

A circular cluster of small, light-colored stars or sparkles, arranged in a roughly circular pattern, positioned above the word "MANHATTAN".

# MANHATTAN

Experience Maximum Life

# PRIDE AND PERFECTION

For over two decades, Pride Group, a first-generation construction company, has played a pioneering role in transforming cityscapes with its visionary residential and commercial projects across Pune, Mumbai and Bengaluru.

Established under the stewardship of Mr. Arvind Jain, Pride Group today is known for its customer-centric approach, trustworthiness, quality and ethical standards.

With a vision to experience the sheer joy of creation and improve the standard of living of their customers, Pride Group constructs not just buildings but dreams, thereby transforming lives.

Pride Group has delivered homes and offices to over one lakh members across the country, and constantly endeavours to enrich their families and push the boundaries of real estate and construction in India.

Delivered over  
**40 million sq. ft.** Residential  
**02 million sq. ft.** Commercial

Under construction  
**50 million sq. ft.** Residential  
**10 million sq. ft.** Commercial

Proposed construction by 2025  
**200 million sq. ft.**

**1 lakh+**  
Happy customers



# PROJECTS TO BE PROUD OF

With footprints across Pune, Mumbai and Bengaluru, Pride Group has successfully delivered several landmarks that have changed the city's skyline.



# CHARHOLI, EXPERIENCE THE EXCITEMENT

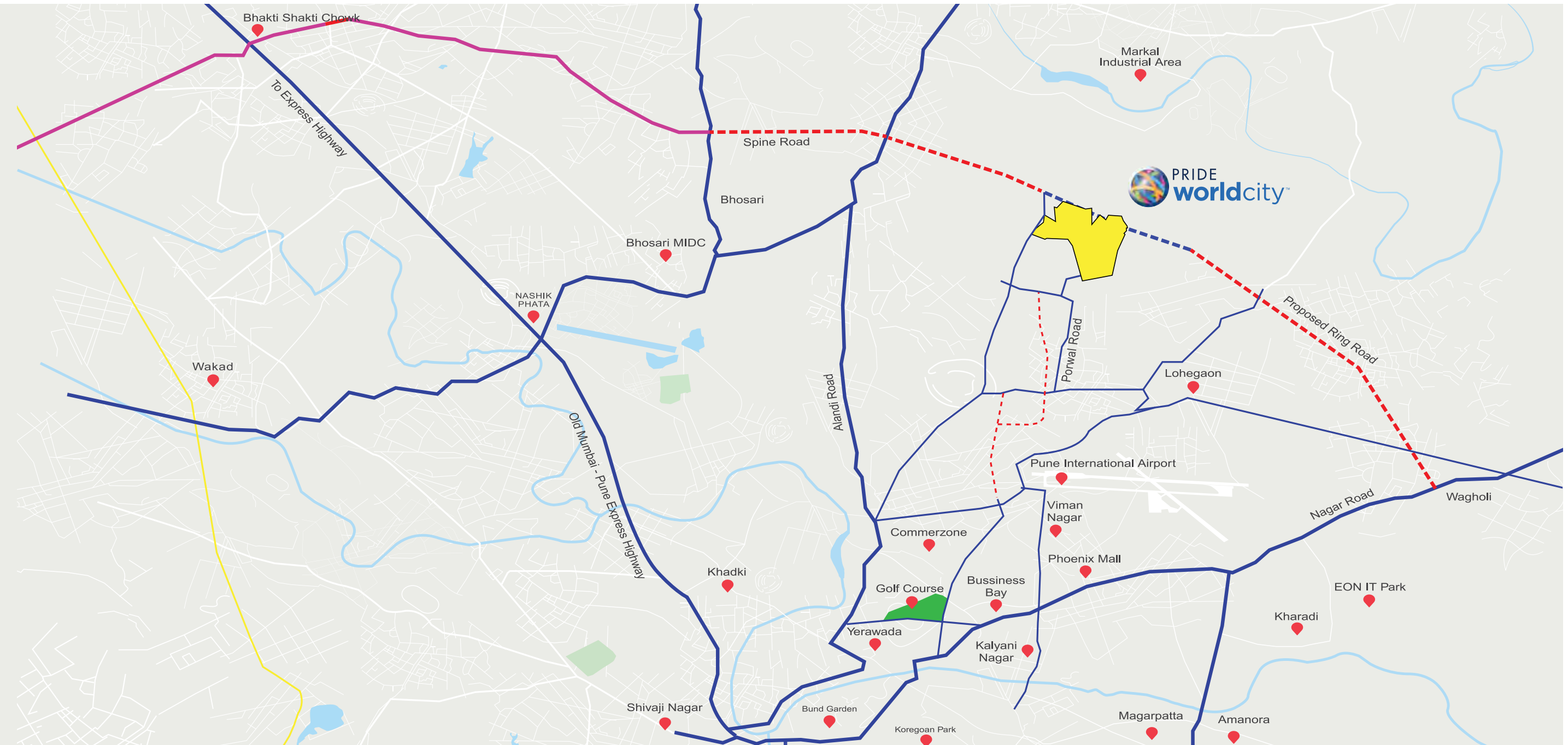
While creating a project as ambitious and sizeable as Pride World City, the location was a key decision. It had to be well-connected, but also private and away from the noise of the city.

