



WHERE
LEGACY
FINDS
ITS
ADDRESS

EXCLUSIVE 4BHK RESIDENCES
ON PRABHAT ROAD

WELCOME TO PRABHAT ROAD'S RAREST LANDMARK



Representative image

At the very heart of Prabhat Road, an address of timeless character rises- Apoorva. A limited-edition 13-storey landmark, home to only 26 residences, Apoorva is crafted for those who value heritage as much as modernity.

Each exclusive 4BHK, spread across 1834–1876 sq. ft., is designed to be three-sided open-inviting natural light, ventilation, and a sense of openness rarely found in the city today. Built in enduring red-brick construction and detailed with thoughtful planning,

Apoorva is not just a home, it is a legacy reserved for a select few.





APOORVA
SOCIETY

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EXCLUSIVITY AT ITS FINEST



Exclusive 4BHK
(1834–1876 sq. ft. carpet)



Only 2 residences
per floor



3-side open layouts
with ample light
& ventilation



Two dedicated
car parks per
residence



Grand designer
entrance lobby



Red-brick construction
for timeless appeal

At Apoorva, exclusivity isn't a feature,
it's the foundation.





AMENITIES THAT COMPLEMENT A LEGACY LIFESTYLE

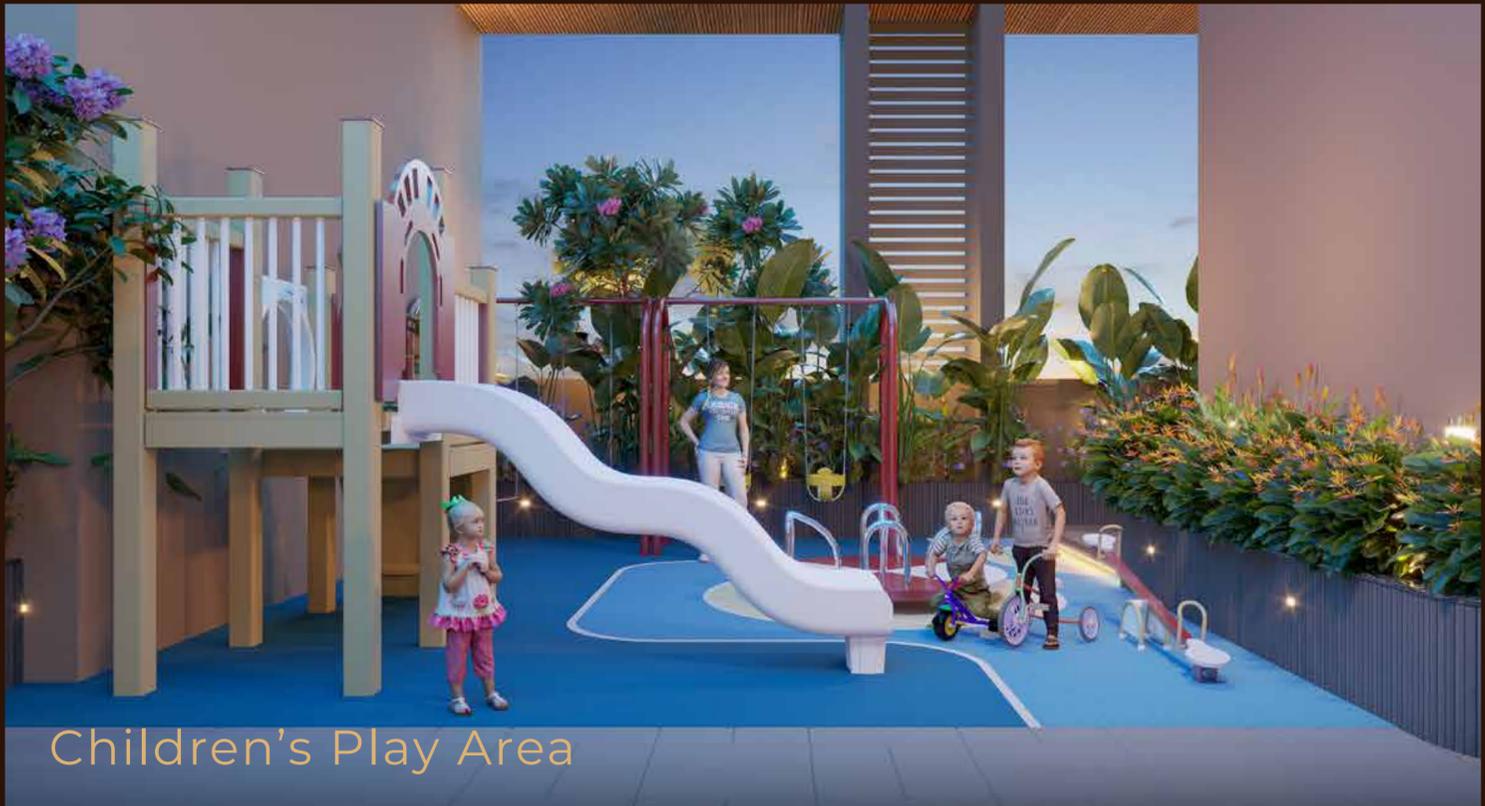
Every amenity at Apoorva has been designed not to impress, but to belong. From moments of wellness to celebrations with family, the leisure spaces here reflect the understated luxury that Prabhat Road is known for because true privilege is about enjoying the simple things that are beautifully crafted.



