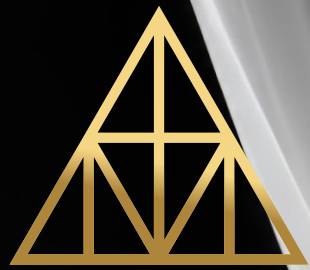


*Boutique. By Design.*



# Montaire

by ATRIUM



**ATRIUM**

LANDMARKS

BUILT TO BELONG



More than an address. A place to belong.

Only 4 and 3 BHK. Rare.

The scale is deliberate. The amenities  
aren't divided amongst the crowds –  
they belong to a few who chose the same  
standard. The corridors are quieter. The  
mornings are unhurried.

Boutique is not a size. It is a decision.  
Rare is not a claim. It is the result.  
Atrium Montaire was built around both.

 **Montaire**  
by ATRIUM

*Boutique. By Design.*



Artist's Impression





# Montaire

by ATRIUM

4 & 3 BHK RESIDENCES • BALEWADI • PUNE



<https://maharera.mahaonline.gov.in>

MAHARERA Reg. No

**PR1260002502483**





# The Address

**Balewadi. Ready when you are.**

A location that defines itself.

- High street retail and dining, at your doorstep.
- Seamless metro connectivity.
- Direct access to the Mumbai – Bangalore Highway (Nh48).
- IT corridors of Hinjewadi and Baner, just minutes away.
- International standard sports infrastructure, next door.
- Reputed Schools and Healthcare, within the neighbourhood.
- A cosmopolitan, established community already in place.
- Consistent capital appreciation, driven by strong end-user demand.

Atrium Montaire is positioned at the centre of it all.

A person is riding a bicycle on a paved path that curves through a lush, green park. The path is lined with tall, leafy trees on the left and a grassy area with more trees on the right. In the background, other people can be seen walking or playing in the park. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The word "Balewadi" is overlaid in large, white, serif font across the middle of the image.

# Balewadi



At the Centre of Everything.



**Legend**

- Metro Stn
- Educational
- Commerce
- F&B
- Healthcare
- Lifestyle
- Residential

This map is purely representative and not to scale





Representative Image

# Location

## SHOPPING MALLS

- Phoenix Mall - 8 mins
- Westend Mall - 10 mins
- Xion Mall - 9 mins
- Spot 18 - 15 mins

## METRO STATIONS

- NICMAR Metro Station - 2 mins
- Balewadi Metro Station - 3 mins
- Baner Metro Station - 4 mins

## IT PARKS

- Amar Business Zone - 5 min
- Panchshil Business Park II - 4 mins
- Smartworks - 3 mins
- Amar Tech Park - 3 mins
- Hinjewadi Phase 1 - 8 mins

## HOSPITALS

- Manipal Hospital - 4 mins
- Jupiter Hospital - 6 mins
- Sunshine Hospital - 3 mins
- Lifeline Hospital - 5 mins

## SCHOOLS

- MITCON International School - 3 mins
- Bharati Vidyapeeth - 3 mins  
*(Rabindranath Tagore School)*
- PICT Model School - 5 mins
- VIBGYOR School- 6 mins

## LEISURE & CONVENIENCE

- Laxmi Mata Mandir - 4 mins
- DMart - 4 mins
- Balewadi High Street - 4 mins



# The Architecture



Artist's Impression

## Rare, by design



 **Montaire**  
by ATRIUM







# Montaire

by ATRIUM



Existing 6m wide Road,  
DP expansion to 12m width

DP Road of  
12m width

Artist's Impression





# Boutique... by design

Not scale.  
Not excess.  
But intention.

Fewer homes.  
Better considered.  
Designed for a few –  
never for everyone.

No compromise for volume.  
No dilution for demand.  
210 residences.  
A Podium.  
A Sky Lounge.  
Everything, for those who live here.

Atrium Montaire isn't for all.  
Only for those who know the  
difference.



# The Home



Where living gets personal.

