

The Building-F has been registered via
MahaRERA registration number : P52100053702
website <https://maharera.mahaonline.gov.in/>
Name change applied for.



PRESIDENTIAL

— TOWER 'F' AT SERENO —

FOR THE DISTINGUISHED FEW

PLAN BOOK

NOW Realty Promoters & Builders Pvt. Ltd.
Sales Lounge: Sereno, Near Pancard Club, Baner, Pune - 411045.

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MASTER LAYOUT



AMENITIES

- 01. Organic Farm Area
- 02. Maze Ramp
- 03. Trampoline Park With Basketball Slam Dunk
- 04. Outdoor Fitness Station
- 05. Children's Play Area With Wall Of Fame
- 06. Rainbox Calypso Chimes
- 07. Bamboo Court
- 08. Amore Pavilion
- 09. Rose Garden
- 10. Tennis Court

- 11. Seating Plaza 1
- 12. Temple
- 13. Seating Plaza 2
- 14. Walking Track
- 15. Sports Arena
 - A. Pickleball
 - B. Futsal Court

16. NOW CLUB – THE SOCIAL HUB

- A. Community Hall
- B. The Turf
- C. Multipurpose Court
- D. Leisure Pool With Sunken Bar
- E. Kids Pool
- F. Indoor Gymnasium
- G. Happy Zone-Functional Traning Terrace
- H. Bbq & Dining Pavilion
- 17. Top Terrace Party Lawns In Building A
- 18. Activity Terraces In Building C

19. TOWER E & F AMENITIES

- 41 Aer Lounge**
 - Outdoor Fitness Deck
 - Yoga / Meditation Lawn
 - Party Lounge
 - Gazebo Sitouts
 - Barbecue / Dining Pavilion
- Limited Edition Privileges**
 - Business Lounge With Conference
 - Indoor Play Room
 - Multipurpose Hall
 - Gymnasium
 - Banquet Hall

 TOWER - F

MAJESTIC SUITE - LARGE 4 BED (2268 SQ.FT.)

REGAL SUITE - 3 BED (1674 SQ.FT.)



 TOWER - F

IMPERIAL SUITE - 3 BED (1844 SQ.FT.)

REGAL SUITE - 3 BED (1633 SQ.FT.)



IMPERIAL SUITE - LARGE 3 BED (1904 SQ.FT.)

REGAL SUITE - 3 BED (1664 SQ.FT.)



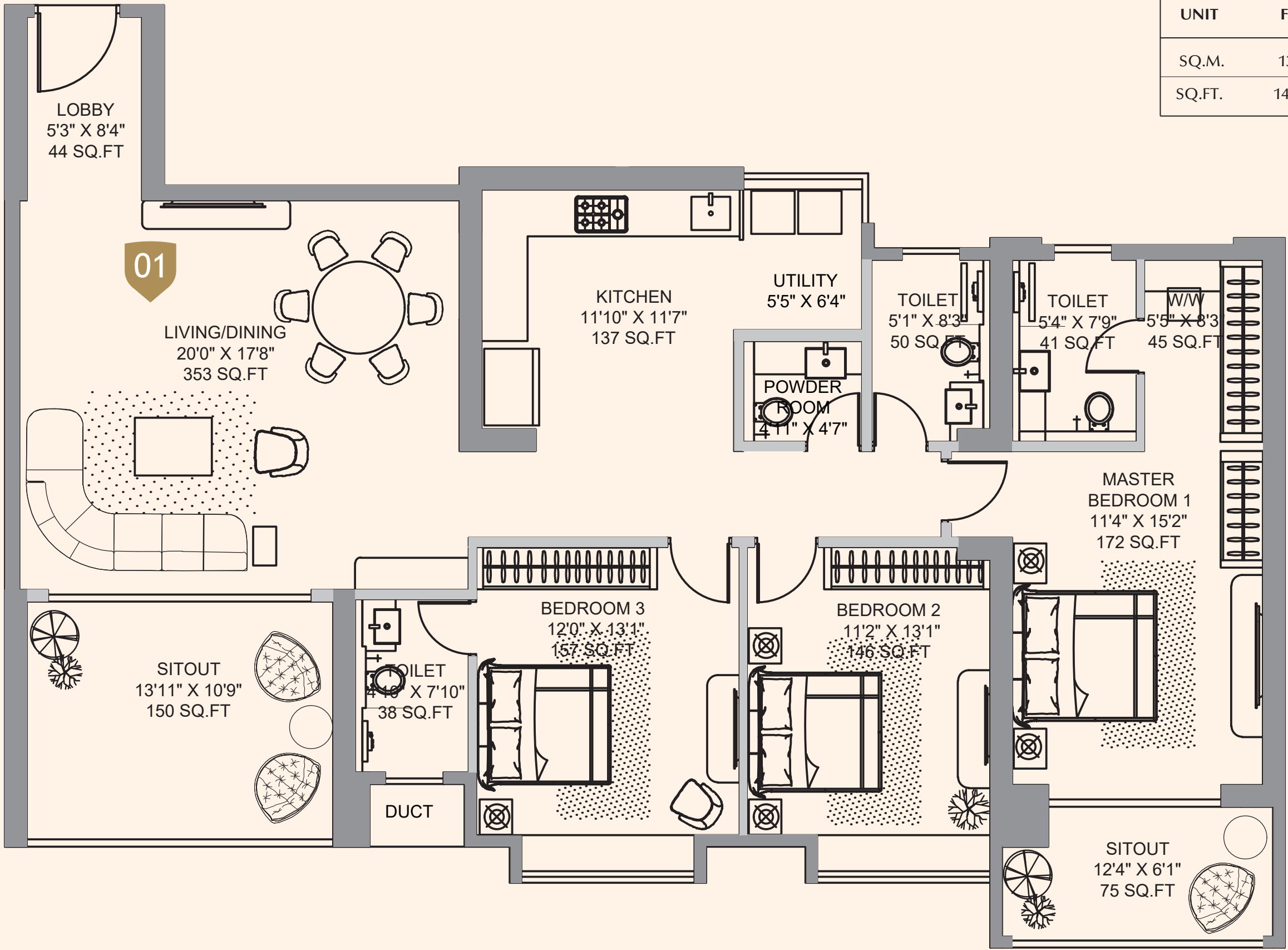


TOWER - F

01 - REGAL SUITES (3 BED WITH 1 MASTER BED)

