



Stunning in
Every Sense



MIDORI
TOWERS
—
PHASE II



ARTISTIC IMPRESSION

▲ VISHAL NAGAR PIMPLE NILAKH ROAD ▲



MIDORI
TOWERS
—
PHASE II

**2 & 3 BHK & 4 BHK DUPLEXES
PIMPLE NILAKH**

Your home is an extension of yourself. Spaces where we should be free to create, express and evolve. **Homes are where memories are made, and families grow. This belief lies at the heart of our planning and design of MIDORI TOWERS - PHASE II.**




MIDORI
TOWERS
PHASE II
SITE LAYOUT

SITE LAYOUT



VISHAL NAGAR PIMPLE NILAKH ROAD ▶



AMENITIES



AMENITIES & FACILITIES

- Spa / Salon with Massage Room
- Lounge Seating & Reception Area
- Senior Citizen Sit-out Area
- Kitchen/ Open Café
- Indoor Swimming Pool With Deck
- Multi Purpose Hall
- Indoor Games Area
- Yoga/zumba Area
- Gym
- Children's Play Area / Sandpit Area
- Toddler Area
- Party Lawns
- Video Door Phone with intercom facility
- Lobby with secured Entrance
- Air Conditioned Master Bedroom
- Fire Fighting System
- 100% Generator Backup for Lifts, Parking & Common Areas
- S. T. P. (Sewage Treatment Plant)
- O. W. C (Organic Waster Composter)
- Rain Water Harvesting System



Swimming Pool



Gym and Yoga Area



ARTISTIC IMPRESSION

Entrance Lobby



ARTISTIC IMPRESSION

Lounge Seating

SPECIFICATIONS

RCC

- Design as per Earthquake Resistance norms
- External R.C.C. Non-Structural walls (Aluform Technology)
- Internal R.C.C. Non-Structural walls (Aluform Technology)

WALL FINISH

- Gypsum finishing to internal walls
- Texture paint to external walls

FLOORING

- Vitrified tiles of 600 X 600 mm for the entire flat with matching skirting (Excluding Master Bedroom)
- Laminated Wooden Flooring in Master Bedroom.
- Vitrified tiles of 600 X 600 mm for passage & common lobbies
- Coloured Italian Marble in Main Entrance Lobby
- Designer anti-skid ceramic tiles for sit-out / terrace
- Checkered tiles / Trimix concrete in parking area
- Designer dado up to 3'0" for dry balcony / utility
- Granite / Kota trade to the staircase

DOORS & WINDOWS

- Wooden / Ply door frame to main & bedroom doors having laminated shutters with quality fittings
- Aluminum sliding shutter with mosquito net to sit-out / terrace / balcony attached to living room
- Aluminum sliding windows with Mosquito net & M. S. safety grills
- Granite jams and sills to windows
- Glass railings for attached sit-out / terrace in living / bedroom

KITCHEN

- Granite platform with stainless steel sink of Nirali or Equivalent make
- Glazed tiles dado up to lintel level
- Provision for electrical and plumbing point for washing machine
- Good quality Chimney and Cook top will be provided
- Provision for water purifier

TOILET

- Designer anti-skid ceramic flooring and dado up to lintel level
- Boiler / Electric geyser in all toilets
- Exhaust fan in all toilets

ELECTRICAL

- Modular electrical switches with concealed copper wiring
- TV point in living and master bedroom
- Video door phone with Intercom facility
- Provision for common Dish Antenna
- Provision for AC point in all bedrooms
- Provision for inverter point
- Providing and fitting AC in Master Bedroom
- Tube Light & fans in all rooms

PLUMBING AND SANITATION

- Internal concealed CPVC plumbing with C. P. fittings of Jaquar / Hindware or equivalent make
- Sanitary ware Jaquar / Cera or equivalent make

PAINTING

- Internal walls finishing with acrylic O. B. D. paint
- External walls finishing with texture paint (Apex weather-proof emulsion paint)
- M. S. grills for windows with oil paint

