
100
PRABHAT



The world around you is full of claims -
best-of-its-kind, first-of-its-kind and so on. But the
fact is, every claim is a subtle admission that there is
already something, which is similar, or will soon be.

So, what if we tell you that here's something so rare
that there is no comparison; something that is simply

NONE·OF·ITS·KIND

100 PRABHAT


100 PRABHAT
Revelar

WELCOME TO

100 PRABHAT

Here's a residential address at the most sought-after location in Pune, which truly gives you a cherished possession that is none-of-its-kind.

Yes, we are choosing our words very carefully, none-of-its-kind.

100 Prabhat builds a world of many best-of-its-kind, one-of-its-kind and first-of-its-kind things to create something that is incomparable.

4 & 4.5 and 5.5 Bedroom Residences

11-Storey Residential Tower

An Extraordinary Elevation

Stunning Architecture

NONE-OF-ITS-KIND ON ALL SIDES

100 Prabhat rises above the skyline of Prabhat Road and gives a truly 360° view of the neighbourhood- Green, calm & mesmerizing. And yes, it is none-of-its-kind because no one sees what you will see.

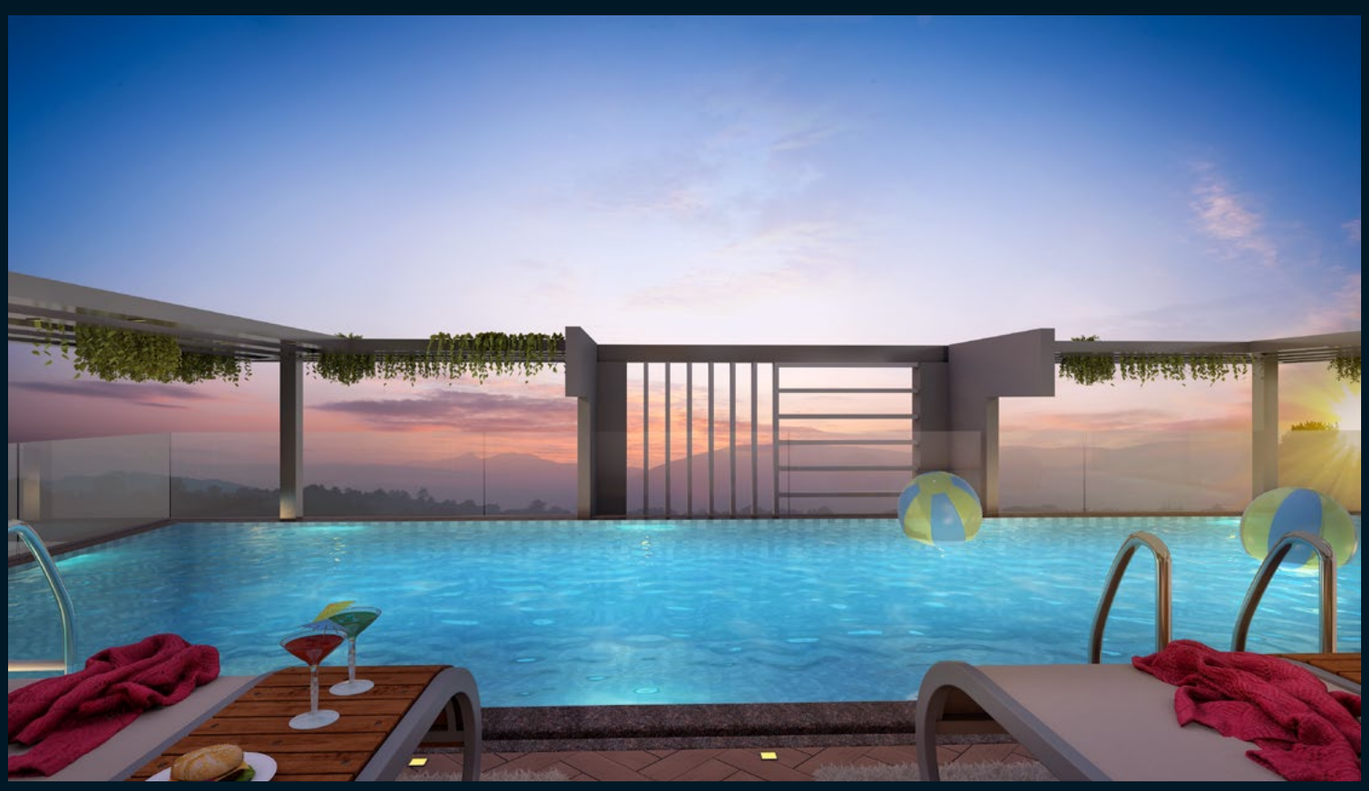
A green, tranquil neighbourhood at the heart of Pune
is a luxury that Prabhat Road offers and 100 Prabhat celebrates.



