



THE
PROMENADE
RESIDENCES



It unfolds in the open. In the sweep of the river. In the stretch of the sky. In the spaces that allow life to slow, settle and stay. Here, living follows a natural rhythm, where people cross paths, conversations carry forward and days feel considered rather than crowded. Mornings arrive with clarity. Afternoons hold purpose. Evenings invite connection.

Luxury here is defined by access over excess, by proximity over pretense, by flow over formality. Everything you need feels within reach, yet nothing feels imposed. Work, wellness, family and social life move together, not in turns, but in harmony. This is living that feels composed, connected and confidently complete.

This is

#TheTrueBlueLife



BUILT TO
LEAVE AN IMPRESSION...
150 ACRES OF IT.

Set along the promenade, this address claims the most consequential position within Blue Ridge. Open to the river, aligned with the sky, and placed where movement feels instinctive, it occupies a stretch the township naturally responds to. Spread across 150 acres, the larger ecosystem lends scale and stature to this position, giving it context without diluting its character. Social life gathers here without orchestration.

Cafés become constants. Conversations carry forward. Familiarity forms through relevance rather than routine. Within an award-winning township defined by high standards and global sensibilities, this position holds particular currency. It appeals to those who live fluidly across cities and cultures. As the township evolves, this becomes the epicenter of all things social... life buzzing in the true blue sense.

THE TRUE BLUE LIFE.



THE
PROMENADE
RESIDENCES

3 & 4 BHK Water-Front Residences



A VIEW THAT RISES ABOVE THE ‘SEE LEVEL’

Rising thirty-two storeys and standing approximately 100+ metres tall, The Promenade Residences is positioned to look beyond the reach of many. With only three residences per floor, a distinct living and dining area, The Promenade Residences envision a True Blue Life in terms of privacy, privilege and presence.

On one side, the river stretches across an uninterrupted eleven kilometres. On the other, the city reveals itself in scale and movement. A three-metre floor-to-floor height ensures light travels deeper, ceilings breathe higher and rooms hold their proportion effortlessly.

MASTER LAYOUT



LEGEND

- | | |
|-------------------------------|-----------------------|
| 1. Main Entrance | 12. Blue Ridge School |
| 2. PSC Capital (Sales Office) | 13. RIDGES 41 |
| 3. THE LOFTS | 14. THE GROVES |
| 4. B1 - B8 | 15. MSEB Sub-Station |
| 5. Convenient Shopping | 16. T18 - T23 |
| 6. Future Development | 17. T24 - T25 |
| 7. T1 - T6 | 18. THE ALTIUS |
| 8. T9 - T11 | 19. Golf Club |
| 9. T12 - T14 | 20. Golf Course |
| 10. ORION | 21. Marina Walk |
| 11. Cricket Ground | 22. THE PROMENADE |

NOTE: This is a schematic master plan. While all amenities will be provided, the location and detailing is subject to change.