Nestled among picturesque hills, Charholi spells out serenity, calmness and tranquillity. However, it is also strategically placed right in the middle of PMC and PCMC and is well-connected to key localities in both. One can quickly and easily reach the IT hubs of Kharadi, Kalyani Nagar, Viman Nagar, Shivaji Nagar, Koregaon Park,

Bhosari, Pimpri-Chinchwad and Wagholi. It is a quick drive away from Phoenix Marketcity, Pune International Airport and several renowned educational institutes, hospitals, delis and supermarkets.

With the ring road coming up and giving the township a lot more accessibility and connections, Charholi is one of the most futuristic locations in the city providing the best of both worlds.

Location	Distance	Time
Viman Nagar	8.4 Km	21 Min
Phoenix Mall	9 Km	20 Min
Kalyani Nagar	10.4 Km	25 Min
Wagholi	11 Km	22 Min
Yerawada	11.1 Km	24 Min
Koregaon Park	12.2 Km	22 Min
EON IT Park	13 Km	40 Min
Kharadi	13 Km	30 Min
Khadki	13.8 Km	28 Min
Bund Garden	14.1 Km	32 Min
Magarpatta	15.8 Km	38 Min
Shivaji Nagar	15 Km	34 Min



# THE PRIDE OF EASTERN PUNE

## Pride World City

Spread over 400 acres, Pride World City (PWC) is one of the largest and most well-planned townships in Pune. That is why we call it a 'City'. It is complete in itself. With designs focussing on effective space design, Pride World City gives its residents space to move, grow and breathe free.

The vision of Pride World City is to create an international standard of living along with schools, IT parks, hospitals, multiplexes and more. Pride World City is already home to a premier fitness club, playschool and supermarkets.

Over 2000 families are already proud owners of apartments and bungalows in Pride World City. We, in turn, feel overjoyed to have them as part of our family.

## WHAT SETS PWC APART

- Spread across 400 Acres of Well-planned and Designed Places
- Large Open Spaces, with Proximity to Nature
- Central Amenity Spaces for Community Building
- Upcoming 75,000 Sq Ft. Lifestyle Club for Members
- Dedicated Clubhouse for each Sector
- Premier Fitness Institution, Abs Gym
- Upcoming International School
- Aesthetically-designed Marina
- Upcoming IT Parks, Mall, Multiplex, Hospital, Fuel Station, etc.



