

TRUSPACE  
PRIMA  
ANGULUS



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RERA Reg. No.: P52100029972 | maharera.mahaonline.gov.in





When it comes to Truspace Prima Angulus, we'd love to share with you everything that makes this place what it is. Located in Balewadi, Pune, the tower stands at an alluring locale. In an increasingly impersonal world, you'll find your own support network of friends and more-than- just-neighbours among families just like yours - people who have found their home in Truspace Prima Angulus.

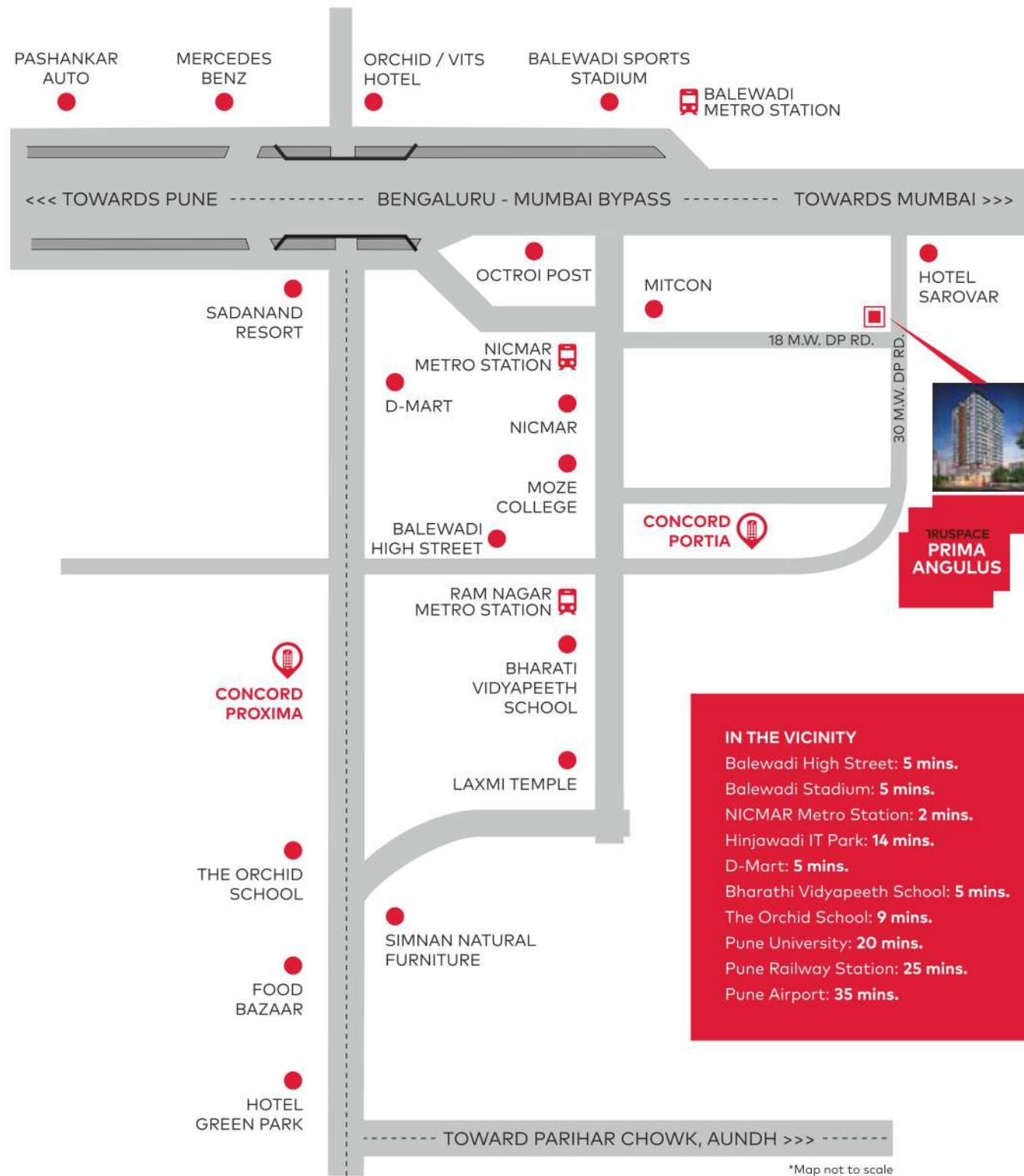
One of the tallest tower in Balewadi, with 92 apartments planned in 16 residential floors, your kids will never be short of playmates or places to play in. And 5 floors of parking allow for copious space for your wagons and wheels.

