



**GAGAN**  
DEVELOPERS  
CREATING EXPERIENCES



PRESENTING  
**GAGAN MYRĀ**

# **THE CROWN JEWEL OF SOUTH PUNE**

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2 BHK PREMIUM  
APARTMENTS  
**UPPER KONDHWA PUNE**

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- 2 BHK HOMES
  - BIGGER CARPET AREA
  - UNIQUE ARCHITECTURE
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## A CROWNING ACHIEVEMENT BY **GAGAN DEVELOPERS**

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The Gagan Myra development, situated in the sought-after locale of Kondhwa, presents an opulent selection of 1 and 2 bedroom flats. This premium project boasts a distinctive architectural design, offering a generous carpet area and a host of premium amenities that will enhance one's way of living.



UPPER KONDHWA'S  
**EXQUISITE NEW LANDMARK**

Project Under Maharashtra Registration \ Artists Impression

# KEY NEARBY LOCATIONS



## ENTERTAINMENT & MALLS

- Gagan Avenue Commercial- 2 min
- DMart – 5 min
- NYC Mall – 7 min
- Reliance Smart – 10 min
- Clover Hills Plaza - 10 min
- Undri City Center - 11 min
- Dorabjee Mall – 12 min
- Raheja Central Point - 15 min
- Royal Heritage Mall – 17 min
- Sangria Shopping Complex - 17 min



## IT PARKS & INFRASTRUCTURE

- Manikchand IKON - 32 min
- SP Infocity - 33 min
- Magarpatta IT Park - 34 min
- World Trade Centre, Cerebrum IT Park and the EON IT Park – 49 min



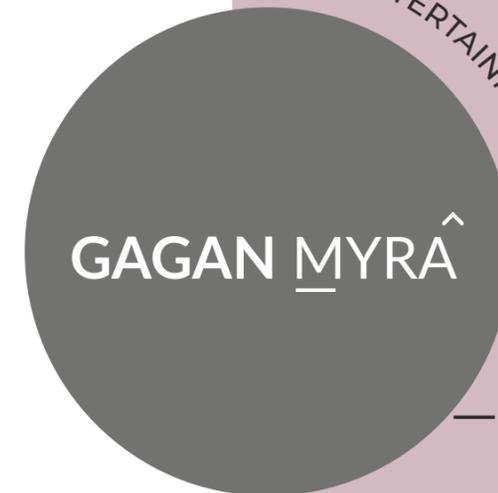
## SCHOOLS & COLLEGES

- VIT College - 7 min
- Sinhgad Academy of Engineering – 8 min
- Sanskriti School - 9 min
- Boston world school - 10 min
- NIBM College – 10 min
- Euro School Undri - 10 min
- The Bishop's Coed School Undri - 11 min
- Orchid International School – 11 min
- KJ's Trinity College – 13 min
- Delhi Public School - 15 min



