

A
soul.
new

osian
alma
nova

3 & 4 bhk bespoke residences

kanchan
we are family.

osian GROUP
KIRTIKUMAR OSWAL ENTERPRISE


AHURA

 MAHARERA Reg. No.- P52100056492 | maharera.mahaonline.gov.in



Address - Survey 56/1A/1 Mundhwa Village - Hadapsar-Kharadi Bypass Road, Pune- 411036
Landmarks - Opp. Shell Petrol Pump, Near Lonkar CNG Pump.

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we are family.

luxury is dead

the end of opulence.
the rise of meaning.

luxury, once defined by excess and exclusivity, is fading into irrelevance. in its place, a new paradigm is emerging- one where meaning, craftsmanship, and purpose take center stage.

people no longer seek status through possessions but through experiences, authenticity, and impact.

true worth is no longer measured by price tags but by the stories we create, the value we uphold, and the legacy we leave behind.

there is not just a shift; it's a revolution- the rise of meaning over materialism.

no logos.
no hype.
no
illusions.

real people.
real emotions.

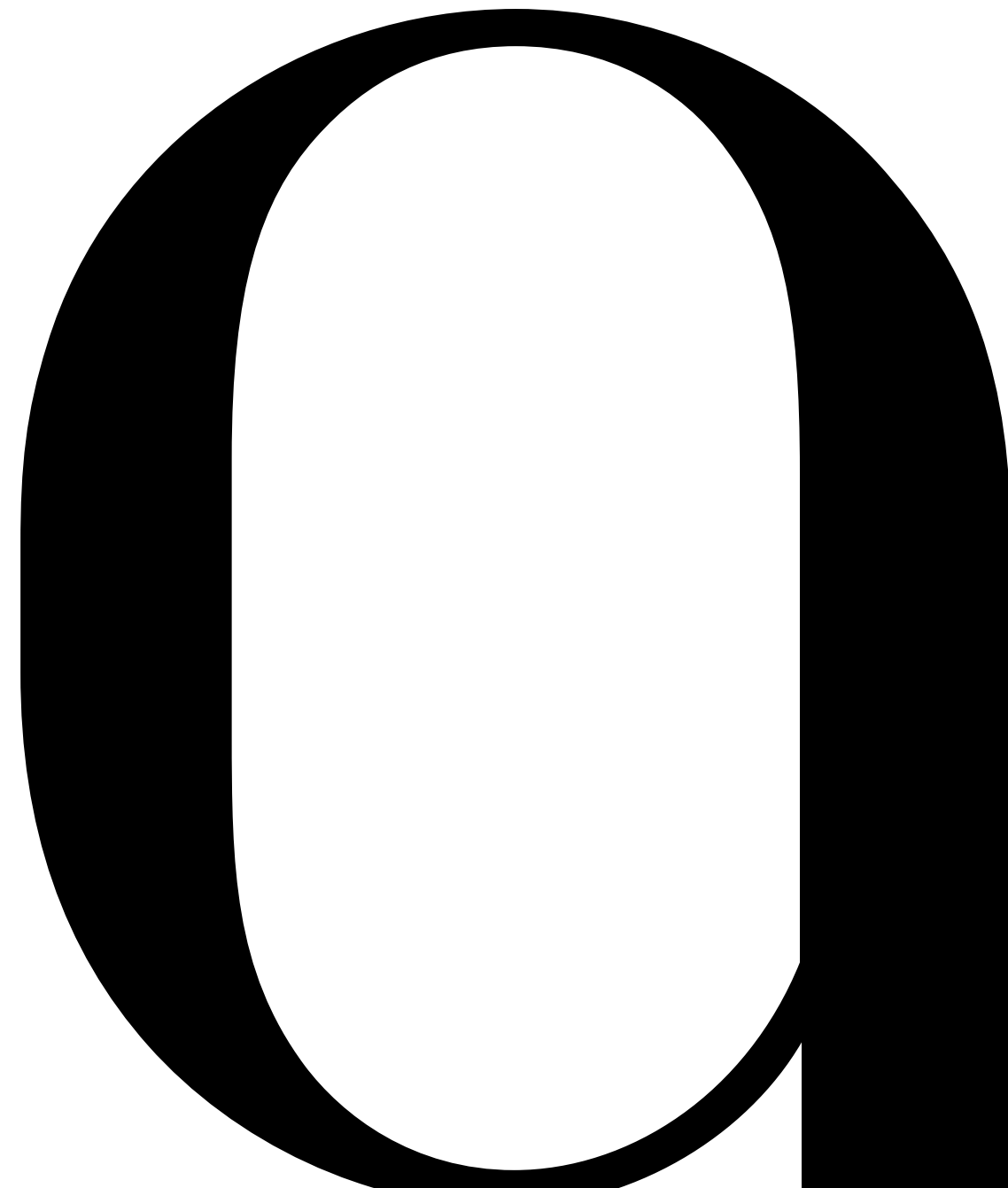
alma
nova

revive. renew. rise.

