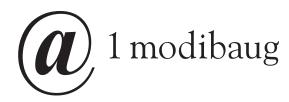
RESENTING A BEGINNER'S GUIDE TO AN ORCHESTRATED LIFE.

Chapter by Chapter.







Step into *1 modibaug* and a special feeling would gush through your body. Rush the adrenaline. Give you goose bumps. And make you feel like a king who has entered his Kingdom. Such is the way this entire project has been planned. The best architects and consultants, the finest construction companies, loads of untiring thinking and relentless determination have led to the germination of this idea. An idea that is a cut above.

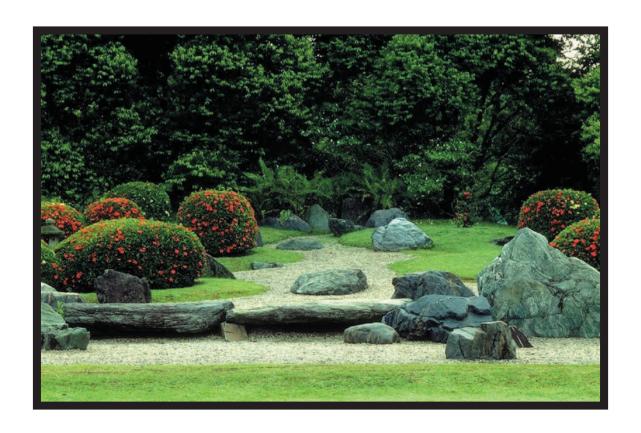
An idea called

1 modibaug





Situated on University Road, Pune, 1 modibaug sits pretty next to 300 acres of green, luxuriant farmland, adjacent to the Agricultural College. Here, as the vistas will invite you every time without fail, you might just about feel that they have rehearsed their roles very well. And as they will draw you closer to your idea of a classy residence, you will experience a magnetic pull, beyond definition. However, you will still enjoy supreme nearness to conveniences. Be it the Airport, Deccan Gymkhana, Camp, Supermarkets, plush 5-Star Hotels or the Pune-Mumbai Expressway, everything would be so very near, yet so far from lesser spoilsports like noise and pollution. Quite a paradox, you see.





Exclusivity is the second name of this exquisite project. 1 modibaug breathes a certain class, that is again for a select few. Here, 50,000 sq. ft. of exasperating garden, landscaped to perfection, will give you a feeling of being in paradise, every time you take a lazy walk. Or chill it out with kids. And the Badminton and Squash Courts will ensure that your spirits are on a perpetual high. Get into your very home and you would be greeted by space that would enthrall you by its sheer expanse. After all, with Terrace flats ranging from 1692 sq.ft. to 4598 sq.ft., in spacious versions of 3-Bedroom and 4-Bedroom homes, such a feeling is predictable. Further more, with just one or two flats per floor and each apartment room overlooking chaste greenery, you'll have all the more reason to succumb to luxury and get your ego pampered. Almost effortlessly.





In this entire project, you will witness strict adherence to quality in every facet. A keen eye for detail, perfect planning of every square foot and tons of effort are some of the ingredients that have gone into the making of this marvel. All this to ensure that everything just falls in the right place. So that ultimately, you possess the most ideal blend of class and sophistication.







BECAUSE LIFE IS ALL ABOUT CONVENIENCE.

- 50,000 Sq. ft. of Landscaped Garden
- 300% Covered Car Parking
- Swimming Pool and Furnished Club House
- Well Equipped Gymnasium
- Badminton Court
- Squash Court
- Indoor Games
- Impressive entrance lobby
- Sophisticated Electronic Security Systems
- 100% Power back up for all Apartments

- 100% Power back up for common utilities
- Car Washing facility
- Garbage Chute with disposal system
- Hydro pneumatic system for water supply
- Cabling for high speed communication
- Anti-termite treatment
- Building designed for earthquake resistance
- Fire fighting system
- Maintenance of common facilities by professional agencies
- Housekeeping Facility through professional agencies

Few of the projects by the Promoters



Clock-wise from left to right Rohan Garima
Oxford Classics Rohan Garden Oxford Premium Cozy Retreat Florida Estate



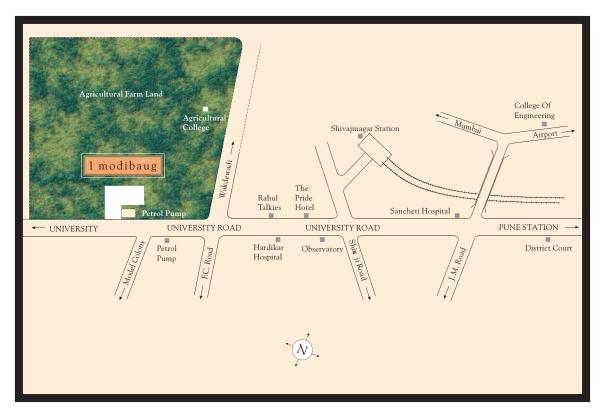
Jointly created by the combined and dedicated effort of City Development Corporation and Rohan Builders & Developers Pvt. Ltd., I modibaug is an idea that will undoubtedly transform the way you live. Two names that stand for keen understanding of customer needs, creativity, timely delivery and quality, every project that the promoters have undertaken has become a landmark by itself. With an awe-inspiring combined experience of promoters spanning 7.5 million sq. ft. of successfully executed work, its needless to say that they are more than a name to reckon with.

So, as the geography will change with *1 modibaug* gaining birth and history will be created, you will be the one wearing this proud address. An address which will metamorphose into a lifestyle landmark!

An idea called



www.1modibaug.com



Location Map



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Blend yourself in 1 modibaug

