

# SILICONBAY

LUXURY RE-INVENTED

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2 & 3 BEDROOM LUXURIOUS RESIDENCES  
KALYANI NAGAR ANNEXE

An Anandtara Project





**Anandtara** has constructed homes for more than 1000 families and has several upcoming projects including project Whitefield Gold, ATC 32 and ATC 40 Located in prime location of Pune city.

Anandtara constantly aims towards further improving its quest for adding value to every project by excellence in even the minutest detail. Anandtara has consciously cultivated an approach that focuses on reliability, quality and transparency with the customer at its core.

Over the years, Anandtara has seen its dreams come true. The journey has been full of milestones. Looking back, we see what we have accomplished, looking ahead we see new horizons and many more eventful milestones to cross. We hope to further our journey with you as a part of the ever-growing stakeholders.

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# REMARKABLE VALUE

# UNBEATABLE LOCATION

*Anandtara SiliconBay* is a premium residential project strategically located in the beautiful, upscale locale of Kalyani Nagar Annexe that stands out as a true symbol of tasteful luxurious living. This lavish and thoughtfully designed multi-storied project consists of 154 units of 2 BHK and 3 BHK apartments. Each home features dedicated wardrobe niches in master Bedroom, branded bathroom fittings, space-efficient for modular kitchen, and large living space.

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# LUXURY, LOCATION, AND CONVENIENCE

The beautifully crafted interiors are equipped with all modern and trendy fittings that give these apartments a chic contemporary look. These ultra-modern and ultra-stylish homes are nestled away from the commotion of the city and offer more privacy. The surroundings have a beautiful view the residents can enjoy from their spacious and well-ventilated abode. This project is well-connected to all other major parts of Pune with close proximity to top schools, hospitals, IT parks, malls, hotels, restaurants, etc. Its superb location facilitates excellent accessibility to all major landmarks and recreational facilities.

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# LIVING EXCELLENCE

## WHY SILICON BAY?

- 11 storey & 4 wings
- Greenery for fresh air
- Accessibility to all essentials
- Up your quality of living
- Experience comfort

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# HEAD-TURNING STYLE & EXTRAORDINARY LOCATION

*Anandtara SiliconBay* is truly a lifestyle and not merely an address. It allows you to take a break from your busy work life to rediscover yourself and indulge in passions to refresh your body, mind and soul. Spread over Large area with 154 premium flats only, it offers a multitude of world-class amenities, modern entertainment and leisure activities such as state-of-the-art gym, spa, yoga and meditation centre, swimming pool, pool-side party deck, sound-proof party hall, open-air theatre, landscaped gardens, library, conference rooms, indoor games, and much more.

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# URBAN ENERGY

# SKY HIGH DECADENCE

## LOCATION ADVANTAGES

1. Great accessibility to major locations like Koregaon Park, Viman Nagar, Kharadi, Magarpatta.
2. Close proximity to Pune International Airport.
3. Striking distance to Pune's biggest Mall and entertainment hub: Phoenix Market-city, Season's Mall, Amanora Mall.
4. Neighbouring choice schools and colleges such as Bishop's School, Symbiosis College, Arnold's College etc.
5. Short stroll distance to fruit and vegetable markets, makes it an ideal & convenient place for families.
6. Enclosed around good hotels, restaurants, movie theatres, markets etc. spells comfort and convenience.