embrace the power of transformation.
review your passion. renew your purpose,
and rise to new heights.

embrace the present, and step boldly into
the future.

your time is now.





pure
pristine
precise
precision
perfection

alma
nova

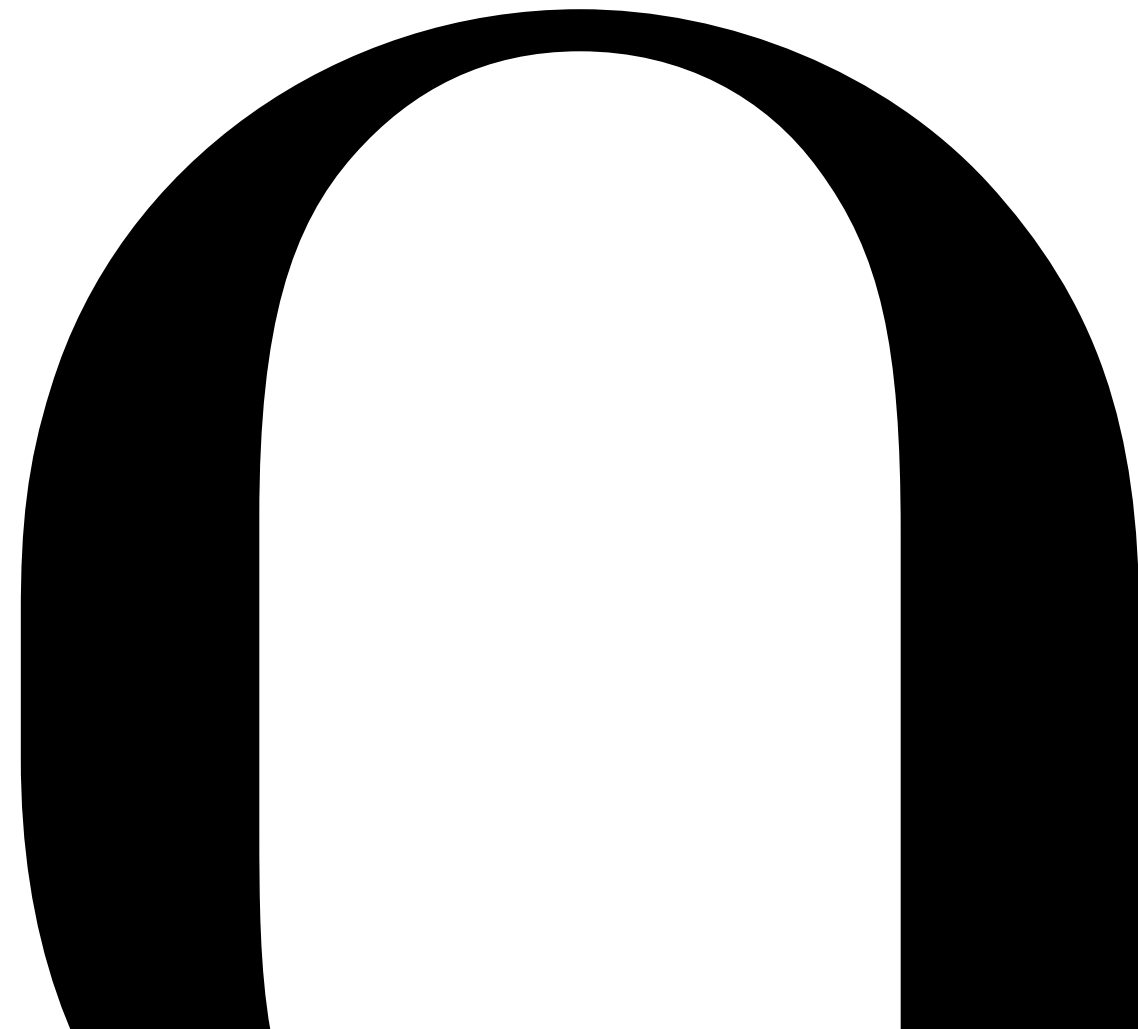


singular ity

in every detail.

true excellence lies in the singularity of every detail- where precision meets purpose, and the smallest elements create the grandest impact.

it is the meticulous attention to each nuance that defines brilliance. from seamless integration of innovation, singularity is not just about standing apart; it is about refining every fragment until it resonates with perfection.





presenting

osian
alma
nova

way of life



way of life

asian alma nova

way of life is more than routine; it reflects values; beliefs; and choices that shape identity.

influenced by culture; history; and environment; it evolves yet stays rooted in core principles. from urban energy to mindful simplicity; each lifestyle tells a unique story; defining how we experience joy; pursue ambition; and seek balance.

step into a world where
every detail is designed
to enhance your lifestyle.
at osian almanova; your
dream home isn't just a
space—it's an experience.
here; luxury meets
effortless comfort and
convenience; creating a
seamless blend of
elegance and ease.
welcome to a life you'll
love; all in one place.

osian
almanova

way of life

here every home is a story .

gracefully designed;
perfectly yours.



