





One look at Luxuria and you would resist no longer.

Exclusive, affluent and private, yet practical, graceful and approachable, this home will just fit your bill. In the developed and convenient area at Wagholi stands this sublime creation.

THINK COMFORT, LIVE CONVENIENCE, BREATH LUXURY In a Soothing Way from a Vibrant Life





Luxuria is thrilled with modern amenities that far outclass the ordinary in styling, quality and finish. With unbeatable comfort, the ease of communication and with the latest Features. The homes at luxuria reflects the ethos of Mulik Corp by combining the best in everything.



S P A C E

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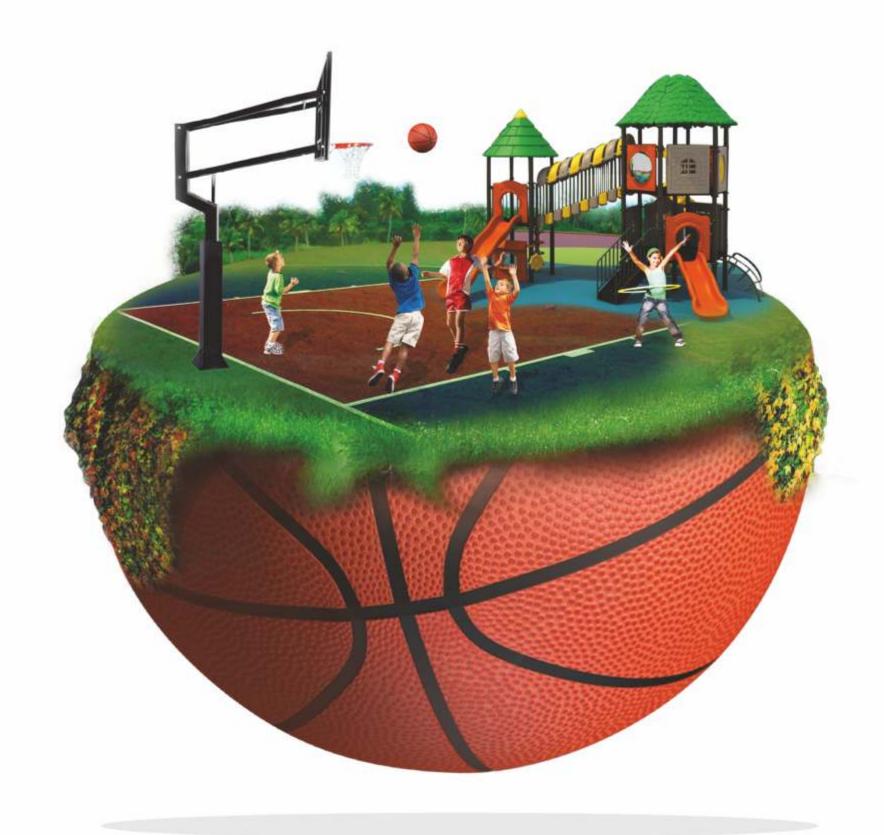
At Luxuria, rewarding lifestyle experiences will light up your world, day after day. Go ahead. Have a grand party at the party lawn. Spend a leisurely evening at the flower garden. Pamper your friends at the elegant club house.

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Take a break to stay fit, to celebrate, to relax and rejuvenate. Mingle with likeminded, cultured neighbourhood. With soothing ambience and a host of lifestyle features such as well equipped gym, Half-Basket ball court, play area and other sports, Luxuria is set to bring the life back into your life.



S P A C E TO PLAY

Weekend holidays are a thing of the past now. Say hello to a lifetime's vacation in your own beautiful home. Designed around the delight, contentment and progress of your family, the lifestyle at Luxuria inspires you to live life to the fullest. Not just attractively styled but intelligently planned, perfectly fitted and ergonomically designed for smart space optimization. That's Luxuria for you.





Unleash your energy in the dynamic outdoors. Live a vibrant community life and happening personal life. And rest assured. For the high tech security will ensure your safety round the clock.



S P A C E TO ENERGISE

Soothing quietude and vibrant living, Luxuria brings you the best of both.

It guards your privacy and is also replete with concepts to augment community living and ultra-modern amenities to make your life a dream come true. Luxuria is about adding value to the lives of people we care for.





LUXURIA

Nestled on Wagholi, a futuristic location in Pune, Luxuria is a refined blend of aesthetics and utility. Every dimension and every inch is thoughtfully designed and integrated into this architectural marvel. Your privacy is kept intact with no intrusion whatsoever. The compound wall and entrance gate have a designer touch. Entrance lobby is elegant and spacious. The lifestyle spread is in perfect harmony with the elegant elevation.





S P A C E THAT

ENLIGHTS YOUR LIFE

With a perfect combination of exclusivity and a personal touch, we have created a space that you can truly feel at home in. With ample light and air flowing in, the well ventilated home is a heaven to bond with your loved ones and make every moment count.



