

singa पुणे

Township Inspired by Singapore



Crafted in  
**SINGAPORE**  
Destined for  
**PUNE !**

## *About Xrbia SingaPune Township*

Introducing Xrbia Singapune, a township inspired by the serenity & architectural marvels of Singapore, at Dhanori, Pune. Xrbia Singapune is strategically and artistically designed by Mark Mahan international architect, who has a vast and varied experience in high quality design, diligent landscape assessment and distinctive urban streetscapes.

The township accommodates 5,000 residences, with an approach of smart development by creating spaces for community socials and concern for ecological sustain ability.

## *Where Is Xrbia SingaPune Township?*

Dhanori, is Pune's popular upcoming residential as well as an investment destination. It is around 1km or 10mins drive away from Viman Nagar, Koregaon Park and Lohegaon .Good connectivity via Nagar Road has made it a preferred location among the working as well as student population in and around east Pune. The area's proximity to the railway station and the airport, easy accessibility and connectivity has primarily attributed to increase in property values.



Proposed

Upto 7 Floors in  
RERA Phase 1,2 & 3



MAHARERA REGISTRATION NO:  
Phase 1: P52100021543, Phase 2: P52100021544,  
Phase 3: P52100021752  
<https://maharera.mahaonline.gov.in>

## The Growth Story Of Dhanori

Dhanori is regarded as the flourishing part of Pune. There are many MNCs located near the township, making it a multicultural hub of Pune. Its proximity to prominent educational institutes like D.Y. Patil Knowledge City, Symbiosis Law College, Symbiosis International School, Symbiosis Centre for Management studies, and Christ college to name a few, has made Dhanori the most preferred locality among the youth. There are various notable healthcares in the township's vicinity.

Xrbia SingaPune offers a peaceful and safe environment for family residency. Dhanori, due to its modern development, has attracted residents across the city to shift to this multicultural and urbanized part of the city.

The landscape of Xrbia SingaPune is a unique concept and first of its kind in India. The township is designed in modern contemporary style to echo Singapore's iconic architecture. The design focuses on providing the rich experience of the World's finest city Singapore. With a plethora of lavish amenities and leading technology, Xrbia assures you a grand and secure residential.



### LOCATION MAP

#### KEY DISTANCE

- DY PATIL KNOWLEDGE CITY : 0 KM
- PUNE AIRPORT : 05 KMS
- VISHRANTWADI CIRCLE : 07 KMS
- VIMAN NAGAR : 07 KMS
- PANCHSHIL IT PARK : 08 KMS
- COMMERCE ZONE IT PARK : 08 KMS
- ALANDI : 09 KMS
- KALYANINAGAR : 10 KMS
- DIGHI : 10 KMS
- BHOSARI : 11 KMS
- EON IT PARK : 13 KMS
- PUNE STATION : 13 KMS
- M.G. ROAD : 14 KMS



## Mark Mahan

Legendary Singapore Architect

Principal and Founding Partner of Site Concepts International Limited, Mark is an established Landscape Architect from Singapore with over 30 years in the industry. Over his career, Mark has worked in a number of high profile Landscape Architectural projects in the Asian region and internationally.

With his extensive and varied experience in resorts, hospitality, commercial, institutional and residential, Mark has established for himself a reputation for high quality design, diligent landscape assessment and distinctive urban streetscapes.

Mark Mahan's famous hospitality project in Bali.



