



LEGACY EDITION HOMES  
BY KOHINOOR GROUP

Satori<sup>+</sup>  
BY KOHINOOR  
NEW BANER

 **KOHINOOR**<sup>®</sup>  
A KRISHNAKUMAR GOYAL ENTERPRISE





## THE SATORI STORY

- 1 Discover Satori
- 2 Satori Living
- 3 Satori at New Baner
- 4 New Baner
- 5 Decluttered Living
- 6 Exclusive Spaces
- 7 The Signature Park
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For those who lead a jet-setting lifestyle.

For those who seek unapologetic lavishness.

For those who relentlessly push boundaries.

For those who see the sky as a starting point.

For those who move in elite social circles.

For those who settle for nothing but the best.

**PRESENTING  
A WORLD THAT'S  
IN A LEAGUE  
OF ITS OWN.**



## 1: DISCOVER SATORI

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# YOUR GATEWAY TO ENLIGHTENMENT.

A name rooted in ancient wisdom and transformative philosophy, Satori, derived from Japanese Zen traditions, signifies a moment of magical enlightenment.

A moment that leads to deep, intuitive understanding of the self and the world around.

It is a breakthrough in consciousness, where clarity and insight converge in a moment of profound revelation.

Step into the Satori league and create your own legacy.



## 2: SATORI LIVING

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### THE PATH TO A RICHER LIFE.

Embark on a journey of profound presence,  
peace, and purpose.

Satori Living isn't just about a way of life; it's about  
living with intention and mindfulness every single day.

It is about achieving a sense of enlightenment that  
enhances every aspect of your life.

It is about prioritizing your well-being and transforming  
your everyday into a journey of perpetual growth.



### 3: SATORI AT NEW BANER

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## PRIVILEGED LIVING HAS A NEW ADDRESS.

Set in the heart of New Baner, Satori is strategically located in Western Pune and is a coveted address for the city's distinguished few to live, work, play, party and explore life woven in a tapestry of delightful experiences.

Come and lead a life perfectly aligned with the concept of enriched living.

### PROJECT HALLMARKS

Located in New Baner behind Balewadi Stadium

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Low Density Development for High-Class Living

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Exclusive Architectural Features and Highlights

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6.5 Acre Gated Estate for the Privileged Few

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Over 25 Curated Indulgences spread across Four Parks

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Superlative Connectivity via Roads and Highway

#### 4: NEW BANER

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## NEW-AGE DESTINATION OF CHOICE.

New Baner is situated at the crossroads of three major roads: Baner-Mahalunge Road, Sus-Hinjewadi Road, and Nande-Balewadi Road. Its strategic location ensures excellent connectivity to the Mumbai-Pune Expressway, major roads, and the forthcoming metro project.

The area is well-suited for both living and working, thanks to its proximity to major IT hubs like Hinjewadi and Baner.

### BENEFITS OF NEW BANER

Prime location with access to key roads and upcoming metro

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Convenient access to renowned hospitals and healthcare centers

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Surrounded by shopping malls, parks, and recreational facilities

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Close to major IT employment hubs

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Near prestigious schools and universities



## 5: DECLUTTERED LIVING

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**YOUR MIND IS FREE OF CLUTTER.  
NOW EVEN YOUR ADDRESS WILL BE.**

## **LOW-DENSITY DESIGN. HIGH ON SPACIOUSNESS.**

Being successful means you're surrounded by well-wishers all the time. But home is where you should find your personal space, with less of crowd, and a greater sense of privacy amidst abundant open green spaces.

With limited residences in a 6.5-acre project, the idea of decluttered living at Satori will assume a whole new meaning altogether.



## 6: EXCLUSIVE SPACES

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**MAJESTIC  
LUXURY ABODES.  
WITH EXCLUSIVITY  
THAT HAS  
NO PARALLEL.**

Connected sun decks offering unobstructed views

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Walk-in wardrobes for a sense of luxury and space

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Large floor to ceiling height to suit your towering persona

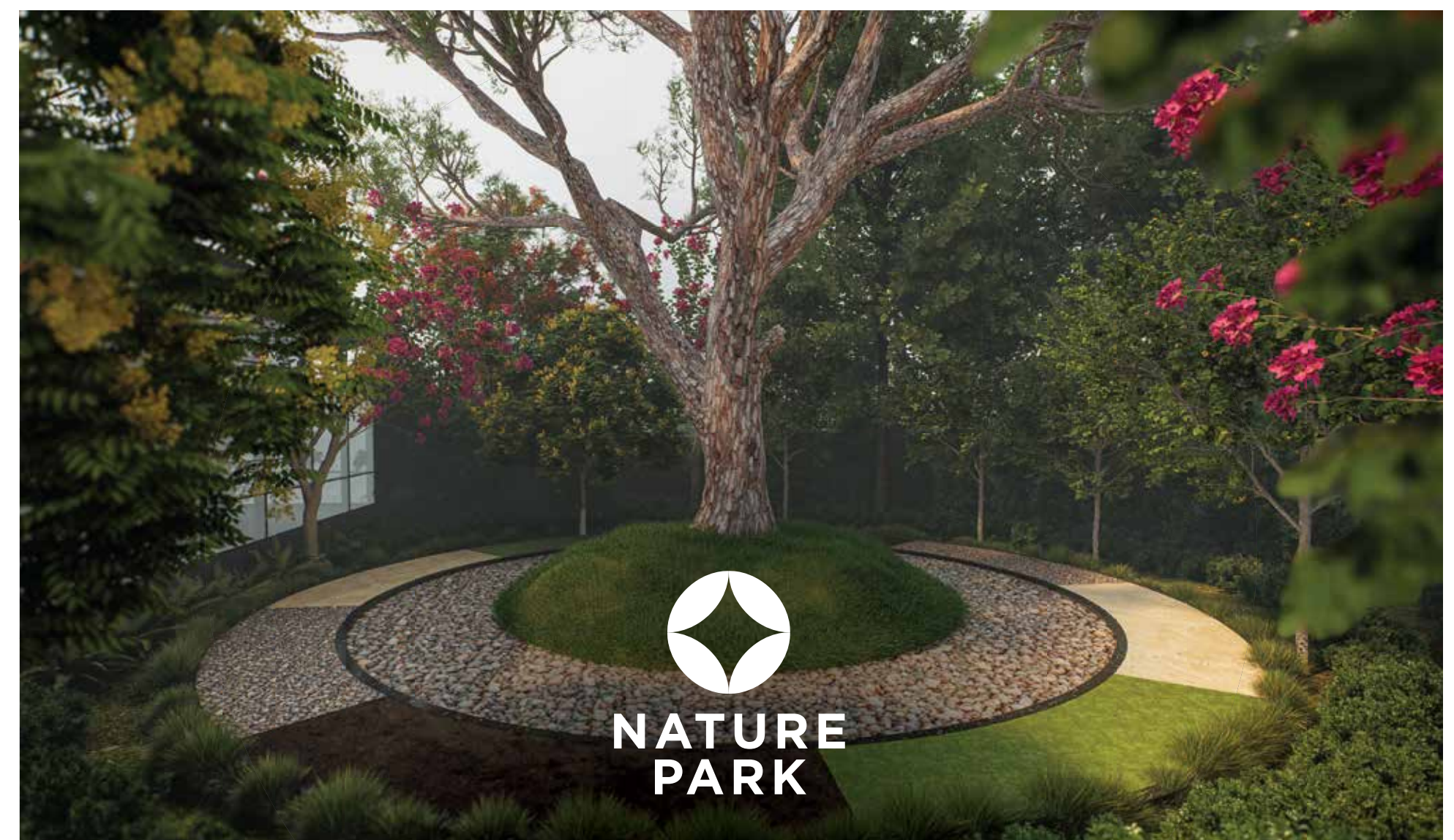
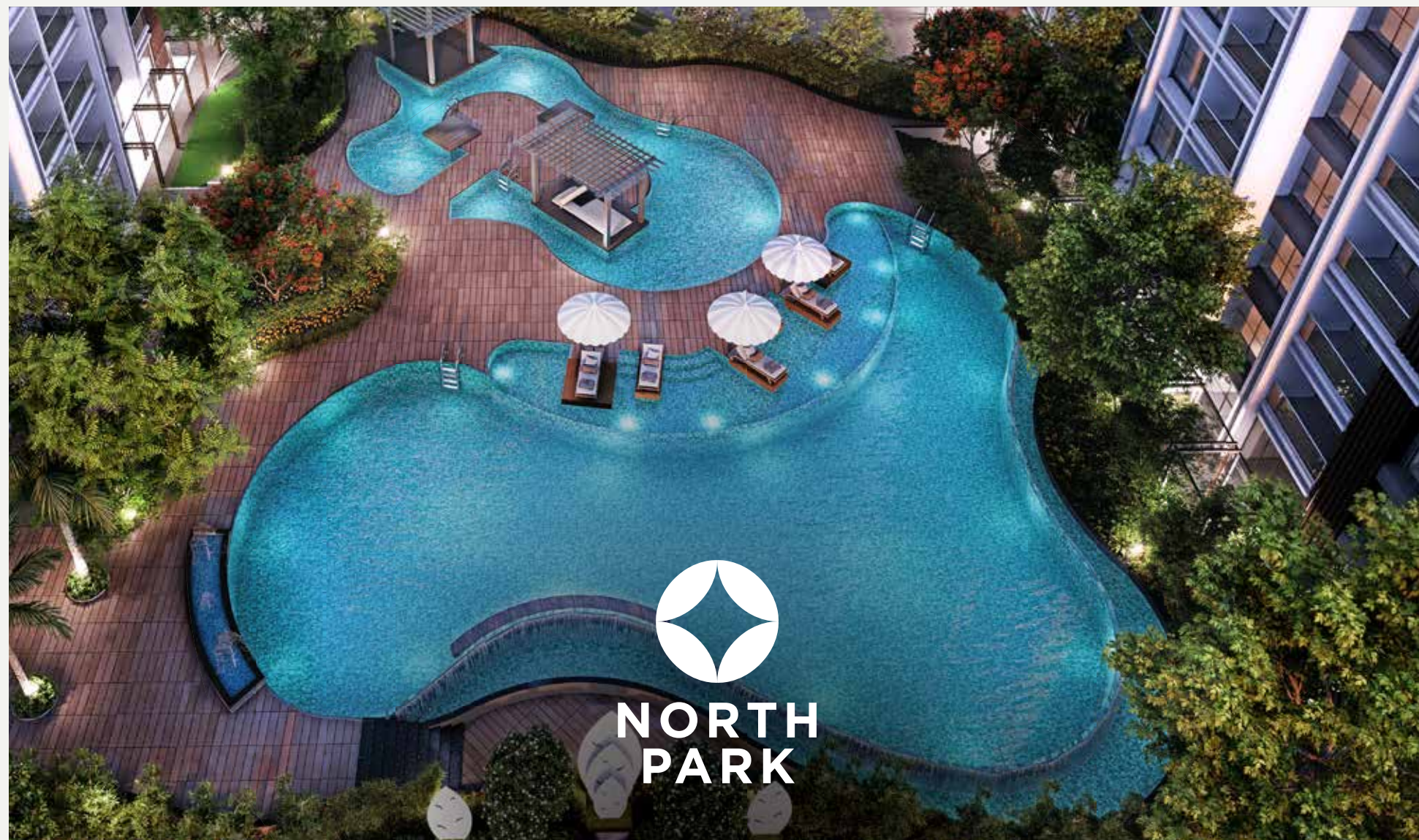
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Automated homes to give you control at your fingertips

