




MahaRERA No.: **P52100054937**  
[www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

 Pristine O2 World, Gate no 1286, Ubale nagar, Wagholi, Pune -412207

 [info@pristinedeveloper.com](mailto:info@pristinedeveloper.com) |  + 91 - 920 909 0022 |  [www.pristinedeveloper.com](http://www.pristinedeveloper.com)

Pristine<sup>®</sup>  
O<sub>2</sub>world



THE FINE ART...







.....OF SLOW LUXURY



# Pristine O2 world: Bringing innovative thought to living spaces

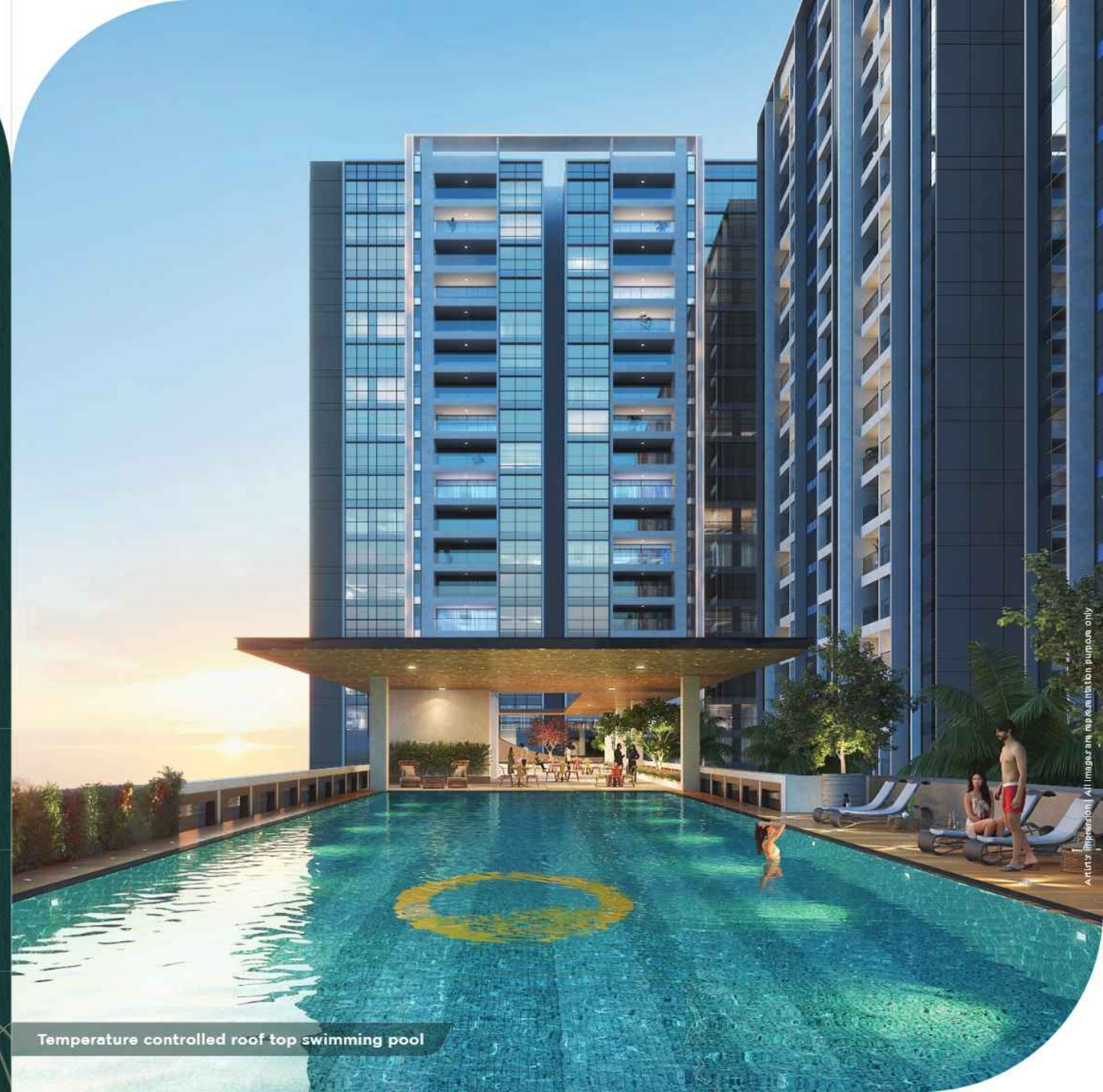
Pristine O2 Homes take a deliberate and mindful approach to property development, prioritizing equality and authenticity while forming a deeper connection with environment and community. This is mindful living at its best.