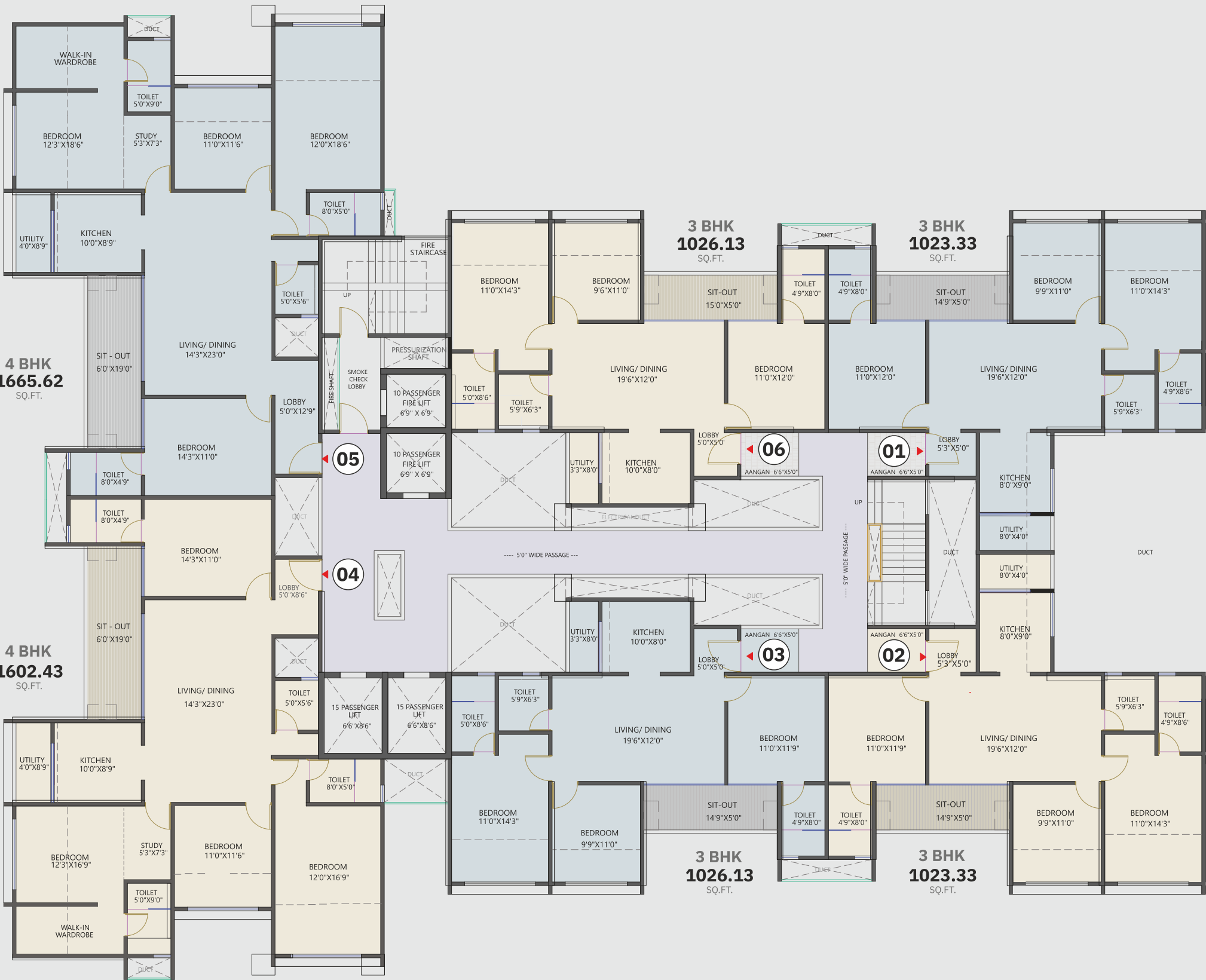






# Wing B

PROPOSED  
DP RD.  
12M

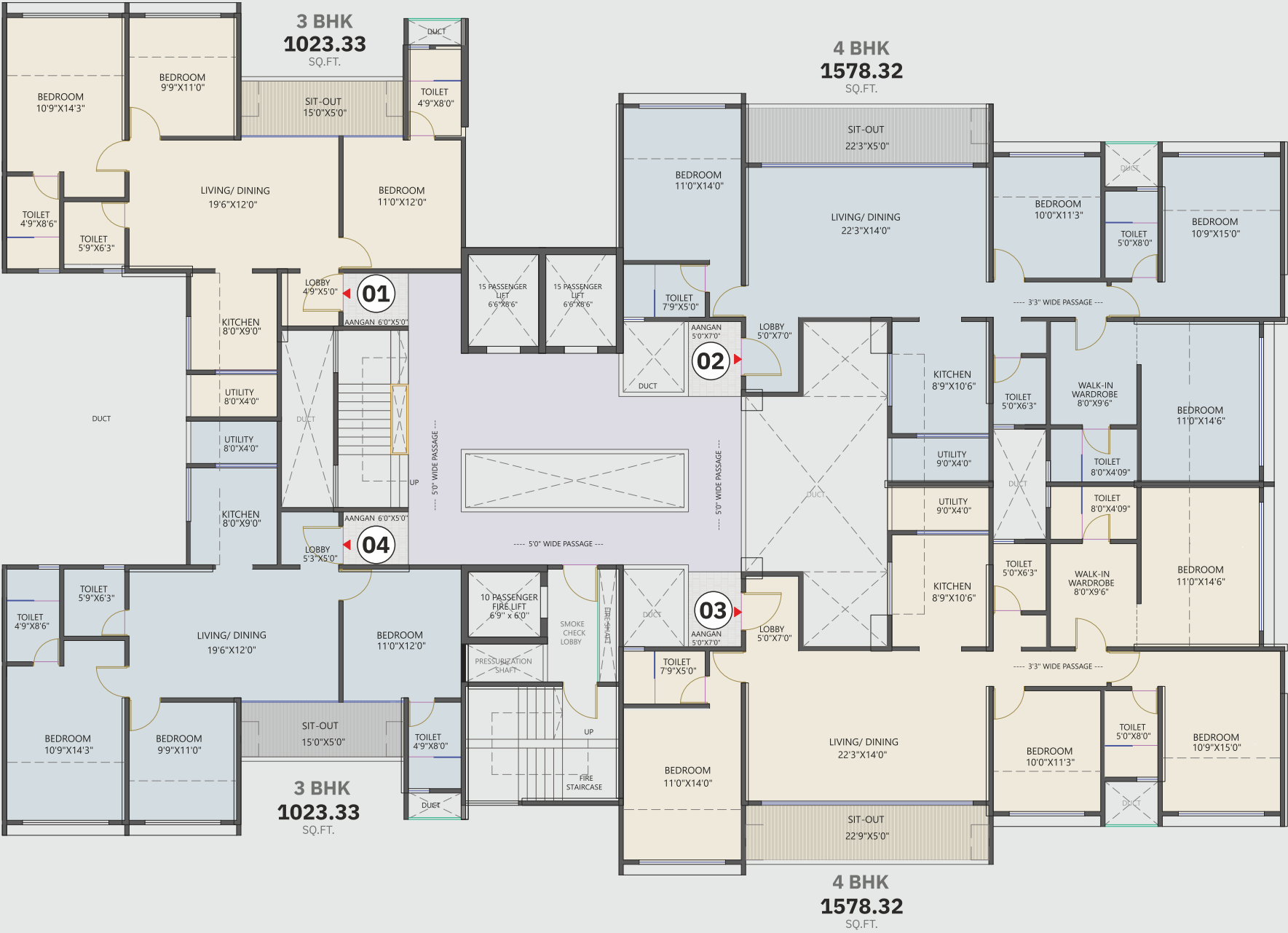


Typical Floor Plan





# Wing A



DP RD.  
12M  
(EXISTING  
6M Rd.)

