

Sportsville
BY KOHINOOR
SPORTS-CENTRIC HOMES | HINJAWADI



Site Address: Survey No. 27, Village Maan, Taluka Mulshi,
Dist. Pune 411057

Corporate Address: Kohinoor Development Corporation,
A-101/102, ICC Trade Tower, S.B. Road, Pune 411016

www.kohinoorpune.com



MahaRERA No: P52100029650
Available at: <https://maharera.mahaonline.gov.in>

Sportsville
BY KOHINOOR

1, 2 & 3 BHK SPORTS-CENTRIC HOMES
IN HINJAWADI PH.1



KOHINOOR GROUP

A Legacy of 37 Years

- Verticals: Residential, Commercial, Warehousing, Serviced Youth Hostels
- Led by a highly experienced management team
- Delivered over 6.5 Million sq.ft.
- Over 3 million sq.ft. under construction
- 6000+ happy families
- Diversified interests in manufacturing, logistics and services



THE PREMIUM RESIDENTIAL ADDRESS OF HINJAWADI

Sportsville in Hinjawadi

- Uniquely planned residential community
- Focuses primarily on sports
- Premium 1, 2, & 3 BHK residences

MAKE EVERY MOMENT EXTRAORDINARY

- 5 premium towers
- Towers 1 to 4: stilt + 23 storeys
- Tower 5: stilt + 20 storeys
- Floor to floor height: 3 metres
- Exclusive grand entrance
- Spectacular gate
- Wide driveway with cycling zone
- Clubhouse







HINJAWADI: HOME TO PUNE'S IT GIANTS

- Neighbouring multinational corporations and business parks
- Surrounded by remarkable education and healthcare
- Flawless road connectivity to Mumbai, Bengaluru and Nashik
- Near shopping malls, movie theatres, and markets

MASTER PLAN

MASTER PROJECT LAYOUT



LANDSCAPE SITE PLAN - STILT LEVEL



LEGEND

- A. ENTRANCE GATE CANOPY AND GUARD CABIN
- B. FEATURE WALL WITH DRY LANDSCAPE
- C. 6M WIDE DRIVEWAY
- D. 1.5 WIDE WALKWAY/CYCLE TRACK MARKED BY PAVING BAND
- E. FEATURE JAALI SCREENING THE SERVICES BLOCKS
- F. PAVING BAND HIGHLIGHTING THE LOBBY ENTRANCES
- G. PROPOSED STAIRCASE CONNECTING THE CLUBHOUSE WITH THE PODIUM AMENITIES
- H. HERBS GARDEN
- I. TREE COVERED SITOUT
- J. PARTY LAWN
- K. 25M LONG SEMI OLYMPIC SIZE SWIIMMING POOL WITH OVERFLOW EDGE.
- L. KIDS' POOL
- M. POOL DECK WITH POOL LOUNGERS
- N. CLUBHOUSE ON STILTS WITH MULTIPURPOSE HALL AND GYM
- O. PET PARK
- P. HANGING FERN GARDEN

OPEN SPACE & CLUBHOUSE AREA



LEGEND

- A. CLUB HOUSE ENTRANCE
- B. TREE PLAZA
- C. FEATURE WALL AT ENTRY
- D. LAWN MOUND WITH SLUPTURE
- E. PARTY LAWN
- F. CHANGING ROOMS
- G. SWIMMING POOL
- H. TKIDS POOL
- I. POOL DECK
- J. HERBAL GARDEN
- K. SITTING PLAZA
- L. AROMA GARDEN

Welcome to

CLUB ELEVATE

@ SPORTSVILLE

- Dedicated 40,000 sq. ft. area
- 10+ exciting sports, fitness activities, and wellness avenues

SPORTIFY YOUR LIFE!

• Shooting Range

• Tennis Court

• Cricket Nets

• Futsal Arena

• Chess Room

• Badminton Complex

• Table Tennis Room

• Swimming Pool and Kids' Pool

• Dart Room

• Basketball Court (multi-marking court)

• Touch Tennis (multi-marking court)



A WORLD OF FITNESS AND WELLNESS

Sports-centric Landscape Podium

Well-equipped Indoor Gym with Steam and Sauna

CrossFit Arena

Joggers' Track

Tree Plaza

Herbal Garden

Aroma Garden

Sitting Plaza





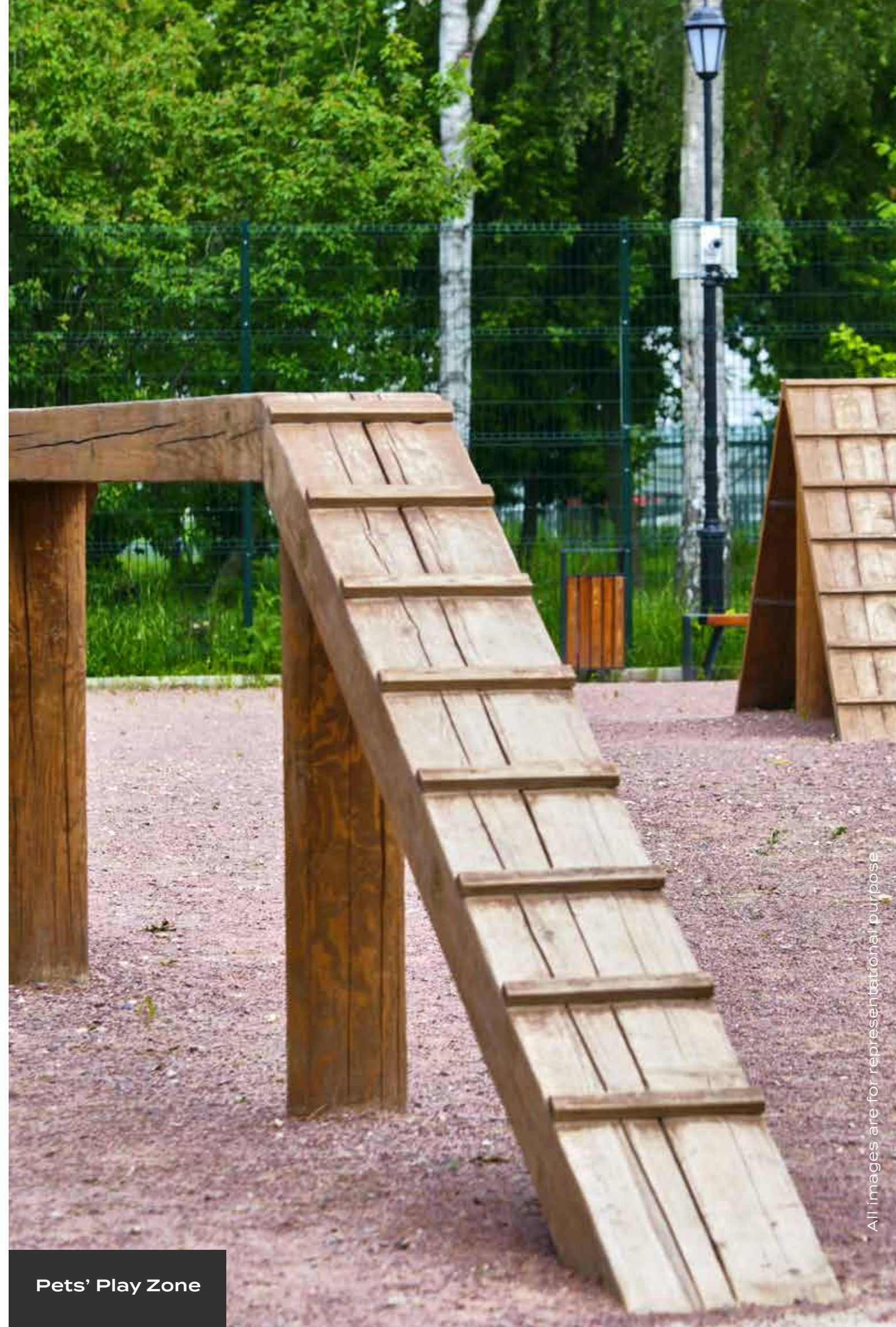
Indoor Games - Carrom, Billiards, Foosball