Artistic Impression

osian
alma
nova

gracefully designed; perfectly yours encapsulates the essence of a home that blends timeless elegance with personalised comfort.

every corner is thoughtfully crafted to reflect your unique style while ensuring a serene and harmonious atmosphere.

with attention to detail; quality materials; and a design that flows effortlessly; your space becomes a true extension of who you are. it's more than just a home—it's a sanctuary that celebrates both beauty and functionality; designed to fit perfectly into your life.



future developement
|

future developement
|

Asian Nova

- 3 hi-rise towers spread across 3 acres
- private garden apartments & penthouses
- ample natural light & ventilation
- approximately 40% of open spaces

- grande clubhouse
- 40+ lifestyle amenities
- surrounded by greenery
- vehicle-free podium area

Artistic Impression

crafted for the
extraordinary

here every home is a story .

asian
alma
nova

way of life

excellence is never accidental-it is intentional, precise,
and deeply considered.

crafted for the extraordinary means going beyond the
ordinary, where every detail is a reflection of artistry,
passion, and purpose.

it is about creating something rare, something that speaks
to those who seek distinction, authenticity, and meaning.

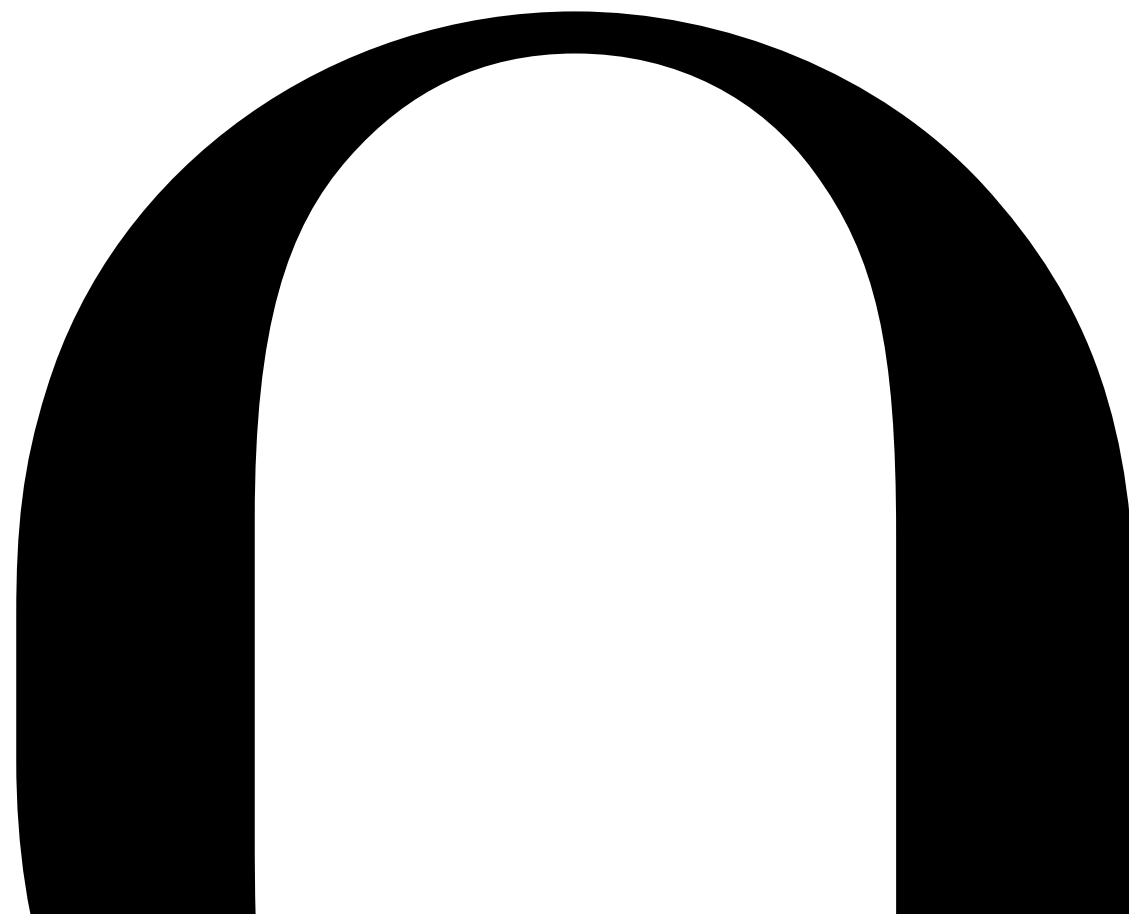
whether in design, experience, or innovation, the
extraordinary is not just made- it is crafted to inspire, to
endure, and to leave a lasting impression.



