

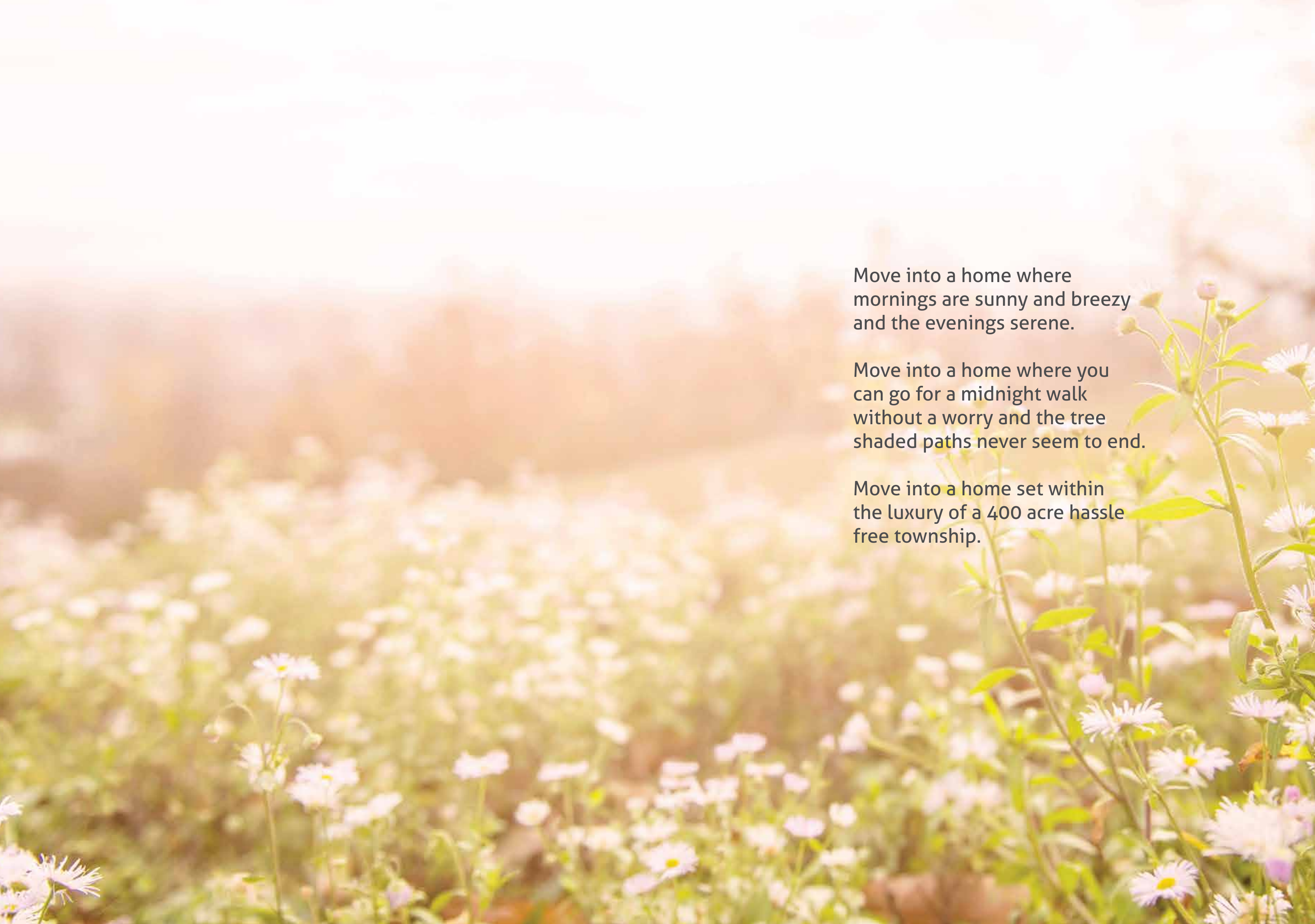


**Call 97670 12345**

**Amanora Park Town**  
Amanora Magarpatta Road, Hadapsar, Pune - 411028.







Move into a home where  
mornings are sunny and breezy  
and the evenings serene.

