

THE MARK *of*
RADIANCE



EXCLUSIVE 3 BHK RESIDENCES

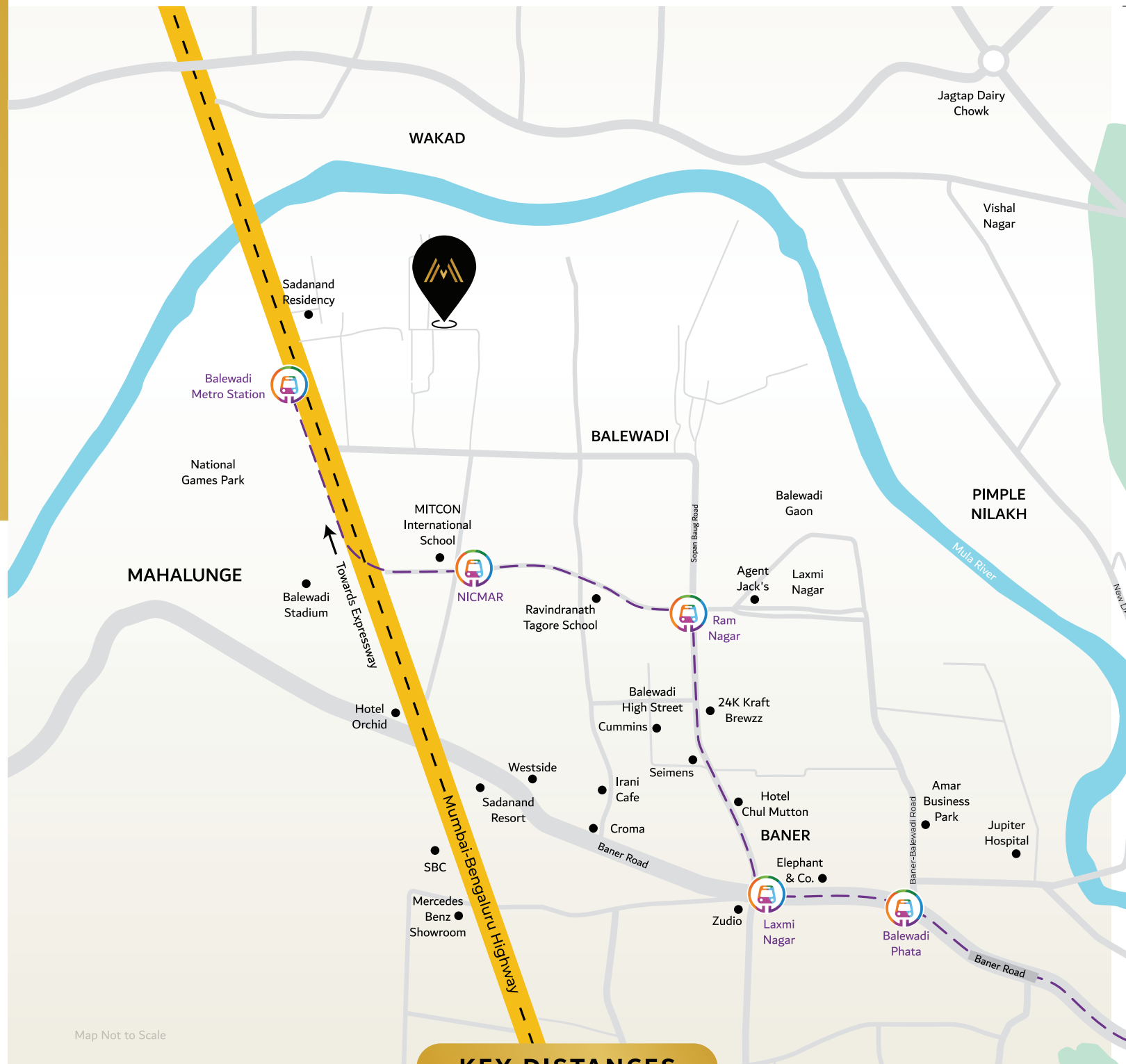
BALEWADI

A rare offering by BHC, a brand that turns vision to reality.
Marqis embodies understated opulence and a masterfully exclusive layout, built with an uncompromising eye for detail in the heart of Balewadi.