AMENITIES



Indoor Games

24 X 7

Security



Multipurpose Community Hall







Jogging Track



CCTV Surveillance



Landscaped garden



Kids Park



Swimming Pool

Half Basketball Ground

Fire Fighting

Rainwater Harvesting

- · Grand Entrance.
- · Ample space for Parking.
- · Internal concrete driveways.
- Society office.
- · Street lights.
- Generator backup for all common areas and lifts.
- Sewage treatment plant.

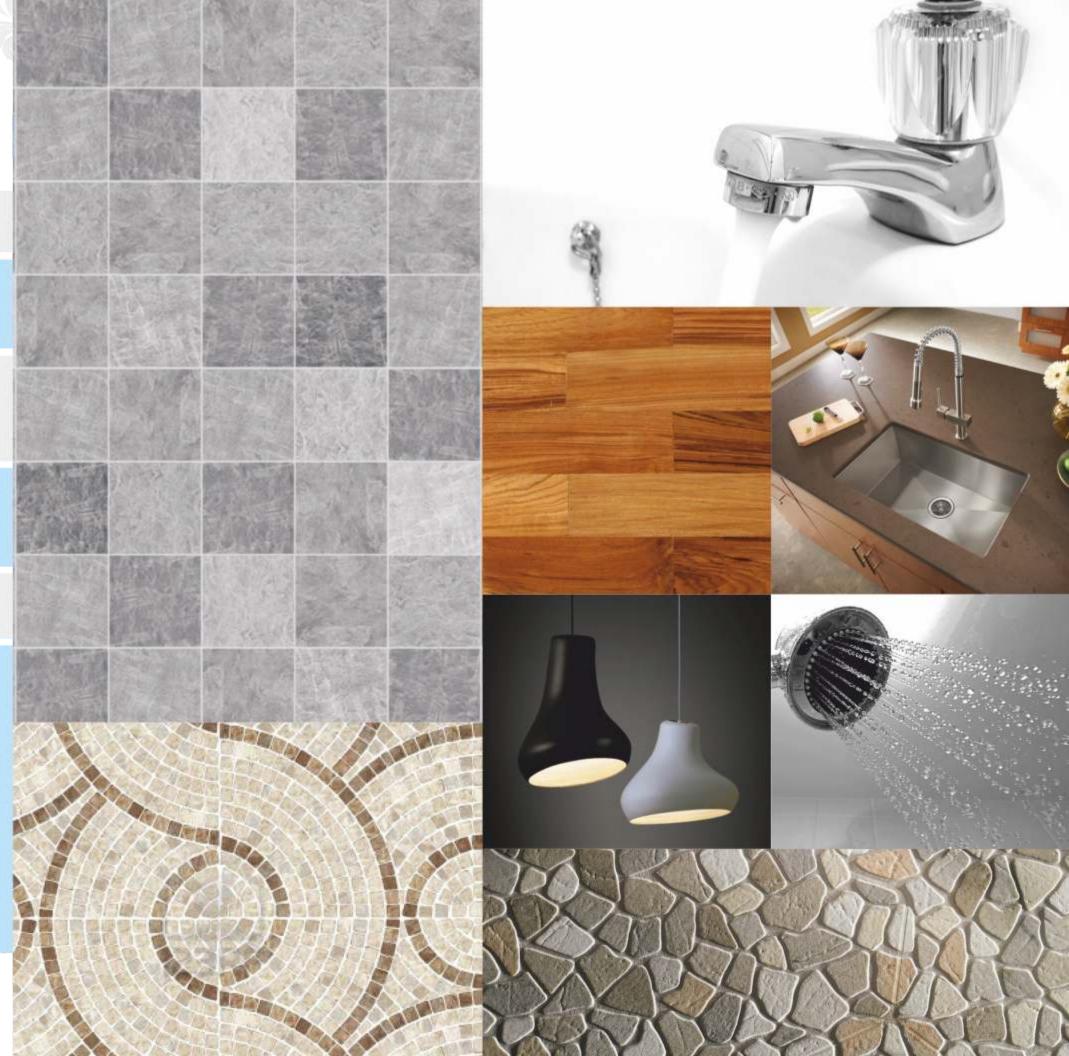
- Common washroom in parking for servants and drivers.
- Waiting area at the society entrance for school children.
- Provision for Cable TV set top box. and Telephone.
- · Dry Balcony.
- Name plate in lobby and on main door.



