



Premium 3 & 2 BHK

Feel the LUXURY WITNESS *Grandeur*

Experience the blend of craftsmanship and sophistication that defines every corner of our homes. From meticulously designed interiors to stunning exteriors, Winsome Homes embodies the essence of luxury, creating a living experience that you can't wait to wake up to. Come & Fall in Love with Your Life.



SUMMIT OF *Splendour*

Under the stunning panoramic views, we have created a haven for those who seek the connection between architecture and nature.

Meet the comfort of contemporary living nestled in the hills of Dhanori. Discover the unique living experience of tranquil luxury and embrace the lifestyle that blends the modern with the essence of nature.

UNVEILING *Premium* 2 & 3 BHKs

Discover a prime realty that not only offers a welcoming harbour for homeowners with its modern amenities and spacious layouts but also stands as a sanctum of promising growth trajectory, an investment opportunity in the rapidly growing market. With our signature residential spaces featuring smart automation, become a part of the ecosystem of endless possibilities and plot your future with Winsome Group.



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Artist's Impression

DHANORI NX!

The RIGHT PLACE at the RIGHT TIME !

Get a chance to live next door to convenience in Dhanori, the up-and-coming neighbourhood of Pune. With Mountain Crest strategically nestled near the airport, ensure seamless travel coupled with the promise of a thriving community.



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Artist's Impression



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Artist's Impression

ABOVE AND *Beyond*
Excellence

Your empire awaits you at Dhanori at our latest real estate endeavour. Immerse yourself in the epitome of opulence with an infinity-edge swimming pool, state-of-the-art skating track, roof-top amenities and many more. Our venture boasts 2 & 3 BHK modern, thoughtfully designed homes that prioritise both functionality and aesthetic appeal.

Ground LEVEL

- Infinity Swimming Pool
- Kid's Pool
- Gymnasium
- Squash Court
- Open Air Amphitheatre
- Temple
- Party Lawn
- Yoga & Meditation Area
- Indoor Games
- Table Tennis & Cool Tennis
- Children's Play Area
- Children's Park
- Skating Rink
- Senior Citizen Sit-out
- Outdoor Exercise Yard
- Semi Covered Deck
- Sculpture Pedestal
- Lawn
- Multi- purpose Hall

Top LEVEL

- Outdoor Movie Screen
- Co-working Space & Book Café
- Barbeque Counter
- Exercise Yard
- Multiple Sit-outs
- Acupressure path
- Party Lawn
- Deck Area
- Party Lawn- Counter Seating
- Semi-open Seating Area
- Sculpture Pedestal
- Deck Seating Area
- Trellis Entrance



ENTRANCE *Lobby*

Tune into the symphony of colours and textures, and step into the world of elegance as you grace the lobby of our haven of luxury.

Infinity-edge
SWIMMING Pool



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Artist's Impression

KIDS *Infinity-edge*
SWIMMING *Pool*



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ENHANCE *Your*
Fitness JOURNEY
WITH OUR *Gymnasium*

Transform your body with our state-of-the-art Gym which equips you with all the tools you need to energise and conquer your fitness goals!



Pool TABLE

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Indoor GAMES

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Outdoor EXERCISE YARD

Welcome the open sky into your workout regime and embrace nature in our Outdoor Fitness Sanctuary.



Walking TRACK

Revitalise your day with our open-air track and step towards a journey of wellness while enjoying serenity amidst our nature-inspired landscapes.



TOP-LEVEL *Amenities*

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Outdoor MOVIE SCREEN

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Party LAWN

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Barbeque COUNTER

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Banquet HALL

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Artist's Impression



Artist's Impression

Blueprint of
the FINEST!

Formulating modern living with unparalleled infrastructure. From cutting-edge architecture to state-of-the-art infrastructure elevate your lifestyle and immerse yourself in the sophistication and comfort of a knitted community. Sleep under the horizon of innovation and wake up in the home you love.