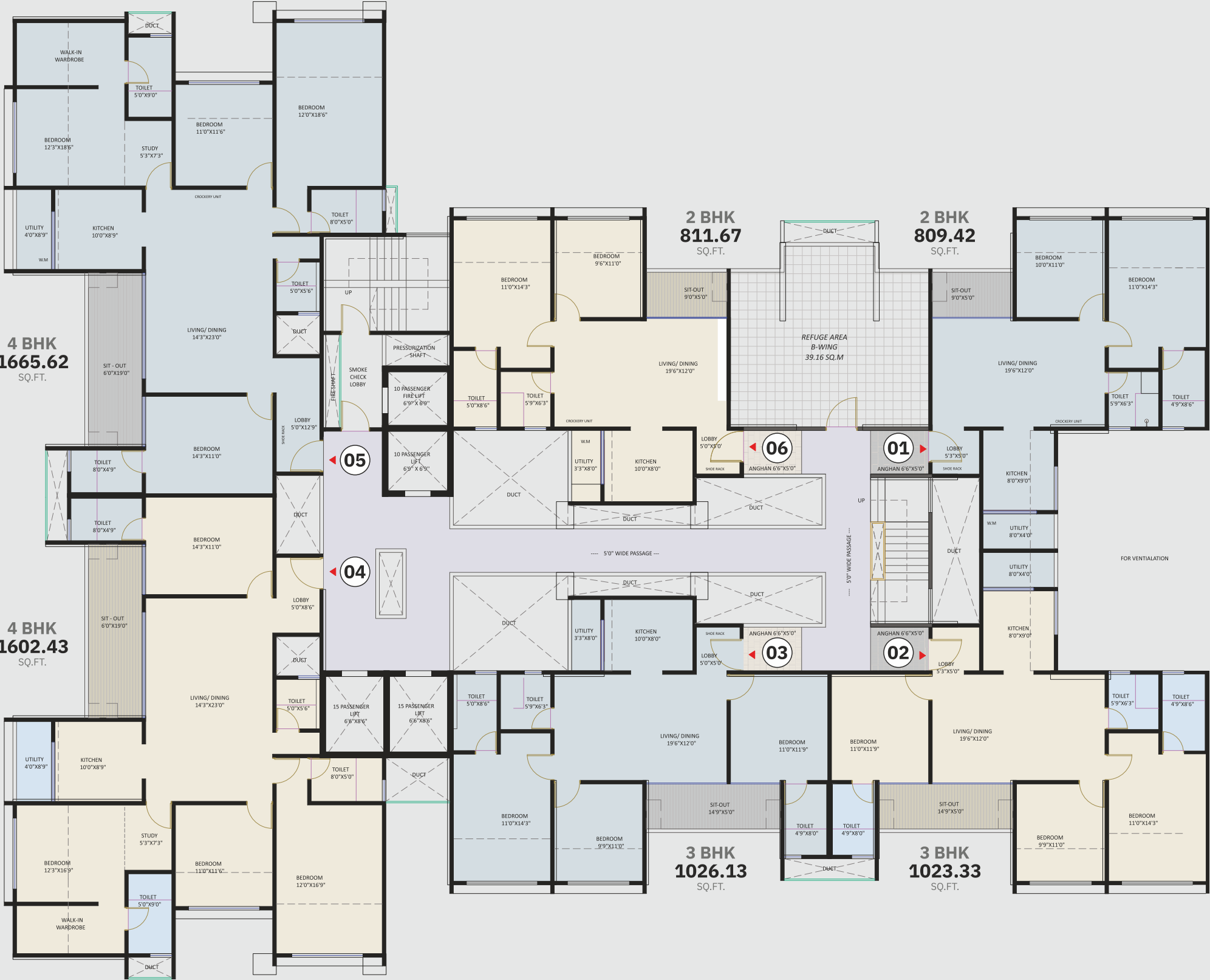
Typical Floor Plan





# Wing B

PROPOSED  
DP RD.  
12M



Refuge Floor Plan





# Wing A

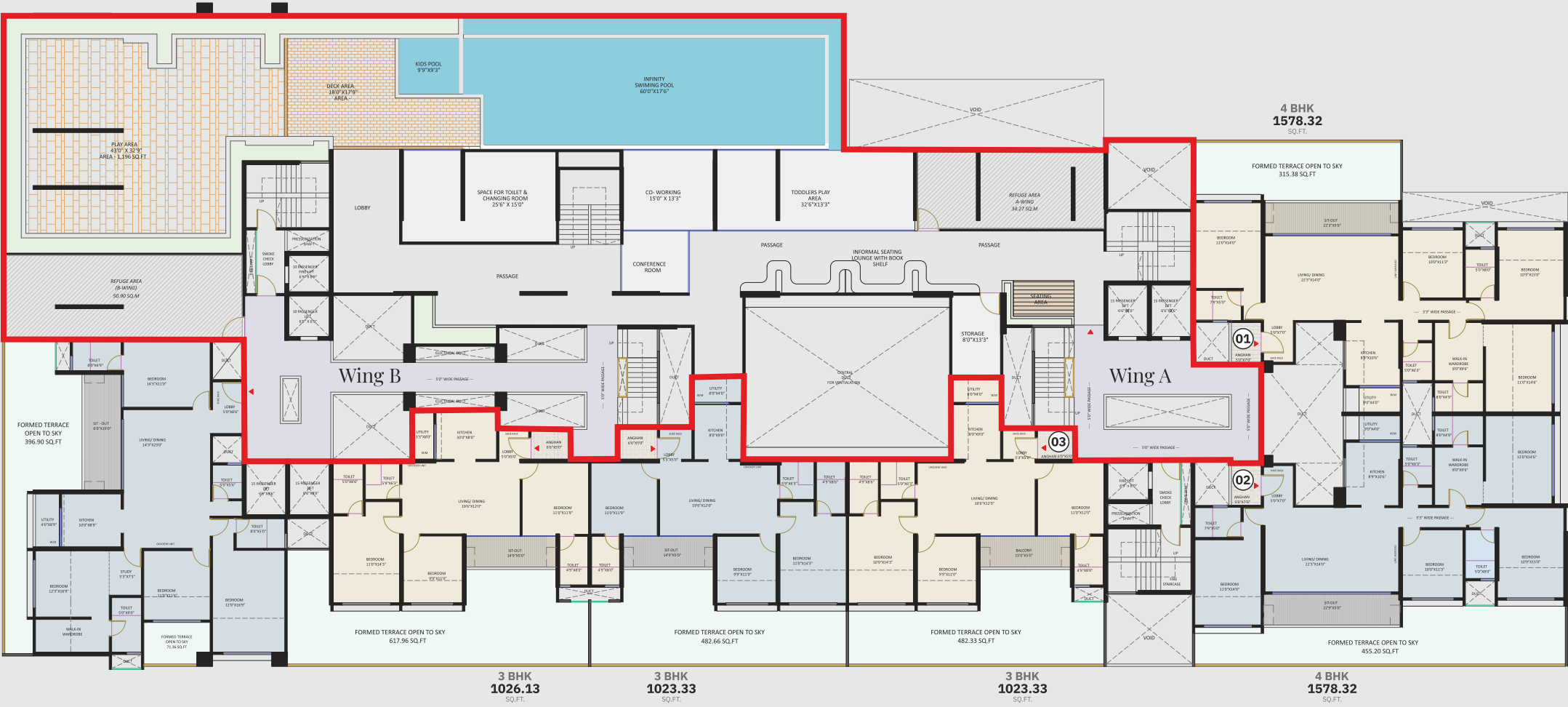


DP RD.  
12M  
(EXISTING  
6M Rd.)