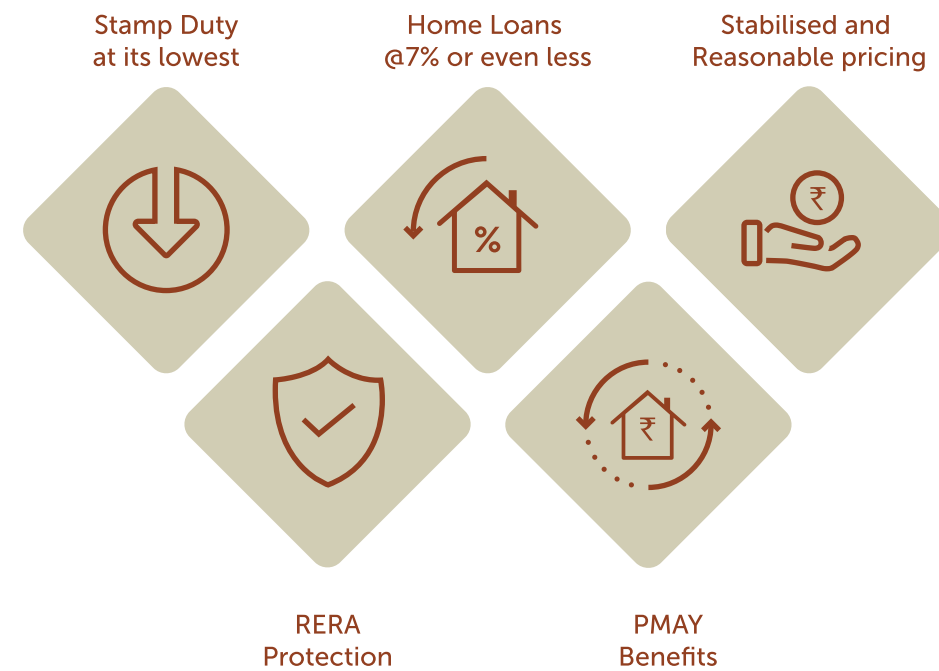
\*This is an artistic representation of the project and the final layouts & elevations are subject to change.

# NO TIME LIKE THE PRESENT

If you have been waiting for the right time to invest in your own home, the time is now!

The pandemic has reminded us, more than ever, how important it is to have a home in a space we love; to create an atmosphere of joy, community and harmony. It is the ideal time to buy your home, and create a space where you will feel comfortable, but also free.

Property prices have stabilised, interest rates are low, and it is easier than ever to get a loan – with these opportunities up for grabs, we recommend you take the plunge and find your dream home.



# GET READY FOR APPRECIATION

Pride World City commands one of the highest rental returns in the vicinity. The rental ROI is at par with any other prime locations in Pune.

With the proposed ring road, the property prices in the area are expected to shoot up rapidly in the very near future. Invest NOW, to reap the benefits of the hike.



★ ★ ★ ★ ★  
★ ★ ★ ★ ★  
**MANHATTAN**  
STANDING TALL

Manhattan is the latest addition to the galaxy of buildings adorning the skyline at Pride World City. A residential complex of spacious two-bedroom apartments, Manhattan is absolutely ideal for a working couple or a family.

Make the second room a kids' room, a home office or a guest room – the possibilities are endless.

Inspired by Manhattan, New York, these are the tallest towers at Pride World City. Thoughtfully designed, masterfully engineered, and bestowed with over 50 facilities and amenities, Manhattan will offer its residents a life far beyond the ordinary.



# PLANNED TO PERFECTION

## Master Plan



Artistic impression of master layout at Manhattan

# AMENITIES AND FEATURES

- Grand Entrance
- Entrance Court
- Clubhouse
- Box Cricket / Futsal
- Multi-play Court
- Function Lawn
- Community Hall
- Jogging / Walking Track
- Swimming Pool
- Kids' Play Area
- Stepped Garden
- Skating Rink
- Herbal Garden
- Reading Nook
- Outdoor Fitness Zone
- Pool Deck
- Yoga Park
- Meditation Court
- Reflexology Path
- Amphitheatre
- Picnic Lawn
- Kids' Pool
- Tree House
- Parents' Sit-out Area
- Fruit Orchard
- Woodlands
- Hopscotch
- Snakes & Ladder
- Tot Lot
- Hammock Zone
- Feature Court
- Club-spill over Lawn
- Chit-chat Plaza
- Youngsters' Plaza
- Aroma Garden
- Butterfly Garden
- Old Folks' Arena
- Flower Tunnel
- Flag Hoisting Pole
- Fire Tender Driveway on-Ground
- Drop-off Point
- DG Set
- Transformer
- Ramp to Lower Ground Level
- STP
- OWC
- Fire Tender Ramp to Podium
- Private Garden
- Podium Entry from Building