PROJECT TOP VIEW

Entry

Exit

3

Tower A

2

1

3

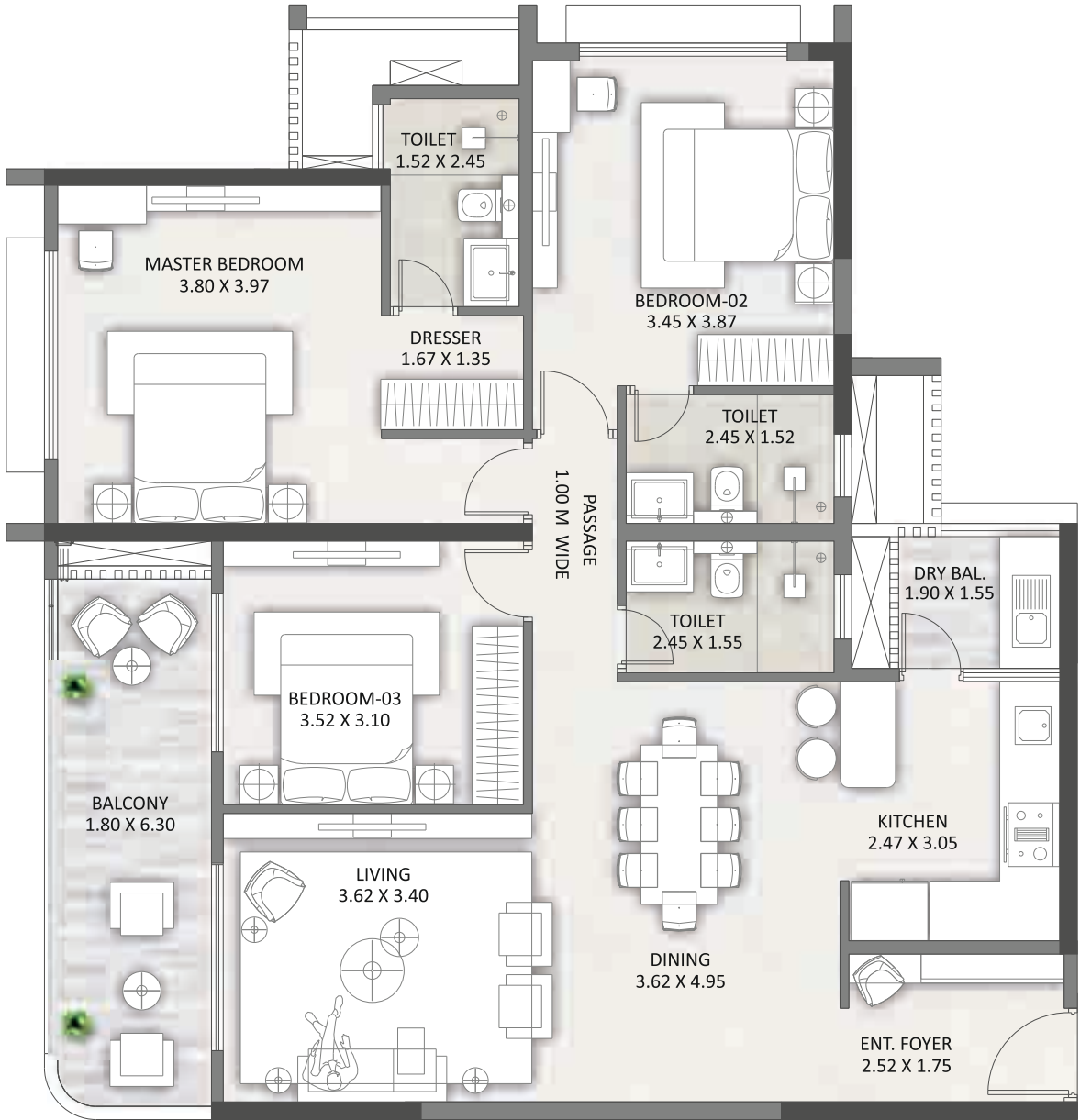
Tower B

1

2



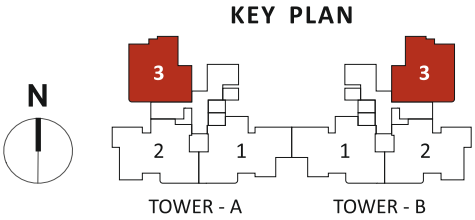
3 BHK - UNIT PLAN



FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT IS 10.764

TYPE	CARPET AREA	DRY BALCONY	BALCONY AREA
	SQ.M	SQ.M	SQ.M
3BHK	108.26	2.94	11.11

FURNITURE DISCLAIMER : FURNITURE LAYOUT IS FOR INDICATIVE PURPOSE ONLY.
NOTE : THE DIMENSIONS OF THE UNIT MENTIONED ARE FROM UNFINISHED WALL TO WALL.



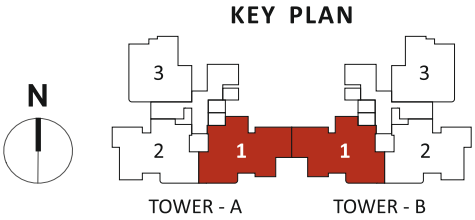
4 BHK A - UNIT PLAN



FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT IS 10.764

TYPE	CARPET AREA	DRY BALCONY	BALCONY AREA
	SQ.M	SQ.M	SQ.M
4BHK-TYPE-A	138.08	3.66	19.49

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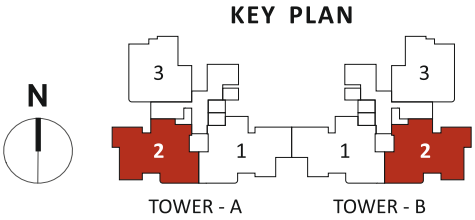
4 BHK B - UNIT PLAN



FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT IS 10.764

TYPE	CARPET AREA	DRY BALCONY	BALCONY AREA
	SQ.M	SQ.M	SQ.M
4BHK-TYPE-B	135.55	3.06	13.06

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THE SOCIAL FABRIC

Social connections at The Promenade Residences don't need invitation. They are part of the fabric of everyday life here. You step out for a coffee and stay longer than planned. You pause in the middle of your workday and find yourself in conversation with a neighbour. Faces become familiar, exchanges effortless, moments unforced.

