31 PALMA DRIVE

UPPER KHARADI

3 BHK Luxurious Homes

Bhandari®
associates
celebration of space

celebration of space

Founded in 1985, Bhandari Associates has been creating some remarkable spaces in and around Pune. These spaces are now benchmarks of construction excellence and have become landmarks over time. They have also established Bhandari Associates as a provider of Quality spaces that serve the purposes of residence and commerce.
In its true sense these developments are a 'celebration of space'

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Artistic Impression

Distances from 31 Palma Drive

METRO
Pune Metro Proposed Lines (Phase 2) - Line-2 Extension
Upper Kharadi Station - **500 m**
Wagheshwar Temple Station - **500m**

OFFICES
EON IT Park - 12 mins *(new DP rd)*
International Tech Park - 09 mins *(new DP rd)*
Barclays - 10 mins *(new DP rd)*
Mercedes-Benz - Silver Star - 05 mins
Amanora Park Town - 25 mins
Magarpatta IT Park - 25 mins

MALLS
Phoenix Marketcity Mall - 18 mins
Amanora Mall - 25 mins
Seasons Mall - 22 mins

MEDICAL FACILITIES
Apollo Care Emergency Hospital - 15 mins
Manipal Hospital - 20 mins
Care Multispeciality hospital - 09 mins
Dignity9 Multispeciality Hospital - 10 mins

INSTITUTES
Lexicon Institute of MGMT - 10 mins
Lexicon International School - 10 mins
Symbiosis Law College - 15 mins
Podar International School - 10 mins
SNBP International School - 15 mins
Raisoni College of Engineering - 10 mins
Moze College Of Engineering - 05 mins

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31 PALMA DRIVE
UPPER KHARADI

A

B

C

D

E1

E2

12m Wide
Internal Rd

15m Wide
Pmc Rd

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Amenities

OPEN SPACE AMENITIES

Amphitheatre
Basketball shooting court
Kids play area
Jogging loop (160m)
Fitness corner
Scented garden area

FACILITIES

Bicycle parking
Car charging bay
Car wash zone

PODIUM OUTDOOR AMENITIES

Toddlers play area
Resting lounge
Kids pool area
Kids interactive track
Parents lounge
Pool lounge deck
Outdoor shower
Sunken seating at pool
Swimming pool - 5*15 m
Outdoor co working station

PODIUM INDOOR AMENITIES

Mini theatre
Poker room with bar counter and lounge seating
Spa with massage room
Salon
Multi purpose hall with pantry
Indoor game area TT / Carrom / Football / Chess / Air Hockey
Kids creche with toilet
Gym
Yoga room
Conference room
Pet grooming area
Gaming Arcade

SPORTS & WELLNESS

Jogging track
Fitness corner
Yoga court
Meditation deck
Multi-purpose court
Outdoor gym
Seniors garden pavilion