At Truspace Prima Angulus, every home is atmospheric and well-lit, with charming balconies for a contemplative cup of tea or a fun-filled pizza party.



**TRUSPACE  
PRIMA  
ANGULUS**





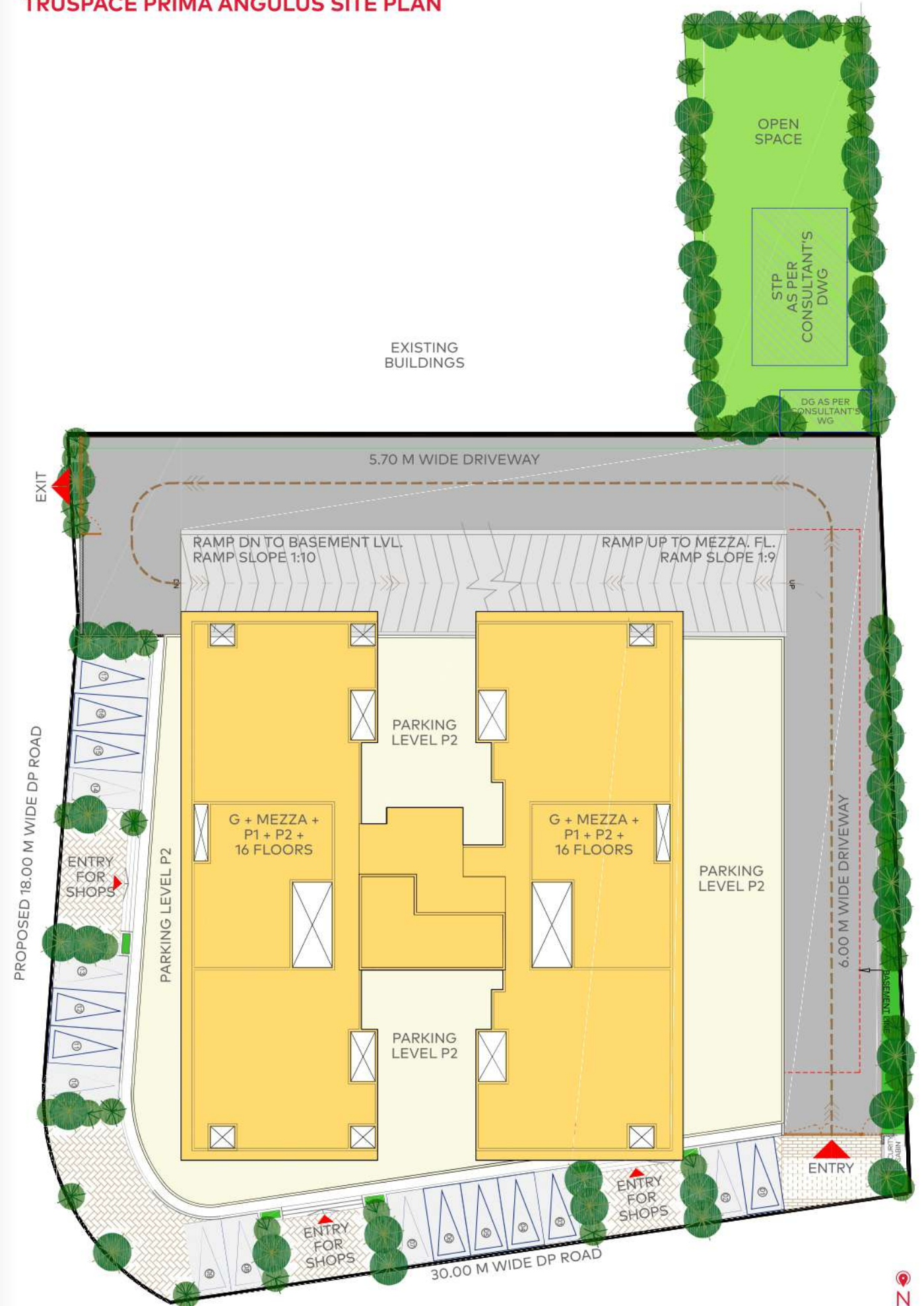
**IN THE VICINITY**  
 Balewadi High Street: **5 mins.**  
 Balewadi Stadium: **5 mins.**  
 Nicmar Metro Station: **2 mins.**  
 Hinjawadi IT Park: **14 mins.**  
 D-Mart: **5 mins.**  
 Bharathi Vidyapeeth School: **5 mins.**  
 The Orchid School: **9 mins.**  
 Pune University: **20 mins.**  
 Pune Railway Station: **25 mins.**  
 Pune Airport: **35 mins.**