SPECIFICATIONS ****

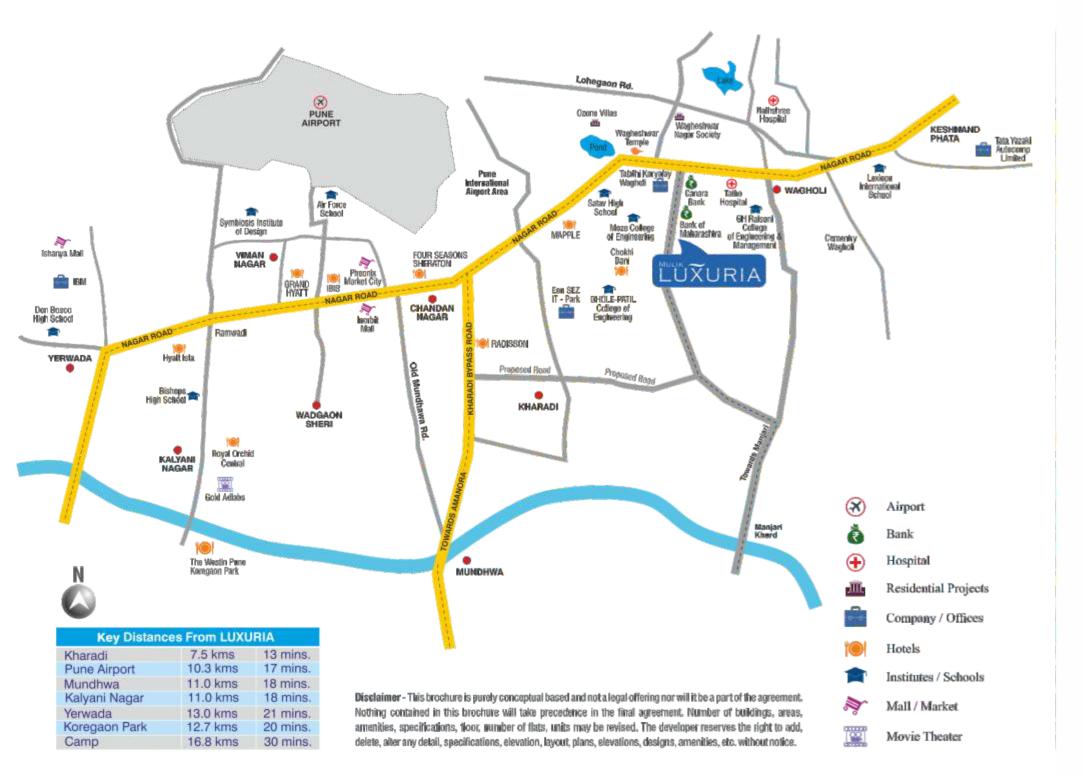
FOUNDATION & STRUCTURE	As per recommendation of renowned R.C.C. Consultants.
WALLS	External walls in 6" thick brick masonry. Internal walls in 4" brick masonry.
SAFETY	CCTV Surveillance. Security cabin.
AUTOMATION	24 hrs Generator backup for common lighting and lifts.
PAINTING	Oil bond distemper on internal walls. Acrylic based external paints.
BATHROOM	Glazed tile dado up to 7' feet in all bathroom. Ceramic flooring in all bathroom. Internal concealed plumbing. Branded make bathroom CP fittings. Branded bathroom sanitary ware fittings.
DRY BALCONY	Provision for water inlet and outlet. Electrical points for washing machine.
WINDOWS	Aluminum Sliding Windows with mosquito mesh. Bottom side marble cills for all windows safety grills in all windows. Louvered windows for toilet.

CATIOINS	
GRILLS & RAILINGS	Glass Facade Railing Treatment for balcony. Oil painted MS safety grills.
DOORS	Laminated doors with door frames. Attractive main entrance door with branded quality fittings and fixtures.
FLOORING	2' x 2' vitrified tiles in Living room, Dinning, Kitchen, Bedroom. Anti skid ceramic flooring in terrace and dry balcony.
KITCHEN	Granite Kitchen platform with SS Sink. Provision for Water Purifier point. Glazed tile dado 2 feet above kitchen otta.
PLASTER	Gypsum finished internal walls. Sand finished external walls.
ELECTRICAL	Electrical concealed copper wiring with modular switches. Electrical provision for split A/c master bedroom. Telephone points in living room and master bedroom. Ceiling fan points in all rooms. TV cable points in living room and master bedroom. Electrical exhaust fan points in kitchen. Electrical point in dry balcony for washing machine. Light points in all balcony.



THOUGHTFULLY CONNECTED

LOCATION MAP







Sustainably developed

We regard construction as a craft. Complete customer delight is our topmost priority. We leave no stone unturned to deliver a holistic living experience that combines comfort, lifestyle, convenience, class and taste. Our prestigious projects bear testimony to the fact. We know that for us it's not just about building spaces. It is about extending the family of happy customers who vouch by our quality, finish and styling. It's about forming an enduring bond of trust.

CREDITS

ARCHITECTS

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