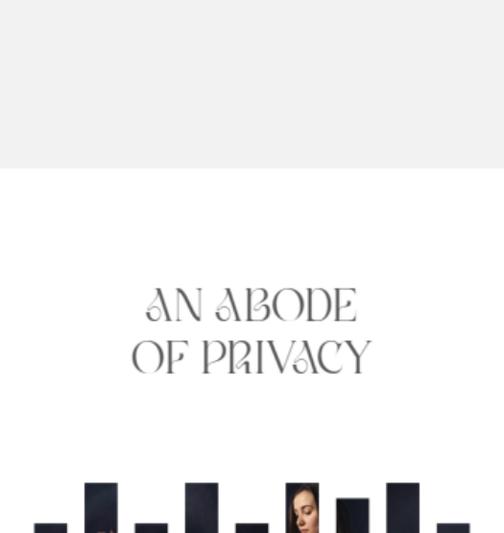
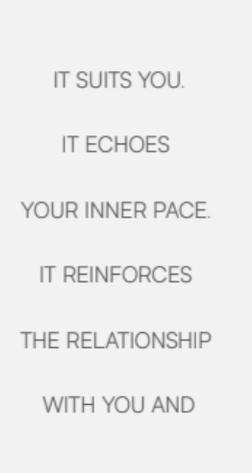




in a world full of crazes
you want your own



SPACE

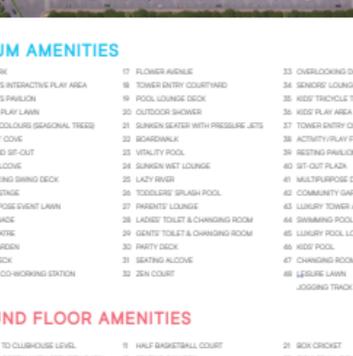


IT SUITS YOU.
IT ECHOES
YOUR INNER PACE.
IT REINFORCES
THE RELATIONSHIP
WITH YOU AND
ONLY WITH YOU.

AN ABODE OF PRIVACY



in the array of your collection.



Where Pashan Hill stands tall, sunlight embraces, and greenery shields — a sanctuary of rare privacy, where peace begins anew each morning.



10 acres of wonders
9 meditative towers
Towers 1-8 (33 residential floors)
tower 9 (34 residential floors)
Infused with a ballet of rituals

PRIVACY BEGINS WITH WHERE YOU STAY

Perfectly placed in Pune's Western Corridor — where the city's energy meets quiet, tree-lined streets — ANP Privado offers seamless access to work, leisure, and nature, yet holds the rare power to remain untouched by it all.

HEALTHCARE

The ritual of care within easy reach.

- Maniraj Hospital, Baner - 5 mins
- Jupiter Hospital, Baner - 7 mins
- Vitalife, Healing Hands - 5 mins
- Anikura Hospital - 12 mins

LIFESTYLE & RETAIL

The ritual of indulgence at your doorstep.

- Balewadi High Street — fine dining, bars, cafes, and pubs - 7 mins
- Cosmos Street - 9 mins
- Westend Mall, Aundh - 10 mins
- Phoenix Mall of the Millennium - 15 mins
- The Pavilion Mall - 20 mins

EDUCATION

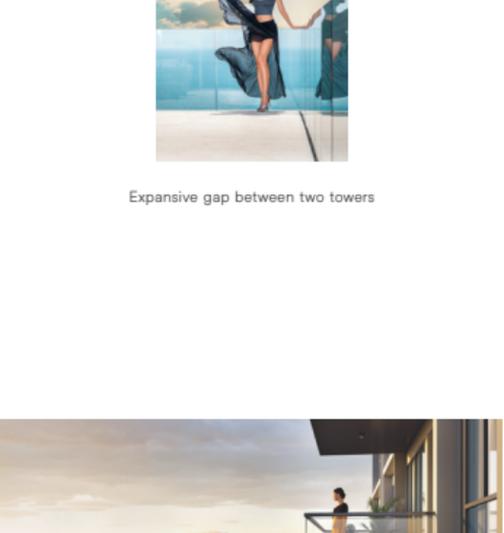
The ritual of learning in a cultured neighbourhood.

