



- KOREGAON PARK EAST -

LIMITED EDITION BESPOKE RESIDENCES





# SPLENDID VIEWS THAT MAKE LIFE A BREEZE

YOUR STOREY. YOUR WAY.

Breeza proudly presents exclusive duplex homes designed for those who cherish individuality. With a plethora of customisation options, these residences offer more than just space; they provide a canvas for crafting your unique story. Each home is an invitation to live life on your own terms, where every 'storey' represents a new chapter in your life.

**INTRODUCING**

## **BESPOKE LIMITED-EDITION HOMES**

After the successful response to the first phase, we are proud to announce the launch of Exclusive 4 BHK Bespoke Limited-edition homes along with select 2 & 3 BHK options. Thoughtfully designed with customisable layout options and large carpet area, these residences are artfully crafted to offer a maximum living. The East-West facing apartments ensure the best of nature right to your doorstep and ample natural light that creates a comfortable haven where you reside. Our homes help you script your story your way, thus taking luxury living to a whole new level.



Conceptual Image

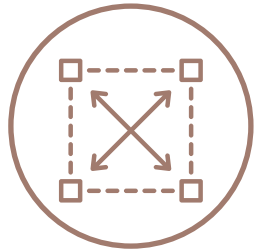


Artistic Impression

## PROJECT USPs



3 Towers of 12 Storey



Largest Carpet Area in the Vicinity



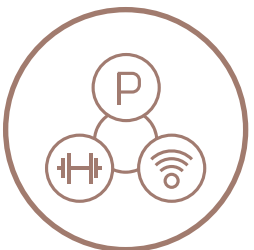
Luxurious Homes with Multiple Customisable Options