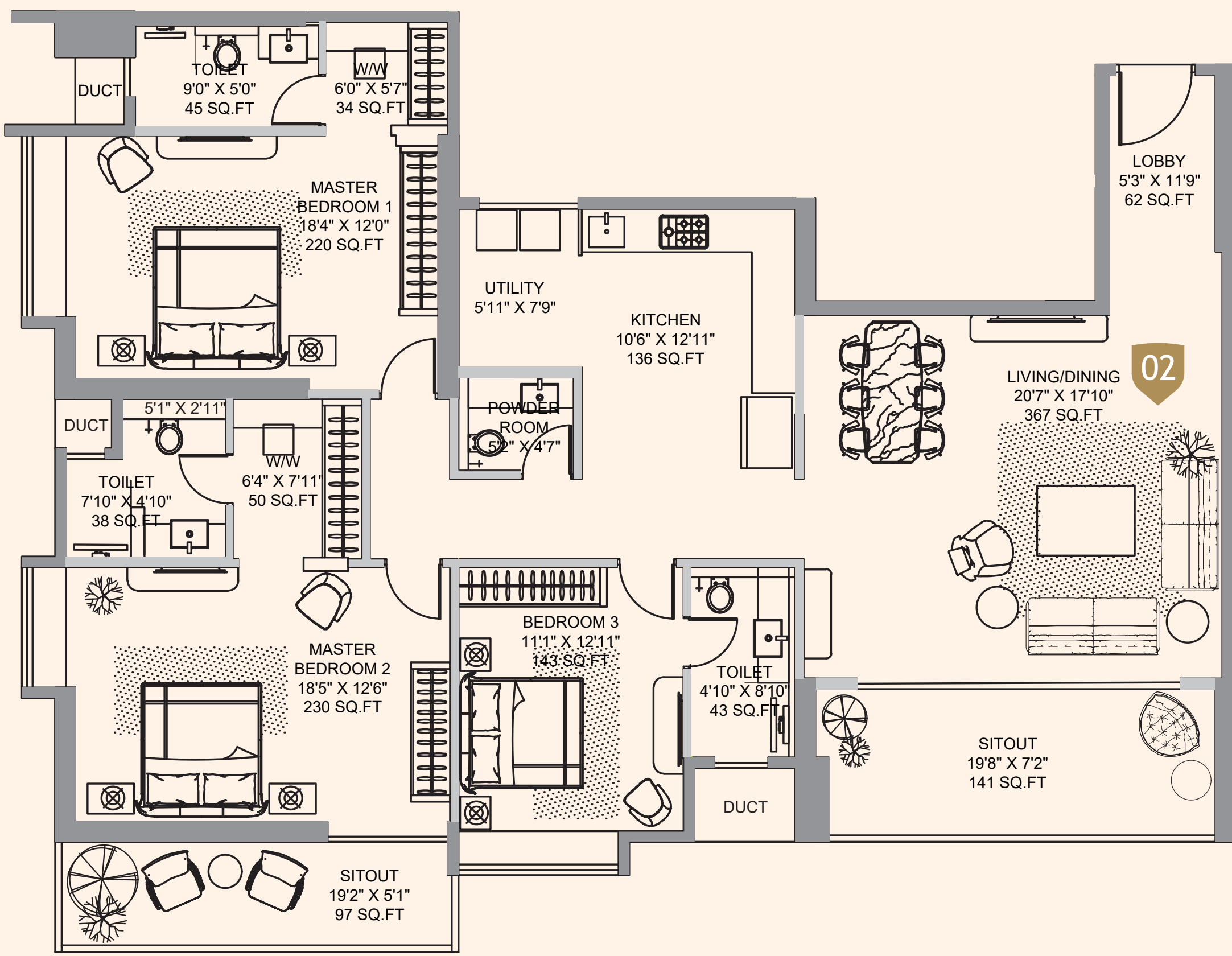
CARPET AREA

UNIT	FLAT	SITOUT	UTILITY	TOTAL
SQ.M.	131.05	20.51	3.11	154.67
SQ.FT.	1410.62	220.77	33.48	1664.87





TOWER - F
02 - IMPERIAL SUITES (LARGE 3 BED WITH 2 MASTER BED)