LIFT

- Automatic lift Kone / Otis / Schindler / Hyundai make with DG backup

GENERATOR BACKUPS

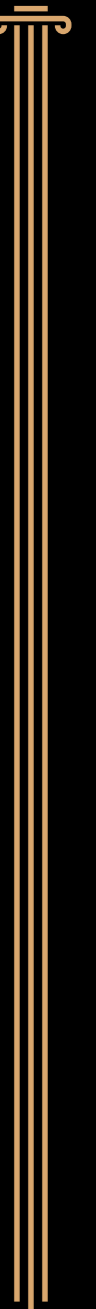
- 100% backups for common areas and parking

FIRE FIGHTING

- Fire fighting system with sprinkler and smoke detector in all rooms as approved by Fire Department of PCMC

WATER SOURCES

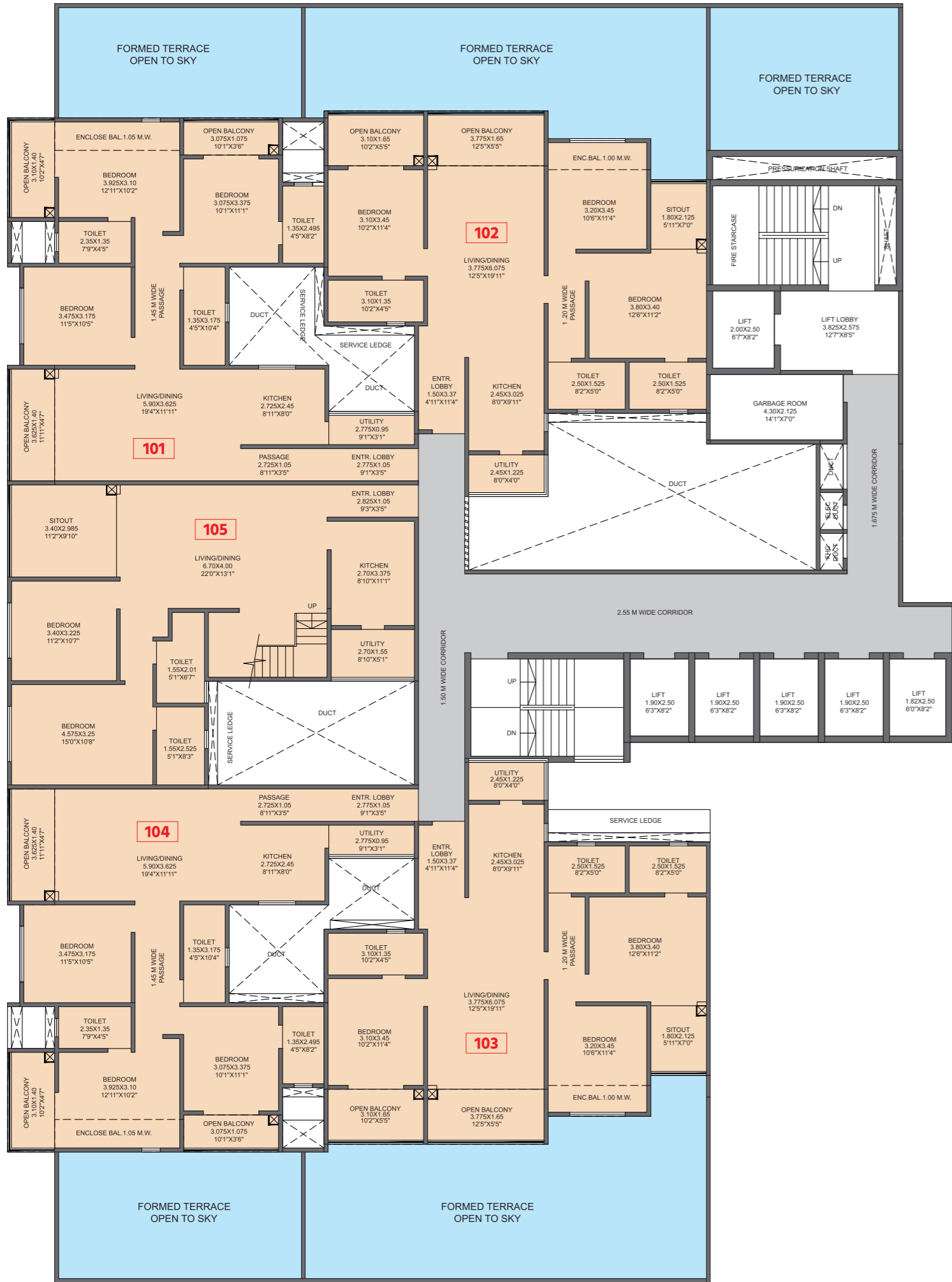
- PCMC (Civil Authority), bore well & water tankers (Chargeable)





