



GRAND EXOTICA

Experience Serene Living
Grand Exotica Where Lotus Resides.



PROJECT BY GRAND REALTY

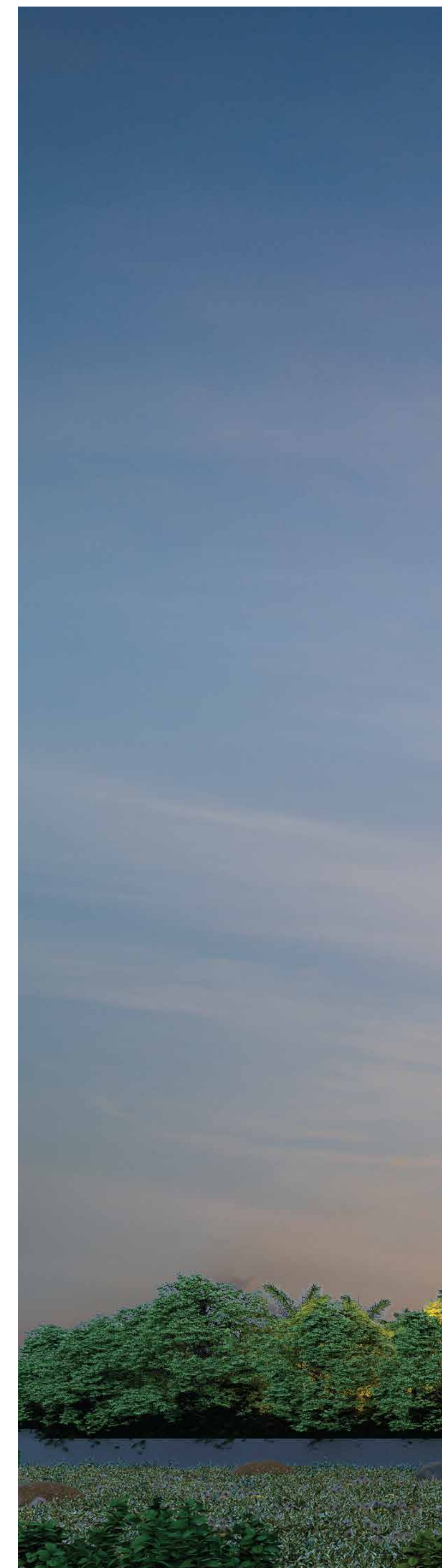


GRAND EXOTICA

Grand Exotica Is An Impressive Commercial And Residential Project Spanning 2.5 Acres Of Land, Consisting Of One Building With 2 Wings (A & B), Each Towering 16 Storeys High. The Project Offers A Total Of 380 Flats With A Combination Of 2, 2.5, And 3 Bhk Options. Residents Can Enjoy A Modern Lifestyle With A Host Of Amenities Spread Across 13,000 Sqft Of Dedicated Space. Additionally, The Mahada Building Has Its Separate Amenities Space, Covering 2,000 Sqft. The Project Features Two Levels Of Parking In The Basement And Ground Floor, Ensuring Ample Parking Space For All Residents And Visitors.



1. Luxurious 2, 2.5 And 3 BHK Apartments.
2. High-end Amenities.
3. Prime Location In Tathawade.
4. Thoughtful Design With Attention To Detail.
5. Modern Architecture And Premium Finishes.
6. Easy Access To Essential Facilities, Schools, And Entertainment Hubs.