**HOME IS WHERE THE HEART IS.**

Because that would make sure you can get back to all the things that you cherish most in life; your work, friends, family and all of those places that you want to go back to, time and again.

Located very close to the IT hub of Hinjawadi, Balewadi has good civic amenities and with the upcoming Shivajinagar - Hinjawadi metro route, it will be well-connected to other parts of the greater city of Pune. There has been a surge in the demand for residential apartments in Balewadi, as it is one of the prominent suburbs of Pune. Located nearby, Balewadi High Street is a premier lifestyle and entertainment space.

**TRUSPACE PRIMA ANGULUS SITE PLAN**





Be it a wedding, a birthday party or  
a private book launch.  
See these spaces transform in minutes.

### MULTIPURPOSE HALL



Fitness becomes a luxury when you  
have the space for it.

### GYMNASIUM



Games, people and plenty of fun.  
Your playfield after a busy day.

### INDOOR GAMES



Play to learn. Learn to play.  
There's something for every child.

### KIDS PLAY AREA

Walk on, feel the breeze and bask in the sun.  
All that green is yours.

### GARDEN



Your own place to roam.  
Close to home.

### SENIOR CITIZEN WALKWAY





## TYPICAL FLOOR PLAN



### AREA STATEMENT

(2<sup>nd</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup> and 15<sup>th</sup> Floors)

FLAT NO.	TYPE	UNIT CARPET (AS PER RERA)	BALCONY	UTILITY	UNIT CARPET	UNIT CARPET	UNIT SALEABLE
		SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. FT.	(1.35) SQ. FT.
201, 301, 501, 601, 701, 801, 1001, 1101, 1201, 1301, 1501	3 BHK (A)	99.13	5.39	3.43	108.02	1162	1569
202, 302, 502, 602, 702, 802, 1002, 1102, 1202, 1302, 1502	2 BHK	65.34	5.16	2.45	72.97	785	1060
203, 303, 503, 603, 703, 803, 1003, 1103, 1203, 1303, 1503	3 BHK (A)	99.13	5.39	3.43	108.02	1162	1569
204, 304, 504, 604, 704, 804, 1004, 1104, 1204, 1304, 1504	3 BHK (B)	91.22	5.39	3.22	99.91	1075	1451
205, 305, 505, 605, 705, 805, 1005, 1105, 1205, 1305, 1505	2 BHK	65.34	5.16	2.45	72.97	785	1060
206, 306, 506, 606, 706, 806, 1006, 1106, 1206, 1306, 1506	3 BHK (B)	91.22	5.27	3.22	99.71	1073	1449

## REFUGE FLOOR PLAN



### AREA STATEMENT

(4<sup>th</sup>, 9<sup>th</sup> and 14<sup>th</sup> Floors)