Refuge Floor Plan





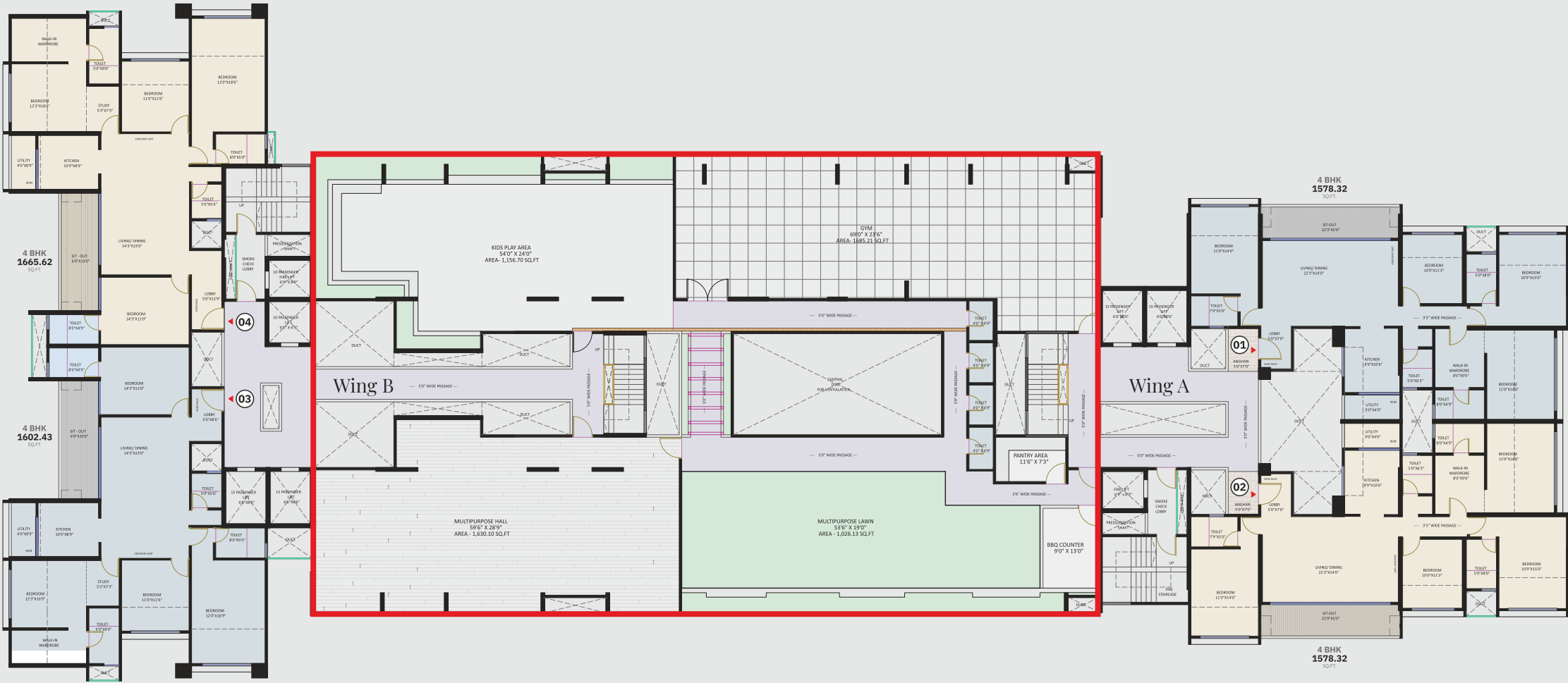


Podium Floor Plan





# 28th Floor



# Recreation Floor Plan





4BHK



Artist's Impression

Isometric Cut Section



Carpet Area  
**1665.62**  
SQ.FT.