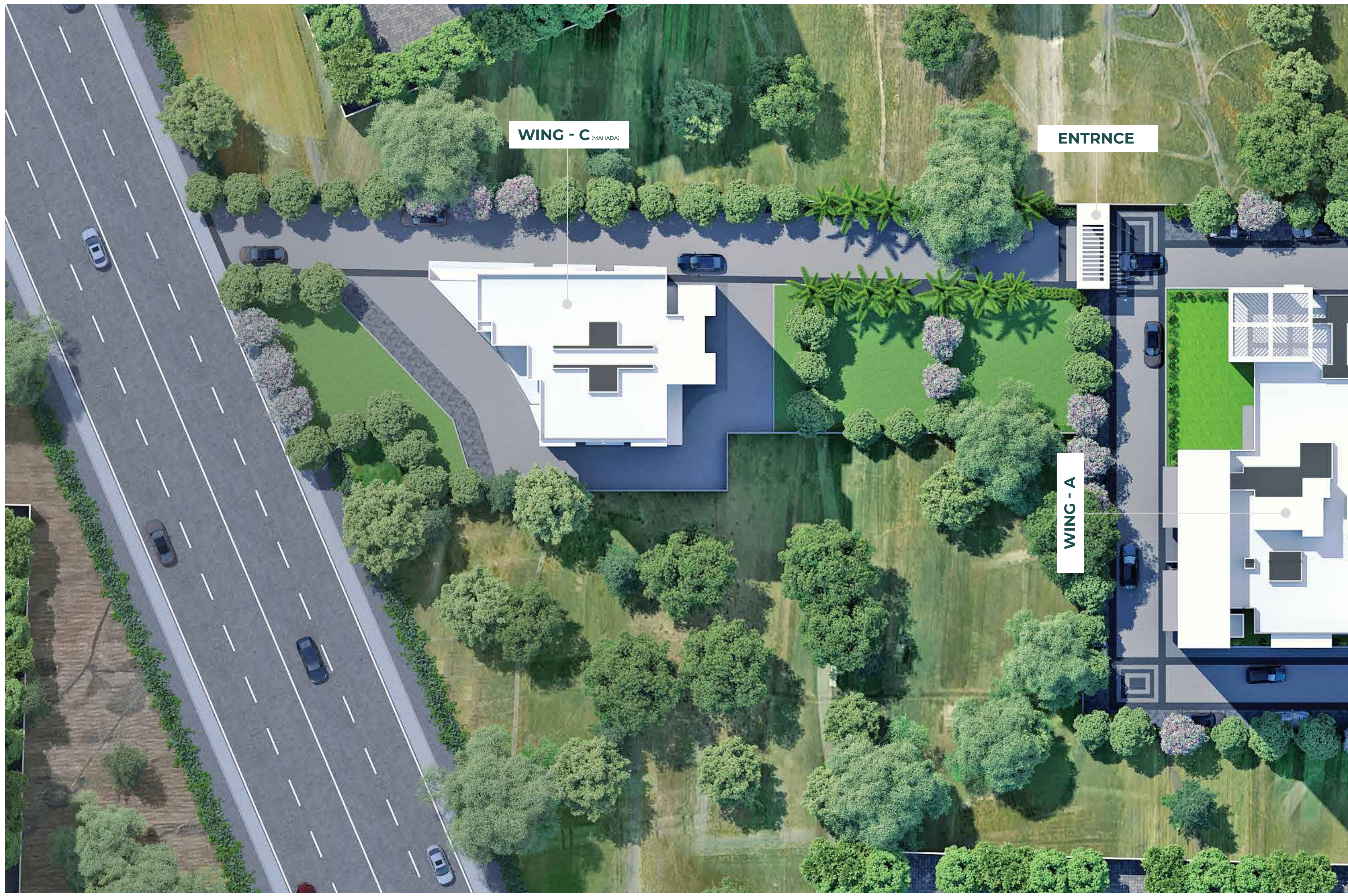




WING - C (MAHADA)

ENTRANCE

WING - A





AMENITIES

WING - B

AMENITIES





Welcome To Grand Realty,
Where Luxury Meets Comfort
In Tathawade. Experience
The Epitome Of Opulence
With Our 2, 2.5 And 3 BHK
Apartments. Enjoy
World-class Amenities, A
Prime Location, And A
Lifestyle Beyond Compare.
Your Dream Home Awaits!





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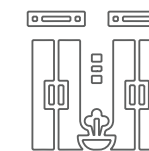


HIGH-END AMENITIES NOW IN YOUR GRASP!