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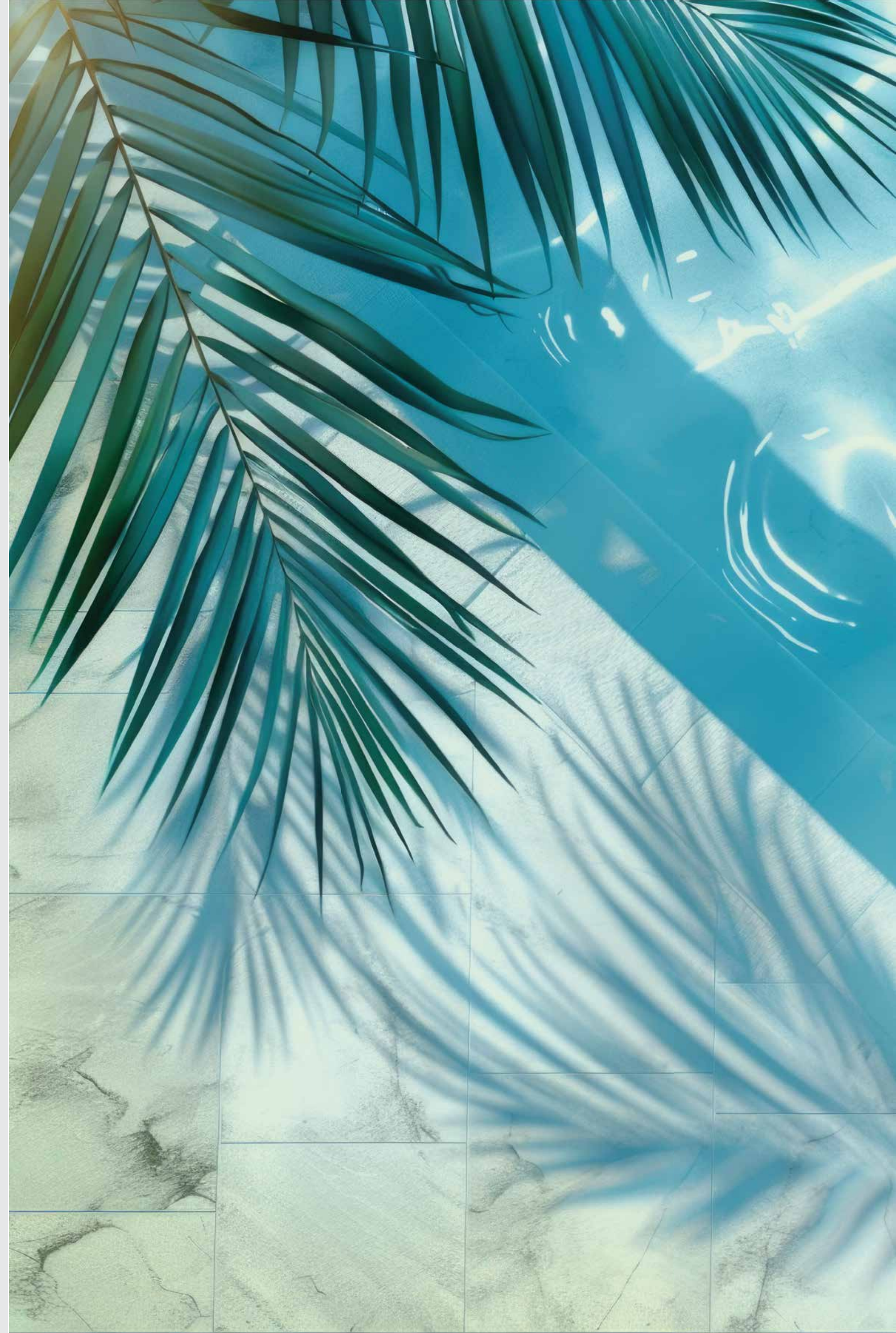
Separate servants' quarters to secure your privacy

# THE SIGNATURE PARK



**A 2-ACRE  
SIGNATURE PARK,  
WITH EXPERIENCES  
CURATED  
FOR THE ELITE.**

Satori features a luxuriant 2-acre Signature Park, thoughtfully divided into North, Grand, South, and Nature Parks each catering to distinct lifestyle aspirations. These parks embody timeless elegance, providing a refined sanctuary for the distinguished league.





