



2 & 3 RLK LIFESTYLE HOMES

"EVERY GREAT ACHIEVER IS INSPIRED BY A GREAT MENTOR"  
- LAILA GIFTY AKITA, AUTHOR

# WE CARE

AND YOU CAN EXPERIENCE IT HERE



- ✓ *Future-proof Smart Homes*
- ✓ *Expansive Interiors*
- ✓ *Premium Fittings and Finishes*
- ✓ *Life-enriching Amenities*
- ✓ *World-class Academies and Coaches*
- ✓ *Urban Conveniences*

# A NEW PARADIGM IN URBAN LIVING: PARK DISTRICT



Discover the luxury of future-living in a **60-Acre**, fully-integrated planned development

- ✓ Entertainment Zone
- ✓ Restaurants
- ✓ IT Parks
- ✓ Shopping Area
- ✓ Upscale Residences
- ✓ Metro Connectivity

■ Future Development



Artistic Impression

THE FIRST TWO PROJECTS IN **PARK DISTRICT** ARE



*Exclusive 2 BHK homes that connect you to a better life.*



*2 & 3 BHK Homes for the Elite Lifestyle*

*Together they welcome more than 1500 families to the Park District enclave. Now Park Titan promises to further raise lifestyle benchmarks with its unique features*



Stock Image



Stock Image

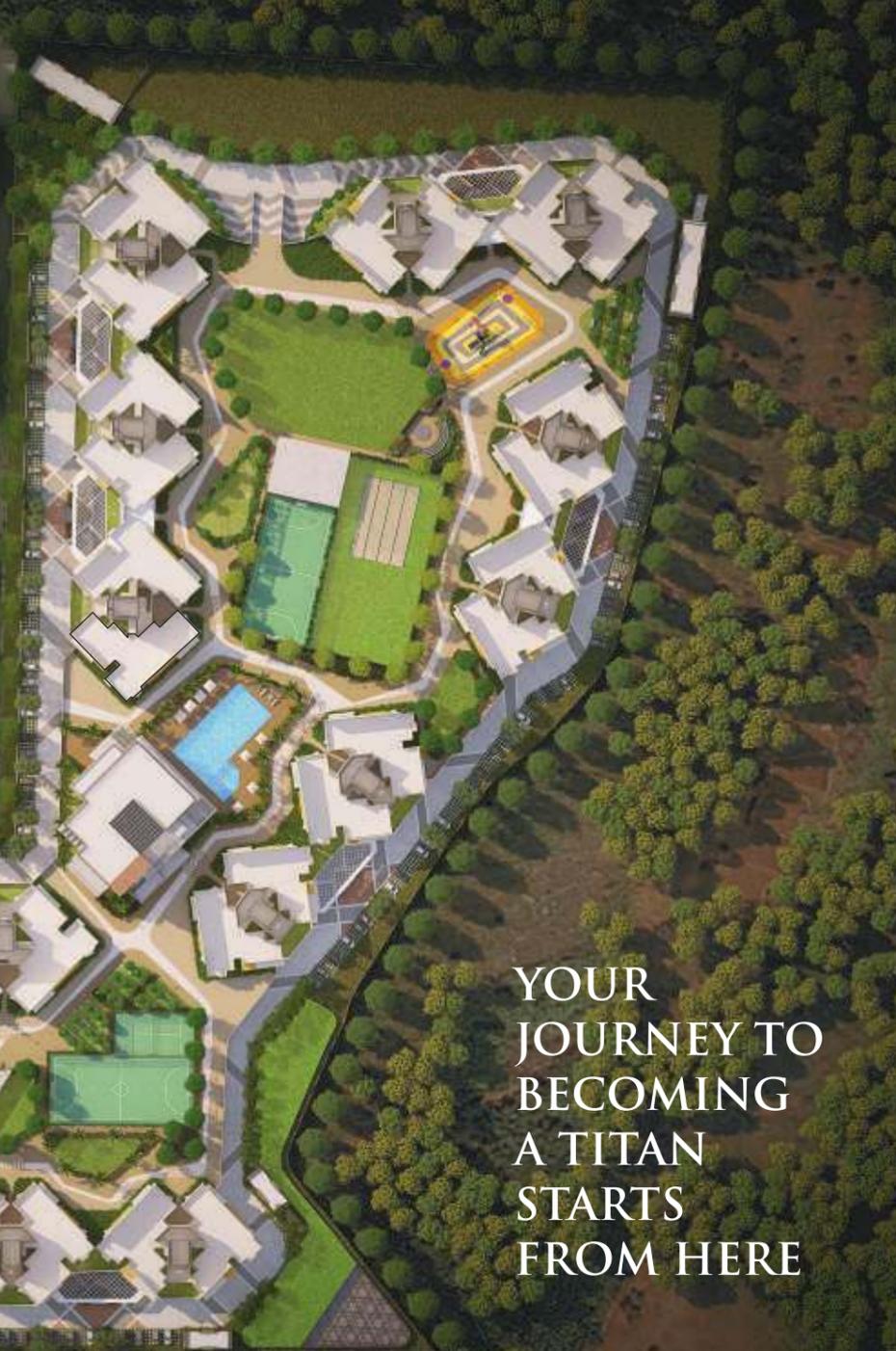


## BE EVERYTHING YOU WANT TO BE

*Be it singing, dancing or playing sport, everyone has a deeply personal dream of reaching a higher level of excellence. And it's never too late to follow your passion. Park Titan rewrites the playbook on personal achievement, inviting you to take advantage of its world class academies ranging across dance, singing, sports, music and more, each led by an icon of his particular discipline. Icons who now don the mantle of mentor, to help you realise your dreams.*



- ✓ *Ground + 23 Floors, 18 Towers (Proposed)*
- ✓ *Spread Over 17 Acres*
- ✓ *Approx 6.7 Acres Of Podium With Approx 60% Open Space*
- ✓ *Homes With Bay Windows (1st Time In Hinjawadi)*
- ✓ *Perfect Space Utilization And Zero Wastage Floor Plan*
- ✓ *40 + International Standard Amenities*