| Type | Flat No. | Rera Carpet | Enclosed Balcony | Open Balcony | Total (sq.m.) |
|------|----------|-------------|------------------|--------------|---------------|
| 4BHK | B 205    | 113.46      | 29.88            | 10.40        | 154.74        |





3BHK



Artist's Impression

Isometric Cut Section



Carpet Area  
**1026.13**  
SQ.FT.

| Type | Flat No. | Rera Carpet | Enclosed Balcony | Open Balcony | Total (sq.m.) |
|------|----------|-------------|------------------|--------------|---------------|
| 3BHK | 203      | 59.98       | 23.23            | 12.12        | 95.33         |

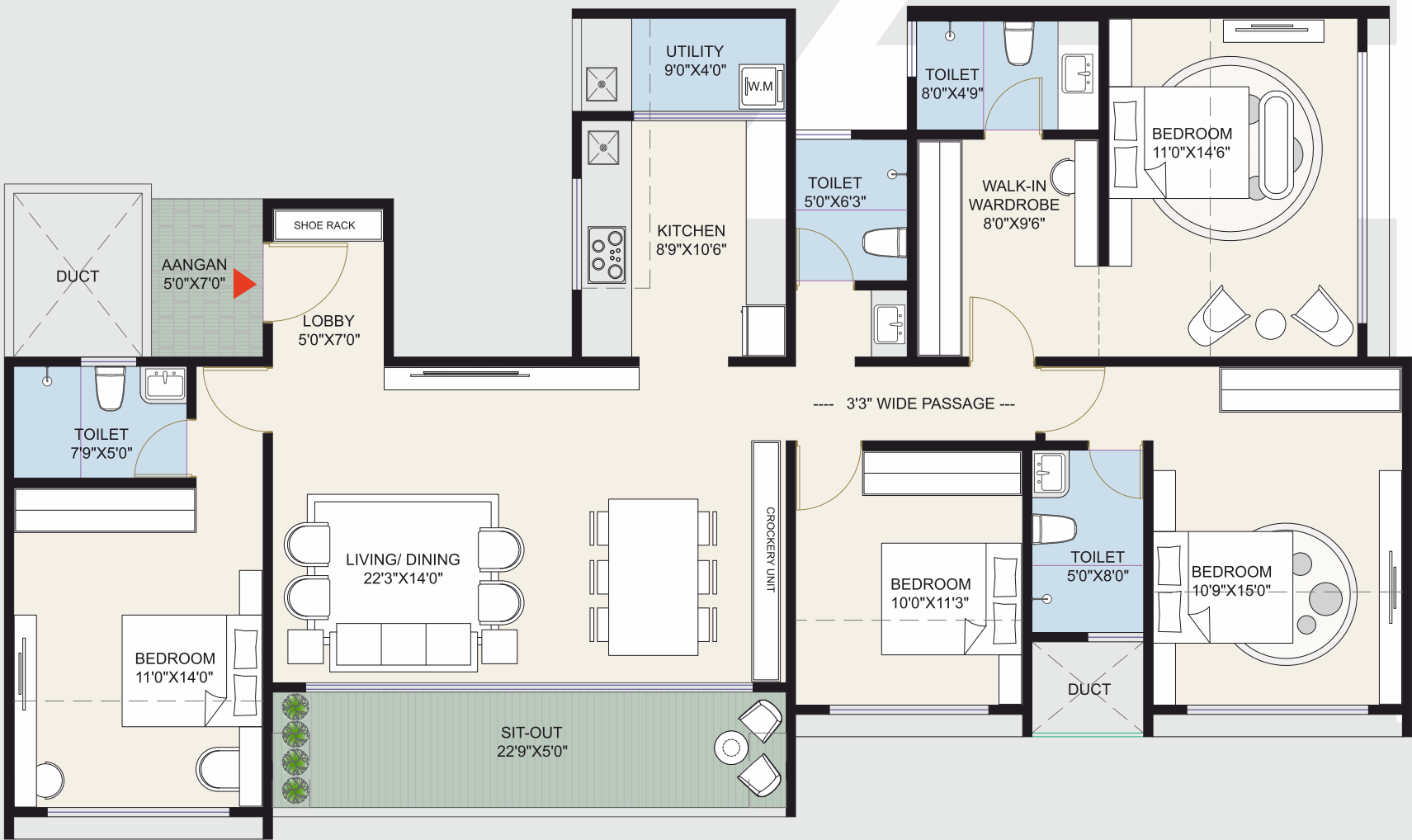




4BHK

Carpet Area  
**1602.43**  
SQ.FT.

| Type   | Flat No. | Rera Carpet | Enclosed Balcony | Open Balcony | Total (sq.m.) |
|--------|----------|-------------|------------------|--------------|---------------|
| 4BHK B | B 204    | 116.20      | 22.27            | 10.40        | 148.87        |



Carpet Area  
**1578.33**  
SQ.FT.