100%
SURFACE PARKING
NO stacked parking

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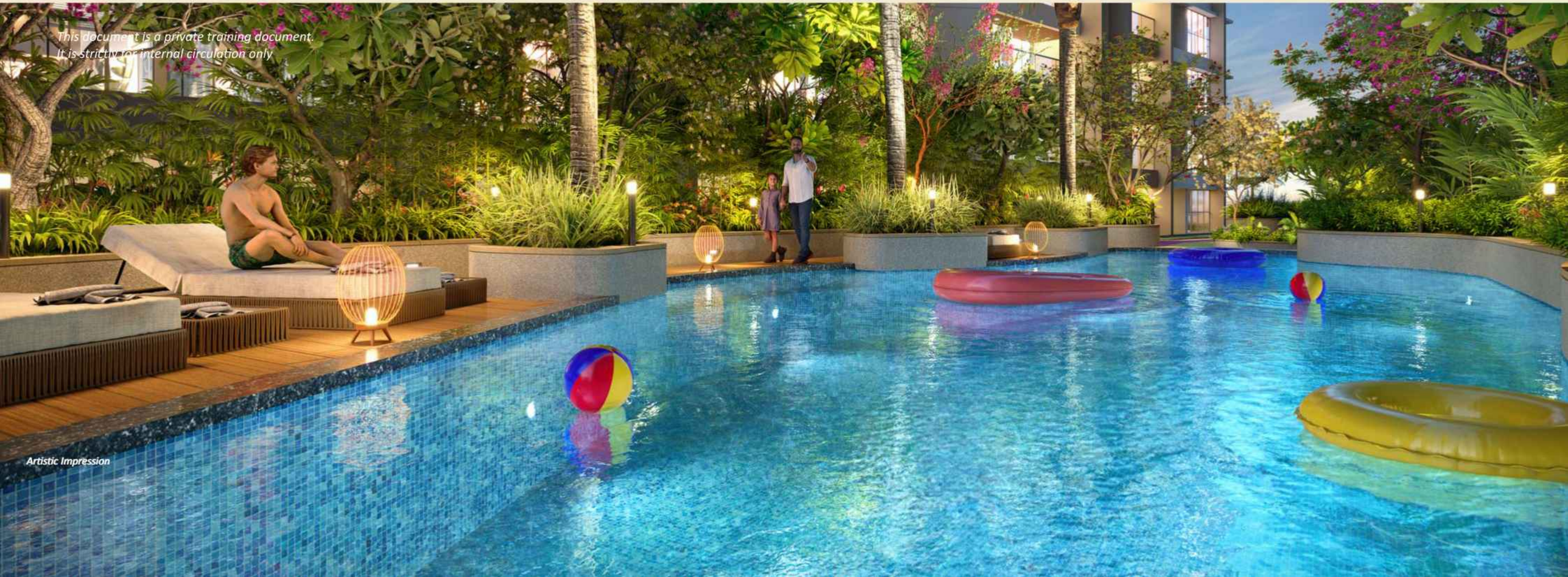