CARPET AREA

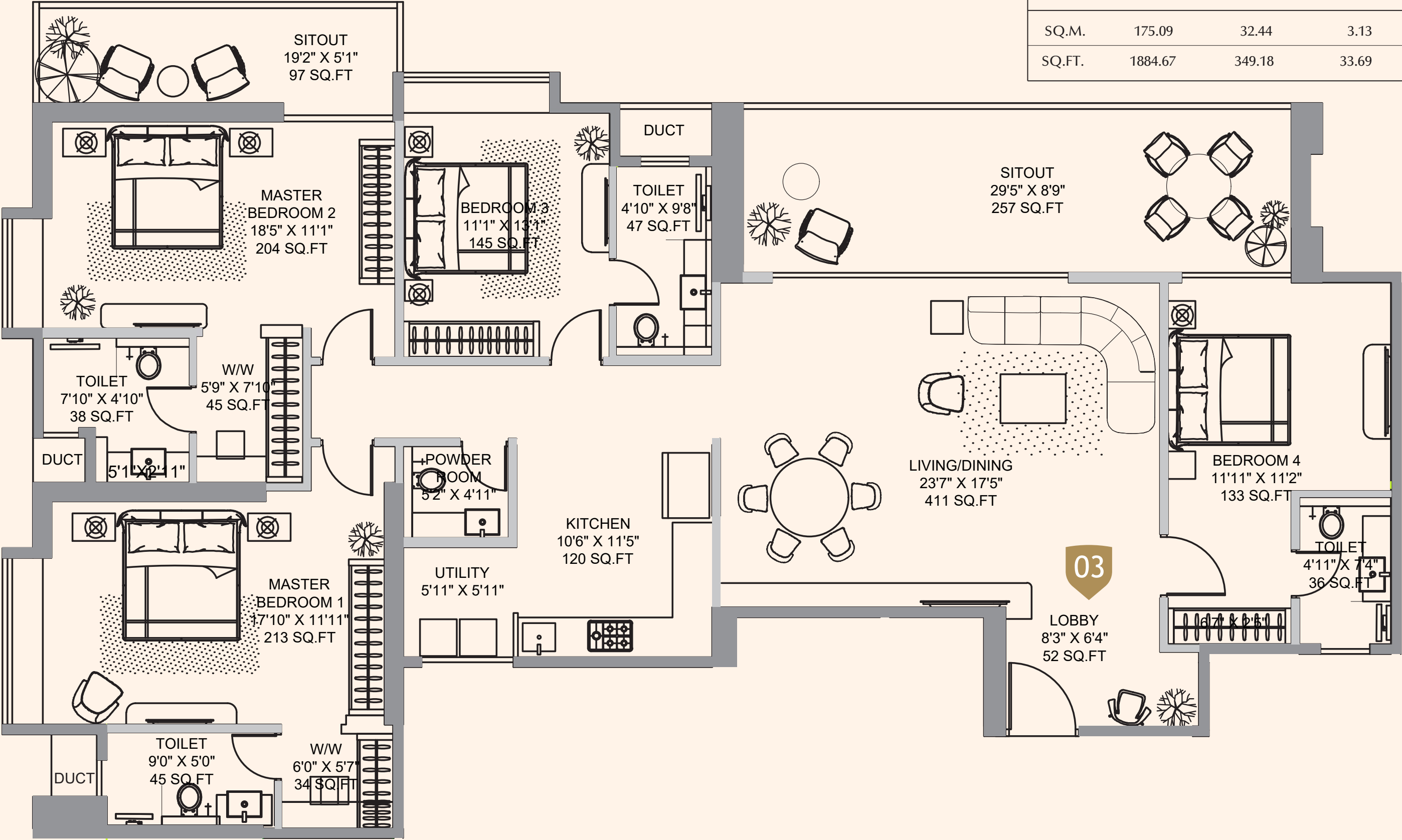
UNIT	FLAT	SITOUT	UTILITY	TOTAL
SQ.M.	151.03	21.70	4.15	176.88
SQ.FT.	1625.69	233.58	44.67	1903.94



TOWER - F
03 - MAJESTIC SUITES (4 BED WITH 2 MASTER BED)

CARPET AREA

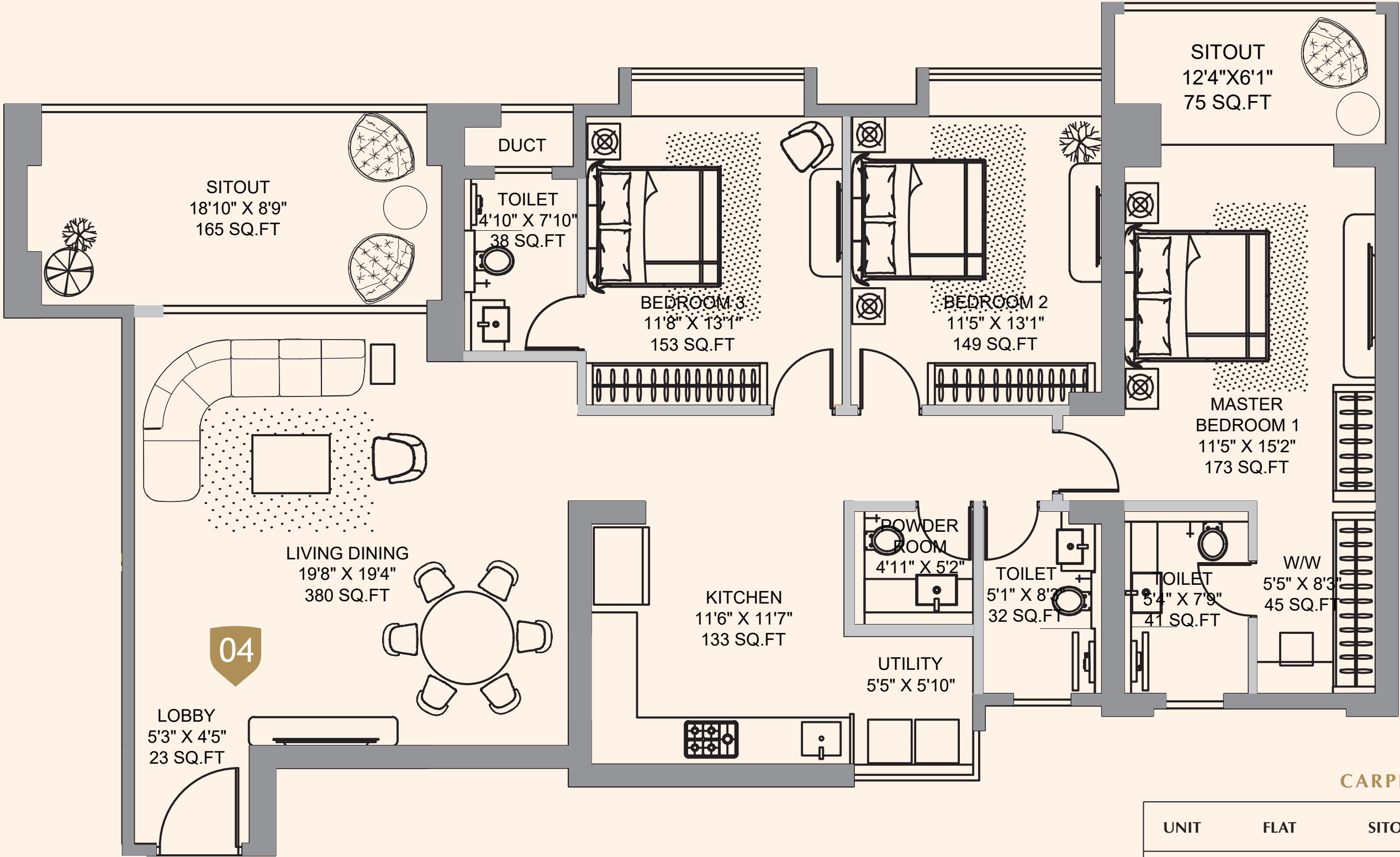
UNIT	FLAT	SITOUT	UTILITY	TOTAL
SQ.M.	175.09	32.44	3.13	210.66
SQ.FT.	1884.67	349.18	33.69	2267.54