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Living ROOM

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BEDROOM

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Artist's Impression



Master BEDROOM

PROJECT *Specifications*

RCC Structure

- Earthquake Resistant RCC Structure in Aluform
- Partial Walls in AAC Blockwork

Doors and Windows

- Veneer Finished and Melamin Polished Main Door for all Flats
- Laminated Doors on Both Sides for All Bedrooms and Toilets.
- Branded Fittings for All Doors
- UPVC Window with Aluminum /PVC Mosquito Net in Each Flat. (excluding those in the toilet)
- Toilet Windows: Aluminum Louvered with Provision For Exhaust Fan
- M.S. Railing Inside the Flat for Aluminum Windows (Excluding Toilet)
- Up to 1.00 metres in height for Finished Level.
- Aluminium windows (excluding those in the toilet) up to the Fire-resistant Door for the Fire Staircase.
- Glass Railing for Living Room And Bedroom Balconies

Flooring

- 800x800/600x1200mm vitrified tiles in all Rooms
- Anti Skid tiles in the Bathroom, Terrace, and Dry Balcony
- Ceramic Tile Dado up to 7 feet in Height in Each Bathroom
- Designer Tiles in Every Lobby
- Wooden Finish Ceramic Tiles in the Master Bedroom

Bathroom

- Branded C.P. Fittings in All Bathrooms
- Branded Sanitary Wares in All Bathrooms
- (75 Lit / Day / Flat)
- Counter-Top Wash Basin

EV Charging Point

- Upon customer request, we can provide an EV charger at an additional cost.

Electrical Fittings

- Concealed Copper Wiring With Circuit Breakers
- Branded Electrical Switches in All Flats
- Provision for Electrical Point for Inverter.
- T V & Telephone Point in Hall & Master Bed Room
- Provision of A.C. Point in All Bedrooms & Living Room
- Generator backup is provided for lifts and common areas, as well as two power points in each flat. For 2BHK units, the power capacity is 1.5 kW, while for 3BHK units, it is 2.25 kW.
- Vitrified Flooring by Kajariya, Zeal Top, Nitco, Johnson, RAK, Somany, or equivalent make.
- Anti-skid tiles flooring made by Kajaria, Nitco, Johnson, RAK, Somany, or equivalent make.
- C.P. Fittings by Jaquar, Cera, or Equivalent make
- Sanitary Wares by Cera, Simpolo, Jaquar, or equivalent make
- Fireproof Wires by Finolex, Havells, Polycab, or equivalent make

Kitchen

- Black Granite Kitchen Platform with Kadappa Stand and Stainless Steel Sink. (Make Nirali / Franke)
- Piped Gas System from MNGL for Each Flat (if approved)
- Kitchen Cabinet below the Kitchen Platform (if approved)
- Hot Water Provision in Kitchen & Bathroom

