



ONE EXPERIENCE,
EVERYTHING
YOU DESIRE

VERDE
RESIDENCE
COLLECTION



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Principle Architect

The development consists of 3 buildings staggered along an axis that gives a strong direction to the massing. This axis was set in such a way that all the living areas and master bedrooms can face a green open space and the sunset. Since the towers form an angle with the main roads, it creates a dynamic experience as the character of the development will change depending from where we look at it.



AN
EXPERIENCE
LIKE NO OTHER.

In a booming, bustling metropolis like Pune, where novelty has a short life span, prepare for the rise of something truly spectacular. Verde Residences, located in upscale Kalyani Nagar is a project that's as ambitious as it is exclusive. Where else can you expect to be treated to 360-degree views of green in the heart of the city? Where else can you come home to internationally benchmarked facilities and a vibrant community culture?

Verde Residences is an opportunity to be a part of something iconic. Come, experience life the way you've known it ought to be lived.



Verde pronounced [verr'-day] is a Spanish word that literally means 'green'. Cast your gaze into the many depths of green at Verde Residence Collection.



Verde Residences overlook 200 enchanting acres of lush stud farms.
A rare sight in the heart of a city.

YOUR COCOON, IN THE HEART OF THE CITY.

Can you live in the heart of a vibrant city and yet have your own cocooned lifestyle? Verde Residences assures you that you can.

Ensnconced in Kalyani Nagar – a district known for prosperity, creativity and striking architectural design – Verde Residences allows you to explore the dynamic rhythm of the neighbourhood at your own pace. Take in unimpeded views of enchanting greenery, a rare luxury in a city. Verde Residence Collection overlooks 200 acres of lush stud farms, where Air, Light and Water will be in abundant presence. Where you will be one with the elements and your mind, roaming free, in a world extraordinary.

VERDE IS A WORLD
WITHOUT LIMITS. WHERE
DESIGN, NATURE,
ENTERTAINMENT,
RELAXATION AND SELF
EXPRESSION ALL FLOW
TOGETHER AS FREELY AS
THOUGHTS AND IDEAS.





LUXURY BY DESIGN.

Three strikingly designed towers set the mood for a dreamlike lifestyle. Get used to breathtaking openness, balance and style. Grand triple-height arrival courts, contemporary stone with natural finishes and gracious terraces capture the essence of space. Breathe in the wide-open spaces that are bathed in natural light. Flowering plants, manicured lawns and other organic materials create a feeling of warmth and welcome.

A WELCOME EXPERIENCE.

The lobby sets the tone for a kind of luxury you can come to expect from the rest of your experience at Verde Residences. Tastefully designed with warm hues, smooth marble flooring and plush yet muted furnishings, the ambience exudes a welcoming elegance. Ease into a friendly smile that greets you as you make your way into the building. At Verde Residences, you don't just enter, you make an entrance.





Welcome to a world without limits. A world that you call your home.





Find solace in a serene cocoon of thoughtfully crafted interiors. Lounge, rest or just simply, enjoy the view.

Discover your own private spa, right inside your home.





Fire up your imagination and your appetite!

Whether you are preparing a weekday lunch or cooking to entertain an entire dinner party, the kitchen will make every meal an occasion to celebrate.

AT VERDE RESIDENCES COLLECTION,
THE UNFORGETTABLE
IS THE ESSENTIAL.





TAKING COMMUNITY LIVING TO
A WHOLE NEW LEVEL.
TAKE A DIVE INTO THE SWIMMING POOL,
CHALLENGE YOUR NEIGHBOURS TO A
GAME OF COMPETITIVE SQUASH OR
SIMPLY LOUNGE WITH FAMILY AND
FRIENDS AT THE BBQ CORNER.
WHATEVER YOUR MOMENT OF JOY,
THIS IS WHERE YOU'LL FIND IT.



LUXURY
IS IN THE
DETAILS.



FEATURES & AMENITIES.

ON GROUND FLOOR

- › Tennis Court
- › Half Multipurpose Court
- › Box Cricket
- › Amphitheater
- › Ecological Garden
- › Separate Car Washing Area
- › Charging Point for Electrical Vehicles
- › Herb/Aroma Garden
- › Activity Lawn
- › Multipurpose Hall

COMMON AREAS

- › Reflection Pool with Floating Planters at the Entrance of Each Tower
- › Double Height Main Entrance Lobby for Each Tower
- › Elevators -
Tower A: 2 Passenger Lifts & 1 Service Elevator
Tower B: 3 Passenger Lifts & 1 Service Elevator
Tower C: 2 Passenger Lifts & 1 Service Elevator
- › Dedicated Concierge Desk
- › Lounge cum Waiting Area in Main Lobby for Each Tower
- › Society Meeting Room
- › Garbage Chute