- ✓ *Multi Storey Club House*



**YOUR  
JOURNEY TO  
BECOMING  
A TITAN  
STARTS  
FROM HERE**

*Artistic Impression*

## OUR FOUNDATIONS FOR YOUR SUCCESS

### SAFETY/SECURITY

*Your family's safety is our prime concern.  
And we've got it perfectly covered.*

- Round the clock security at entrance**
- AI enabled intrusion alerts**
- Video door phones with mobile view**



### DAY TO DAY CONVENIENCE

*Save time and energy with indoor conveniences and on-premises civic utilities*

- **Smart home features with Scheduling,**
- **Energy Monitoring,**
- **Geo-Fencing and Voice Control Options.**
- **Clinic & Pharmacy • Day Care/ Creche**

- Spa & Salon**
- Laundromat & Concierge | Business Centre**
- EV charging station**



### COMFORT & WELL BEING

*Feel centred and energised while you chase your ambition.*

- Landscaped Layout**
- Swimming Pool**
- Gymnasium**
- Clubhouse**



### EXCELLENCE

*At Park Titan we haven't stopped at just ironing out the wrinkles of routine living. We are so eager for you to win, to stand apart, that we have brought some of India's best academies to your doorstep. Explore your talents, stretch your limits, groom your skills in whichever avenue that fascinates you, right here at Park Titan.*

- WORLD CLASS ACADEMIES  
ON PREMISES**



I'LL SHOW YOU  
HOW TO MASTER THE MOVES

- SHIAMAK DAVAR

**SHIAMAK**<sup>®</sup>  
*Have feet. Will dance.*

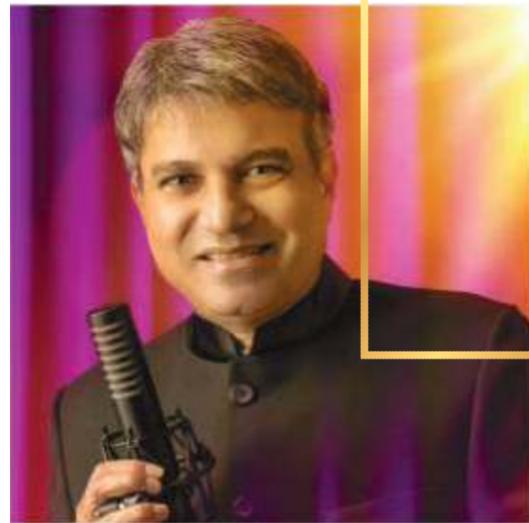


LET ME HELP YOU TURN  
YOUR PASSION INTO  
PERFECTION

-M. S. DHONI

MASTER THE GREATEST  
INSTRUMENT GOD GAVE YOU  
—YOUR VOICE

- SURESH WADKAR



*It could be by doubling your turnover in the next two years. Or winning that triathlon. Or cracking an entrance exam. We have brought in every tangible and intangible feature that takes you near your goal. We call them the pillars of success.*