Move into a home where you  
can go for a midnight walk  
without a worry and the tree  
shaded paths never seem to end.

Move into a home set within  
the luxury of a 400 acre hassle  
free township.





Move into a home  
where 30,000+ neighbours are  
waiting to become friends.

Move into a home  
where a hundred hidden nooks  
make WFH feel like bliss.

Move into a home  
where weekends are  
always stolen by eager friends.

Move into a home  
that goes beyond square feet.

Welcome to



AMANORA

**ASCENT**  
TOWERS



Ascent Towers are located in the heart of Amanora Park Town on Crescent Road.



Victory Towers

Amanora Club

12 km long internal roads

Gateway Tower 1

Lake

Pipeline Road

Hospital

Neo Towers

Town Centre

Adreno Towers

Trendy Homes

Temple of Environment

Future Towers

Amanora School II

Fire Station & Civic Centre

Central Green

Sweet Water Villas

Aspire Towers

Amanora School I

MASTER PLAN



Live in a 400 acre township  
with over 30,000+ happy citizens  
already living in it.

Every home in Amanora Ascent Towers comes with  
all the wonderful perks of Amanora Park Town.  
This means living in a community that is independent  
and self-sustaining, green and beautiful, peaceful  
yet within reach.





## Life in Amanora Park Town, India's most awarded township.

Amanora Park Town, India's 1st fully developed integrated township was designed to be self-sufficient. Today, we have set our own civic standards apart from the city we are surrounded by. Many consider it a gold standard for townships.

Being India's first privately-managed complete township, we've set the bar high in sustainable community development, uninterrupted electricity, water and gas supplies, and waste management.

State-of-the-art infrastructure like schools, healthcare facilities, shopping and entertainment avenues, gardens, get-together hubs and so much more means you and your family can lead a full and satisfying life here.

We invite you to come and discover all the good things in our 400 acres of joy.



Actual photo of Temple of Environment





Move into a home where retail therapy in the 12 lac sq. ft. Amanora mall is just a walk away.

Move into a home that's around the corner from Amanora The Fern Hotel and a 7000 sq. ft. state-of-the-art gym.

Experience life in a thriving community where facilities like the Sports Arena, Central Green and world class amenities bring out the best in you.

In this community, you'll find many opportunities to mingle and collaborate with like-minded neighbours at events like the Sports Fest, Dance Fest, Amanora Premier League and Ganpati Utsav.











Here, we make sure all 30,000 of our citizens find ways to come together and celebrate both Amanora and life.

Move into a home with 4 premier schools that give preference to Amanora residents.



Set right in the heart of Amanora Park Town, Ascent Towers is an easy distance from all the things that you wish for.

#### State-of-the-art infrastructure that sets us apart

-  26 acres of Central Green
-  Fire station with latest equipment like 55mtr high turntable ladder
-  Assured water & power supply
-  24 x 7 helpdesk for emergencies and household assistance
-  Pre-paid metering system for light & gas
-  High speed internet connectivity
-  400+ security professionals & 300+ security cameras
-  Dedicated emergency response team
-  4 on-campus reputed schools
-  Green campus with 16,000+ trees





INTRODUCING



AMANORA®

# ASCENT TOWERS

Artist Impression

All images and renderings shown in this brochure are subject to change as the project will be developed over a course of 4 years.





Artist Impression

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## Ascent Towers, a jewel in the heart of this luxurious township.

Set right on Crescent Road, Amanora Park Town's main artery, Ascent Towers will occupy a sweet spot in our township. Every home here comes with all the luxuries of a privately managed township.

