







## JUST+PUNE

Land of the Peshwas, of Chhatrapati Shivaji Maharaj, of Pandit Bhimsen Joshi, cultural capital of Maharashtra, Oxford of the East. But no more a pensioner's paradise, the city is in fact becoming Detroit of the East with auto giants setting up shops in the vicinity. Its presence in the global market is further underlined with IT Parks like Hinjewadi, Talawade and Tathawade housing some of the best international names marking their presence. We needn't say more.







## JUST+.....

After standing tall with innovative creations around 4 lakh sq.ft across Mumbai, Sagar Properties is now moving to Pune. With a defined strategy to add sparkling elevations to Pune's new age skyline.

Water's Edge is not just about anything, it's about all the pluses in life. With more than just four walls on offer, the advantages of making your home in this project are plenty. A responsible/mature/settled/established neighbourhood, a certain level of finesse, a good amount of style, an assured structure of decorum and of course our attention to detail. It all just adds up!







## JUST + FREEDOM

Think larger greens, think places to see and room to breathe. With just two columns featuring in the entire turf, you have ample opportunity to style your house to agree with your personality. Add to that the chic glass walls overlooking city lights and your heart is set on the nest. Don't you already feel as free as the birds?



### 1ST FLOOR

CARPET SQ.FT.	TERRACE SQ.FT.	SALEABLE SQ.FT.
1527	293	2203
1838	293	2578





**JUST+LIFESTYLE**

7.30 pm at home. Time for some good company to discuss the bull market or to fix a trip to Venice. Don't call your sister from across the city; just ring your neighbour's doorbell. Who knows you may even land in the Bahamas! And where else would you get to fix up all this while looking at the beautiful Mula River? Cheers!



**E-SERIES - 1ST FLOOR**

CARPET SQ.FT.	TERRACE SQ.FT.	SALEABLE SQ.FT.
1838	293	2578
1527	293	2203





**JUST + EMOTIONS**

What do you want at home? Cosiness, smiles, hugs, lazy weekends, comfy evenings, chatter, nights to listen to the pitter patter of the rain drops, days that usher in happiness. Where you feel as bright as a sunflower. Ah...



FLAT NO. 203, 403, 603, 803  
E-SERIES: FLAT NO. 203, 403, 803

**2ND, 4TH, 6TH & 8TH FLOOR  
E-SERIES - 2ND, 4TH & 8TH FLOOR**

FLAT NO. 204, 404, 604, 804  
E-SERIES: FLAT NO. 204, 404, 804



FLAT NO. 202, 402, 602, 802  
E-SERIES: FLAT NO. 202, 402, 802

FLAT NO. 201, 401, 601, 801  
E-SERIES: FLAT NO. 201, 401, 801

CARPET	TERRACE	SALEABLE
SQ.FT.	SQ.FT.	SQ.FT.
1672	159	2287





**JUST + RECREATION**

Jump into the pool to de-stress or start your day with a smashing game of squash. Leave the kids to play a round of tennis in the afternoon while you relax at the clubhouse. Walk by the riverside listening to the birds and watching children laugh and you know the day is well spent. Plenty of reasons to enjoy the racket. Have a ball.



**E-SERIES - 6TH FLOOR**

CARPET SQ.FT.	TERRACE SQ.FT.	SALEABLE SQ.FT.
1349	159	1901

E-SERIES: FLAT NO. 604

E-SERIES: FLAT NO. 603

E-SERIES: FLAT NO. 601

E-SERIES: FLAT NO. 602





Living and Dining Room - 17'3" x 29'3"





**JUST + SECURITY**

We don't just provide living areas with cold locks. We also ensure that you are confident that your children are safe at home, even alone. The access control system in action keeps unwanted intruders at bay while heat sensors keep a check on possible fires at home. If ailing parents at home make you anxious, remember in case of emergency, that, of the two lifts, one is designed to fit a stretcher.



