

# GODREJ HORIZON

NIBM ANNEXE, PUNE

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## PUNE LIVING IS BACK

Once, Pune was a tranquil town untouched by the hustle and bustle of the city. Life moved in an unhurried way and one could savour the pleasure of living carefree amidst nature. The unhindered views of the mountains were breathtaking. The landscape was awash with forts, gardens and greenery. The silence was unbroken, save for an occasional twittering of songbirds in the nearby trees. The wind was free of smog and the city was blessed with pleasant weather and a serene atmosphere.

Today, Godrej Properties rolls back the curtain of time and invites you to the green world of Godrej Horizon, reminiscent of Pune Living.



Pune living

## UNOBSTRUCTED VIEW OF THE HILLS

Perched over the lush green hills of Undri is Godrej Horizon, your private green haven. Standing tall on a plateau and above the rest of the city, it truly takes luxury living to new heights.

Now, the top floor isn't the only place from which to enjoy the uninterrupted view of the green hills and the bustling city below. Step into your balcony and the panorama will unveil.



Panoramic view of hills

## 70,000 SQ FT OF OPEN GREEN SPACES

It is easy to lose track of time as you amble leisurely through the vehicle-free green park brimming with beautiful flowers, chirping birds and lush greenery.

As you follow the walkway or the dedicated jogging track, the well-manicured garden and its various facets reveal themselves. A large central open space features a swimming pool, clubhouse and a play area for children to explore.

And the best part - all of this is right in your backyard.



Artist's impression of lush green park

# EASY CONNECTIVITY AND ACCESSIBILITY

A breezy 15 minutes' drive is all it takes to reach MG Road from the gates of your hilltop retreat, Godrej Horizon. A stone's throw away is the famous Corinthians Club, which provides you access to the social life of the city in a matter of minutes.

Proximity to schools, hospitals and major city hubs ensures easy access to all the conveniences of modern life. With easy connectivity to every direction of the city and beyond, this exclusive address brings you closer to the best things in life.

### ACCESSIBILITY

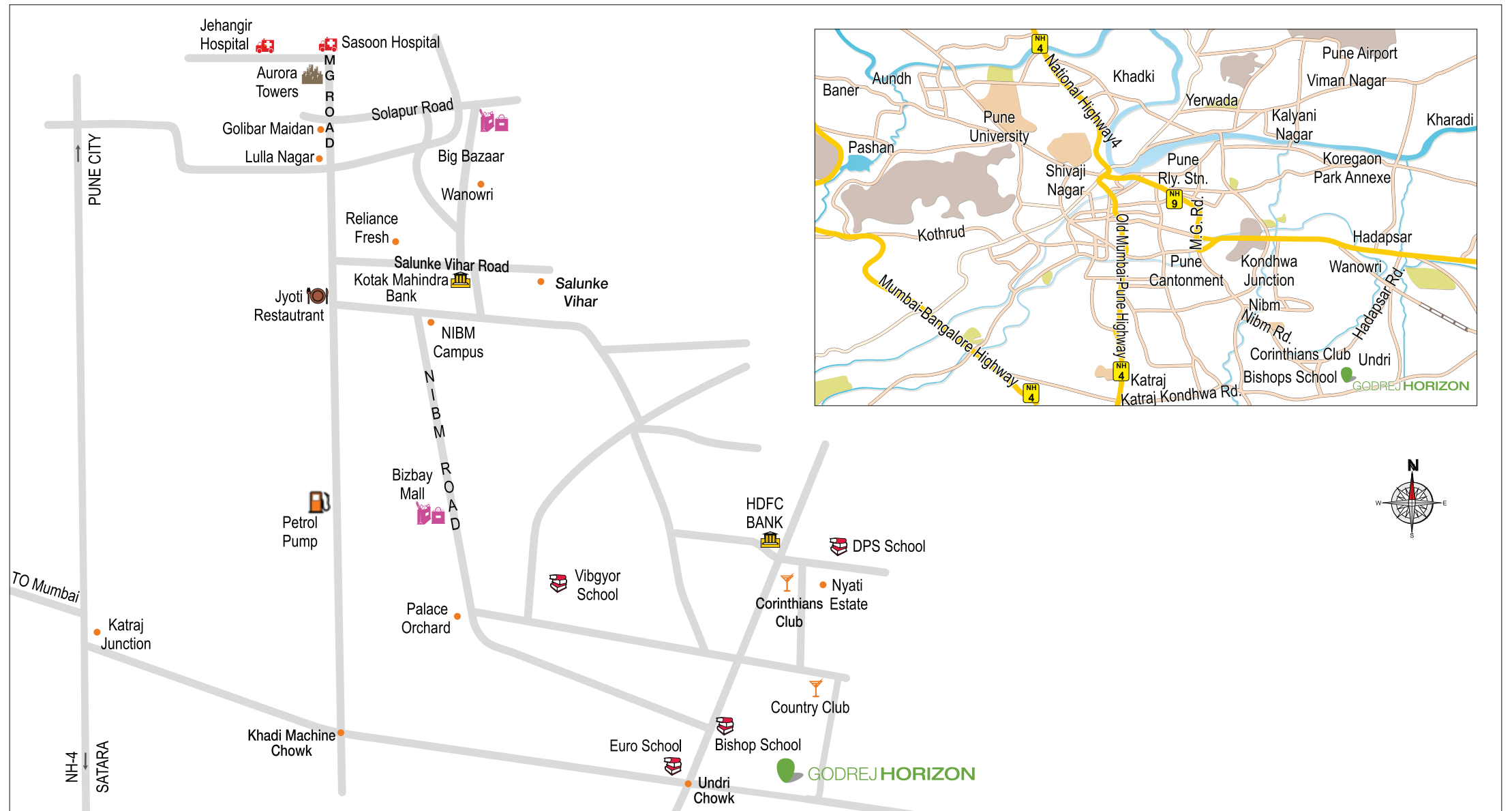
- Bishop's School, Delhi Public School, Euro School and Vibgyor School in the vicinity
- Noble Hospital and Inamdar Multispeciality Hospital close by