Breezy Atmosphere



Unstinted Panoramic Views



Sky Level Amenities



Exceptional Built Quality



Strategic Location



Vaastu Compliant Duplex Homes



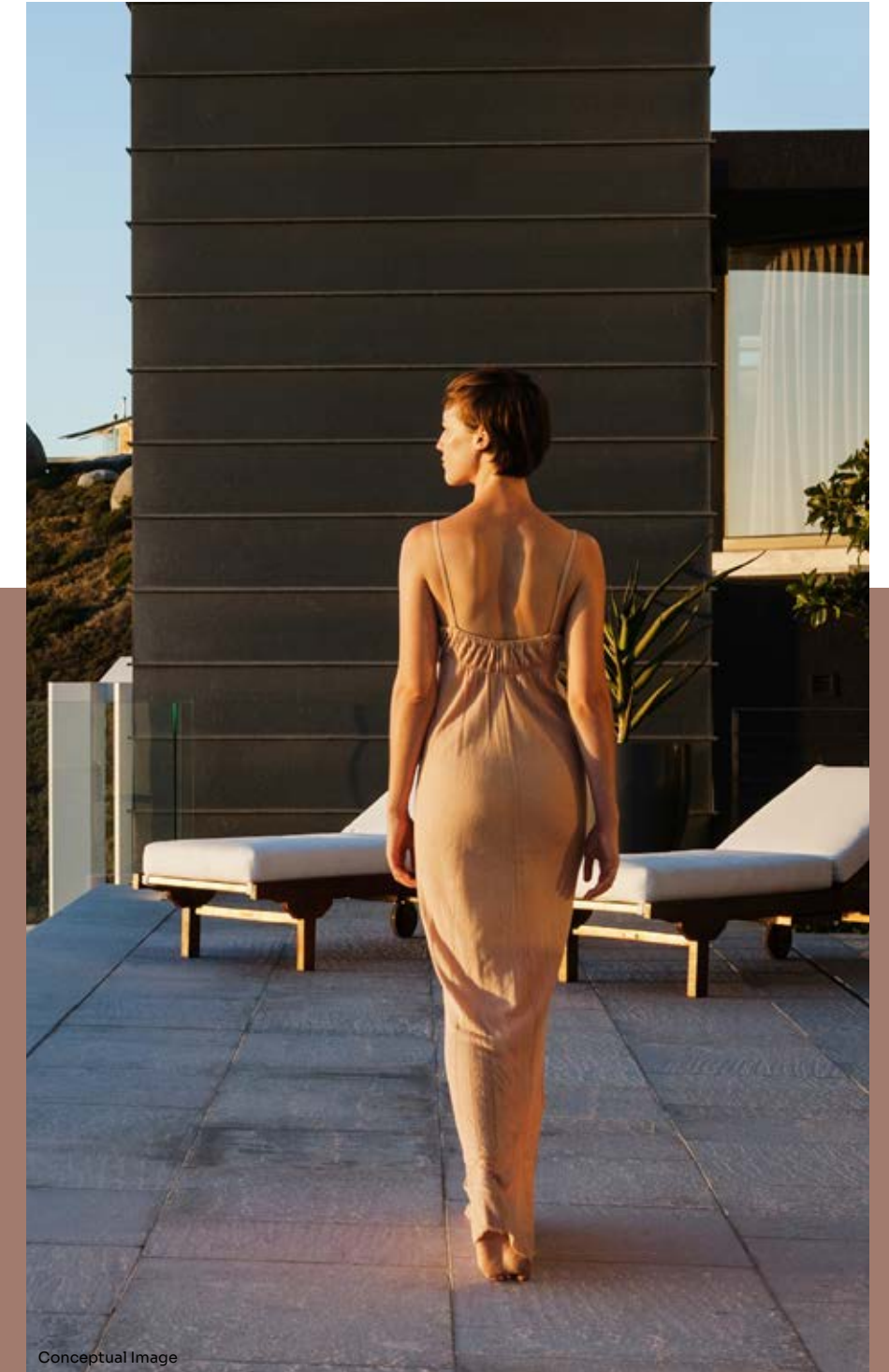
## A MELTING POT OF CULTURE, COUTURE, AND CUISINE

Choose the life less ordinary with every convenience at your fingertips. Whether it's shopping, dining or just enjoying the ritz of the night life, every aspect of the social life will leave you spoilt for choice. Indulge in a life of comfort and luxury in every aspect. Indulge in a life at Koregaon Park East.



## A PRIVILEGED LIFE HIGH ON SOPHISTICATION, LOW ON THE CLUTTER

We are setting the bar high with the new wing by launching only a handful of these masterpieces. Incorporating low density living, the project stays true to its name by letting the breeze flow to every corner with its vast spaces, selective access, and abodes which have zero common walls. This not only ensures a life of peace and quiet, but also leads to the creation of a private dominion crafted exclusively for you.



## THE PERFECT PLATFORM FOR YOUR GRAND ENTRY

Take a step into the majestic entrance lobby and get a glimpse of the life that awaits you, a life that is replete with sophistication and grandeur. Experience the essence of true luxury in Pune, experience bespoke living at Koregaon Park East.

Experience the sheer grandeur that comes with living in a landmark development. An impressive majestic lobby will welcome you home, ushering you into a safe and secure environment














Artistic Impression



Artistic Impression

## LEGENDS

- 1  Swimming Pool
- 2  Gymnasium
- 3  Community Area
- 4  Snooker Table
- 5  Crèche
- 6  Mini Theatre
- 7  Rooftop Sit-out
- 8  Yoga
- 9  Gazebo
- 10  Terrace Walkway
- 11  Chess & Carrom



## AMENITIES



Attractive Entrance Gate



Designed Landscape Garden Area



Childrens' Play Area



Senior Citizen's Sitting Arrangement



Elegant Elevation and Aesthetic View



MS with Glass Railing for the Attached Terrace



RCC with Brick or UCR Masonry Compound Wall



Individual Letter Box in Parking Area



Fire Fighting System as per Guidelines of Fire Fighting Department, PMC



Solar Water Heating System (as per PMC rules)



Generator Power Backup for Common Areas and Lift



Rainwater Harvesting System



Energy Efficient LED Lighting in Common Areas and Passages

# EXCLUSIVE LOCATION, ALL-INCLUSIVE CONVENIENCE



## NEARBY MALLS

- Seasons Mall 2.0 km
- Amanora Mall 2.0 km
- Phoenix Marketcity 5.0 km
- SGS Mall 9.0 km
- 93 Avenue 5.0 km



## NEARBY HOSPITALS

- Noble Hospital 3.0 km
- Sahyadri Hospital 3.0 km
- Cloud 9 Hospital 3.0 km
- Manipal Hospital 1.0 km
- Ankur Multispeciality Hospital 1.0 km



## NEARBY SCHOOLS

- Bishops School 3.0 km
- Lexicon School 2.0 km
- Vidya Pratishthan School 2.0 km
- VIBGYOR School 2.0 km
- Sunrise English Medium School 2.0 km