ON TOP OF THE WORLD.
AND PRABHAT ROAD.

The rooftop of 100 Prabhat comes with a touch of blue and green - a swimming pool and a beautifully landscaped terrace.

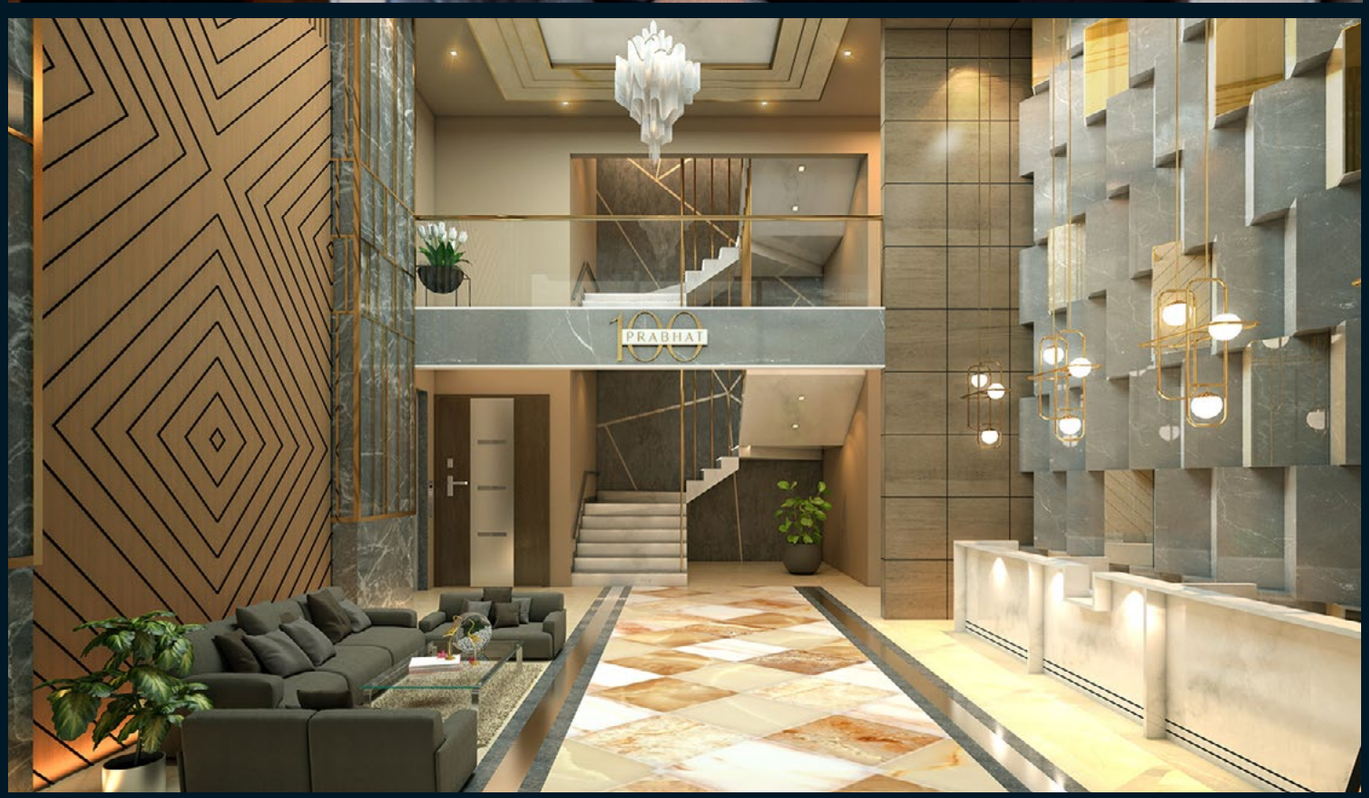




A GRAND ENTRY. WITHOUT RED CARPETS & SPOTLIGHTS.