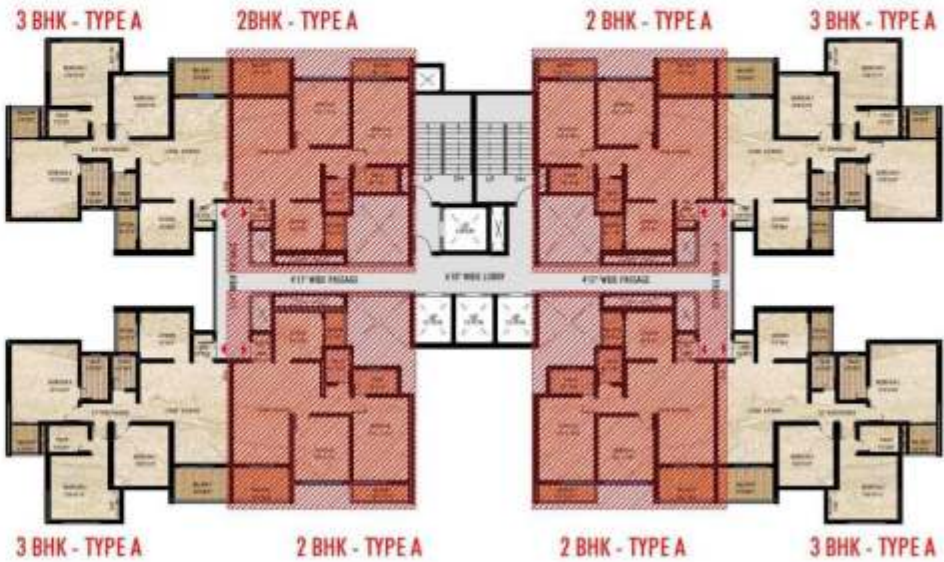
Automation

- Video Door Phone with Color Screen in each Flat
- The Inverter Connection of 2kva in each Flat
- Digital lock for the Main Door in each Flat
- Automatic Lifts with a Speed of 1.5m/sec
- Fire Fighting System Inside the Flats
- CCTV in Common Areas

PREMIUM 2BHK



AREA STATEMENT				
TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL AREA (SQFT)	SALE AREA (LOADING 35%) (SQ.FT)
2 BHK A	721	112	833	1125



KEY PLAN



PREMIUM 2BHK

LUXE 3BHK



AREA STATEMENT				
TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL AREA (SQFT)	SALE AREA (LOADING 35%) (SQ.FT)
3 BHK A	974	116	1090	1472



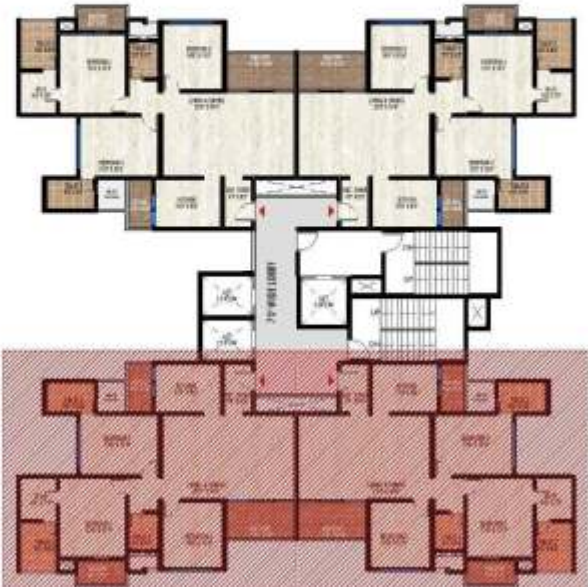


LUXE 3BHKs

GRANDE 3BHK



AREA STATEMENT				
TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL AREA (SQFT)	SALE AREA (LOADING 35%) (SQ.FT)
3 BHK 01,04	1077	132	1209	1632

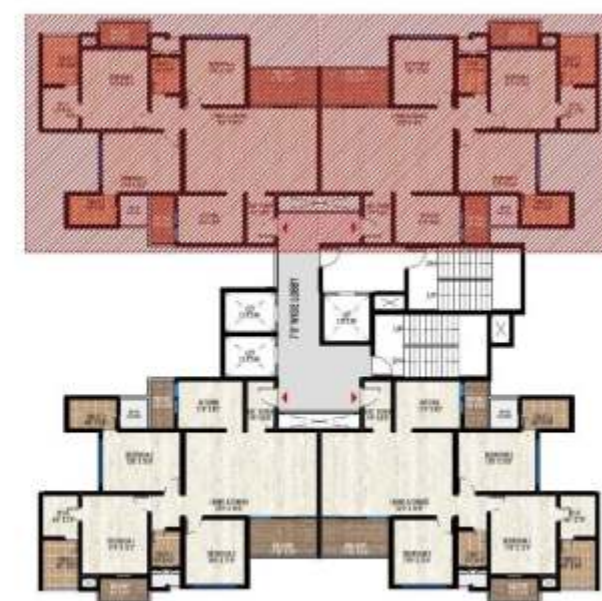




GRANDE 3BHK



AREA STATEMENT				
TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL AREA (SQFT)	SALE AREA (LOADING 35%) (SQ.FT)
3 BHK 02, 03	1077	132	1209	1632



NOTES:

1. All areas are mentioned in metric system.
2. All areas are measured from wall unfinish to wall unfinish. (as confirmed by client)
3. Internal brick work and columns are included in carpet area.
4. Balconies, terraces and enclosed balconies areas are mentioned separately.
5. Furniture is for indicative purpose. service shafts and electrical equipments/fixture locations may vary as per site condition.