MIDORI
TOWERS
PHASE II





CARPET AREA STATEMENT

Flat Number	Flat Type	Rera Carpet Area SQ. M.	Utility Area SQ. M.	Sit-Out Area SQ. M.	Enclosed Balcony SQ. M.	Open Balcony SQ. M.	Total Carpet Area SQ. M.	Total Carpet Area SQ. Ft.
101	3 BHK	86.19	2.64	0.00	3.75	12.45	105.03	1130.54
102	3 BHK	87.02	3.00	3.73	2.80	11.16	107.71	1159.39
103	3 BHK	87.02	3.00	3.73	2.80	11.16	107.71	1159.39
104	3 BHK	86.19	2.64	0.00	3.75	12.45	105.03	1130.54
105	4 BHK Duplex	162.80	8.38	10.06	0.00	0.00	181.24	1950.86

Typical 1st Floor Plan



CARPET AREA STATEMENT

Flat Number	Flat Type	Rera Carpet Area SQ. M.	Utility Area SQ. M.	Sit-Out Area SQ. M.	Enclosed Balcony SQ. M.	Open Balcony SQ. M.	Total Carpet Area SQ. M.	Total Carpet Area SQ. Ft.
201, 601, 1601	3 BHK	86.19	2.64	0.00	3.75	12.45	105.03	1130.54
202, 602, 1602	3 BHK	87.02	3.00	3.73	2.80	11.16	107.71	1159.39
204, 604, 1604	3 BHK	86.19	2.64	0.00	3.75	12.45	105.03	1130.54

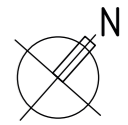
Refuge Floor Plan
2nd, 6th & 16th



CARPET AREA STATEMENT

Flat Number	Flat Type	Rera Carpet Area SQ. M.	Utility Area SQ. M.	Sit-Out Area SQ. M.	Enclosed Balcony SQ. M.	Open Balcony SQ. M.	Total Carpet Area SQ. M.	Total Carpet Area SQ. Ft.
301, 501, 701, 901, 1301, 1501, 1701, 1901, 2301	3 BHK	86.19	2.64	0.00	3.75	12.45	105.03	1130.54
302, 502, 702, 902, 1302, 1502, 1702, 1902, 2302	3 BHK	87.02	3.00	3.73	2.80	11.16	107.71	1159.39
303, 503, 703, 903, 1303, 1503, 1703, 1903, 2303	3 BHK	87.02	3.00	3.73	2.80	11.16	107.71	1159.39
304, 504, 704, 904, 1304, 1504, 1704, 1904, 2304	3 BHK	86.19	2.64	0.00	3.75	12.45	105.03	1130.54
305, 505, 705, 905, 1305, 1505, 1705, 1905, 2305	4 BHK	162.80	8.38	10.06	0.00	0.00	181.24	1950.86

Typical Floor Plan
3rd, 5th, 7th, 9th, 13th, 15th, 17th, 19th & 23rd



CARPET AREA STATEMENT

Flat Number	Flat Type	Rera Carpet Area SQ. M.	Utility Area SQ. M.	Sit-Out Area SQ. M.	Enclosed Balcony SQ. M.	Open Balcony SQ. M.	Total Carpet Area SQ. M.	Total Carpet Area SQ. Ft.
401, 801, 1001, 1201, 1401, 1801, 2001, 2201, 2401	3 BHK	86.19	2.64	0.00	3.75	12.45	105.03	1130.54
402, 802, 1002, 1202, 1402, 1802, 2002, 2202, 2402	3 BHK	87.02	3.00	3.73	2.80	11.16	107.71	1159.39
403, 803, 1003, 1203, 1403, 1803, 2003, 2203, 2403	3 BHK	87.02	3.00	3.73	2.80	11.16	107.71	1159.39
404, 804, 1004, 1204, 1404, 1804, 2004, 2204, 2404	3 BHK	86.19	2.64	0.00	3.75	12.45	105.03	1130.54

