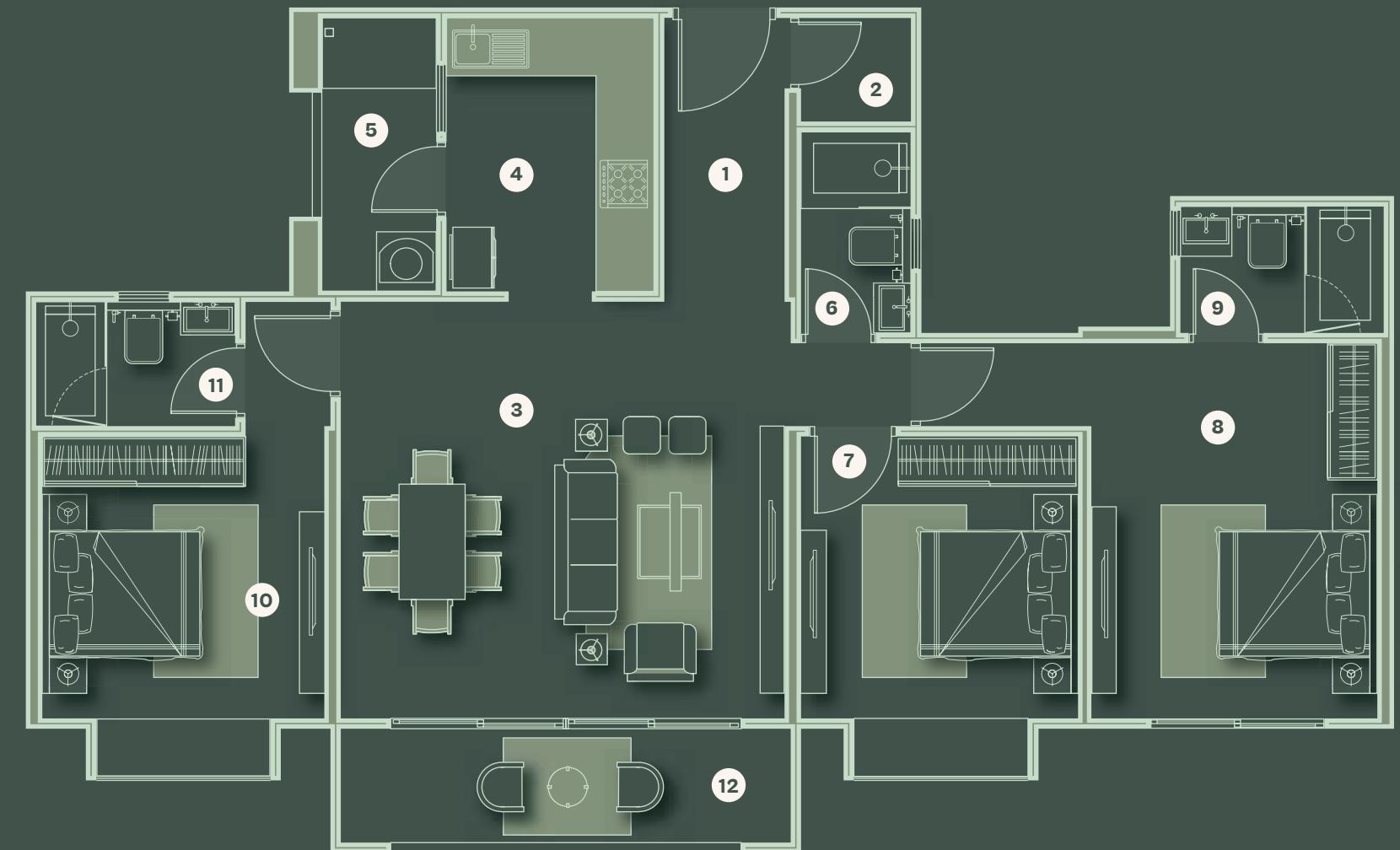
3 Level Security with Access Control at Entrance, Lobby and Flat  
Video Door Phone  
Boom Barrier at Entrance Gate  
CCTV Camera Covering all Common Areas

## FLOORING

1200 x 1800 mm GVT Tiles for Flooring  
Wooden Finish Anti-Skid Tiles in Balcony  
Anti-Skid Vitrified Tiles in Toilets