**3RD, 5TH & 9TH FLOOR**  
**E-SERIES - 3RD, 5TH, 7TH & 9TH FLOOR**

CARPET	TERRACE	SALEABLE
SQ.FT.	SQ.FT.	SQ.FT.
1671	293	2356

FLAT NO. 304, 504, 904  
E-SERIES: FLAT NO. 304, 504, 704, 904

FLAT NO. 303, 503, 903  
E-SERIES: FLAT NO. 303, 503, 703, 903

FLAT NO. 301, 501, 901  
E-SERIES: FLAT NO. 301, 501, 701, 901

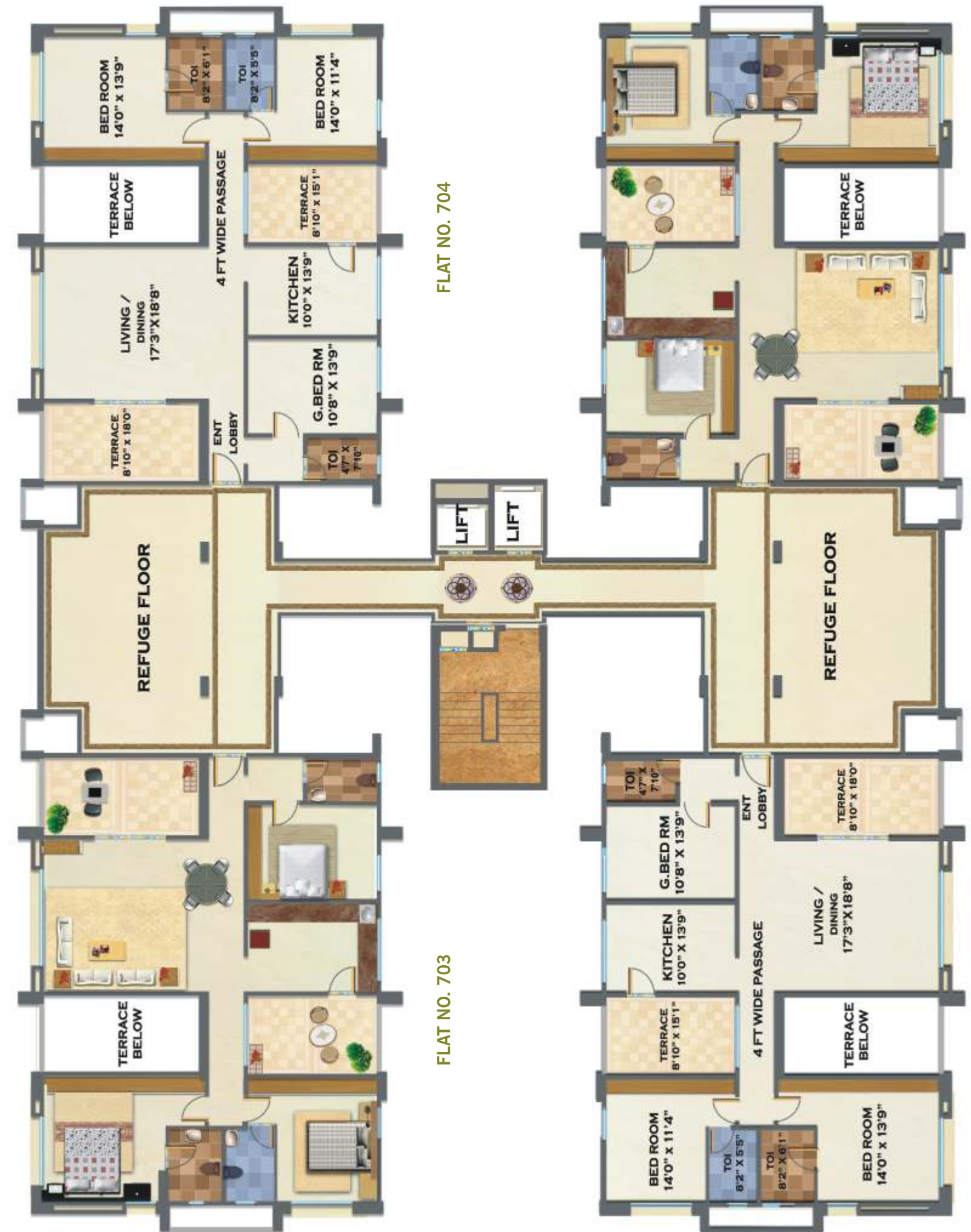
FLAT NO. 302, 502, 902  
E-SERIES: FLAT NO. 302, 502, 702, 902





**JUST + YOURSELF**

Isn't it inviting? The fresh flowers, the tempting couch.....something's missing...that's you! Jump on and unwind.