Amenities Which Define
Comfort & Modern Lifestyle



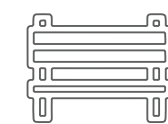
Kids Play
Area



Designer
Lobby



First Aid
Center



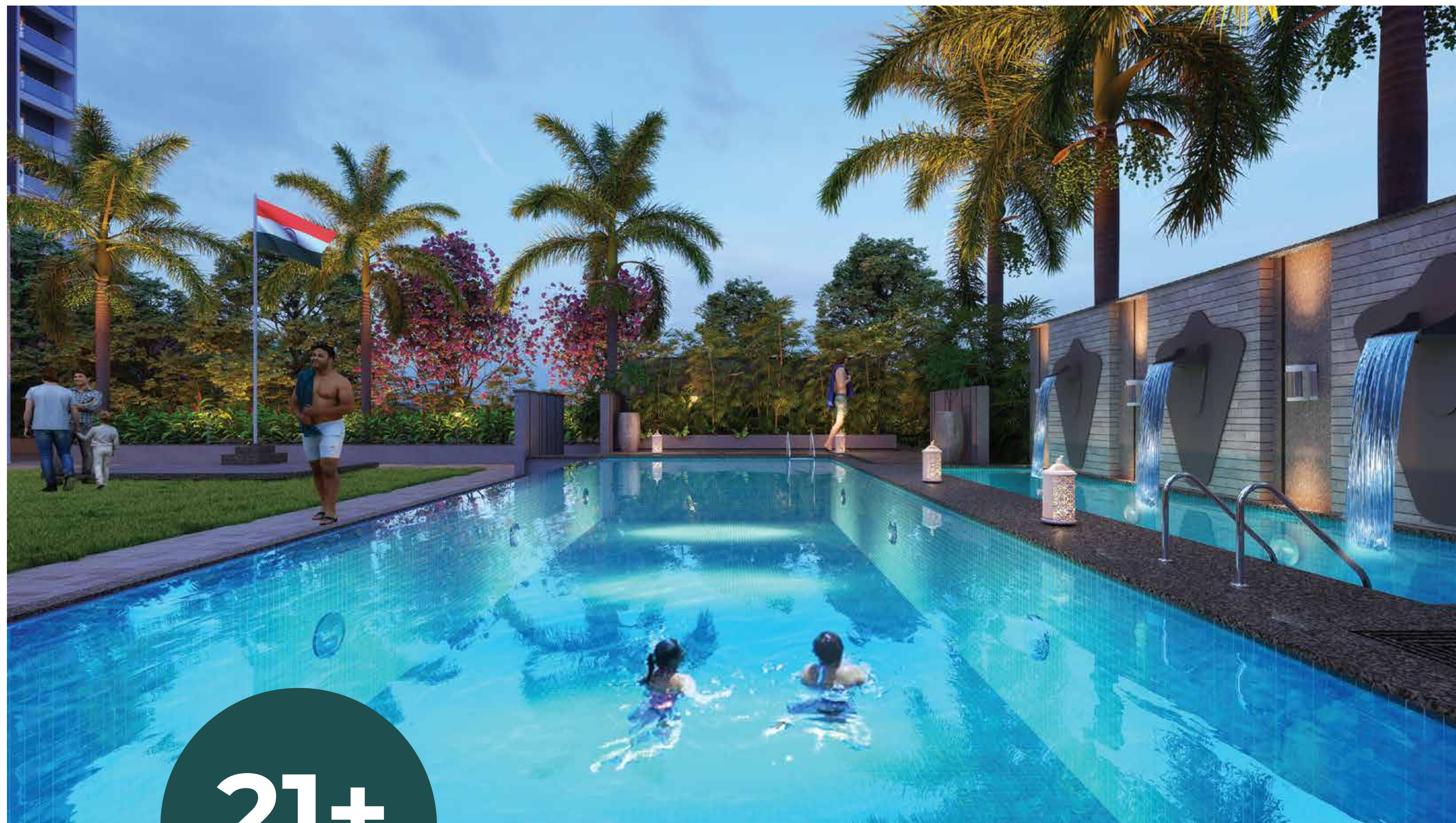
Senior Citizens
Sit-out



Lawan
Area



Yoga & Meditation
Zone

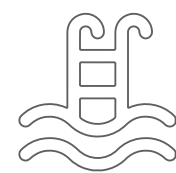