**NORTH  
PARK**

EMBRACE NATURE'S SPLENDOUR



LAGOON DECK



CAFE WITH PANTRY AREA



PODCAST STUDIO

## EXPLORE INDULGENCES IN THE NORTH PARK



Harnessing the auspicious energies of a north-facing layout, North Park is a sanctuary where the positivity of Vastu and nature's splendour converge.

Family Lagoon Kids Play Pool Palm Court T.V. Lounge Junior Glamping Lawn and more.



**GRAND  
PARK**

ELEVATE YOUR SOCIAL LIFE



SIGNATURE ARRIVAL COURT



KOI POND



LANTERN LOUNGE

DISCOVER HAPPINESS IN THE GRAND PARK



Discover a haven where lush greenery meets elegant design, creating the perfect backdrop for vibrant gatherings and cherished moments.

Indoor Gym   Garden Lounge   Lawn Settee   Bowling Alley   Mini Theatre and more.



**SOUTH  
PARK**

THE PULSE OF ENERGIZED LIVING



MEDITATION AREA



MULTI -PURPOSE PLAY COURT/ FUTSAL COURT



ART ROOM

REDEFINE RELAXATION IN THE SOUTH PARK



Step into a world of energy and excitement with premier sports amenities, crafted for the spirited and competitive.

A.G6 Fitness Tree House Aerobics Room Cricket Turf Consultation Room and more.



**NATURE  
PARK**

ROMANCE THE GREENS



HEATED POOL



KIDS' PLAY AREA



ACUPRESSURE PATH

### BEFRIEND FLORA IN THE NATURE PARK



Discover the joy of vibrant gatherings and social living in the elegant spaces designed for celebrations.

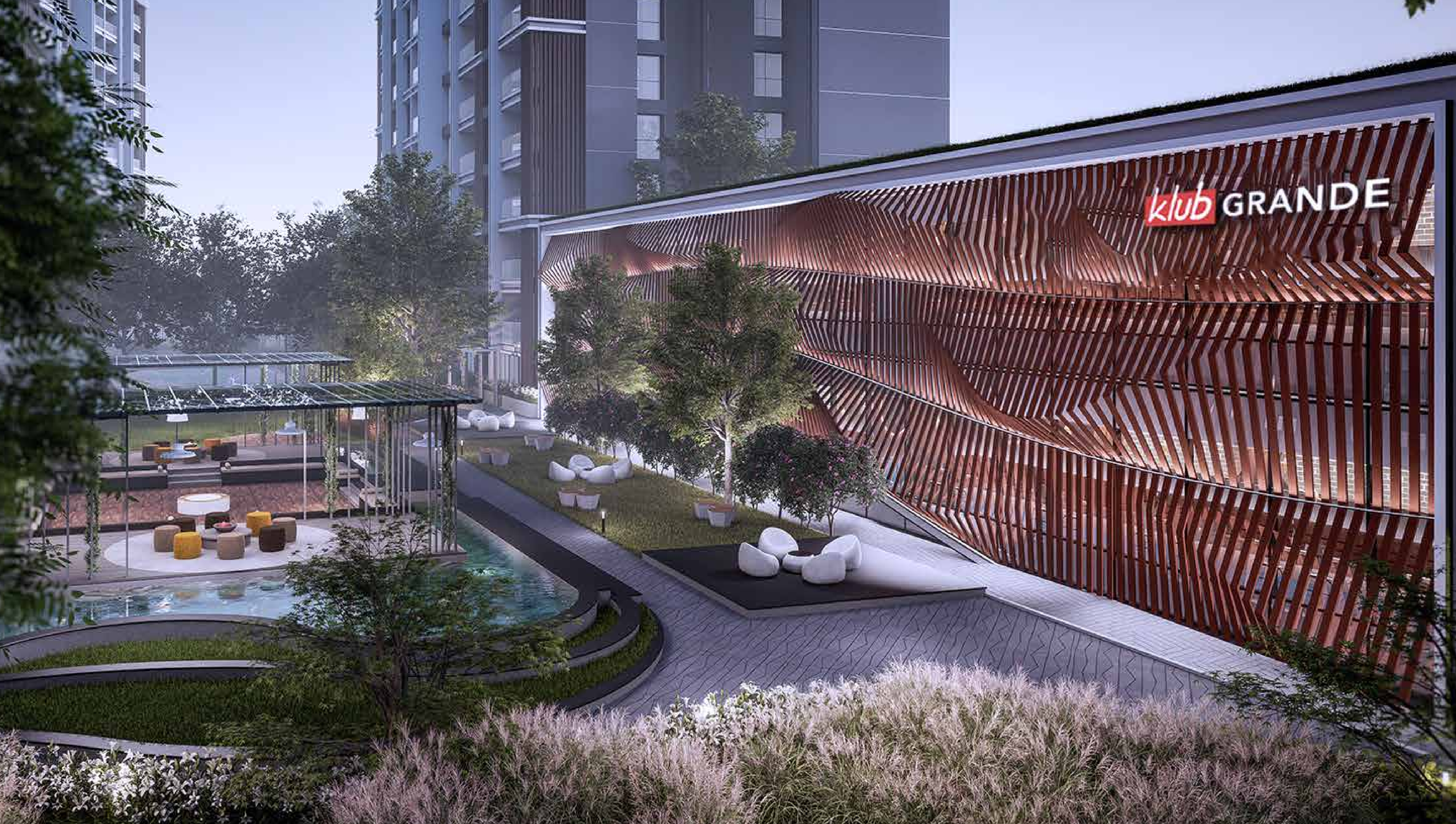
Forest Greens Seating Court Paw Play Park Aqua Gym Pool and more

8: THE CLUB LIFE

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TWO PRESTIGIOUS  
CLUBHOUSES.  
TO RUB SHOULDERS  
WITH THE  
WELL-HEELED.




**KLUB GRANDE**  
3 LEVELS OF INDULGENCE

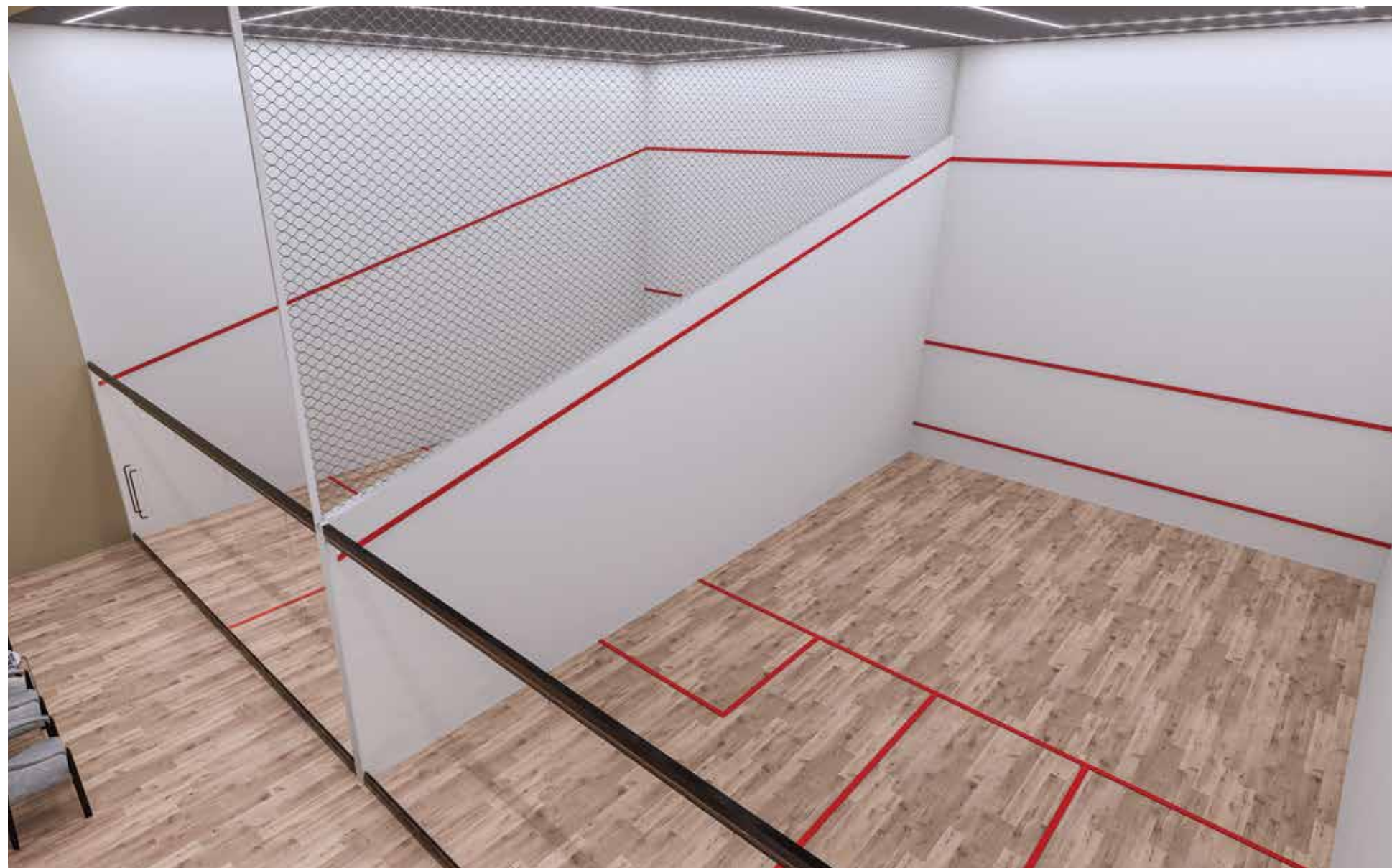
Indulge in a sophisticated ambiance with elite amenities, designed to make every moment feel like royalty.

