



Embrace Tranquil Living



Abhilasha
**Darshana
Park-B**

Exclusive & Elegant Homes

2-BHK Flats Available For Sale



Nestled in one of Pune's most sought-after locales, this residential ensemble offers the rare privilege of living in a neighborhood that's both vibrant and serene. Surrounded by posh residences, premium retail, and top-tier schools, the area reflects the city's upward pulse—yet remains cocooned in lush greenery and quiet lanes that invite calm.

Each apartment is thoughtfully designed to suit the needs of a modern family, offering generous space, natural light, and smart layouts that balance comfort with functionality. Whether it's morning walks at the tree-lined Kalyani Nagar Jogger's Park or quick access to fine dining and cultural hotspots, residents enjoy the best of both worlds.

This is more than prime real estate—it's a lifestyle anchored in access, elegance, and tranquility.



Breathe in Green, Live in Calm, with Convenience.

Located in eastern Pune, Kalyani Nagar is bounded by the Mula-Mutha River to the south and flanked by Koregaon Park, Viman Nagar, and Hadapsar.

Accessibility: Just 4 km from Pune Airport and 5 km from Pune Junction railway station, it's well-connected via Nagar Road and auto-rickshaw and ride-share services. The Aqua Line of Pune Metro has its station located just 250 meters away.

Location Map



Proximity to:

- | | | | |
|--|---|--|---|
|  Jogger's Park – 150 M |  Metro Station – 250 M |  Westin Hotel – 1 KM |  KOPA Mall – 1.2 KM |
|  Osho Ashram – 2 KM |  Aga Khan Palace – 2 KM |  Pune Airport – 6 KM | |

Exclusive & Elegant Homes



Discover the perfect balance of space and style with our thoughtfully designed apartments — crafted for those who value smart living without compromise.

Smart Zoning:

Seamless flow between living and private spaces

Natural Light:

Large windows and cross-ventilation for a bright, airy feel

Functional Elegance:

Premium finishes, ergonomic fittings, and clutter-free design



Specifications



Structure

Earthquake Resistant
RCC Framed Structure



Windows

- Anodised Aluminum Section windows with mosquito nets
- All windows will have safety grill



Lift

Lift of standard make - OPEL/OTIS/OMEGA
Genset Backup for the lifts.



Kitchen

Black Granite Platform with Steel Sink.
Electrical point for water purifier and exhaust fan
will be provided. Tile dado above the kitchen otta
will be upto the lintel level.



Plaster

Internal POP Gypsum, External
Sand Faced Plaster



Door

- Main Doors with elegant Laminate Finish Fire Proof Flush Doors
- Bathroom Doors - Water Proof Marine Laminate Finished Doors



Masonry

External 6" and Internal 4" AAC blocks



Painting

External Apex Paint and Internal
Lustre paint



Security

Video Door Phone facility for each flat will be provided. Access
Control System. CCTV cameras for the entire plot areas. Security
Cabin with intercom connectivity to each flat



Electrical points

Concealed copper wiring. Adequate electrical points in all rooms.
Switches of Legrand Make. Electrical wires of Polycab make or
Finolex make or equivalent will be used. TV and Telephone
connections will be provided in Living room and Master bedroom.



Flooring

3x3 Marbonite Finished Tiles. Balcony and Terraces will be provided with
antiskid tile. ISI standardised tiles of Asian/Nitco/Johnson or of equivalent
make will be used. Anti-skid tiles with skirting in terrace and balcony areas.



Bathrooms

Tiles of Asian/ Johnson/ Kajaria with exclusive color and design
combinations will be used. Jaguar High quality CP fittings. CPVC
water supply lines. UPVC external drainage.

Amenities



- Name plates for each flat
- Name board/Directory on the ground floor
- Postal boxes & Baskets for newspaper/
milk for each flat
- Common Toilet on the ground floor. Taps on
the ground floor
- Decorative entrance lobby with adequate
seating and lighting
- Solar system for bathroom water heating
- Provision for Common Gas pipeline
- Generator Back up for lifts and common lights
- Firefighting system
- Pedestrian gate with ramp as well as stairs
- Designer glass panel railing to all balconies

ISOMETRIC VIEW
Apartment #102
1-Bedroom



ISOMETRIC VIEW
Apartment #401
3-Bedroom



ISOMETRIC VIEW
Apartment #403
2-Bedroom



RERA CARPET STATEMENT (IN SQ.FT.)				
FLAT NO.	TYPE	FLAT CARPET WITH ENCL. BALC.	OPEN BALCONY / SIT OUT	TOTAL CARPET AREA
101	1 Room	294	0	294
102	1 BHK	415	45	460
103	2 BHK	601	0	601
104	2 BHK	607	0	607
105	1 BHK	403	87	490





RERA CARPET STATEMENT (IN SQ.FT.)				
FLAT NO.	TYPE	FLAT CARPET WITH ENCL. BALC.	OPEN BALCONY / SIT OUT	TOTAL CARPET AREA
201 - 301	3 BHK	1168	112	1280
202 - 302	2 BHK	695	47	742
203 - 303	2 BHK	691	84	775



RERA CARPET STATEMENT (IN SQ.FT.)				
FLAT NO.	TYPE	FLAT CARPET WITH ENCL. BALC.	OPEN BALCONY / SIT OUT	TOTAL CARPET AREA
401	3 BHK	1168	112	1280
402	2 BHK	767	47	826
403	2 BHK	755	100	855





RERA CARPET STATEMENT (IN SQ.FT.)				
FLAT NO.	TYPE	FLAT CARPET WITH ENCL. BALC.	OPEN BALCONY / SIT OUT	TOTAL CARPET AREA
501, 601, 701	3 BHK	997	64	1061
502, 602, 702	2 BHK	767	59	826
503, 603, 703	2 BHK	755	100	855



Abhilasha Darshana Park-B

Exclusive & Elegant Homes



Maha RERA No.
1260002501013

Site Address:

Darshan Park B Lane no 8 Survey Number - 209/4 Cts no 2109/127 Plot no 19
Final Plot no 77 Kalyani Nagar Pune 411006

A Project By



Office Address:

Office no 201, CTS No 8/20, Guardian Square, above PNG Showroom, Nal Stop,
Pandurang Colony, Erandwane, Pune, Maharashtra 411004

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