TOWER - F

04 - REGAL SUITES (3 BED WITH 1 MASTER BED)



CARPET AREA

UNIT	FLAT	SITOUT	UTILITY	TOTAL
SQ.M.	131.09	21.62	2.82	155.53
SQ.FT.	1411.05	232.73	30.35	1674.12

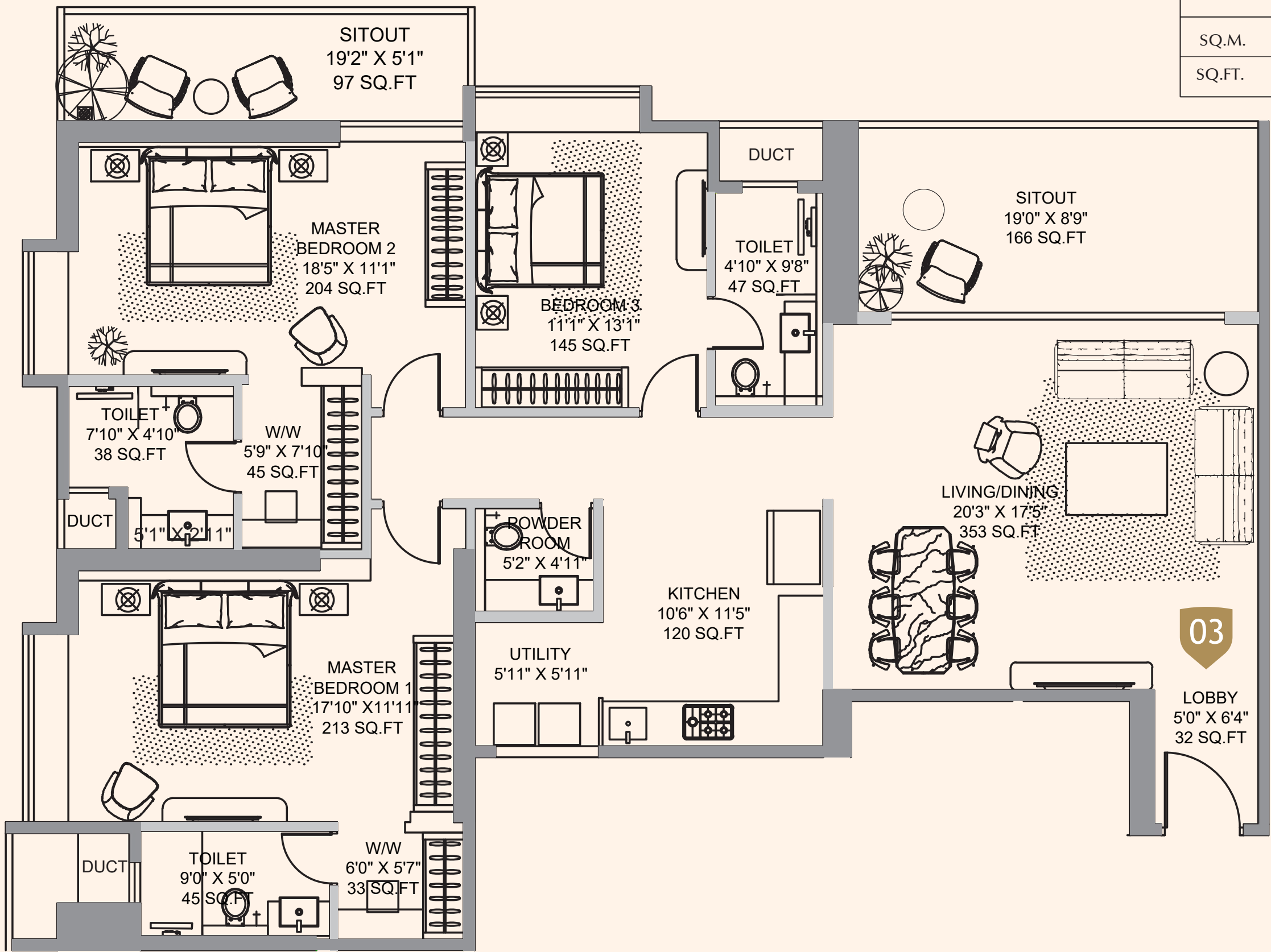


TOWER - F

03 (R) - IMPERIAL SUITES (LARGE 3 BED WITH 2 MASTER BED)

