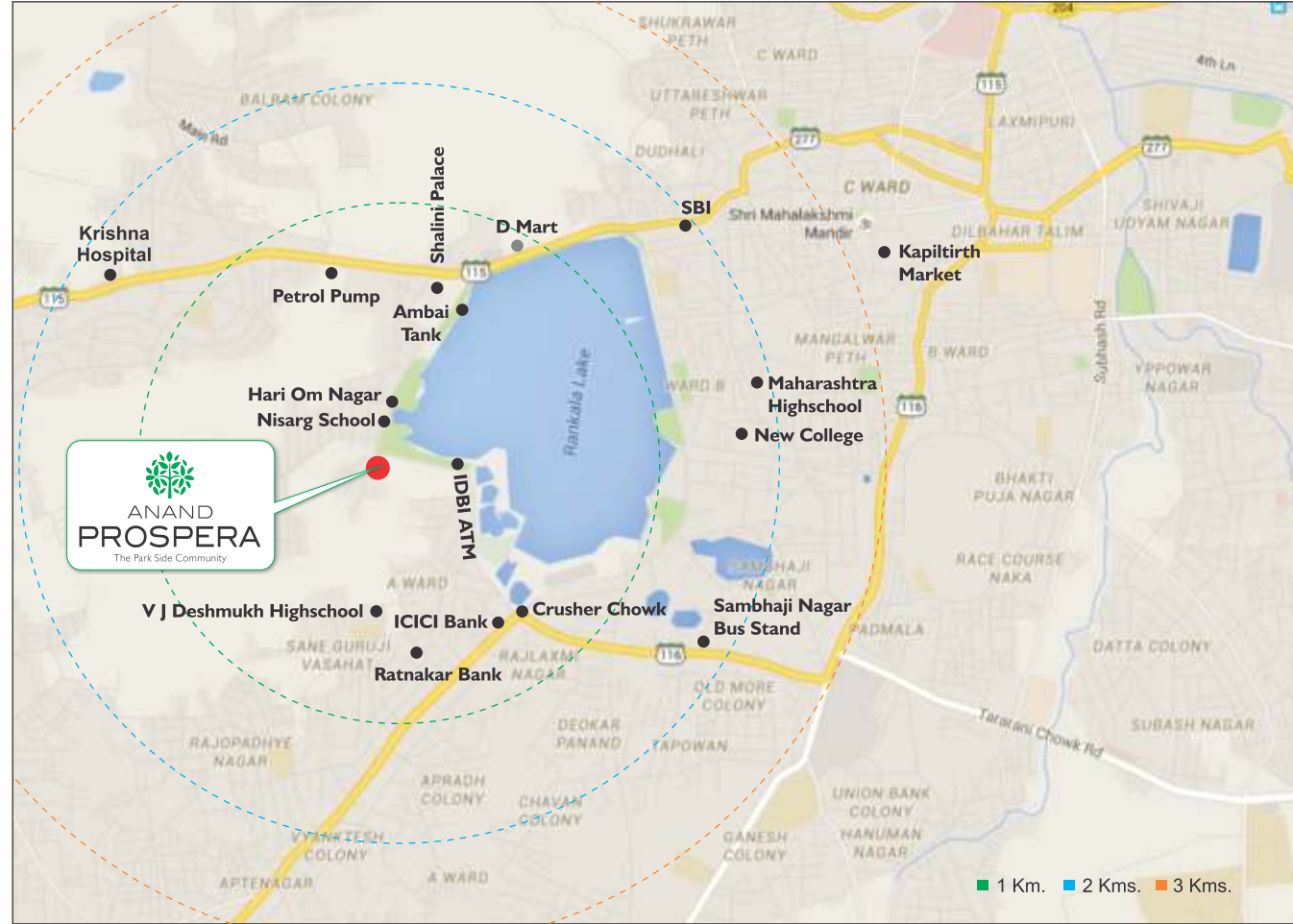


तुमच्या नाविन्यपूर्ण घराचा प्रतिष्ठासंपन्न पत्ता

Key Distance

- Rankala : 0.2 km
- D-Mart : 0.8 km
- Nisarg Niketan School : 0.1 km
- Shri V J Deshmukh High School : 1.4 km
- New College : 3 km
- Maharashtra High School : 3 km
- Petrol pump : 1.2 km
- Kapil Tirth market : 1.5 km
- Krishna Hospital : 1.5 km
- Karanjkar Hospital : 1.5 km
- IDBI Bank : 0.4 km
- ICICI Bank : 1 km
- SBI Bank : 2 km
- Ambai Swimming Tank : 0.4km
- Mahalaxmi temple : 2.8 km
- Sambhaji Nagar Bus Stand : 2 km
- Rankala Bus Stand : 2.5 km
- KMT Stops : 0.7 km