## Designed around you, designed for you

For us at Pristine O2 World, your needs are paramount. Which is why, we design each aspect of our residences around your specific requirements – be it aesthetic or nature-based, amenity or location-based. You are the centre of our world.



Temperature controlled roof top swimming pool





## Vision Of Green Luxury

At Pristine, we are crafting 'the green vision of luxury' where everything is deliberate, measured, slow, and to be relished its own time. No rush.





## Luxury has a new colour: Green



Artist's Impression | All images are representation purpose only

A carpet of green so lush  
A garden that says 'hush'  
A flower that's waiting to bloom  
Serene climes that dispel all gloom  
Aquamarine blues & starry nights  
Combining with Nature's most splendid sights  
A walk in the park that's a joy to behold  
Kids giggling at the fun that unfolds  
This is that abode, for the discerning few  
Who want to live life both Healthy and New.

**WELCOME TO PRISTINE O2 WORLD**





# Amenities that celebrate healthy living

Every amenity should support a lifestyle that's green, fit and holistic - at Pristine O2 World, we truly believe this. Starting with an Oxygen Park packed with medicinal plants, each amenity here is a motivational treat.



Oxygen Park with Medicinal Plants



Swimming Pool with Open Gym



Football Turf

Artwork. All images are representation purpose only.





Tranquil Garden



Open Air Restaurant



Kids Play Area



Lawn Tennis Court



# Amenities that cater to your inner well-being

Escape the noise and connect with your inner self. Our indoor amenities are thoughtfully designed, providing you with spaces to rejuvenate, reflect and thrive.