CARPET AREA

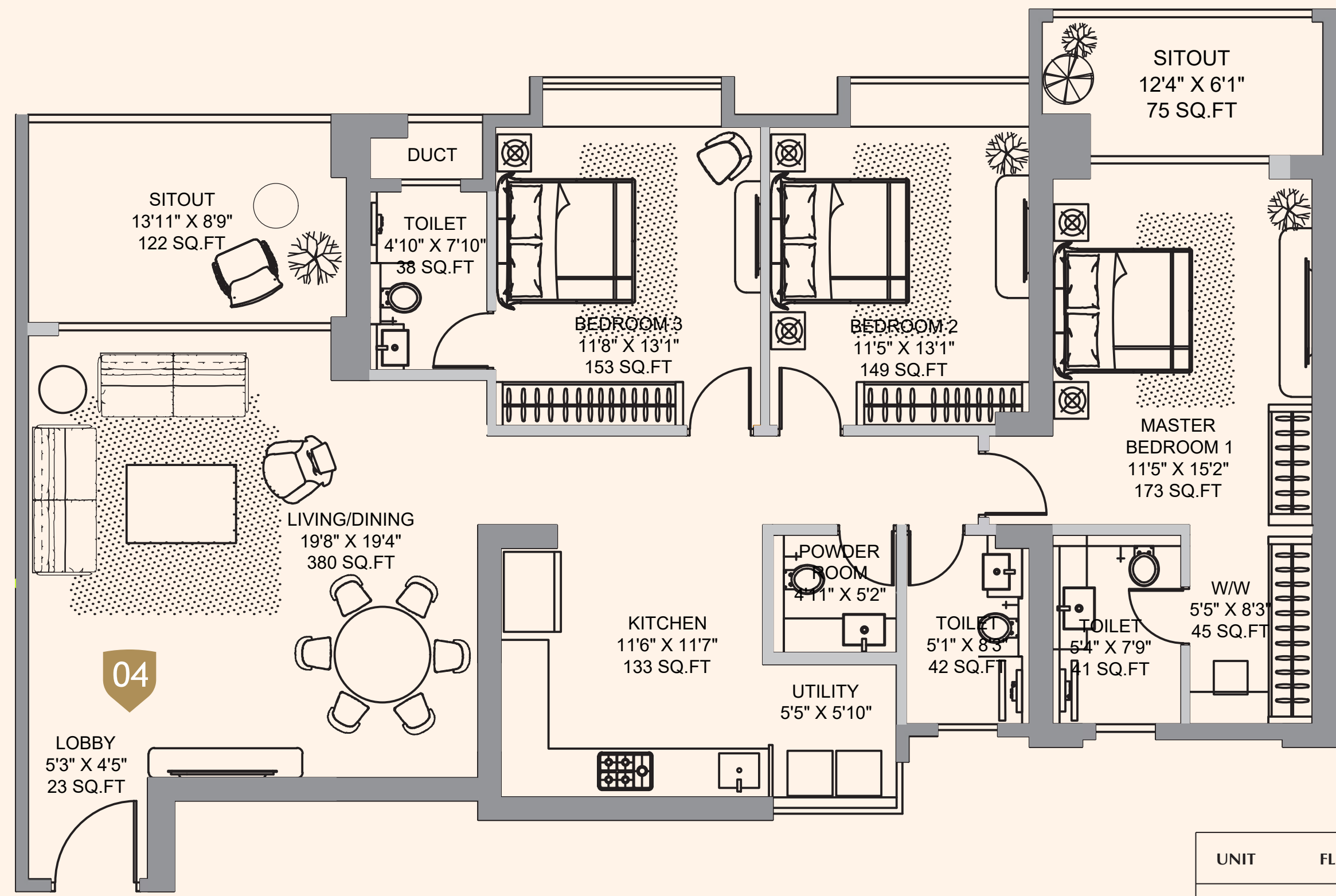
UNIT	FLAT	SITOUT	UTILITY	TOTAL
SQ.M.	144.11	24.07	3.13	171.31
SQ.FT.	1551.20	259.09	33.69	1843.98





TOWER - F

04 (R) - REGAL SUITES (3 BED WITH 1 MASTER BED)



