

DESIGNED RIGHT BUILT AMONG THE TALLEST

2 & 3 BHK Elite Residences | SUS

KIRAN SORA

— The New Benchmark in Sus —



KIRAN CREATORS & DEVELOPERS (P) LTD

WHY SUS?

Sus is quickly emerging as a preferred destination for homebuyers, thanks to its strategic location and balanced lifestyle appeal. Just five minutes from Baner, it offers seamless access to key city hubs and is well-positioned between Kothrud and Hinjewadi, making it ideal for both residential and commercial buyers. Now under the Pune Municipal Corporation (PMC), the area benefits from enhanced civic infrastructure and planned development, adding long-term value to properties. With scenic hill views, easy access to daily essentials, and strong connectivity to major highways, Sus brings together natural beauty, urban convenience, and promising investment potential in one thriving neighbourhood.

KIRAN SORA



Shot On Actual Location

BUILT ON TRUSTED FOUNDATIONS

KIRAN CREATORS & DEVELOPERS brings a practical, planning-first approach to real estate development. With a clear focus on functionality, location intelligence, and long-term value, the brand continues to create developments that meet real market needs. The brand focuses on developments that are not just built to sell but built to sustain value.

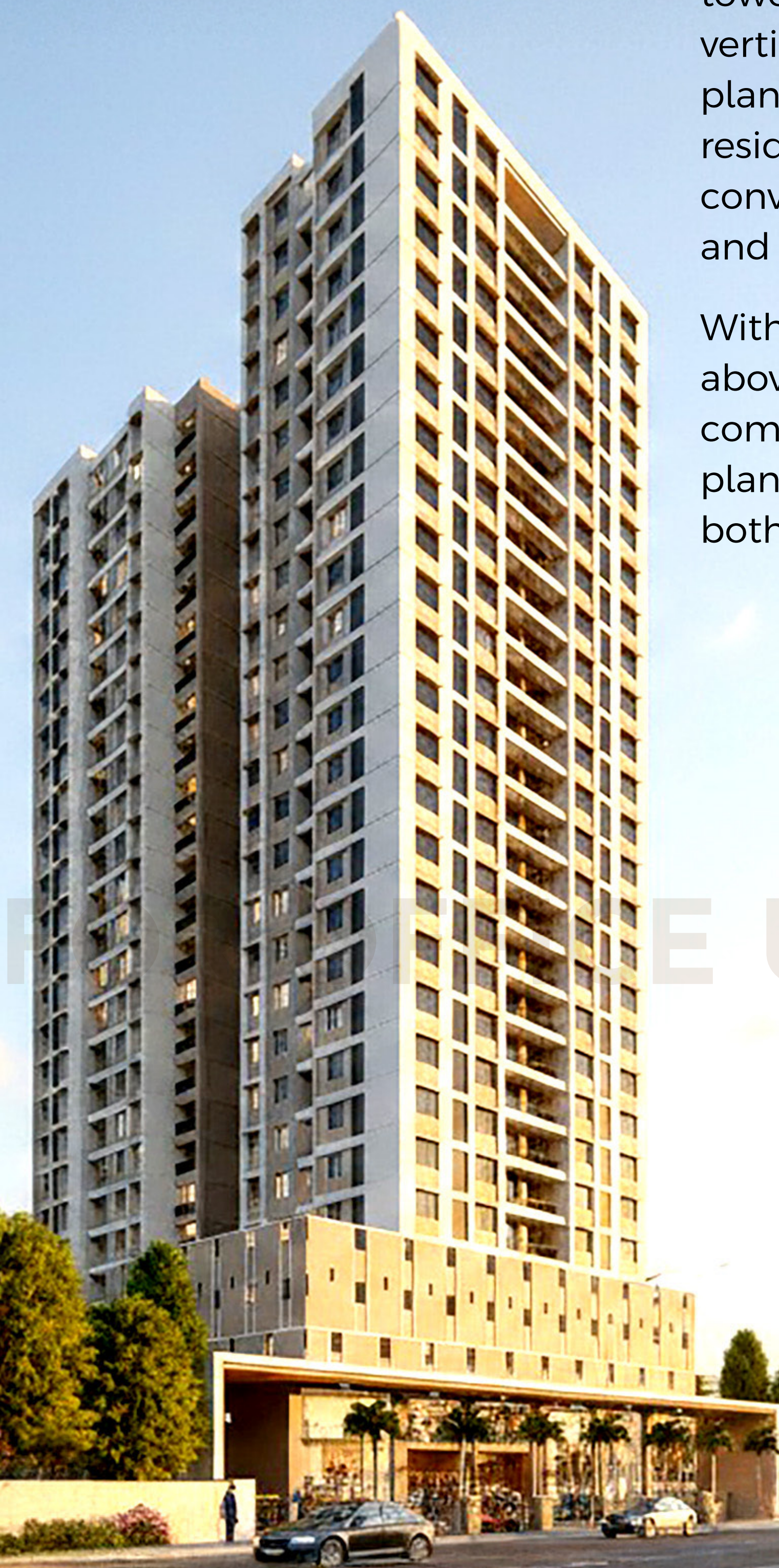
Every project of Kiran Creators & Developers reflects clarity in vision, strength in structure, and commitment to timely delivery.