**HARD ROCK BALI**  
Location : Bali, Indonesia  
Development Area : 3.0 ha  
Design Style: Caribbean Asian

# 50+ *Worldclass Amenities*



OPEN LAWN



DRIVEWAY PLAZA



READING ZONE



YOUTH CORNER



FITNESS AREA



COMMUNITY KITCHEN & DINNING



SEASONAL GARDENS



ENTRY DRIVEWAY



MERLION ROUNDABOUT



YOGA LAWNS



CLUBHOUSE



PALM PLAZA / PALM MEADOWS



REFLEXOLOGY AREA



JACUZZI



NATURE TRAIL



O2 GARDEN



GYM



CHILDREN'S PLAY AREA



JOGGING & CYCLING TRACK



CHILDREN'S POOL



MIST GARDEN



ORGANIC GARDEN



URBAN FARMING



SUPER TREE



MEDITATION DECK



CRICKET PITCH



WIFI PODS



MEANDERING PATHS



MINI THEATER



VEGETABLE GARDEN, HERB GARDEN, MEDICINAL GARDEN



KIDS FARM LAND



STAR GAZING AREA



SCULPTURE GARDEN



SAND PIT



BERM GARDEN



SENIOR CITIZEN'S AREA



BOARD WALKS



AMPHITHEATER



BIO SWALES



MOUND PLAY AREA



MINI GOLF PUTTING



ENTRY WATER FEATURE



COMMUNITY LAUNDRY



MULTI-PURPOSE COURT



SWIMMING POOL



RESTING TRELLIS



CO-WORKING SPACE / BUSINESS CENTRE



CLARKE QUAY PAVILIONS



MUSIC ROOM



TODDLERS PLAY AREA



AROMA GARDEN



BBQ AREA



SENTOSA GARDENS

Disclaimer: All above images are just conceptual. The same should not be construed as real.

# Master Plan

## PHASE - I

MAHARERA NO: P52100021543

STUDIO **A1** 1 BHK **B2**

- 1 ENTRY DRIVEWAY
- 2 DRIVEWAY PLAZA
- 3 MERLION ROUNDABOUT
- 18 RESTING TRELLIS
- 19 SEASONAL GARDENS
- 20 MEDITATION DECK
- 21 YOGA LAWNS
- 22 AROMA GARDEN
- 27 READING ZONE
- 28 YOUTH CORNER
- 36 ORGANIC GARDEN
- 37 URBAN FARMING
- 38 O2 GARDEN
- 40 KIDS FARM LAND
- 49 CO-WORKING SPACE
- 54 BUSINESS CENTRE

## PHASE - III

MAHARERA NO: P52100021752

1 BHK **B4** 2 BHK **C4** **C5**

- 4 CLARKE QUAY PAVILIONS
- 5 FITNESS
- 6 CLUBHOUSE
- 7 CHILDREN PLAY AREA
- 8 SUPER TREE (GARDENS BY THE BAY)
- 9 OPEN LAWN
- 10 CRICKET PITCH
- 11 SENTOSA GARDENS
- 12 SAND PIT
- 13 BERM GARDEN
- 14 SENIOR CITIZEN'S AREA
- 15 AMPHITHEATER
- 16 MULTI-PURPOSE COURT
- 17 SWIMMING POOL
- 29 PALM PLAZA / PALM MEADOWS
- 31 JACUZZI
- 32 NATURE TRAIL
- 33 JOGGING & CYCLING TRACK
- 34 CHILDREN'S POOL
- 35 MIST GARDEN
- 39 VEGETABLE, HERB & MEDICINAL GARDEN

## PHASE - II

MAHARERA NO: P52100021544

STUDIO **A2** 1 BHK **B1** 2 BHK **C2**

- 23 WIFI PODS
- 24 REFLEXOLOGY AREA
- 25 TODDLERS PLAY AREA
- 26 RESTING TRELLIS
- 28 YOUTH CORNER
- 30 MEANDERING PATHS
- 42 SCULPTURE GARDEN
- 43 BIO SWALES
- 44 MINI GOLF PUTTING
- 45 MOUND PLAY AREA
- 50 MUSIC ROOM / PARTY HALL
- 52 COMMUNITY LAUNDRY
- 53 MINI THEATER

- 41 STAR GAZING AREA
- 46 BOARD WALKS
- 47 ENTRY WATER FEATURE
- 48 BBQ AREA
- 51 COMMUNITY KITCHEN & DINNING
- 55 YOGA HALL
- 56 RESTAURANT / DINING





## Project Specification

### STRUCTURE PLINTH

- Seismic Zone III Compliant RCC Structure

### PAINT

- External -Superior crack resistant, weather proof paint Internal -Premium Emulsion paint

### PLUMBING

- Concealed plumbing system.
- Arrangement for washing machine
- CP Sanitary.