	REGULAR BAY (5M X 2.5M)
	SMALL CAR BAY (4.5M X 2.3M)
	TANDEM PARKING (5M X 2.5M)
	SMALL TANDEM PARKING (4.5M X 2.3M)
	PUZZLE PARKING

SALE AREA STATEMENT - GROUND FLOOR SHOPS

SHOP NO.	CARPET AREA	SALE AREA (SQ.FT) (LOADING 50%)
SHOP 1	432	648
SHOP 2	445	668
SHOP 3	577	866
SHOP 4	416	624
SHOP 5	263	395
SHOP 6	488	732
SHOP 7	423	635
SHOP 8	502	753
SHOP 9	469	704
TOTAL SALEABLE AREA		6023

NOTES:

1. All areas are mentioned in metric system.
2. All areas are measured from wall unfinish to wall unfinish. (as confirmed by client)
3. Internal brick work and columns are included in carpet area.
4. Balconies, terraces and enclosed balconies areas are mentioned separately.
5. Furniture is for indicative purpose. service shafts and electrical equipments/fixture locations may vary as per site condition.



SALE AREA STATEMENT							
TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	GARDEN AREA (SQFT)	TOTAL AREA (SQFT)	SALE AREA (LOADING 35%) (SQ.FT)	NO OF FLATS/FLOOR	TOTAL AREA (SQFT)
3 BHK A1	975	110	664	1749	2361	2	4722
3 BHK A2	975	110	378	1463	1975	2	3950
2 BHK A1	721	111	296	1128	1523	4	6091
TOTAL SALE AREA PER FLOOR							14764

SALE AREA STATEMENT - 1ST, 2ND, 3RD, 4TH FLOOR OFFICES		
OFFICE NO.	CARPET AREA PER FLOOR	SALE AREA (SQ.FT) (LOADING 50%) PER FLOOR
OFFICE 01, 06, 11, 16	1084	1626
OFFICE 02, 07, 12, 17	1080	1620
OFFICE 03, 08, 13, 18	1080	1620
OFFICE 04, 09, 14, 19	1083	1625
OFFICE 05, 10, 15, 20	1078	1617
TOTAL SALEABLE AREA		8108

- NOTES:**
1. All areas are mentioned in metric system.
 2. All areas are measured from wall unfinish to wall unfinish. (as confirmed by client)
 3. Internal brick work and columns are included in carpet area.
 4. Balconies, terraces and enclosed balconies areas are mentioned separately.
 5. Furniture is for indicative purpose. service shafts and electrical equipments/fixture locations may vary as per site condition.



SALE AREA STATEMENT - BUILDING 'C'						
TYPE	CARPET AREA (SQFT) PER FLAT	BALCONY AREA (SQFT) PER FLAT	TOTAL AREA (SQFT) PER FLAT	SALE AREA (LOADING 35%) (SQ.FT)	NO OF FLATS/FLO OR	TOTAL AREA (SQFT)
3 BHK 01, 02, 03, 04	1073	133	1206	1628	4	6512
TOTAL SALE AREA PER FLOOR						6512

SALE AREA STATEMENT - BUILDING 'B'						
TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL AREA (SQFT)	SALE AREA (LOADING 35%) (SQ.FT)	NO OF FLATS/FLOOR	TOTAL AREA (SQFT)
3 BHK A	975	110	1085	1465	4	5859
2 BHK A	721	111	832	1123	4	4493
TOTAL SALE AREA PER FLOOR						10352

SALE AREA STATEMENT - 1ST, 2ND, 3RD, 4TH FLOOR OFFICES		
OFFICE NO.	CARPET AREA PER FLOOR	SALE AREA (SQ.FT) (LOADING 50%) PER FLOOR
OFFICE 01,06,11,16	1084	1626
OFFICE 02,07,12,17	1080	1620
OFFICE 03,08,13,18	1080	1620
OFFICE 04,09,14,19	1083	1625
OFFICE 05,10,15,20	1078	1617
TOTAL SALEABLE AREA		8108