LEARN HOW TO CONTROL  
THE COURT LIKE YOU  
CONTROL THE BOARDROOM

-PRAKASH PADUKONE

**PADUKONE**  
SPORTS MANAGEMENT

YOU CAN  
SWIM LIKE A CHAMP.  
I'LL SHOW YOU HOW.

-ARJUN MURLIDHARAN



**INDIA'S  
BEST MENTORS  
NOW AT  
PARK TITAN**



LET'S PLAY BALL—ANY BALL,  
ANY PITCH!

- YUVRAJ SINGH



*Artistic Impression*

## LIVE LIKE A TITAN

*Let your surroundings echo your achievements, proclaim your arrival with the elegance it deserves.*

*From the imposing architecture to the expansive landscaped greens, so rare in an urban central district, Park Titan welcomes you home to an ambience that spells out your status without you needing to say a word.*



*Artistic Impression*

REACH FOR THE STARS  
WITH YOUR FEET  
FIRMLY ON THE GROUND





LIFE IS A CHALLENGE...  
ACCEPT IT, VANQUISH IT

*It takes a lot to transform passion into perfection.  
And you'll find most of what you need at home in  
Park Titan. With an army of world class mentors,  
world-class facilities, and real world experience at  
your disposal, there's nothing that can come between  
you and your decision to follow your heart.*

# AMENITIES

## COMMUNITY ZONE

- Festival Lawn
- Senior Citizen Plaza
- Mini-Club
- Community Hall
- Amphitheatre
- Youngster Plaza
- Covered Ampheatre
- Clubhouse



## NATURE ZONE

- Urban Farming
- Butterfly Garden
- Palm Court
- Tree Plaza
- Fruit Orchard
- Pet Park



## SPORTS ZONE

- Sporty Beans Indoor
- Sporty Beans Outdoor
- Futsal Court
- Lawn Tennis
- Padel Court
- Cricket Ground
- Multipurpose court
- Squash Courts
- Indoor Badminton courts
- Mini Olympic Size Pool



## KID'S ZONE

- Kid's Play Area
- Kid's Pool
- Tot Lot
- Creche`
- Adventure Mound
- Parents sit out



## REJUVENATION ZONE

- Leisure Pool
- Open Gym
- Changing Room



## CONVENIENCE ZONE

- Convenience Store
- Bus stop





## CLUBHOUSE AMENITIES AND FACILITIES

### GROUND FLOOR

- *Mini Olympic Size Pool*
- *Children's Pool*
- *Cafeteria*
- *Salon & Spa*
- *Beauty Station*
- *Indoor Games*
- *Children's Game Room*
- *Waiting Lobby & Reception*

### FIRST FLOOR

- *Gymnasium*
- *Multipurpose Studio*
- *Dance Studio*
- *Terrace Garden*
- *Terrace*

### SECOND FLOOR

- *Co-Studying & Co-Working Zone*
- *Conference Room*
- *Music Studio*
- *Outdoor Co-Working Area*
- *Video Gaming Zone*
- *Terrace*



## PREMIUM HOME AUTOMATION

*Safety and Security at Your Fingertips*

*Stock Image*

## YOUR HOME, YOUR WAY

*Total Control over Every Home Appliance—from Anywhere!*



*Electrical Fault Detection*



*Video Door Phone Access  
On Your Phone*



*Automatic Temperature Control*



*Supervise Your Maid At Home  
From Anywhere*



*Theft Detection*



*Control Your Kid's Mischief  
From Anywhere*



Stock Image

## EV CHARGING STATION

*What's a new age home without next-gen infrastructure? Recharge your EV batteries without leaving your home, or your parking, for that matter.*



## HEALTH CARE

-  *Cardiac Arrest Machine For Any Emergency In Every Building*
-  *Clinic*
-  *Pharmacy*

## LUXURY SERVICES

- Club Concierge Services*
- Café*
- Convenience Store*
- Laundromat*



STYLE IS ELEGANCE PERSONIFIED.  
LET YOUR HOME REFLECT YOURS.