### KITCHEN

- Granite kitchen platform Glazed / ceramic tiles dado
- S. S. sink with drain board.

### BATHROOMS

- Designer dado up to lintel level
- Concealed plumbing system.
- Branded CP & Sanitary ware

### DOORS / WINDOWS

- Decorative Laminated main door
- Internal laminated flush doors

### FLOORING

- Vitrified Tiles
- Anti skid tiles in bathrooms and terraces

### ELECTRIFICATION

- Concealed copper wiring with circuit breakers
- Cable and telephone points in living and master bed rooms
- Adequate electrical points along with premium quality modular switches.
- Points for washing machine, fridge & purifier
- Premium quality modular switches
- Telephone point in living & master bed rooms
- Earth leakage circuit breakers

### HOME AUTOMATION - WI-FI ENABLED (LIVING AND BEDROOM)

### OTHERS

- Fire fighting equipments,
- Internal concrete/paved roads,
- Decorative compound wall with security features,
- Entrance gate with security cabin with access control security features
- Premium automatic Hi Speed elevators
- Bathroom Fittings: Jaquar or equivalent (CP fittings) & American Standard or equivalent (sanitary fittings)

# Apartment Design

## STUDIO APARTMENT

Carpet Area = 198 sq.ft. to 218 sq.ft.



## 1 BHK SMART APARTMENT

Carpet Area = 326 sq.ft. (Incl. Balcony)  
Balcony = 20 sq.ft.



## 1 BHK LUXURY APARTMENT

Carpet Area = 379 sq.ft. (Incl. Balcony)  
Balcony = 20 sq.ft.

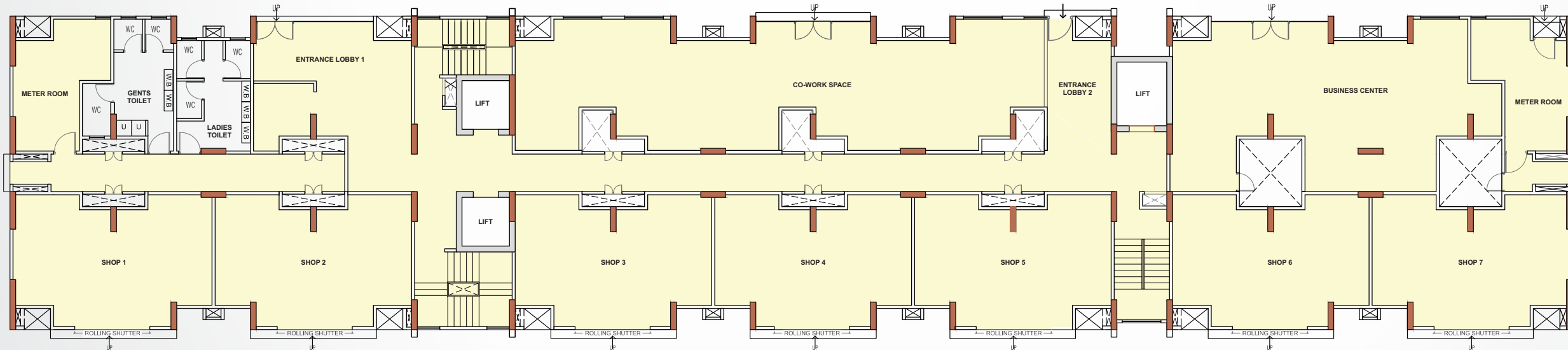


## 2 BHK APARTMENT

Carpet Area = 486 sq.ft. (Incl. Balcony)  
Balcony = 20 sq.ft.