Grand Entrance Lobby



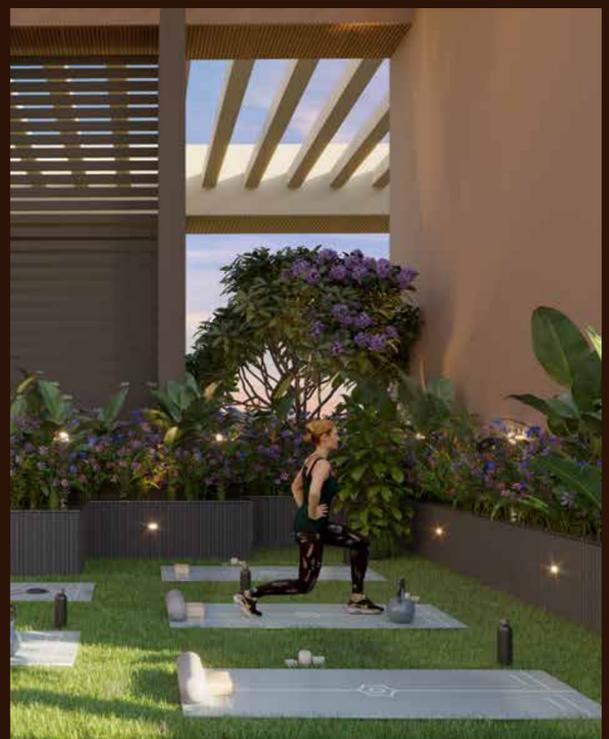
Open-Air Gymnasium



Children's Play Area



Party Lawn



Yoga & Meditation Space



AMENITIES

- TERRACE FLOOR

- Gazebo
- Sit-out area
- Serving platform with wash basin
- Open gym facilities
- Dry landscaping / meditation area
- Elevated solar panels
- Washroom with wash basin & lighting
- Lifts up to terrace level

- GROUND FLOOR

- Entrance lobby with seating arrangement, marble/granite flooring, and digital card access
- Common washrooms for watchmen, drivers & domestic staff
- Security cabin with CCTV monitors & DVR
- Properly landscaped & lighted building area





CRAFTED WITH PRECISION. BUILT TO LAST.

Every element of **Apoorva** reflects an enduring commitment to quality- from the strength of its structure to the subtlety of its finishes. Built with precision, care, and timeless materials, each detail is designed to stand the test of time. Because when a home becomes part of your legacy, it deserves craftsmanship that lasts for generations.



SPECIFICATIONS

○ STRUCTURE

- Project as per Govt. norms/ Indian Standards/ PMC
- Anti-termite treatment before & during completion of the work
- Earthquake Resistant RCC Structure

○ FLOORING

- Living, Kitchen, Bedroom: 800 mm X 1600 mm vitrified tiles with 4" skirting flush to wall finish (Make - Kajaria/ RAK/ AGL/ Simpolo/ Johnson/ Nitco)
- Terraces/Balconies/Bathroom: 600 mm X 600 mm anti-skid vitrified tiles + matching skirting
- Dado Tiles: 600 mm X 600 mm tiles up to ceiling in kitchen & bathroom

○ WINDOWS

- UPVC windows with fiber mosquito screens and MS grills
- All windows with granite frame sills and decorative grills
- Terrace/Balcony Door – UPVC sliding door with mosquito mesh; balcony wall in toughened glass with S.S. railing