# MAXIMUM LIFE @MANHATTAN



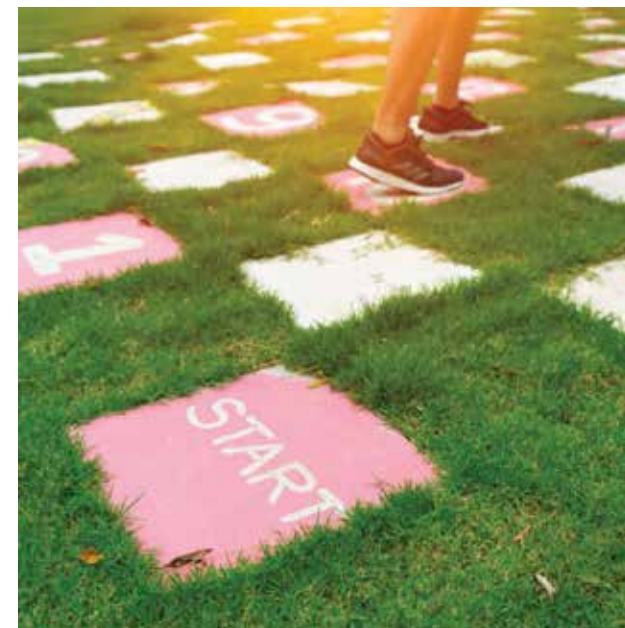
- Tallest Towers in the Vicinity
- Grand Entrance Lobby
- More than 50% Open Space within the Project
- 4300 Sq Ft. Clubhouse
- Butterfly and Aroma Garden
- Vehicle-free Podium

\*Artistic Impressions



## ALWAYS SOMETHING TO DO

Manhattan will have it all. With over 50 lifestyle amenities for fitness, recreation, social life and entertainment, you will always have the means to use your time productively.