Typical Floor Plan
4th, 8th, 10th, 12th, 14th, 18th, 20th, 22nd & 24th



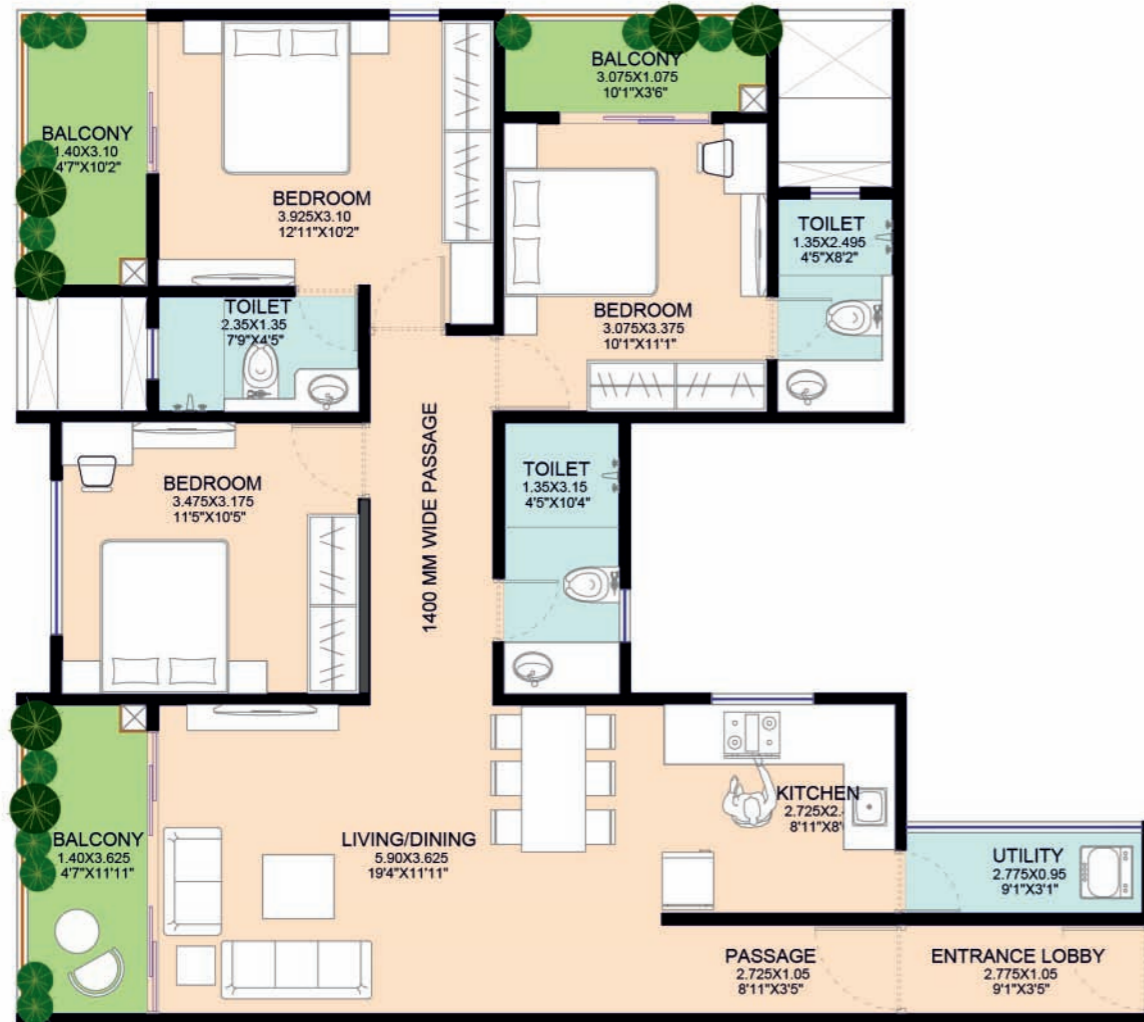
CARPET AREA STATEMENT

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1101, 2101	3 BHK	86.19	2.64	0.00	3.75	12.45	105.03	1130.54
1102, 2102	3 BHK	87.02	3.00	3.73	2.80	11.16	107.71	1159.39
1104, 2104	3 BHK	86.19	2.64	0.00	3.75	12.45	105.03	1130.54
1105, 2105	4 BHK Duplex	162.80	8.38	10.06	0.00	0.00	181.24	1950.86