## KITCHEN & DRY TERRACE

Granite/Equivalent Platform in Kitchen  
Fully Loaded Modular Kitchen  
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"

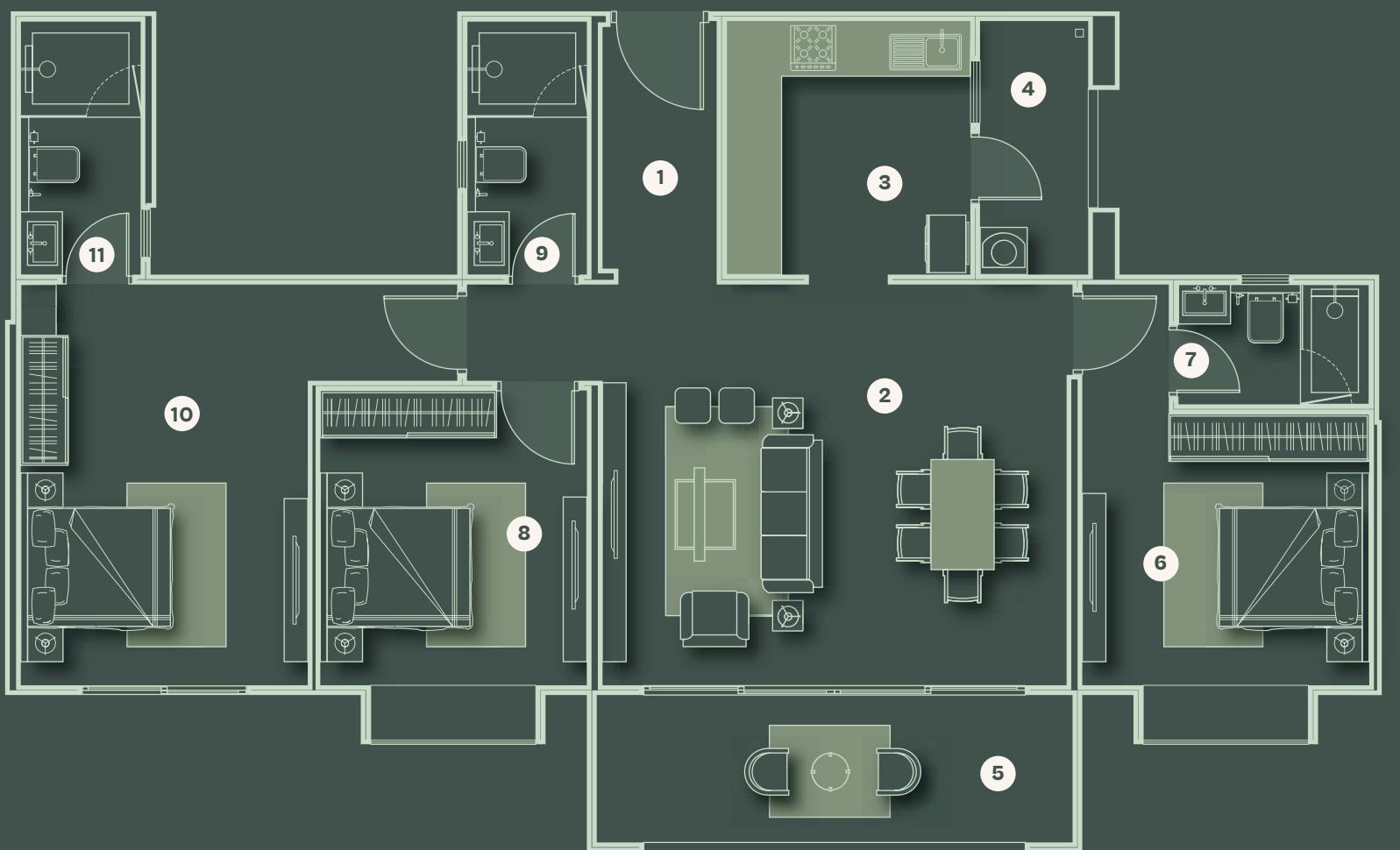
11. TOILET 3: 4'11" X 7'10"