Artistic Impression

osian alma nova

way of life



a home is more than just walls and a roof;
it is a sanctuary crafted with love; where
every inch holds a memory and every
corner tells a story.

it is built not just with bricks but with the
warmth of laughter; the comfort of
belonging; and the essence of those who
call it theirs. a home.

asian
alma
nova

breathable

spaces



our homes are thoughtfully designed to embrace the beauty of natural light and fresh air, creating a living space that feels open, airy, and welcoming. with well-ventilated interiors and strategically placed windows, every room is bathed in sunlight, fostering a warm, vibrant atmosphere throughout the day.

the abundance of natural light not only enhances the beauty of the home but also promotes a sense of well-being, making your space feel more expansive and connected to the outdoors. fresh air flows freely, ensuring a healthy and refreshing environment, where you can truly relax and feel at home.

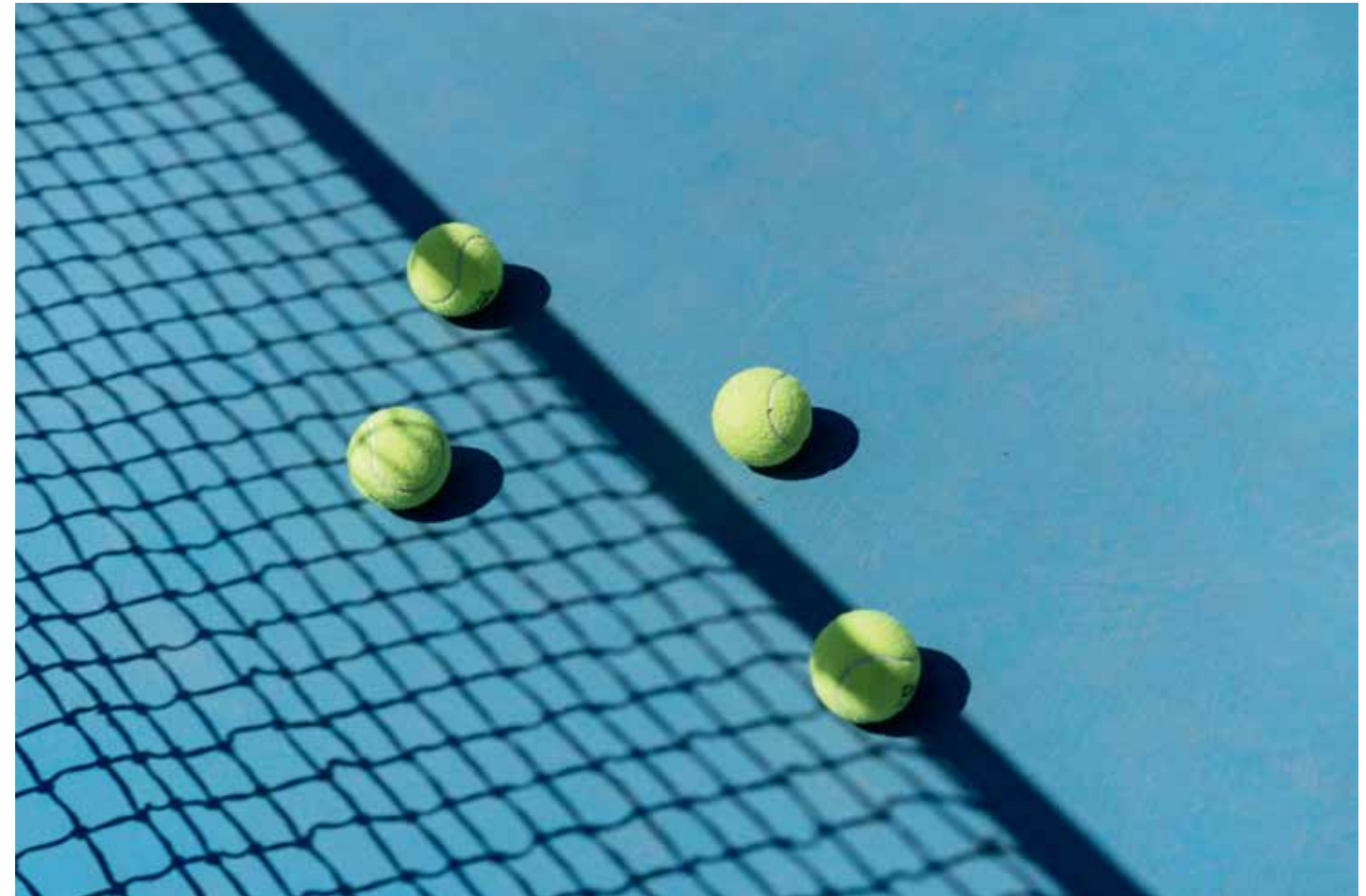


refined spoils

our homes offer refined and finest recreational and fitness amenities, designed to cater to every lifestyle. whether you're unwinding after a long day or pushing your limits, our state-of-the-art fitness centers, expansive outdoor spaces, and rejuvenating wellness areas provide the perfect environment.

enjoy a swim in a sparkling pool, challenge yourself with the latest equipment, or relax in serene, landscaped gardens.

these thoughtfully curated spaces are crafted to enhance both physical well-being and relaxation, making it easy to stay active and indulge in leisure. with these top-tier amenities, wellness and recreation are always within reach.