FLAT NO.	TYPE	UNIT CARPET (AS PER RERA)	BALCONY	UTILITY	UNIT CARPET	UNIT CARPET	UNIT SALEABLE
		SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. FT.	(1.35) SQ. FT.
401, 901, 1401	3 BHK (A)	99.13	5.39	3.43	108.02	1162	1569
402, 902, 1402	2 BHK	65.34	5.16	2.45	72.97	785	1060
403, 903, 1403	3 BHK (A)	99.13	5.39	3.43	108.02	1162	1569
404, 904, 1404	3 BHK (B)	91.22	5.39	3.22	99.91	1075	1451
405, 905, 1405	2 BHK	65.34	5.16	2.45	72.97	785	1060
406, 906, 1406	3 BHK (B)	91.22	5.27	3.22	99.71	1073	1449



# 1ST FLOOR PLAN



**AREA STATEMENT**  
(1<sup>st</sup> Floor)

FLAT NO.	TYPE	UNIT CARPET (AS PER RERA)	BALCONY	UTILITY	UNIT CARPET	UNIT CARPET	UNIT SALEABLE
		SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. FT.	(1.35) SQ. FT.
103	4 BHK	118.74	5.39	3.43	128	1373	1854
104	3 BHK (B)	91.22	5.39	3.22	100	1075	1451
105	2 BHK	65.34	5.16	2.45	73	785	1060
106	3 BHK (B)	91.22	5.39	3.22	100	1075	1451

# 16TH (TOP) FLOOR PLAN



**AREA STATEMENT**  
(16<sup>th</sup> Floor)

FLAT NO.	TYPE	UNIT CARPET (AS PER RERA)	BALCONY	UTILITY	ATTACHED TERRACE	UNIT CARPET	UNIT CARPET	UNIT SALEABLE
		SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. FT.	(1.35) SQ. FT.
1601	3 BHK (C)	99.33	5.39	3.43	34.56	143	1536	2074
1603	3 BHK (D)	99.33	5.38	3.43	37.76	146	1570	2120
1604	3 BHK (C)	91.42	5.38	3.22	32.70	133	1429	1929
1606	3 BHK (D)	91.42	5.29	3.22	39.62	140	1502	2028







## 3D CUT SECTIONS



2 BHK CUT SECTION: 785 SQ. FT.

### DIMENSIONS

- Lobby: 1.00x2.60 (3'3"x8'6")
- Living Room: 3.50x4.90 (11'6"x16'1")
- Balcony: 3.50x1.50 (11'6"x4'11")
- Kitchen: 2.35x2.45 (7'9"x8')
- Utility: 1x2.45 (3'3"x8')

- Common Bathroom: 2.45x1.35 (8'x4'5")
- Bedroom: 3.05x3.20 (10'x10'6")
- Master Bedroom: 3.20x4.40 (10'6"x14'5")
- Attached Bathroom: 2.60x1.35 (8'6"x4'5")



3 BHK CUT SECTION: 1162 SQ. FT.

### DIMENSIONS

- Lobby: 1.20x1.15 (3'11"x3'9")
- Living Room: 3.65x6.35 (12'x20'10")
- Balcony: 3.65x1.50 (12'x4'11")
- Kitchen: 2.30x3.35 (7'7"x11')
- Dining: 3.20x2.55 (10'6"x8'4")
- Utility: 1.40x2.45 (4'7"x8')
- Common Bathroom: 1.50x1.80 (4'11"x5'11")

- Guest Bedroom: 3.05x3.65 (10'x12')
- Children's Bedroom: 3.95x3.35 (13'x11')
- Attached Bathroom: 2.45x1.45 (8'x4'9")
- Master Bedroom: 3.95x3.05 (13'x10')
- Walk-In Wardrobe: 2.00x2.45 (6'7"x8')
- Attached Bathroom: 1.80x2.45 (5'11"x8')



## TRUSPACE PRIMA ANGULUS SPECIFICATIONS

### STRUCTURE

- Earthquake resistant RCC frame structure
- Internal and external siporex (or equivalent brand) walls
- Internal plaster in gypsum finish

### FLOORING

- 800x800 mm vitrified tiles flooring and skirting for the entire flat
- Anti skid ceramic tile flooring for terraces and dry balconies
- Anti skid ceramic tiles flooring for toilets
- Dado tiles in dry balcony up to 3' height

### KITCHEN

- Granite platform with stainless steel sink and 2' height dado above platform
- Provision for exhaust fan