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



## 3 BHK B

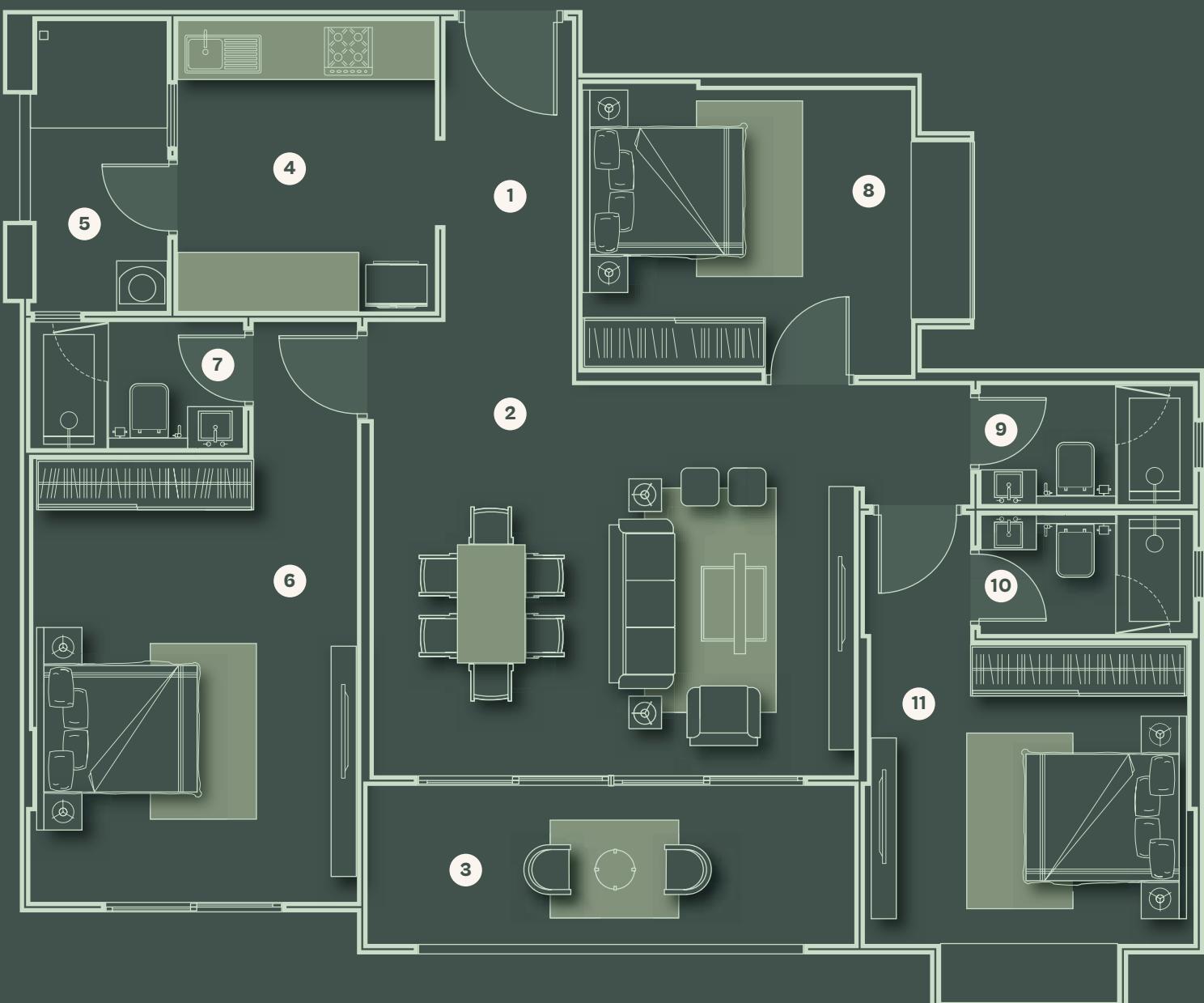
1413 SQ. FT.



- 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.