fit-focused amenities

- walking + running track
- training + fitness club
- pro + leisure pool
- multiple play courts

children's play area
indoor games
toddler's play area
sand pit and many more



fruit bearing trees & plantation
native trees & plantation
evergreen trees & plantation
herbal trees & plantation and
many more



indoor party hall
poolside cafeteria
13-seater mini theater
dog park and many more



jogging track
pickle ball
gym & fitness club
swimming pool
half basketball court and
many more





top-notch recreations
and indulgences.

the exceptional don't prefer to be bound to anything. this is why, we have provided an assortment of 40+ amenities at osian almanova. apart from having an aesthetic appeal, these amenities contribute to the health and well-being of the entire family.



designed to dazzle
every day, every angle.

offer a serene living environment within the bustling city of pune.
it appeals to those who seek a peaceful retreat without
disconnecting from the vibrancy and conveniences of urban life.



strategically placed;
effortlessly connected.

Business and IT Parks

• Suzlon	7 min
• Magarpatta IT Park	10 min
• Eon IT Park	10 min
• World Trade Centre	10 min
• Serum Institute	12 min
• SP Infocity	20 min

Seamless Connectivity

• Hadapsar Railway Station	3 min
• Nagar Highway	8 min
• Solapur Highway	10 min
• Kalyani Nagar Metro Station	12 min
• Pune Railway Station	20 min
• Pune Airport	25 min

World-class Healthcare

• Manipal Hospital	5 min
• Motherhood Hospital	7 min
• Sahyadri Super Speciality Hospital	10 min
• Villoo Poonawalla Hospital	10 min
• Medicare Hospital	10 min
• Noble Hospital	12 min

Reputed Education Centres

• HDFC School	6 min
• Pawar Public School	7 min
• Amanora School	8 min
• Vibgyor School	10 min
• Wisdom School	10 min
• JSPM Group of Institutes	25 min

Retail and Entertainment

• Seasons Mall	5 min
• Amanora Mall	5 min
• Nyati Enthral	5 min
• KOPA Mall	10 min
• Phoenix Marketcity	12 min

Historic Landmarks

• Aga Khan Palace	15 min
• Shaniwar Wada	25 min
• Dagdusheth Temple	30 min
• Sinhagad Fort	60 min
• Purandar Fort	60 min



#play

#curiosity

#movement

Artistic Impression



#meaningful-design

#skilled-workmanship

#form-function



homes built with best-in-class material

electrification ⚡

- concealed internal electrical wiring - finolex / polycab or equivalent make
- modular switches - legrand or equivalent make
- switchgears - legrand or equivalent make
- power point for refrigerator /microwave /chimney in kitchen
- power point for washing machine & dishwasher in utility area
- geyser points in all washrooms
- exhaust fans in all washrooms and kitchen
- provision for AC point in all bedrooms
- provision for TV points in the living room & bedrooms

washrooms 🚽

- concealed plumbing in CPVC pipes
- bath fittings - jaquar or equivalent make
- sanitaryware - jaquar or equivalent make
- countertop washbasin in passage area outside common washroom - jaquar or equivalent make
- wall dado tiles in vitrified tiles (600x600 mm) kajaria brand up to lintel level
- electrical & plumbing provision for electric geyser
- exhaust fans in all washrooms
- undercounter washbasins in all attached washrooms with full width granite counter

common amenities 🌧️

- sewage treatment plant
- power backup for lifts and common area
- rainwater harvesting
- fire fighting systems
- underground & overhead water storage tanks of adequate capacity
- solar heated water in all washrooms

kitchen

- kitchen otta - granite slab for kitchen platform with ss sink
- kitchen dado wall tiles - double charged vitrified tiles (600x600 mm) - up to lintel level - kajaria or equivalent
- electrical & plumbing provision for washing machine in utility area
- granite platform with ss sink in utility area/dry balcony

security

- CCTV coverage for selected common areas
- state of the art fire-fighting system

doors

- door frame (bedrooms)- plywood with premium laminated finish
- door frame (washrooms)- granite and plywood with premium laminated finish
- attached terrace - upvc track and sections with glass shutters & mosquito mesh
- flush door shutters with premium laminated finish
- door hardware - ss hinges with ss screws and mortise locks of europa/qale or equivalent

wall finishes

- internal walls - gypsum plaster finish
- internal painting - premium emulsion (asian paints or equivalent)
- external painting - apex external paint (asian paints or equivalent make)

external

- back-up system - 100% generator backup for common lights, pumps
- lifts / elevators - 8-passenger & 13-passenger elevators - kone/otis/schindler or equivalent
- water pumping arrangement - hydropneumatic system for overhead tank filling only

terrace railings

- ss 304 grade terrace railings in modular system for glass railing including clear glass

masonry

- AAC blockwork wherever applicable

flooring and tiling

- for all rooms flooring - double charged vitrified tiles (1200x600 mm) - kajaria or equivalent
- washrooms floors - matte finish vitrified tiles (600x600 mm) - kajaria or equivalent
- utility area floor - ceramic tiles (600x600 mm) - kajaria or equivalent
- utility area dado wall tiles - ceramic tiles (600x600 mm) - up to parapet wall height - kajaria or equivalent
- granite coping for parapet wall in utility area



layout plan

osian almanova has been thoughtfully designed to enrich your living. it's the place where luxurious living, top-notch recreations and an abundance of nature come together in perfect harmony. so that you don't miss out on anything in life.