### INTER-CONNECTIVITY

- MG Road: 9 kms
- Pune International Airport: 18 kms
- Railway Terminal: 13 Kms

### INTRA-CONNECTIVITY

- 10 kms from Mumbai Bengaluru Highway (NH 4)
- 7 kms from Pune Solapur Highway (NH 9)
- 150 kms from Mumbai
- 202 Kms from Nashik



# QUEEN OF THE DECCAN

Pune has metamorphosed into a modern city that offers advanced infrastructure, superb connectivity, quality education and an investor friendly environment. Some of the biggest multinational corporations like IBM, Cognizant, Accenture, Volkswagen, General Motors, etc. operate here and employ thousands of highly-paid professionals. The reputed universities in the region house more than 20,000 international and countless number of national students. No wonder millions of people flock to the city from all over the country.

And the result is evident in the changing landscape of the city. Malls, multiplexes, pubs, cafes and nightclubs have mushroomed all over town making the city exciting and the atmosphere electric.

To top it all, the panoramic views of the mountains, tranquil environs, majestic forts, winding rivers and the salubrious climate undoubtedly make it a wonderful city to live in.



# THE MASTERPLAN

A complex of five towers, rising up on a spread of 8.64 acres like the neighbouring mountains of the Deccan Plateau. The orientation of the buildings offers a view of the landscaped central park and recreational area from the inside, and the beautiful cityscape and hills from the outside.

Each building has a central courtyard where you can socialize with your neighbours. Now, rediscover the magic of Pune Living.

## LEGEND

- 1 ENTRY COURT
- 2 SECURITY & ACCESS CONTROL
- 3 SWIMMING POOL & KIDS POOL
- 4 KIDS PLAY AREA
- 5 VISITORS PARKING
- 6 TRANSFORMERS / SUBSTATION
- 7 SENIOR CITIZEN AREA
- 8 GAS BANKS
- 9 BADMINTON COURT
- 10 CYCLING TRACK
- 11 JOGGING TRACK
- 12 FIRE TENDER ACCESS
- 13 CLUBHOUSE
- 14 PARTY LAWN
- 15 ACTIVE SPORTS ARENA





## TOWER DESIGN AND FEATURES

### SUSTAINABLE DESIGN

The thoughtfully designed, contemporary homes transform Godrej Horizon's structure into a seamless, beautiful vision for the future. It strikes a balance between sustainable living and high design by smartly incorporating a range of green building strategies, including systematic building orientation, rainwater harvesting and water conservation. This results in stylish homes illuminated by natural light and refreshed by cool breezes.

### EXCLUSIVE COURTYARDS

Recognizing the need for a serene, private space in today's fast-paced world, we have carved out an exclusive central courtyard for each building with carefully planned sit outs, making them the perfect place to share the latest news or enjoy a relaxing moment with your loved ones.

### PRIVATE GARDENS

Select first-floor apartments enjoy the luxury of their very own attached private gardens. In addition to the spectacular views of the hills, you can indulge your horticultural interests and grow a variety of exotic plants and flowers in your own garden – a rare privilege in today's times.