**7TH FLOOR**

CARPET SQ.FT.	TERRACE SQ.FT.	SALEABLE SQ.FT.
1349	293	1968







## JUST + CONVENIENCE

### Know your home

There is a Owner's Manual for every resident. This booklet takes you through each and every detail of your home. Right from the power points to the plumbing lines, drainage and floor care, it helps you solve simple problems at home. It's a manual you can rely on for those quick repairs.



### Tool it to perfection

Homes at Sagar Properties don't just come with upmarket specifications; they also come with an exclusive touch of care and convenience. While offering you the key, we also give a Tool Kit\*. This makes 'repairs at home' easy and hassle free.

\* Image shown for illustration purpose only



FLAT NO. 1104 - LEVEL 1  
E-SERIES - FLAT NO. 1104 - LEVEL 1

FLAT NO. 1103 - LEVEL 1  
E-SERIES - FLAT NO. 1103 - LEVEL 1

FLAT NO. 1101 - LEVEL 1  
E-SERIES - FLAT NO. 1101 - LEVEL 1

FLAT NO. 1102 - LEVEL 1  
E-SERIES - FLAT NO. 1102 - LEVEL 1

## 11TH FLOOR E-SERIES - 11TH FLOOR

FLOOR	CARPET	TERRACE	SALEABLE
	SQ.FT.	SQ.FT.	SQ.FT.
11TH & 12TH	2742	1866	4393
PENTHOUSE LVL1	1665	441	2465
PENTHOUSE LVL2	1083		1458
UPPER TERRACE		1425	470