Gaming Zone - PlayStation, Xbox



Kids' Zone:
Climbing Wall Holds, Slackline, Ninja Line, Obstacle Course, Zipline



Pets' Play Zone

All images are for representational purposes

INDULGE IN RECREATION AND ENTERTAINMENT

Indoor Games - Carrom, Billiards, Foosball

Gaming Zone - PlayStation, Xbox, Wii

Kids' Zone: Climbing Wall Holds, Slackline, Ninja Line, Obstacle Course, Zipline

Pets' Play Zone

Party Lawn

Lawn Mound with Sculpture

PRECISION IS THE KEY TO PERFECTION

Best-in-class Specifications

STRUCTURE

- » RCC framed structure with Alu-Form System
- » AAC block work walls of 125 mm

FLOORING AND TILES

- » 600 x 600 mm Vitrified tiles for the entire apartment
- » Ceramic anti-skid flooring for terraces and toilets
- » 300 x 600 mm ceramic wall tiles in toilets

RAILING

- » SS & glass railing for terrace

WINDOWS & DOORS

- » Three-track anodised aluminium windows with mosquito nets
- » MS grill for living room, bedroom & kitchen windows from inside
- » Main flush door with wooden finish
- » Bedroom flush door with laminate finish with SS hinges
- » Washroom flush door with laminate finish with SS hinges
- » Provision for exhaust fan in toilets and kitchen
- » Digital lock and video door-phone for main door of the flat

LIFTS

- » Automatic elevators

BATHROOMS

- » Concealed plumbing and flush valves
- » CP Fittings, Sanitaryware: Jaquar Florentine Series
- » Hot and cold mixing units in toilets
- » Solar-heated water supply in one bathroom
- » Treated water supply for flushing

ELECTRICALS AND CABLES

- » Polycab Wires / Finolex / equivalent make
- » Telephone point in living room and master bedroom
- » Generator backup for lifts and common areas

KITCHEN

- » Black granite platform with kadappa stand with SS sink of Franke / equivalent make
- » Height of kitchen dado above platform - upto 2 ft.

PAINTS

- » Gypsum finished walls and ceiling
- » 2 coats of acrylic premium emulsion paint for internal walls and ceiling
- » External wall with textured paint
- » Satin-finish oil paint for grills

SECURITY

- » CCTV for common areas

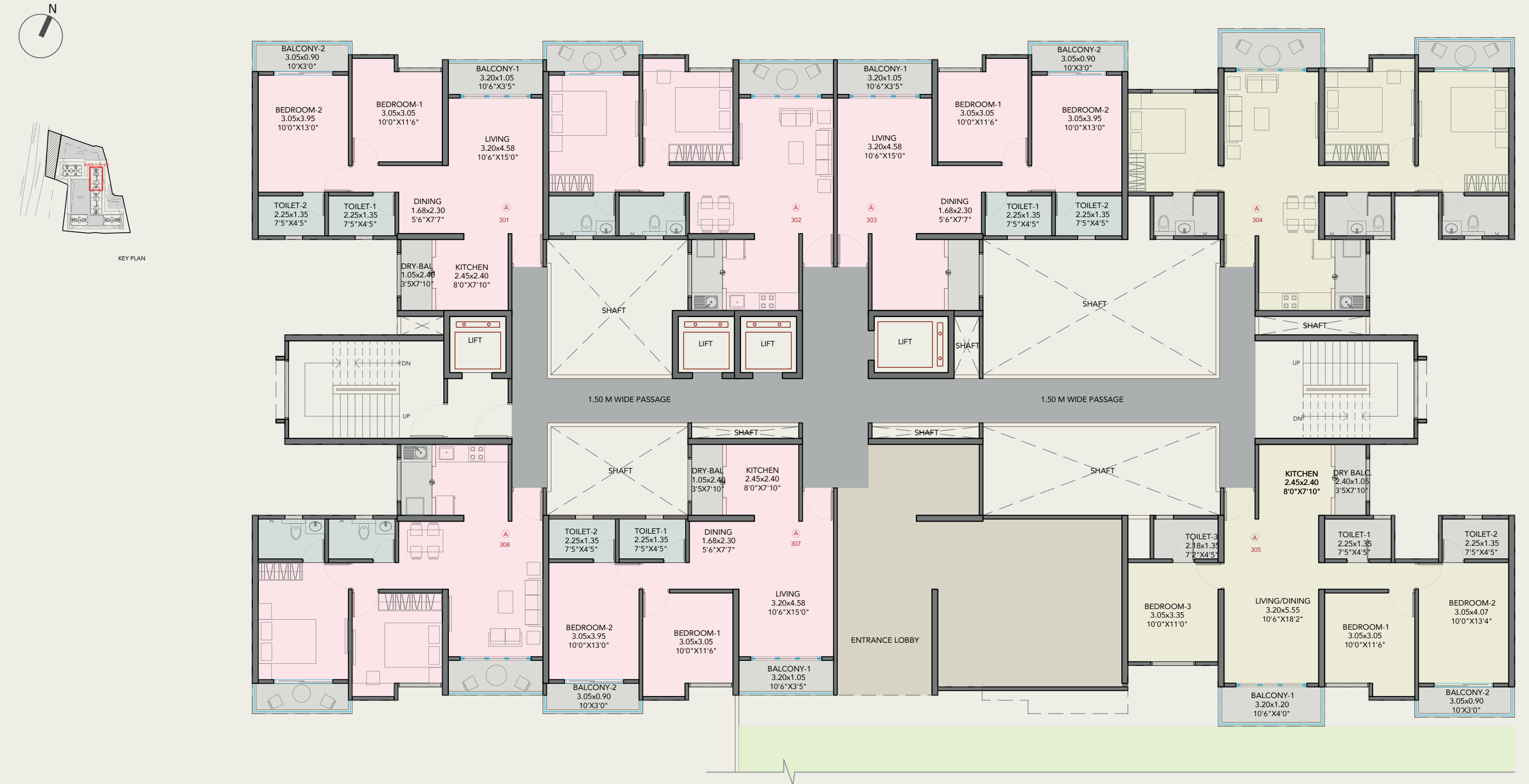


A.D.1 TOWER B

(RERA) SALAB LE AREA STATEMENT BLDG-A

Flat Type	Flat No.	Carpet Area		Exclusive Balcony-1 Area		Exclusive Balcony-2 Area		Exclusive Dry Balcony Area		Total Balcony Area		Total Carpet Area (Carpet + Total Balcony)	
		Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
2 BHK -A	101,201												
	102,202	58.63	631.10	3.36	36.16	2.81	30.24	2.52	27.12	8.69	93.50	67.33	724.74
	103,203												
3BHK-A	104,204	74.01	796.60	4.02	43.27	2.81	30.24	2.52	27.12	9.35	100.6	83.36	897.28