### DOORS & WINDOWS

- Decorative main door
- Powder coated aluminium sliding door for living room terrace
- Internal laminated flush doors with cylindrical lock fittings
- Powder coated 3 track aluminium windows including mosquito mesh
- All windows granite / marble sills

### PAINTING

- Oil bond distemper paint for inside walls
- External acrylic emulsion paint

### ELECTRICAL

- Renowned modular switches for entire flat
- Concealed wiring in multi strand fire resistant wires with MCB & ELCB

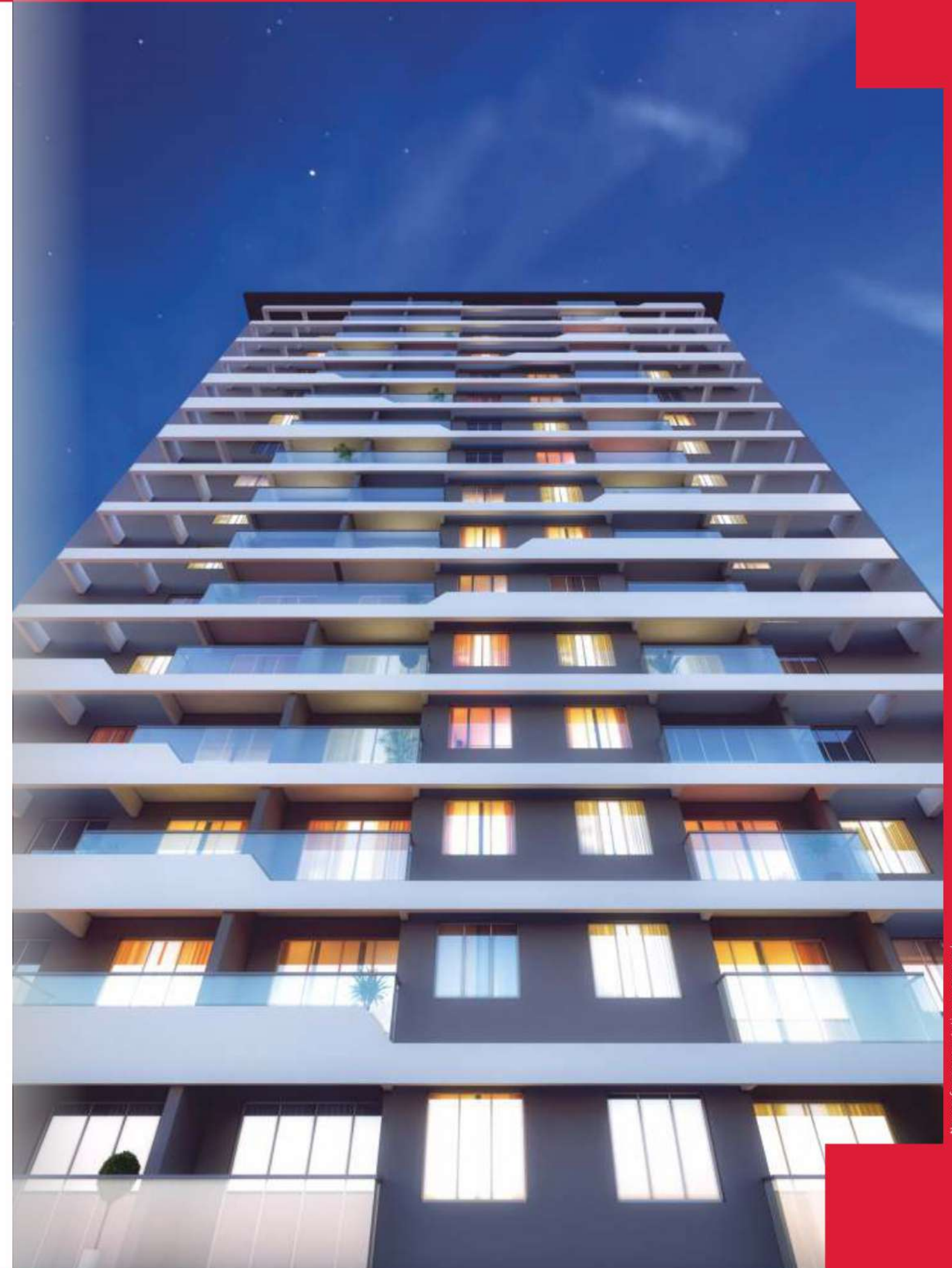
- Electrical provision for AC point in living and master bedroom
- TV and telephone points in living room and master bedroom
- Ample light and plug points in entire flat
- Provision for inverter back up for each flat for at least 3 lights and 2 fans points