DESIGNED TO RISE HIGHER

Kiran Sora is a 1-acre landmark residential development in Sus, envisioned as one of the tallest towers in the vicinity. Combining vertical scale with intelligent planning, the project integrates residential living with commercial convenience, strong road presence, and future growth potential.

With 30 residential floors rising above structured parking and commercial levels, **Kiran Sora** is planned to elevate everyday living both literally and strategically.



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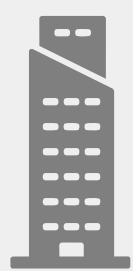
KEY PROJECT HIGHLIGHTS



**1-Acre Planned
Development**



**30 Residential Floors
(30+5 Structure)**



**One of the Tallest
Towers in the Vicinity**



4 Lifts



**3 Dedicated
Parking Levels**



**2 Floors of Integrated
Commercial Spaces**



**3,500 Sq. Ft.
Landscaped Garden**



**30M (100 ft.) Road
Touch Project**



**240 Exclusive Residences
(8 per floor)**



**RERA POSSESSION DATE:
JULY 2030**

LOCATION HIGHLIGHTS



**Strategically
located in Sus**



**Just 10 minutes
from Baner**



**Close to Hinjewadi
IT Park**



**Easy access to
Pune-Bangalore Highway**



**Fast-growing
residential corridor**



**Strong rental and
resale demand zone**



**30M wide road frontage for
better accessibility & prominence**



AMENITIES HIGHLIGHTS



**3,500 sq. ft.
landscaped garden**



**Low-density
planning**



**Efficiently designed
common areas**



**Integrated commercial
convenience at doorstep**



**Balanced lifestyle
without overcrowded luxury**



SPECIFICATION / RESIDENCE

HIGHLIGHTS



**Functional layouts
with minimal wastage**



**L-shaped Living &
Dining layout**



**Excellent cross
ventilation**



**Abundant
natural light**



**Well-utilised, thoughtfully
designed homes**



**Practical homes built
for long-term usability**

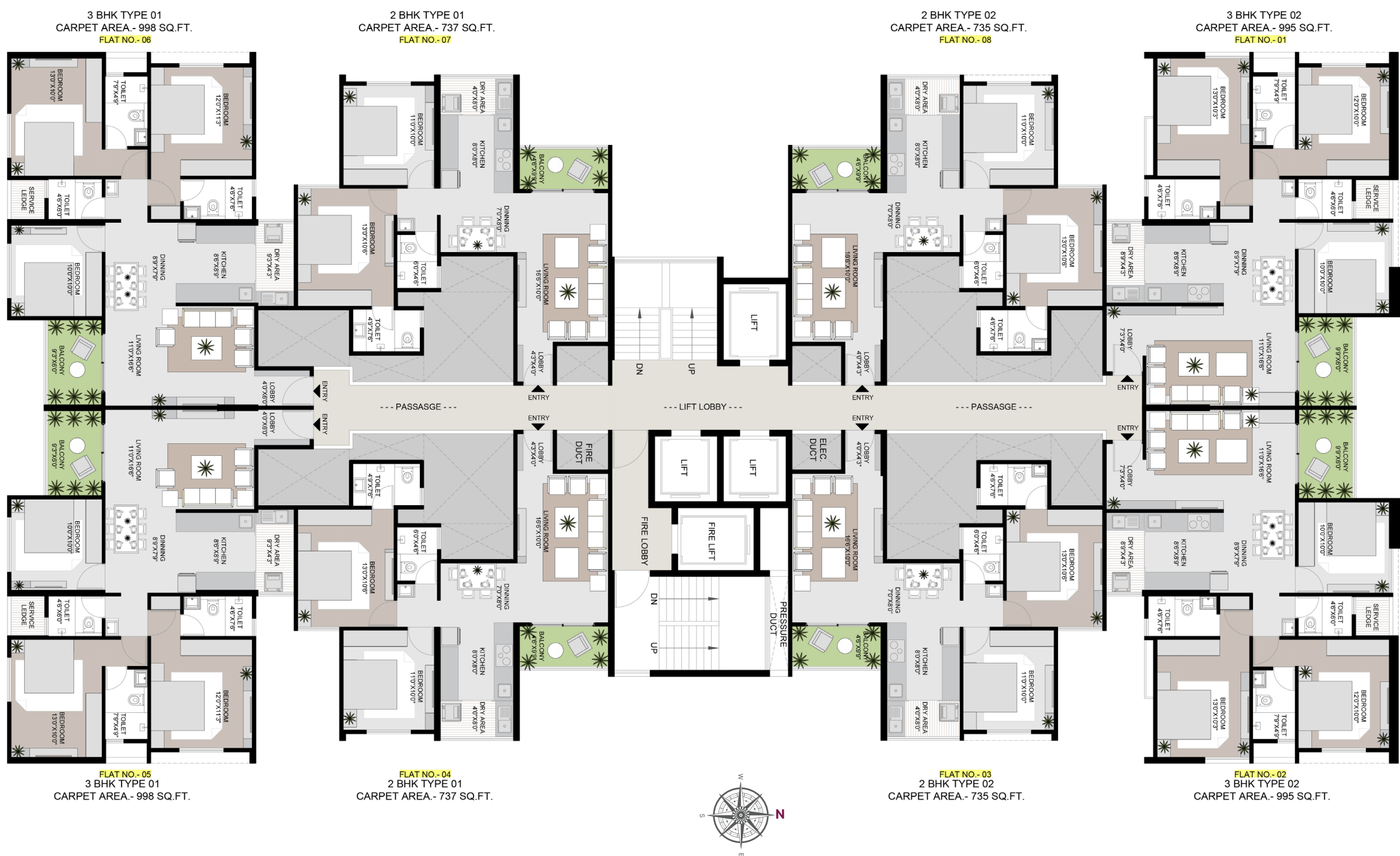