## BRINGING ART INTO LIVING



*Park Titan invites you to transform your living spaces into an embodiment of you, a reflection of your personality, your accomplishments, your aspirations.*

*This is your ultimate style statement. It's time to live it.*

## SPECIFICATIONS



### FLOORING

- Branded Vitrified Tiles.
- Branded tiles in all Toilets
- Branded Matt finish tiles in terrace & Dry Balcony.



### DOOR & WINDOWS

- Branded door Fittings
- Aluminium Powder Coated Windows Excluding Toilets.
- PVC / Aluminium Windows with exhaust fan in all toilets.



### ELECTRICAL

- Branded Electrical Switches in all rooms
- Electrical Provision for Air conditioner in all bed rooms.
- Electrical Provision for Inverter.



### KITCHEN

- Cabinet below kitchen platform with Branded Hardware.
- Branded Hob & chimney in Kitchen.



### WASHROOM

- Branded sanitary ware in all Toilets.
- Branded bathroom CP fitting in all toilets.
- Branded Drainage plumbing System



### PAINT

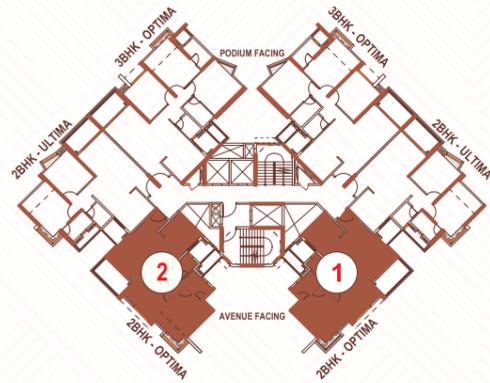
- Branded paint for internal walls.
- Branded acrylic paint for External walls .



### AUTOMATION

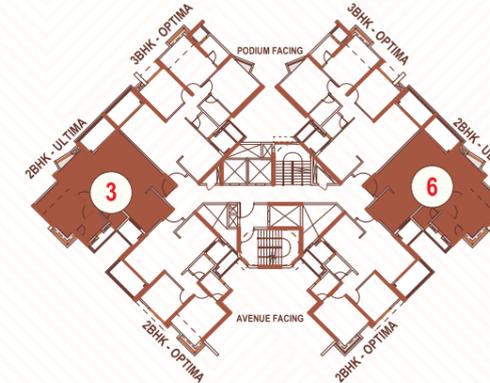
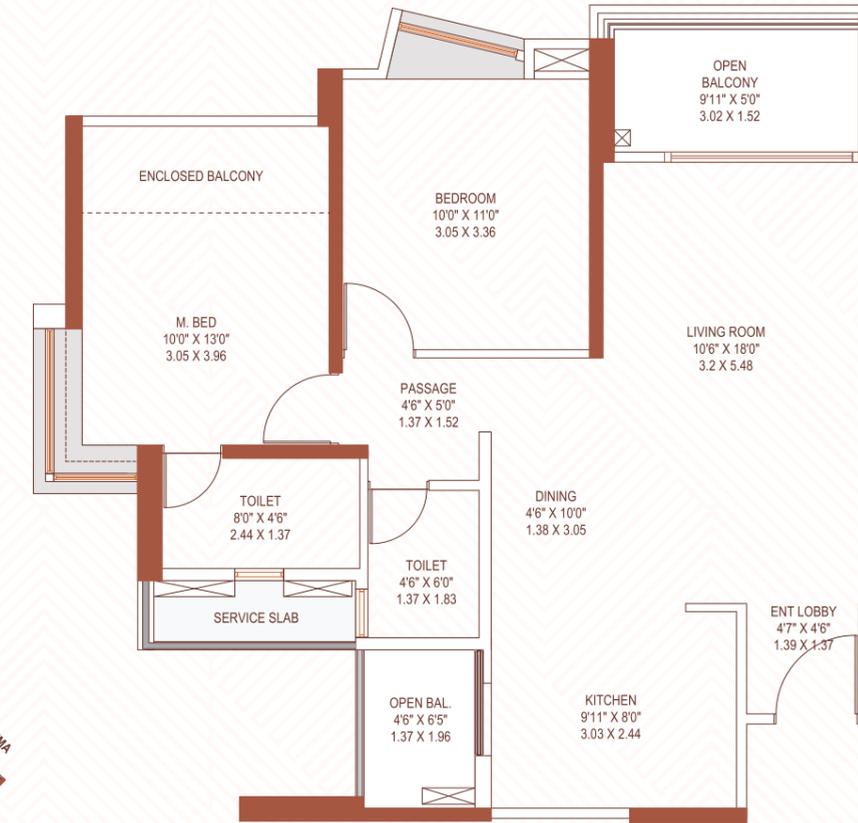
- Home automation
- Main door with digital lock