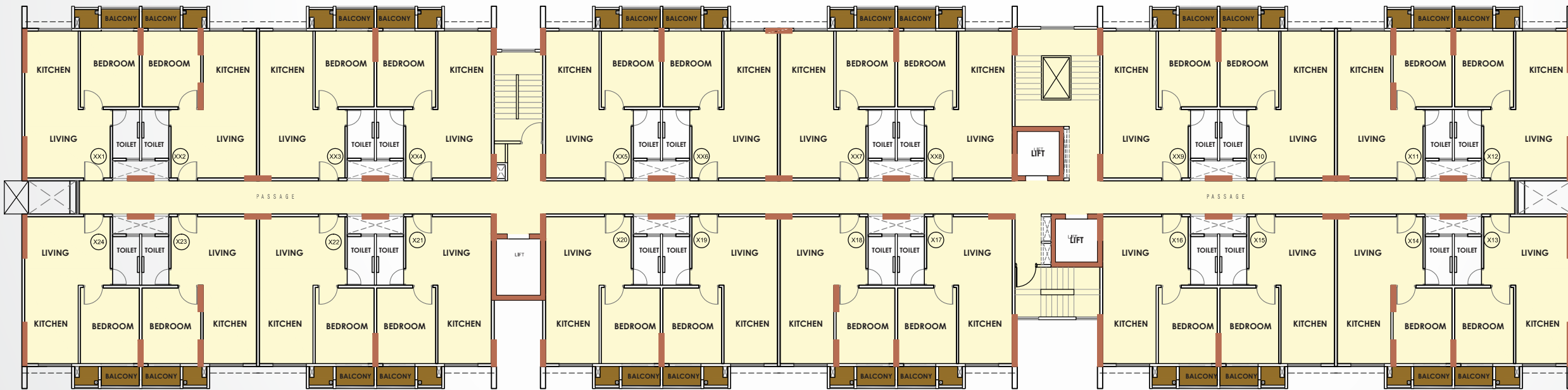
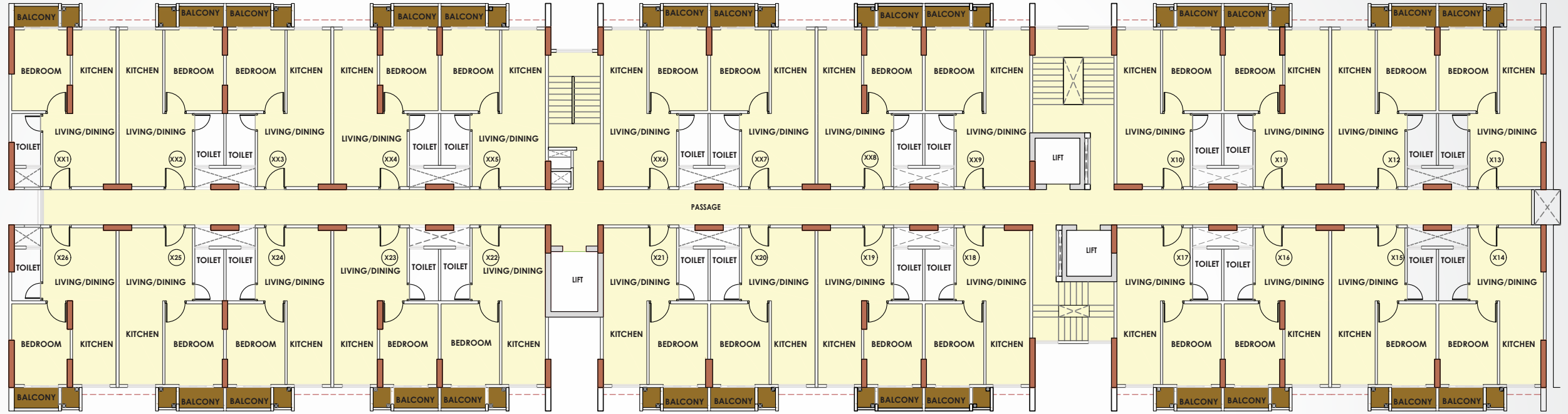
**A1 & A2 STUDIO**  
1ST TO 6TH FLOOR