- VIBGYOR High School - 4 mins
- St Joseph's School, Pashan - 10 mins
- Bharati Vidyapeeth Rabindranath Tagore School - 10 mins
- NICMAR - 10 mins
- Symbiosis Institutes - 5 mins
- Vidya Valley School - 15 mins
- Global Indian International School - 20 mins

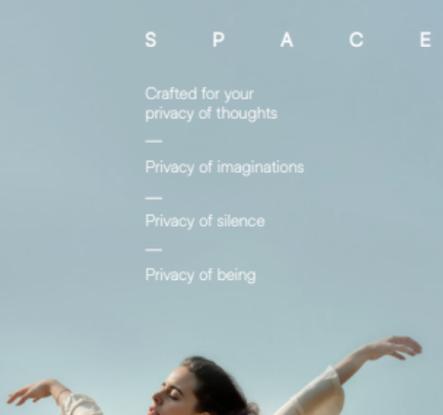
IT & BUSINESS HUBS

The ritual of working near, but living far from distraction.

- Balewadi IT Park - 5 mins
- ANP THINQ - 10 mins
- Shirajinagar Business District - 15 mins
- IOC Trade Tower, SB Road - 16 mins
- Hirjewadi IT Park (Phases 1-3) - 18 mins



WHEN ARCHITECTURE TOUCHES THE SKY



For representation purposes only

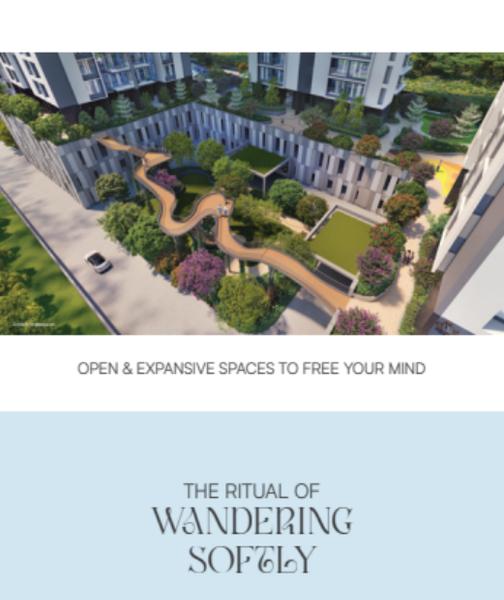
Here CLOUDS SWIM
Approx. 200 ft from one balcony to another

Expansive gap between two towers

PRIVATE SKYDECK
OVERLOOKING THE HILLS

80%
O P E N
S P A C E

- Crafted for your privacy of thoughts
- Privacy of imaginations
- Privacy of silence
- Privacy of being



OPEN & EXPANSIVE SPACES TO FREE YOUR MIND

THE RITUAL OF
WANDERING
SOFTLY

WHERE NATURE
DOESN'T KNOCK.
IT SIMPLY SURROUNDS.
IT WHISPERS AROUND.

A thoughtfully
layered natural landscape.
A curated green terrain.

GROUND-LEVEL
AMENITIES

COMMUNITY & CONNECTIVE SPACES

- Grand arrival drop-off
- Signature arrival sculpture
- Step-up viewing gallery
- Living green viewpoint (baubotanik platform)
- Treetop canopy walk
- Serenity pavilions
- Linkway promenade

NATURE & LEISURE RETREATS

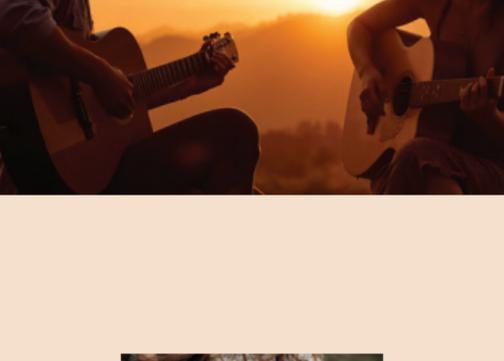
- The garden plaza
- Fragrant bloom cascade
- The miyawaki greenwoods
- Heritage orchard grove
- Butterfly lounge garden
- Evergreen garden trail
- Paws & play pet park
- Adventure forest heights
- Explorers' playground (mounds, tunnels & slides)