## Thoughtfully designed 1, 2 & 3 BHKs

In Ascent Towers, we've taken care and created a cluster of apartments that are airy, spacious and allow you a lot of privacy. In short, ideal urban spaces for modern families to thrive in.

## Amenities that make for a well rounded life

Everything you need for an active modern lifestyle can be found in Ascent Towers either on our The Ascent Club Deck or on the ground level. These include a swimming pool, a kids pool, barbeque area, toddlers play area, gymnasium, yoga studio, theatre and so much more.



## A grand welcome to Ascent Towers.

Your first step into Ascent Towers  
will be as glorious as the rest of it.  
The imposing lobby is designed  
to impress.







## Site Layout

- 1 Waiting Lounge
- 2 Meeting Room
- 3 Multipurpose Play Court
- 4 Entrance Lobby



## The Ascent Club Deck







- 1 Swimming Pool
- 2 Kids Pool
- 3 Barbeque Area
- 4 Indoor Games Room
- 5 Board Games
- 6 Multipurpose Hall
- 7 Lounge
- 8 Indoor Toddlers Play Area & parents lounge
- 9 Toddlers Outdoor Play Area
- 10 Outdoor Kids Play Area
- 11 Gymnasium
- 12 Yoga Studio
- 13 Theatre
- 14 Guest Rooms
- 15 Garden area
- 16 WFH Studio
- 17 Toilets



## The amenities that make Ascent Towers

Amenities on the Ascent Club Deck



### Swimming Pool

The pool is the star of our Ascent Club Deck, and it's set to be the place where everyone can be found on a weekend.



### Kids Pool

We placed it close to the swimming pool so you can keep an eye out for the little ones.



### Indoor Games Room

Spend many a happy hour playing carrom, table tennis or a game of cards.



### Barbeque Area

Make the most of Pune's wonderful winters at the barbeque area with friends and neighbours.

### Lounge

Chat with your neighbours or read the day's news in our spacious lounge.



### Multipurpose Hall

Be it a birthday or a close knit celebration, you will find the multipurpose hall the ideal location for either or more.





### Toddlers Play Area

Let the kids tire themselves out in the well-equipped toddlers play area. It's cheerfully designed for the little ones.



### Outdoor Kids Play Area

The outdoors kids play area is perfect for older kids to run around with their friends from the complex.



### Gymnasium

Sweat it out on the latest training equipment with the help of our attentive training personnel.



### Yoga Studio

For those who prefer their exercise to be more mindful, the yoga studio is a serene space with great light and air.

### Theatre

Treat your friends and relatives to a movie of your choice at our theatre with 20+ seating.



### Guest Rooms

Expecting family or friends out of town? Our guest rooms are available for them.



## Amenities on the Ground Level

### Waiting Lounge

Take a breather while your Uber or your driver comes along.



### Meeting Room

Now that WFH is here to stay in our lives, our meeting room might come in handy when you need a physical venue one of these days.



### Multipurpose Play Court

Be it tennis or basketball, it's a great venue for an impromptu tournament or even daily battles between friends and neighbours.





## All you can and should expect in a modern home

Every home in Ascent Towers comes equipped with features that enhance your experience and make modern life easy.

### Specifications:

- Digital locking system
- Provision for telephone and cable connection
- Concealed wiring with modular switch boards
- Gypsum plaster for ceiling and walls
- Branded door fittings
- Aluminium slide windows
- Vitrified flooring
- Wooden flooring in master bedroom
- Kitchen platform with trolleys and overhead cabinets
- Piped gas supply
- Branded chrome finished bathroom fittings
- Concealed plumbing
- Designer sanitary ware
- Designer dado in toilet up to 7ft
- Exhaust fans in toilets and kitchen
- Geyser in master toilet
- Light and fan fittings
- Flush doors for internal rooms
- Main entrance door with veneer finish and polish
- Fire detection and fire suppression system





**T49**  
**1BHK - 1A UNIT PLAN**

Rera Carpet Area:  
37.66 Sq.M. (405 Sq. Ft.)