Yes, the grand entrance lobby at 100 Prabhat makes every welcome memorable, with a sense of elegance and class that is none-of-its-kind.

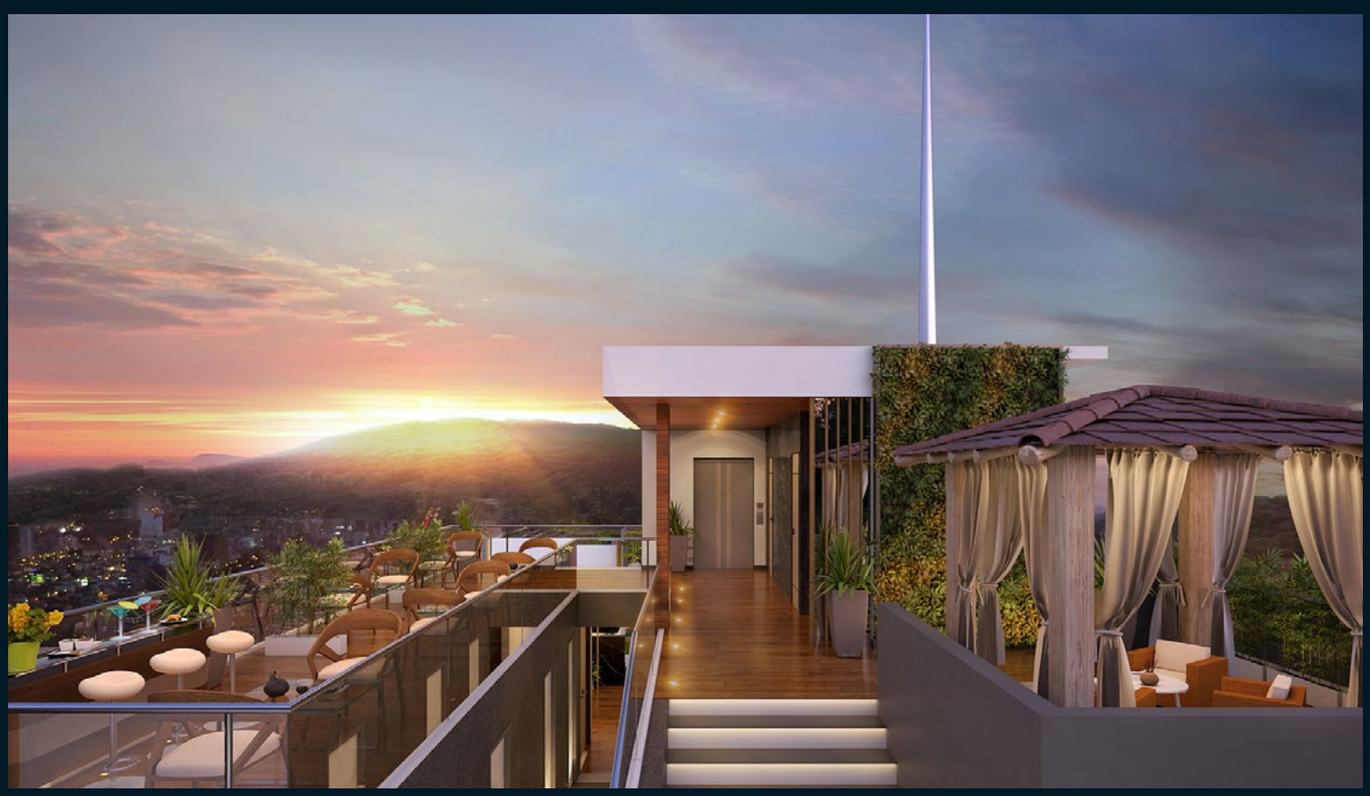




UNDER THE STARS.
ABOVE EVERYONE ELSE.