While the retail promenade welcomes the city through its own dedicated entrance, your world as a resident remains calm, considered and distinctly yours, accessed through a separate, private arrival. This clarity allows connection to happen naturally, without intrusion or performance. Leisure and social life unfold at their own pace. And that is the True Blue way of being social.



Flow Lounge



Connection Lounge



Art Studio



Fitness & Dance Studio



Retail Avenue



Nature Deck

THE WORK ATELIER

Work at The Promenade Residences is not squeezed into corners or improvised at dining tables. It finds its place naturally, with the same sense of ease that defines the rest of life here. You move into your focus zone without effort, into meetings without disruption, and through tasks with a clarity that comes from having the right environment around you.

Calls happen without compromise. Deep work is achieved without interruption. When formality is required, the co-working spaces rise to the occasion. And when flexibility is needed, they respond just as seamlessly.



Business Hub



Work Pods



Meeting Rooms



Entrance Lobby



Professional Work Suites





THE WELLNESS SANCTUM

It is not wellness that asks you to step away from life. Wellness should settle into your everyday quietly, becoming part of the rhythm you already live by. You move when your body asks for it. You pause when you need to. And you return to balance without having to plan for it.

The wellness spaces at The Promenade Residences respond to how you feel, not how you are expected to perform. This is where wellness feels intuitive, measured and deeply personal and where restoration happens naturally, simply because every particle of the environment allows it.



Swimming
Pool



Poolside
Changing Room



Recreation
Lounge



Fitness
Studio



Celebration Hall



Community
Pavilion

THE GROWING GROUNDS

Family life finds its footing in one essential thing: reassurance. For parents, there are few comforts greater than knowing their children have the freedom to play and learn independently in a safe, familiar environment, while still being right around the corner from where they work.

At The Promenade Residences, whether you're working from one of the pods or co-working spaces, taking a pause, or moving through your day, your children remain close, cared for and comfortably within reach. Every family-oriented facility is measured, considered and designed to support family life without disruption. It's the True Blue approach to growing together!



Indoor Play Area



Outdoor Play Area



Crèche



LETTING IN LIGHT, AIR AND THE ENDLESS BLUE SKIES.

Spaces at The Promenade Residences are designed to feel composed rather than overwhelming. With only three residences per floor, privacy is something you arrive into, every single day. The living and dining areas are distinct yet fluid, allowing each moment of the day to hold its own rhythm.

The living room becomes the natural centre of the home, shaped by light, air and proportion rather than excess. It opens generously and seamlessly into the riverfront deck. This sense of clarity between rooms is what allows everyday life to feel unhurried and intentional.

What stays with you is a sense of vast and airy space, and the ease to live well within it.





SOME VIEWS YOU ADMIRE. THIS ONE YOU LIVE WITH.

At The Promenade Residences, the river does more than frame the horizon. It sets the pace of your day. From the waterfront decks, an uninterrupted view of the river bestows you with its presence changing with the hour yet always returning a sense of calm.

And when you're at this height, the perspective feels expansive and elevated without ever disconnecting you from life. The deck becomes a place you return to instinctively, not just for the spectacle, but also for stillness.



YOUR SANCTUARY. YOUR RIGHTFUL RETREAT.

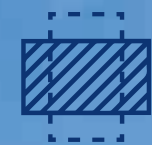
The most personal moments of the day need to be lived in spaces that ask for nothing and give you everything. The bedrooms at The Promenade Residences are generous, indulgent and calm. Light moves gently through the room, settling where it needs to, allowing natural rest.

One of the bedrooms is paired with a walk-in wardrobe that understands the value of order.

Not as storage, but as a quiet buffer between you and the rest of the world. Everything has its place, yet there is no excess, only intention.



KEY FEATURES



OPEN LAYOUT

The sweeping layouts at The Promenade Residences are designed for optimal ventilation and abundant sunlight.



RIVERFRONT RESIDENCES

Every individual residence here features its own deck that overlooks the Mula river stretching into the distance.



STRATEGIC LOCATION

Even within the prime location of the Blue Ridge township, The Promenade Residences offer the most sought-after address.



LIVELY PROMENADE

The Promenade Residences takes its name from the exclusive riverside boulevard that the project is located next to.



KEY FEATURES



EXTENSIVE LIVING AREAS

Boasting of the largest living room in the area, enough to enclose the most extravagant lifestyle.



WALK-IN WARDROBES

For those who have reached extraordinary heights, your success is accommodated with generous walk-in wardrobes.



MAXIMUM NATURAL LIGHT & VENTILATION

The thoughtfully designed layouts ensure your home is flooded with natural light and fresh air.