## GROUND LEVEL AMENITIES




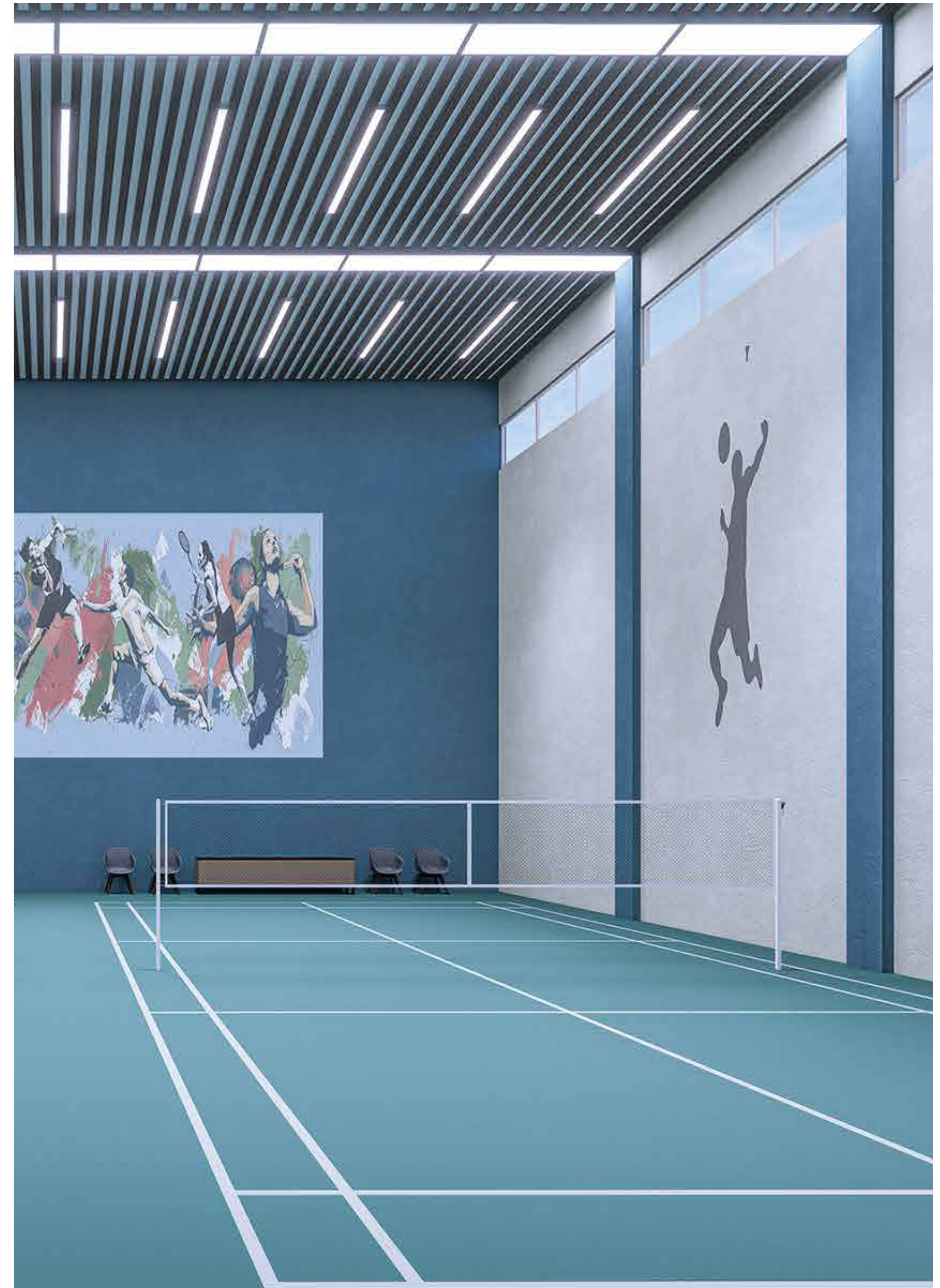
RECEPTION AREA

 An opulent welcome area replete with stylish sofas and beautiful lighting



SQUASH COURTS

 Explore the heights of your speed and talent in a race to victory



BADMINTON COURTS

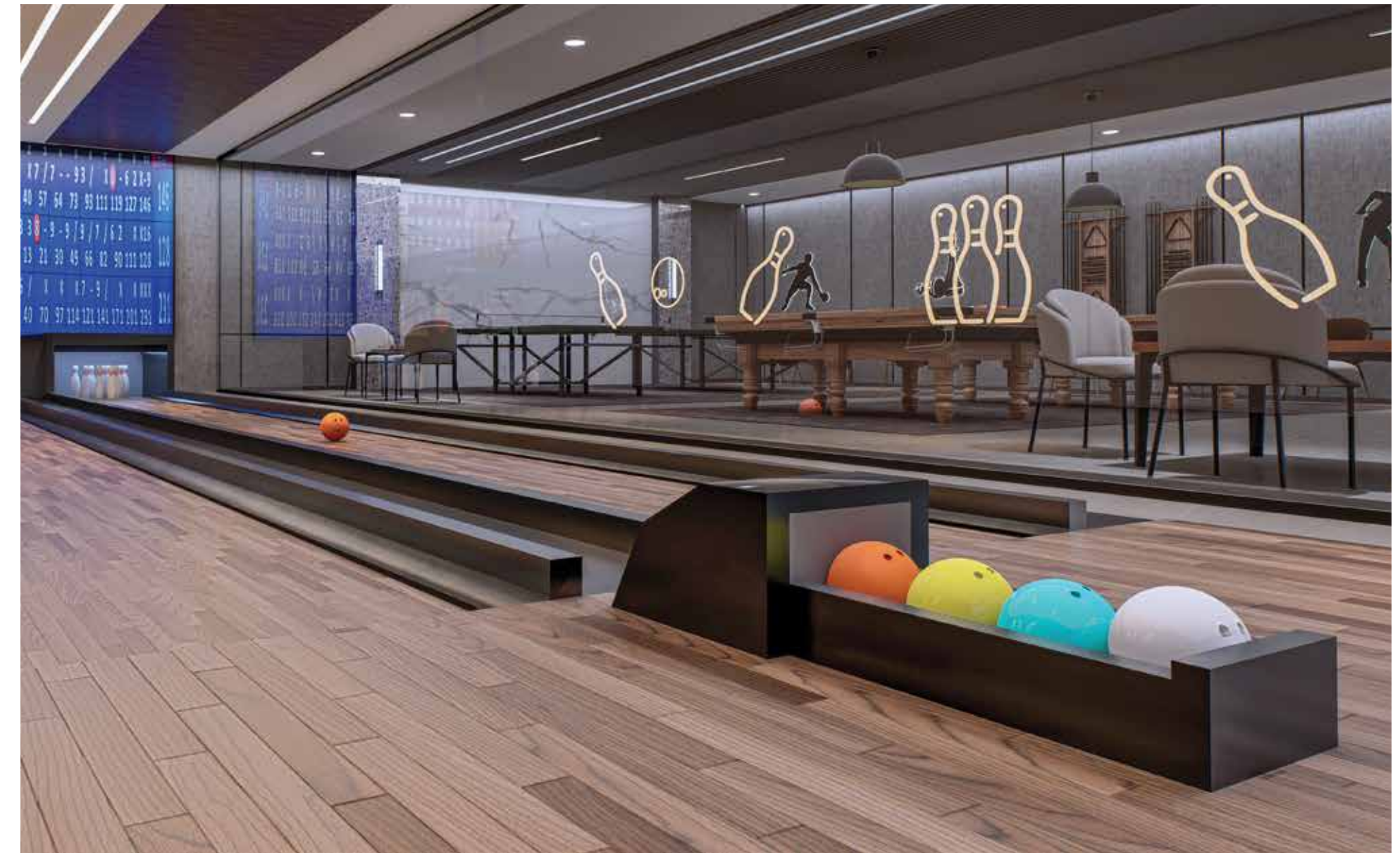
 Two full-size courts ready to stir up your inner athletic spirit