Soak in the sense of luxury at the rooftop lounge and hangout space, which is made for you to relax and refresh your senses.





SPACE FOR YOUR CELEBRATIONS. AND YOUR THOUGHTS TOO.

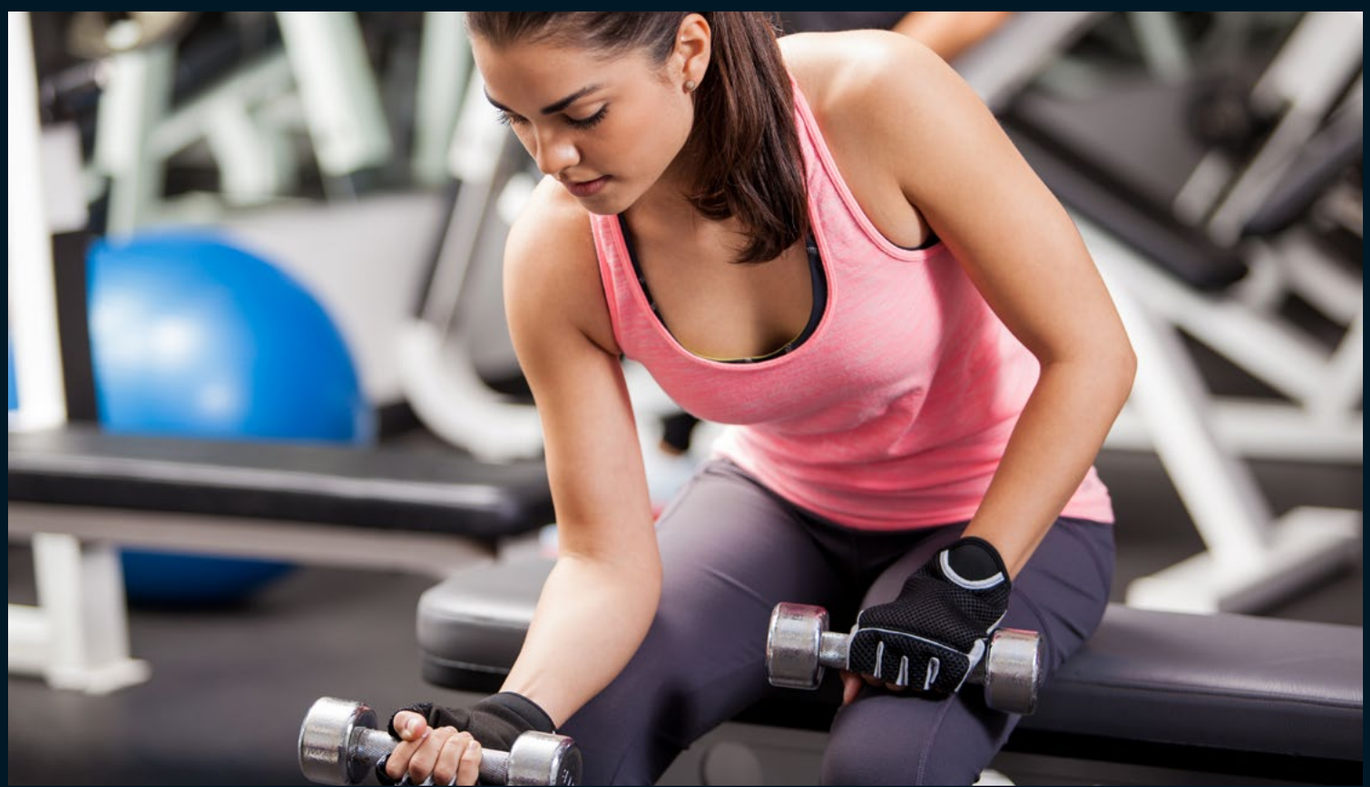
The indoor spaces at 100 Prabhat are grand to say the least. The living room is a great place and space to celebrate your every day and every special occasion.