EXCLUSIVE GUEST ENTRY

For a life that moves between people and pause, an exclusive guest entry that welcomes the world in, while keeping your own quietly intact.

SPECIFICATIONS

Details that define each residence

3 BHK

FLOORING

- Polished glazed vitrified tiles for living, dining, bedrooms, kitchen & passage
- Glazed vitrified tile for balcony
- Vitrified tiles for toilets

KITCHEN

- Full body vitrified tiles for kitchen and utility platform with single bowl stainless steel sink
- Modular kitchen with chimney
- Piped gas system provision

DADO

- Vitrified dado tiles in toilets up to lintel level
- Vitrified dado tiles above cooking platform up to 2 Ft. height in kitchen
- Toilets with full body vitrified tile vanity counter
- Glass partition for shower area

DOORS

- Main door will be flush door and door frame with laminate on both sides
- All internal door shutters will be pre-hung flush door and door frame with laminate on both sides
- Aluminium sliding doors with glass & mosquito net with anodized finish for balcony

WINDOWS

- Aluminium sliding windows with glass & mosquito net with anodized finish

PAINTING AND FINISHES

- Gypsum punning and velvet paint for all internal walls (except terrace / toilet / utility / balcony area)

ELECTRICAL AND PLUMBING

- Concealed wiring with modular switches
- Electrical and plumbing provisions for water heater and electrical provision for exhaust fan in all toilets
- Electrical & plumbing provisions for water purification and electrical provision for exhaust fan in kitchen
- TV points in living room and in all bedrooms
- USB C point in all bedrooms
- Provision for 1 router / broadband point
- AC electrical point in living and all bedrooms
- Concealed plumbing with C.P plumbing fixtures
- Solar water heating provision in one toilet
- DG power backup (1 KVA)

PROJECT FACILITIES

- Multilevel car parking
- CCTV camera surveillance
- Video intercom facility
- Wi-Fi enabled lobby

4 BHK

FLOORING

- F. B. V. marble-finished tiles for living, dining & passage[#]
- Polished glazed vitrified tiles for bedrooms & kitchen
- Glazed vitrified tiles for balcony
- Vitrified tiles for toilets

KITCHEN

- Quartz stone kitchen platform and utility platform with single bowl stainless steel sink
- Modular kitchen with chimney
- Piped gas system provision

DADO

- Vitrified dado tiles in toilets up to lintel level
- Vitrified dado tiles above cooking platform up to 2 Ft. height in kitchen
- Toilets with full body vitrified tile vanity counter
- Glass partition for shower area

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- Wi-Fi enabled lobby



BORN IN BLUE RIDGE. LIVED AS A STANDARD.

The True Blue Life takes its name and nature from the place it was born. Set within the vast 150-acre expanse of Blue Ridge, a township defined by sheer scale, it is a way of living that brings together everything today's world often leaves behind: space, stillness and seamlessness.

EXCLUSIVE ACCESS TO THE GOLF CLUB SPORTS MEMBERSHIP

A True Blue Life comes with privileges that last a lifetime. Each home at The Promenade Residences includes a complimentary Blue Ridge Golf Club Sports Membership, with access to a complete world of sport and wellness. You may also choose to upgrade to a Lifetime Membership. Quietly exclusive. Enduring by design.





3 TIME WINNER

TIMES GROUP AWARD 2018
NDTV PROPERTY AWARD 2015
CNBC AWARD 2015



Actual photograph



Actual Photograph

THE ADDRESS OF A WORLD CITIZEN

Blue Ridge is a township that mirrors the life of a world citizen: connected, balanced and thoughtfully composed. Spread across 150 acres, it brings together education, leisure, commerce and everyday convenience through an award-winning ICSE school, a golf club with a 9-hole course, high-street shopping, cafés, workspaces and more.

Supported by round-the-clock water and power, wide roads and a zero-discharge waste system, the township functions with clarity and care. It is where everything comes together naturally, allowing life to unfold with ease and intention.

10+ ACRES OF GARDENS, PLAYGROUNDS & OPEN SPACES

18M WIDE INTERNAL ROAD WITH STREETSCAPES + WELL-DESIGNED WALKWAYS



Actual Photograph



Actual Photograph

Disclaimer: Some of the Township amenities will be charged extra.