Artist's impression of evening view of elevation

# TOWER DESIGN AND FEATURES

## SERVICES AND SOLUTIONS

Godrej Horizon's residences come with unobtrusive balconies - ensuring privacy in addition to a beautiful view of the city. The service areas, essentially large and carefully planned, offer residents an elegant solution for drying clothes without sacrificing the beauty of their homes. The wiring and plumbing are concealed and the doors are equipped with video phones to ensure safety. Besides this, each apartment is provided with inverter back up.

## SAFETY AND QUALITY

Godrej Horizon uses its own computerized ready-mix concrete and steel reinforcements for construction. The foundation is laid deep and compacted to make every building truly earthquake resistant. All towers have escape staircases and safety provisions for fire protection.

## MINIMAL MAINTENANCE

The process of maintenance is integrated into design from the very beginning. Every home is fitted with powder-coated aluminium windows to shield it from rainwater and heavy pollution. A combination of several smart techniques will keep Godrej Horizon in mint condition for times to come.



Artist's impression of first floor apartment



Hill facing apartments

## AMENITIES AND MORE

### CLUBHOUSE

If you believe in living life to the fullest, Godrej Horizon's Clubhouse is the place for you. Equipped with a world-class health club, yoga and meditation room, a swimming pool facing the community hall, indoor games and a sports park; it takes recreation to a whole new level. Have a ball of a time with your friends and family without stepping out of the complex.

### GYMNASIUM

After an intense workout in the lively atmosphere of the modern and well-equipped gymnasium, the detached yoga and meditation rooms provide a much-needed rejuvenating experience.

### SWIMMING POOL

Take a refreshing swim in the sparkling water of the swimming pool while your kids splash around in the children's pool. It's a joyous experience for everyone.



Gymnasium



Artist's impression of swimming pool

## AMENITIES AND MORE

### GAMES ROOM

Play a host of exciting games in a luxurious and uncluttered atmosphere with seamless yet spacious sections for Carrom, Cards, Table Tennis and Pool. And while you're playing a game, you can always make some new friends.

### SPORTS ARENA

The sports arena comes with a badminton play area, net cricket pitch, a volley ball court and a half basketball court so you can enjoy a variety of exciting sports activities.



Games room



Artist's impression of basketball court

## AMENITIES AND MORE

### PLAY AREA

A well-equipped play area with a tree house and slides is an ideal and secure atmosphere for kids. Let them experience the joy of playing outdoors, make new friends, and learn to chase butterflies. After all, nothing ever compares to the look of joy on your child's face.