ACTIVE & SPORTING ZONES

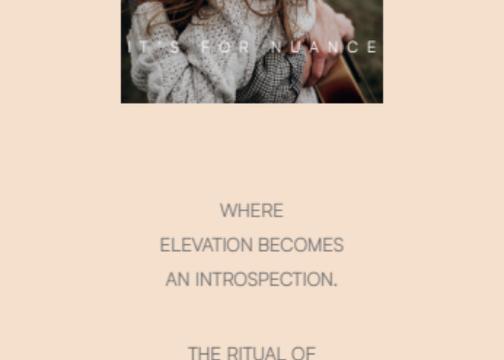
- Pickleball arena
- Futsal court with stadium seating
- Half-court hoops zone
- Cricket practice pitch
- Open-air fitness hub
- Jogging track



PET PARK, MULTI-LEVEL ADVENTURE FOREST & CANOPY WALK
EXPLORE LIFE LIKE NEVER BEFORE

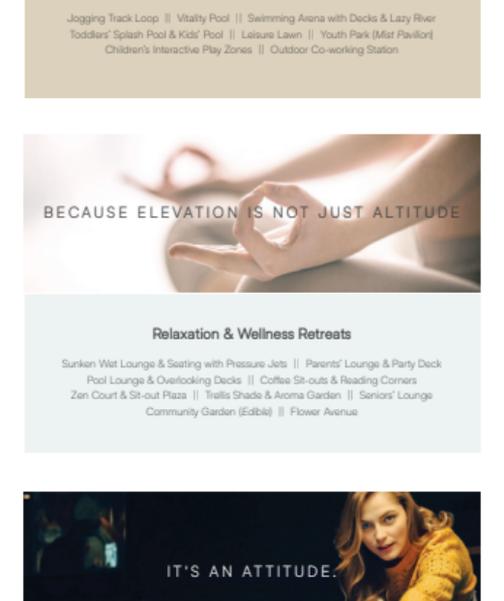


CASCADING EVERGREEN, SEATING GALLERY & OUTDOOR FITNESS ZONE
GET CRADLED IN GREEN HUES



RESTING PAVILION & MULTIPURPOSE COURT
LIVE ACTIVE OR RELAX ANYTIME

THE PODIUM
ISN'T FOR NOISE



PERFORMANCE

WHERE
ELEVATION BECOMES
AN INTROSPECTION.

THE RITUAL OF SUSPENDED CALM



ELEVATED COMFORTS, REIMAGINED

Active & Fitness Realms

- Jogging Track Loop || Vitality Pool || Swimming Arena with Decks & Lazy River
- Toddlers' Splash Pool & Kids' Pool || Leisure Lawn || Youth Park (Mist Pavilion)
- Children's Interactive Play Zones || Outdoor Co-working Station



BECAUSE ELEVATION IS NOT JUST ALTITUDE

Relaxation & Wellness Retreats

- Sunken Wet Lounge & Seating with Pressure Jets || Parents' Lounge & Party Deck
- Pool Lounges & Overlooking Decks || Coffee Sit-outs & Reading Corners
- Zen Court & Sit-out Plaza || Trellis Shade & Aroma Garden || Seniors' Lounge
- Community Garden (Edible) || Flower Avenue



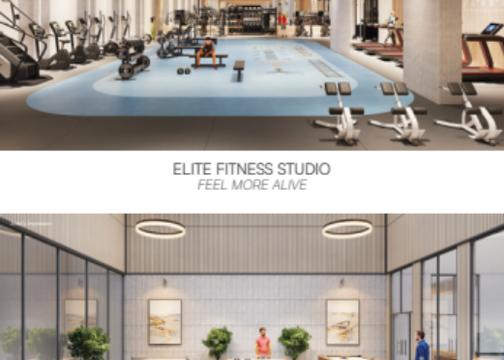
IT'S AN ATTITUDE.