- NOTES:
- 1. All areas are mentioned in metric system.
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 - 3. Internal brick work and columns are included in carpet area.
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	REGULAR BAY (5M X 2.5M)
	SMALL CAR BAY (4.5M X 2.3M)
	TANDEM PARKING (5M X 2.5M)
	SMALL TANDEM PARKING (4.5M X 2.3M)
	PUZZLE PARKING

SALE AREA STATEMENT - PODIUM FLOOR SHOPS		
SHOP NO.	CARPET AREA	SALE AREA (SQ.FT) (LOADING 50%)
SHOP 1	432	648
SHOP 2	445	668
SHOP 3	577	866
SHOP 4	416	624
SHOP 5	263	395
SHOP 6	488	732
SHOP 7	423	635
SHOP 8	502	753
SHOP 9	469	704
TOTAL SALEABLE AREA		6023



NOTES:

1. All areas are mentioned in metric system.
2. All areas are measured from wall unfinish to wall unfinish. (as confirmed by client)
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SALE AREA STATEMENT - BUILDING 'C'

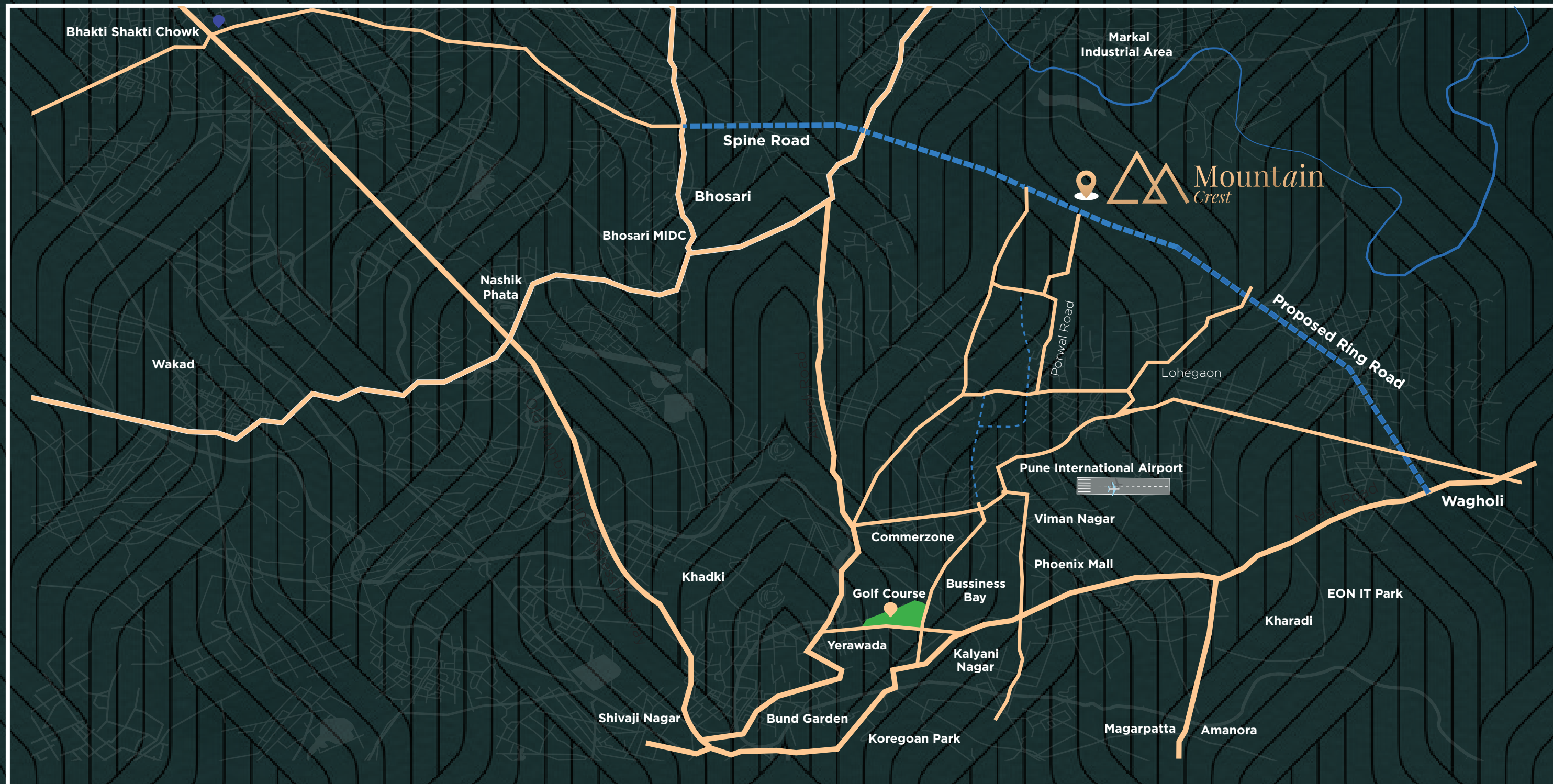
TYPE	CARPET AREA (SQFT) PER FLAT	BALCONY AREA (SQFT) PER FLAT	TOTAL AREA (SQFT) PER FLAT	SALE AREA (LOADING 35%) (SQ.FT)	NO OF FLATS/FLO OR	TOTAL AREA (SQFT)
3 BHK 01, 02, 03, 04	1073	133	1206	1628	4	6512
TOTAL SALE AREA PER FLOOR						6512