## LEVEL ONE AMENITIES



LOBBY

Feel an aura of sophistication as you prepare to dive into a new experience



BOWLING ALLEY

Knock down those pins with a strike that's smooth and sharp



PLAY ZONE AREA

Games that are perfect for everyone from children to adults



MINI THEATRE

A private screening zone for those who live like celebrities

LEVEL TWO AMENITIES



MULTIPURPOSE ROOM

From workshops to small gatherings, this is the perfect ice-breaker zone



BANQUET HALL

Booking a gourmet caterer is hard. Throwing a last-minute party? Not at all.



ADMIN ROOM

The area that makes every amenity and facility tick like clock-work



PANTRY AREA

Perfect for finishing touches and platings just before serving at the Banquet Hall

## LEVEL THREE AMENITIES



YOGA AREA

High-energy dance moves meet relaxed asanas



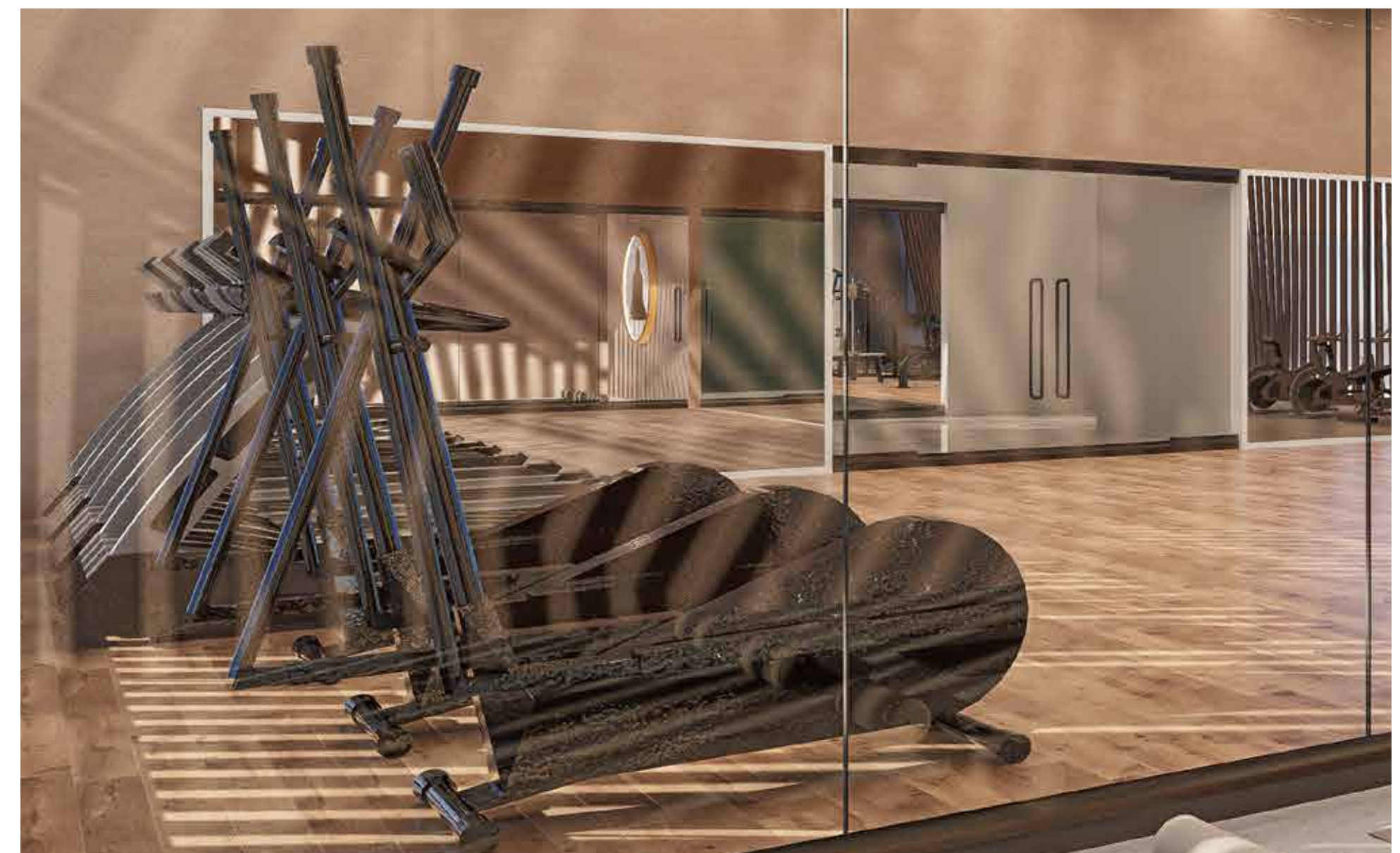
ZUMBA

Body conditioning to build balance, core strength, mobility, and flexibility



WEIGHT TRAINING

Sculpt those washboard abs and bulging biceps with ease



CARDIO AREA

Sweat it out with rapid exercises for enhanced stamina and strength



**KLUB ELEVIA**  
SOOTHE YOUR SOUL

Experience holistic wellness with state-of-the-art facilities,  
nurturing your mind, body, and soul in an oasis of tranquility.