TOWER 1
1st & 2nd Floor Plan

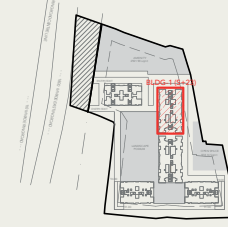


A.D.1 TOWER B

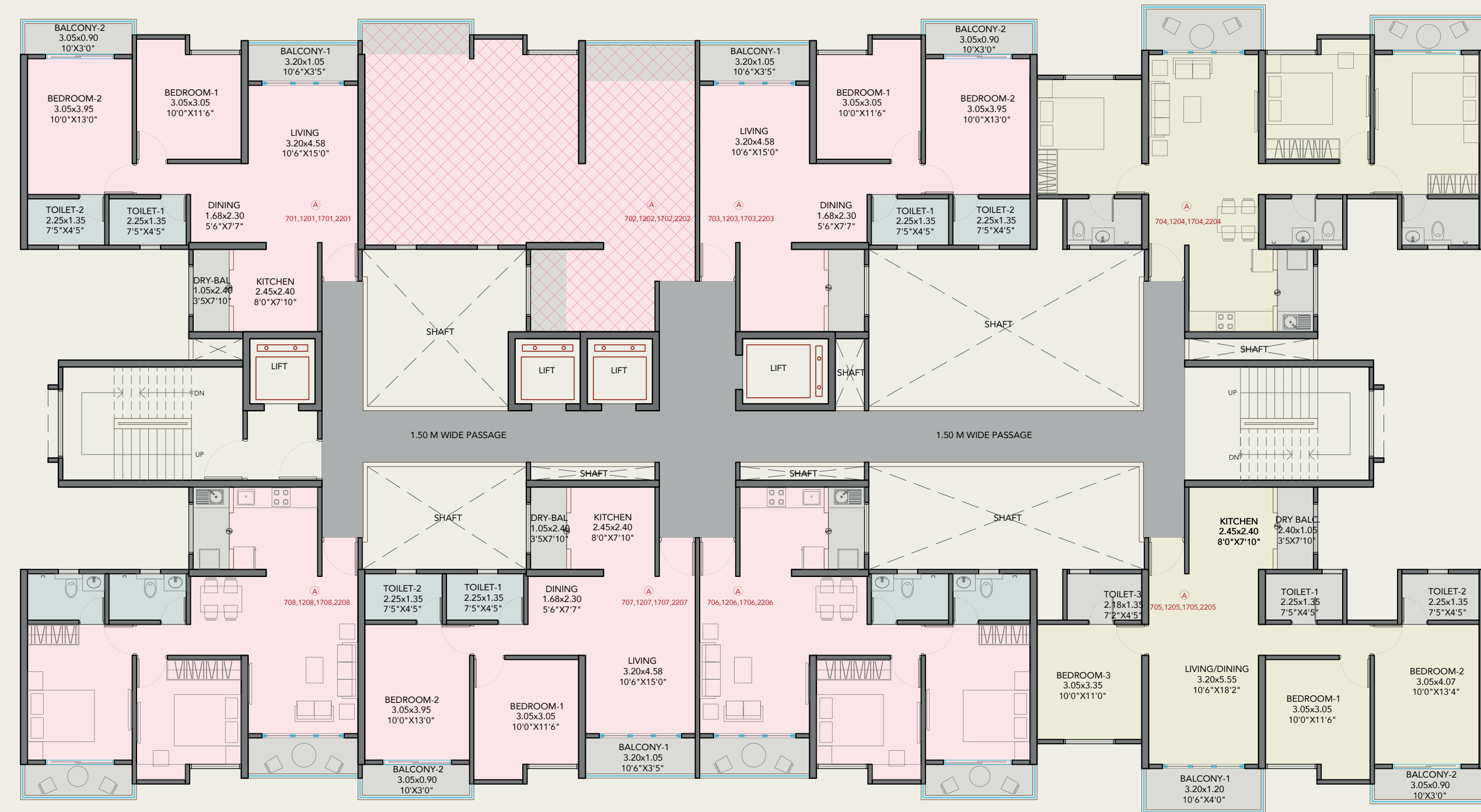
(RERA) SALAB LE AREA STATEMENT BLDG-A

Flat Type	Flat No.	Carpet Area		Exclusive Balcony-1 Area		Exclusive Balcony-2 Area		Exclusive Dry Balcony Area		Total Balcony Area		Total Carpet Area (Carpet + Total Balcony)	
		Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
2 BHK -A	301												
	302												
	303	58.63	631.10	3.36	36.16	2.81	30.24	2.52	27.12	8.69	93.50	67.33	724.74
	308												
3BHK-A	304,305	74.01	796.60	4.02	43.27	2.81	30.24	2.52	27.12	9.35	100.6	83.36	897.28

TOWER 1
3rd Floor Plan

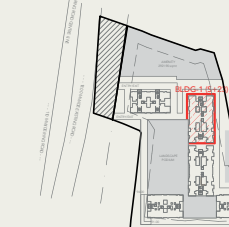


KEY PLAN

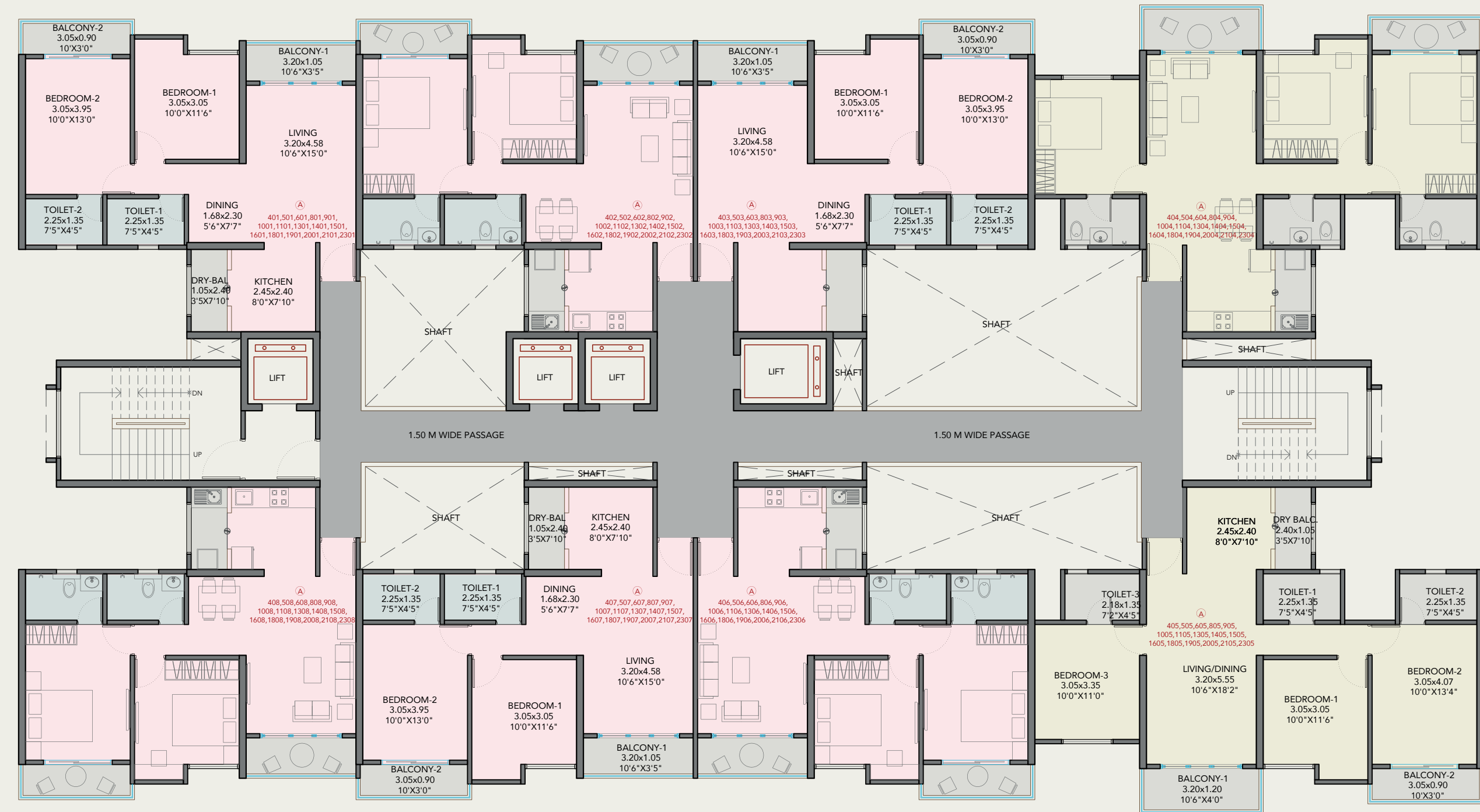


(RERA) SALAB LE AREA STATEMENT BLDG-A

Flat Type	Flat No.	Carpet Area		Exclusive Balcony-1 Area		Exclusive Balcony-2 Area		Exclusive Dry Balcony Area		Total Balcony Area		Total Carpet Area (Carpet + Total Balcony)	
		Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
2 BHK - A	701,1201,1701,2201												
	703,1203,1703,2203												
	706,1206,1706,2206	58.63	631.10	3.36	36.16	2.81	30.24	2.52	27.12	8.69	93.50	67.33	724.74
	707,1207,1707,2207												
	708,1208,1708,2208												
3BHK-A	704,1204,1704,2204	74.01	796.60	4.02	43.27	2.81	30.24	2.52	27.12	9.35	100.6	83.36	897.28
	705,1205,1705,2205												