**A1 & A2 BUILDING**  
GROUND FLOOR  
PLAN



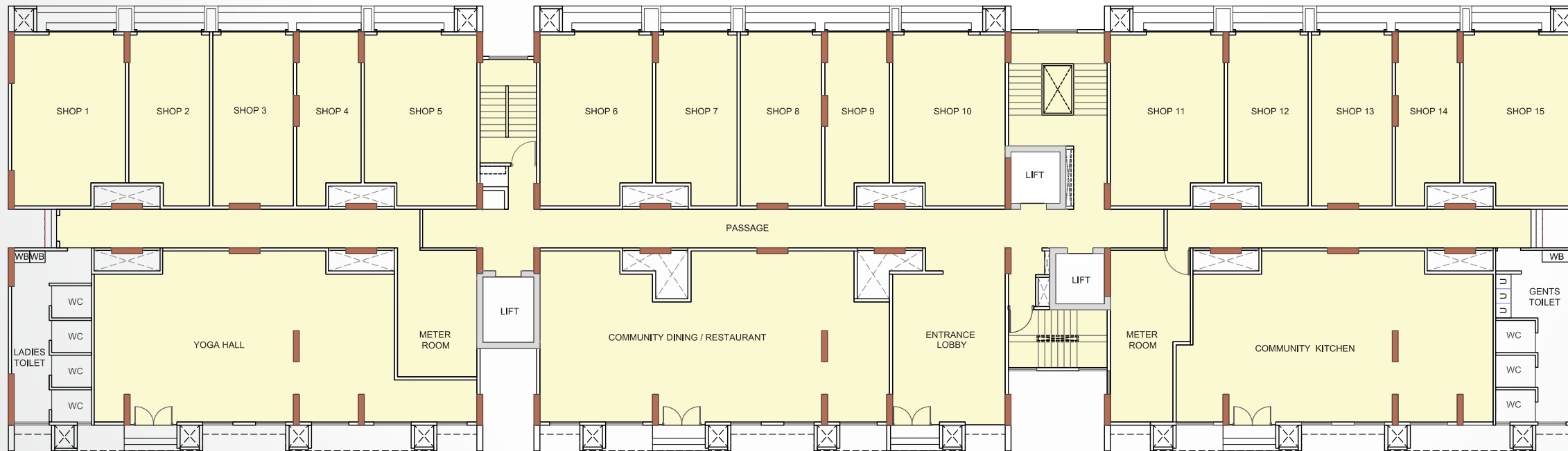
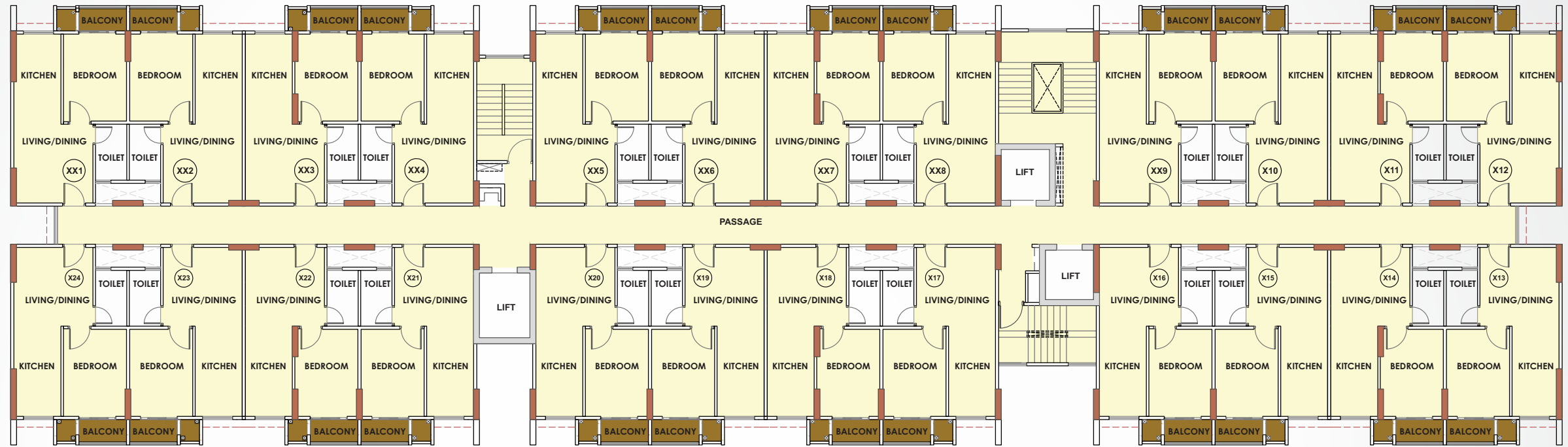
**B1 - 1BHK SMART**  
1ST TO 6TH  
FLOOR PLAN



