



RERA No P-BPL-22-3120




PRADHAN
PRISTINE
Change Begins at Home!

Project Approved
From all Major Nationalized & Private Banks

Presenting a **pristine** life

Pradhan Pristine is located behind Dana Pani Restaurant, E-8, Arera Colony, one of the most posh locations in Bhopal. It is situated just 4 kilometers away from the Rani Kamlapati Station, hardly 2 kilometers from 10 no. stop, the most vibrant market of Bhopal, and 400 mts from hoshangabad road, and also in close proximity to leading schools, malls, clubs, hotels, shopping centers, and colleges.

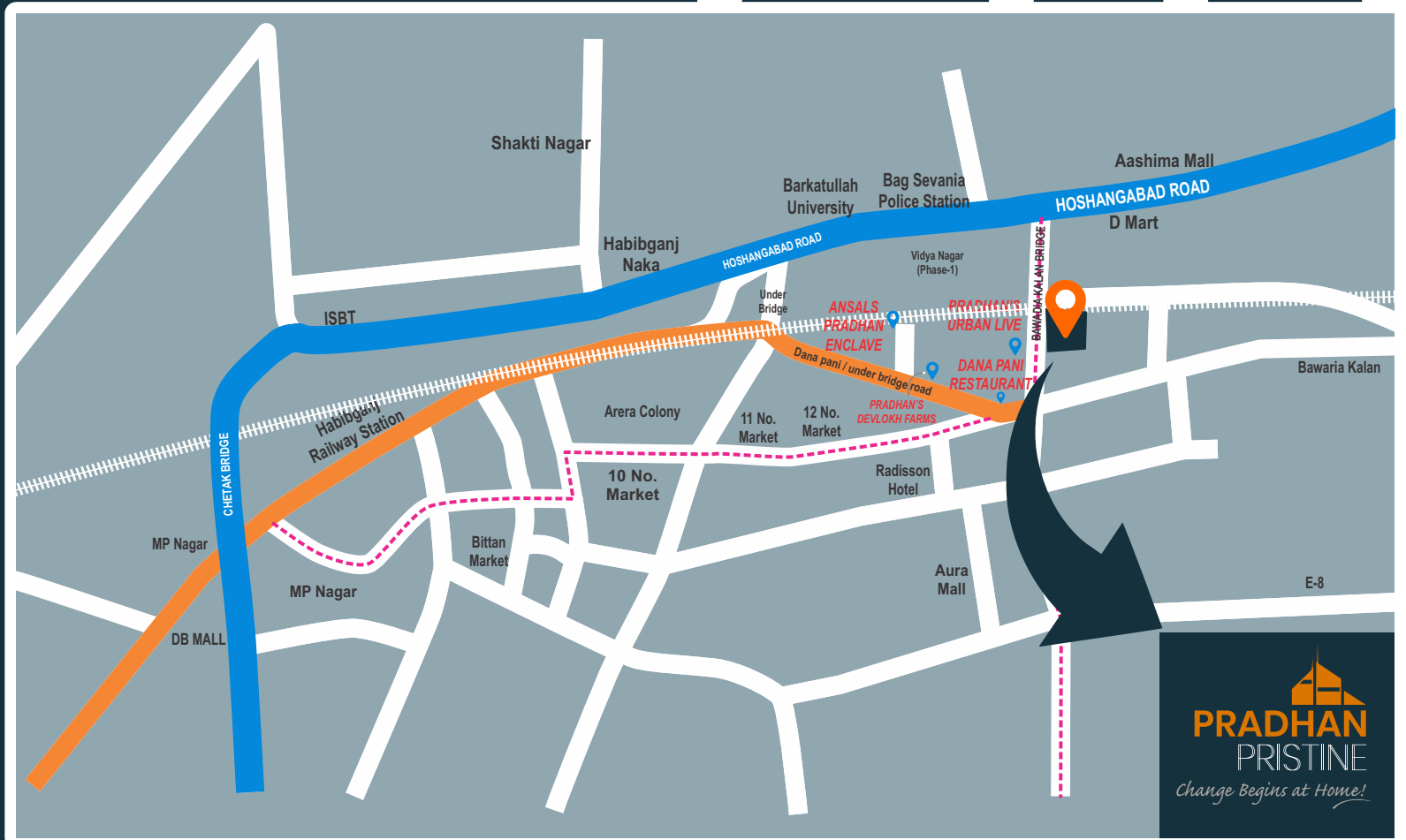
2BHK, 3BHK, and Penthouse apartments, which are designed to provide maximum luxury and comfort.



Located at the **heart** of the city

“Pradhan Pristine is situated at most flourishing & prominent belt of the city, so all major junctions are situated very close to your location”

- Kamlapati Railway Station
 - Air port
 - Interstate Bus Stand
 - Local Bus services
- 4 kms / 8 min.
 - 16 kms
 - 4.3 kms
 - 0.5 kms



A well connected and fulfilling life

Apart from the countless amenities inside **Pradhan Pristine**, there are a number of establishments in the vicinity

- International Brand Hotels
- Major Malls
- Cineplexes
- Top class Restaurants
- Renowned Hospitals
- Premium Schools



Malls & Market : Aashima Mall (4min/1.5km), Aura Mall (4min/1.5km), D–Mart (3min/1 Km)
10 No. Market (8min/3km), Bittan Market (12min/4.6km)

Marriage Gardens : Pradhan Mandapam : (1km)

Hospitals : Apollo Hospital (2km/4min.) Bansal Hospital (3km/5min)

Hotels : Radisson (1km/2min.)