Total Balcony Area:  
7.15 Sq.M. (77 Sq. Ft.)





T48/49  
1BHK - 1B UNIT PLAN

Rera Carpet Area:  
43.43 Sq.M. (467 Sq. Ft.)

Total Balcony Area:  
6.04 Sq.M. (65 Sq. Ft.)

695



T48/49  
2BHK - 2A UNIT PLAN

Rera Carpet Area:  
64.50 Sq.M. (694 Sq. Ft.)

Total Balcony Area:  
9.28 Sq.M. (100 Sq. Ft.)

1030





T48/49  
2BHK - 2B UNIT PLAN

970

Rera Carpet Area:  
60.99 Sq.M. (656 Sq. Ft.)

Total Balcony Area:  
8.45 Sq.M. (91 Sq. Ft.)



T48/49  
2BHK - 2C UNIT PLAN

971

Rera Carpet Area:  
61.00 Sq.M. (657 Sq. Ft.)

Total Balcony Area:  
8.53 Sq.M. (92 Sq. Ft.)





T48  
2BHK - 2D UNIT PLAN

1063

Rera Carpet Area:  
66.83 Sq.M. (719 Sq. Ft.)

Total Balcony Area:  
9.13 Sq.M. (98 Sq. Ft.)



T49  
2BHK - 2E UNIT PLAN

1018

Rera Carpet Area:  
63.21 Sq.M. (680 Sq. Ft.)

Total Balcony Area:  
9.48 Sq.M. (102 Sq. Ft.)





T48  
3BHK - 3A UNIT PLAN

1672

Rera Carpet Area:  
105.84 Sq.M. (1139 Sq. Ft.)

Total Balcony Area:  
14.00 Sq.M. (151 Sq. Ft.)



T49  
3BHK - 3B UNIT PLAN

1383

Rera Carpet Area:  
93.12 Sq.M. (1002 Sq. Ft.)

Total Balcony Area:  
6.42 Sq.M. (69 Sq. Ft.)