**ENTRANCE LOUNGE**



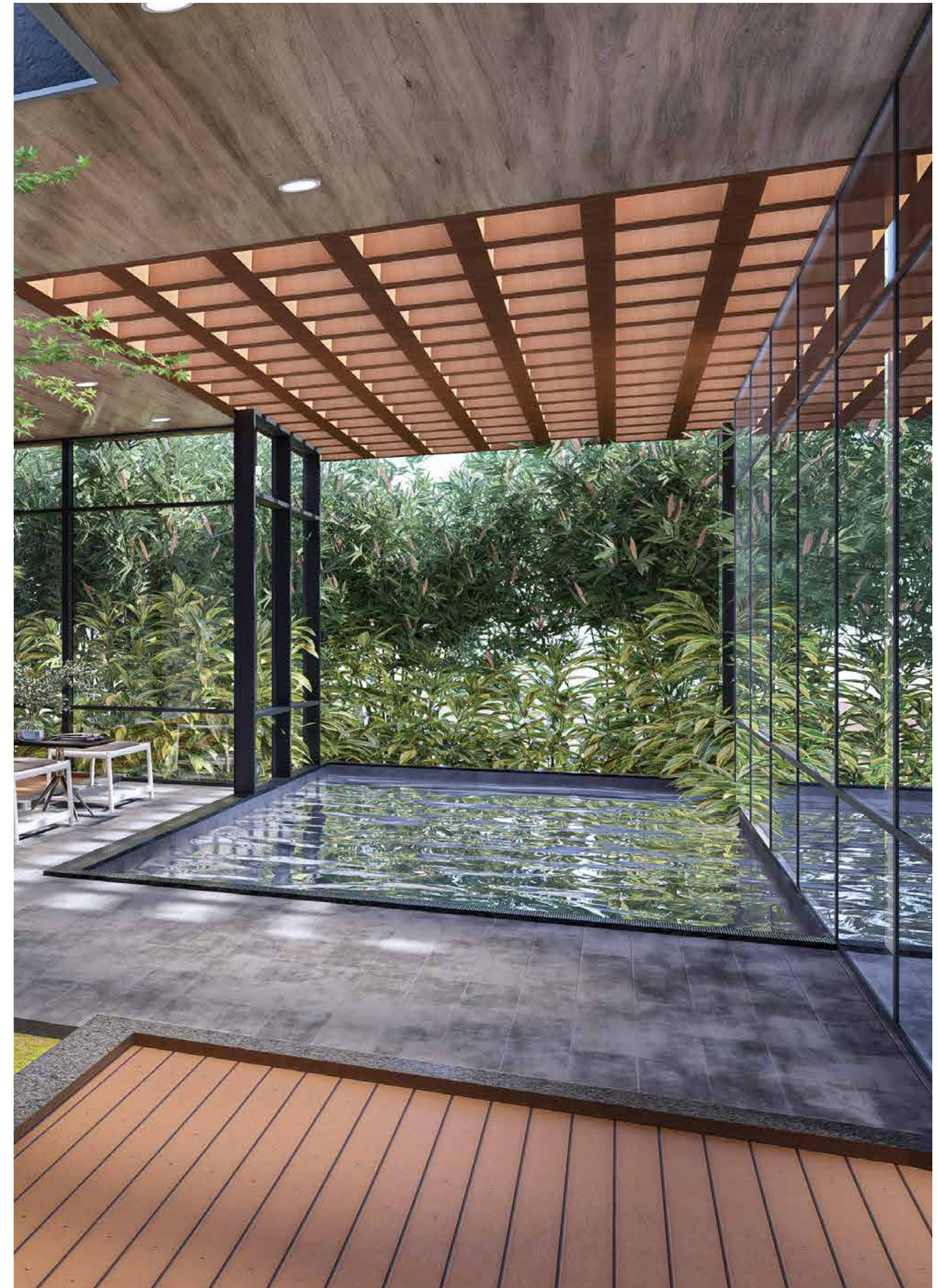
A grand welcome into tranquility and elegance, setting the perfect tone



**POOL WITH JACUZZI**



Indulge in a refreshing swim with a bubbly twist, perfect for unwinding



**LAP POOL**



Dive into fitness with a refreshing swim every day for total body wellness

9: SATORI FOOTPRINT

- A) Podium Landscape
- B) Open Space on Ground
- C) Entry / Exit
- D) Retail Plaza

A MASTERPIECE  
OF PRIVILEGE  
AND PERFECTION.

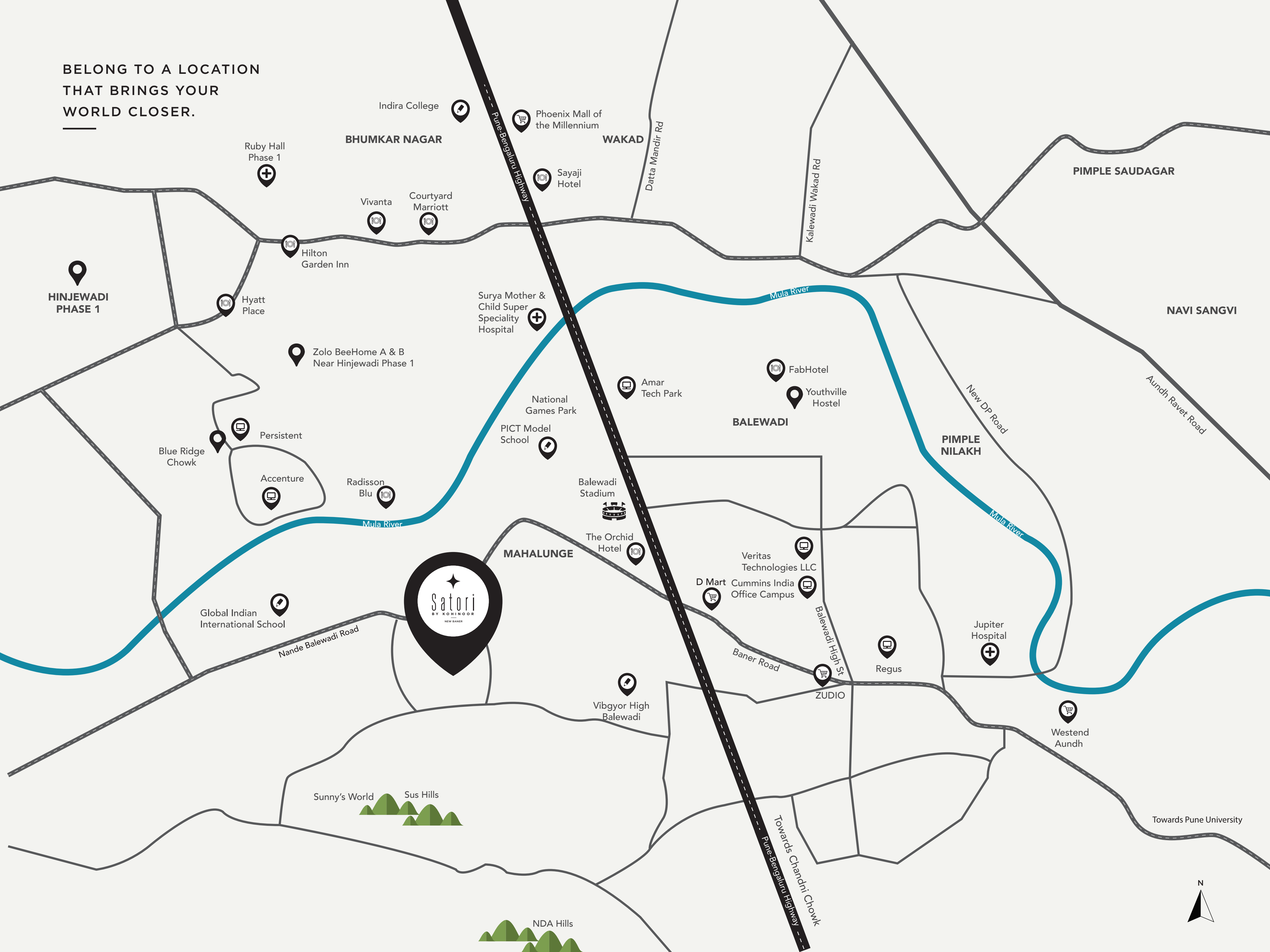
BUILDING CONFIGURATION

- Residential Tower  
Tower A1, B1  
LG + UG + 2P + 20 Floors
- Tower B2, B3, A2  
UG + 2P + 20 Floors
- Commercial Block  
Ground + Mezz. + 1st + 2nd