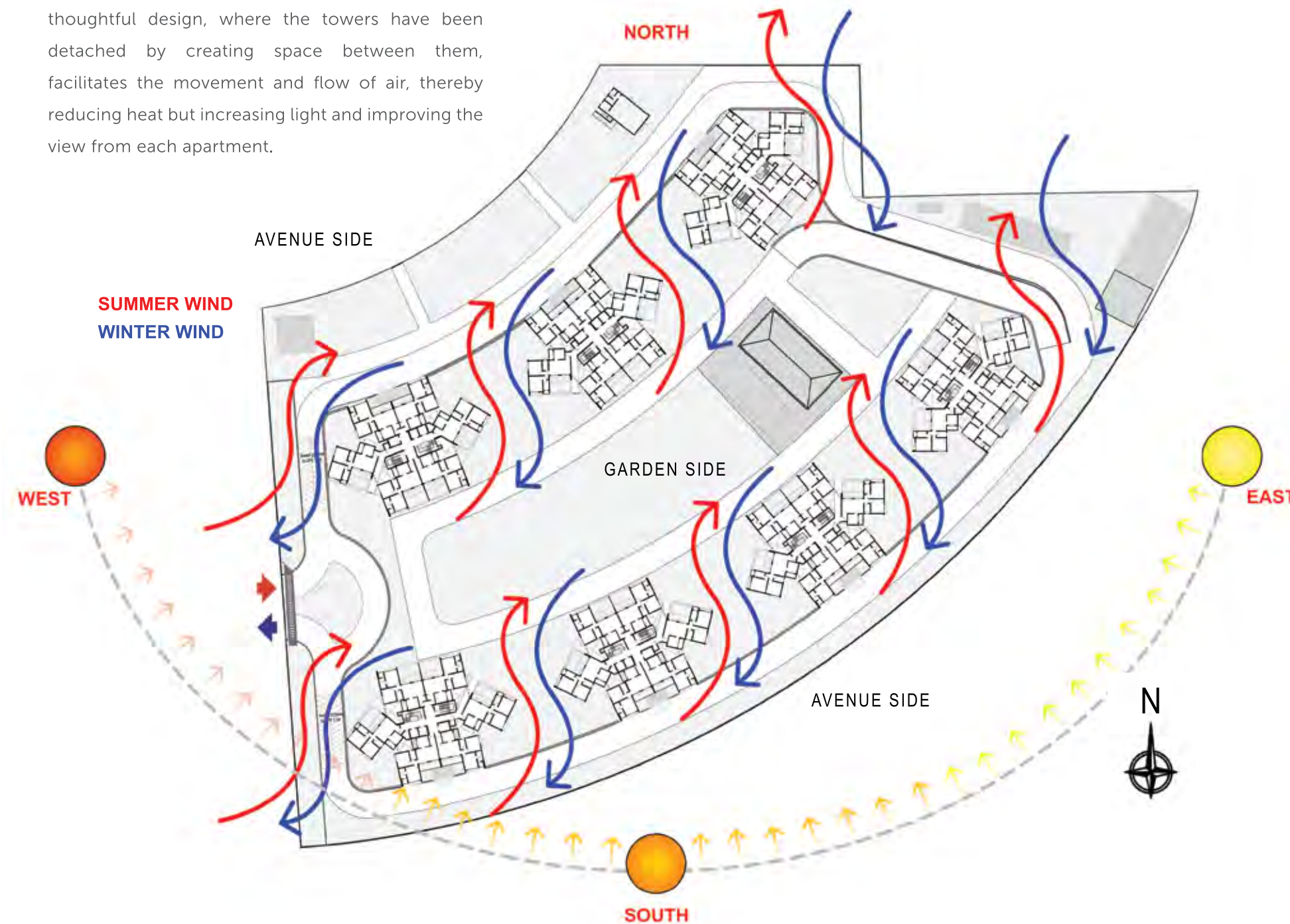
# MAXIMUM UTILISATION OF SPACE



# LIVE A LIFE MAXIMUM

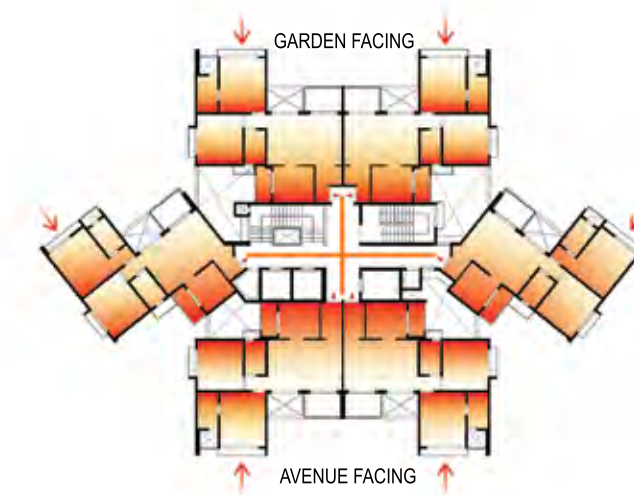
With old learnings and innovative engineering, all the apartments at Manhattan will enjoy maximum air (12-14 ACH in each room), maximum light (between 180 to 300 lux), maximum space and privacy. The thoughtful design, where the towers have been detached by creating space between them, facilitates the movement and flow of air, thereby reducing heat but increasing light and improving the view from each apartment.

## Planning Concept Master Layout



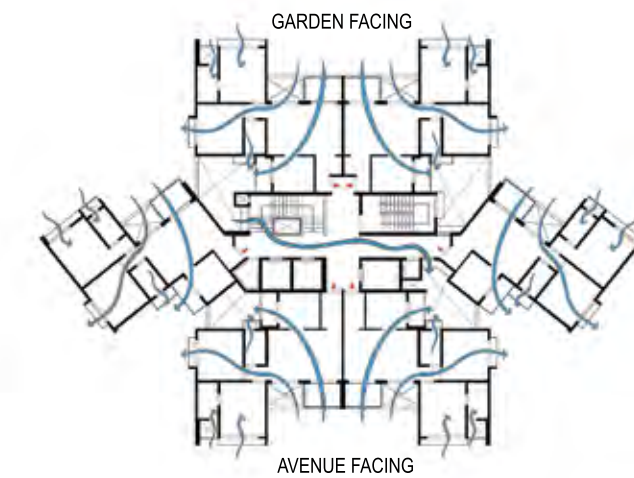
### 1 DAYLIGHT (LIGHT ENERGY)

Daylight can affect our health and well-being is a fact known for many years. Hence, the flats are effectively planned to allow an ample amount of natural daylight in all the rooms. The large fenestration and high-performance large glass windows help in achieving heat control, give proper sun shading and allows the maximum amount of daylight to enter each room which leads in energy savings.