- | | | | |
|--|---|---|--------------------------------------|
| 1. Entrance Gate for Residential Tower | 11. Air-Conditioned Indoor Games Arena | 18. Buffet / Pre-function Area | 28. Clubhouse / Co-working Space |
| 2. Security Check Point & Cabin | 12. Fully Equipped Gymnasium for Strength Training, Cardio Multifunctional Training | 19. Swimming Pool | 29. Half Basketball Court |
| 3. Running Track with Distance Markers | 13. Toddlers Play Area | 20. Pool Side Cafe Seating | 30. Pickle Ball Court |
| 4. Tile Arena Pathway | 14. Japanese Rock Garden | 21. Pool Side Party Area | 31. Pet-Zone |
| 5. Pergolas | 15. Football Court / Cricket Premier League Arena | 22. Gents / Ladies Changing Room & Washroom | 32. Senior Citizen Park |
| 6. Walkway Deck | 16. Outdoor Party Area | 23. Wooden Deck / Pool Side Lounge | 33. Fruit Bearing Trees & Plantation |
| 7. Outdoor Sculpture | 17. Indoor Party Banquet with Pantry Storage & Toilet | 24. Pool Side Bistro | 34. Fragrance Garden |
| 8. Children's Play Area | | 25. Mini Theater | 35. Native Trees & Plantation |
| 9. Rubberised EPDM Flooring | | 26. Private Garden | 36. Evergreen Tree & Plantation |
| 10. Sit-out for Children's Play Area | | 27. Private Garden | 37. Herbal Tree & Plantation |
| | | | 38. Religious Tree & Plantation |

wing- A

typical floor plan 2nd, 3rd, 5th, 6th, 7th, 8th, 10th, 11th, 12th, 13th, 15th, 16th, 17th, 18th, 20th, 21st, 22nd, 23rd floor



TYPICAL FLOOR AREA STATEMENT					
FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	BALCONY AREA		
201	4 BHK	139.79	14.70	154.49	1663
202	3 BHK	90.69	11.97	102.66	1105
203	3 BHK	108.24	13.62	121.86	1312
204	3 BHK	108.12	13.26	121.38	1307
205	3 BHK	87.45	10.88	98.33	1058
206	3 BHK	87.45	10.88	98.33	1058



wing- A

refuge floor plan 4th, 9th, 14th & 19th floor



REFUGE FLOOR AREA STATEMENT					
FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	BALCONY AREA		
401	4 BHK	139.79	14.70	154.49	1663
402	3 BHK	90.69	11.97	102.66	1105
403	3 BHK	108.24	13.62	121.86	1312
404	3 BHK	108.12	13.26	121.38	1307
405	REFUGE AREA				
406	3 BHK	109.17	16.09	125.26	1348