| Type   | Flat No. | Rera Carpet | Enclosed Balcony | Open Balcony | Total (sq.m.) |
|--------|----------|-------------|------------------|--------------|---------------|
| 4BHK A | A 203    | 109.56      | 27.18            | 9.89         | 146.63        |





3BHK



Carpets Area  
**1023.33**  
SQ.FT.

| Type   | Flat No.                 | Rera Carpet | Enclosed Balcony | Open Balcony | Total (sq.m.) |
|--------|--------------------------|-------------|------------------|--------------|---------------|
| 3BHK-A | A 201, 204<br>B 201, 202 | 59.35       | 23.81            | 11.91        | 95.07         |



Carpets Area  
**1026.13**  
SQ.FT.

| Type   | Flat No.     | Rera Carpet | Enclosed Balcony | Open Balcony | Total (sq.m.) |
|--------|--------------|-------------|------------------|--------------|---------------|
| 3BHK B | B 203<br>206 | 59.98       | 23.23            | 12.12        | 95.33         |

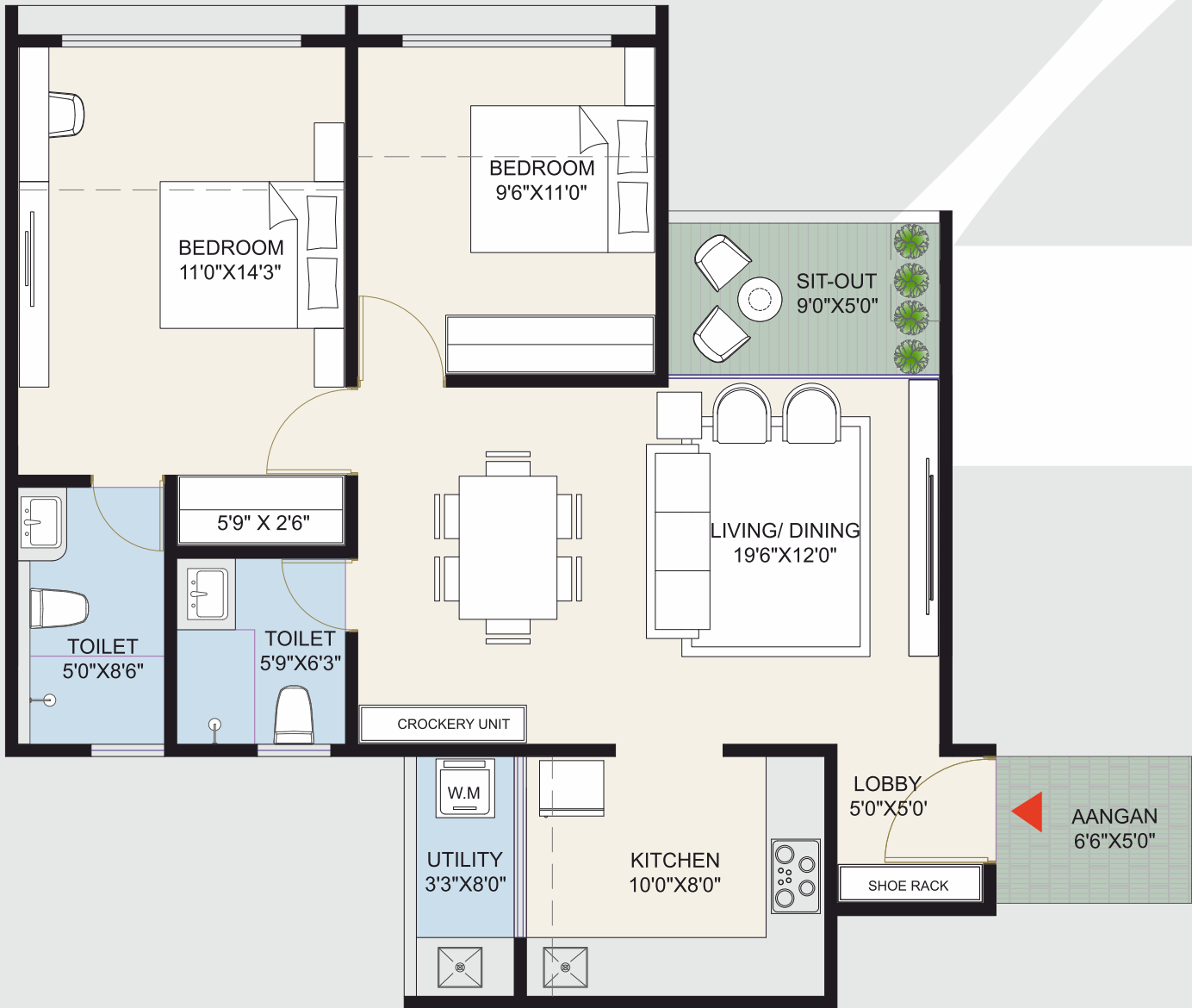




2 BHK



| Type   | Flat No.       | Rera Carpet | Enclosed Balcony | Open Balcony | Total (sq.m.) |
|--------|----------------|-------------|------------------|--------------|---------------|
| 2BHK A | A 601<br>B 601 | 46.05       | 22.23            | 6.92         | 75.20         |



| Type   | Flat No. | Rera Carpet | Enclosed Balcony | Open Balcony | Total (sq.m.) |
|--------|----------|-------------|------------------|--------------|---------------|
| 2BHK B | B 606    | 46.63       | 21.72            | 7.06         | 75.41         |





# Specifications

## What goes inside

### STRUCTURE

- Aluform Framed, Earthquake Resistant Construction



### WALLS & CEILINGS

- Gypsum Finish Plaster • Internal – Full Acrylic Paint • PVC False Ceiling In Balconies and Bathrooms