PROJECT HIGHLIGHTS

- » Low-density project with only 110 exclusive 3 bed residences across 5 wings
- » Only 2 apartments per floor for ultimate privacy
- » Spacious 3 BHK homes with ample cross ventilation
- » Vaastu-compliant layouts with thoughtful east-west orientation
- » Premium international brand fittings and elegant finishes
- » Curated amenities across ground, terrace & indoor zones
- » Located in Balewadi's elite neighbourhood
- » Excellent connectivity to schools, metro, highways & social hot spots



KEY DISTANCES

HOSPITALS

- » Jupiter Hospital 4.1 km
- » Sunshine Multi. Hospital 2.1 km
- » Manipal Hospital 2.7 km
- » Lifeline Hospital 3.7 km

SCHOOLS

- » MITCON International School 1.8 km
- » Bharati Vidyapeeth's English Medium School 2.1 km
- » PICT Model School 3.6 km

SHOPPING MALLS

- » Westend Mall 6.9 km
- » Xion Mall 6.2 km
- » Phoenix Mall of the Millennium 6.0 km
- » Spot 18 10.6 km

IT PARKS

- » Amar Business Zone 3.5 km
- » Panchshil Business Park II 2.2 km
- » Amar Tech Park 1.8 km

METRO STATION

- » NICMAR Metro Station 1.1 km
- » Baner Metro Station 3.0 km
- » Balewadi Metro Station 2.0 km

LEISURE & CONVENIENCE

- » Laxmi Mata Mandir 2.5 km
- » DMart 2.3 km
- » Balewadi High Street 2.5 km

THE MARK *of* DELIGHT



OPEN AMENITIES

- » Walking & Jogging Track
- » Open-air Amphitheatre
- » Flag Hoisting Area
- » Multipurpose Gathering Space
- » Infinity Swimming Pool with Changing Rooms, Toilets & Lockers
- » Outdoor Gym
- » Acupressure Track
- » Senior Citizens' Plaza
- » Multiple Gazebos with Private Party Areas
- » Barbecue Area
- » Bonfire Area
- » Family Get-together Space
- » Children's Play Zone
- » Outdoor Co-working Space



All Above Images are Artistic Impression

COVERED AMENITIES

- » Multipurpose Banquet Hall with Adequate Toilets and Storage
- » Kitchen & Pantry Area
- » Society Conference Room
- » Store Room
- » Work-from-home Cabin Facility
- » Private Mini Cinema Theatre
- » Guest Rooms
- » Well-equipped Gymnasium with Toilets and Changing Rooms
- » Meditation, Yoga & Dance/Zumba Room
- » Indoor Games: Chess, Foosball, Carrom, Table Tennis, Mini Pool Table
- » Caretaker's Room
- » Toddlers' Play Area



GROUND AMENITIES

- » Ganesh Temple
- » Garden Seating Area

SPECIFICATION

LIVING & DINING

- » Framed Pine Wood Finished Main Door
- » Yale/Godrej - Automatic Biometric Digital Main Door Lock
- » Smart Video Door Phone for Access Control
- » Flooring - Tiles 800mm X 1600mm in Living, Dining & Passage Area
- » Balcony - Anti Skid Tiles & Toughened Glass Railing

KITCHEN

- » Flooring & Dado - Tiles 800mm X 1600mm
- » Black Granite Top with Sink by Nirali
- » CP Fittings by TOTO / Grohe
- » Dry Balcony – Counter Sink by Nirali
- » Dry Balcony – Anti Skid Tiles & Toughened Glass Railing
- » Provision for Water Purifier & Washing Machine