**JUST+VALUE**

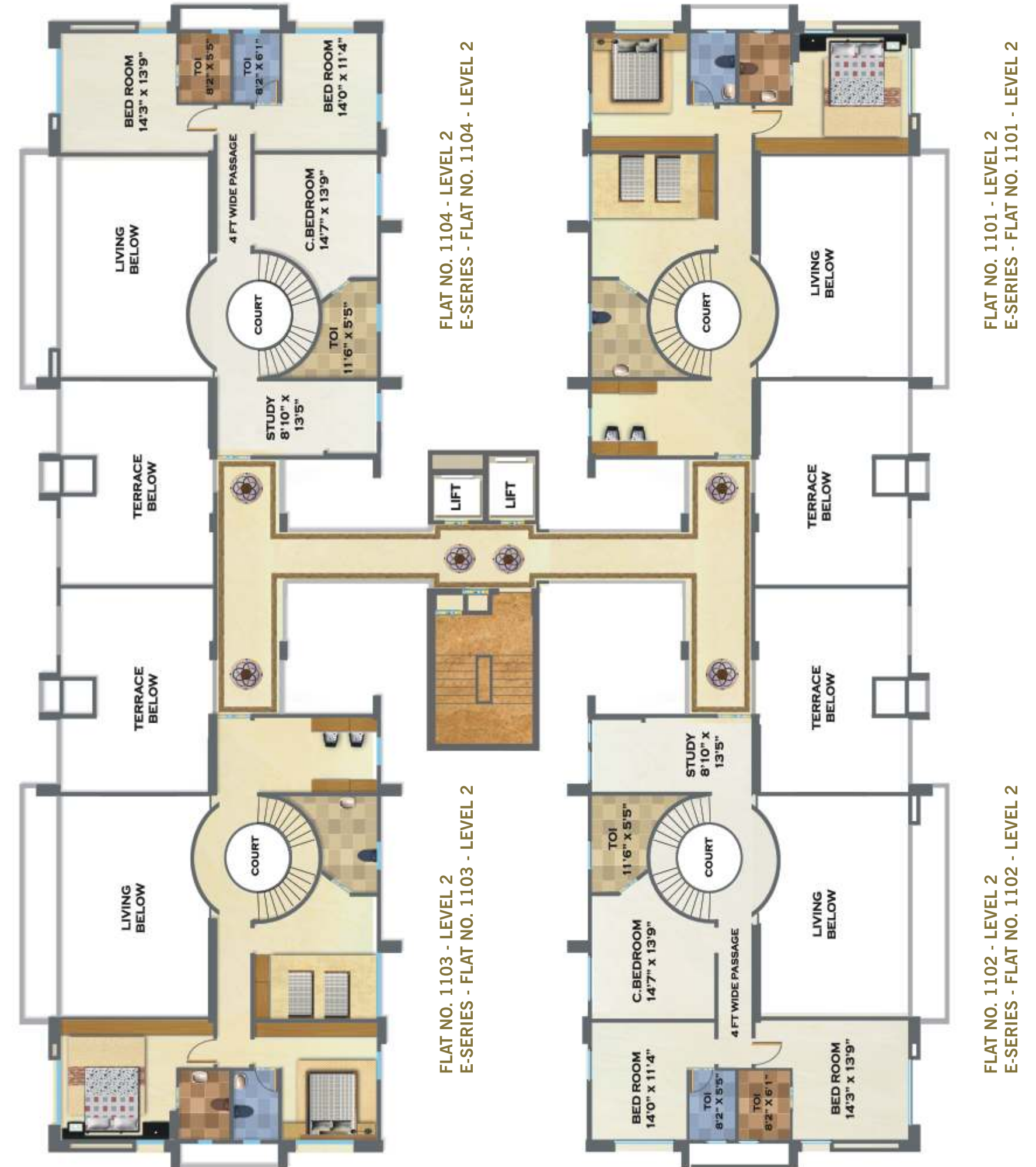
**AC repairs made easy**

At Water's Edge, every apartment is built with separate internal and external lofts for the Air Conditioners. This gives instant access to the AC Units at the time of repairs.