**BELONG TO A LOCATION  
THAT BRINGS YOUR  
WORLD CLOSER.**



**HINJEWADI  
PHASE 1**

**BHUMKAR NAGAR**

**WAKAD**

**PIMPLE SAUDAGAR**

**NAVI SANGVI**

**MAHALUNGE**

**BALEWADI**

**PIMPLE NILAKH**



Ruby Hall Phase 1

Vivanta

Courtyard Marriott

Hilton Garden Inn

Hyatt Place

Zolo BeeHome A & B Near Hinjewadi Phase 1

Blue Ridge Chowk

Accenture

Radisson Blu

Global Indian International School

Nande Balewadi Road

Sunny's World

Sus Hills

NDA Hills



Phoenix Mall of the Millennium

Sayaji Hotel

Datta Mandir Rd

Kalewadi Wakad Rd

Surya Mother & Child Super Speciality Hospital



National Games Park

PICT Model School



Amar Tech Park

FabHotel

Youthville Hostel

Persistent



Accenture



Balewadi Stadium



The Orchid Hotel



Veritas Technologies LLC

D Mart

Cummins India Office Campus



Balewadi High St

Baner Road

Regus

Jupiter Hospital



Vibgyor High Balewadi

ZUDIO

Westend Aundh



Towards Pune University



## KEY DISTANCES

### WORKSPACES

Amar Tech Park:	3.3 Km
Regus:	3.8 Km
Prescient Technologies:	3.8 Km
Smartworks M-Agile:	4.7 Km
Westport:	4.3 Km
Hinjewadi Phase 1:	5.8 Km

### RESTAURANTS

The Orchid Hotel:	1.9 Km
Sayaji Hotel:	5.7 Km
Phoenix Mall of the Millennium:	6.3 Km
Radisson Blu:	6.4 Km
JW Marriott:	11.6 Km

### HEALTHCARE CENTRES

Manipal Hospitals:	3.1 Km
Benecare Superspeciality Hospital:	4 Km
Jupiter Hospital:	4.9 Km
Ruby Hall Phase 1:	6.4 Km

### SCHOOLS

Global Indian International School:	1.7 Km
PICT Model School:	2.6 Km
NICMAR University:	2.7 Km
Vibgyor High Balewadi:	3.4 Km
The Orchid School:	4.3 Km
Indira College:	8.2 Km

GLOBAL INDIAN INTERNATIONAL SCHOOL  1.7 KM

1.9 KM  THE ORCHID HOTEL

PICT MODEL SCHOOL  2.6 KM

2.7 KM  NICMAR UNIVERSITY

MANIPAL HOSPITALS  3.1 KM

3.3 KM  AMAR TECH PARK

VIBGYOR HIGH BALEWADI  3.4 KM

REGUS  3.8 KM

3.8 KM  PRESCIENT TECHNOLOGIES

BENECARE SUPERSPECIALITY HOSPITAL  4 KM

4.3 KM  WESTPORT

THE ORCHID SCHOOL  4.3 KM

4.7 KM  SMARTWORKS M-AGILE

JUPITER HOSPITAL  4.9 KM

5.7 KM  SAYAJI HOTEL

HINJAWADI PHASE 1  5.8 KM

6.3 KM  PHOENIX MALL OF THE MILLENNIUM

RADISSON BLU  6.4 KM

6.4 KM  RUBY HALL PHASE 1

INDIRA COLLEGE  8.2 KM

11.6 KM  JW MARRIOTT

PUNE RAILWAY STATION  16 KM

21.4 KM  PUNE INTERNATIONAL AIRPORT



Actual sample flat images

## TRUE QUALITY AND ATTENTION LIES IN THE DETAILS.

- Stunning Facade Design
- Two Grand Entrance Gates
- Road Facing Retail Plaza
- Luxurious Entrance Lobbies for Every Tower
- Multiple Automated Elevators for Every Tower
- Home Automation for Every Apartment
- STP & WTP for a Green Carbon Footprint

### STRUCTURE

- RCC Structure - Conventional frame work system.
- Floor to floor height of 3.15m

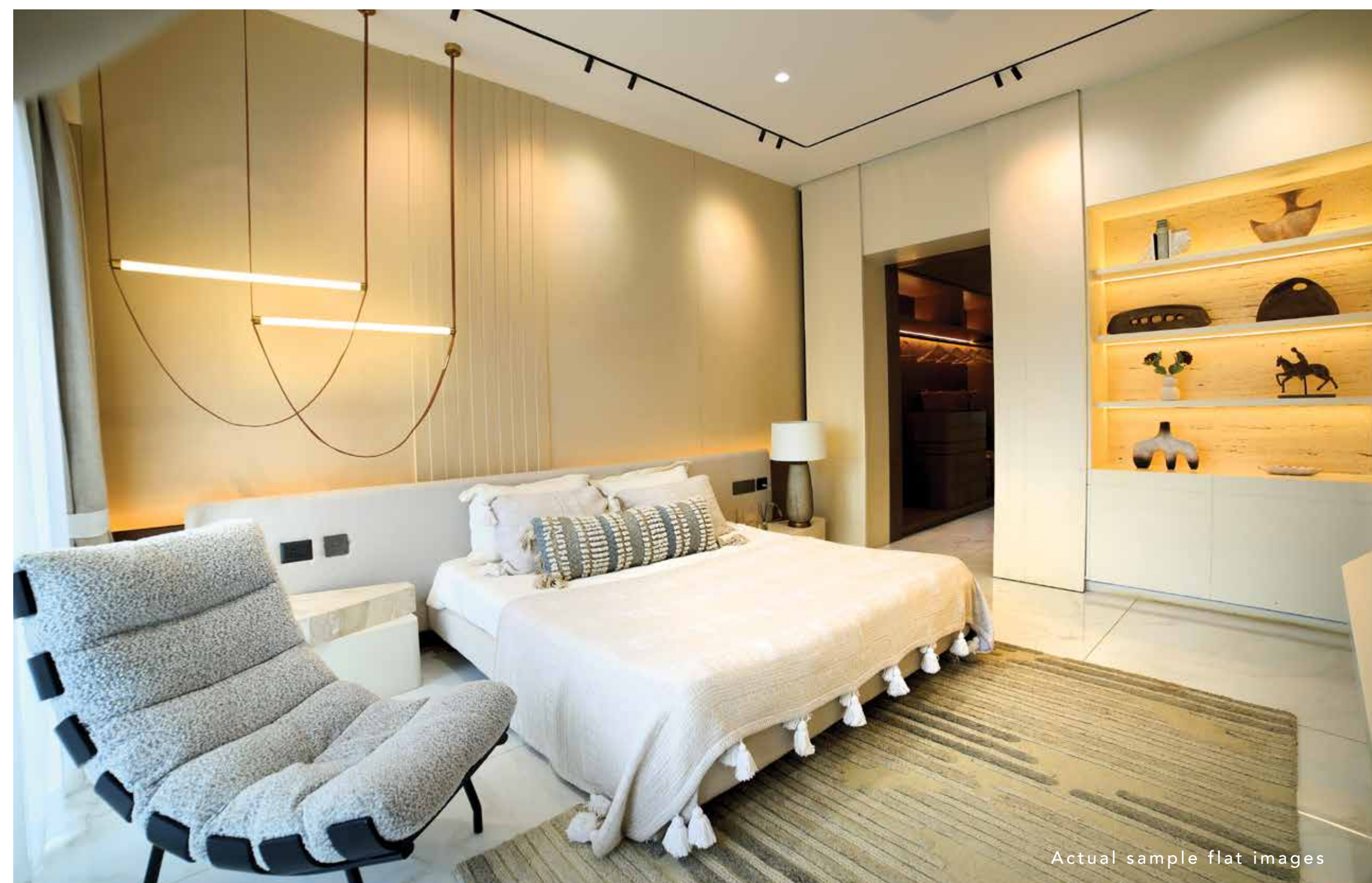
### WINDOWS & DOORS

- Three-track white UPVC windows with mosquito nets for Bedroom, Dry Balcony, Toilets.
- Main Door: 45mm thick 2 hour fire-rated metal door with veneer finish.
- Bedroom Door: Plywood with premium finish, laminated flush door with SS hinge mortise lock & magnetic door stopper.

- Toilet Door: Flush door Plywood with premium laminated finish with SS hinges mortise lock & granite door frame.
- Provision for exhaust fan in toilets and kitchen.
- All hardware selections - Quba / equivalent.