Recreation & Activity Arenas

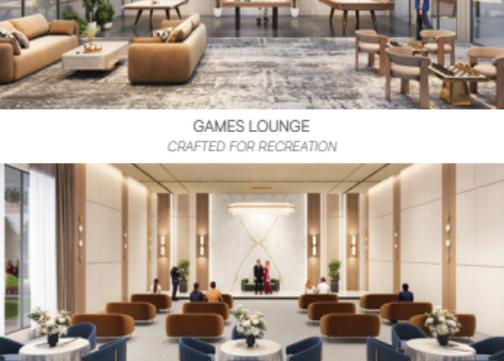
- Crèche & Courtyard Sit-outs || Indoor Games & Activity Corners
- Billiards & Table Tennis Room || Arts & Crafts / Hobby Area
- Movable Stage & Multipurpose Event Lawn || Professionals' Conclave



A VIEW TO BEHOLD. AN EXPERIENCE TO SOAK IN



SWIMMING POOL WITH LAZY RIVER
JUMP IN. HIT REFRESH.



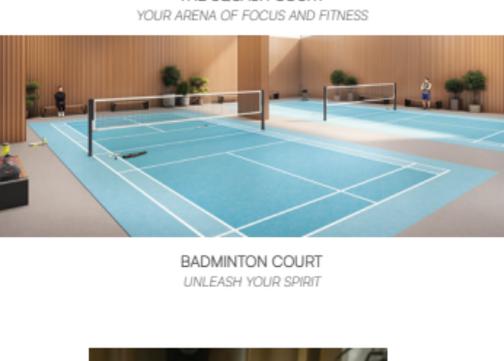
ACTIVITY / PLAY FIELD & RESTING PAVILION
FIT FOR YOUR EVERY MOOD



JOGGING TRACK
RUN WITH THE MORNING SUN



YOUTH PARK & CHILDREN'S INTERACTIVE PLAY AREA
WHERE CHILDHOODS BLOOM



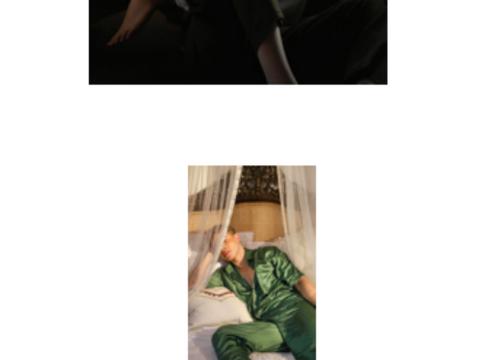
WHAT IF PRIVACY WENT FOR A SOCIAL CIRCLE?

THE RITUAL OF CHOSEN CLOSENESS

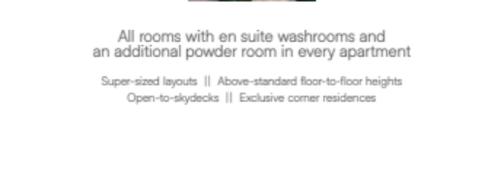
- The grand 50,000 sq. ft. clubhouse
- All-season temperature-controlled pool
- Private luxe theatre
- Regal banquet hall with pre-function lounge
- Gourmet kitchen & atheco lawn
- Champion's arena (badminton x 2, squash x 2, cricket simulator)
- Elite fitness studio & games lounge