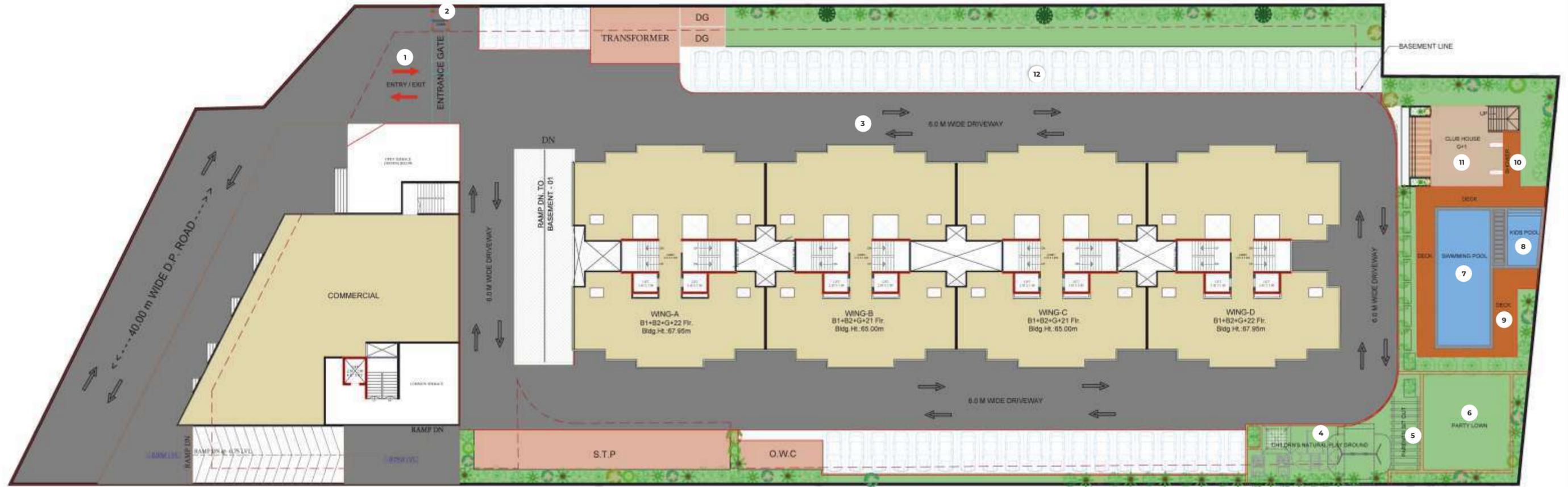
## HOSPITALS

- Ruby Hall Clinic - 17 min
- Inamdar Hospital – 10 min
- Command Hospital - 3 min
- Healing Hands Clinic - 13 min
- Lifeline Hospital - 7 min
- Satyanand Hospital - 5 min
- Prime Multispecialty Hospital - 10 min





# MASTER LAYOUT



- |                         |   |                          |                        |                       |                              |
|-------------------------|---|--------------------------|------------------------|-----------------------|------------------------------|
| <b>1</b> ENTRY AND EXIT | <b>3</b> DRIVEWAY                       | <b>5</b> PARENT'S SITOUT | <b>7</b> SWIMMING POOL | <b>9</b> POOL DECK    | <b>11</b> CLUBHOUSE          |
| <b>2</b> SECURITY CABIN | <b>4</b> CHILDREN'S NATURAL PLAY GROUND | <b>6</b> PARTY LAWN      | <b>8</b> KID'S POOL    | <b>10</b> SHOWER AREA | <b>12</b> CAR / BIKE PARKING |



## STEP INTO AN ABODE OF EXCELLENT CRAFTSMANSHIP

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Gagan Myra exudes excellence in both its interior design and craftsmanship. The development boasts of a harmonious blend of aesthetic appeal and functionality, with each element thoughtfully curated to create a truly luxurious living experience. The apartment interiors are tastefully appointed with high-end finishes and fixtures, creating a sense of warmth and elegance. The attention to detail and superior craftsmanship is evident in every aspect of the development, from the spacious floor plans to the elegant moldings and trims. Gagan Myra truly sets the standard for luxury living.

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**AMENITIES SO  
EXTRAORDINARY  
YOU'LL FALL  
IN LOVE  
EVERY DAY**