**Refuge Floor Plan
11th & 21st**

3 BHK TYPE 01 - D WING

CUT SECTION



CARPET AREA STATEMENT

Flat Type	Rera Carpet Area SQ. M.	Utility Area SQ. M.	Sit-Out Area SQ. M.	Enclosed Balcony SQ. M.	Open Balcony SQ. M.	Total Carpet Area SQ. M.	Total Carpet Area SQ. Ft.
3 BHK	86.19	2.64	0.00	3.75	12.45	105.03	1130.54



3 BHK TYPE 02 - D WING

CUT SECTION



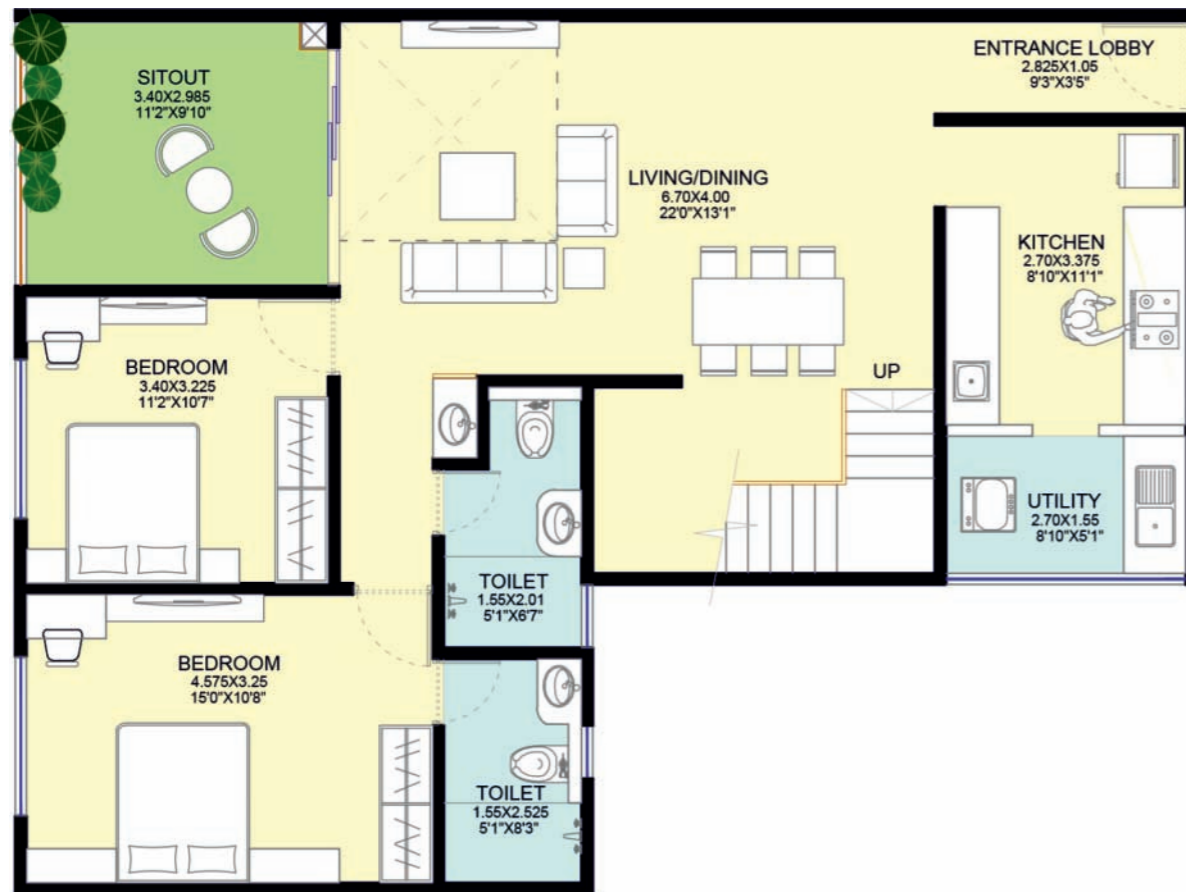
CARPET AREA STATEMENT

Flat Type	Rera Carpet Area SQ. M.	Utility Area SQ. M.	Sit-Out Area SQ. M.	Enclosed Balcony SQ. M.	Open Balcony SQ. M.	Total Carpet Area SQ. M.	Total Carpet Area SQ. Ft.
3 BHK	87.02	3.00	3.73	2.80	11.16	107.71	1159.39