GRAND ARRIVAL
A DRIVE INTO GRANDEUR



TRIPLE-HEIGHT TRICKLING FALL
A MASTERPIECE OF DESIGN THAT AWES



TEMPERATURE-CONTROLLED INDOOR POOL
FOR EVERY SEASON

ELITE FITNESS STUDIO
FEEL MORE ALIVE

GAMES LOUNGE
CRAFTED FOR RECREATION

REGAL BANQUET HALL WITH PRE-FUNCTION LOUNGE
CELEBRATING LIFE'S UNFORGETTABLE MOMENTS

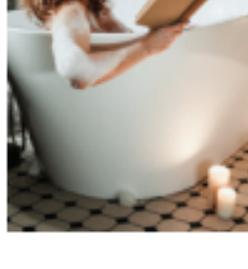
PRIVATE LUXE THEATRE
ENTERTAINMENT AT HOME

THE SQUASH COURT
YOUR ARENA OF FOCUS AND FITNESS

BADMINTON COURT
UNLEASH YOUR SPIRIT

BECAUSE PRIVACY ALSO NEEDS A MOMENT OF PAUSE AND PREPARATION

- All rooms with en suite washrooms and an additional powder room in every apartment
- Super-sized layouts || Above-standard floor-to-floor heights
- Open-to-skydecks || Exclusive corner residences



THE RITUAL OF INVISIBLE LUXURY

SPECIFICATIONS

Construction

A-Class, earthquake-resistant RCC structure with Aluform technology
RCC floor-to-floor, top height of 3400 mm (Spacious apartment height)

Flooring & Dado

Hand-picked imported marble slab flooring in entire flat covering living/dining/kitchen and bedrooms
Toilet flooring and dado in combination of marble and premium vitrified tiles in all toilets
Anti-skid tiles for terraces
Vitrified PGVT tiles for kitchen dado above counter up to final level

Walls & Ceilings

Gypsum punning on walls
Premium emulsion paint for walls and flat matt plastic emulsion paint for ceilings
False Ceiling in toilets

Windows

Aluminium system windows by a reputed brand with integrated glass railing and sliding doors

Railings for Attached Terraces

Laminated glass railing for attached terraces

Doors

Premium veneer polished flush for entrance door with digital lock
Premium laminated flush doors for bedrooms and toilets with mortise locks (Yale or similar)

Kitchen

Engineered stone slab for kitchen counter
Quartz sink for kitchen and stainless steel sink in dry balcony service counter
Power plug point for water purifier and electrical point for exhaust fan
Dry balcony attached to kitchen with service counter and plumbing and drainage provisions made to install washing machine and dishwasher

Plumbing, Bathroom and Toilets

Swiss engineered plumbing and drainage using GEBERIT Piping for concealed plumbing
Internal toilet shaft with one drywall to have easy access for maintenance from inside of toilet
Premium ceramic sanitary ware of a reputed brand
(Duravit or similar for ceramic fittings/Hans Grohe or similar for CP fittings)
Rimless wall hung commode with soft close seat cover with concealed flush tank
Single lever diverter fitted with iBox by Hans Grohe in shower areas along with wash basin mixers for all toilets
Thermostatic diverter with iBox for one master toilet shower area
Glass shower partition in all toilets
Ceiling mounted exhaust fans in all toilets and window exhaust fan for kitchen
Hot water supply using centralised heat pump system for all toilets

Electrical

Concealed copper wiring in the entire flat with ELCB and MCB
Installation of IOT device to monitor electrical power and its parameters
Premium range of modular electrical switches and sockets
Electric supply by way of 3 phase meter and bus bar risers for building
Adequate points for lights, fans and TV
Telephone points in the living room and bedrooms.
Provision for Centralised VRV for the flat, with single outdoor VRV unit installed at one location
Power plug point for cable TV
100% DG back up for entire flat limited to 60% of demand load based on MSEDCL norms

Lifts & Lobby

Automatic high speed elevator with 3.0 mps speed of reputed make
Designer finish entrance lobby

External Finish

Exterior grade texture paint

Security

Intercom facility through mobile app - MyGate or similar
Video door phone with integrated security for the apartment
Access control for main entrance lobby and CCTV cameras for common areas



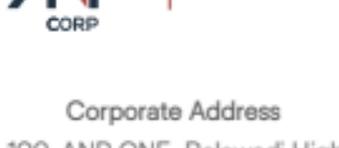
YOUR NEXT CHAPTER RISES HERE.
IN THE HEART OF PRIVACY.

WELCOME
HOME.

CLICK HERE 

for website

A project by



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