

INTRODUCING



ELEMENTS
BY MAJESTIQUE

Location Highlights

PRIME WEST PUNE LOCATION - BANER

- A thriving residential and commercial hotspot with excellent connectivity to NH-4B, Pashan, Aundh, Balewadi, and Hinjewadi IT Park. Part of the Smart City Pune Initiative.

SEAMLESS CONNECTIVITY

- Connected via Baner Road, University Road & Poddar-Bus Road. Close to Pune Metro Line 3 (Hinjewadi-Ghugunagar).
- Just 10-15 mins to Pune Railway Station and 30-45 mins to Pune Airport.

ROBUST SOCIAL INFRASTRUCTURE

- Top schools: Orchid, DAV, VISHWAKARMA, NCC
- Major offices: Hinjewadi Phase I, Cummins, RanchoHQ, Siemens
- Near Western end of Balewadi High Street.
- Top restaurants & cafes.

HEALTHCARE AT HAND

- Access to reputed hospitals: Jupiter, Medpoint, Shashwat, Nacare. All daily medical needs met with clinics, pharmacies & labs nearby.
- Growth & Lifestyle Advantage
- Lush greenery, Baner Hill & riverside zones offer
- Peaceful living. One of Pune's fastest-growing
- Investment corridors with high rental demand and capital appreciation.



SOUTH COAST STATE PARK

SARVIS MUNICIPAL ROAD

- 1. BANNER HILLS
- 2. BANNER HILLS
- 3. BANNER HILLS
- 4. BANNER HILLS
- 5. BANNER HILLS
- 6. BANNER HILLS
- 7. BANNER HILLS
- 8. BANNER HILLS
- 9. BANNER HILLS
- 10. BANNER HILLS

ELEMENTS

BANNER HILLS





MASTER PLAN

LEGENDS

- 1. ENTRY | 2. DRIVEWAY | 3. SERVICES | 4. SPACE FOR TRANSFORMER AND DB SET
- 5. GOLFEN PARK / KIDS PARK | 6. ECO



TERRACE FLOOR PLAN





25TH FLOOR PLAN (RESIDENTIAL + RECREATIONAL)



RESIDENTIAL									
UNIT TYPE	UNIT COUNT	UNIT AREA (SQ FT)	UNIT PRICE	TOTAL UNIT AREA (SQ FT)	TOTAL UNIT PRICE	RECREATIONAL	RECREATIONAL AREA (SQ FT)	RECREATIONAL PRICE	TOTAL RECREATIONAL PRICE
STUDIO	10	450	\$120,000	4,500	\$1,200,000	POOL	1,500	\$150,000	\$150,000
1-BED	20	750	\$180,000	15,000	\$3,600,000	LOUNGE	1,000	\$100,000	\$100,000
2-BED	15	1,100	\$250,000	16,500	\$3,750,000	BAR	800	\$80,000	\$80,000
3-BED	5	1,500	\$350,000	7,500	\$1,750,000	SAUNA	500	\$50,000	\$50,000
TOTAL	50	4,800	\$1,000,000	43,500	\$10,300,000	RECREATIONAL TOTAL	3,800	\$380,000	\$380,000



26TH FLOOR PLAN RECREATIONAL





TYPICAL FLOOR PLAN



No.	Room	Area (m ²)	Total Area (m ²)		Net Area (m ²)		Gross Area (m ²)	
			Count	Area	Count	Area	Count	Area
1	Living Room	15.00	12	180.00	12	180.00	12	180.00
2	Bedroom	12.00	12	144.00	12	144.00	12	144.00
3	Bathroom	5.00	12	60.00	12	60.00	12	60.00
4	Kitchen	8.00	12	96.00	12	96.00	12	96.00
5	Dining Room	10.00	12	120.00	12	120.00	12	120.00
6	Staircase	3.00	2	6.00	2	6.00	2	6.00
7	Common Area	20.00	1	20.00	1	20.00	1	20.00
8	Storage	2.00	12	24.00	12	24.00	12	24.00
9	Corridor	4.00	12	48.00	12	48.00	12	48.00
10	W.C.	1.00	12	12.00	12	12.00	12	12.00
11	Terrace	10.00	12	120.00	12	120.00	12	120.00
12	Balcony	5.00	12	60.00	12	60.00	12	60.00
13	Garage	15.00	12	180.00	12	180.00	12	180.00
14	Plant Room	2.00	1	2.00	1	2.00	1	2.00
15	Service Yard	10.00	1	10.00	1	10.00	1	10.00
16	Roof	50.00	1	50.00	1	50.00	1	50.00
17	Basement	10.00	1	10.00	1	10.00	1	10.00
18	Other	5.00	1	5.00	1	5.00	1	5.00
19	Subtotal							
20	Total							



REFUGE FLOOR PLAN



NO.	DESCRIPTION	AREA (SQ. FT.)	NO.	DESCRIPTION	AREA (SQ. FT.)
1	STAIRS & ELEVATORS	1,200	11	STAIRS & ELEVATORS	1,200
2	STAIRS & ELEVATORS	1,200	12	STAIRS & ELEVATORS	1,200
3	STAIRS & ELEVATORS	1,200	13	STAIRS & ELEVATORS	1,200
4	STAIRS & ELEVATORS	1,200	14	STAIRS & ELEVATORS	1,200
5	STAIRS & ELEVATORS	1,200	15	STAIRS & ELEVATORS	1,200
6	STAIRS & ELEVATORS	1,200	16	STAIRS & ELEVATORS	1,200
7	STAIRS & ELEVATORS	1,200	17	STAIRS & ELEVATORS	1,200
8	STAIRS & ELEVATORS	1,200	18	STAIRS & ELEVATORS	1,200
9	STAIRS & ELEVATORS	1,200	19	STAIRS & ELEVATORS	1,200
10	STAIRS & ELEVATORS	1,200	20	STAIRS & ELEVATORS	1,200



UNIT PLAN

4 BHK



Writing Appliances & Doors	Module 2 A							
	Beds Covered Area		Beds Cover Covered Area		Utility Covered		Total Covered	
	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
	17.08	184.1	20.91	226	4.12	44	42.11	454.1



UNIT PLAN

4 BDR



APARTMENT NUMBER	Residential A							
	Bella Laguna 1BDR		Bella Laguna 2BDR		L'Espresso 3BDR		Bella Laguna	
	Room	Garage	Room	Garage	Room	Garage	Room	Garage
	1000A	1000B	2000A	2000B	3000	400	1000-300	2000