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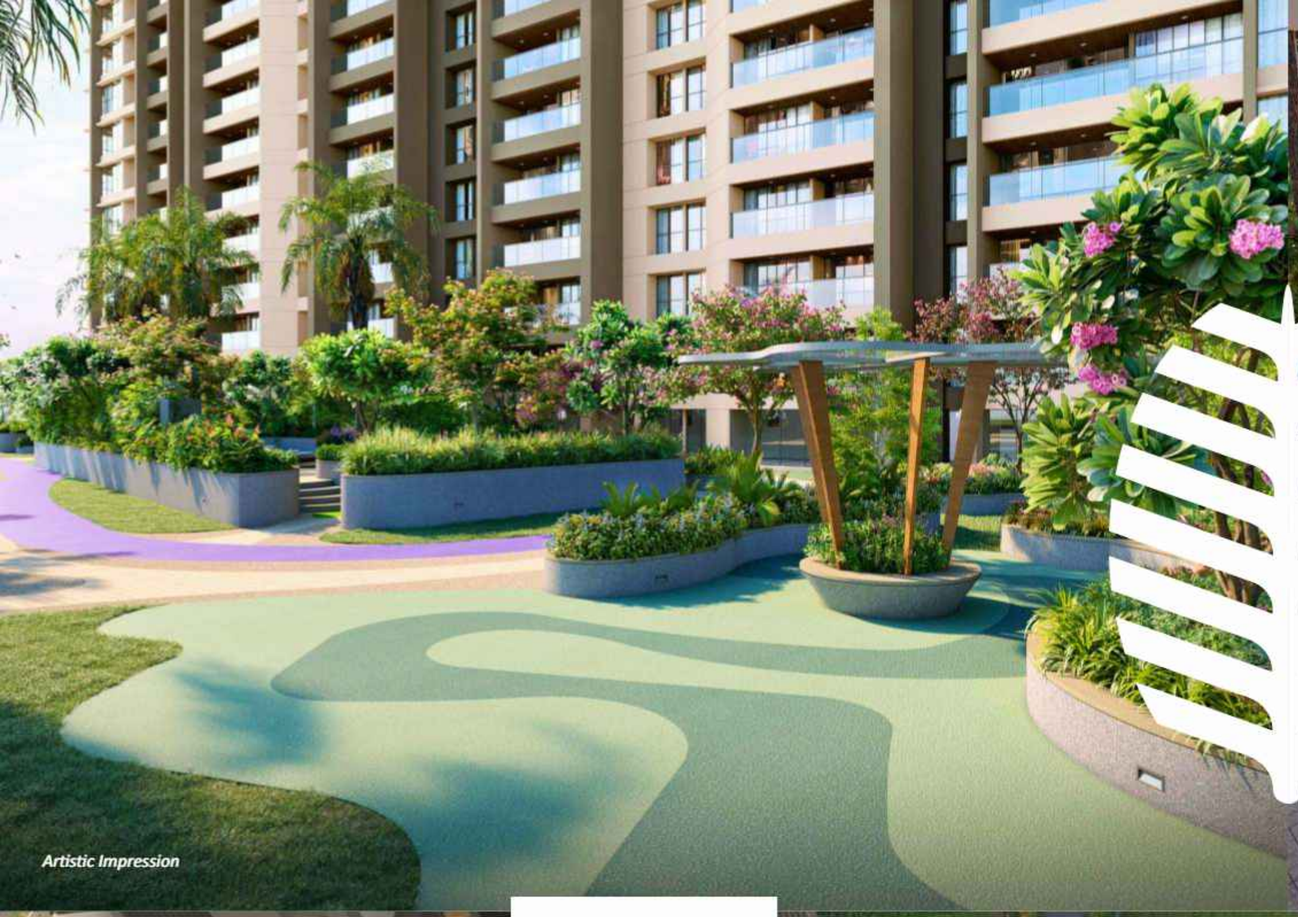