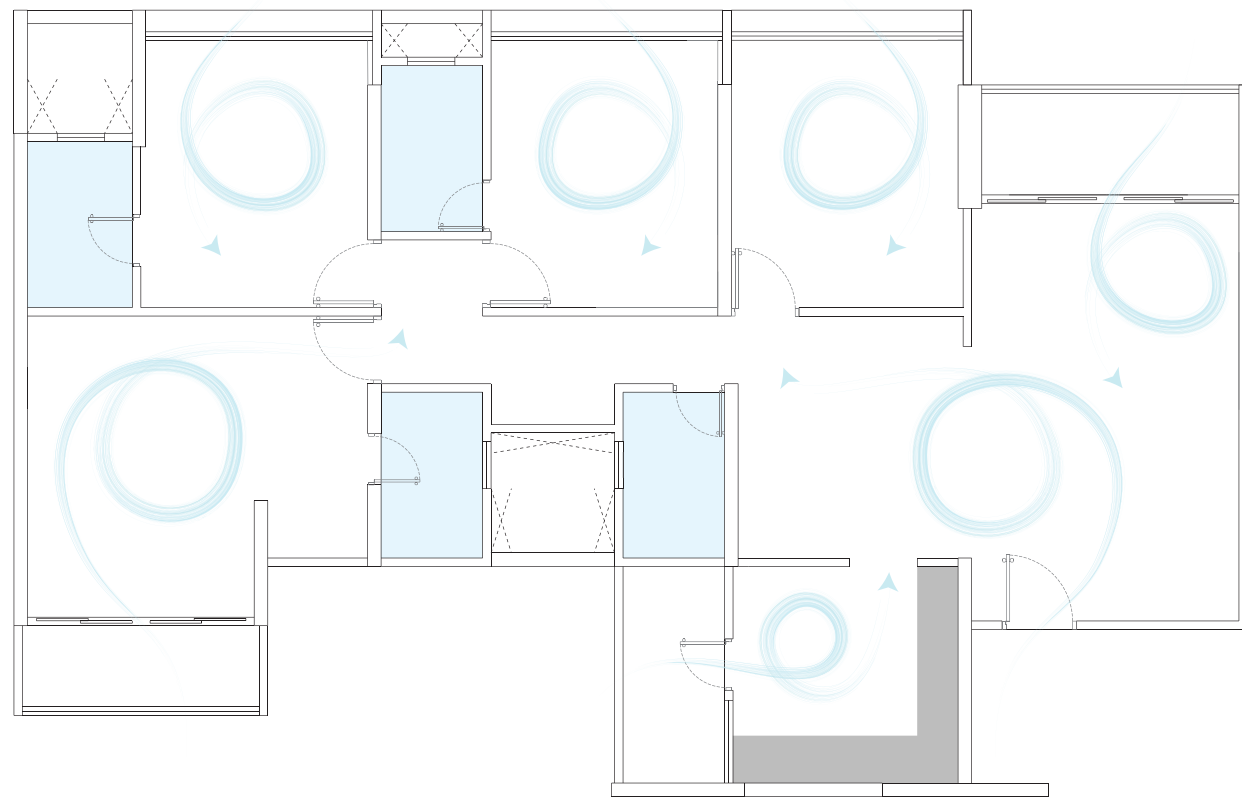


designed to offer an
unparalleled experience.

- large windows bring in abundant natural light and fresh air, creating a serene and positive ambiance.
- thoughtfully designed kitchens, luxurious bathrooms, and elegant living spaces add a touch of sophistication to your everyday life.

ventilation x illumination

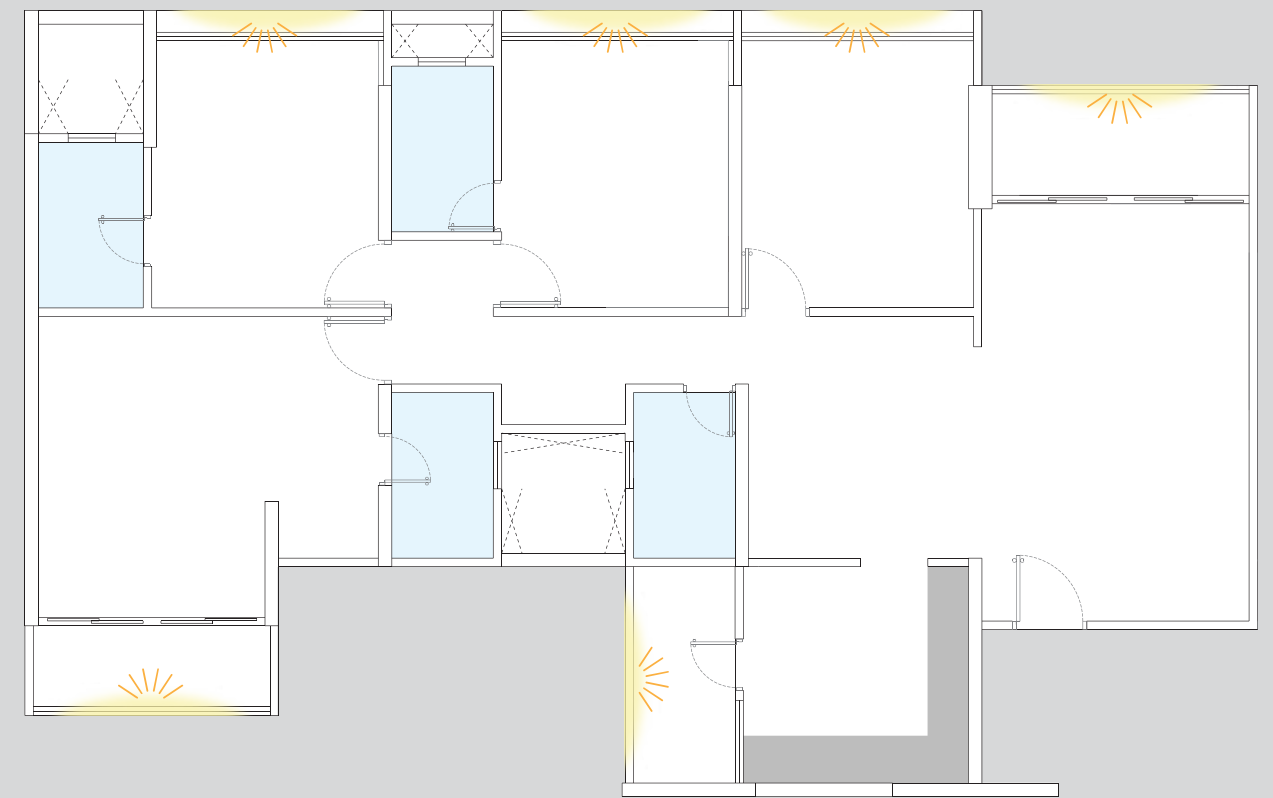
featuring state-of-the-art ventilation systems, our residences ensure fresh air circulation, enhanced indoor air quality, and a comfort.