### FLOORING

- 800×1600mm Italian Marble Finish Vitrified Tiles – Living, Dining, Kitchen & All Bedrooms
- Anti-skid Tiles in Toilets, Utility & Terraces



### KITCHEN

- Platform with SS Sink • Designer Glazed Dado
- Provisions For Fridge, Chimney, Aquaguard & Washing Machine



### BATHROOMS

- Platform with Table-top Basin • Designer Glazed Dado Tiles
- Anti-skid Flooring • Grohe Or Equivalent CP Fittings
- American Standard Or Equivalent Sanitaryware
- Glass Partitions for Master Bathrooms



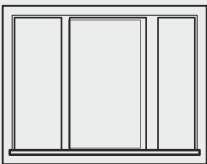
### DOORS

- Laminated Flush Doors • Digital Lock with inbuilt Camera on Main Door
- Yale Or Equivalent Mortise Lock on Internal Doors



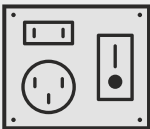
### WINDOWS

- Fenesta UPVC Windows and Sliding Doors throughout or Equivalent
- Mosquito mesh for Bedroom windows



### ELECTRICAL

- Schneider or Equivalent Switches • AC Points In Living & All Bedrooms • Tv Points In Living & Master Bedroom • Wi-fi Provision • Inverter Point • Geyser Points In All Toilets



Continued...



# Specifications

## The infrastructure beneath

### EXTERNAL FINISH

- Full Acrylic Paint with Texture finish on All External Walls



### PLUMBING

- CPVC concealed Supply Lines • SWR PVC Drainage • Separate SS Sink in Utility • Washing Machine Point in Utility



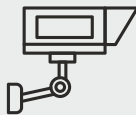
### SOLAR

- Solar PV System



### SECURITY

- Boom Barriers • Security Cabin with monitoring • CCTV across common areas • Smoke Detectors • Fire Alarm & Sprinkler System



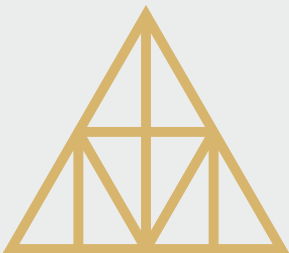
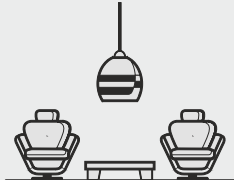
### POWER

- DG Backup For Common Areas



### COMMON AREAS

- Double height Decorative Entrance Lobby • Ground Floor Reception





# Rare. by design

Rare is never manufactured.  
It isn't announced. It isn't rushed.

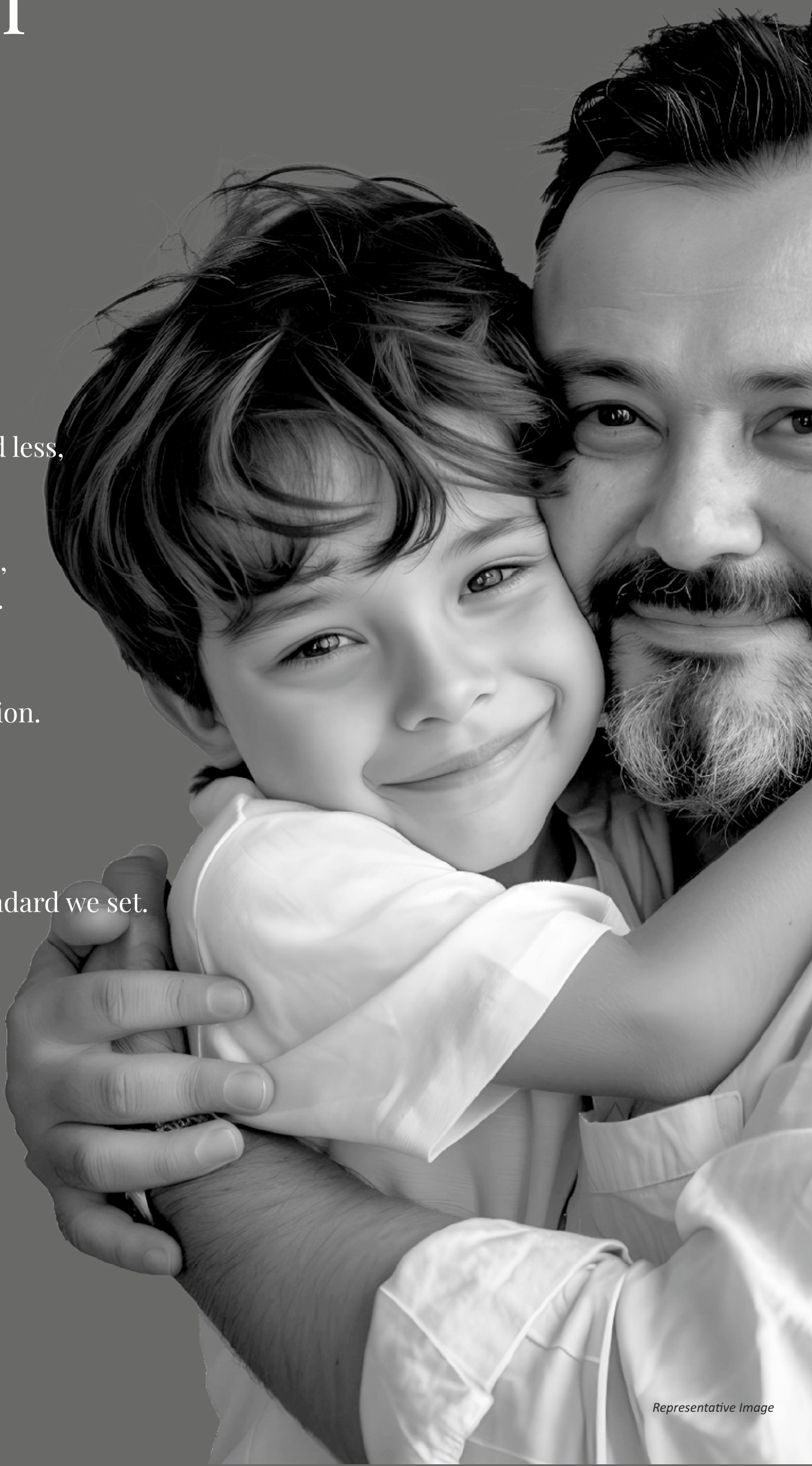
It reveals itself - in the choice to build less,  
when more was possible.