STATE-OF-THE-ART WORKOUT.
A GREAT STATE OF MIND.

Give your body a workout experience that is truly refreshing in a private cardio studio, exclusively for the residents of 100 Prabhat.







AMENITIES

Apartment View

- 3 Side open apartments
- 360º view for select apartments (9 to 11 floor)
- Sunset view for select apartments (9 to 11 floor)

Apartment Features

- Juliet balcony for each apartment
- Designer bathrooms
- High-end bathroom fittings
- Duravit sanitary fittings
- Glass partition for all bathrooms
- Counter top basin counter in master bathroom
- Gypsum finish
- Designer flooring tiles
- Columnless living & dining area
- Centralized air conditioning
- Generator backup for entire apartment
- Solar water panels for master bathroom

Common Utility Features

- Servant room on every floor
- Common toilet for watchmen, drivers, house helps etc.

Security Features

- Digital security
- Emergency rescue system (For lifts)
- Digital locks for main door
- Access controlled main lobby
- Smart card access control system
- Internal intercom system for all residences
- Video door phone for each flat
- CCTV cameras for common areas

Project Features

- Basement parking (Minimum 2 car park for each apartment)
- Concierge desk
- Aesthetically designed and well-lit compound wall and front compound wall façade
- Individual letterbox with brass nameplates
- 5 Feet wide staircase with marble/granite for treads, risers & landings and decorative steel railing
- Secured decorative entrance lobby with ramp access
- Video door phone access and intercom facility
- Solar water heater system
- 8 Passenger auto-door elevator of reputed make (Kone/Omega)

Project Infrastructure

- Latest firefighting equipment as per PMC guidelines
- Handpicked design elements such as a striking glass façade, sculptures in the courtyard and cardio gym
- Prabhat Road's most stunning lobby
- A futuristic provision for piped gas for your convenience



SPECIFICATIONS

WALLS

- AAC blocks masonry with POP/Gypsum finishes for internal walls and ceiling
- External walls – 150 mm with acrylic paint (Asian Paints / Nerolac)
- Internal walls – 125 or 100 mm with plastic emulsion paint (Asian Paints / Nerolac)
- Plastic emulsions for all internal walls

DOORS

- Wooden door frames, veneer finish door shutters with melamine polish
- All internal doors 32 mm thick
- Main door (35 mm thick) and safety door with veneer, brass fittings & night latch
- Sliding/sliding folding doors to sit-out

FLOORING

- Imported marble finish flooring for lift lobby, passages, formal living room, family room and dining room
- Wooden finish flooring for master bedroom
- Imported marble finish flooring in toilet of master bedroom with glass partition for shower area
- Imported marble finish flooring in children's room with anti-skid designer tiles in toilet

WINDOWS

- UPVC/Aluminium windows with marble framing (3- track windows wherever possible)

KITCHEN & DRY BALCONY

- Granite kitchen platform with full height dado and SS sink with drain board
- Combination of anti-skid / vitrified tiles and granite in dry balcony
- Modular kitchen with granite counter
- 15 Amp point for refrigerator & mixer / microwave in kitchen, washing machine in dry balcony and exhaust fan

- **TOILETS**

- Concealed piping in all toilets
- Provision for hot water through common solar heating system in all toilets
- 600 x 600 mm dado tiles in all toilets (Kajaria/Simpolo/Asian)
- Single lever bath fittings in toilets (Jaquar or equivalent)
- 15 Amp point for boiler/geyser
- Provision for exhaust