PODIUM

- › Swimming Pool
- › Separate Kids’ Pool
- › Squash Court
- › Jogging Track
- › Well Equipped Gymnasium
- › Separate Spa Area for Men & Women including Steam & Sauna
- › Multipurpose Room for Meditation, Aerobics Dancing etc.
- › Games Room
- › Toddlers Activity Area/Lego Art
- › Kids’ Play Area with Rubberized Floor
- › Pool Table
- › Foosball
- › Library cum Reading Room in the Family Lounge
- › Private Screening Room (20 Seater)
- › BBQ Area



- Swimming Pool
- Pool Bar
- Kids' Pool
- Party Lawn
- Box Cricket
- Amphitheatre
- Squash Court
- Waterbodies
- Sunset Viewing Cabanas
- BBQ Pavilion
- Jogging Track
- Visitors' Parking
- Seating Garden
- Welcome Fountain
- Palm Court
- Ecological Garden
- Resting Pergola
- Outdoor Fitness Plaza
- Multipurpose Hall
- Kids' Play Area with Rubberised Floor



PROJECT SPECIFICATIONS.

FLOORING

- › Marble Flooring for Living, Dinning, Kitchen & 2 Bedrooms
- › Engineered Wooden Flooring for Master Bedroom & Guest Bedroom
- › Wooden Finish Vitrified Tiles for Main Terraces
- › Anti-skid Flooring for Dry Balcony, other Balcony & Back of House

ELECTRIFICATION

- › 100% Generator Back-up
- › Home Automation in Living Dining & Master Bedroom (Lights On/Off), Provision for Curtain Control
- › Branded Modular Switches
- › TV and Telephone Point in all Rooms
- › Energy Efficient Luminaires
- › Ductable Split AC to be Provided in all the Units

DOOR FRAMES & DOORS

- › Main Door in Veneer with Digital Lock/Mortise Lock
- › All Door Frames & Shutters will be in Solid Wood
- › All Toilet & Utility Doors in Solid Wood frame with Laminated Shutters

TOILETS

- › Master Toilets & Powder Room in Marble
- › Other Toilets in Vitrified Tiles
- › Maids' Toilet will have Vitrified Tiles
- › Rain Shower & Bath Tub in Master Toilet
- › Branded CP & Sanitary Fittings
- › Glass Partitions for all Toilet Shower Area in all Toilets(Other than Maids')

PLASTER & FINISHES

Internal

- › Pop/Gypsum Finish for all Internal Walls
- › False Ceiling in
 - Kitchen
 - All Toilets
 - Utility Area (Localized Boxed)
 - Local Sections where AC Ducting Runs
- › Acrylic Emulsion Paint for Internal Walls

External

- › Weather-proof Texture Paint for External Walls

SECURITY

- › CCTV for Common Areas
- › Video Door Phone
- › Access Control for Building Entry
- › Intercom Facility

WINDOW FRAMES & WINDOWS

- › Marble/Granite Sills for all Windows
- › Aluminum Windows with Mosquito Net

KITCHEN

- › Solar Hot Water in Kitchen Utility & Maids' Toilet
- › Piped Gas System with Gas Leak Ditector