Day Care



Gym



Badminton Court



Yoga & Pilates Area



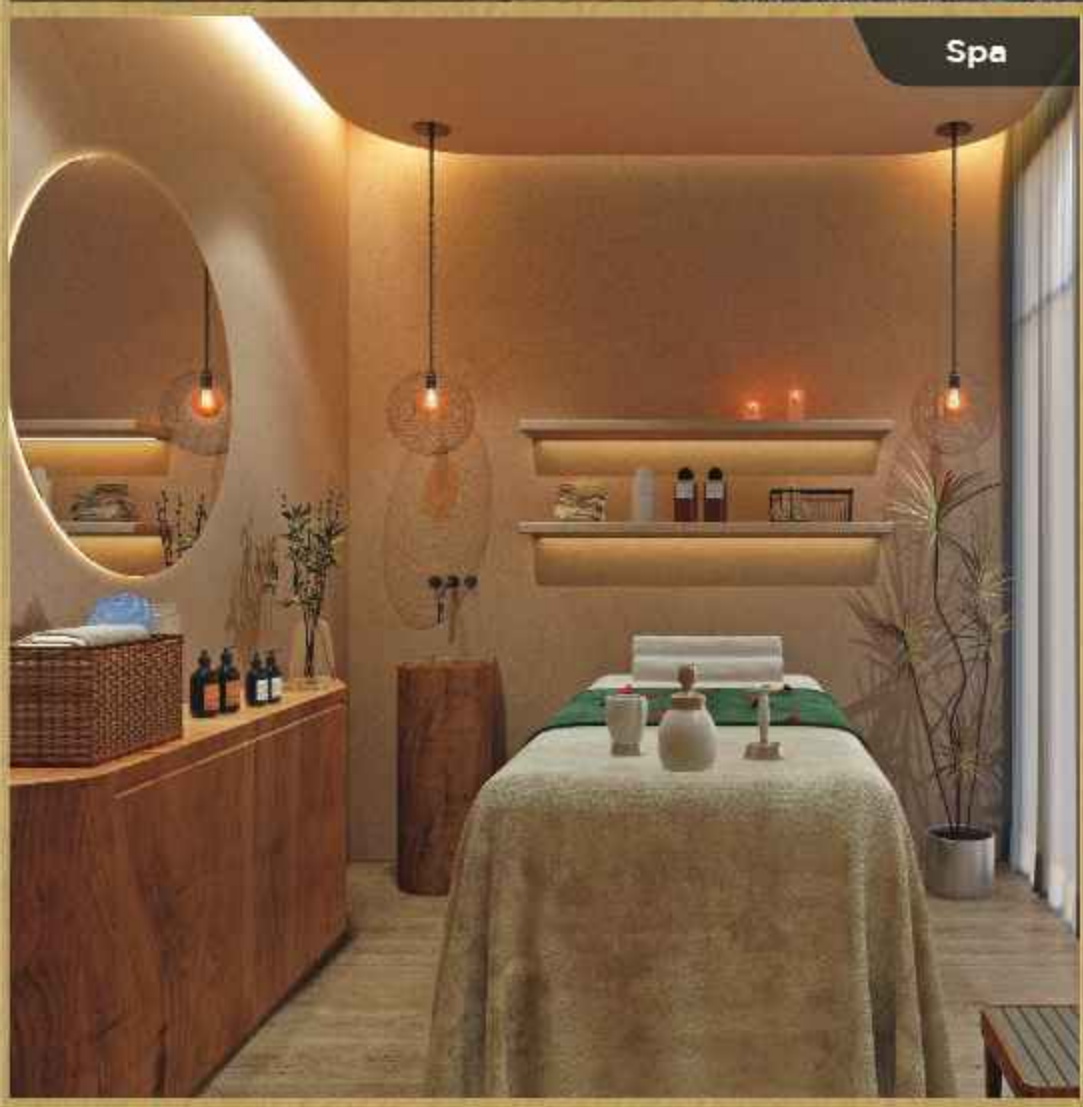




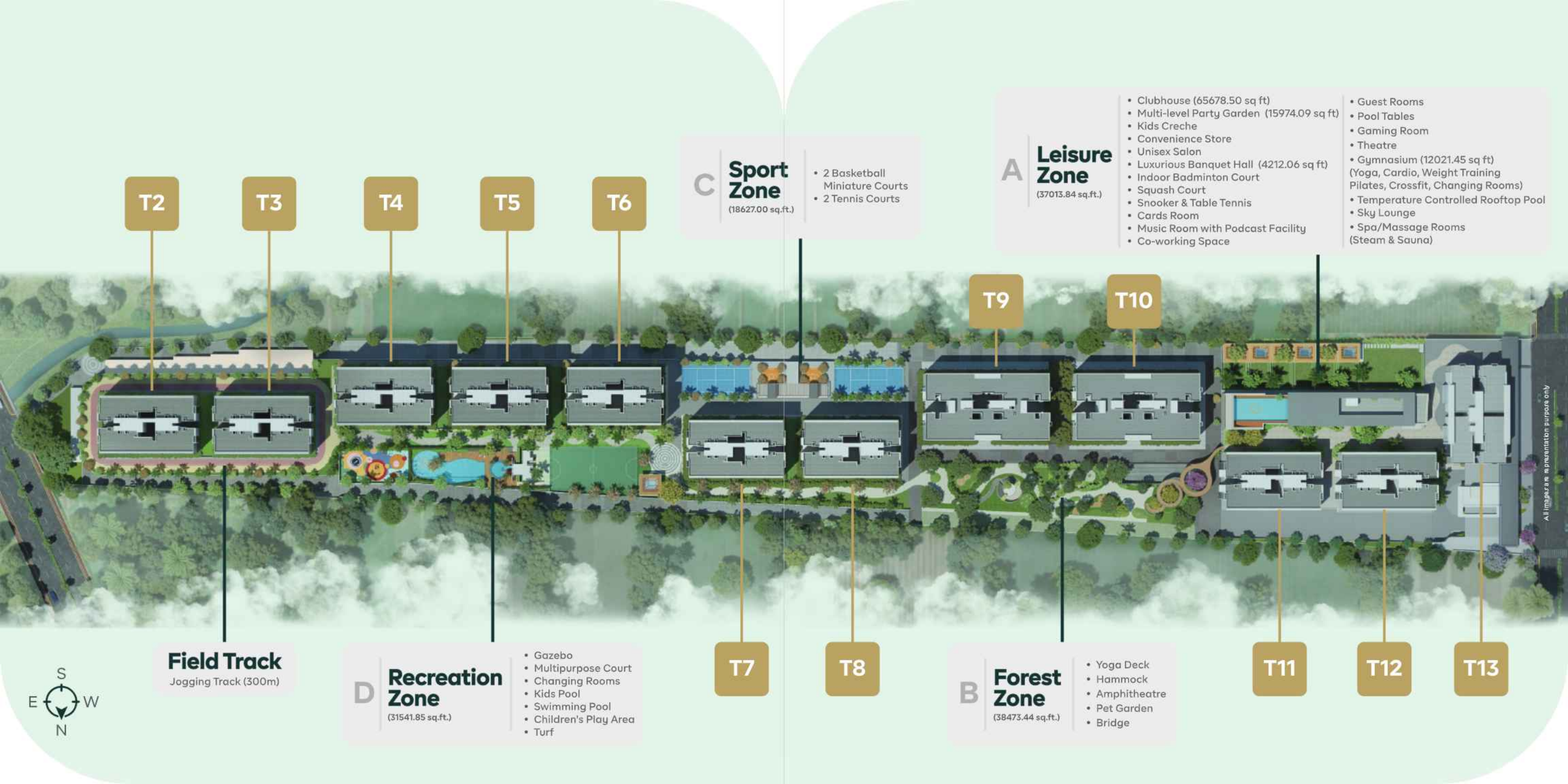


# Amenities tailored for your convenience and relaxation

Pamper yourself with amenities designed to seamlessly integrate convenience and relaxation into your everyday life. At Pristine O2, your well-being is our priority.







T2

T3

T4

T5

T6

**C Sport Zone**  
(18627.00 sq.ft.)

- 2 Basketball Miniature Courts
- 2 Tennis Courts

**A Leisure Zone**  
(37013.84 sq.ft.)

- Clubhouse (65678.50 sq ft)
- Multi-level Party Garden (15974.09 sq ft)
- Kids Creche
- Convenience Store
- Unisex Salon
- Luxurious Banquet Hall (4212.06 sq ft)
- Indoor Badminton Court
- Squash Court
- Snooker & Table Tennis
- Cards Room
- Music Room with Podcast Facility
- Co-working Space
- Guest Rooms
- Pool Tables
- Gaming Room
- Theatre
- Gymnasium (12021.45 sq ft) (Yoga, Cardio, Weight Training Pilates, Crossfit, Changing Rooms)
- Temperature Controlled Rooftop Pool
- Sky Lounge
- Spa/Massage Rooms (Steam & Sauna)

T9

T10

**Field Track**  
Jogging Track (300m)

**D Recreation Zone**  
(31541.85 sq.ft.)