ELECTRIFICATION & POWER BACKUP

- Concealed electrical piping
- 4 Light points, 1 fan point, 2–5 Amp plug points in each room
- Inverter power backup covering 1 light point & 1 fan point in all rooms and 1 light point in toilet
- Cable/Wiring of Polycab/Finolex
- Switches of Anchor/Legrand

OTHERS

- Anti-skid designer tiles for terraces
- Veneer finished main door
- Concealed wiring with home automation system
- Sound proof windows with marble sills
- Separate utility area for washing machine, dish washer etc.
- POP / Gypsum finish on walls & ceiling with superior water resistant & fire-resistant paint


JW Marriott
Ratna Hospital
SB Road
SHIVAJINAGAR
FC Road
Symbiosis
JM Road
BMCC Road
GANESHWADI
Kamala Nehru Park
PYC Gymkhana
Law College
NFAI
Wadeshwar
Film Institute
PRABHAT
DECCAN GYMKHANA
Prabhat Road
Law College Road
Karve Road
Poona Hospital
Tilak Road
SNDT College
SADASHIV PETH
ERANDWANE
NAVI PETH
LB Shastri Road
Mutha River
DP Road
DATTAWADI
KARVE NAGAR
Sinhagad Road

NONE-OF-ITS-KIND CONNECTIONS

EDUCATION

- ILS Law College - 1 min.
- Symbiosis School - 1 min.
- FTII - 2 min.
- Symbiosis College - 2 min.

WORKSPACES

- ICC Trade Tower - 3 mins.
- Sharada Centre - 5 mins.

HEALTHCARE

- Sahyadri Hospital Deccan - 2 min.
- Joshi Hospital - 2 mins.
- Ratna Memorial Hospital - 3 mins.
- Deenanath Mangeshkar Hospital - 5 mins.

LIFESTYLE

- Pavilion Mall - 3 mins.
- R Deccan - 4 mins.
- E Square - 7 mins.

LEISURE

- Kamala Nehru Park - 2 mins.
- Vetal Tekdi - 2 mins.
- Jogging Track - 1 min.

THE MAKERS OF 100 PRABHAT

RAVETKAR GROUP

Since its inception, Ravetkar Group has delivered landmarks across various real estate segments. This includes some memorable structures in residential, commercial as well as industrial segments, in and around Pune. In the last decade, the Group has dedicated its skills and expertise to the redevelopment segment. Shaping a new chapter for some of Pune's oldest residential landmarks has been the key focus area.
In fact, Ravetkar's expertise in redevelopment has earned the trust of the heart of Pune. At the same time, Ravetkar Group is venturing into new development at some of Pune's finest locations.

VARSHA REALTY

Varsha Realty is one of Pune's very few developers well-known for delivering niche, standalone, luxury projects. With proven experience and expertise in executing redevelopment projects, the Group has built a solid reputation and earned the trust of discerning buyers. With unflinching focus on quality, transparency and commitment to excellence, every Varsha Realty project is a standing testament of its deep-rooted values.

RUIKAR GROUP

An eye for detail and love for contentment that translates into the superlative experience of proud home owners. Ruikar Group combines nurturing talent with experienced professionals in the organization to provide utmost attention to every little detail. Our motto remains 'Quality and Reliability'. Our pledge is to establish lasting relationships with our customers by exceeding their expectations and gaining their trust through exceptional performance.

CREDITS

ARCHITECT

A Design Studios (Ar Siddharth Harishchandrakar / Ar Mangesh Gotal)

LANDSCAPE ARCHITECT

Mahesh Nampurkar (SumanShilp)

LEGAL

Adv Dilip Athavale

STRUCTURAL CONSULTANT

Parag Chopda (Spectrum)

3D VIEWS

Irriscope

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Disclaimer: This brochure is a conceptual representation and need not be to scale. All plans are subject to accommodate the changes as per sanctioning authorities. All amenities and specifications are as per availability and discretion of the developer. All furniture items/accessories are indicative. Terms and conditions as applicable.

A CO-CREATION BY