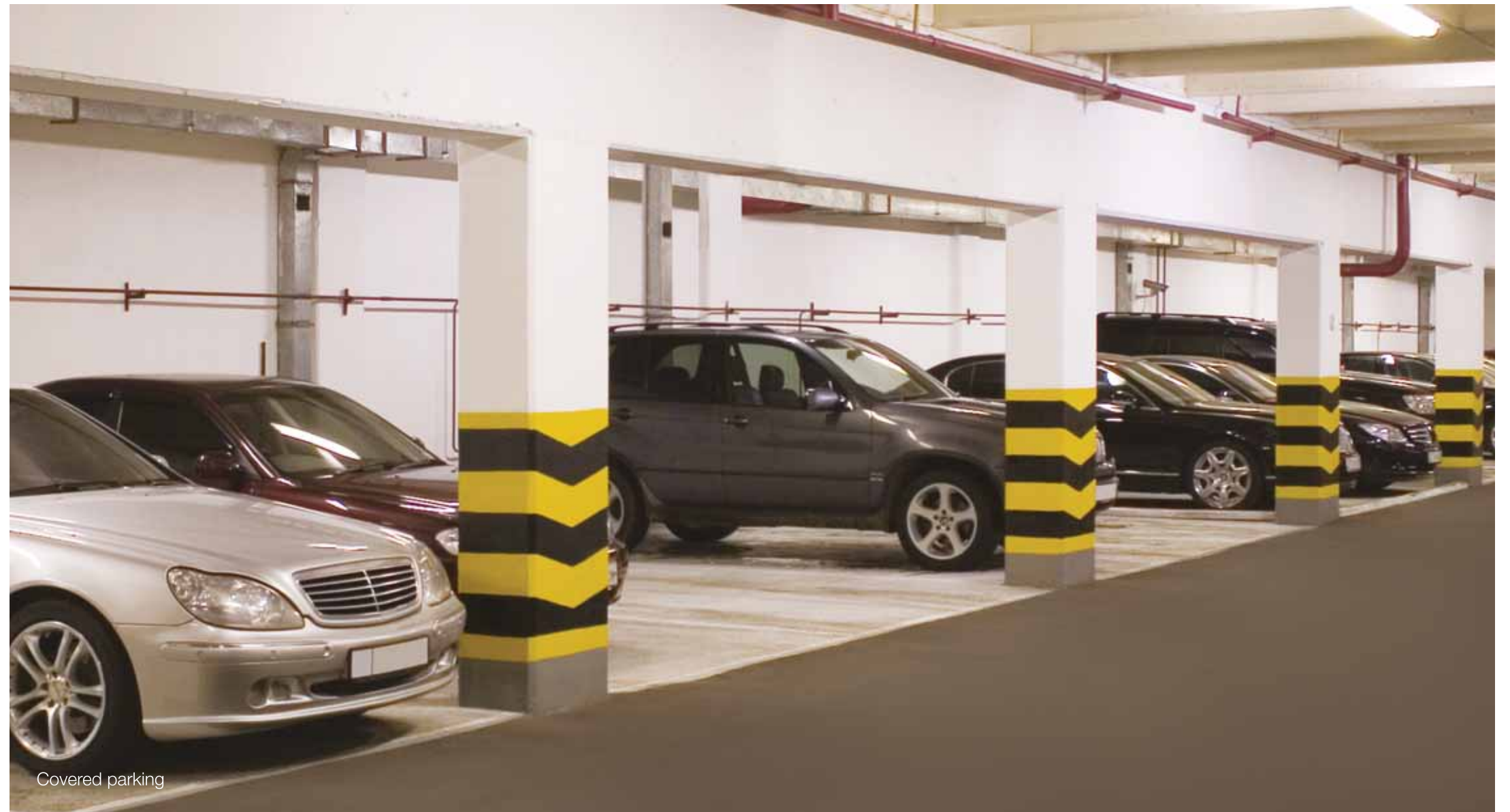


Artist's impression of children's play area

## AMENITIES AND MORE

### UTILITIES

Each building has 4 high-speed elevators including 1 stretcher lift. The parking area features a generous two-level covered car park to take care of ever increasing parking needs. The compound wall is 8 feet high and CCTV cameras are installed at important points within the premises to ensure your family's safety. The common areas have 24X7 power backup and toilet facilities are provided for chauffeurs and domestic help.



Covered parking

# IGBC GOLD GREEN HOMES CERTIFICATION

We aspire to create a sustainable future for all by employing green living principles and strategies. Godrej Horizon is designed to have a minimal impact on the environment and promotes inclusive well-being through ample facilities. A responsible planning and construction plan will ensure reduced energy bills and dependence on natural water sources for you. In addition, we have used several green materials: non-toxic, reusable, renewable and recyclable wherever possible to deliver a quality of life that's right for not just all the residents, but for the environment as well.

Godrej Horizon has received the Gold Green Certification for this project.



**Indian Green Building Council**  
Greening India since 2001



**Water Efficiency:** 100% rainwater capture, recycle and reuse of waste water, metering devices and native species for landscaping reduce water demand and pressure on natural water resources substantially



**Materials:** Locally procured construction materials with a high recycled content are employed in Godrej Horizon, leading to a smaller carbon footprint



**Energy Efficiency:** Solar Water Heating, BEE 3 or 4 star rated lighting fixtures, provision of energy metering, energy saving pumps and lifts with group control reduce overall energy consumption



**Unit Plans and Interiors:** The design ensures optimum daylight levels with ample ventilation and use of paints with low volatile organic compound content

#### Other Features :

- Solar water heating panels
- Rainwater harvesting and re-use
- Recycle and re-use of grey water
- Efficient plumbing fixtures to save water
- Differently-abled friendly
- Organic waste management
- Landscaping on grade to improve ground water levels
- Environmentally responsible procurement of construction materials

# LIFESTYLE AND INTERIORS

## LIVING ROOM

The first emotion that crosses your mind when you step into the living room is the sense of openness and space. Designed to create a lavish, modern and functional living space, the intelligently planned layout uses natural light to create a lively ambience. The insulated sliding windows block the noise and clamour of the city, achieve maximum ventilation and provide a refreshing moment of solitude.



Artist's impression of living room



# LIFESTYLE AND INTERIORS

## MASTER SUITE

Here, the idea of comfort goes beyond the notion of physical relaxation. The aesthetically pleasing and spacious bedroom is an opportunity to offload your stress and wake up refreshed. The innovative layout creates an uncluttered space and a clean look - providing you with more storage and a lot of breathing space.