Schools : Champion school (2.5km/4min.), St. Joseph's (1.5km/3min.)

Modern amenities

- Community Hall
- Podium landscape
- Lounge
- Private terrace in each flat
- Swimming pool with changing rooms



Modern amenities

- Children's play area at podium level
- Kids zone, Sand pit for children
- Dedicated covered parking for each flat
- Guest parking
- 24x7 security services
- CCTV camera surveillance
- Gym



Modern amenities

- All typical floor lift lobbies with vitrified flooring.
- Passenger & service lift of reputed make
- Provision for visitor parking.
- Fire fighting & fire alarm system for entire building
- Carrom board club room
- Table Tennis



Modern amenities

- Badminton court
- Lush green garden
- Beautification of ground and podium level with natural and artificial products for better aesthetics
- Entrance gate with guard house for controlled Entry & Exit



Internal & external specifications

APARTMENT

- Vitrified tiles in living, dining, passage, kitchen & in all bedrooms
External grade anti-skid vitrified tiles in utility area
- 3 Track sliding window with glass & MS grills in bedrooms & sliding glass door in living room
- Mosquito net for all bedrooms and living room
- All side walls of the room, kitchen, passage painted with emulsion paint & ceiling with plastic paint
- Provision for split AC in all bedrooms & living room
- Electrical wiring & fitting of concealed type P.V.C conduit of good quality with fire resistance wire
- All electrical switches of reputed make and model
- TV, internet & telephone points in living room & bedrooms
- Doors in living, bedroom & toilets in laminate finish on both sides



Internal & external specifications

KITCHEN

- Granite on kitchen platform with marble support
- Stainless steel sink of reputed make
- Vitrified dado tiles 2 feet above platform

BATHROOM

- Anti skid vitrified tiles for all toilet flooring
- All the toilets with vitrified tiles cladding up to ceiling height
- False ceiling in all toilets
- Bath & sanitary wares of reputed make
- Dual plumbing for usage of treated water in cistern
- Connection for hot and cold plumbing water in toilet



1st, 3rd, 5th & 7th floor

3BHK Flat



Please Note: The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/- 3% in carpet area may occur on account of design and/or construction exigencies. Conversion: 1 sq. mt. = 10.764 sq. ft.

2nd, 4th, 6th floor

3BHK Flat



Please Note: The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/- 3% in carpet area may occur on account of design and/or construction exigencies. Conversion: 1 sq. mt. = 10.764 sq. ft.

1st, 3rd, 5th & 7th floor

2BHK Flat



Please Note: The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/- 3% in carpet area may occur on account of design and/or construction exigencies. Conversion: 1 sq. mt. = 10.764 sq. ft.

2nd, 4th, 6th floor

2BHK Flat



Please Note: The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/- 3% in carpet area may occur on account of design and/or construction exigencies. Conversion: 1 sq. mt. = 10.764 sq. ft.

Lower floor

Penthouse



Please Note: The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/- 3% in carpet area may occur on account of design and/or construction exigencies. Conversion: 1 sq. mt. = 10.764 sq. ft.

Upper floor

Penthouse

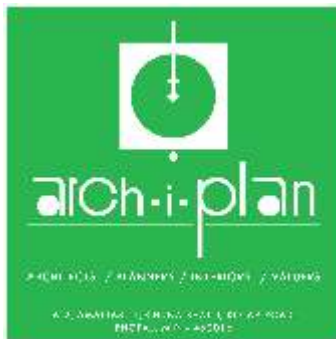


Please Note: The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/- 3% in carpet area may occur on account of design and/or construction exigencies. Conversion: 1 sq. mt. = 10.764 sq. ft.

People behind excellence

"If everyone is moving forward together, then success takes care of itself" - Henry Ford

Concept Architect



Project Architecture
and Planning
Anuja Shrivastava
&
Vishal Shrivastava

Project Management



RCC Architect
Apoorv Dhondhe
& Associates



MEP Consultants

B I S A R I A
POWER & ENERGY CONSULTANTS

Rajesh Bisaria

MEP Consultants



Artistic Representation



Promoter & Developer



Marketing & Branding



Trust comes from here...



Trust comes from here...



Trust comes from here...



**Pradhan
devlokh farms**



PRADHAN

PRISTINE

Change Begins at Home!



PRADHAN HOMES

4th Floor PRADHAN BUSINESS CENTER, Ansal Pradhan Enclave,
E-8 Arera Colony, Near Dana Pani Square, Bhopal 462039 MP

Email: pradhanhomes@gmail.com | Website: www.pradhanhomes.co.in

Cell: 9827077111 / 9827077222 / 9827077333 | Tel: 0755- 2463250 / 4949250

DISCLOSURES: 1. The artist's impressions and stock images are used for representation purpose only.
2. Furniture, fittings and fixtures as shown/displayed in the image of the flat are for the purpose of showcasing only and do not form part of the actual amenities provided in the flat. The flats offered for sale are unfurnished and all the amenities proposed to be provided in the flat shall be incorporated in the agreement for sale.