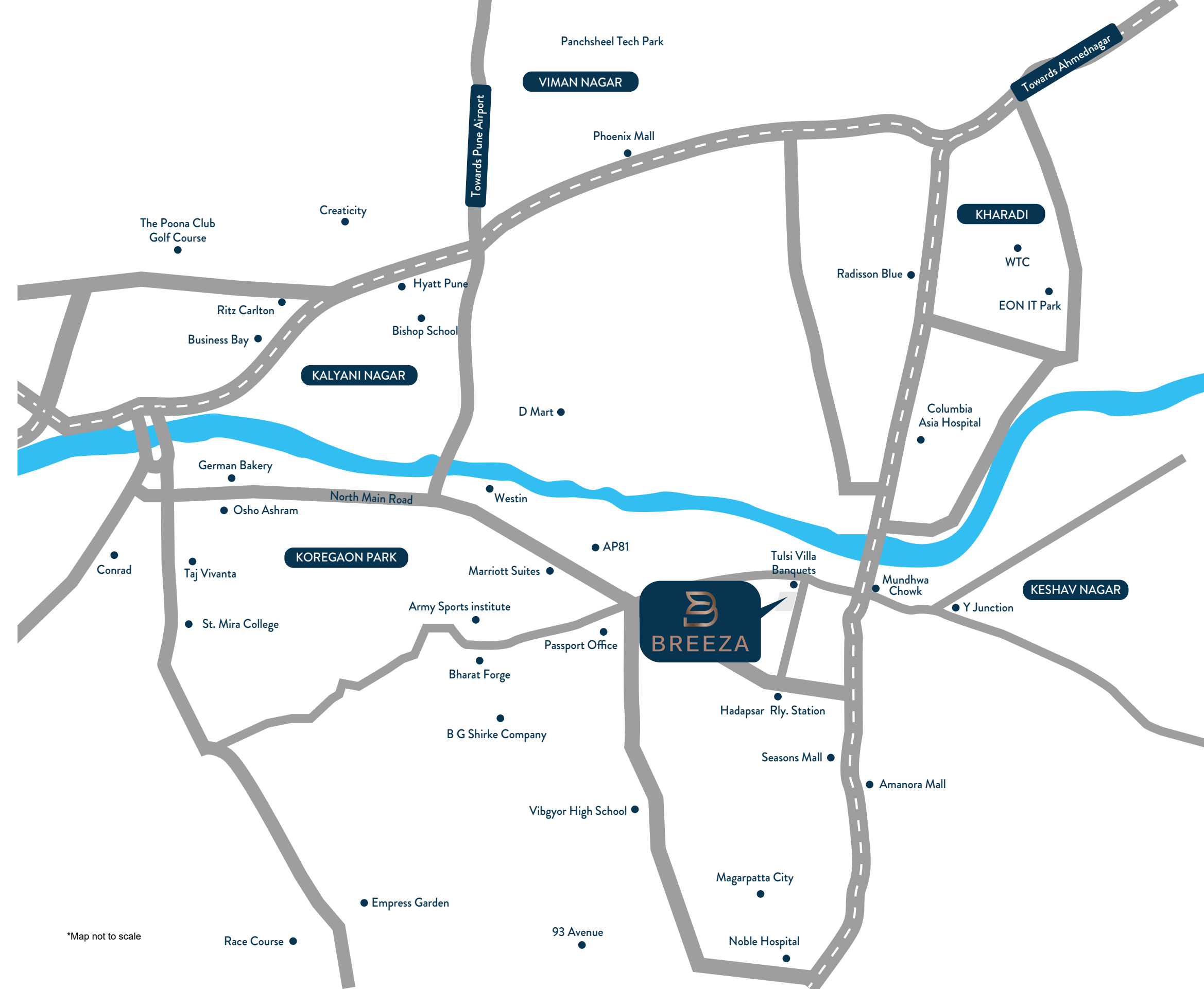
## NEARBY LANDMARKS

- Closest Bus Stop 100 m
- Hadapsar Station 800 m
- EON IT Park, Kharadi 4.6 km
- Magarpatta City 3.3 km
- Airport 7.0 km
- Pune Station 5.0 km
- Koregaon Park 2.0 km
- Daily Grocery Stores like D Mart and Reliance Fresh 2.0 km
- Cerebrum IT Park 3.0 km



## NEARBY COLLEGES

- Symbiosis College Viman Nagar 6.0 km
- St. Mira's College 2.0 km
- APK Junior College Hadapsar 4.0 km
- MIT University 11.0 km



\*Map not to scale



Since 2000, A&A Group has been dedicated to creating exceptional infrastructure and real estate developments. With over 11 completed projects, 2 ongoing, and 1 upcoming, we aim to be the most trusted name in the industry. Our mission is to continuously enhance the living experience, always striving for improvement. By developing landmark buildings and expansive residences in Pune, we ensure our residents lead fulfilling lives in vibrant, well-designed spaces

11+

Completed  
Projects

02

Ongoing  
Projects

01

Upcoming  
Project

## OUR FOOTPRINTS

Riya Apartment  
Kothrud

Stark Aura  
Ambegaon Budruk

Stark Royal  
Kothrud

Bhakti Royal  
Law College Road

Shree Swarup  
Wakad

40 Hyde Park  
Mayur Colony

Shriyog  
Katraj

Shreepushp  
Katraj

Nandanvan  
Ambegaon Budruk

Avenue 16  
Kothrud




Artistic Impression

  
BREEZA

PROJECT BY:



Site Address: Breeza, Survey No. 59A/2B, CTS No. 1811, Next to Tulsi Villa Banquet Hall,  
Deccan Paper Mill Road, Mundhwa, Pune - 411036.

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