Site Address : Anand Prospera, Taklikar Estate, Near Hari Om Nagar, Rankala, Kolhapur - 416012
Cell: +91 8600 666 777 +91 8600 67 67 67 Email: sales@anandgroup.net

Corporate Office : Sharayu Plot No. 2/2, Survey No. 365/3, Nagraj Colony Off 100 Feet Road,
Vishrambag Sangli - 416415 Tel: 0233-2372633 Email : sales@anandgroup.net www.anandgroup.net



ANAND PROSPERA

The Park Side Community

ADJACENT TO RANKALA

1 & 2 BHK LUXURIOUS HOMES



Enjoy

Life with peace, Treasure of nature, Bird's sanctuary & Rankala

Only at One Place



Dear Customer,

We are delighted at the opportunity to welcome you in the **Anand Group** family.

Before you take this important decision that is close to your heart about buying your home, we would like the privilege of introducing ourselves and our philosophies to you.

We at **Anand Group** are focused on crafting masterpieces for you and your family. And we build it as if we are building it for ourselves. We are proud to offer you highest standards of comfort, quality and safety which will ensure true serenity and happiness.

We believe in abundant open spaces, world-class amenities, luxurious finishes and above all, building your home with our heart... because we know, that's where the best comes from! Our corporate values of transparency, ethics, quality, latest technology and customer delight ensure our enduring relationships with our customers, just like our customers have with our homes.

Our entire team's efforts are focused on that content smile on your face.

Anand Prospera is all set to let you and your family experience it.

Anand Group Staff



Close to Nature, Close to Everything



ANAND PROSPERA

The Park Side Community

Welcome to the hub of Lifestyle Homes at **Anand Prospera**.

Inspired by the picturesque surroundings, the community is located adjacent to Rankala Lake, and will be a peaceful retreat for all those who would like to be close to nature even while they will stay close to city and its conveniences.

This thoughtful residential campus offers 1 & 2 BHK Luxurious Homes with beautifully landscaped green zones coupled with so many recreational facilities to Relax & Rejuvenate.

The project is a perfect blend of Modern Architecture and Comfortable Lifestyle in Perfect Harmony of Space, Aesthetics & Design.

Project is well connected to important zones of Kolhapur & lying in close proximity to educational institutes, Banks, ATM Centre's, Medical Facilities, Shopping Centre's & many more are in close vicinity.

The fine art of green living is perfected only at One Place
“Anand Prospera –The Park Side Community”.



Lifestyle Amenities

CORPORATION GARDEN DEVELOPED BY ANAND GROUP

- Landscaped Garden designed by Italian Architect
- Amphi Theatre
- Garden uniquely designed for children and adults
- Special landscape for Senior Citizens
- Sandpit for toddlers /children
- Separate Multipurpose Ground

HEALTH

- Yoga and Aerobics
- Jogging Track

ENTERTAINMENT

- Party Lawn
- Acupressure Track
- Library

SECURITY

- All project is secured with sound Compound wall
- Round the Clock Security Provision
- 24 X 7 CCTV Surveillance
- Entrance Gate
- All homes connected via Intercom System
- Fire Fighting System

ESSENTIALS

- Covered and De-marked parking
- Ample hot water with Solar Water Heating System
- Rain Water harvesting
- Enjoy 24 X 7 Wi-Fi access in whole campus
- Branded Lifts with inverter backup
- Inverter Backup for all common areas lighting
- Separate car washing area
- Wheel chair for emergency
- Internal roads with paving or tremix
- Attractive letter box & name plate for every flat
- Notice board in common areas





Specifications

KITCHEN

- Modern granite platform
- Provision for water purifier near sink
- Utility area
- Provision for washing machine
- Exhaust fan

FLOORING

- Vitrified tiles with skirting
- Antiskid flooring in toilets and terrace
- Dado up to lintel level in toilet
- Tiles up to lintel level in kitchen

ELECTRIFICATION

- Safety with MCB / ELCB
- Essential electric points in all rooms
- Fire resistant copper wiring of Finolex or equivalent
- TV connection point with set top box in hall & provision in master bedroom
- Intercom in hall

DOORS & WINDOWS

- Designer & laminated main door
- Anodized aluminum windows with safety grills
- Mosquito net windows

