



THE NEW KOHINOOR OF HINJAWADI.

Premium 2 BHK Homes

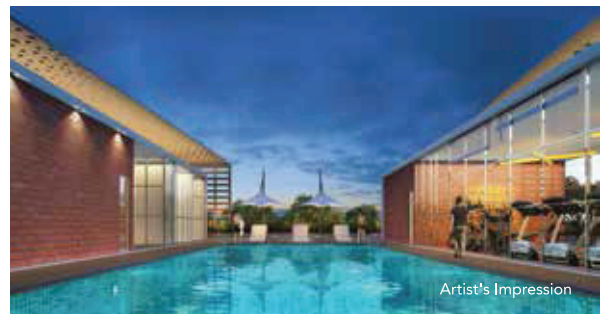
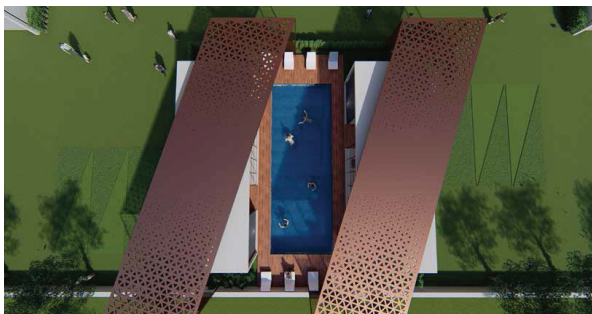


KOHINOOR CORAL: URBAN CONVENIENCES. NATURAL ENVIRONS.

Presenting, Kohinoor Coral at Hinjawadi Phase 3. Powered by the 5 pillars of our 'Sada Sukhi Raho' philosophy this project will be a benchmark for the area. Being enveloped by greenery every day will be a refreshing escape into wilderness. But that's not all. Peppered with amenities and specifications for every family member, Kohinoor Coral is where form and function will blend seamlessly. Come home to a premium lifestyle surrounded by nature. Come home to Kohinoor Coral.



THE CORAL LIFESTYLE: NEW EXPERIENCES. EVERY DAY.



INDOOR AMENITIES: • CLUBHOUSE - Multipurpose Hall | Reception & Waiting Lounge | Indoor Games: Table Tennis, Carrom & Chess | Well-equipped Gym • LIFESTYLE AMENITIES - Toddlers' Room / Creche | Co-Working Space with Cafe

OUTDOOR AMENITIES: • Kids' Play Area • Swimming Pool with Kids' Pool • Landscaped Garden • Pergola Seating • Multipurpose Game Court • Senior Citizens' Deck • Open Air Gym • Yoga Deck

ENSURING HIGH QUALITY LIVING SPACES.

STRUCTURE & BLOCKWORK:

- RCC (Reinforced Cement Concrete) structure with 125mm AAC (Autoclaved Aerated Concrete) blocks
- Birla Super Shakti, Ambuja, Vasodatta/ equivalent type cement
- Rajuri, Kalika, Polad / equivalent type steel

PAINTING & FINISHING:

- Interior Home Walls:
 - Internal wall with Gypsum finish of Gyproc / Buildcon / equivalent
 - Dulux premium emulsion paint / equivalent for walls and ceiling
- Other Interior Walls:
 - Internal plastering with Gypsum finish of Gyproc / Buildcon / equivalent
 - Dulux textured paint / equivalent with scratch finish near lift lobbies
 - Textured paint with scratch finish texture
- External Walls:
 - External plaster with double coat, sand-faced plaster with chicken mesh
 - Dulux textured paint and Dulux Weather Shield /equivalent for all exterior walls

FLOORING:

- Kajaria / Nitco / equivalent make 600mm x 600mm tiles inside the apartment
- Kajaria / Nitco / equivalent make 150mm x 600mm rustic wooden-finish tiles for balconies
- Kajaria / Nitco / equivalent make 300mm x 300mm rustic-finish ceramic tiles for dry balconies

WATERPROOFING:

- Brickbat & chemical waterproofing for attached terraces
- Chemical waterproofing in toilets
- Brickbat waterproofing & chemical admixture for dry balcony

DOORS:

- Main Door:
 - Tata Pravesh / Century / Greenlam /equivalent main door with ply frame
 - Provision for safety door
- Yale / equivalent biometric lock
- Bedroom Doors:
 - Bedroom door with plywood frame with laminate
 - Europa / equivalent cylindrical lock
- Toilet & Balcony Doors:
 - Laminated ply door with granite door frame for toilets and balconies
 - Europa / equivalent cylindrical lock
- Balcony:
 - Folding doors to access terrace / balcony

WINDOWS:

- 4-sided window sill with grey granite
- Domal / Euro / equivalent series windows with anodised / powder-coated 3-track aluminium windows with mosquito mesh
- Window grills with satin paint

RAILING:

- 1200mm high glass railing with SS grab bar

KITCHEN:

- Franke / Nirali / equivalent kitchen sink
- Kajaria / Nitco / equivalent make 300mm x 600mm tiles for kitchen walls
- Jaquar Lyric series / equivalent tap fittings
- Black granite otta supported by cudappa

TOILETS:

- Kajaria / Nitco / equivalent make 300mm x 300mm satin-finish anti-skid tiles for toilet flooring
- Kajaria / Nitco / equivalent make 300mm x 600mm digital tiles for toilet walls

- Jaquar / equivalent basins & WC
- Jaquar Lyric series / equivalent tap fittings
- Slung plumbing

ELECTRIFICATION & CABLING:

- Finolex / Polycab / equivalent wires
- Schneider Vivace series / equivalent switches

LIFTS:

- Kone / Schneider / Thyssenkrupp / equivalent lifts

SECURITY:

- CCTV monitoring in common areas
- Fire alarm & fire-fighting system
- Boom barrier at each entry and exit
- Smoke detector & sprinklers in common areas
- Video door phone in each home integrated with lobby and security connect

COMMON FEATURES:

- 1 drivers' toilet to be provided in each building
- Kirloskar / equivalent genset back-up system
- Osram / equivalent LED-based fittings for common area lights
- Attractive entrance lobbies

ENVIRONMENTAL FEATURES:

- Rainwater harvesting
- STP recycled water for landscaped areas
- Organic waste converter
- Fruit bearing trees
- Drip irrigation system in landscaped green areas
- Underground water tank with softened and conditioned water treatment

PROJECT SNAPSHOT



INDULGENCE IS NO LONGER A LUXURY.

At Kohinoor Coral indulgence is not a luxury; it's a daily experience. We've carefully crafted every square foot with thoughtfulness. Whether it's optimising niche spaces, ensuring better light and ventilation or even high quality materials - it's all aimed at bringing you limitless happiness. You could say it's a literal translation of our 'Sada Sukhi Raho' philosophy.