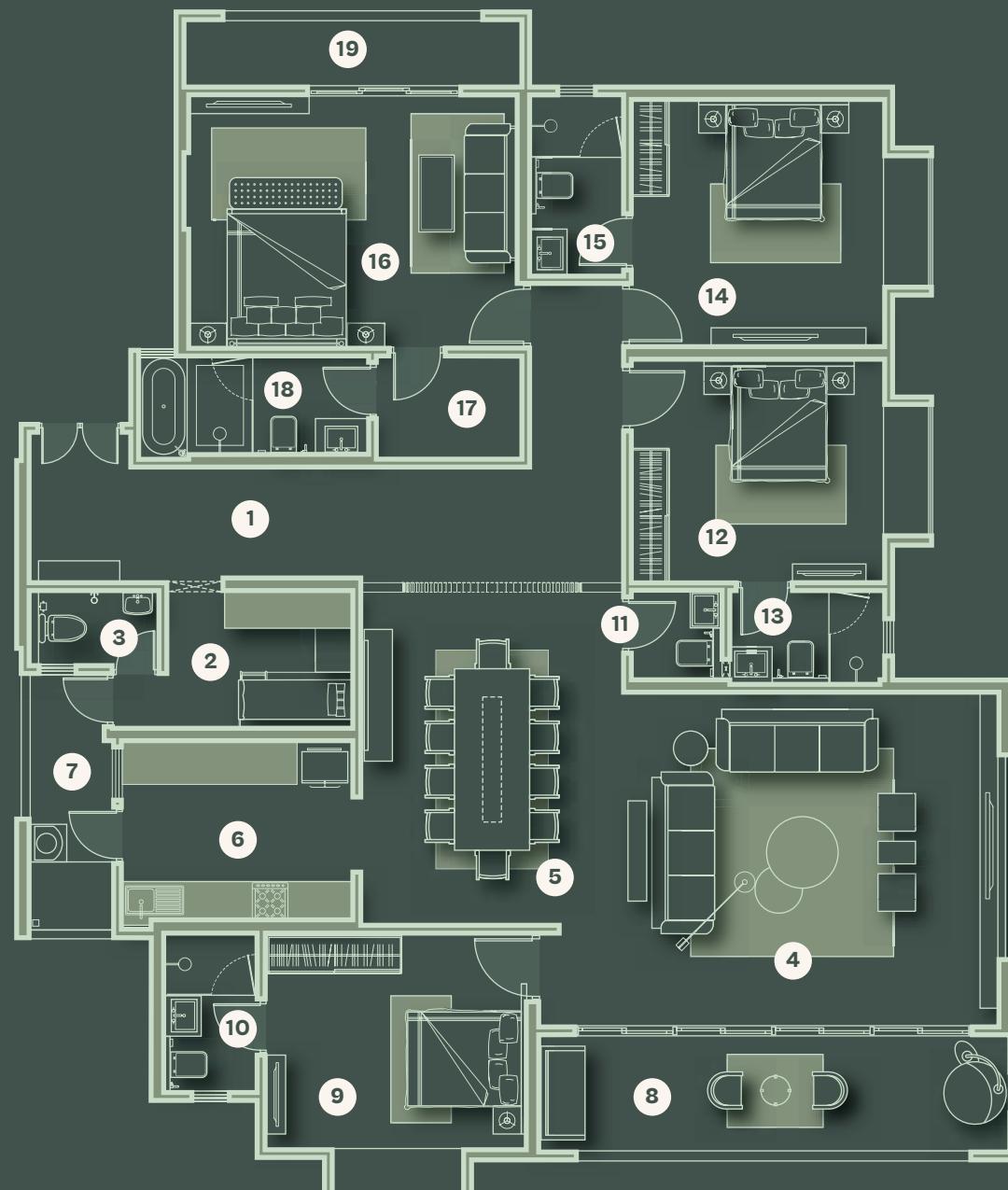


- 1. ENTRANCE: 11'9" X 4'11"
- 2. LIVING & DINING: 15'2" X 18'11"
- 3. BALCONY: 6'7" X 18'11"
- 4. KITCHEN: 11'4" X 10'
- 5. DRY BALCONY: 11'4" X 5'9"
- 6. MASTER BEDROOM: 17'3" X 12'8"
- 7. TOILET 1: 4'11" X 8'3"
- 8. BEDROOM 1: 11'3" X 12'9"
- 9. TOILET 2: 4'8" X 8'3"
- 10. TOILET 3: 4'8" X 8'3"
- 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"