4 BHK Duplex Lower Floor

CUT SECTION



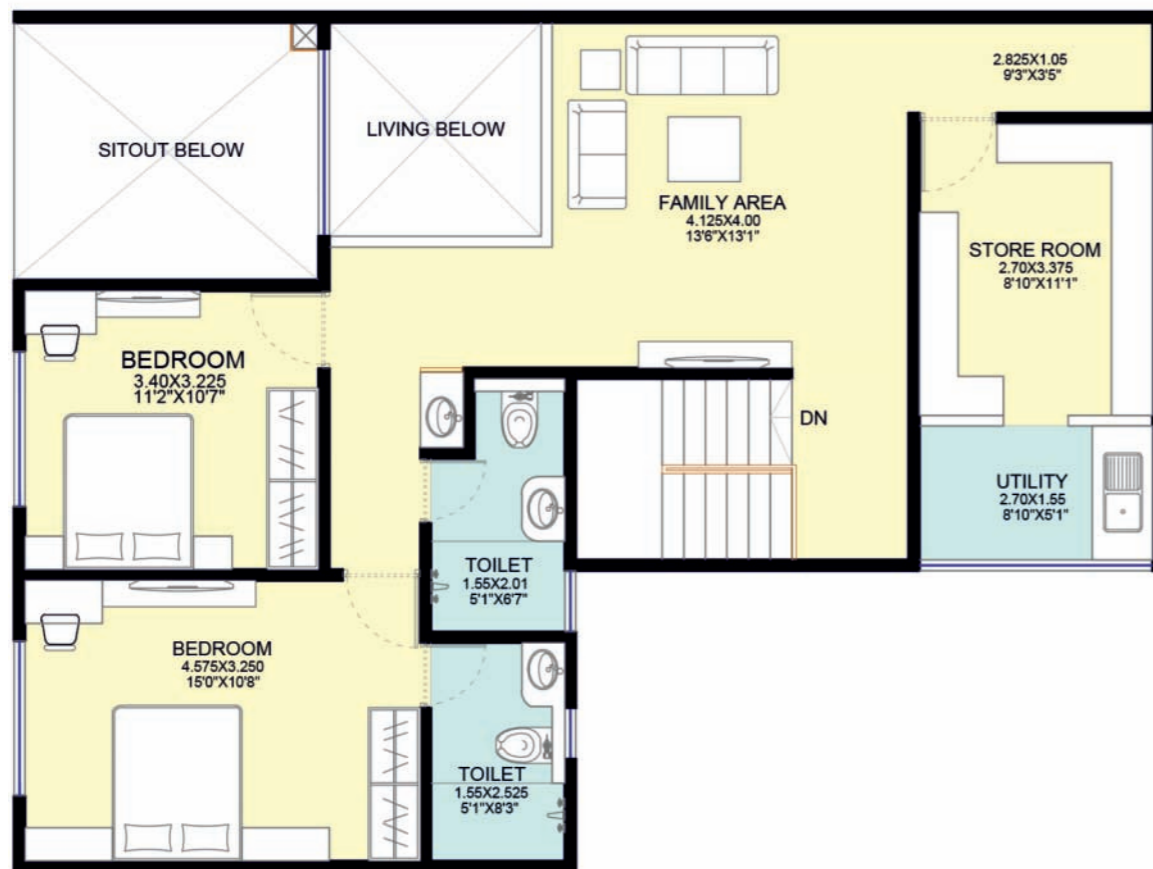
CARPET AREA STATEMENT

Flat Type	Rera Carpet Area SQ. M.	Utility Area SQ. M.	Sit-Out Area SQ. M.	Enclosed Balcony SQ. M.	Open Balcony SQ. M.	Total Carpet Area SQ. M.	Total Carpet Area SQ. Ft.
4 BHK	162.80	8.38	10.06	0.00	0.00	181.24	1950.86