# T48 FLOOR PLATE

CITY SIDE

2 BHK  
TYPE 2A

2 BHK  
TYPE 2B

2 BHK  
TYPE 2C

2 BHK  
TYPE 2D



3 BHK  
TYPE 3A

2 BHK  
TYPE 2B

1 BHK  
TYPE 1B

AMENITY SIDE

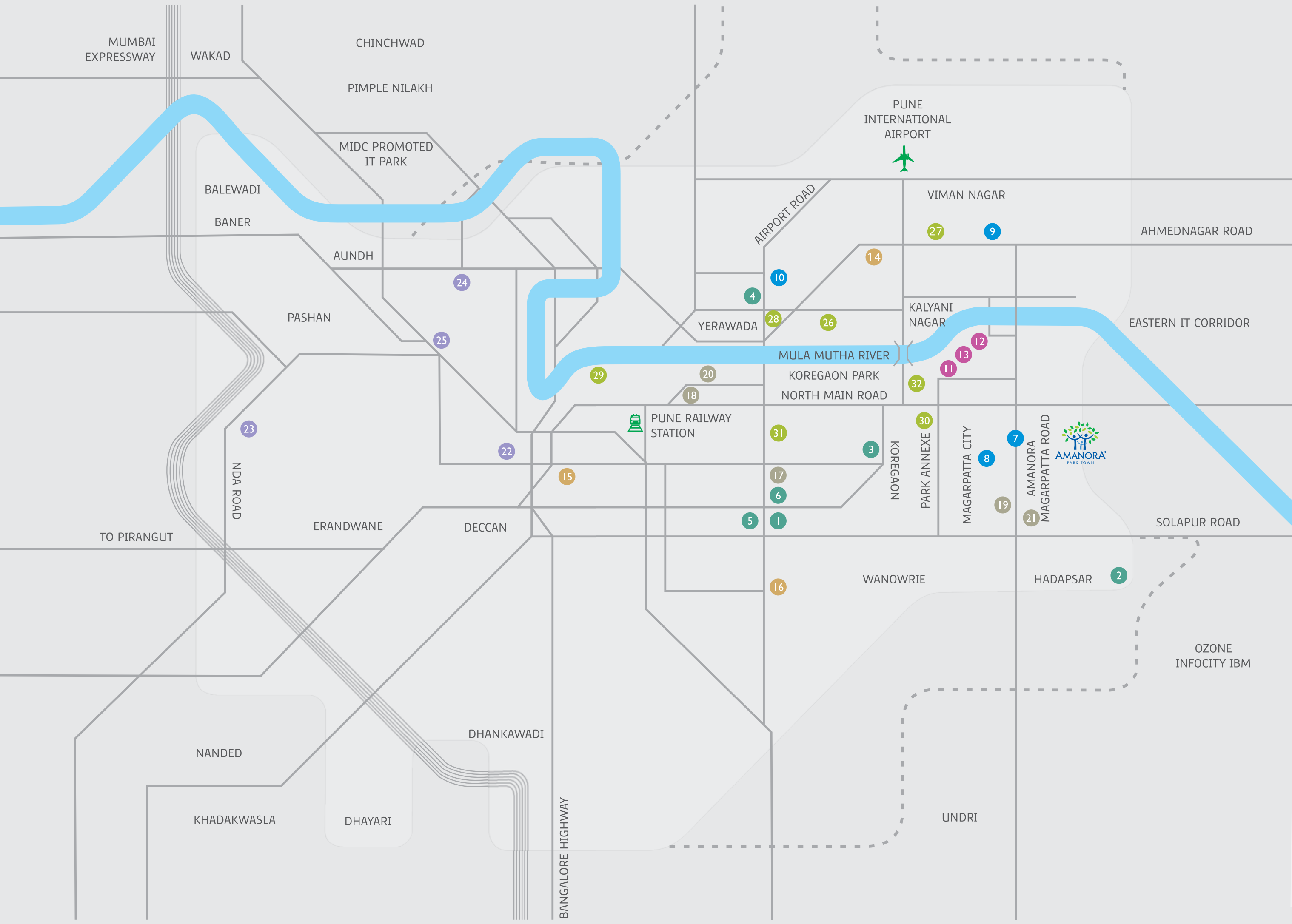




# T49 FLOOR PLATE







- Map Reference
- Recreation and Relaxation**
- 01 Empress Garden
  - 02 Gliding Centre
  - 03 Osho Meditation Resort
  - 04 Pune Golf Course
  - 05 Race Course
  - 06 RSI Golf Course
- Retail**
- 07 Amanora Mall
  - 08 Magarpatta
  - 09 Phoenix Market City Mall
  - 10 Ishanya Mall
- Dining and Nightlife**
- 11 ABC Farm
  - 12 Hard Rock Cafe
  - 13 Playboy Beer Garden
- Historical Sites**
- 14 Aga Khan Palace
  - 15 Shaniwar Wada
  - 16 Shinde Chhatri
- Medical Services**
- 17 Inlaks and Budhrani Hospital
  - 18 Jehangir Hospital
  - 19 Noble Hospital
  - 20 Ruby Hall Clinic
  - 21 Sahyadri Hospital
- Education**
- 22 Fergusson College
  - 23 National Defence Academy
  - 24 Pune University
  - 25 Symbiosis University
- Hospitality**
- 26 Hyatt Pune
  - 27 Hyatt Regency
  - 28 JW Marriott
  - 29 Sheraton Grand
  - 30 Oakwood Premier
  - 31 Vivanta by Taj
  - 32 The Westin
- Key**
- Road
  - ≡≡≡ Six Lane Expressway
  - ▬ River
  - - - - City Limits