21+
AMENITIES





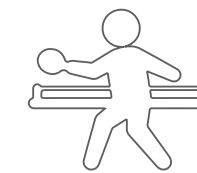
— AMENITIES —



Swimming
Pool



Multipurpose
Hall



Play
Court



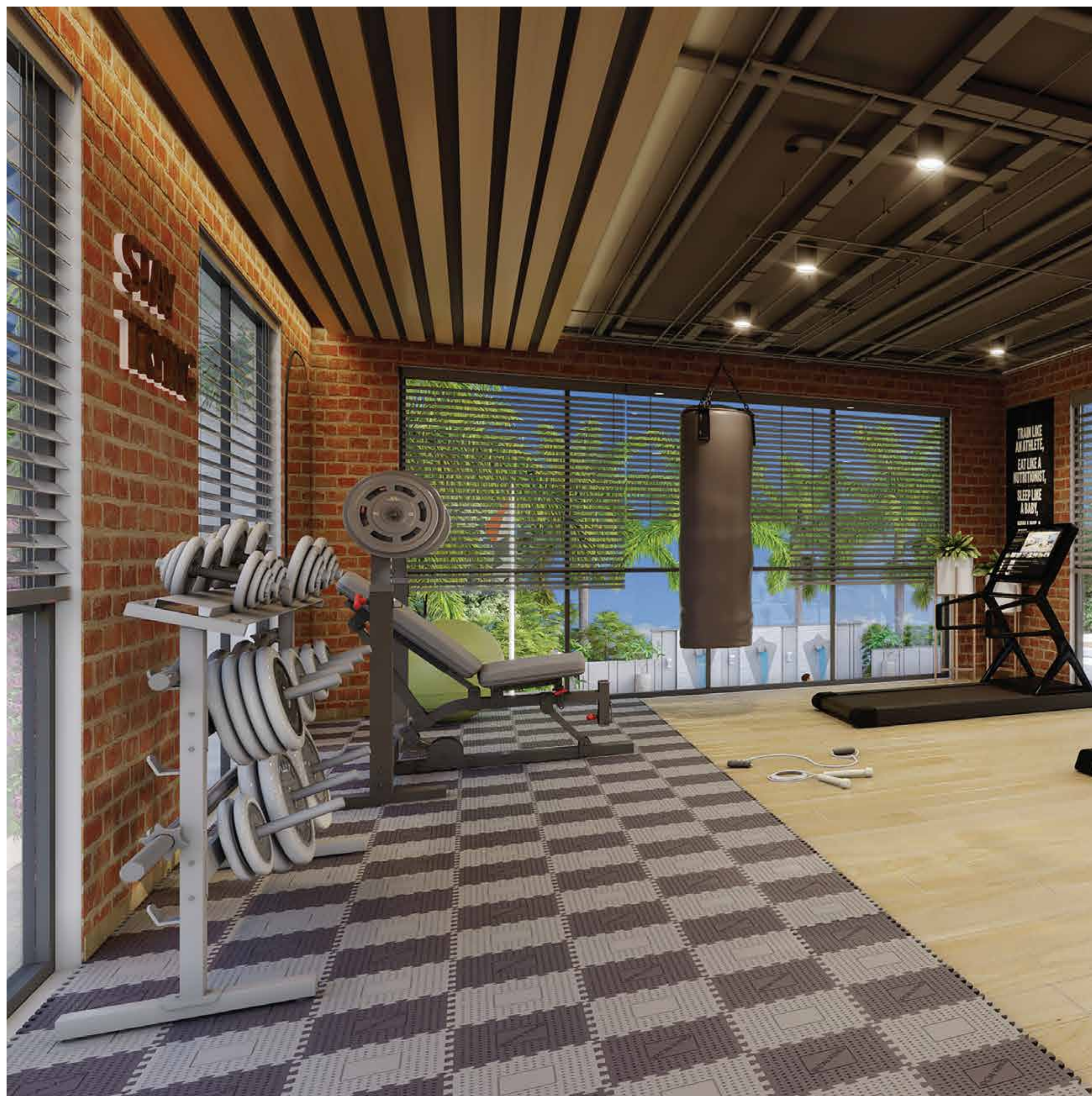
Solar Water
Heater



Water
Recycling



Rain Water
Harvesting

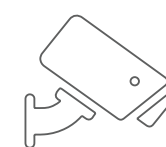