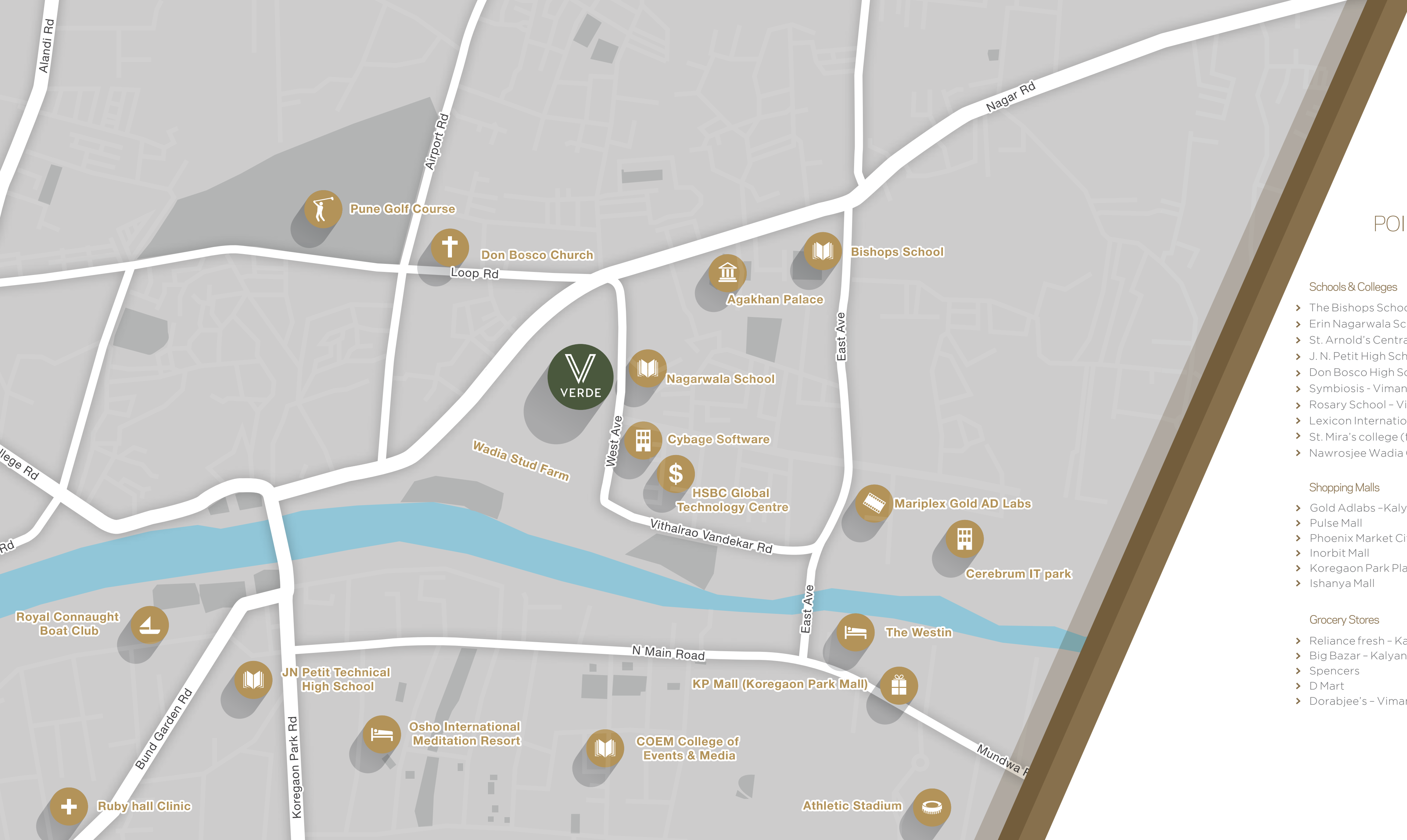
KALYANI NAGAR

Pune's Most
Prestigious Address.

Pune has the heart of a grand old city and the vibrant energy to match any of the most dynamic metropolises in the world. A cosmopolitan city as well as an important commercial centre, Pune is a draw for the leading IT and manufacturing industries as well as world-renowned education institutions. Surrounded by verdant hills and picturesque lakes, Pune has the distinction of being one of the greenest urban areas in the country.

Convenient, classy, and comfortable... Of all the districts in one of India's most sought-after cities, Kalyani Nagar is one of the most desirable. Just a few kilometers from the Mula-Mutha River, Aga Khan Palace and Koregaon Park, Verde is the epicentre of thriving businesses, arts and entertainment.

Whether you choose to collect experiences or mementos, Kalyani Nagar is where you'll find it all. From shopping to movies, from fine dining to casual evenings at the local pubs, and from contemporary art to classical music, you'll find it all mere steps from your front door.



POINTS OF INTEREST

Schools & Colleges

- › The Bishops School
- › Erin Nagarwala School
- › St. Arnold's Central School
- › J. N. Petit High School
- › Don Bosco High School
- › Symbiosis - Viman Nagar
- › Rosary School - Viman Nagar
- › Lexicon International School
- › St. Mira's college (for girls)
- › Nawrosjee Wadia College

Shopping Malls

- › Gold Adlabs -Kalyaninagar
- › Pulse Mall
- › Phoenix Market City
- › Inorbit Mall
- › Koregaon Park Plaza
- › Ishanya Mall

Grocery Stores

- › Reliance fresh - Kalyani Nagar
- › Big Bazar - Kalyani Nagar
- › Spencers
- › D Mart
- › Dorabjee's - Viman Nagar

Play Schools

- › Euro Kids - Viman Nagar.
- › Leapbridge Intl. Pre School
- › Primrose Nursery School
- › Kidzee
- › Vivero International Pre School
- › Kider Brook Pre School
- › Headstart Preparatory School
- › Kinderland
- › Billabong High International School