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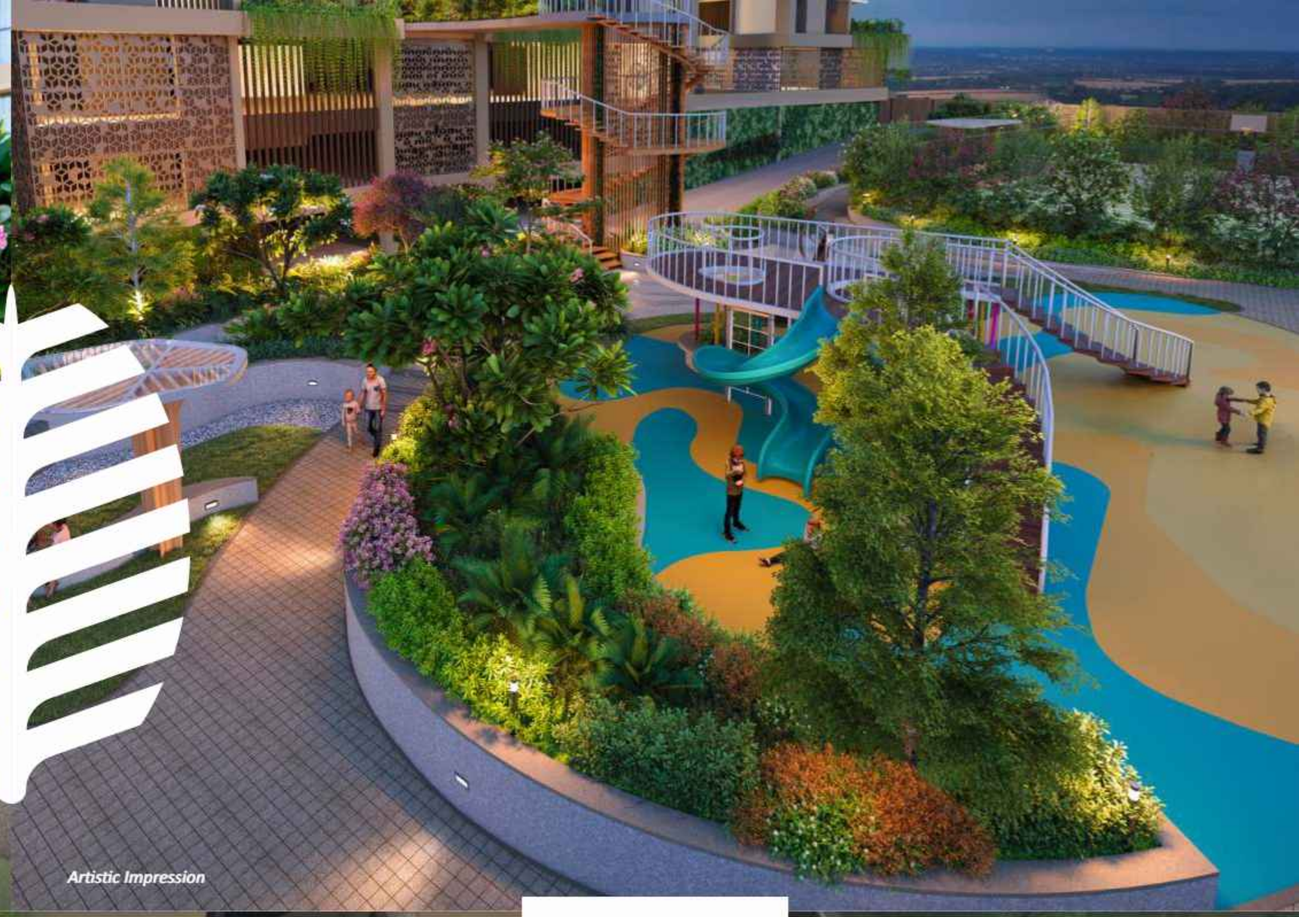