○ PAINT

- External: Asian Apex Ultima
- Internal: Oil-based luster paint (Asian / Nerolac)

○ KITCHEN

- Customized granite platform (Otta) with stainless steel sink & drainboard
- Tiles below platform up to ceiling
- Provision for aqua-guard
- Dry balcony with provision for washing machine & dishwasher



○ PLUMBING

- CPVC Water supply lines and fittings internally (Astral/Zenith)
- UPVC External Drainage lines (Prince/Astral)
- Waterproofing with IPS method in terrace, chajjas, W.C., Bath & Toilets with 10 years guarantee
- All CP sanitary fittings (Grohe / Jaguar / Duravit / Cera / Hindware)
- Hot & cold-water connections to shower area & basin
- Concealed flushing tank with health faucet
- Rat trap & cockroach trap with Nahani trap
- Stop cocks in Toilets, Kitchen & Dry Balcony
- All water tanks with inside glazed tile cladding (two compartments for drinking & regular water)
- Borewell system with level controller & standby pump (Kirloskar / Crompton)

○ ELECTRICAL CONNECTION

- Concealed copper wiring (Polycab / Finolex / Havells)
- Modular switches (Schneider / Legrand)
- Two-way switches in every bedroom
- Concealed broadband wiring
- Provision for inverter back-up
- Core cutting for AC and exhaust fan provision
- Generator back-up for all lifts, pumps & common area

○ DOORS

- Main Door: Wooden frame, both side laminated flush shutter, ultra-key night latch (Godrej/Europa)
- Internal Doors: Both side laminated flush shutter (Godrej/Europa)
- Toilet Door: Granite frame, laminated waterproof flush shutter (Godrej/Europa)



- Safety Door: Wooden door with M.S. grill & powder coating
- Terrace/Balcony Door: UPVC sliding door with mosquito mesh
- DIGITAL LOCK
 - Main Door fitted with ultra-key night latch (Godrej/Europa)
- VISITOR MANAGEMENT
 - VDP system with Access control, biometric, face recognition & access cards
 - Intercom facility – connect with flat owners, lifts, society office & entrance lobby
- CP & SANITARYWARE
 - Grohe / Jaguar / Duravit / Cera / Hindware fittings
 - Concealed flushing tanks
 - Health faucets in all toilets
 - Hot & cold-water connection in bathrooms
- SPECIAL CARE
 - Waterproofing guarantee of 10 years
 - Anti-termite treatment before & during construction
 - Earthquake-resistant design
 - Ramp & support bars at entrance lobby, lifts, terrace
- FACILITIES
 - Firefighting system as per PMC norms
 - Rainwater harvesting system as per PMC norms
 - Waste management system as per PMC norms
 - Common DTH connection
 - Solar water heating system with heat pump facility



- Solar power photovoltaic system (net metering for common MSEDCL meter)
- CCTV in entire project with monitors in security cabin & DVR in society office
- Generator back-up for lifts, pumps & common areas
- Common washrooms for watchmen, drivers & domestic staff
- Proper lighting and landscaping around building
- Lifts up to top terrace

- **ELEVATORS**
 - Stainless steel automatic stretcher lifts with ARD system (Otis/ Kone/ EC Equivalent)

- **COMMON SERVICES**
 - Entire compound wall & sliding gate
 - Common washrooms at ground & terrace levels
 - Common signage & building numbering system
 - Washroom with wash basin and lighting at top terrace
 - Water distribution from ground-level tank to overhead tank
 - Level controller system in water storage

- **SIGNAGES**
 - Parking, Services, Building & flat numbers, letter boxes, flat numbers

- **PROVISIONS**
 - MGL gas connection
 - Inverter back-up
 - AC compressor service ledge with drainage pipeline
 - Broadband wiring
 - Exhaust fan provision in kitchen & bathrooms





Representative image

DESIGNED TO BREATHE. BUILT TO BELONG.

Spacious 4BHK residences with three-side open planning ensure maximum light, cross-ventilation, and privacy. With only two residences per floor, every home is crafted to feel as exclusive as a private retreat, right in the heart of the city.