**Tiling smiles**

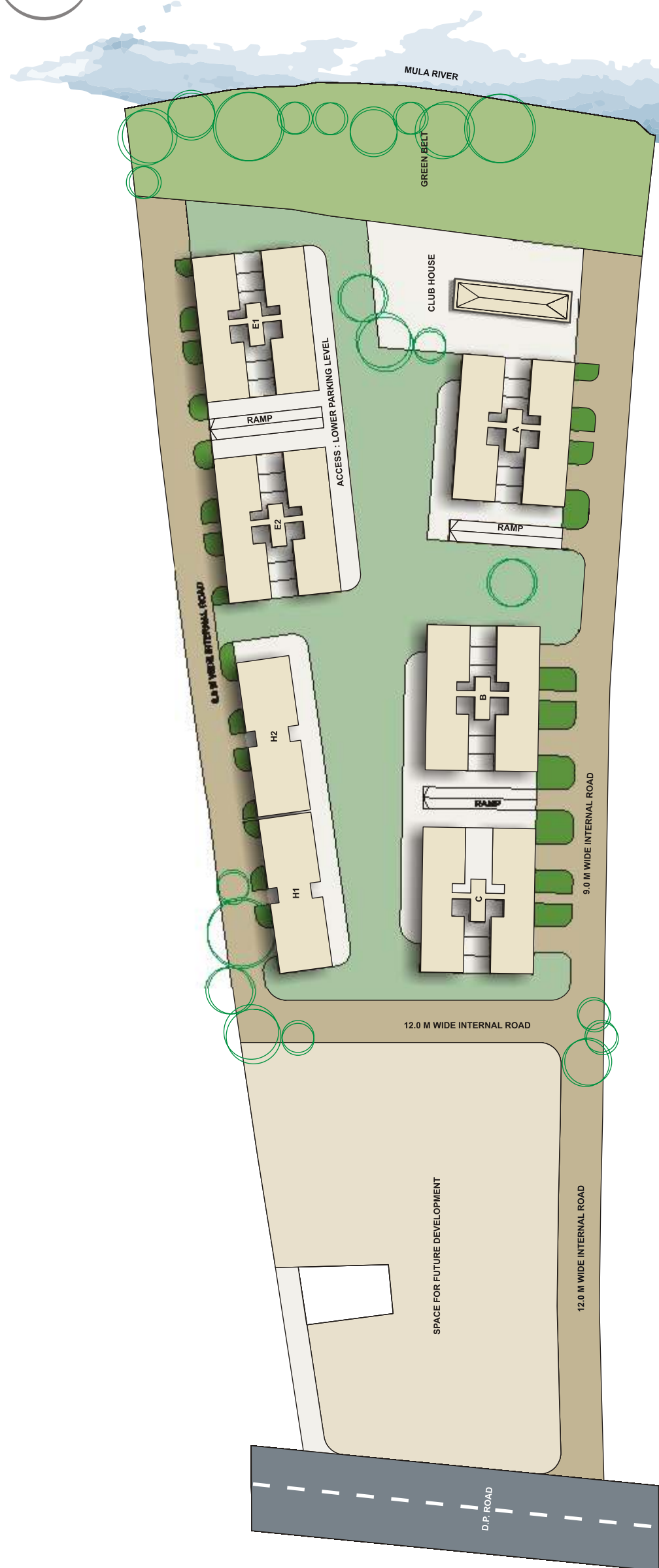
We understand how fondly you love the interiors. That's why we give a complementary set of tiles free with every home. This helps you retain the tiling theme on the walls, floors, kitchen cabinet and bathroom for a longer time.