Artistic Impression

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Artistic Impression

31 PALMA DRIVE
UPPER KHARADI

31 PALMA DRIVE
UPPER KHARADI

A
B
C
D
E1
E2
1
2
3
4

N

Artistic Impression

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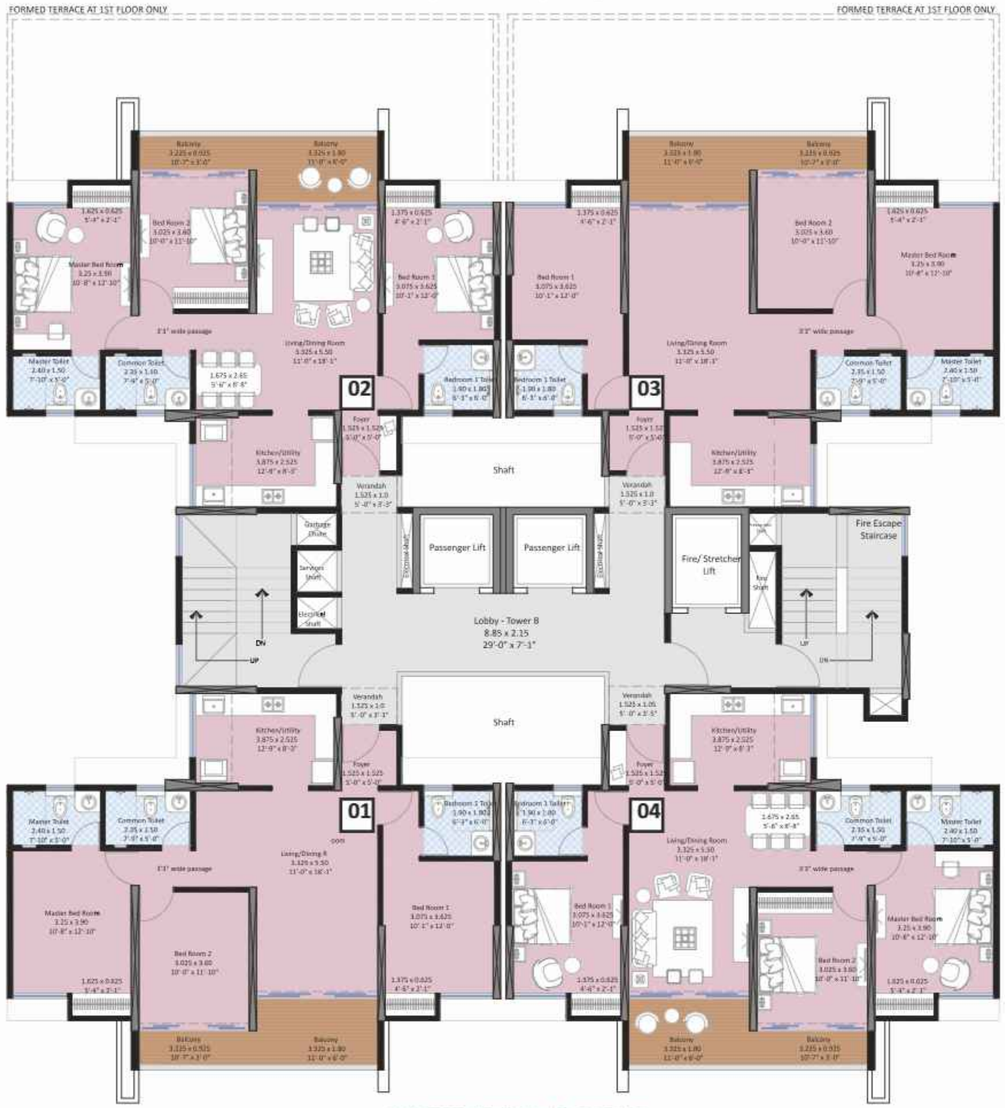
B