**KIDS PLAY AREA**



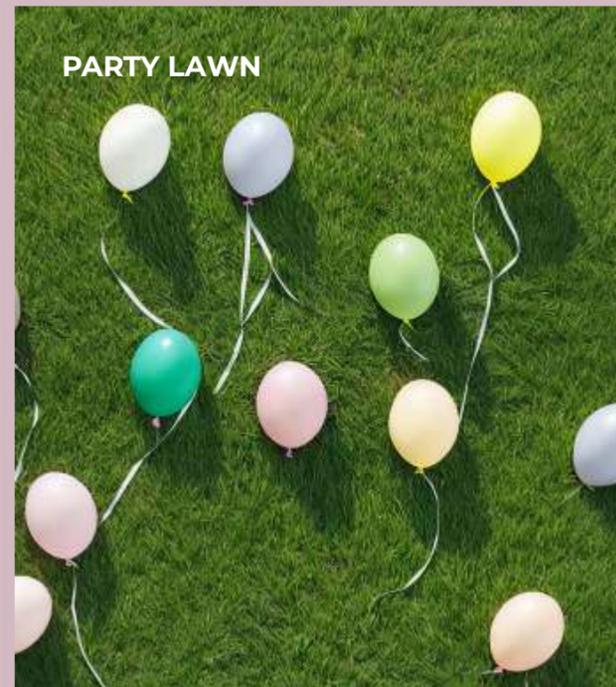
**SWIMMING POOL**



**CLUB HOUSE**



**KIDS POOL**



**PARTY LAWN**

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## CONVENIENCE

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-  Total 2 lifts (Per tower)
-  Rain Water Harvesting
-  Power Backup in Common Areas
-  Sewage Treatment
-  Waste Management System
-  Double Height Entrance Lobby

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## SECURITY

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-  Video Door Phone
-  Smoke detectors











## SPECIFICATIONS



### R.C.C work:

- R.C.C FRAME STRUCTURE.
- EXTERNAL AND INTERNAL GOOD QUALITY BLOCK WORK.



### FLOORING:

- VITRIFIED TILE FLOORING IN LIVING ROOM.
- VITRIFIED TILE FLOORING IN ALL BEDROOMS.



### KITCHEN:

- GRANITE KITCHEN PLATFORM WITH STAINLESS STEEL SINK.
- DECORATIVE DADO TILE UPTO 2' ABOVE KITCHEN PLATFORM.
- DRY BALCONY.



### DOORS:

- MAIN ENTRANCE- BOTH SIDES LAMINATE FINISH PLYWOOD FLUSH DOOR WITH SAFETY LOCK.
- BOTH SIDES LAMINATE FINISH PLYWOOD FLUSH DOOR WITH HARDWARE FITTINGS.
- SLIDING DOOR FOR BALCONY OPENING.



### WINDOWS AND RAILINGS:

- SLIDING WINDOWS.
- STANDARD M.S RAILING WITH PAINT FINISH.



### TOILETS:

- DADO TILE UP TO LINTEL LEVEL.
- ALL SANITARY & CP FITTINGS ARE JAQUAR OR EQUIVALENT MAKE.
- CONCEALED PLUMBING.



### ELECTRIFICATION:

- ALL SWITCHES AND SOCKETS ARE STANDARD MAKE.
- TV & TELEPHONE POINT IN LIVING ROOM.
- T.V POINTS IN ALL BEDROOMS.
- AC PROVISION IN ALL BEDROOMS.



### SAFETY & AUTOMATION:

- VIDEO DOOR PHONE AT ENTRANCE DOOR.
- FIRE FIGHTING SYSTEM AS MANDATORY.



### COMMON AMENITIES:

- POWER BACKUP IN COMMON AREAS.



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### **GAGAN DEVELOPERS BRING YOU HOME**

Some call it a house but we call it home. A house may be merely constructed using bricks and mortar, but a home beholds a deeper essence through a spirit of happiness, well-being, peace and solitude. A home is a space where dreams are realized, happiness is nurtured, and moments are made. We at Gagan understand this feeling as we are creating that perfect home for the deserving you.

Our eighteen year old legacy that infuses the concept of vision, trust, commitment and excellence, where state of the art technology, ingenious innovation and efficient design come together at great value, creating magic. We are here to create your perfect home ensconced within a welcoming environment where you make space for your dreams and realize them in golden glory. Gagan Developers is not only here craft that special space for you to call home but also nurture a relationship of unmatched quality and commitment for generations to come.

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**SITE ADDRESS:**

**GAGAN MYRA**

Sr. No 18 , Taluka- Haveli,  
Opp. Gagan Avenue, Kondhwa, Pune,  
Maharashtra 411048

**CORPORATE OFFICE ADDRESS:**

Marvel Aliana, 3<sup>rd</sup> Floor (Office No. 301 and 302)  
Lane #5, North Main Road,  
Koregaon Park, Pune – 411001

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

Project Under MahaRERA Registration