In offering only 4 & 3 BHK residences,  
when smaller would have been easier.

In holding a higher standard,  
when compromise was always an option.

Rare is what remains,  
when every shortcut is refused.

At Atrium Montaire, rare was the standard we set.  
Rare is the outcome we achieved.





# Amenities – Podium

Above the ordinary.

**SWIMMING POOL**

Full Lap Pool with Sun Deck • Kids Pool • Changing Rooms & Wash Rooms



**CO-WORKING SPACE**

Focused Work Settings for Residents • Quiet by Design



**GAMES ZONE**

Pool Table • Table Tennis • Foosball – be Involved



**SENIOR CITIZENS' LOUNGE WITH THE STUDY**

Seating, books, and a view of the children at play



**TODDLERS PLAY AREA**

Safe, Supervised Play Space at Podium Level



**LIBRARY & LOUNGE**

Formal Reading & Reference • Informal Seating for Quieter Hours



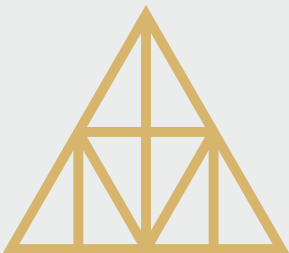
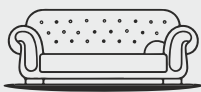
**SOCIETY OFFICE**

Dedicated Administrative Space for Resident Management



**DESIGNER ENTRANCE LOBBY**

Ground Floor Arrival Experience – the First Impression, Every Time



*Continued...*



# Amenities – The Aire

## Floor 28. Above it all.

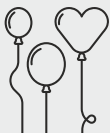
**MULTIPURPOSE HALL**

Banquets, performances, society gatherings · opens to the party lawn



**PARTY LAWN**

Open-air multipurpose lawn · events, festivals, or simply the evening sky



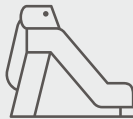
**BBQ COUNTER & DECK**

Dedicated grilling station with outdoor deck seating



**KIDS PLAY AREA**

Dedicated for the Kids with multiple play equipments – fun & safe



**GYM**

Air conditioned Multi-activity fitness centre with city views



**YOGA & MEDITATION**

Open-air zone · morning light, unobstructed sky



**BUFFET AREA & PANTRY**

Full service support for events and gatherings



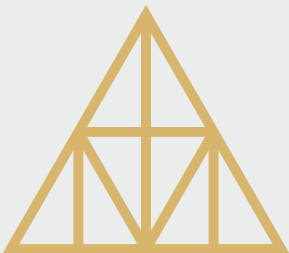
**AMPLE SIT-OUT**

Generous open terrace seating – sunset viewing by default



**SOLAR**

Rooftop solar installation powering common area requirements





@ The Podium

Infinity Swimming Pool



Artist's Impression

@ The Podium

Co Working Space + Library



Artist's Impression



@ The Podium

Toddlers Play Area



Artist's Impression

@ The Podium

Senior Citizens Lounge



Artist's Impression



@ The Aire, Floor 28.

Party Lawn + Multi Purpose Hall



@ The Aire, Floor 28.

AC Multi activity Gym





@ The Aire, Floor 28.

Multi Purpose Hall



Artist's Impression

@ The Aire, Floor 28.

Kids Play Area



Artist's Impression



# Why Montaire

## In Summary

Some addresses simply work. Atrium Montaire is one of them – positioned, proportioned, and built with a clarity of purpose.

### METRO PROXIMITY

The metro isn't coming to Balewadi. It's already here.

### CENTRAL BALEWADI

High Street, Expressway, the best of Pune's west. Minutes from everything.

### LIMITED RESIDENCES • RARE BY DESIGN

210 homes. A community, not a complex. Everyone here chose the same standard.

### ALL-ROUND SCENIC VIEWS

Oriented for outlook. Every residence looks outward. No obstruction, by design.

### UPSCALE COMMUNITY

Only 4 and 3 BHK. That decision shapes everything – the corridors, the amenities, the neighbours.

### EFFICIENT PLANNING • SPACIOUS ROOMS

Minimal wastage. Maximum usable area. The rooms feel the way they do for a reason.

### DUAL-LEVEL AMENITIES

The Podium for every day. The Aire on Floor 28 for everything else.

Atrium Montaire is planned to be exactly right – for the few who would know the difference.



Indoor Games Room + Lounge @ The Podium

Artist's Impression





BUILDING TRUST. CREATING VALUE.

FOR ENQUIRIES, CONTACT:



**ATHARV**

**+91 98609 13838**



**MAHENDRA**

**+91 98609 83434**



**MAHARERA REGISTERED  
REAL ESTATE ADVISOR**



REGISTRATION NO.

**A011262400509**



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Pune, Maharashtra