4 BHK Duplex Upper Floor

CUT SECTION





CARPET AREA STATEMENT

Flat Number	Flat Type	Rera Carpet Area SQ. M.	Utility Area SQ. M.	Sit-Out Area SQ. M.	Enclosed Balcony SQ. M.	Open Balcony SQ. M.	Total Carpet Area SQ. M.	Total Carpet Area SQ. Ft.
101	2 BHK	86.19	2.64	0.00	3.75	12.45	105.03	1130.54
102	2 BHK	87.02	3.00	3.73	2.80	11.16	107.71	1159.39
103	2 BHK	87.02	3.00	3.73	2.80	11.16	107.71	1159.39
104	2 BHK	86.19	2.64	0.00	3.75	12.45	105.03	1130.54

Typical 1st Floor Plan

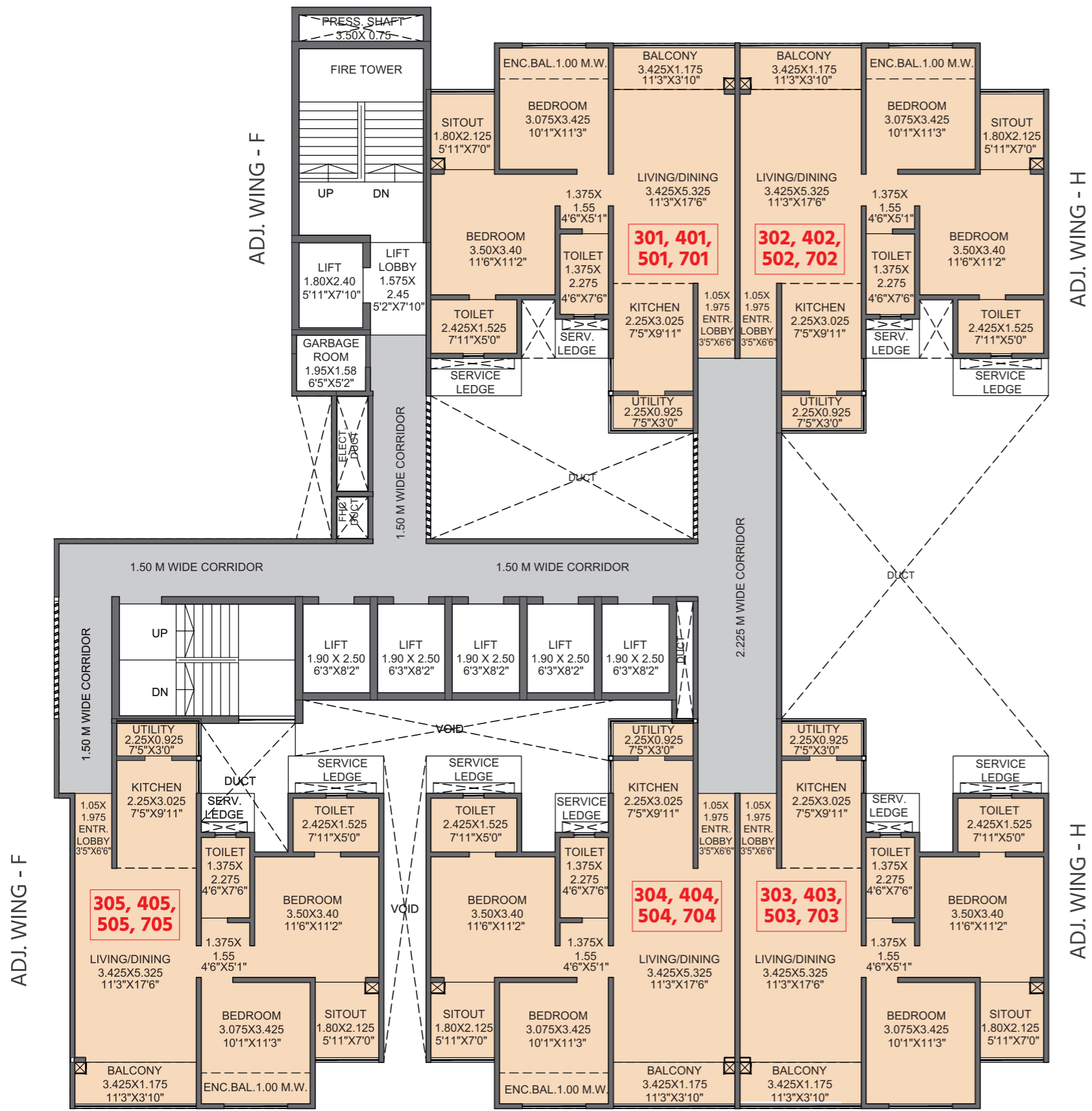


CARPET AREA STATEMENT

Flat Number	Flat Type	Rera Carpet Area SQ. M.	Utility Area SQ. M.	Sit-Out Area SQ. M.	Enclosed Balcony SQ. M.	Open Balcony SQ. M.	Total Carpet Area SQ. M.	Total Carpet Area SQ. Ft.
201, 601	2 BHK	59.00	2.08	0.00	2.69	7.65	71.42	768.76
202, 602	2 BHK	59.00	2.08	0.00	2.69	7.65	71.42	768.76
203, 603	2 BHK	61.69	2.08	0.00	0.00	7.65	71.42	768.76
205, 605	2 BHK	59.00	2.08	0.00	2.69	7.65	71.42	768.76

Refuge 2nd & 6th Floor Plan





CARPET AREA STATEMENT

Flat Number	Flat Type	Rera Carpet Area SQ. M.	Utility Area SQ. M.	Sit-Out Area SQ. M.	Enclosed Balcony SQ. M.	Open Balcony SQ. M.	Total Carpet Area SQ. M.	Total Carpet Area SQ. Ft.
301, 401, 501, 701	2 BHK	59.00	2.08	0.00	2.69	7.65	71.42	768.76
302, 402, 502, 702	2 BHK	59.00	2.08	0.00	2.69	7.65	71.42	768.76
303, 403, 503, 703	2 BHK	61.69	2.08	0.00	0.00	7.65	71.42	768.76
304, 404, 504, 704	2 BHK	59.00	2.08	0.00	2.69	7.65	71.42	768.76
305, 405, 505, 705	2 BHK	59.00	2.08	0.00	2.69	7.65	71.42	768.76