— AMENITIES —



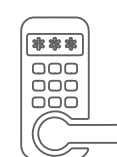
Crossfit
Gym



CCTV 3 Layer
Security



Power
Backup



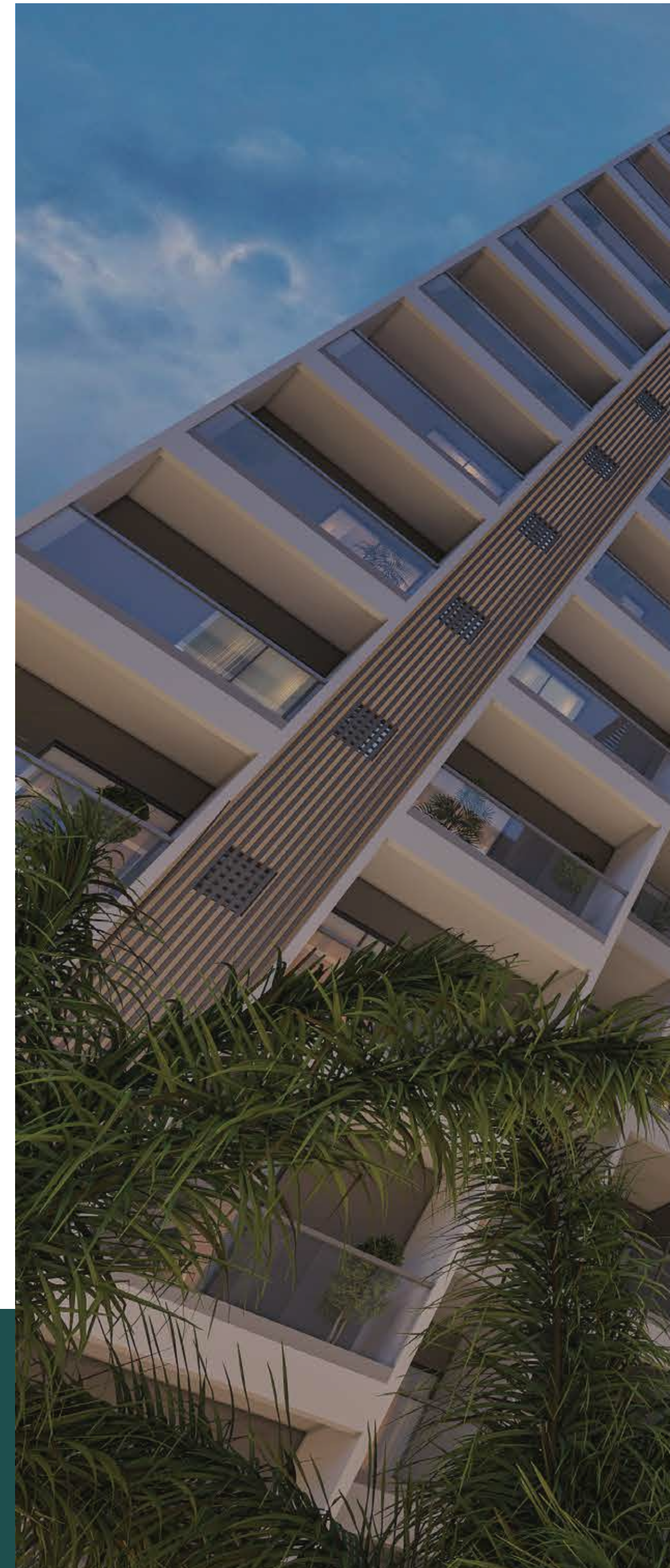
Digital Lock To
Main Dcoor



Society
Management
App



Society
Management
App



CUSTOMER DELIGHT, COMFORT, AND TRUST