A PLUSH NEIGHBOURHOOD OF URBAN CONVENIENCE

IT Companies



• Accenture	~ 1.3 KM
• TATA Technologies	~ 2.1 KM
• Persistent Systems	~ 2.5 KM
• Infosys	~ 2.6 KM
• Dassault Systèmes	~ 2.9 KM
• HCL Technologies (Amber Fort)	~ 2.9 KM
• WIPRO	~ 4.9 KM
• TCS Main Gate, Sahyadri Park	~ 7.1 KM
• Tech Mahindra	~ 7.7 KM
• Synechron	~ 10 KM

Schools

• Blue Ridge Township Public School	~ 0.6 KM
• Mercedes Benz International School	~ 1.7 KM
• Edify International School	~ 1.7 KM
• Vibgyor High School	~ 3.7 KM



Lifestyle



• Marina Drive	~ 0.2 KM
• Frozen Monkey	~ 2.8 KM
• Thikana	~ 4.4 KM
• Orion Molecular Kitchen and Bar	~ 7.6 KM
• Urban Foundry	~ 8.6 KM
• Incognito	~ 8.6 KM

Hotels

• Hyatt Place Pune	~ 2.1 KM
• Radisson Blu Pune	~ 2.7 KM
• Vivanta Pune	~ 2.7 KM
• Courtyard by Marriott	~ 2.8 KM



Hospitals

• Ruby Hall Clinic, Hinjawadi	~ 3.1 KM
• Hinjawadi Hospital	~ 3.5 KM
• Sanjeevani Hospital	~ 3.9 KM
• Life Point Multispeciality Hospital	~ 4.6 KM



LOCATION



Makers Of The Finest Townships In India



75,000+ RESIDENTS ACROSS 9 CITIES OVER 35 YEARS

IN 200+ PROJECTS 20 MILLION SQ.FT DELIVERED

EXPERIENCE
the **P** factor

PROMISE OF PARANJAPE | POSITIVE ENVIRONMENT | PERSONAL TOUCH
PIONEERS OF SUPERLATIVE LIVING | PRIME LANDMARKS

For over 35 years, Paranjape Schemes has played a defining role in shaping the way Pune lives, grows and evolves. With a deep-rooted understanding of the city and a forward-looking approach to development, the brand has delivered a wide spectrum of residential, commercial and integrated township projects that have become benchmarks in their own right.

From pioneering large-format townships to creating some of Pune's most recognisable residential neighbourhoods, Paranjape Schemes is known for building not just homes, but complete ecosystems. Developments such as Blue Ridge stand as enduring examples of this philosophy, bringing together living, working, learning and leisure.

Driven by a commitment to quality and responsible development, Paranjape Schemes continues to create spaces that are relevant to how people live today and resilient to how cities will grow tomorrow. Every project reflects a balance of scale and sensitivity, ambition and attention to detail, ensuring that what is built today continues to endure for generations.



AN ICONIC NAME IN MAHARASHTRA,
BRINGS ICONIC ADDRESSES TO YOU.



HIGHGARDENS (Forest Trails)
2, 3 & 4 BHK Residences



THE CANOPY (Forest Trails)
2 & 3 BHK Residences



SAMARA HILLS
NA Villa Plots, Khed-Shivapur, Pune
Possession within 1 year



ATHASHRI ANANDA
1 & 2 BHK Residences
On Pune-Mumbai-Bengaluru Highway
Near Khed-Shivapur



THE COVE (Forest Trails)
4 BHK Villas



THE RIVOLO (Forest Trails)
4 BHK Private Villas



HAPPINESS HUB
1 & 2 BHK Homes
Khed-Shivapur, Pune
Ready Possession



ATHASHRI B3
2 & 3 BHK Residences
In a 210+ acres Forest Trails Township
Bhugaon, Pune



THE ALTIUS (Blue Ridge)
3, 4 & 5 BHK Luxury Residences



MISTY GREENS
Luxury villas, villa plots & apartments
Kaleidoscope Township, Bavdhan



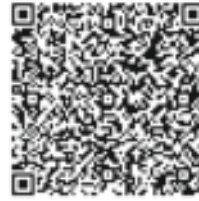
SHRIVEGA (NEAR DIVEAGAR BEACH)
39+ ACRES OF PREMIUM
OCEAN-VIEW VACATION VILLAS



ATHASHRI VADODARA
1, 2 & 3 BHK Residences
Ajwa, Vadodara
Ready Possession



R 47 -HIGHGARDENS
P52100053310



R48 The Canopy
P52100079518



The Cove
P52100048536



The Rivolo Residences
P52100031560



R7 - THE ALTIUS
P52100078116



Shrivega
P52000050339



Kaleidoscope R3
Misty Greens Phase 2
P52100053834



Kaleidoscope R4
MISTY GREENS
P52100049327



Kaleidoscope R5
Misty Greens Phase 3A
P52100066537



Happiness Hub
P52100000303



Samara Hills
P52100052065



Athashri - B3
P52100077686



Athashri Ananda
P52100055420



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