Typical Floor Plan
3rd, 4th, 5th & 7th

Great things take shape when good people come together!

Midori Towers Phase-II is a manifestation of this inspiring philosophy. A joint venture by **Vikram Properties & Infrastructure** and **Shree Venkatesh Buildcon Pvt. Ltd.**, two leading brands in the realty market, the project reflects our shared values of quality, integrity, and excellence.

Midori Towers symbolizes our commitment to take forward a rich legacy of elevating lifestyles through our iconic projects.

A Project by Vikram Developers & Promoters





Location & Connectivity

SCHOOLS & COLLEGES	
TICTACTOE PRE-SCHOOL	400 M
MILKYWAY PRESCHOOL	450 m
ORCHID SCHOOL	3 KM
RABINDRANATH TAGORE	
SCHOOL OF EXCELLENCE	4.5 KM

HOSPITALS	
APPLE HOSPITAL	1.8 KM
JUPITER HOSPITAL	2.3 KM
AUNDH E.S.I.C HOSPITAL	3.7 km

LANDMARKS	
KASPATE WASTI	2 KM
BALEWADI HIGH STREET	4 KM
JAGTAP DAIRY CHOWK	3.2 KM
AUNDH	4.4 KM
HINJAWADI	4.5 KM

RESTAURANTS	
RICH WOOD	0.8 KM
CAFÉ COFFEE DAY	1.9 KM
MCDONALD'S	4 KM

A Project by Vikram Developers & Promoters

Site Address: Midori Towers, Sr. No 15/1 & 16, New D.P. Road, Vishal Nagar, Pimple Nilakh - PCMC - 4110027

Head Office : No. 19, Gajanan Housing Society, Shree Krishna Height, Ganesh Khind Road, Shivaji Nagar, Pune - 411005

sales@kiaanproperties.in | +91 77966 55556

Project Financed by **SBI**

Member:



MahaRERA No.: P52100025516, P52100047339
<http://maharera.mahaonline.gov.in>

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