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"

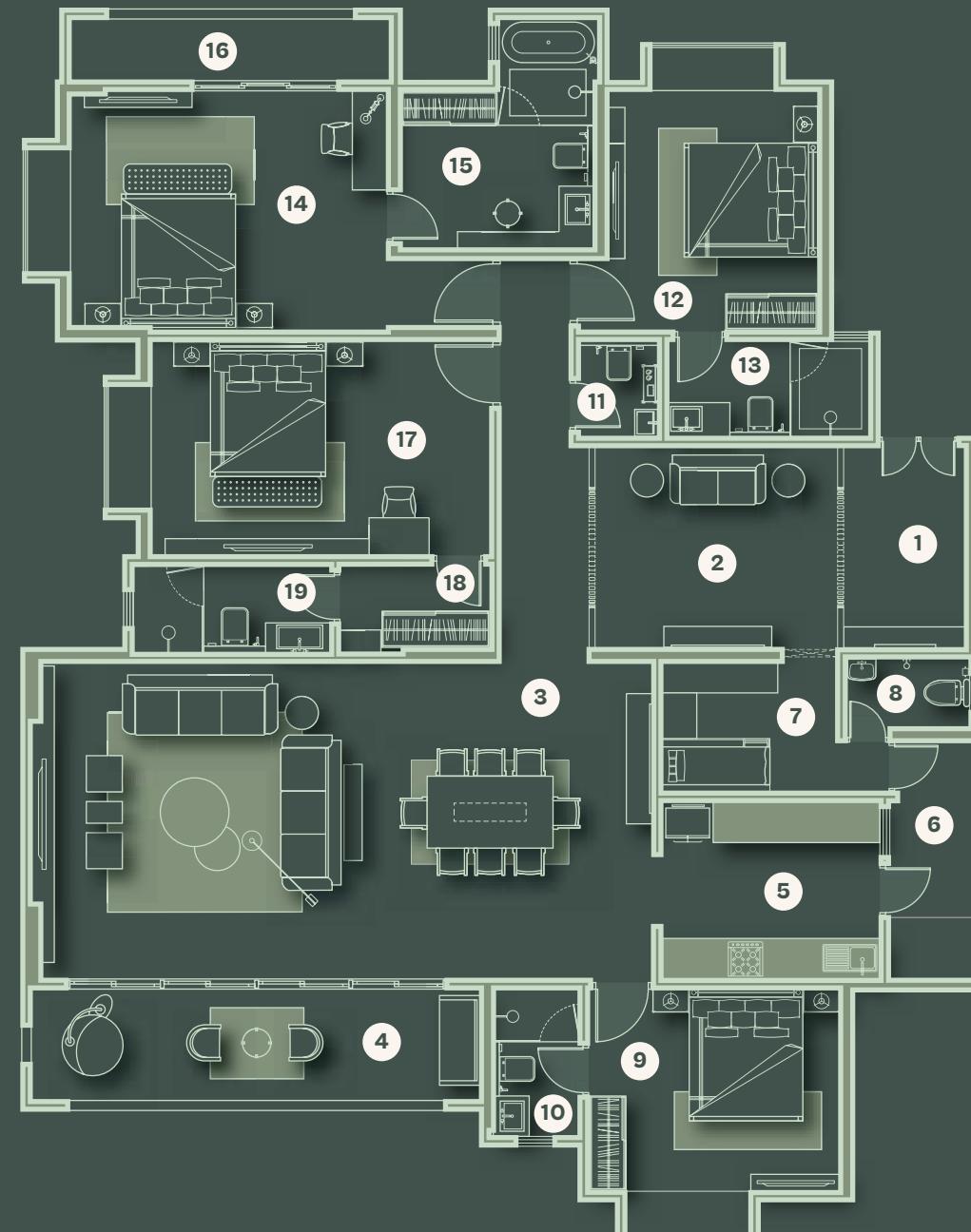
5. KITCHEN: 9'10" X 12'1"

6. DRY BALCONY: 4'11" X 13'3"

7. SERV. ROOM: 7'6" X 9'8"

## 4.5 BHK B - Simplex

2698 SQ. FT.



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"