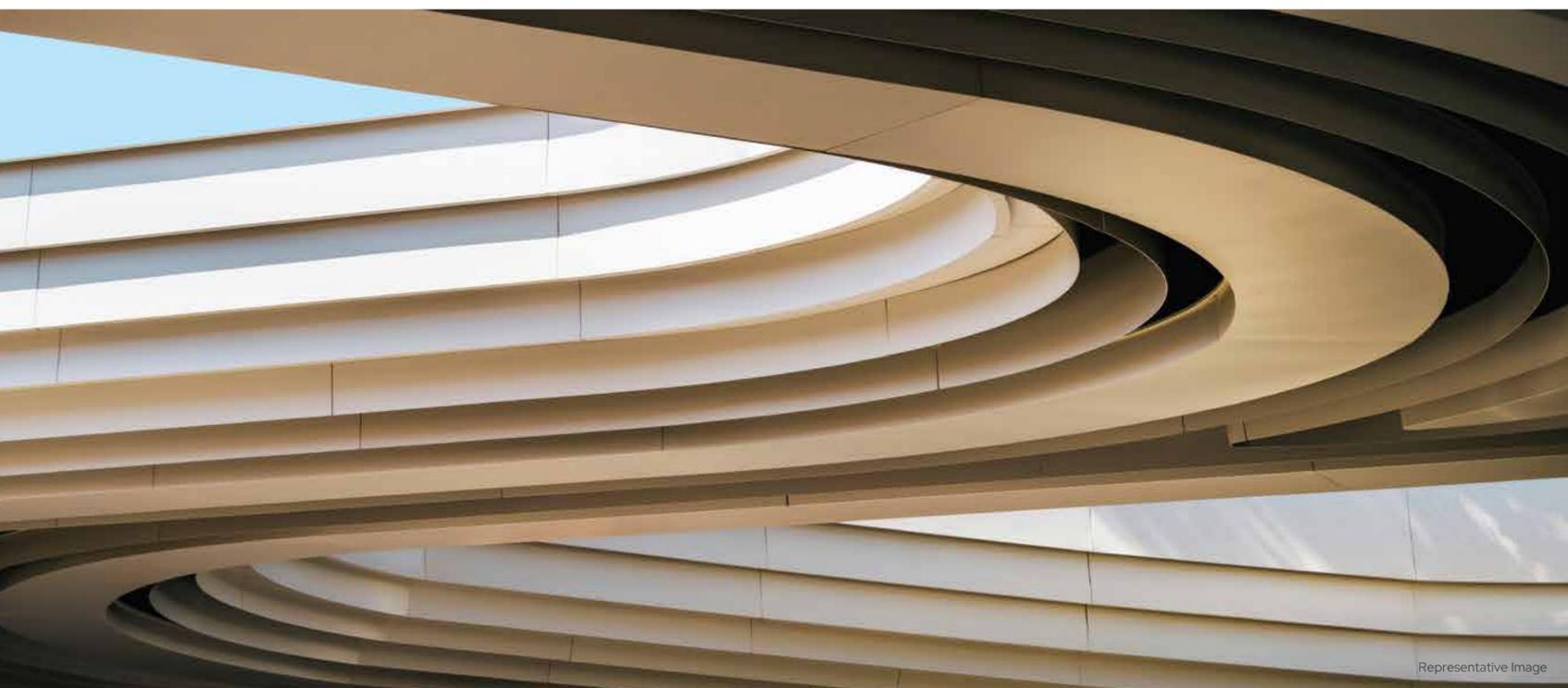
BUILDING RELATIONSHIPS THAT ENDURE

Established in 2011 and ranked amongst the top real estate developers and builders in Pune, SK Fortune Group has built a diverse portfolio of property development projects that attracts considerable interest from both consumers and investors. Sound financial management, outstanding resource planning & utilization coupled with a strong leadership and management core team has helped the Group grow in strength and reputation. The Group's vision of stylish, elegant and sustainable urban living has led it to create luxurious yet affordable addresses that span the spectrum of residential and commercial solutions.

OUR ONGOING & UPCOMING PROJECTS AT:

- 📍 Apte Road
- 📍 Prabhat Road
- 📍 Bhandarkar Road
- 📍 Law College Road
- 📍 Model Colony
- 📍 FC Road
- 📍 Erandwane
- 📍 Kothrud
- 📍 Ideal Colony
- 📍 Sinhagad Road
- 📍 Bavdhan
- 📍 Baner
- 📍 Kalyani Nagar
- 📍 Mundhwa
- 📍 Viman Nagar
- 📍 Kharadi
- 📍 Punawale
- 📍 Hadapsar

4500+ HOMES DELIVERED



MAHA RERA NO:
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SK FORTUNETM

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— A SATISH KOKATE VENTURE —

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