3 BHK TYPE - 3 Unit No 2		FLAT CARPET	BALC. CARPET	TOTAL CARPET
	SQ.M	92.26	8.97	**101**
	SQ.FT	993.09	96.53	**1090**

3 BHK TYPE - 3 Unit No 3		FLAT CARPET	BALC. CARPET	TOTAL CARPET
	SQ.M	92.26	8.97	**101**
	SQ.FT	993.09	96.53	**1090**

CITY FACING



AMENITY FACING

3 BHK TYPE - 3 Unit No 1		FLAT CARPET	BALC. CARPET	TOTAL CARPET
	SQ.M	92.26	8.97	**101**
	SQ.FT	993.09	96.53	**1090**

3 BHK TYPE - 3 Unit No 4		FLAT CARPET	BALC. CARPET	TOTAL CARPET
	SQ.M	92.26	8.97	**101**
	SQ.FT	993.09	96.53	**1090**

N

TOWER B - TYPICAL FLOORS

1ST,2ND,3RD,4TH,5TH,6TH,8TH,9TH,10TH,11TH,13TH,14TH,15TH,16TH,18TH,19TH,20TH

C

3BHK TYPE 3 Unit No 2		FLAT CARPET	BALC. CARPET	TOTAL CARPET
	SQ.M	92.36	8.97	**101**
	SQ.FT	994.16	96.53	**1091**

3BHK TYPE 2 Unit No 3		FLAT CARPET	BALC. CARPET	TOTAL CARPET
	SQ.M	101.19	11.14	**112**
	SQ.FT	1089.21	119.91	**1209**

CITY FACING

GROUND OPEN SPACE FACING

AMENITY FACING

3 BHK TYPE - 3 Unit No 1		FLAT CARPET	BALC. CARPET	TOTAL CARPET
	SQ.M	92.36	8.97	**101**
	SQ.FT	994.16	96.53	**1091**

3BHK TYPE 2 Unit No 4		FLAT CARPET	BALC. CARPET	TOTAL CARPET
	SQ.M	101.19	11.14	**112**
	SQ.FT	1089.21	119.91	**1209**

N

TOWER C - TYPICAL FLOORS

1ST,2ND,3RD,4TH,5TH,6TH,8TH,9TH,10TH,11TH,13TH,14TH,15TH,16TH,18TH,19TH,20TH

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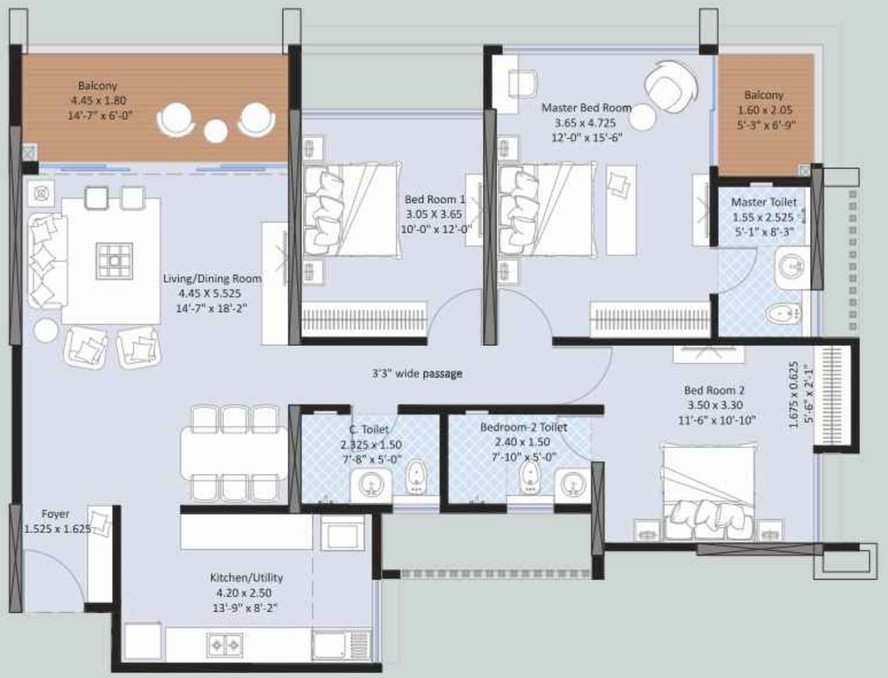
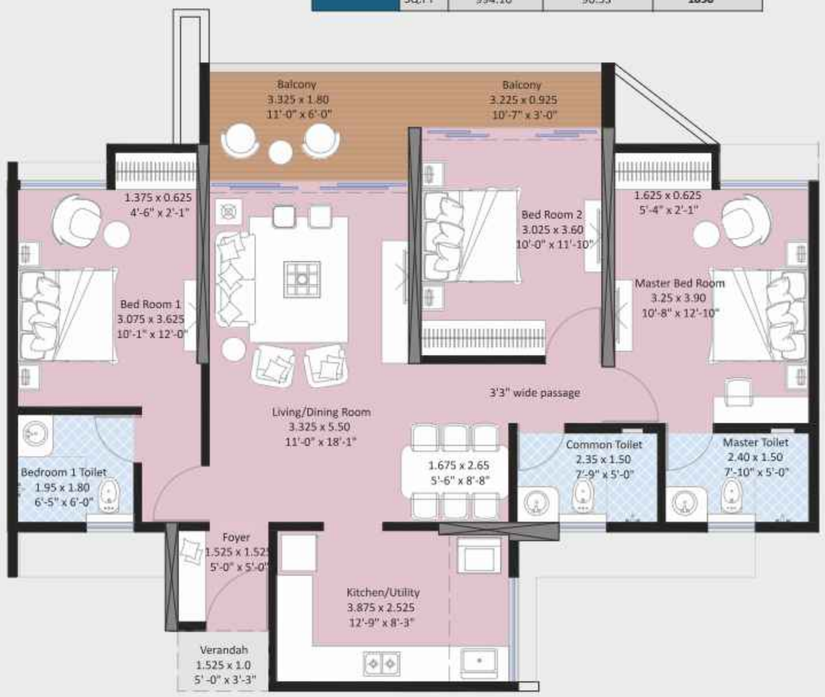
3BHK
Type 2