Artist's impression of master bedroom

# LIFESTYLE AND INTERIORS

## KITCHEN

Designed to achieve spaciousness, maximum storage and a comfortable cooking experience, every Godrej Horizon home comes with a piped LPG connection, RO filters for safe drinking water and a well-planned platform with storage cabinets.

Now you can cook your favourite food, share intimate family meals, and invite your friends over for a home-cooked gourmet experience.



Artist's impression of kitchen

# LIFESTYLE AND INTERIORS

## BATHROOM

The place where you start and end your day deserves a lot of attention. Which is why, every bathroom is equipped with only the best installation for your relaxation while minimizing water consumption.



Artist's impression of bathroom

# GODREJ PROPERTIES



Godrej Properties brings the Godrej Group philosophy of innovation and excellence to the real estate industry. Each Godrej Properties development combines a 116-year legacy of excellence and innovation with a commitment to cutting-edge design and technology. Godrej Properties is currently developing residential, commercial and township projects spread across 82 million square feet in 12 cities.

Godrej Properties has always embraced the notion that collaboration is the essence of excellence. To that end, we have worked with the best designers, architects and contractors within India and around the globe to deliver imaginative and sustainable spaces. By bringing together the best talent in the global real estate sector, Godrej Properties works to create developments that will last into the future, and foresee the needs of each and every resident.

Over the last few years, Godrej Properties has received over 40 awards and recognitions, including a "Corporate Governance of the Year" award from Accommodation Times and a "Best Emerging National Developer" award from ZEE Business. Official recognition, though, matters less than the affirmation we receive from our customers. Each home or office we construct is a relationship, and each smile a confirmation of a job well done.

## RESIDENTIAL PROJECTS:

Godrej Garden City	Ahmedabad
Godrej Crest	Bengaluru
Godrej Woodman Estate	Bengaluru
Godrej Gold County	Bengaluru
Godrej Platinum	Bengaluru
Godrej E-City	Bengaluru
Godrej Palm Grove	Chennai
Godrej Summit	Gurgaon
Godrej Frontier	Gurgaon

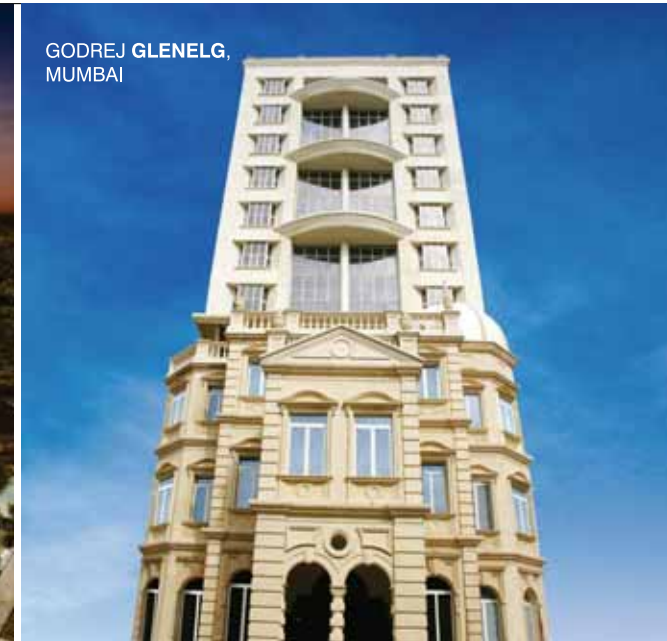
Godrej Prakriti	Kolkata
Godrej Alpine	Mangalore
Godrej Platinum	Mumbai
Godrej Serenity	Mumbai
Godrej Bayview	Mumbai
Godrej Edenwoods	Mumbai
Godrej Glenelg	Mumbai
Godrej Hill	Mumbai
Godrej Riverside	Mumbai
Godrej Waldrof	Mumbai
Godrej Anandam	Nagpur
Godrej Sherwood	Pune

## COMMERCIAL PROJECTS:

Godrej Eternia	Chandigarh
Godrej Genesis	Kolkata
Godrej Waterside	Kolkata
Godrej Coliseum	Mumbai
The Trees	Mumbai
Godrej BKC	Mumbai
Godrej Castlemaine	Pune
Godrej Eternia	Pune
Godrej Millennium	Pune



GODREJ ONE,  
MUMBAI



GODREJ GLENELG,  
MUMBAI



GODREJ BKC,  
MUMBAI



GODREJ GOLD COUNTY,  
BENGALURU



GODREJ PLATINUM,  
BENGALURU



PLANET GODREJ,  
MUMBAI

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