Recreation / Spiritual

- › Osho Intl. Meditation Resort
- › Pune Golf Club - Yerawada
- › Gold's GYM
- › Jogger's Park - Kalyani Nagar
- › Bikram's Hot Yoga
- › Blu O Bowling

IT Parks

- › Cerebrum I.T. Park
- › Marisoft I.T. Park
- › Cybage
- › HSBC
- › Giga Space.
- › E Space
- › Commerzone
- › Weikfield I.T. Park
- › EON IT SEZ - Kharadi
- › World Trade Centre Pune

Hotels

- › Westin
- › Hyatt Regency
- › Hotel Radisson - Kharadi
- › O Hotel
- › Oakwood
- › Taj Blue Diamond
- › Hyaat Pune (Ista)
- › ParcEstique
- › Royal Orchid
- › Four Points by Sheraton

Restaurants

- › The Ship
- › Kalyani Veg
- › Northern frontier
- › Barbeque Nation
- › ABC Farms
- › Polka Dots
- › Sohos & Toscana
- › Stone Water Grill
- › Hard Rock Café
- › Leo Cafe
- › Great Punjab
- › Prems
- › Cream Center
- › Post 91
- › Malaka Spice
- › Yellow Chillies
- › Trois
- › Arthur's Theme
- › Copper Chimney

Banks

- › HSBC
- › Citi Bank
- › Standard Chartered Bank
- › HDFC
- › Yes Bank
- › Bank of Baroda
- › ICICI
- › Axis Bank
- › State Bank of India
- › Corporation Bank

Hospitals

- › Ruby Hall Clinic
- › Jehangir Hospital
- › Inlaks Budhrani Hospital
- › Medipoint Hospital
- › K. K. Eye Institute
- › Jeevan Jyot Hospital

Cinemas

- › Big Cinemas
- › Cinemax - Inorbit Mall
- › PVR Cinemas - Phoenix Mall
- › Inox



THE
EXPERIENCE,
THE EXCEPTIONAL



THE
EXPERTISE IN
QUALITY AND STYLE

THE DEVELOPERS

ABIL

At ABIL, since its inception in 1979, our guiding philosophy has been to constantly reinvent ourselves to face the challenges of a dynamic business environment and ensure sustainable development. Our commitment to maintaining impeccable standards of excellence and efficiency has made us a large and respected business conglomerate, today.

ABIL has business interests in REAL ESTATE, HOSPITALITY & INFRASTRUCTURE.

In REAL ESTATE we have a whole selection from single high end towers to clusters to townships. We have completed quite a few uber luxurious living spaces with stunning green views that are rare to find. More so, ABIL has completed 35 projects and carried out 5 million sq. ft. of construction over the last few decades while 4 million is on its way.

ABIL grabs the topmost spot, in the city, to launch Pune's first lavish 100 meter towers. GOD'S BLESSINGS followed by CASTEL ROYALE in the heart of the city, boast sizes from 7000 sq. ft. to 9000 sq ft, which has added to the glamour quotient of Pune. Two other prestigious projects undertaken by us are GOD'S GIFT & GOD'S

GRACE which was more like a limited edition of 12 apartments in one tower. Furthermore, our 150-acre township project, MEGAPOLIS; clearly define ABIL's growth over the years.

At, ABIL, HOSPITALITY remains the budding arm of our company with aggressive growth plans. ABIL has launched and completed 5 Star properties like Hotel SUN & SAND, in Nagpur & Pune. More so, The WESTIN in Pune, another 5 star deluxe hotel in Lower Parel, Mumbai and an upcoming 5 star resort in Goa, add to our list of hospitality projects.

INFRASTRUCTURE has seen ABIL's reputation as a Premier Construction Company strengthen overtime with successful forays into canals, dams, industrial projects, highways & bridges. Some of our recently completed landmark projects are the Koyna Dam, Subansiri Lower Hydroelectric Project, Nira Deoghar Earth Dam, Khambale Tunnel, Kamshet & Khandala Tunnel on the Mumbai-Pune Expressway.



THE DEVELOPERS

CLOVER BUILDERS

The Clover Group has risen majestically & effortlessly, gradually distinguishing itself from the rest in Pune city. Successfully delivering 7 million sq.ft. of residential and commercial real estate over the last 40 years and currently having 3 million sq.ft under development across Pune city. Clover Builders maintains a corporate philosophy of being 'Simply Years Ahead'. We have always had a vision to be ahead in quality, design, creation and living. All our creations are a rare combination of luxury and affordability.