- Gazebo
- Multipurpose Court
- Changing Rooms
- Kids Pool
- Swimming Pool
- Children's Play Area
- Turf

T7

T8

**B Forest Zone**  
(38473.44 sq.ft.)

- Yoga Deck
- Hammock
- Amphitheatre
- Pet Garden
- Bridge

T11

T12

T13



All images are for presentation purpose only



# Pristine O2 world: Apartment specifications

Discover a home that's abundant on space, greenery, healthy living and community feeling – only at O2



## STRUCTURE & BLOCKWORK:

- Earthquake resistant structure.
- Aluminium Foam work construction.



## PAINTING & FINISHING:

- Internal walls and ceiling with Gypsum / Neeru finish with emulsion paints.
- External Walls:  
Asian / Equivalent Apex exterior paint



## FLOORING :

- 1200 mm x 1800 mm Vitrified Flooring.
- Anti-skid flooring for toilets - attached terraces - dry balconies. (Size will be 600 mm X 1200 mm)



## DOORS:

- **Main Door:**  
Both side laminated flush door with digital lock.
- **Bedroom Doors:**  
Both side laminated flush door with mortise lock.
- **Toilets Doors:**  
Both side laminated flush door with mortise lock.
- **Attached terrace Doors:**  
Aluminium Sliding Doors.