GRAND EXOTICA

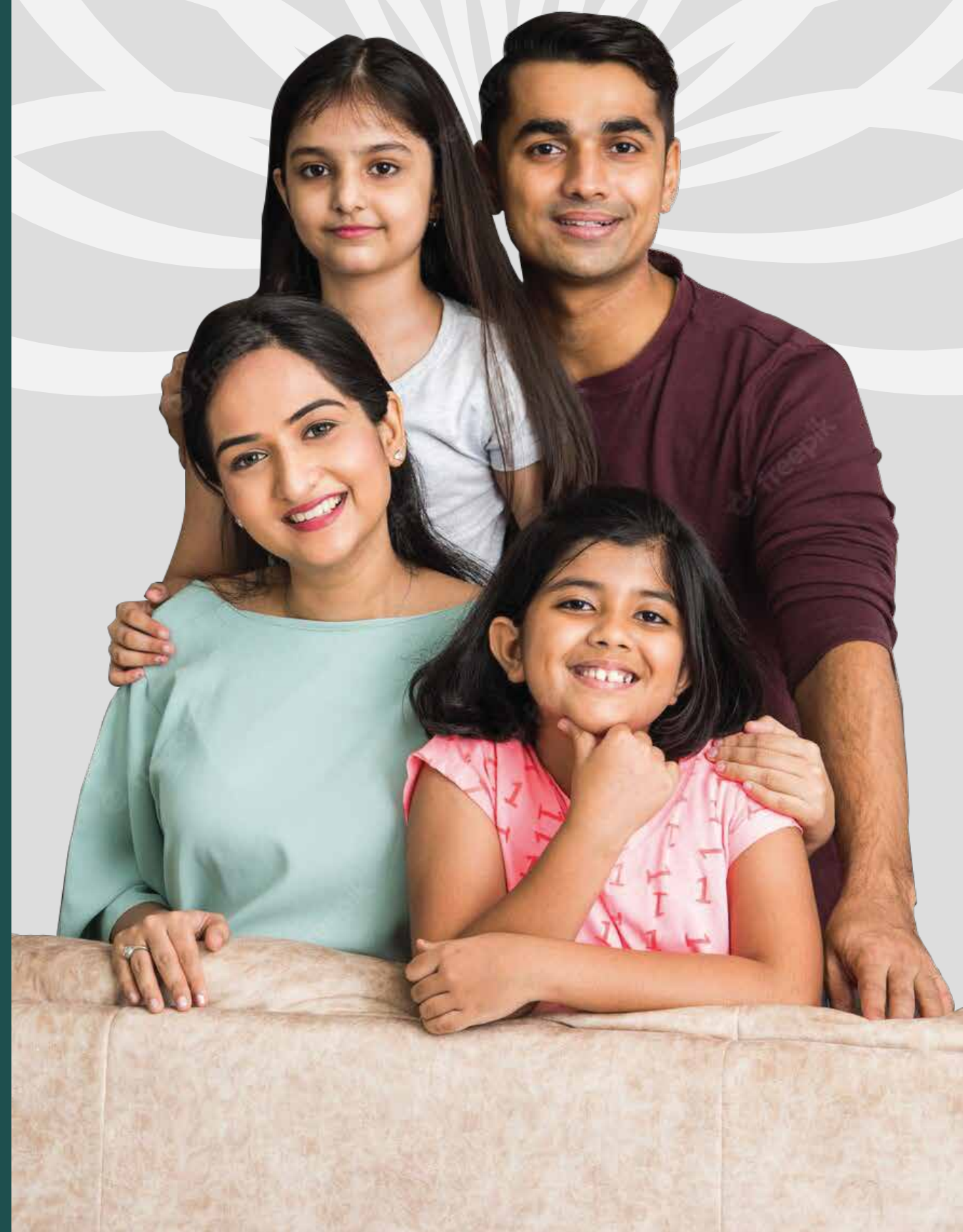
**GRAND
EXOTICA**



GRAND EXOTICA



Discover The Epitome Of
Luxury Living At Grand
Realty! With Meticulous
Attention To Detail,
Top-notch Amenities, And
A Prime Location, Indulge
In A Lifestyle Beyond
Compare. Your Dream
Home Awaits!