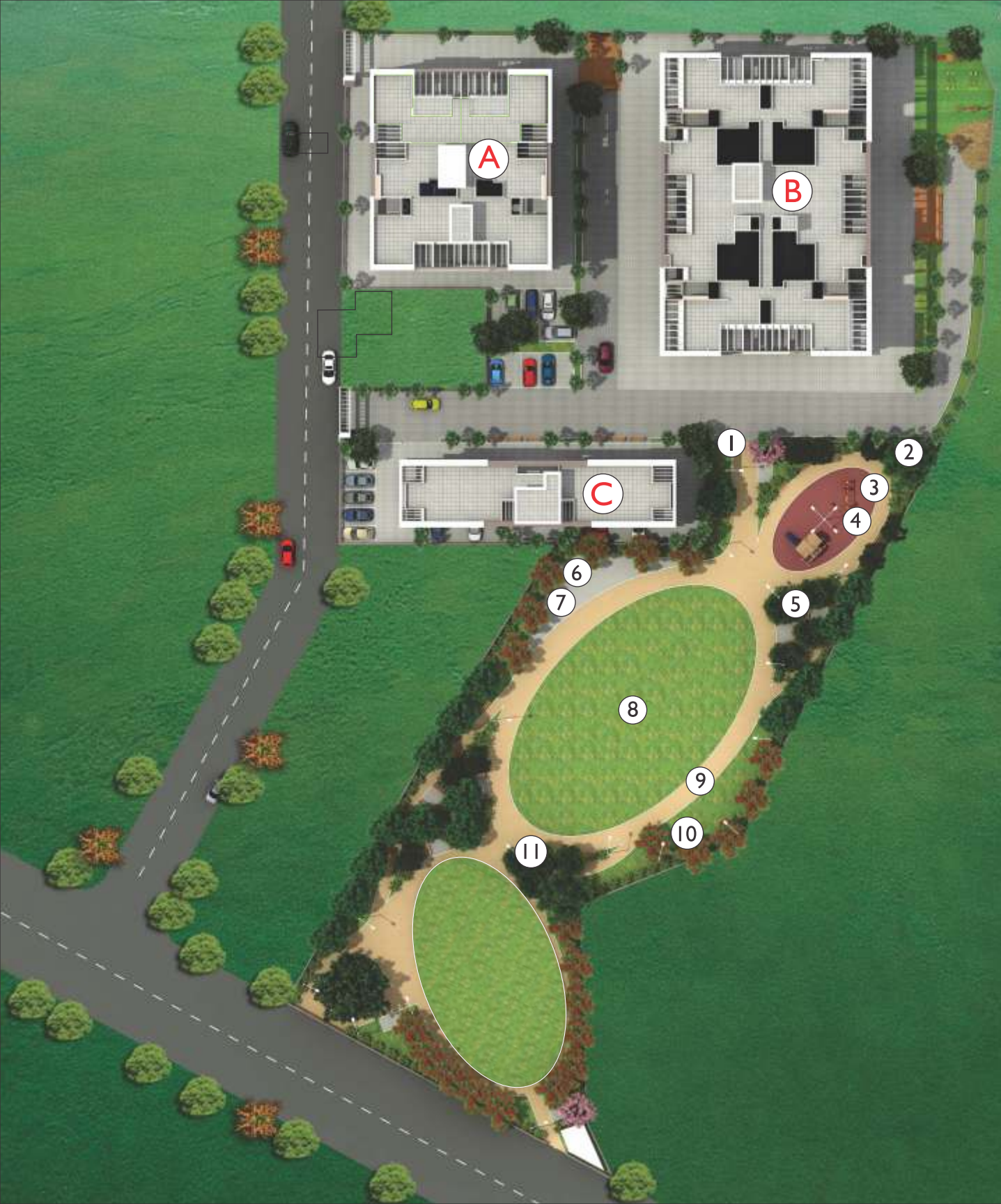
TOILETS

- CP fittings of Jaquar or equivalent
- Sanitary ware from Jaquar or equivalent
- Tiles upto lintel level
- Granite Frames
- Laminated flush doors

PAINTS

- Oil Bound Distemper internally
- Apex Paint external





Legend

1. Garden Entrance
2. Senior Citizen Sitting Area
3. Sandpit
4. Children's Play Area
5. Gossiping Area
6. Yoga Aerobics
7. Stage
8. Party Lawn
9. Jogging Track
10. Amphi Theatre
11. Sitting Area

Thank You