KEY PLAN



(RERA) SALAB LE AREA STATEMENT BLDG-A

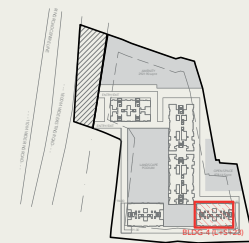
Flat Type	Flat No.	Carpet Area		Exclusive Balcony-1 Area		Exclusive Balcony-2 Area		Exclusive Dry Balcony Area		Total Balcony Area		Total Carpet Area (Carpet + Total Balcony)	
		Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
2 BHK - A	401-401,801-1101,1301-1601,1801-2101,2301												
	402-402,802-1102,1302-1602,1802-2102,2302												
	403-403,803-1103,1303-1603,1803-2103,2303	58.63	631.10	3.36	36.16	2.81	30.24	2.52	27.12	8.69	93.50	67.33	724.74
	406-406,806-1106,1306-1606,1806-2106,2306												
	407-407,807-1107,1307-1607,1807-2107,2307												
3BHK-A	404-404,804-1104,1304-1604,1804-2104,2304	74.01	796.60	4.02	43.27	2.81	30.24	2.52	27.12	9.35	100.6	83.36	897.28
	405-405,805-1105,1305-1605,1805-2105,2305												

A.D.J. TOWER B

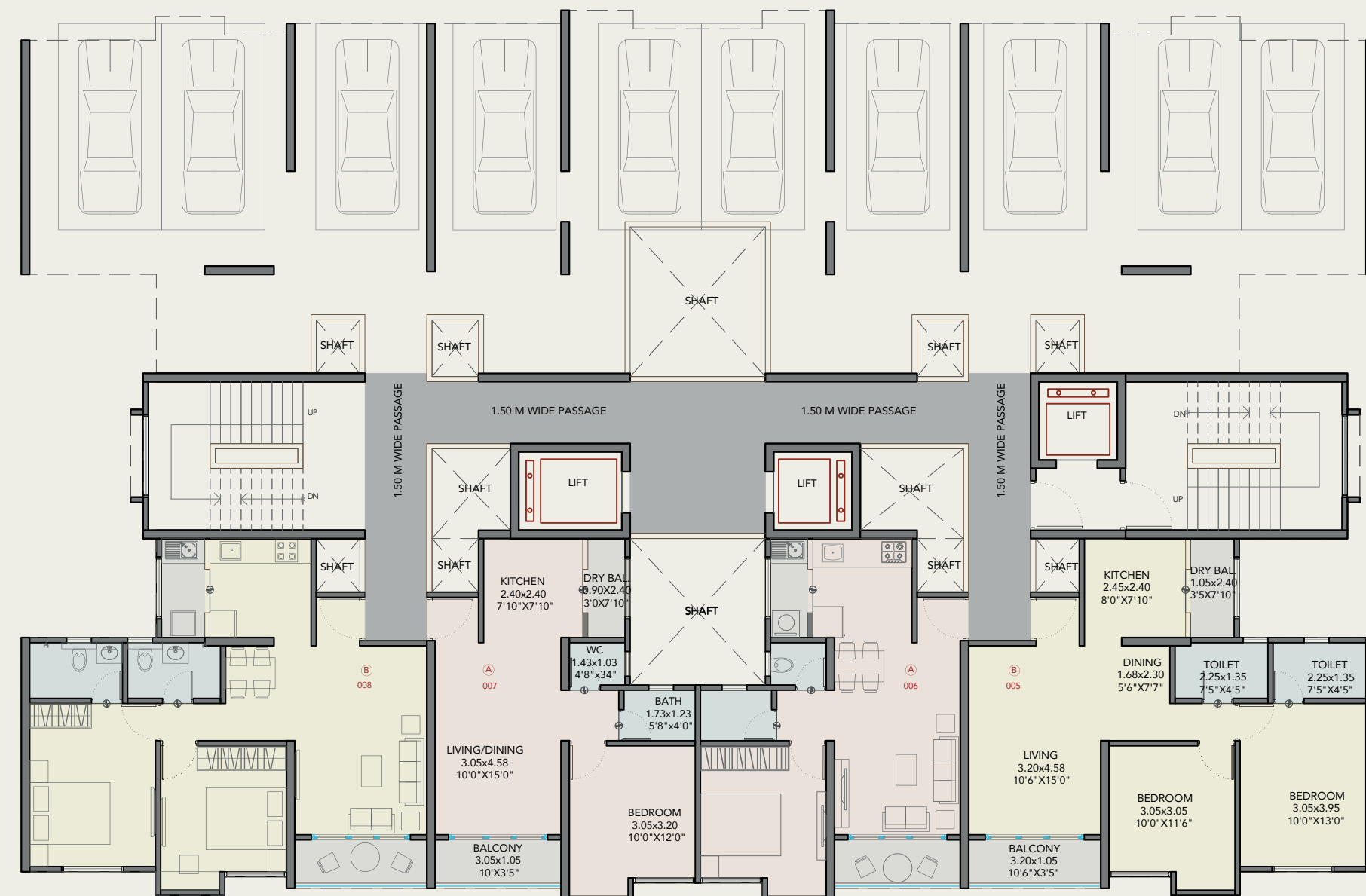
A.D.J. TOWER B

TOWER 1
Refuge 7th, 12th, 17th, & 22nd Floor Plan

TOWER 1
4th,5th,6th,8th,9th,10th,11th,13th,14th,15,16th,18th,19th,20th,21st & 23rd Floor Plan