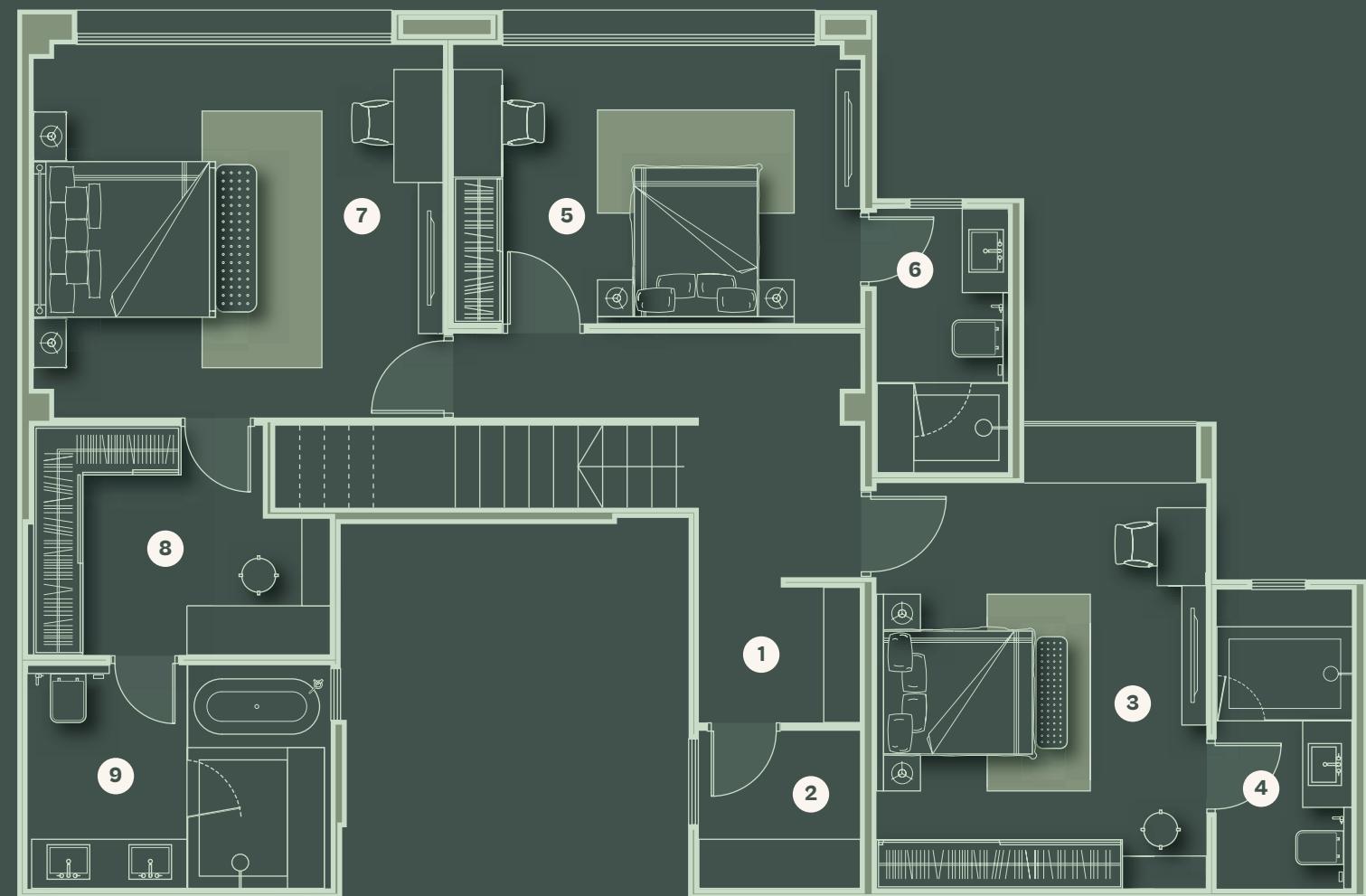
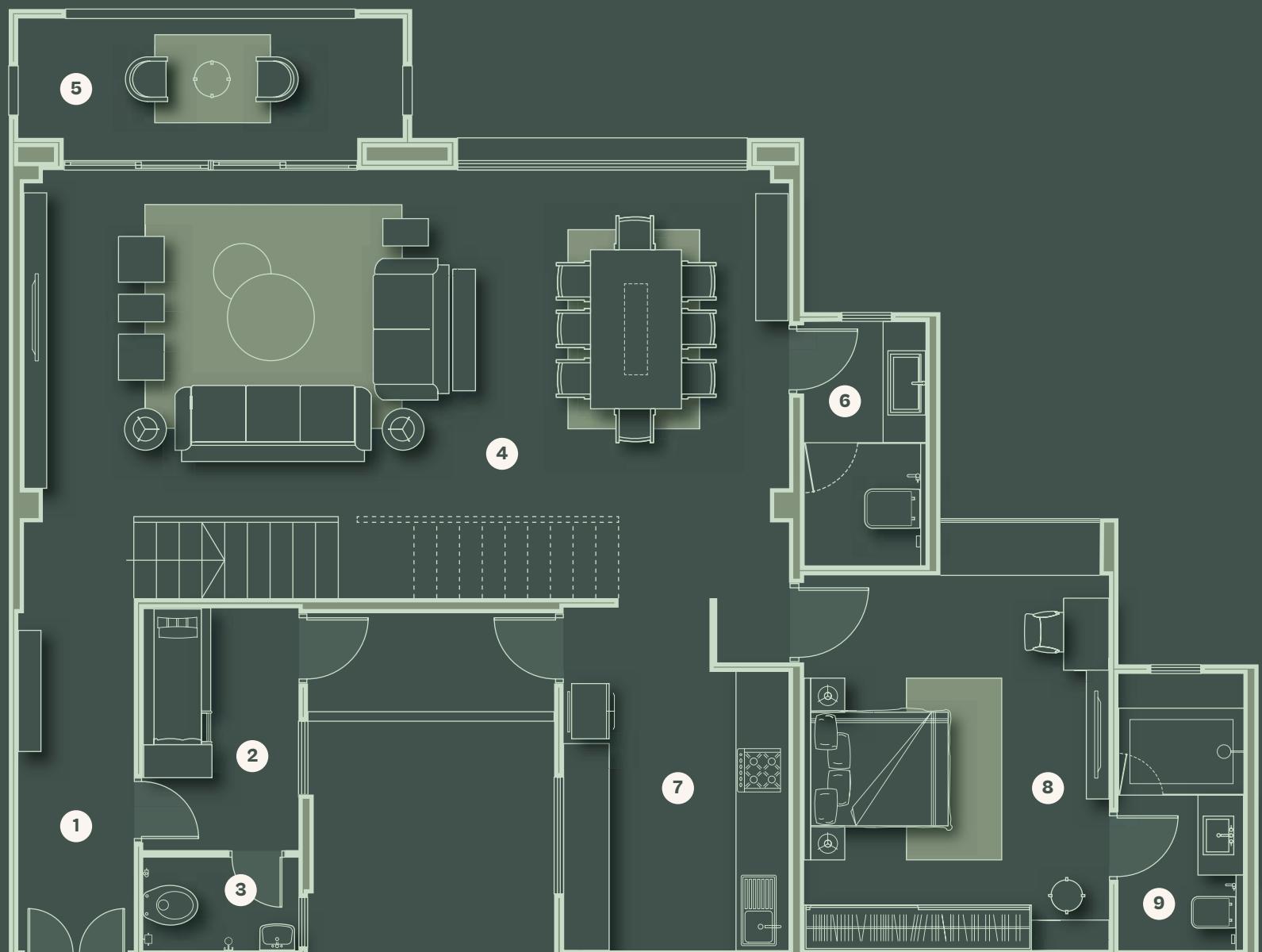
18. WALK-IN WARDROBE: 4'11" X 8'4"

19. ENSUITE: 4'11" X 10'11"



## 4.5 BHK C - Duplex

2696 SQ. FT.



## LOWER FLOOR

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

A compass rose icon with the letter 'N' indicating North.

## UPPER FLOOR

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

N



## *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 tranquillity 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

05

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 INFO CITY  
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.

 **LOHIA JAIN MALPANI  
PROPERTIES**



**RERA Number: PR1260002400065**

LJM ESTATE LLP

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

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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.