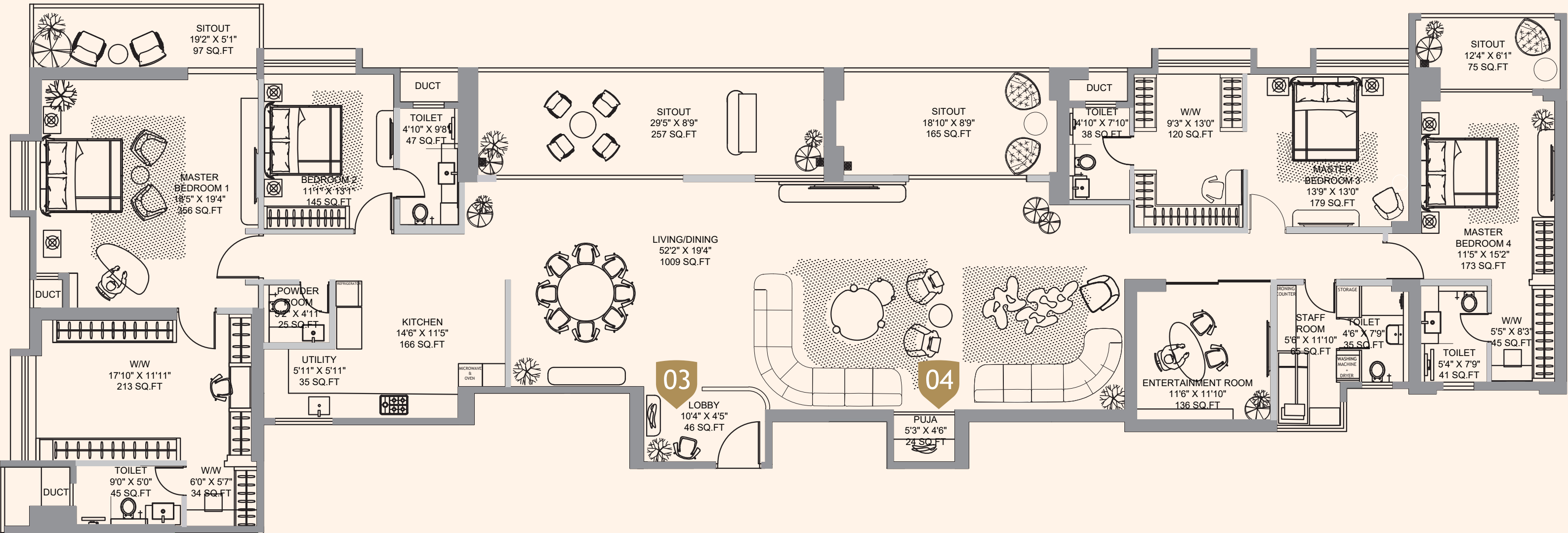
CARPET AREA

UNIT	FLAT	SITOUT	UTILITY	TOTAL
SQ.M.	131.09	17.72	2.82	151.63
SQ.FT.	1411.05	190.74	30.35	1632.14



TOWER - F

05 - PRESIDENTIAL SUITES (PLATINUM) - 4 BED WITH LARGE MASTER SUITE & 2 MASTER BED



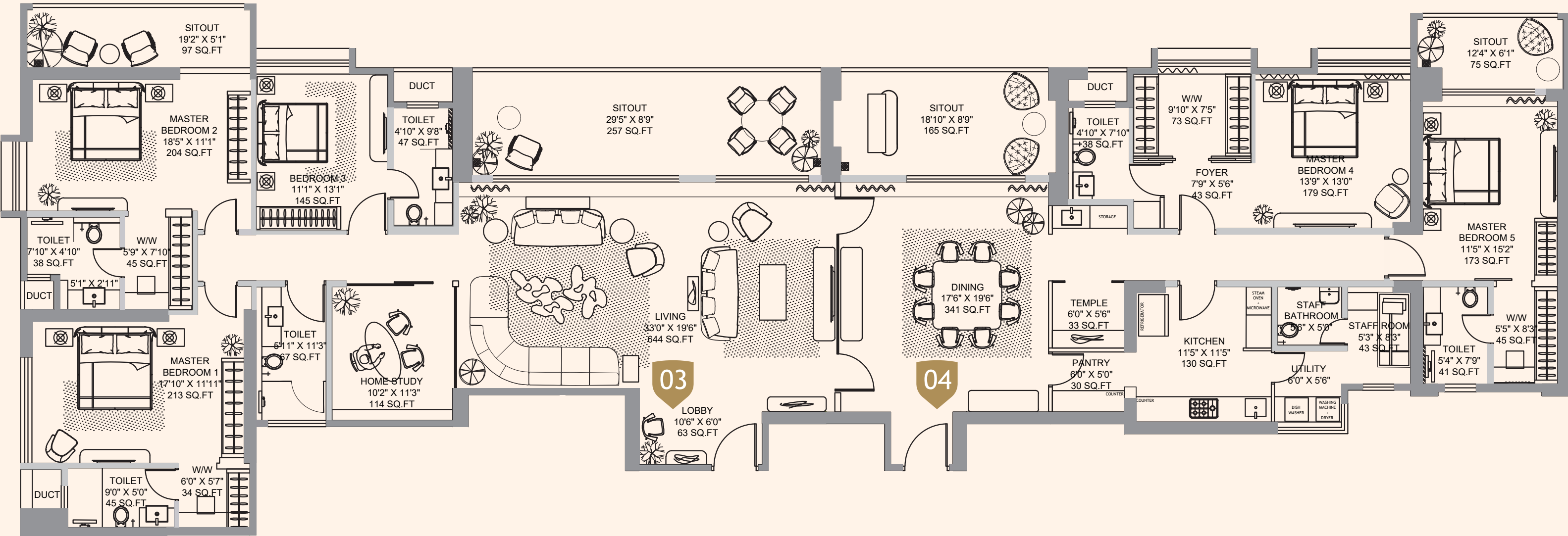
CARPET AREA

UNIT	FLAT	SITOUT	UTILITY	TOTAL
SQ.M.	306.18	54.06	5.95	366.19
SQ.FT.	3295.72	581.90	64.05	3941.67



TOWER - F

06 - PRESIDENTIAL SUITES (GOLD) - 5 BED WITH 4 MASTER BED & 2 ENTRY



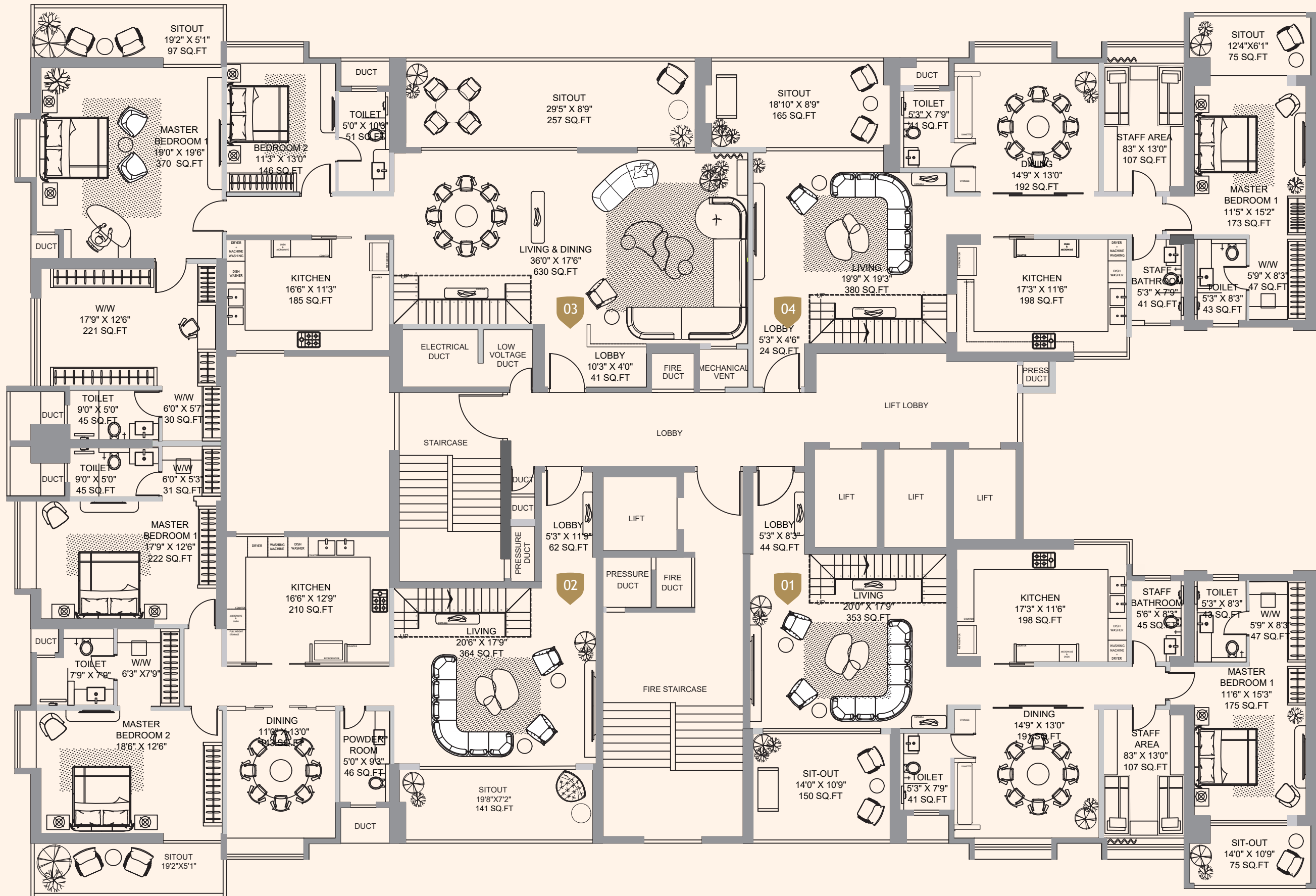
CARPET AREA

UNIT	FLAT	SITOUT	UTILITY	TOTAL
SQ.M.	306.18	54.06	5.95	366.19
SQ.FT.	3295.72	581.90	64.05	3941.67



TOWER - F
PRESIDENTIAL DUPLEXES

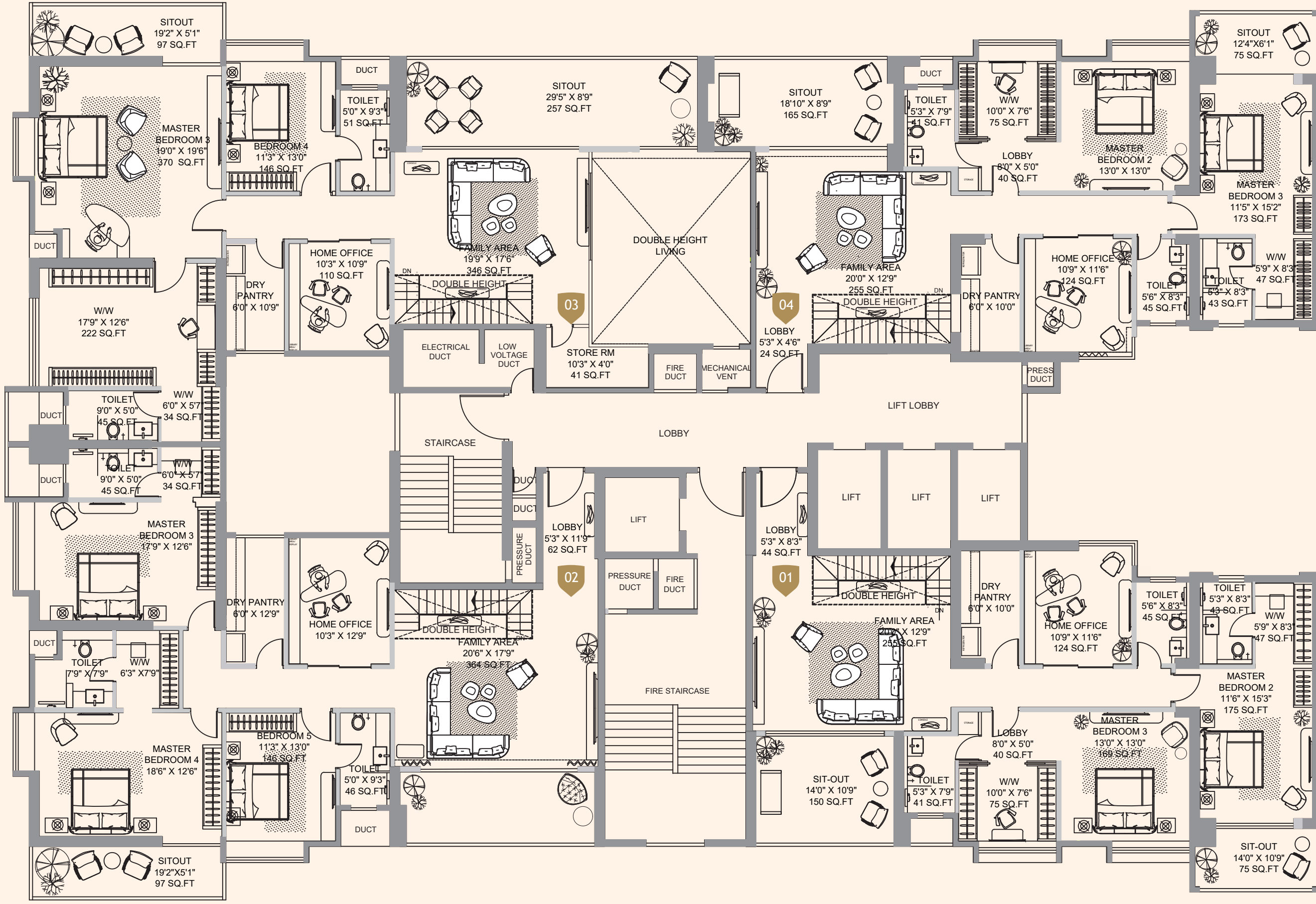
LOWER LEVEL





TOWER - F
PRESIDENTIAL DUPLEXES

UPPER LEVEL





THE PRESIDENTIAL LIFE AT A GLANCE

SUITES - FEATURES

- Efficient Layouts With Minimal Passage Loss
 - Spacious, Wide Living Areas
 - Large Decks With Panoramic Baner Hills Views
 - Generously Sized Bedrooms With Luxurious Master Suites
 - Powder Rooms
- Large Windows For Abundant Natural Light
 - A Spacious, Well-Appointed Kitchen Complemented With Dedicated Utility Area
 - Select Suites With Private Gardens
 - Options for Simplex & Duplex Suites
 - Exclusive Premium Presidential Suites