Unit No		FLAT CARPET	BALC. CARPET	TOTAL CARPET
C 03	SQ.M	101.19	11.14	**112**
	SQ.FT	1089.21	119.91	**1209**



3BHK
Type 3

Unit No		FLAT CARPET	BALC. CARPET	TOTAL CARPET
B 03	SQ.M	92.36	8.97	**101**
	SQ.FT	994.16	96.53	**1090**



STRUCTURE
Earthquake resistant structure as per seismic design.
ALUFORM construction technology
Apartment Floor height - 3000mm

WALL/CEILING FINISH
Internal walls - Finished with 2 coats of putty & 2 coats of premium Emulsion , Jotun or Equivalent
Ceiling - Finished with 2 coats of putty & 2 coats of premium Emulsion , Jotun or Equivalent
Exterior walls - Texture surface and Top coat acrylic paint with color as per architect design
Bathrooms - Vitrified Tile up to Lintel level of size 600x1200mm & above false ceiling will be finished with a coat of primer
Kitchen & Utility - Vitrified tile of size 800X1200 mm for a height of 600mm AND above the counter top finished level 2 coats of premium Emulsion
Toilet ceiling - Plain false ceiling (As per design intent) with light fittings

FLOOR FINISH WITH SKIRTING
Main flooring - 1200mm x 800 mm vitrified tiles in complete apartment
Bathrooms - 1200mm x 600 mm - Antiskid tiles in bathrooms
Balcony - 200mm x 1200 mm - Antiskid tiles in Balconies / Sit out

KITCHEN, UTILITY
Kitchen & Utility - white 15mm tile -Top kitchen platform and dado
CP fitting - Jaquar Lyric Sink Cock (LYR-CHR-38347S)
Sink - Scratch resistant SS sink with drain board (Franke or equivalent)
Gas leak detector - Gas leak detector system
piped gas system - Provision for Reticulated piped gas system
dado tiles - 4' height tiles in dry balcony
Otta width - 24" /21" Kitchen otta
services - provision for washing machine and dish washer in dry balcony

BALCONY
S S Railing with Laminated Toughened glass
Sill level finished with granite
Wooden finish flooring tiles
Drain channels in sit out area
Wooden finish False Ceiling with Lights

BATHROOMS
Exclusive bathrooms with designer premium sanitary ware (Toto /Kohler / equivalent)
CP fitting make Toto / Kohler / Jaquar or equivalent
Shower partition in all ensuite bathrooms and shower enclosure in master bathroom
Designer dado tiles in all bath rooms up to lintel level
Counter washbasin in all bathrooms
Provision for Solar water in master bathroom
False ceiling with light fittings in all bath rooms
Exposed WC flush valve SCHELLOMAT Silent , with brass push button

6.5 MILLION SQUARE FEET **DELIVERED**

2.5 MILLION SQUARE FEET **ONGOING + UPCOMING**

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celebration of space

The Drive Series Collective is a distinctive portfolio of projects that redefine excellence and set benchmarks of style, design and premium quality. Best practices and the latest construction processes are in play here. The best specifications, top-of-the-line technology, superior materials, thorough checks & audits combine with inspirational architecture, provide a product that is global yet deeply personal. New premium locations are being added to **The Drive Series Collective** in 2024 -25

54 FLORES drive HADAPSAR

31 PALMA DRIVE UPPER KHARADI

43EQ BALEWADI

43 Privet Drive BALEWADI

7 Plumeria Drive live the change nr Dange Chowk

32 Pinewood Drive HINJEWADI 3

The Drive Series Collective

The DRIVE Series

A PART OF THE DRIVE SERIES COLLECTIVE

WHAT DRIVES YOU?

Coming Soon

Luxury
3 bhks
Hadapsar

World
Class
Amenities

5 mins from
Magarpatta

10 mins from
Metro Stn

54 FLORES drive

Artistic Impression

The

DRIVE

Series

COLLECTIVE

WHAT DRIVES YOU?

Bhandari associates

celebration of space

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