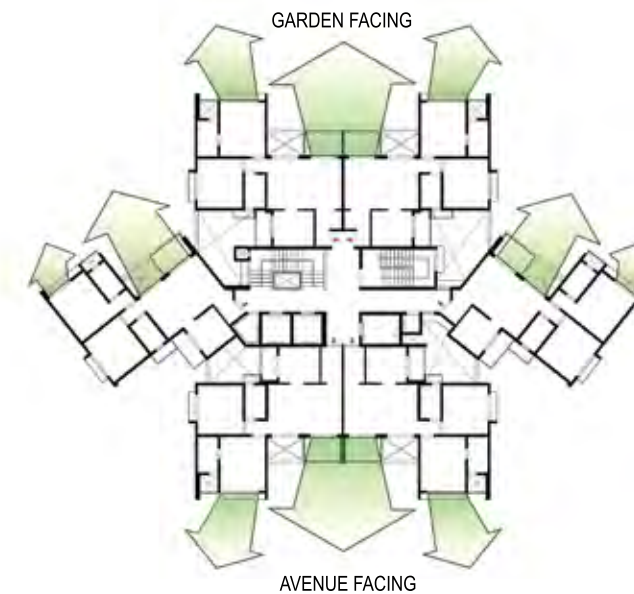
### 2 CROSS VENTILATION (WIND ENERGY)

The natural open setting of the plot and plus shape building profile enables free flow of the wind across the flats. Natural ventilation takes advantage of both wind and buoyancy in order to drive fresh air through the building. The common passage is well ventilated through the openings planned diagonally from the open staircase and lobby.



### 3 UNOBSTRUCTED VIEWS (VISUAL ENERGY)

The unique plus shaped building plan is designed to offer each flat unobstructed views of avenue on one side and garden on the other.



# ISOMETRIC PLAN

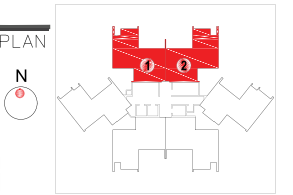


\*Artistic impression



PRIDE WORLD CITY, CHAROLI – PUNE  
SECTOR 4 - MANHATTAN

KEY PLAN



BLDG. NAME	FLOOR	FLAT NO.	FLAT TYPE	RERA CARPETAREA		EN. BAL.		TERRACE		BALCONY		TOTAL USABLE AREA (F=A+B+C+D)	
				(A) (IN SQ.FT)	(A) (IN SQ.MT)	(B) (IN SQ.FT)	(B) (IN SQ.MT)	(C) (IN SQ.FT)	(C) (IN SQ.MT)	(D) (IN SQ.FT)	(D) (IN SQ.MT)	(F) (IN SQ.FT)	(F) (IN SQ.MT)
ABCD	3RD	301/302	2BHK	621	57.69	41	3.80	39	3.62	26	2.41	727	67.52

**NOTE:** The area in sq. ft. has been mentioned just for the convenience of customer for better understanding. Arrangement of furniture is just shown for the purpose of layout and is not a part of offer / sale. Typical Floor Plan.



BUILDING - A,B,C,D



KEY PLAN

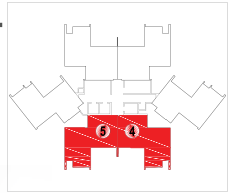


BLDG. NAME	FLOOR	FLAT NO.	FLAT TYPE	RERA CARPETAREA		EN. BAL.		TERRACE		BALCONY		TOTAL USABLE AREA (F=A+B+C+D)	
				(A)	(A)	(B)	(B)	(C)	(C)	(D)	(D)	(F)	(F)
				(IN SQ.FT)	(IN SQ.MT)	(IN SQ.FT)	(IN SQ.MT)	(IN SQ.FT)	(IN SQ.MT)	(IN SQ.FT)	(IN SQ.MT)	(IN SQ.FT)	(IN SQ.MT)
ABCD	3RD	303/306	2BHK	547	50.82	104	9.66	38	3.53	25	2.32	714	66.33

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KEY PLAN



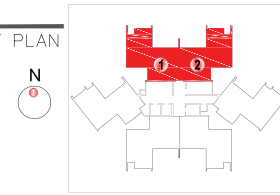
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				(IN SQ.FT)	(IN SQ.MT)	(IN SQ.FT)	(IN SQ.MT)	(IN SQ.FT)	(IN SQ.MT)	(IN SQ.FT)	(IN SQ.MT)	(IN SQ.FT)	(IN SQ.MT)
ABCD	3RD	304/305	2BHK	621	57.69	41	3.80	38	3.53	25	2.32	725	67.35