SUITES - SPECIFICATIONS

- FLOORING**

 - Living, Dining & Passage – Elegant Imported Marble
 - Bedrooms, Kitchen, Bathrooms, Sit-out & Dry Balcony – Premium Large-Format Vitrified Tiles
 - Parking Area – Durable Trimix
- BATHROOMS**

 - Premium Large-Format Vitrified Tile Dado
 - Premium CP & Sanitary Fixtures
 - Glass Partition & Exhaust Fans
 - PVC False Ceiling
- WALLS & PAINT**

 - Internal & External Walls – Premium Acrylic Paint
- ELECTRICAL**

 - Modular Switches
 - AC Points in Living Room & All Bedrooms
 - DG Backup for Limited Power
 - FTTH Connectivity
 - DTH Provision
- DOORS & WINDOWS**

 - Doors – High Quality Factory Finished Modular Doors With Laminated Shutters
 - Windows – Powder Coated Aluminium Sliding Windows
- SECURITY**

 - Digital Door Lock with Camera
 - International-Standard Fire-Fighting System
- KITCHEN & DRY BALCONY**

 - Premium Modular Kitchen
 - Granite Platform with Cooktop, Ductless Chimney & SS Sink
 - Premium Large-Format Vitrified Tile Dado
 - Piped Gas Connection
 - Provision for Water Purifier, Washing Machine & Dishwasher

TOWER E & F AMENITIES

- 41 AER LOUNGE**

 - 01. Outdoor Fitness Deck
 - 02. Yoga & Meditation Lawns
 - 03. Party Lawns
 - 04. Gazebo Sitouts
 - 05. Barbecue & Dining Pavilion
- LIMITED EDITION PRIVILEGES**