Artist's Impression

Master Plan

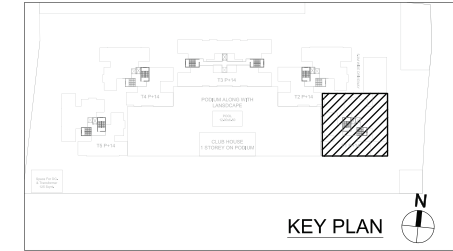
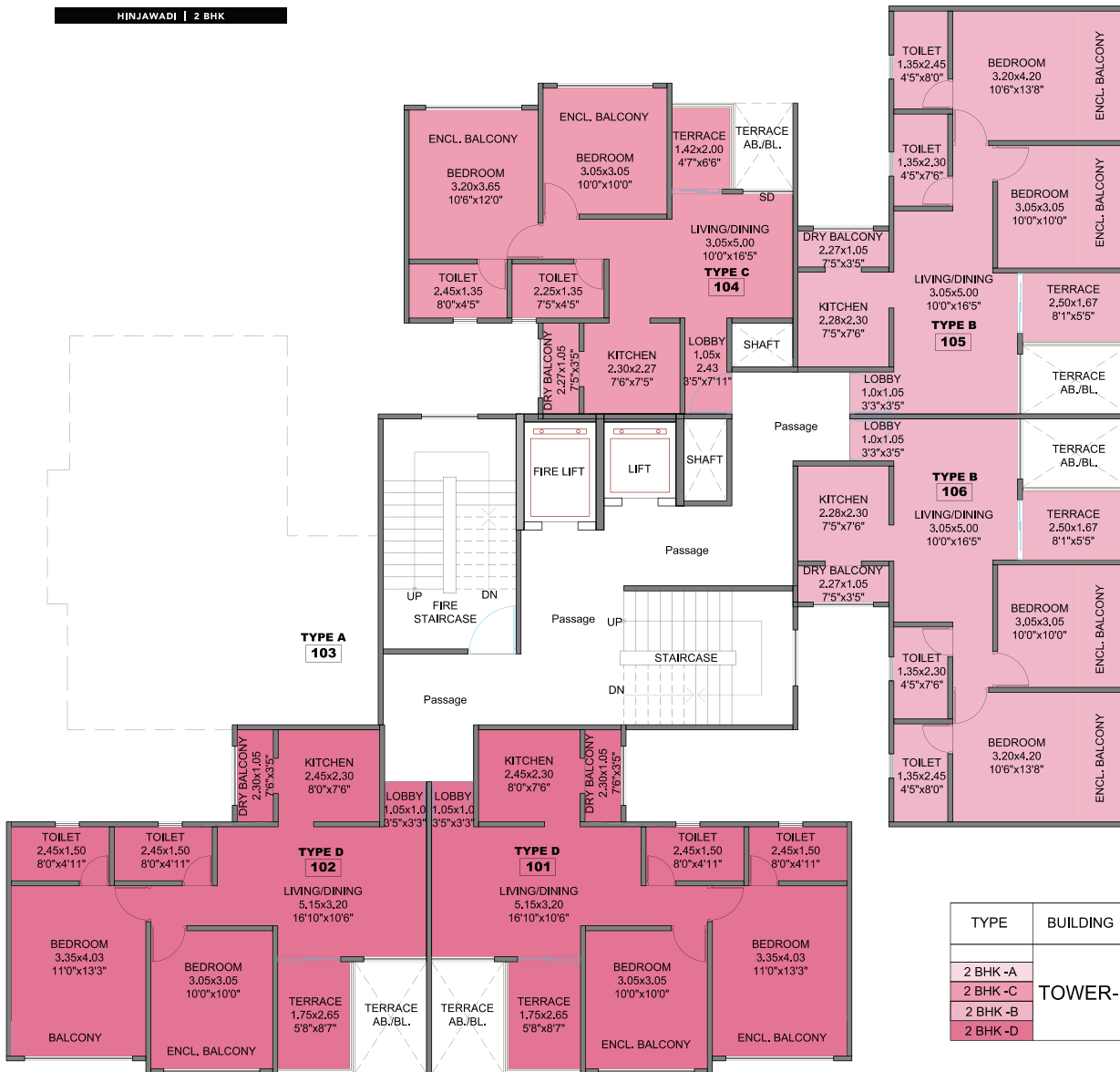
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|---------------------------------|--------------------------|--------------------------------|------------------------|
| 1 Grand Entrance Gate | 4 Swimming Pool | 7 Senior Citizens' Deck | 10 Amphitheatre |
| 2 Podium-level Clubhouse | 5 Party Lawn | 8 Multipurpose Area | 11 Exit |
| 3 Ground-level Clubhouse | 6 Kids' Play Area | 9 Jogging/Walking Area | |

2BHK
CUT SECTION



2BHK
CUT SECTION





| TYPE | BUILDING | CARPET AREA | (EXCLUSIVE) TERRACE AREA | (EXCLUSIVE) ENCLOSE BALCONY | (EXCLUSIVE) DRY BALCONY | TOTAL AREA |
|----------|----------|-------------|--------------------------|-----------------------------|-------------------------|------------|
| | | Sqft. | Sqft. | Sqft. | Sqft. | Sqft. |
| 2 BHK -A | TOWER-1 | - | - | - | - | - |
| 2 BHK -C | | 511.29 | 31.54 | 68.67 | 21.96 | 633.46 |
| 2 BHK -B | | 520.33 | 46.18 | 76.21 | 21.96 | 664.68 |
| 2 BHK -D | | 560.15 | 51.77 | 70.82 | 22.28 | 705.04 |