SALE AREA STATEMENT - BUILDING 'B'

TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL AREA (SQFT)	SALE AREA (LOADING 35%) (SQ.FT)	NO OF FLATS/FLOOR	TOTAL AREA (SQFT)
3 BHK A	975	110	1085	1465	4	5859
2 BHK A	721	111	832	1123	4	4493
TOTAL SALE AREA PER FLOOR						10352

SALE AREA STATEMENT - EWS BUILDING

TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL AREA (SQFT)	SALE AREA (LOADING 35%) (SQ.FT)	NO OF FLATS/FLO OR	TOTAL AREA (SQFT)
2 BHK EWS	472	26	498	672	2	1345



LOCATION Map

In the heart of a vibrant locale alongside the military cantonment, esteemed universities, and sports complexes, Dhanori has everything you need right around the corner. Embrace the lifestyle where every journey begins and ends effortlessly.



winsome

With an unwavering commitment to excellence for over 12 years and over 20 residential and commercial complexes meticulously crafted in 4 cities, we deliver the future of premium living. We have emerged as one of the most prominent and prestigious names in the real estate domain of Maharashtra. We are a forward-thinking company committed to constructing landmarks that positively impact and elevate the quality of life of our valued customers.

KEY Location



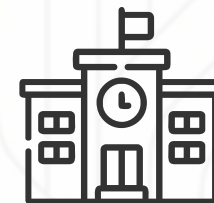
Business Bay

Viman Nagar - 9 Km
Eon IT Park Kharadi - 13 Km
Commerzone IT Park - 11 Km
Magarpatta IT Hub - 17 Km
Kalyani Nagar - 13 Km
Bhosari MIDC - 11 Km



Connectivity And Transport

Airport - 8 Km
Pune Station - 15 Km
Ring Road - 1 Km
Bus Stop - 1 Km



Schools & Colleges

D. Y Patil International School & College - 1 Km
Pune International School - 3 Km
Euro School Kharadi - 12 Km
Dr. Mar Theophilus School - 4 Km
Symbiosis International School - 8 Km



Hospitals

Orchid Hospital - 4 Km
Surya Hospital - 5 Km
Ruby Hospital - 14 Km
Citicare Hospital - 16 Km




📍 **OFFICE ADD:** Winsomesk Builders, Office no. 205, 2nd floor, Near Symbiosis Law College, Viman Nagar , Pune 411014

📍 **SITE ADD:** Plot No. 4, sr. No. 299, Ajinkya DY patil road, Near Pride world City, Charoli Budruh, Tal haveli dist. Pune - 412105

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