## TOWER 4 - 2 BHK (OPTIMA)



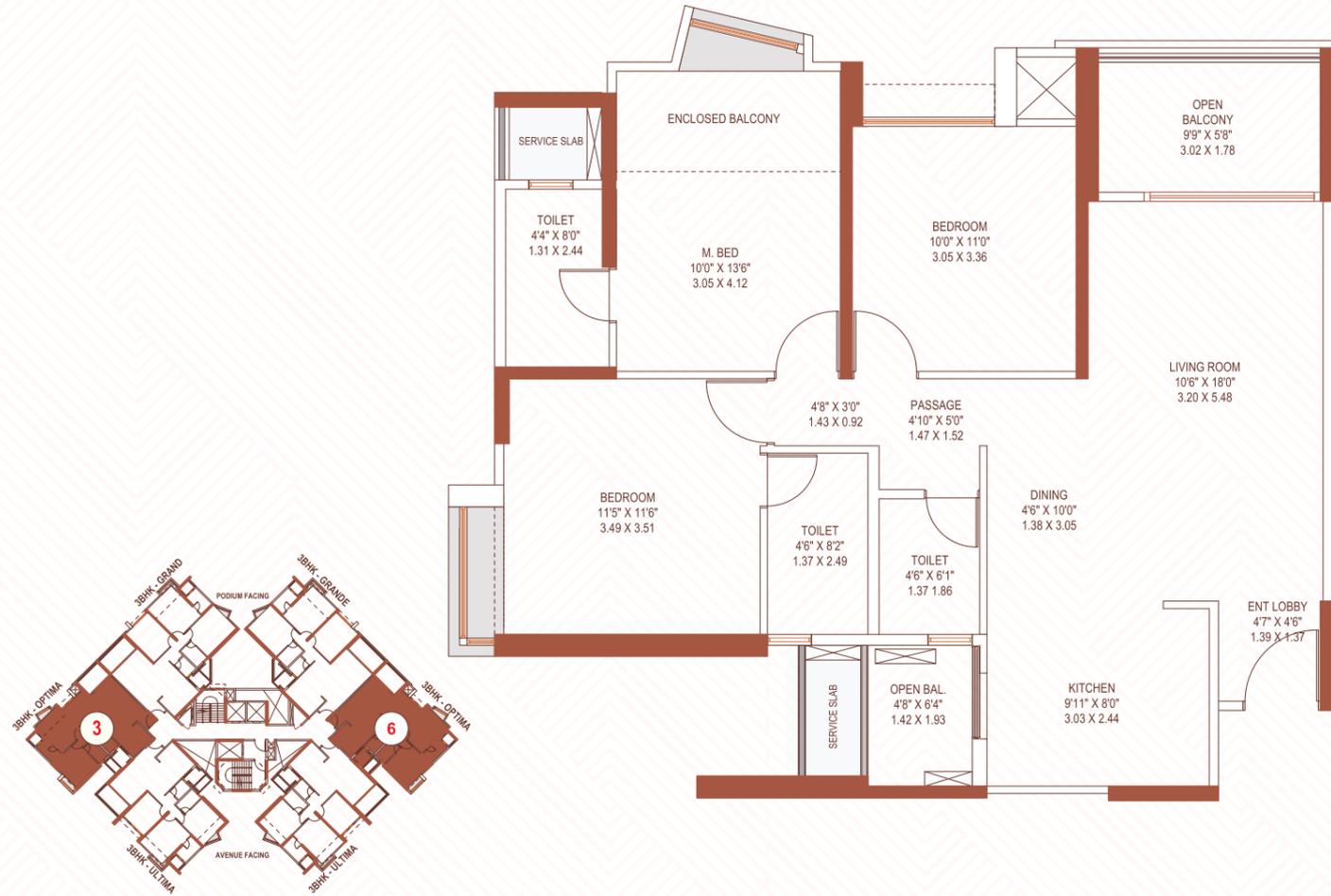
FLAT NO.	FLAT TYPE	RERA CARPET AREA(SQ.FT.) (A)	OPEN BAL.(SQ.FT.) (B)	ENCLOSED BAL.(SQ.FT.) (C)	TOTAL USABLE AREA(SQ.FT.) D=(A+B+C)
2	2BHK (OPTIMA)	624.34	73.99	28.11	726.44
1	2BHK (OPTIMA)	652.45	73.99	00.00	726.44