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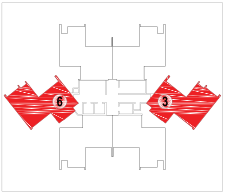


BLDG. NAME	FLOOR	FLAT NO.	FLAT TYPE	RERA CARPETAREA		EN. BAL.		TERRACE		BALCONY		TOTAL USABLE AREA (F=A+B+C+D)	
				(A)	(A)	(B)	(B)	(C)	(C)	(D)	(D)	(F)	(F)
				(IN SQ.FT)	(IN SQ.MT)	(IN SQ.FT)	(IN SQ.MT)	(IN SQ.FT)	(IN SQ.MT)	(IN SQ.FT)	(IN SQ.MT)	(IN SQ.FT)	(IN SQ.MT)
ABCD	2ND	201/202	2BHK	621	57.69	41	3.80	39	3.62	26	2.41	727	67.52

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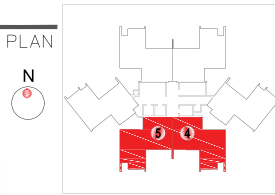
BLDG. NAME	FLOOR	FLAT NO.	FLAT TYPE	RERA CARPETAREA		EN. BAL.		TERRACE		BALCONY		TOTAL USABLE AREA (F=A+B+C+D)	
				(A)	(A)	(B)	(B)	(C)	(C)	(D)	(D)	(F)	(F)
				(IN SQ.FT)	(IN SQ.MT)	(IN SQ.FT)	(IN SQ.MT)	(IN SQ.FT)	(IN SQ.MT)	(IN SQ.FT)	(IN SQ.MT)	(IN SQ.FT)	(IN SQ.MT)
ABCD	2ND	203/206	2BHK	547	50.82	104	9.66	38	3.53	25	2.32	714	66.33

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				(A)	(A)	(B)	(B)	(C)	(C)	(D)	(D)	(F)	(F)
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ABCD	2ND	204/205	2BHK	621	57.69	41	3.80	38	3.53	25	2.32	725	67.35

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# SPECIFICATIONS A, B, C, D BUILDINGS

- Vitrified flooring: 800 mm x 800 mm Kajaria ZealTop / Nitco / Johnson / RAK / Somany make vitrified tiles flooring in all rooms
- Antiskid tiles flooring of Kajaria / Nitco / Johnson / RAK / Somany make in bathroom, terrace & dry balcony
- Ceramic tile dado upto 7 ft. height in each bathroom, of Kajaria / Nitco / Johnson / RAK / Somany make
- Designer tiles flooring in each floor lobbies of Kajaria / Nitco / Johnson / RAK / Somany make
- C.P. fittings will be of Jaquar / Cera / Kohler make in all bathrooms
- Main door: main door with veneered finish and melamine polished doors
- Both side laminated doors for all bedrooms & toilets
- Door fitting will be of Hafele / Dorma / Hettich / PAG / Europa make
- Aluminium windows: powder coated aluminium windows with aluminium / PVC mosquito net in each flat. (mosquito net will not be provided for toilet windows)
- Toilet windows: aluminium louvered windows
- M.S. railing inside of flat for aluminium windows (excluding toilet) upto 1.00 M height from floor finish level
- Concealed copper wiring with circuit breakers
- Schneider / Anchor / Vinay / Panasonic make electrical switches
- Provision of electrical point for inverter
- T.V. & telephone point in hall & master bedroom
- Provision of A.C. point in all bedrooms & living room
- Granite kitchen platform with S.S. sink
- Hob & chimney in kitchen of Elica / Faber / Jyoti make
- Piped gas system of MNGL for each flat
- Video door phone with color screen in each flat
- Oil bound distemper paint for internal walls & ceiling
- Oil paint on railings
- Acrylic paint on external wall



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**Corporate Office**

5<sup>th</sup> Floor, Pride House, 108, Ganeshkhind Road,  
Near Pune University, Pune, 411016  
020 67091000 | [www.pridegroup.net](http://www.pridegroup.net)

**Site Office**

Adjacent to D. Y. Patil Knowledge City,  
Charholi Bk., Pune - 412105  
020 26527000 | [www.prideworldcity.com](http://www.prideworldcity.com)

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