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ENTED



LIVE THE LIFE YOU  
HAVE IMAGINED

AMENITIES



State Of the art  
Gymnasium

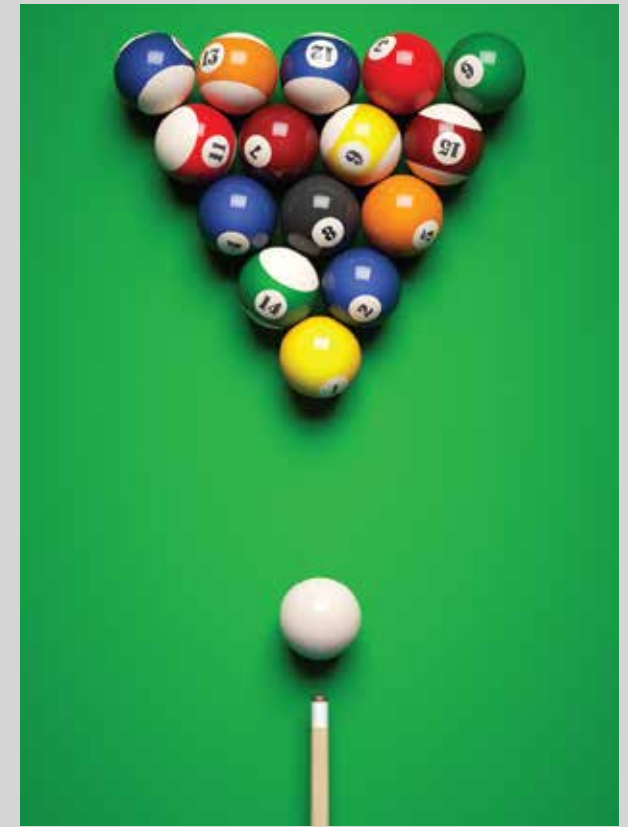
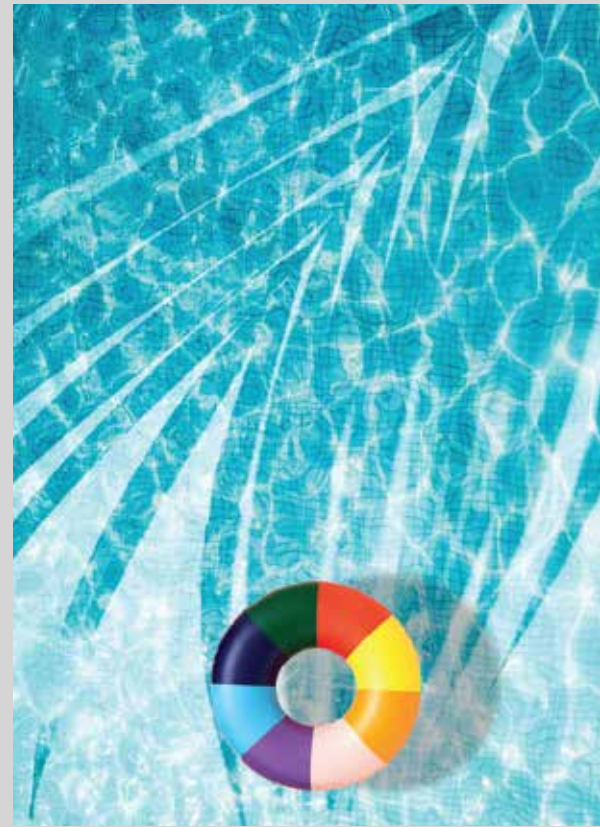


Spa:

1. Sauna Room
2. Steam Room
3. Massage Room
4. Jacuzzi



Swimming Pool



\*Pictures shown are for illustration purpose only



Open-air Theatre



Conference Room



Carrom Room



Community Hall /  
Party Hall / Aerobics Hall



Walking Plaza



Snooker



Poolside Party Deck  
with Barbeque Area



Society Office



Library



Kiddies Pool



Table Tennis

1. Toddlers Play area with Observation Bay
2. Children's Play area with Observation Bay
3. Tricycle Ring with Observation Bay
4. Half Basketball Court
5. Outdoor Chess
6. Yoga Lawn / Meditation Court
7. Bamboo Garden
8. Swing Pavilions
9. Elders Sitting

10. Reflexology Walkway
11. Jogging Track
12. Plantation Areas
13. Visitor Waiting Areas
14. Wi-Fi Connectivity in every Apartment
15. Automatic Boom Barrier Entry
16. Music Room with Instruments
17. Car Wash Area



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AY

## LOBBY

- Designer entrance lobby
- Video door phone

## FLOORING

- Designer Vitrified Flooring
- Wooden flooring for master bedroom & children bedroom
- Anti-skid ceramic flooring for toilets and dry balcony

## DOORS

- Decorative main door with quality locking system
- Internal moulded doors
- Quality doors for toilets and dry terraces

## WINDOWS

- Powder-coated aluminium windows with mosquito net and M.S grill
- Granite sill for all windows

## TERRACE

- S.S railing with glass
- Wooden textured flooring

## KITCHEN

- L-Shape granite kitchen platform with stainless steel sink
- Designer wall tiles standard height
- Provision for water purifier
- Provision for exhaust fan
- Attached dry balcony for every kitchen

## ELECTRIFICATION AND CABLING

- Concealed fire resistant copper wiring in entire flat
- T.V Points in living and master bedrooms
- A.C point provision for living and master bedrooms
- Telephone point in living Room
- Adequate electrical points
- Inverter provision for each flat
- Superior quality electrical fittings
- Generator backup for common areas and lift

## WATER SOURCES

- Borewells
- PMC water
- STP & Rainwater re-cycling for gardening



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# SPECIFICATIONS



## PAINTING AND FINISHES

- Superior wall finish with Superior quality paint for walls
- Superior quality emulsion paint for external walls
- POP/ Gypsum finish for walls and ceilings