## TOWER 4 - 2 BHK (ULTIMA)



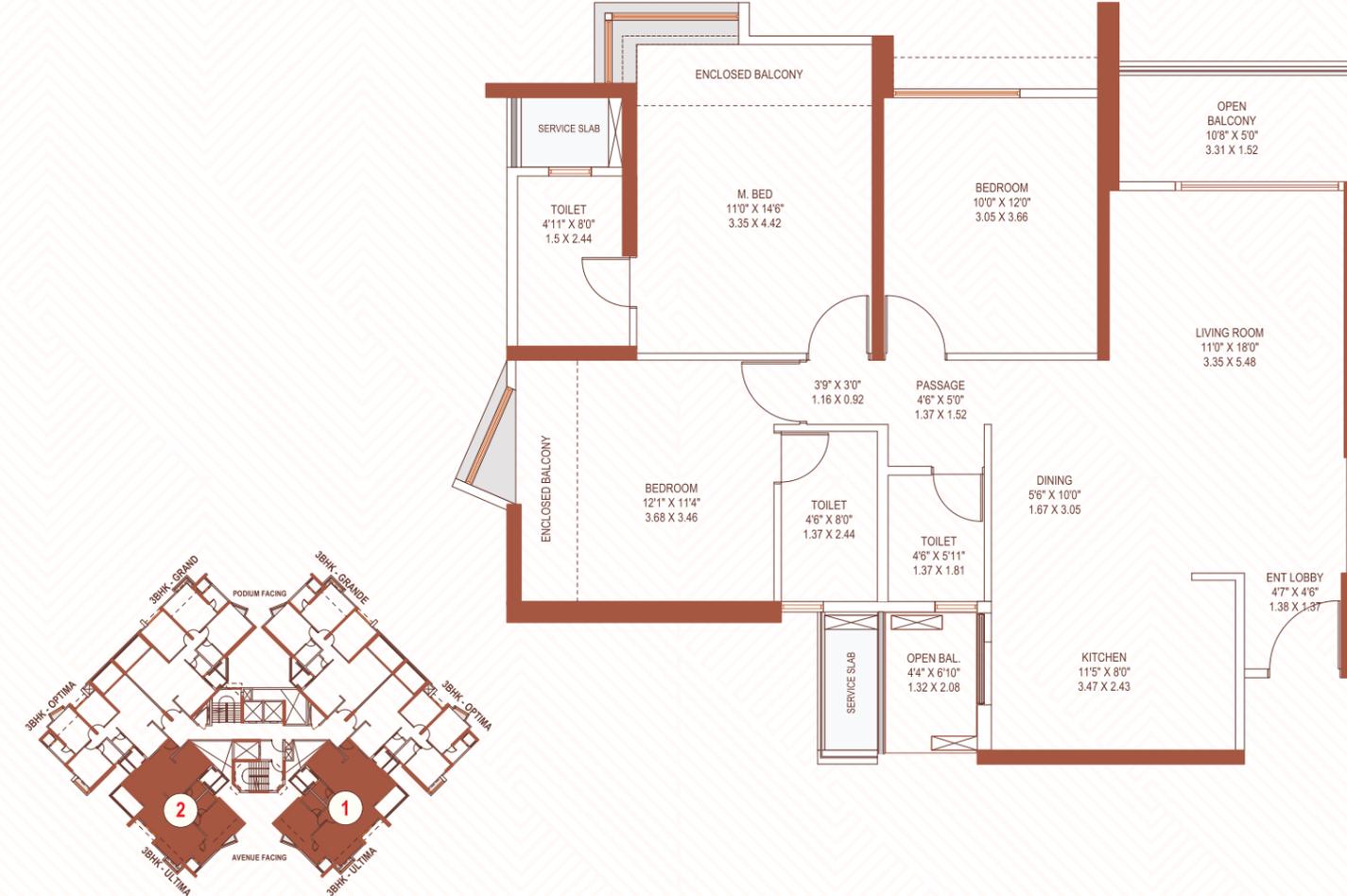
FLAT NO.	FLAT TYPE	RERA CARPET AREA(SQ.FT.) (A)	OPEN BAL.(SQ.FT.) (B)	ENCLOSED BAL.(SQ.FT.) (C)	TOTAL USABLE AREA(SQ.FT.) D=(A+B+C)
3,6	2BHK (ULTIMA)	680.14	74.78	34.62	789.54