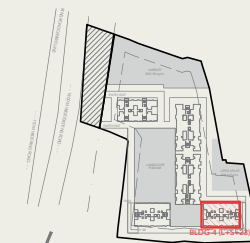


KEY PLAN

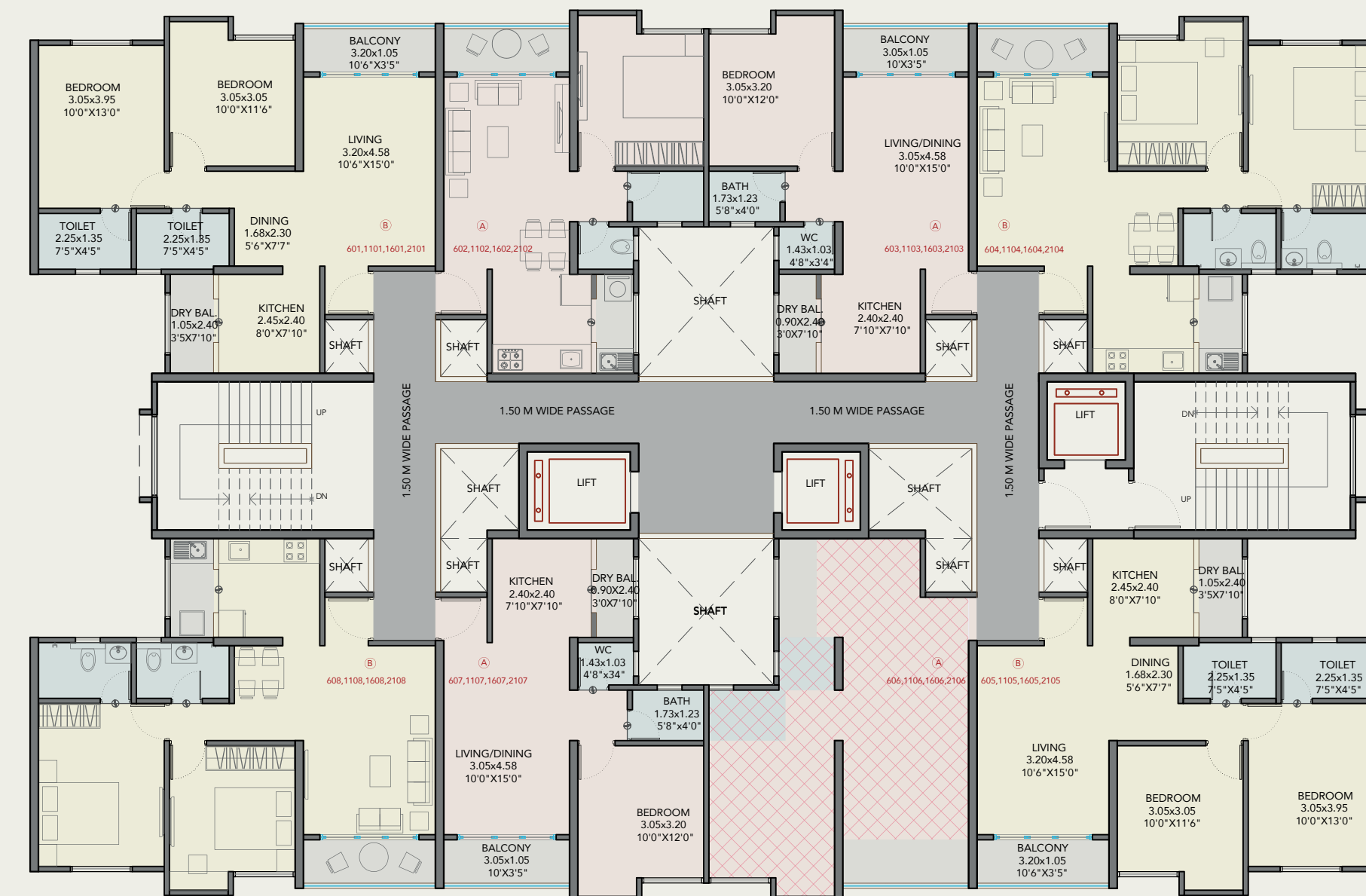


(RERA) SALAB LE AREA STATEMENT BLDG-A

Flat Type	Flat No.	Carpet Area		Exclusive Balcony-1 Area		Exclusive Balcony-2 Area		Exclusive Dry Balcony Area		Total Balcony Area		Total Carpet Area (Carpet + Total Balcony)	
		Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
2 BHK - B	005												
	008	58.55	630.23	3.36	36.16	---	---	2.52	27.12	5.88	63.29	64.43	693.52
1BHK	006												
	007	39.19	421.84	3.20	34.44	---	---	2.16	23.25	5.36	57.69	44.55	479.53

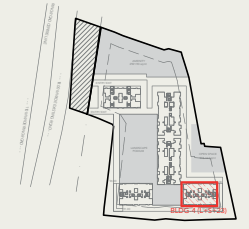


KEY PLAN

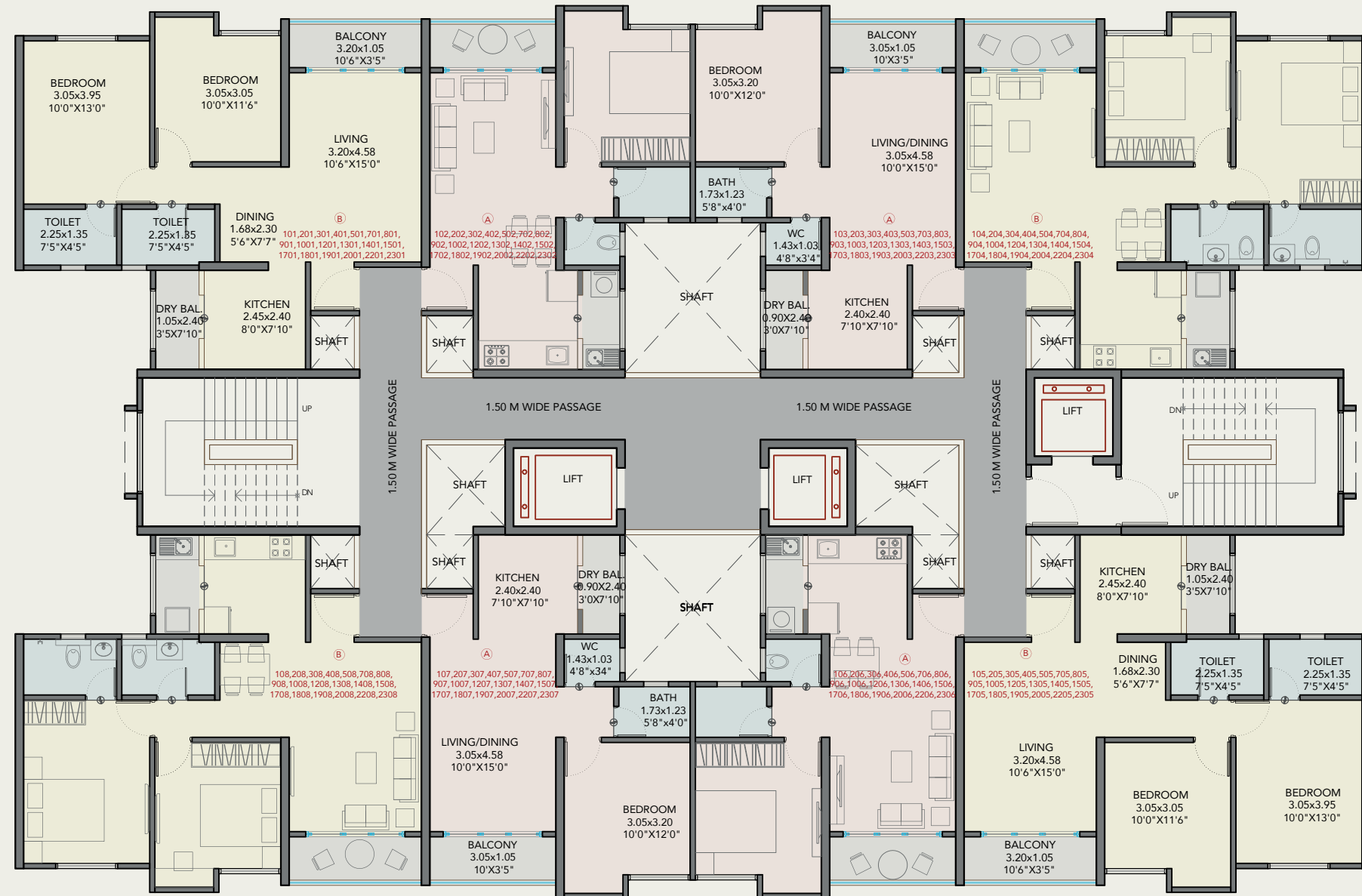


(RERA) SALAB LE AREA STATEMENT BLDG-A

Flat Type	Flat No.	Carpet Area		Exclusive Balcony-1 Area		Exclusive Balcony-2 Area		Exclusive Dry Balcony Area		Total Balcony Area		Total Carpet Area (Carpet + Total Balcony)	
		Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
2 BHK - B	601,1101,1601,2101												
	604,1104,1604,2104												
	605,1105,1605,2105												
	608,1108,1608,2108	58.55	630.23	3.36	36.16	---	---	2.52	27.12	5.88	63.29	64.43	693.52
1BHK	602,1102,1602,2102												
	603,1103,1603,2103												
	607,1107,1607,2107	39.19	421.84	3.20	34.44	---	---	2.16	23.25	5.36	57.69	44.55	479.53