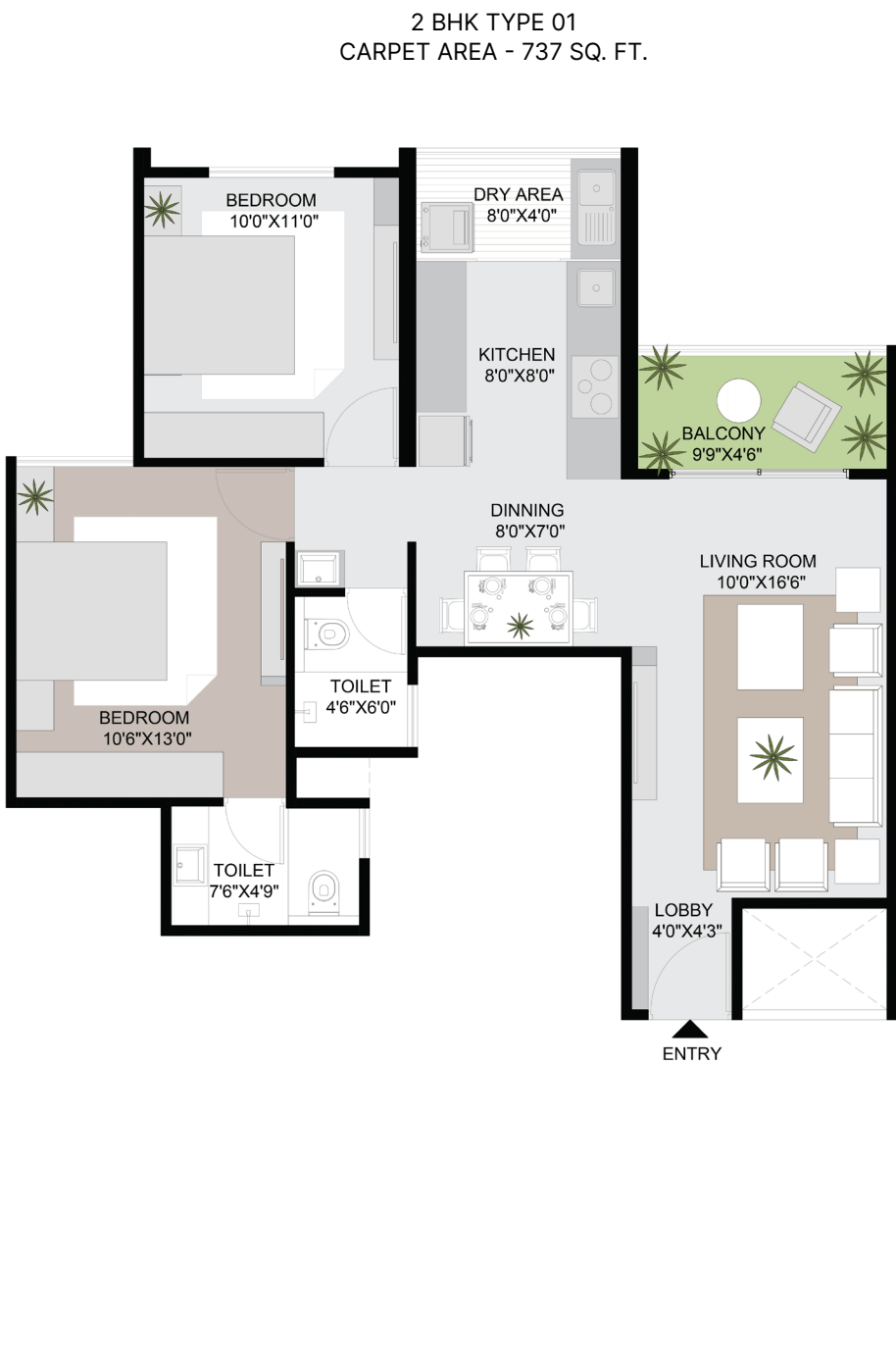
MASTER PLAN



FLOOR PLAN



UNIT PLAN





Conceptual Image



MAHA-RERA Registration No.
PM1260002502713
www.maharera.maharashtra.gov.in



KIRAN CREATORS & DEVELOPERS (P) LTD

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Strategic Partner
Beyond Walls
Brokerage. Simplified.



Disclaimer: This presenter is purely conceptual and tentative that gives a fair and general view of the project. It is not a legal offering, nor will it be deemed to be part of any agreement. Photographs and visuals shown are only for presentation purposes. All the units are unfurnished and the furniture's shown is for illustrative purpose only. The builder reserves the rights to revise no of buildings, areas of the units, specifications of the units, amenities, open space etc. as per companies discretion without prior notice and obligation. 'Future Development may consist of high-rise buildings etc.