Safe Zone For Children



More Life For Senior Citizens



Enhanced Social Life



More Oxygen Rich



Ectended Morning Yoga Zone

SBHK (V)
1007-1107-1207-1407-1507-1607
V-510-516-910-916-920-926-930



SBHK (V)
1007-1107-1207-1407-1507-1607
V-510-516-910-916-920-926-930



SBHK(C)
1007-1107-1207-1407-1507-1607
V-507-508-509-510-511-512-513



SBHK(C)
1007-1107-1207-1407-1507-1607
V-515-516-517-518-519-520-521



SBHK (B)
1007-1107-1207-1407-1507-1607
V-503-504-505-506-507-508-509



SBHK
1007-1107-1207-1407-1507-1607
V-505-506-507-508-509-510-511



SBHK(C)
1007-1107-1207-1407-1507-1607
V-508-509-510-511-512-513-514



SBHK(C)
1007-1107-1207-1407-1507-1607
V-508-509-510-511-512-513-514



SBHK (B)
1007-1107-1207-1407-1507-1607
V-504-505-506-507-508-509-510



SBHK
1007-1107-1207-1407-1507-1607
V-507-508-509-510-511-512-513



SBHK(V)
1007-1107-1207-1407-1507-1607
V-508-509-510-511-512-513-514



SBHK(B)
1007-1107-1207-1407-1507-1607
V-508-509-510-511-512-513-514



WING - A

- A 16-Storey Building With 190 Flats.
- Each Floor Consists Of 12 Flats.
- Flats Available In 2, 2.5, And 3 Bhk Configurations.
- High-quality Construction And Premium Finishes.
- Spacious And Well-Designed Living Areas.



WING - B

- Thoughtfully Planned Interiors For Comfort.
- Contemporary Kitchens With Premium Fittings.
- Stylish Bathrooms With Top-notch Fixtures.
- Well-designed Spaces For Optimal Sunlight & Airflow.
- Balconies For Relaxation & Enjoying The Surroundings.

2BHK (A)
B- 210,310,410,510,610,710,910,
1010,1110,1210,1410,1510,1610



2BHK (A)
B- 211,311,411,511,611,711,911,
1011,1111,1211,1411,1511,1611



2.5BHK(C)
B- 209,309,409,509,609,709,909,
1009,1109,1209,1409,1509,1609



2.5 BHK(C)
B- 212,312,412,512,612,712,912,
1012,1112,1212,1412,1512,1612



2BHK (D)
B- 208,308,408,508,608,708,908,
1008,1108,1208,1408,1508,1608



3BHK
B- 202,302,402,502,602,702,902,
1002,1102,1202,1402,1502,1602



2.5BHK(C)
B- 208,308,408,508,608,708,908,
1008,1108,1208,1408,1508,1608



2.5BHK(C)

B- 207,307,407,507,607,707,907,
1007,1107,1207,1407,1507,1607



2BHK (D)

B- 204,304,404,504,604,704,904,
1004,1104,1204,1404,1504,1604



2 BHK(C)

B- 206,306,406,506,606,706,906,
1006,1106,1206,1406,1506,1606



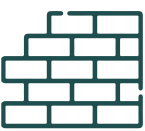
2.5BHK(D)

B- 206,306,406,506,606,706,906,
1006,1106,1206,1406,1506,1606



SPECIFICATIONS

Elevated Living And Business Elegance Unite: Grand Exotica's Luxurious Blend Of Residential And Commercial Brilliance.



STRUCTURE

- RCC framed structure
- Earthquake resistant structure
- 2 Level parking



TILES

- 2'*4' Tiles in living room
- 2'*4" Tiles in bedroom & kitchen
- Dado tiles in washroom & above kitchen platform



PAINT

- Internal OBD / Tector immersion Superior quality
- External paint



FLOORING

- Anti-skid floor tiles in washroom, toilet and terrace



KITCHEN

- Granite platform with stainless steel sink in kitchen
- Provision for water purifier
- Glazed tiles 4" 2' above platform
- Electrical points as per electrical layout



BEDROOM

- Both side laminated flush doors
- AC provision in both bedrooms
- All electric point as per electrical layout



TERRACE

- Anti-skid flooring
- Glass safety Alminum railing
- Charging point for laptop

- ECO FEATURES
- Rainwater harvesting
- Solar water heaters



DRY BALCONY

- Anti Skid tiles
- Electrical points for washing machine
- Granite platform with stainless steel sink



PLUMBING

- Intelligent plumbing with concealed pipes
- Sanitary and bath fittings of jaguar
- ser provision in both bathrooms



DOORS

- Both side laminated flush doors
- Wooden door frame on main door and bedroom doors
- All door fittings with brass/stainless finish



WINDOWS

- 3 Track powder coated aluminum sliding window with granite sill
- MS safety grill
- Louvered ventilators in bathrooms



WASHROOM

- Granite door frame with both side laminated flush doors
- CPVC plumbing and sanitary ware
- Glazed tiles up to 7' height
- Exhaust fan provision and geyser point
- Solar water heater in master bedroom toilet