KEY PLAN

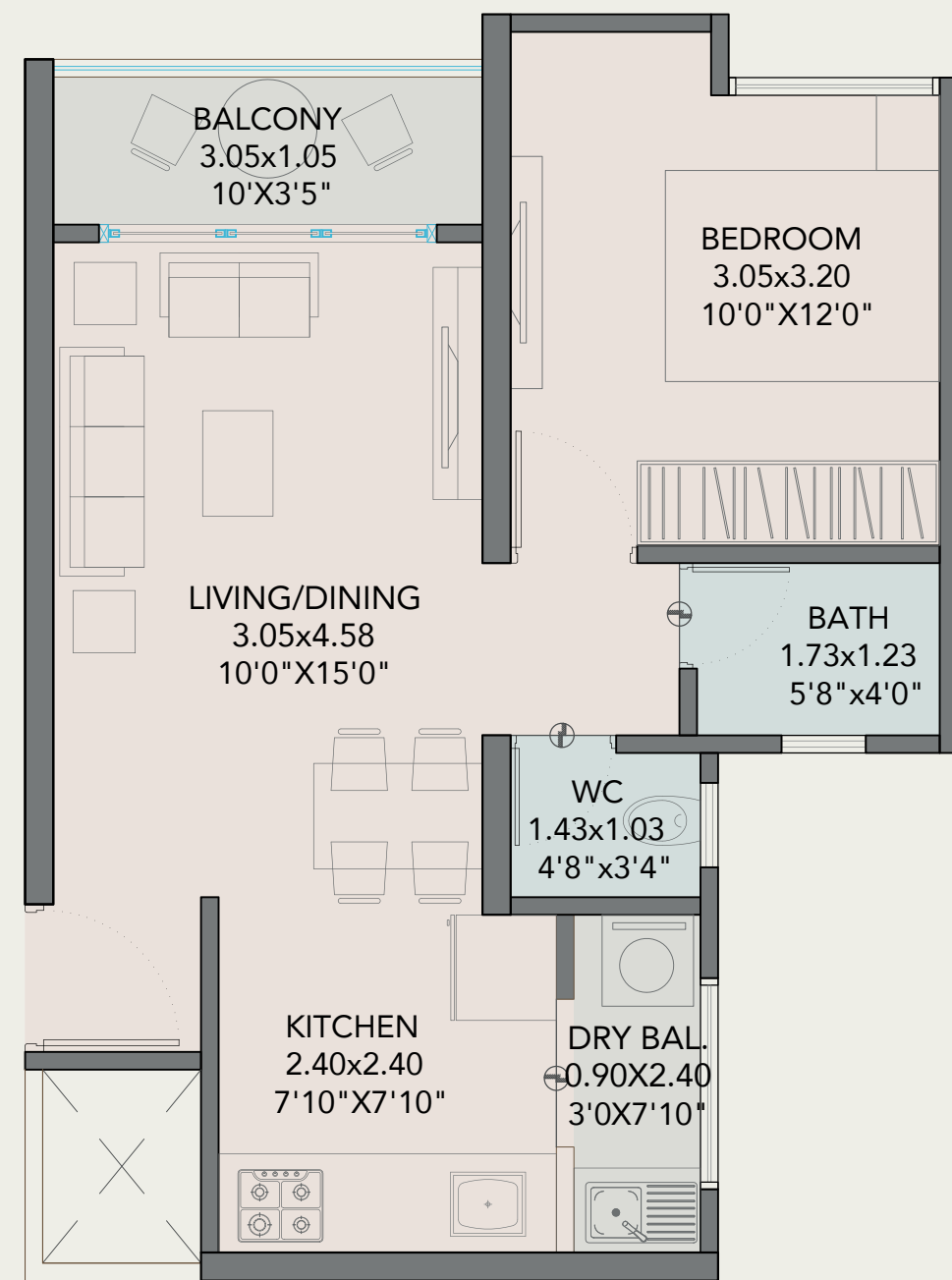


UNIT PLAN

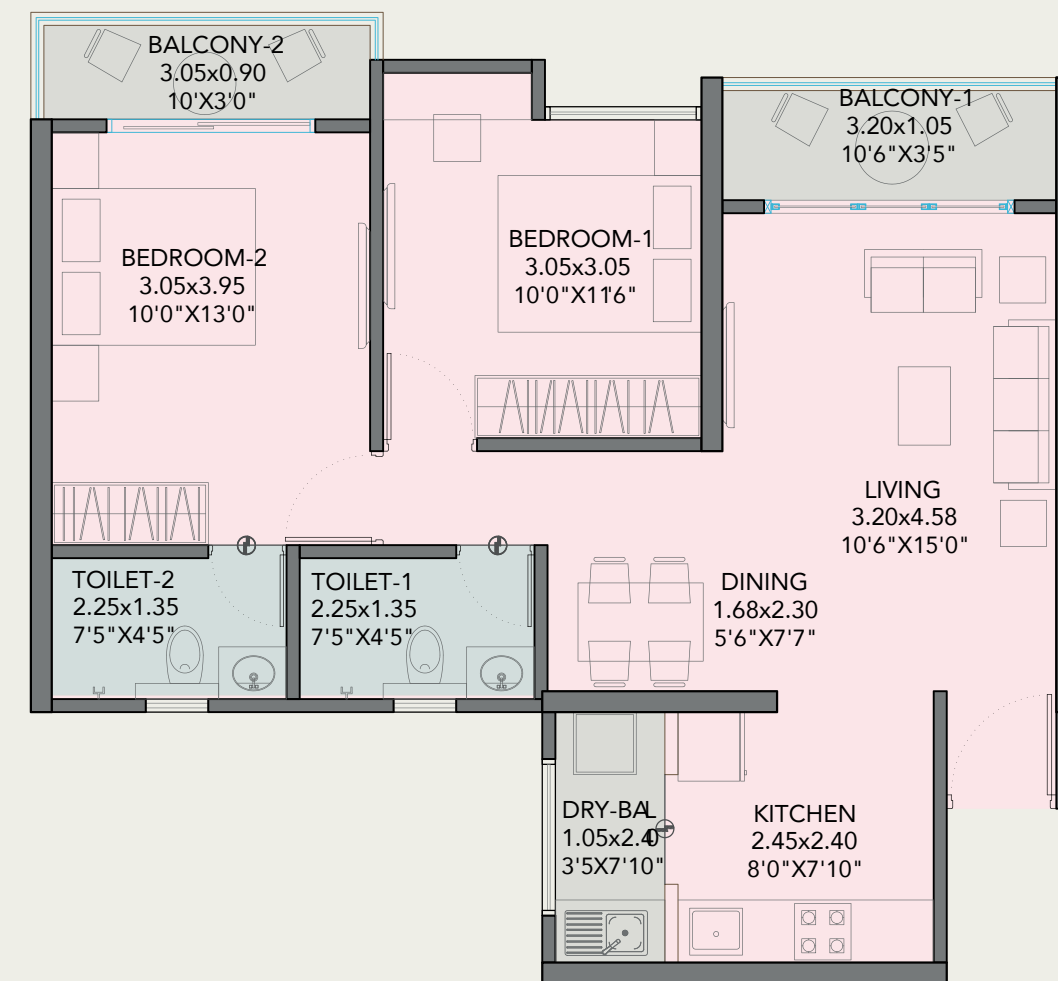
(RERA) SALAB LE AREA STATEMENT BLDG-A

Flat Type	Flat No.	Carpet Area		Exclusive Balcony-1 Area		Exclusive Balcony-2 Area		Exclusive Dry Balcony Area		Total Balcony Area		Total Carpet Area (Carpet + Total Balcony)	
		Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
2 BHK - B	101-501,701-1001,1201-1501,1701-2001,2201,2301												
	104-504,704-1004,1204-1504,1704-2004,2204,2304												
	105-505,705-1005,1205-1505,1705-2005,2205,2305												
	108-508,708-1008,1208-1508,1708-2008,2208,2308												
	102-502,702-1002,1202-1502,1702-2002,2202,2302												
1BHK	103-503,703-1003,1203-1503,1703-2003,2203,2303												
	106-506,706-1006,1206-1506,1706-2006,2206,2306												
	107-507,707-1007,1207-1507,1707-2007,2207,2307												