### TOILETS

- Wall tiles up to 7' height in bathrooms
- CP fittings - Grohe / Jaquar / equivalent make fittings in all toilets
- Sanitary ware: Hindware or equivalent make
- Hot and cold single lever diverter
- Solar heated water supply in master toilet
- Provision of boiler point in all toilets
- Provision for exhaust fan in all toilets

### VALUE ADDITION AMENITIES

- Multilevel car park
- Professionally landscaped garden with children play equipment
- Indoor games
- Rainwater harvesting
- Generator back-up for lift and common amenities
- Concrete and paved pathways
- Fire fighting facility
- Water purifying system
- Video door phone
- Fully equipped gym
- Sewage treatment plant
- Recycled water for garden and flushing
- CCTV cameras for common areas





**A TRUE COMMITMENT TO OUR CUSTOMERS' SPACE**



The space where you live defines you. It becomes a treasure trove of countless memories. It is that one corner on the earth where you feel yourself, a little piece of heaven that you can call your own. Thus, we believe in building spaces that are crafted to fit your unique needs and lifestyle.

At TruSpace, we embrace this ideology and strive to give you a home built with modern design and timeless appeal. We remain true to our promises and quality is never compromised. In our quest for the truth, we always ensure that we stick to our timelines and state all the charges applicable, upfront.



**20 YEARS OF EXPERIENCE**



**1.2 MILLION SQ. FT. DELIVERED TO DATE**



**800+ HAPPY FAMILIES**

TruSpace is a part of Atharva Enterprises, which is our parent company and has a legacy of over 20 years and 800+ families. The brand TruSpace previously worked as Concord but later underwent a makeover to be at par with the contemporary lifestyle and values. Our commitment is to continue building homes that will become the symbols of prestige for its residents.



**Disclaimer for Brochure:**

The project shown in the brochure is of proposed nature. The promoter / developer notify to all the proposed allottees that he reserves all the rights to commence construction and complete the project and its various amenities described in various phases. For more information on the project regarding its approvals / sanctions / phase wise permissions / phase wise amenities etc. ensure your visit to the Real Estate Regulatory Act (RERA) website. The RERA registration no. of this project is P52100029972.

The brochure is purely conceptual and not a legal offer / advice / representation / inducement. The brochure is indicative of how the furniture can be arranged in the concerned unit. Nothing else other than the amenities and specifications enshrined in Standard agreement is committed to be supplied to the Purchaser by the developer unless otherwise mentioned. All images unless otherwise mentioned are used for illustrative purpose only and the copy of the Standard agreement is available on RERA website. Please ensure its diligent view before booking of unit to promote healthy and prosperous association.

Note: 1) The carpet area of the unit mentioned is the usable Flat after excluding external walls, but including the area under internal partition wall, as defined in the real estate (Regulation and Development) Act. As illustrated in circular no 4/2017 (MahaRera/Secy/File No. 27/84/2017) of MahaRERA

2) Internal room dimensions written in sale / marketing plan are from Un-finished wall to wall, to match with sanction plans

3) The areas, prices, elevation and specifications in the sale agreement signed between you and the company shall be final and binding



**TRUSPACE PRIMA DOMUS**  
2 BHK Apartments, Balewadi, Pune



**TRUSPACE PALOMA**  
1 & 2 BHK Apartments, Lohegaon, Pune



**CONCORD PORTIA**  
Balewadi, Pune



**CONCORD PAKHAR**  
Law College Road, Pune



**CONCORD PROXIMA**  
Baner, Pune



**CONCORD PUSHPAK**  
Lohegaon, Pune