ELECTRICALS

- Concealed fire-retardant low smoke copper wire
- Circuit breaker
- TV and internet point in living and one bedroom
- Modular switches
- Split AC provision in both bedrooms
- Fridge oven & food processor point in kitchen
- Provision for TV & internet points



COMFORT AND CONVENIENCE

- 2 passenger and 1 stretcher lift
- 12 feet wide passage

Living Room

- Decorative name plate on main door
- Designer main door with latch for safety
- Ser provision in both bathrooms

Bedroom

- Bedrooms are placed apart and gives privacy
- Windows in opposite direction of the entrance for cross ventilation
- Two side walls for flexibility in arrangement of furniture
- 2-way switch for light & fan at the door and near the bed
- Provision for AC point in both bedroom
- Charging point near bed

Common Areas

- Elegant layout for maximum space utilization
- Safety grills for all windows from outside

Kitchen

- Closed kitchen for privacy and better storage space
- Granite kitchen counter top for elegant look

- Anti-skid tiles in dry balcony
- Separate electrical points for fridge, mixer / oven & washing machine
- Partition between kitchen & dry balcony for separate wet & dry areas

Terrace / Balcony

- Sliding door to save and add more space to the room
- Glass railing for safety, easy maintenance & great view
- Natural sunlight in every corner for energetic environment
- Anti-skid tiles for safety in the rainy season
- Charging points for laptop / mobile
- Solar Water Heating
- Rain Water Harvesting
- E-Car Charging Point
- Tree Plantation





2 BHK



TYPE	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
2 BHK(A)	56.77	4.60	8.33	69.71	750.35	1012.97



TYPE	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
2 BHK(B)	53.82	3.94	4.75	62.51	672.85	908.34

2 BHK



2 BHK



TYPE	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
2 BHK(C)	58.84	3.18	11.24	73.27	788.67	1064.70



TYPE	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
2 BHK(D)	55.16	3.94	4.75	63.85	687.28	927.82

2 BHK



2.5 BHK



TYPE	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
2.5 BHK(A)	67.85	3.54	8.50	79.89	859.93	1160.91



TYPE	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
2.5 BHK(B)	68.19	3.14	8.50	79.83	859.29	1160.04

2.5 BHK



2.5 BHK



TYPE	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
2.5 BHK(C)	69.96	3.98	9.12	83.06	894.09	1206.96



TYPE	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
2.5 BHK(D)	73.64	3.40	5.17	82.22	885.01	1194.76

2.5 BHK



3 BHK



TYPE	CARPET AREA	UTILITY	BALCONY	TOTAL CARPET		SALEABLE
	sq.m	sq.m	sq.m	sq.m	sq.ft	sq.ft
3 BHK	75.96	2.49	13.79	92.24	992.87	1340.37



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GRAND EXOTICA

VISION

To enhance the quality of life by creating world-class infrastructure.

MISSION


- Curating premium amenities for residents' diverse desires.
- Embracing sustainability for a greener environment.
- Cultivating a culture of excellence and growth.
- Prioritizing customer satisfaction, delivering on time with unmatched quality.





GRAND REALTY

Grand Realty Prioritizes Customer Delight, Comfort, And Trust As Its Core Values In The Real Estate Sector. Despite The Competition, Grand Realty Distinguishes Itself As A Preferred Developer By Emphasizing Transparency And Consistently Delivering On Its Promises. We Are Determined To Surpass Numerous Milestones In The Future, And We Invite You To Join Us On This Spectacular Journey Of Success.





SCAN FOR LOCATION

NEAR BY PLACES



1 min



D.Y Patil College



3 min



Aund Ravet Brt Rd



3 min

Orchid International School



5 min



Dange Chowk



5 min

Indira linternationl School



5 min



JSPM College



5 min



Bangalore Mumbai Hwy



10 min

Aditya Birla Hospital



15 min

Phoenix Mall

UPCOMING BUSINESS HUB

World Trade Centre - 5min | EON IT Park - 5min | Rajiv Gandhi IT Park - 10min



GRAND REALTY

FOR BETTER LIVING

ADVOCATE

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Adv. Gouri Shrikant Pawar

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Ar. Vinod Dhusia

RCC CONSULTANT

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