Clover Builders portfolio spans across Pune & Mumbai developing residential and commercial landmarks. Our developments comprise of the key landmarks in the city. For over 4 decades we have been serving our clients with world class construction, architecture and design services as well as develop infrastructure for the projects. We encourage buying a lifestyle inspired by perfect design, solid material and attention to precise detail and craftsmanship.



THE DEVELOPERS

CLOVER REALTY

As a pioneer in developing residential and commercial spaces, Clover Realty defines the standards for the industry. Drawing on a track record of over 40 years, it is today, one of the leading developers in India.

The Clover Realty portfolio comprises of over 20 million sq ft of completed residential, commercial and retail spaces including prestigious projects in Pune, Mumbai, Lonavala, Khandala and Alibaug. Ongoing and proposed projects span over 5 million sq ft.

The company takes pride in creating luxury residences and modern commercial spaces characterised by thoughtful design, usage of the finest material and meticulous craftsmanship. These are just few of the distinctive aspects that go into making every Clover Realty project a winning fusion of luxury and sophistication.

The Clover Realty ethos is underscored by an unbroken commitment to customer satisfaction and trust. With all these distinctive facets, Clover Realty has come to be recognised, respected and trusted.





ARCHITECTS

B+H Architects

With a fifty-eight year legacy of achievement in the built environment, B+H is an award-winning full-service architecture and design firm recognized for the delivery of sustainable design, problem-solving and construction administration skills to large-scale, technically complex projects around the world.

A global practice with offices in Toronto, Calgary, Kelowna, Vancouver, Shanghai, Ho Chi Minh City, Singapore, Delhi, Sharjah, Dubai and Jeddah, the work of B+H spans all sectors - commercial, entertainment, healthcare, hospitality, industrial, institutional, residential, retail, sports and transportation.

The firm's reputation for award-winning design leadership is based on principles of sustainability, innovation and practical design solutions. Known for an aptitude with scale and complexity, the firm is currently managing nearly nine million square metres of construction totalling almost \$8 billion.

MAJOR PROJECTS

Shanghai Xujiahui Centre Master Plan - China
Kuala Lumpur Vision City - Malaysia
The Ritz-Carlton Hotel Shanghai - China
Four Seasons Hotel Gresham Palace - Hungary
La Residence at the Lotus - UAE

LIGHTING CONSULTANT

UNOLAI DESIGN

Under Unolai Design Group, Unolai Lighting Design is an international lighting company providing professional architectural lighting design with a focus on the Asian market. Established 2005, in New York, Unolai Lighting Design has subsidiaries in New York, Shanghai, Taipei, and Hong- Kong. Both Taipei and Shanghai branches have in-house professional lighting design teams, with projects in major cities across Asia including; Beijing, Shanghai, Chongqing, Tianjin, Dalian, Taipei, Kuala Lumpur among others.

As the only professional lighting design company in China with a completed qualification from the international Association of Lighting, Unolai Lighting Design is committed to providing professional design and consulting services domestically independent to lamp fixtures, trade and engineering. Customers receive lighting consultancy services intended to improve the overall quality of their visual environment. It is our mission and philosophy

to introduce international lighting design standards and concepts to China's cities and integrate the country's unique into our specific, pragmatic practices and projects.

In 2011, Unolai Lighting Design is awarded the "Outstanding Lighting Design" from Yangon media competition in the lighting industry; in the same year, "China Airlines headquarters Complex in Taoyuan, Taiwan" project won Award of Merit of 2011 IES (Illuminating Engineering Society of the United States).

MAJOR PROJECTS

China Airlines headquarters Complex - Taiwan
Dalian Sport Center - China
Hyatt Regency, Danang Resort and Spa - Vietnam
Tony's Club - China
Kapok Shenzhen Bay Hotel- China





BRANDEXPERIENCE

TCBC Worldwide

TCBC is a Real Estate and Hospitality Integrated Branding and Communication Specialist. The focus is to identify the unique components of a project and capitalize on them to develop a brand position that an audience will relate and respond to. TCBC works in sync with the complete project team involving architects, master-planners, investment consultants, interior designers and brokerage firms. Extensive industry-specific, global experience has given TCBC the knowledge to understand a developer's goals and the skills to make them a reality. Trump Organisation, Yoo by Starck, Pininfarina, Porsche Design, Four Seasons Hotels and Resorts, W Hotels, St. Regis, The Ritz-Carlton, Emaar, Damac and DLF are some of the brands TCBC has worked with.

MAJOR PROJECTS

- Icon Brickell - Miami
- St. Regis Bal Harbour - Miami
- Trump Tower Punta del Este - Uruguay
- Msheireb Downtown Doha
- DAMAC Ocean Heights - Dubai