## TOWER 3 - 3 BHK (OPTIMA)



FLAT NO.	FLAT TYPE	RERA CARPET AREA(SQ.FT.) (A)	OPEN BAL.(SQ.FT.) (B)	ENCLOSED BAL.(SQ.FT.) (C)	TOTAL USABLE AREA(SQ.FT.) D= (A+B+C)
3	3BHK (OPTIMA)	862.00	81.85	44.39	988.24
6	3BHK (OPTIMA)	906.40	81.85	00.00	988.25

## TOWER 3 - 3 BHK (ULTIMA)



FLAT NO.	FLAT TYPE	RERA CARPET AREA(SQ.FT.) (A)	OPEN BAL.(SQ.FT.) (B)	ENCLOSED BAL.(SQ.FT.) (C)	TOTAL USABLE AREA(SQ.FT.) D= (A+B+C)
1,2	3BHK (ULTIMA)	921.14	77.67	61.64	1060.45

## TOWER 3 - 3 BHK (GRANDE)



FLAT NO.	FLAT TYPE	RERA CARPET AREA(SQ.FT.) (A)	OPEN BAL.(SQ.FT.) (B)	ENCLOSED BAL.(SQ.FT.) (C)	TOTAL USABLE AREA(SQ.FT.) D= (A+B+C)
4,5	3BHK (GRANDE)	1063.46	95.56	53.20	1212.22

## PROJECT DELIVERED BY



### PARK GRANDEUR

3, 4 & 4.5 BHK Homes,  
Balewadi, Pune

### PARK LANDMARK

2 & 3 BHK Homes,  
Bibwewadi, Pune

### PARK SPRINGS

1, 2 & 3 BHK Homes,  
Dhanori, Pune

### PRIDE PURPLE SQUARE

Office Spaces,  
Wakad, Pune

### PARK TURQUOISE

2 & 3 BHK Homes,  
Wakad, Pune

### PARK TITANIUM

3 & 4.5 BHK Homes,  
Wakad, Pune

### KINGSBURY

2, 3 & 4 BHK Homes,  
Charholi, Pune

### PARK PLAZA

Commercial Spaces,  
Dhanori, Pune

### PARK XPRESS

2, 2.5 & 3 BHK Homes,  
Balewadi, Pune

### PARK IVORY

2 & 4 BHK Homes,  
Wakad, Pune

### PRIDE VALENCIA

2, & 3 BHK Homes,  
Baner, Pune

### NOTTINGHILL

Luxurious Row Houses,  
Charholi, Pune

... And Many More



## AWARDS

TIMES REALTY ICONS 2019  
CERTIFICATE OF RECOGNITION  
PARK CONNECT

THE GOLDEN GLOBE  
TIGER AWARDS  
DEVELOPER OF THE YEAR 2019  
PRIDE GROUP

BEST FACILITY AWARD  
2020-21 FROM CREDAI PUNE  
PARK CONNECT

THE ECONOMICS TIMES  
REAL ESTATE AWARDS'22  
PARK CONNECT

TATA TRUST PRESENCE  
ACKNOWLEDGEMENT

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