 - A. Business Centre with Conference Room
 - B. Meeting Rooms
 - C. Banquet Hall
 - D. Multipurpose Hall
 - E. Indoor Play Room
 - F. Indoor Gymnasium

TOWER E & F FEATURES

- Grand Entrance Lobby
 - Premium Floor Lobbies
 - 3 High-Speed Passenger Lifts
 - 1 Service Lift
- Advanced Security Systems
 - Ample Parking
 - DG Backup for Lifts & Common Areas

PROJECT AMENITIES - LANDSCAPE & OUTDOOR SPACES

- 01. Organic Farm Zone
 - 02. Maze Ramp
 - 03. Trampoline Park with Basketball Slam Dunk
 - 04. Outdoor Fitness Station
 - 05. Children’s Play Area with Wall of Fame
 - 06. Rainbow Calypso Chimes
 - 07. Bamboo Court
 - 08. Amore Pavilion
- 09. Rose Garden
 - 10. Tennis Court
 - 11. Seating Plaza I
 - 12. Temple
 - 13. Seating Plaza II
 - 14. Walking Track
 - 15. Sports Arena – Pickleball & Futsal Courts

NOW CLUB – THE SOCIAL HUB

- A. Community Hall
 - B. The Turf
 - C. Multipurpose Court
 - D. Leisure Pool with Sunken Bar
- E. Kids’ Pool
 - F. Indoor Gymnasium
 - G. Happy Zone – Functional Training Terrace
 - H. Barbecue & Dining Pavilion



BUILDING TRUST. CREATING VALUE.

FOR ENQUIRIES, CONTACT:



ATHARV
+91 98609 13838



MAHENDRA
+91 98609 83434



**MAHARERA REGISTERED
REAL ESTATE ADVISOR**



REGISTRATION NO.

A011262400509



www.magrealty.in



Pune, Maharashtra