**B2 - 1BHK LUXURY**  
1ST TO 6TH  
FLOOR PLAN



**B4 - 1BHK SMART**  
1ST TO 6TH  
FLOOR PLAN



**B4 BUILDING**  
GROUND FLOOR  
PLAN



**C4 - 2BHK**  
1ST TO 7TH FLOOR PLAN



**C5 - 2BHK**  
1ST TO 7TH FLOOR PLAN



Reside in our 21 acres grand township inspired by Singapore's innovative & artistic marvels. With 50+ world-class amenities and sophisticated housing, the township is the face of India's smart & sustainable housing. The township is well-connected to Pune airport as well as the railway station.



*Current Projects*



MAY THE BEAUTY OF NATURE  
BLESS YOU EVERY DAY



1RK, 1, 2 & 3 BHK

**XR BIA**  
Abode, Talegaon

YOUR HOME  
IN NATURE'S PARADISE



1RK, 1 & 2 BHK

**XR BIA**  
Ambi, Talegaon MIDC

MAY YOUR HOME  
BE AMIDST PRISTINE NATURE



1, 2 & 3 BHK

**XR BIA**  
Riverfront, Somatane

GRAND TOWNSHIP FOR  
SOPHISTICATED RESIDENTIAL



1 RK, 1 & 2 BHK

**XR BIA**  
Millennium Park, Gangadham

BE IN THE PRIME OF CITY  
TO FULFILL YOUR DREAMS.



1 & 2 BHK

**XR BIA**  
Zapan, Chakan-Moshi Road

LIVE IN PUNE'S FASTEST  
GROWING INDUSTRIAL HUB



1 RK, 1,2 & 3 BHK

**XR BIA**  
Eiffel City, Chakan

YOUR HOME IN THE  
CITY OF MUMBAI.



1RK, 1 & 2 BHK

**XR BIA**  
Vangani, Mumbai

SMART &  
SUSTAINABLE TOWNSHIP



1, 2 & 3 BHK

**XR BIA**  
Neral, Mumbai

INNOVATIVE LIVING  
GOT REDEFINED



1, 2 & 3 BHK

**XR BIA**  
Hinjewadi, Pune



# XRBI A

TECHNOLOGY #LIVING IT #LOVING IT

## PUNE

Xrbia Developers Limited  
929, 1st Floor, Mantri House,  
F. C. Road, Pune - 411 004.

## MUMBAI

Office No. F-5 & 6, 1st Floor, "The Affairs", Plot No. 9,  
Sector - 17, Off Palm Beach Road, Opp. Bhumiraj  
Costarica, Sanpada, Navi Mumbai - 400705.

## SITE ADDRESS

S.No. 309/1, 309/2, Near Dr. D Y Patil Knowledge City,  
Charoli Bk, Via Lohgaon, 7 km from Airport, Taluka Haveli,  
Pune- 412 105, Maharashtra - India

 020 6760 3165

 [www.singapune.com](http://www.singapune.com)



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Project Finance by:



*DISCLAIMER: The developer reserves the right to amend the layout, plans, dimensions, elevation, amenities and specifications. While every care has been taken in providing this information, the developer cannot be held responsible for any inaccuracies.*