**12TH FLOOR  
E-SERIES - 12TH FLOOR**

FLOOR	CARPET SQ.FT.	TERRACE SQ.FT.	SALEABLE SQ.FT.
<b>11TH &amp; 12TH</b>	<b>2742</b>	<b>1866</b>	<b>4393</b>
PENTHOUSE LVL1	1665	441	2465
PENTHOUSE LVL2	1083		1458
UPPER TERRACE		1425	470





**PROPOSED LAYOUT OF THE PROPERTY  
AT PIMPLE NILAKH, PUNE**

**Disclaimer:**  
This brochure is not a legal offering. It is an imaginary concept of the proposed buildings and is subject to approval by the concerned authorities. The information contained in this brochure about layout, building location, amenities, furniture etc. is indicative. The developers reserve all rights to cancel or provide the said amenities in certain contingencies. The proposed buildings are a part of a larger layout. The developers reserve all rights to alter the position of the buildings proposed in the future. The developers also reserve all rights to amalgamate the said layout with adjoining layouts or to subdivide the said layout into various plots.

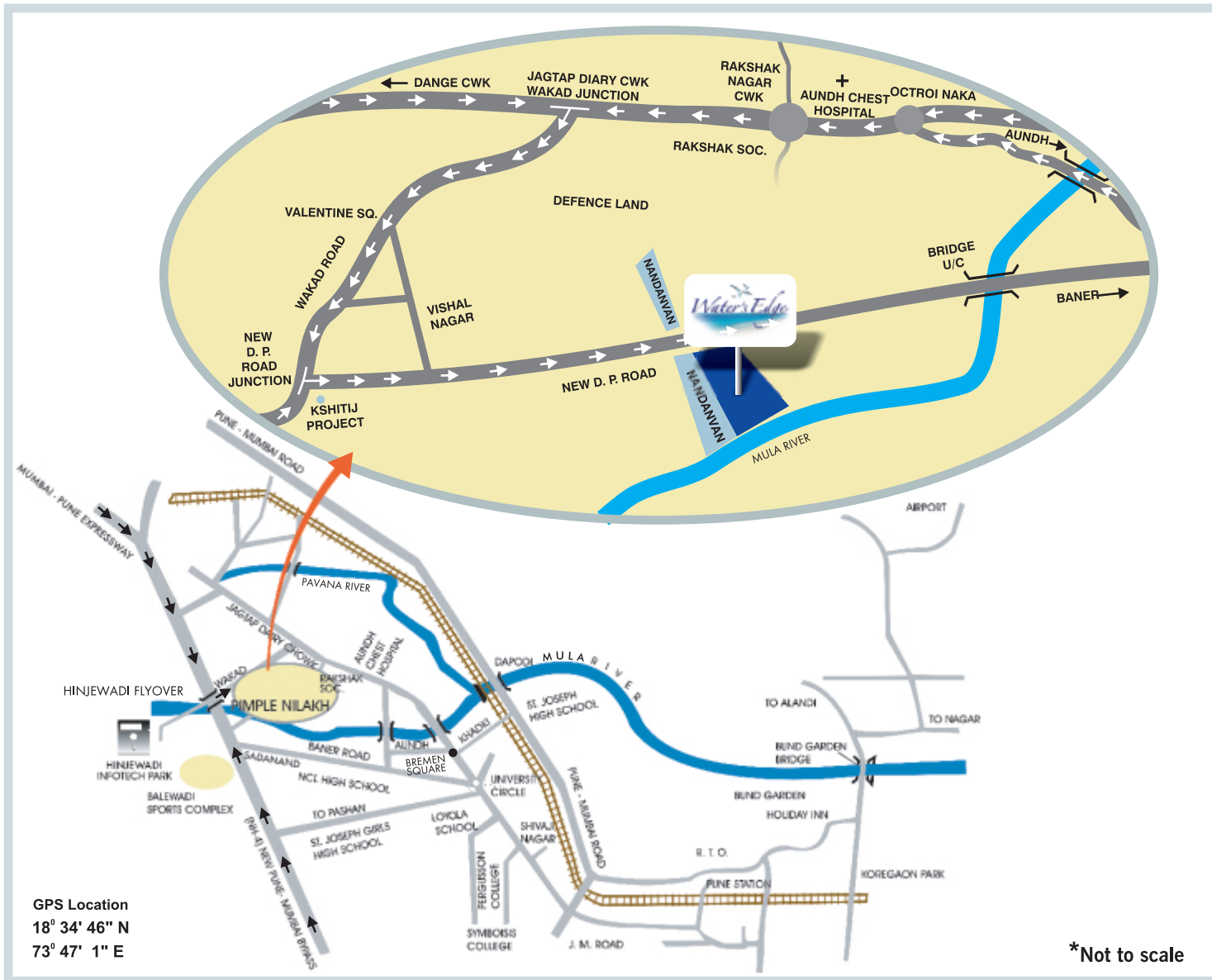


LOWER PARKING FLOOR  
E-SERIES - UPPER PARKING FLOOR



UPPER PARKING FLOOR  
E-SERIES - LOWER PARKING FLOOR





### Approx. Distance From Site

• Pune University	8.00 Km
• Shivaji Nagar	11.00 Km
• Deccan Gymkhana	11.00 Km
• Pune Railway Station	14.00 Km
• Air Port	21.00 Km
• InfoTech Park	5.00 Km
• Mumbai-Bangalore Highway	3.50 Km
• National Soc.	4.00 Km
• Parihar Chowk, Aundh	3.50 Km

### Credits:

**Architects:** Vikas Bhandari & Associates

**Landscape Architects:** Ravi & Varsha Gavandi

**Structural Consultants:** Ellora Structural Consultants

**Legal Advisors:** Vivek Kantawala & Co., Advocates and Solicitors  
Kiran Kothadia, Pankaj Dedhia, Advocates

### Some of our earlier projects in Mumbai:

- Om Sagar
- Amrut Sagar
- Sagar Darshan
- Nirmal Sagar
- Amrapali
- Seeta Park



### Om Sagar Developers

#### Site Address:

Sr. No. 18/1/1,  
Next to Nandanvan,  
Jagtap Dairy Chowk,  
Pimple Nilakh, Aundh Annexe,  
Pune - 411027.  
Tel.: +91 20 3232 3234 / 9370002929

#### Regd. Office:

3, 1st Floor, Sainiketan,  
Opp. Rly Station,  
Corner of Chandavarkar Rd.,  
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