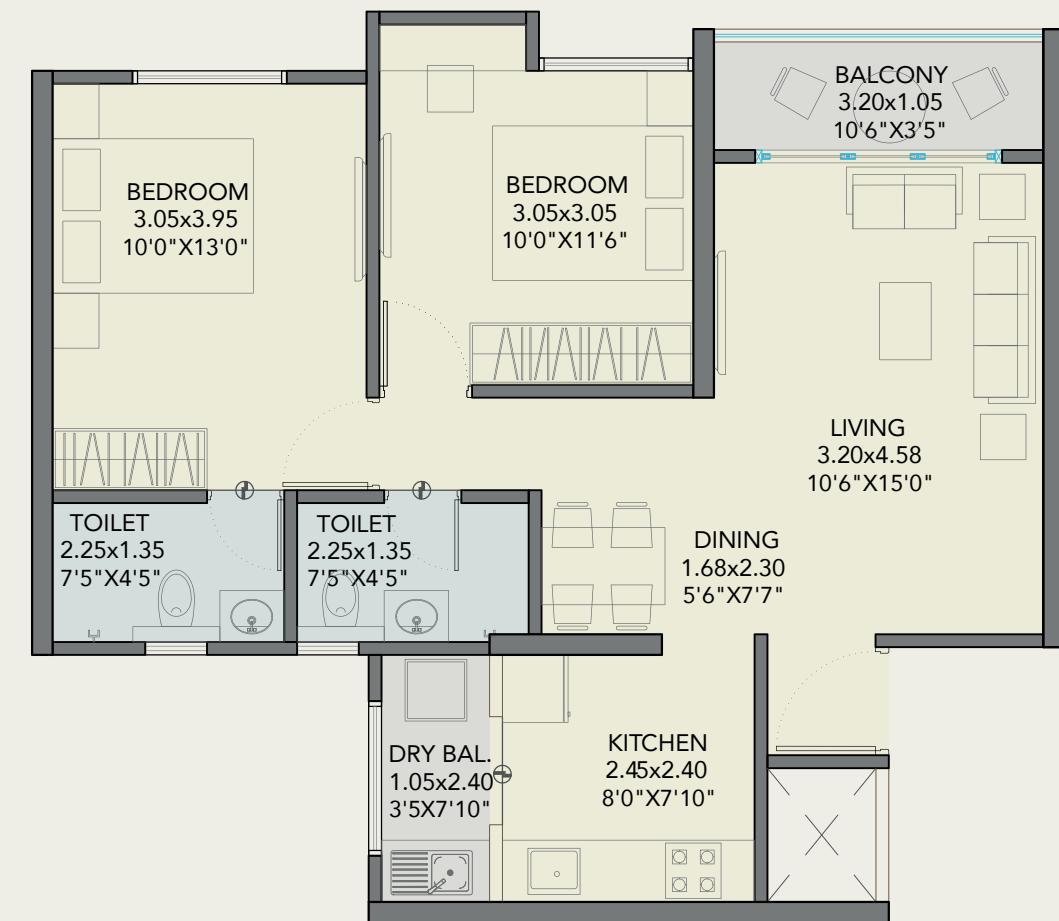
TOWER 4
 Typical 4th, 5th, 7th, 8th, 9th, 10th, 12th, 13th, 14th,
 15th, 17th, 18th, 19th, 20th, 22st & 23rd Floor Plan



TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
1BHK	39.19	421.84	5.36	57.69	44.55	479.53

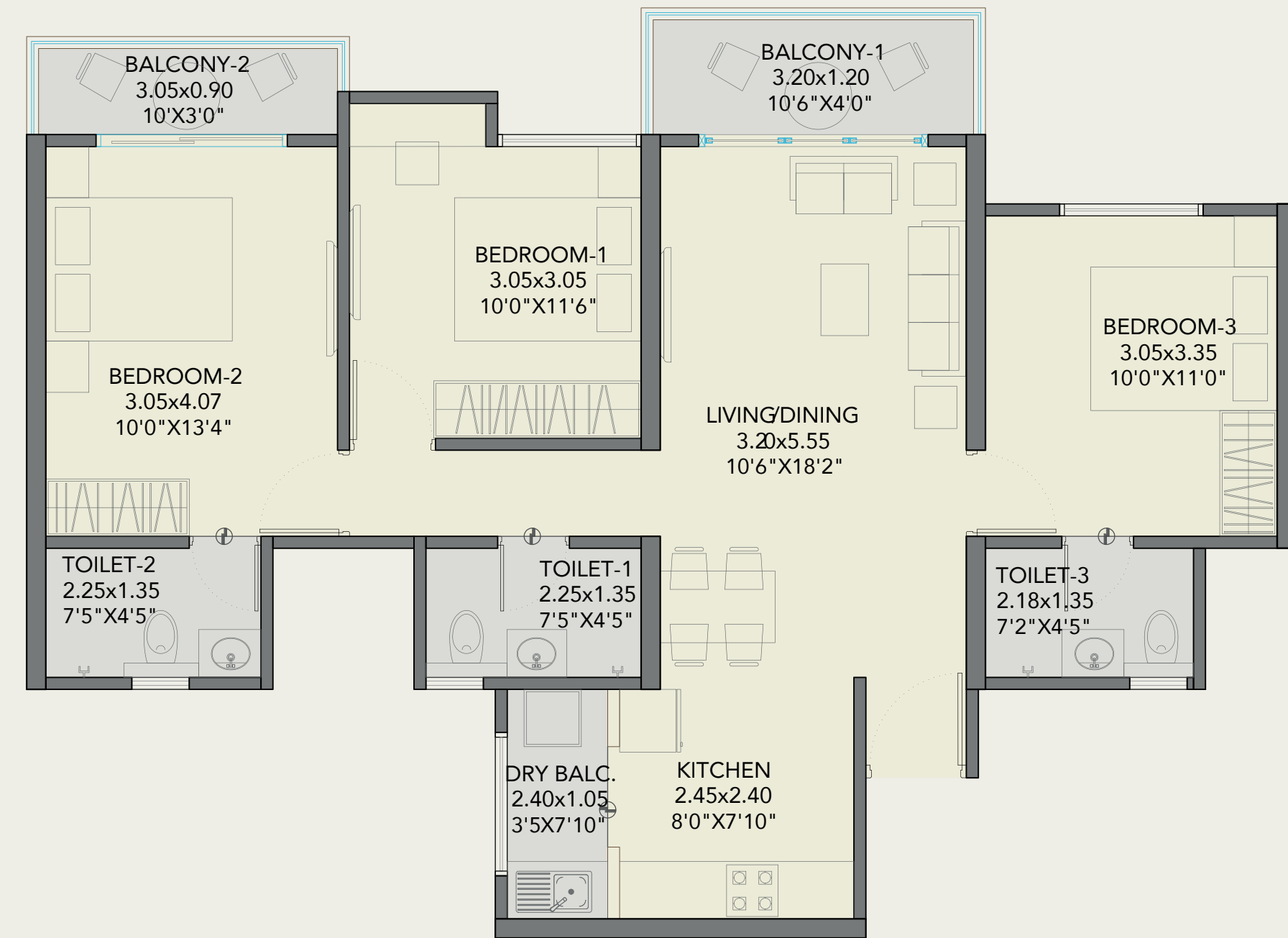


TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
2BHK A	58.63	631.10	8.69	93.50	67.33	724.74