## SECURITY:

- CCTV monitoring in common areas.
- Fire alarm & fire-fighting system as per the law.
- Video door phone



## WINDOWS:

- Aluminium sliding windows with mosquito net.
- Louvered windows in toilets with exhaust fan provision.



## RAILING:

Railing with toughened glass.



## COMMON FEATURES:

Backup generator for the entire project, covering all common areas within the apartment complex (excluding air conditioning).



## KITCHEN:

- Under Counter Modular Furniture
- Stainless steel kitchen sink with 15 mm artificial Tile/ Stone kitchen otta.



## ENVIRONMENTAL FEATURES:

- Rainwater harvesting.
- Sewage treatment plant.
- Organic waste management.



## TOILETS:

- Anti Skid flooring for all toilets.
- All toilet wall tiles upto 8 ft level.
- Standard CP & sanitary fittings in toilet.
- Provision for exhaust fan.
- Solar water heating for hot water in Master Bathroom.



## ELECTRIFICATION CABLING:

- Concealed PVC conducts with FRLS wires.
- Adequate modular switched and light points in all rooms.
- TV & telephone points in living room and in all bedrooms.
- AC point in all Bedrooms & Living room.



Signature Residences crafted to suit your life

Unit Plan - 2 BHK



Unit Plan - 2.5 BHK





Unit Plan - 3 BHK



Unit Plan - 3.5 BHK





Unit Plan - 4 BHK



Elevating the art of slow luxury





# Pristine O2 world: An address that's blessed with the best



\*Map not to scale

## Kharadi: Pune's all-new green destination

Pristine is changing the way people view Pune's IT Hub, Kharadi. Conceptualised as Pune's healthiest, fittest address, this project is setting new standards in terms of healthy, clean living.

A home in Pristine O2 World is a winner any way you look at it – be it location or space, amenity or community living, connectivity or proximity.



### Schools

- Podar International School - 150 metre
- Euphoria School - 160 metre
- Euro Kids School - 1 km
- Oxford world school - 1 km
- Wellington School - 2.3 km
- Phoenix World School - 3 km
- Victorious Kids Educare - 4 km
- Kothari International School - 4 km
- Saraswati English Medium School - 5.5 km
- Lexicon School - 6.8 km



### Restaurants

- Kapile Resorts - 1 km
- Life Of Dorrance - 1.3 km
- Flour Works - 1.4 km
- Gatti chutney - 1.4 km
- Westburg - 1.4 km
- Region Punjab 1.4 km



### Hospitals

- Belaji Hospital - 4.3 km
- Motherhood Hospital - 4.4 km
- Jeevan Jyot Hospital - 4.5 km
- Manipal Hospital - 5 km
- Vatsalya Hospital - 5 km
- Medipoint Hospital - 5.3 km



### Colleges

- Dhole Patil College - 650 meters
- Symbiosis College - 5.4 km



### IT Parks

- Pristine AP4 - 3 km
- Barclays - 1.2 km
- Eon It park phase 2 - 2 km
- Eon It park - 2.8 km
- World Trade centre - 2.8 km
- International Tech Park - 3.4 km
- Gigaspace - 7.5 km
- Welkfield Tech Park - 8 km



### Hotels

- Radisson Blu Hotel - 4.7 km
- Novotel - 7.8 km
- Hyatt Regency - 7.8 km



### Gateways

- Nager road - 1 km
- Pune Airport - 6.5 km
- Pune Station - 12 km



### Malls

- Reliance Mall - 3.8 km
- Enthral Mall - 3.8 km
- Amanore Mall - 7 km
- Seasons Mall - 7 km
- Phoenix Market City - 8.2 km



Scan to Reach





## A legacy of trust & heritage

At Pristine, we're committed to a lifetime of unparalleled excellence and incomparable customer satisfaction that sets new standards in eco-conscious holistic design.

Since 1989, Pristine has crafted a legacy marked by extraordinary achievements and a steadfast dedication to prioritizing our customers.

Completing over 9 million square feet of meticulously designed developments, our projects redefine urban living, weaving tales of luxury, innovation, and sophistication into the fabric of the communities we serve.

## FLOOR PLAN