BEDROOM

- » Flooring - Tiles 800mm X 1600mm
- » Aluminium Windows Cushion Bush with Mosquito Net & Safety Grill
- » Panic Button in Common Bedroom

BATHROOM

- » Motion Sensor Light in all Bathroom
- » Anti Skid Flooring 600mm X 600mm
- » Dado Tiles 600mm X 1200mm
- » CP Fittings by TOTO/Grohe
- » Sanitary Fittings by Grohe
- » Hot & Cold Mixture Tap in Master Bathroom
- » Wash Basin by TOTO/Grohe
- » Glass Partition for Shower Area
- » False Ceiling in all Bathrooms
- » Exhaust Fan in all Bathrooms

WALL FINISH

- » Emulsion Paint for Internal Walls
- » Texture Paint on Exterior Walls

ELECTRIFICATION

- » Wires by Polycab/Legrand
- » Quality Switches & Boards by Legrand/Anchor
- » Inverter Point Provided in Each Apartment
- » DG Backup for Single Light Point in Living Except Power Points
- » TV, AC Points in Living Room & Bedrooms
- » DTH/Broadband Connection Provision in Living Room

COMMON AREA

- » High Speed Elevators by Fujitec/Mitsubishi
- » DG Backup by Kirloskar/Mahindra for Common Area Lights, Elevators, Pumps, Amenity Area, etc.
- » EV Charging Points
- » 24/7 CCTV Surveillance with 3 Tire Security
- » Society Management App
- » Water Softener
- » Car Washing Area
- » Decorative Lobby with Seating Area



Conceptual Image

TYPICAL FLOOR PLAN



- A. LIVING**
3.55X6.55 | 11'9" X 21'6"
- B. DINNING**
2.25X4.20 | 7'6" X 13'9"
- C. BALCONY**
4.45X1.20 | 14'6" X 4'0"
- D. BEDROOM 3**
3.00X3.25 | 10'0" X 10'9"
- E. KITCHEN**
2.75X3.40 | 9'0" X 11'3"
- F. TOILET**
2.10X1.50 | 7'0" X 5'0"
- G. TOILET**
2.40X1.50 | 8'0" X 5'0"
- H. BEDROOM 1**
3.65X4.29 | 12'0" X 14'0"
- I. TOILET**
1.50X2.40 | 5'0" X 8'0"
- J. BEDROOM 2**
3.30X4.29 | 10'9" X 14'0"

- A. ENTRANCE LOBBY**
1.65X2.24 | 5'6" X 7'3"
- B. LIVING/DINING**
3.78X6.55 | 12'6" X 21'6"
- C. BALCONY**
3.78X1.20 | 12'6" X 4'0"
- D. KITCHEN**
3.00X3.00 | 10'0" X 10'0"
- E. UTILITY**
1.05X3.30 | 3'6" X 10'9"
- F. BEDROOM 1**
3.90X4.29 | 12'9" X 14'0"
- G. TOILET**
2.03X2.24 | 6'9" X 7'3"
- H. BEDROOM 2**
3.30X4.29 | 10'9" X 14'0"
- I. TOILET**
1.50X2.40 | 5'0" X 8'0"
- J. TOILET**
1.50X2.40 | 5'0" X 8'0"
- K. BEDROOM 3**
3.30X4.30 | 10'9" X 14'0"





MahaRERA No.:
PR1260002500290
<https://maharera.mahaonline.gov.in>



Site Address:

MARQIS, Survey No. 31, Opposite Paritosh, Behind TruSpace Prima Angulus,
Balewadi, Pune - 411 045.



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Disclaimer: The perspective images in this sales presenter are Artistic impressions / Schematic representations of the project. Many items shown in the images are not included in the standard offering and are only an indication of how the units can be used. Viewers confirm that they have not taken his / her decision to purchase / book by viewing these perspective images on this brochure. The finish and colours or items demonstrated as part of the standard offering is subject to minor variations as we are dependent on other companies / vendors for procuring the same.



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