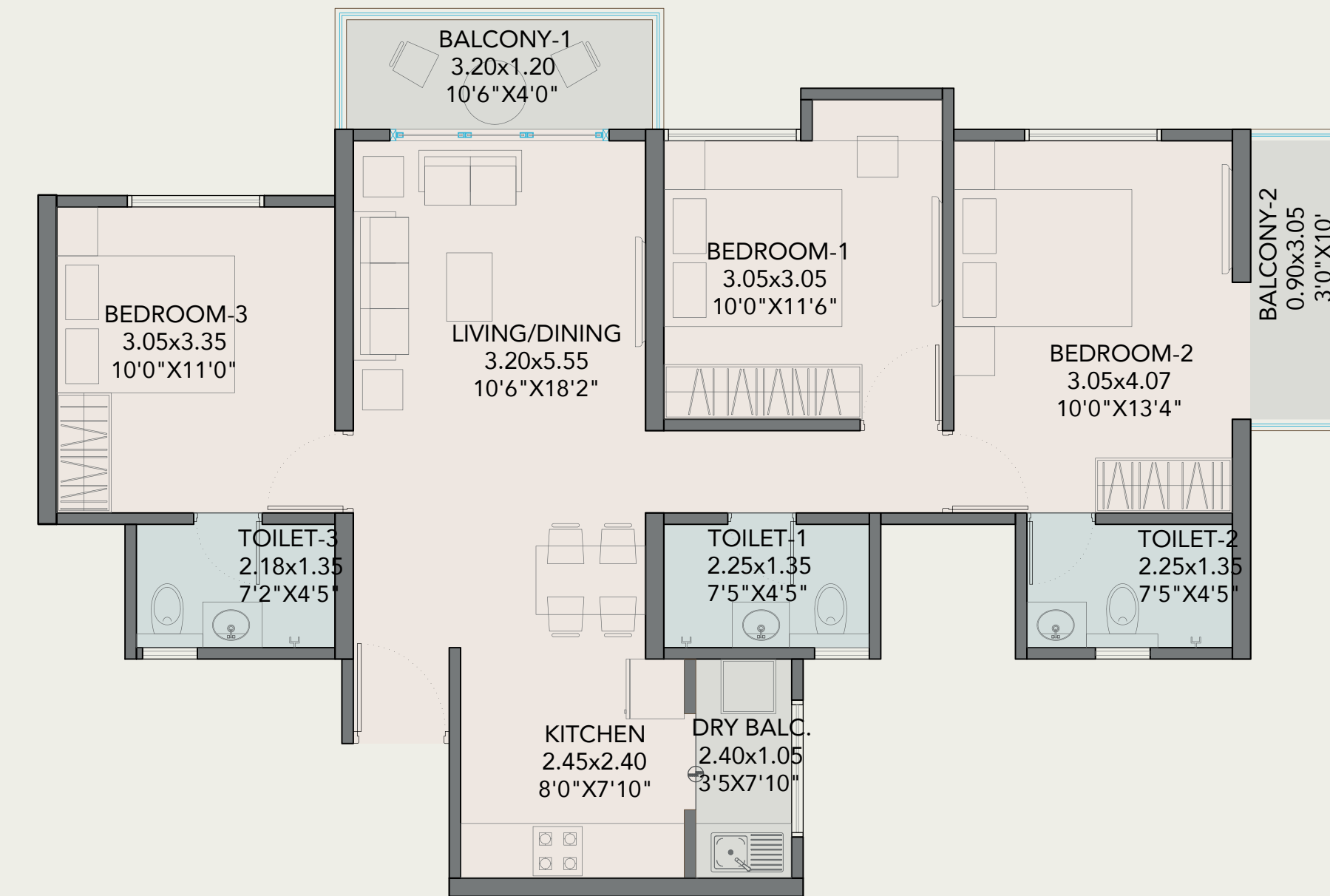


TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
2BHK B	58.55	630.23	5.88	63.29	64.43	693.52

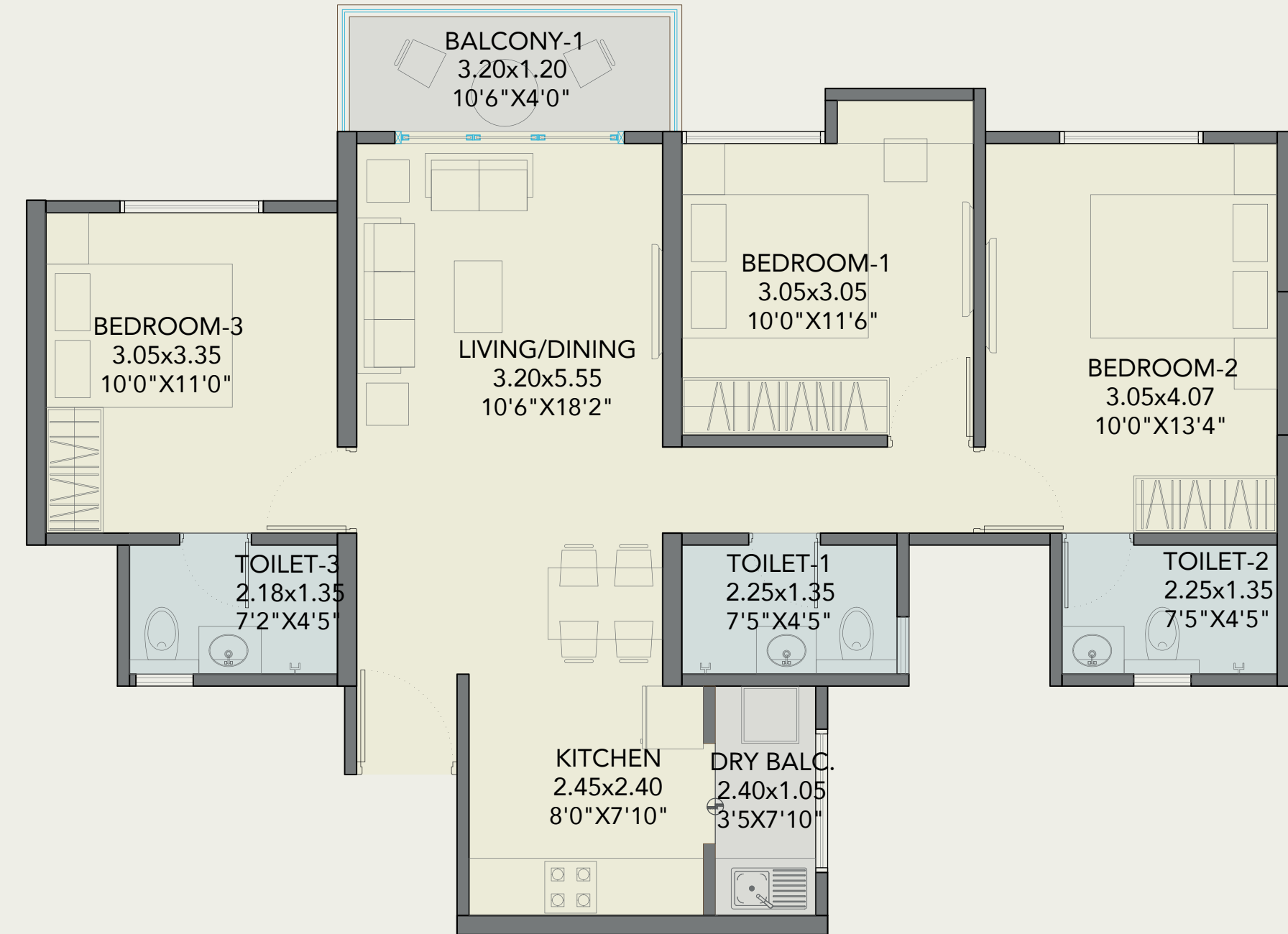




TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
3BHK-A	74.01	796.60	9.35	100.6	83.36	897.28



TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
3BHK-B	74.06	797.18	9.29	99.99	83.35	897.17



TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
3BHK-C	73.76	793.95	6.54	70.40	80.30	864.35

5 SOLID PILLARS. 1 LIFETIME PROMISE.



Branded
Homes



Secure
Living



Sustainable
Living



Maintenance
Team



Healthy
Lifestyles