### FLOORING

- Living & Dining: 1800mm x 1200mm - Vitrified Tile
- Passage: 1800mm x 1200mm - Vitrified Tile (Varmora / Equivalent)
- Bedroom: 1800mm x 1200mm - Vitrified Tile (Varmora / Equivalent)
- Kitchen: 1800mm x 1200mm - Vitrified Tile (Varmora / Equivalent)
  1. Kitchen Wall Tile - 600mm x 600mm.
  2. Kitchen Platform - 800mm x 2400mm (Varmora / Equivalent)
  3. Height of Kitchen Dado above Otta / Platform - 2ft. above Otta.
  4. Kitchen Floor Tile - 1800mm x 1200mm- Anti-skid Full Vitrified (Kajaria / Equivalent)
  5. L-shaped Kitchen Platform for 3.5, 4.5 & 4 Bed Homes.
  6. Service Kitchen Platform only for 3 Bed Homes.
- Terrace Tile:
  1. Attached Terrace - 600mm x 600 mm (Kajaria / Equivalent)
  2. Dry Balcony - 400 mm x 1200mm (Kajaria / Equivalent)
- Common and Master Toilet -
  1. 600mm x 1200mm - Matt Finish Floor Tiles (Kajaria/Equivalent)
  2. 600mm x 1200mm - All Toilets Wall Tile - Matt Finish (Kajaria/Equivalent)
  3. Toilet Master Bedroom - 1200mm x 600mm (Anti-skid Flooring)
- Height of Dado / Wall Tiles for Toilet - Upto Lintel Level
- Deck area - 200mm x 1200mm (Kajaria / Equivalent)



Actual sample flat images



Actual sample flat images

#### KITCHEN

- 15mm tile kitchen top for Kitchen otta.
- Kitchen sink -Stainless steel 24" x 18" of make (Franke/Equivalent).
- Hot and cold water provision.
- Exhaust fan provision.

#### PAINT

- Acrylic premium emulsion paint for wall & Ceiling.
- External wall with textured paint and weather shield with Raincoat.

#### LIFTS

- Automatic Elevators (1.75 m/sec)

#### SECURITY SYSTEM

- CCTV in Common areas.
- Access Control
- Biometric Lock
- Video Door Phone
- Intercom

#### ELECTRIFICATION & CABLING

- Wires - Polycab/Equivalent
- Modular Switches - Schneider/Equivalent
- TV and telephone points in living room & master bed
- Provision of A.C. in living, dining and bed room
- Generator backup for lifts and common areas.

#### BATHROOM

- CP - Fittings: Premium Kohler/Equivalent
- Sanitary wares: Kohler/Equivalent
- Hot and cold Mixer Hand shower in one Master Bath
- Solar water system in one Master Bath.
- Provision of glass partitions - in 2 bathrooms of 3.5, 4 & 4.5 Bed Homes, and in 1 bathroom of 3 Bed (Lux unit).
- False ceiling in bathroom.
- Bathtub for Master Bath in 4.5 Bed Home

#### RAILING

- 1200mm high glass railing with SS grab bar including RCC up stand.



Actual sample flat images

## 10: KOHINOOR - A LEGACY OF TRUST



### KOHINOOR GROUP: A LEGACY OF 40 YEARS

Kohinoor Group is a world-class real estate company, based in Pune. It is leading the change through its path-breaking commercial and residential endeavours across the city. Be it the introduction of globally recognized real-estate practices at work or collaboration with celebrated names in the business, the group has consistently pulled out all stops to bring developments that are truly a league apart. Through its Sada Sukhi Raho philosophy, Kohinoor Group has been delivering a shining future to its customers.

The group's success has been primarily driven by its dynamic Chairman & Managing Director, Mr. Krishnakumar Goyal. With him as the guiding light, the company is scaling greater heights with equal passion. While the real estate arm is its crown jewel, the Kohinoor Group has a diversified presence across manufacturing, logistics and services.

As the nation readies to script a multi-decade growth story, Kohinoor Group intends to play its part in building a 'Thriving India' and cater to a mix of startups, established companies, entrepreneurs, investors and a diverse set of homeseekers. While the 11 million sq.ft. of construction echoes a rich legacy, the 17 million sq. ft. under construction reflects its game-changing approach. With its core values, Kohinoor Group aspires to keep the momentum going and become the most trusted and dependable provider of real estate solutions.



### THE 5 SOLID PILLARS OF 'SADA SUKHI RAHO'

The eternal blessing of 'Sada Sukhi Raho' has been at the core of everything that we undertake. Because each brick that we lay and every square foot we build, makes us responsible towards our residents, partners, and society at large.

Which is why our residential projects come with 5 key pillars that ensure a happier tomorrow for everyone. We pride ourselves on creating so many smiles and we owe you a happy ever after, beginning from the first site visit to final possession of your home, and even after that.



BRANDED  
HOMES



SUSTAINABLE  
LIVING



SECURE  
LIVING



HEALTHY  
LIFESTYLES



MAINTENANCE  
TEAM

BUILDING REAL ESTATE ICONS  
AND TRUST SINCE 1983

OVER  
**49**  
SUCCESSFUL  
PROJECTS

OVER  
**19**  
ONGOING  
PROJECTS

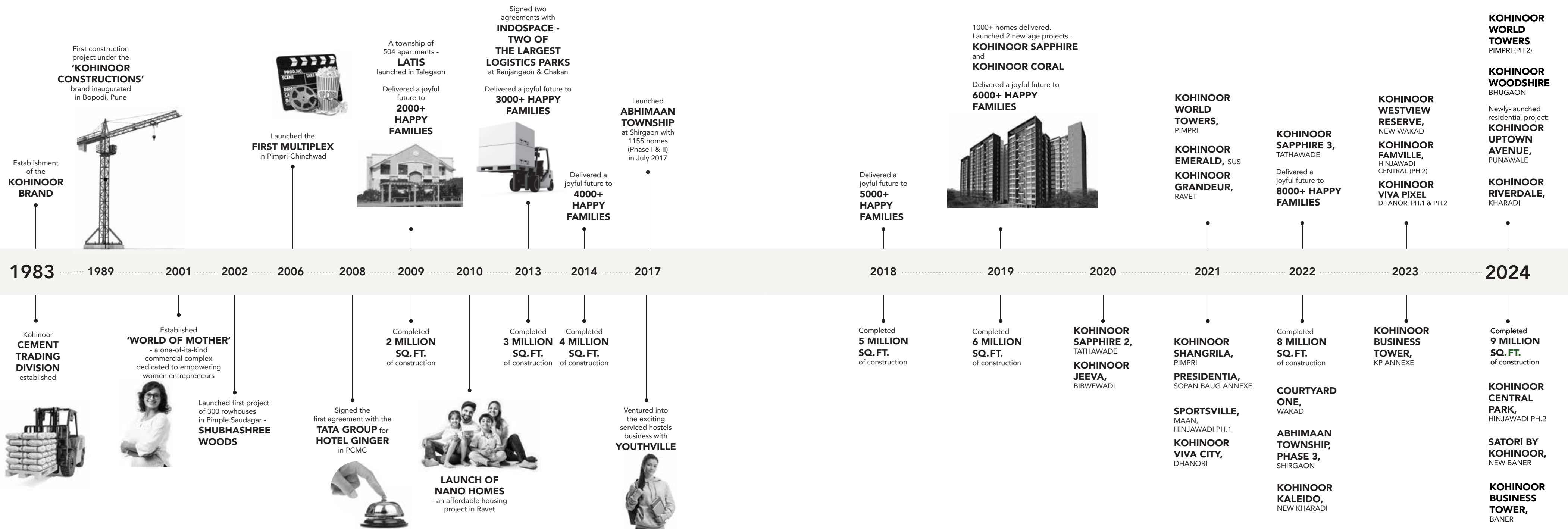
OVER  
**11M**  
SQ. FT.  
DELIVERED

OVER  
**17M**  
SQ.FT.  
IN PROGRESS

OVER  
**11K**  
HAPPY  
CUSTOMERS



# A TIMELESS JOURNEY, PUNCTUATED WITH MILESTONES.



\*Data as of Feb 2025



LEGACY  
EDITION  
HOMES



Site Address: Satori By Kohinoor, New Baner, Pune - 411045  
Website: [www.kohinoorpune.com](http://www.kohinoorpune.com)



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