## R.C.C

- Earthquake resistance structure
- Sand face plaster for external walls
- External & Internal walls of AAC blocks

## HOME AUTOMATION

- Broadband & Cable Provision

## WASHROOM

- Wall-mounted commode
- Designer glazed dado tiles
- Hot and cold mixing units
- Finest quality fitting & sanitary ware
- Washbasin with counters
- Glass cabinet
- Provision for exhaust fan in all toilets
- Provision for geyser point in all toilets
- Solar water heater connection in the master bedroom

FLAWLESS PLANNING  
FLAWLESS ATTITUDE

3 BHK





2 BHK

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# OUR VISION AHEAD

At Anandtara we aspire to be the Leaders in Real Estate Development who provide unique and creative real estate solutions to every stratum of society. When a homeowner thinks of housing, he should think of Anandtara. When it comes to commercial real estate, we aim to be the leading real estate developer in the city that provides growth opportunities, reduced operating costs, improved efficiency, and creative inspiration to businesses through increased adoption of sustainable solutions.

While we take pride in seeing our business clients grow, we are also mindful of the impact we create on local communities. We strive to be a true economic and real estate infrastructure development partner for the local communities.

At Anandtara, we are constantly changing the way we plan our new projects. We are now focusing on building integrated, self-sufficient townships with high-end infrastructure and facilities that are in sync with the vision of 'smart cities'. To meet the growing demands of the working population, we constantly add more amenities and conveniences to adapt to the changing lifestyles. Swimming pools, landscaped gardens, gymnasiums, yoga and meditation centres, outdoor and indoor games, jogging tracks, libraries, etc., are now being made available in every residential project. Everything that a homeowner would need for his and his family's recreation is made available within our projects.

After successful completion of various residential and commercial projects at prime locations, we plan to expand our footprint to every corner of Pune city and create a profound impact on the local real estate development scenario. In the coming years, we aim to develop many more residential and commercial properties that are both beautiful and effective for the homeowners and businesses. With every new project, we aim to create distinct real estate properties that become more and more efficient, environment-friendly, and beautiful. We hope that these flagship properties will provide the necessary infrastructure to attract more business and create additional economic activity in the local and surrounding areas.

# OUR OTHER PROJECTS



LA GLORIOSA



TARABAI PARK



AKANSHA PHASE 1 & 2



HARITARA



OLIVE ORCHARD 1 & 2



SAYAJIRAJE AVENUE



WHITEFIELD RESIDENCES



Anandtara  
WHITEFIELD GOLD

WHITEFIELD GOLD



ATC 32



ATC 40

## FEW REASONS TO BE A PART OF ANANDTARA GROUP

1. Top Quality Construction
2. Timely Possession
3. High Credibility
4. Experienced Professionals
5. Constant Innovation
6. Complete Transparency
7. Competitive Price
8. Post-Sale Relations



\*Map is not in scale is meant for representational purpose only

# CONNECTIVITY

## KEY DISTANCES

IT Parks	- EON - 6.5 Kms, Magarpatta - 6.8 Kms
Hospital	- Nobel Hospital - 7.9 Kms, Columbia Asia Hospital - 4.3 Kms
Educational Institute	- Bishop's School - 2.4 Kms, Symbiosis - 2.9 Kms, Arnold's College - 550 metres
Shopping Malls	- Phoenix Market City -2.4 Kms, Amanora Park Town - 8.4 Kms, Seasons Mall - 8.4 Kms
Hotel	- Westin - 1 Kms, Radisson Blue - 2.6 Kms, Hyatt - 1.4 Kms
Petrol Pumps	- Indian Oil - 1.8 Kms, Bharat Petroleum – 2Kms
Airport	- 4.5 Kms
Station	- 7.5 Kms
Koregaon Park	- 2.2 Kms
Kalyaninagar	- 0.5 Kms
Vimannagar	- 2.9 Kms

## HEAD OFFICE

Anandtara  
305, West Wing, Aurora Towers,  
Camp, Pune - 411001

## CONTACT

020-26050900 / 020-26120159

## SITE ADDRESS

S.No. 9, V Customer Lane,  
Next to Nyati Meadows,  
Kalyani Nagar Annexe,  
Pune - 411014

## SALES CONTACT

+91 7758000800

siliconbay@anandtara.com

www.anandtara.com

RERA NO. P52100004042

## MEMBER OF

**CREDAI**



Project By :

**ANANDTARA  
GROUP**