key features:

- smart ventilation system – designed to facilitate natural airflow, keeping your home fresh and free from pollutants.
- cross-ventilation design – strategically placed windows and doors allow for continuous airflow, reducing indoor humidity and enhancing comfort.
- energy-efficient cooling – optimized architectural layouts minimize heat buildup, reducing dependency on artificial cooling.
- spacious & well-lit interiors – open layouts with ample natural light, creating a sense of openness and tranquility.

featuring strategically placed windows and open layouts, our residences ensure ample daylight, enhanced indoor brightness.



key features:

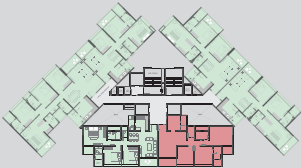
- maximized natural light – large windows and open spaces ensure well-lit interiors throughout the day.
- energy efficiency – reduced need for artificial lighting, leading to lower energy consumption.
- cross-ventilation design – thoughtfully designed spaces promote airflow and keep the home fresh.
- spacious & well-lit interiors – open layouts with ample natural light, creating a sense of openness and tranquility.
- premium quality fixtures – modern lighting solutions for a perfect balance between aesthetics and functionality.

3bhk opulent



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET A	BALCONY	TOTAL	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
205	3BHK	87.45	10.88	98.33	1058

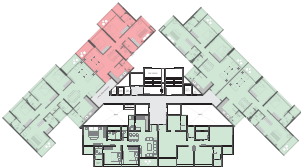


3bhk grandeur



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET A	BALCONY	TOTAL	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
202	3BHK (A)	90.69	11.97	102.66	1105

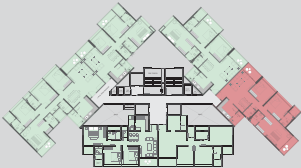


3bhk majestic



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET A	BALCONY	TOTAL	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
204	3BHK	108.12	13.26	121.38	1307



3bhk palatial



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET A	BALCONY	TOTAL	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
203	3BHK (B)	108.24	13.62	121.86	1312

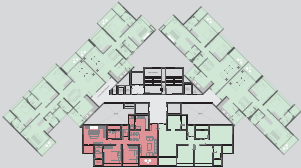


3bhk luxe



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET A	BALCONY	TOTAL	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
406	3BHK	109.17	16.09	125.26	1348



4bhk radiance



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET A	BALCONY	TOTAL	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
201	4BHK	139.79	14.70	154.49	1663



“ I feel lucky to have purchased my first property with Kanchan and Osian developers. Their experience, their communication and their commitment makes them different from other builders in the market.

Mr. Aman Gupta

”



“ We are amazed at the developers initiative to interact with the customers. Be a part of Kanchan and Osian family... that would be our recommendation.

Mr. Shubham Gupta

”



“ The developer personally addressed all our queries. The interaction with the staff was excellent and they patiently helped us through the entire process. We feel exceptionally special being associated with them and definitely recommend them to all new home buyers.

Mr. & Mrs. Vithani

”



“ We liked the design of the project and are very excited to move in as soon as we can.

Mr. & Mrs. Yadav

”



“ Kanchan and Osian are trustworthy developers and I have had an excellent experience being associated with them. The construction quality is very good, the transparency of communication is extremely satisfactory and the projects are budget friendly.

Mr. Nitin Thokal

”



“ The progress and quality of work is excellent. The amenities provided by the developer, the location and area are perfect. Overall it has been a fantastic experience for me and I am very satisfied with the developer.

Mr. Shivajirao Bhosale

”



“ Whatever I was looking for in terms of Vastu, I got in the project. The developer himself personally met us before we finalised the deal which was the main factor for me to go ahead. All in all everyone was very warm and welcoming.

Mr. & Mrs. Agate

”



“ The communication of the developer is transparent and clear. They fulfill their commitments and deliver what they commit. Their warm and welcoming gestures always make us feel like we are coming to a family.

Mr. & Mrs. Rajpal

”



“ The developers track record of delivering many projects in the past is why I decided to go with them. Their help with paperwork, agreement etc. was especially transparent and it was a smooth hassle free experience. I am excited to be a part of their family.

Mr. Kunal Wadhvani

”



“ We got very good response from the first day itself and everything was explained transparently and clearly. They always treat customers like family and we are very satisfied..

Ms. Heena Shah

”



we combine innovation with experience and hard work, to conceptualize and realize projects that anticipate the needs of the people who will live or work in the spaces that we build.

we are proud of our reputation, within and outside the real estate industry as a reliable and respectable company, and we continue to live up to that reputation.

GROWING STRONG TOGETHER

GROUP STATISTICS

7500+
Homes Delivered

10 Million+
Sq.ft Developed

20+
Projects Completed

25+
Years Of Experience

