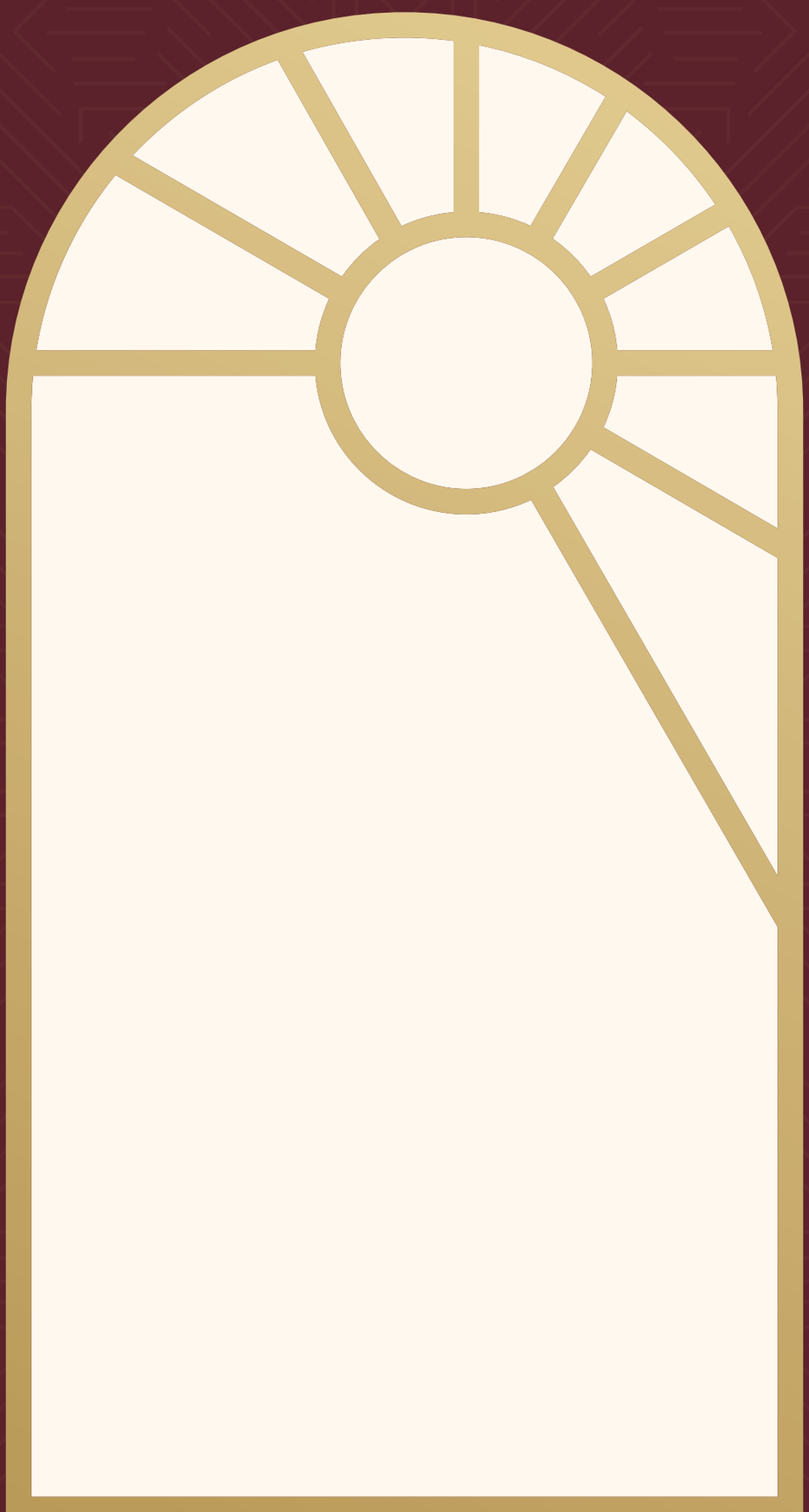
ALTUS GRANDÉ

altusgrande.in

SHOULDN'T YOUR
HOME MAKE YOU FEEL
AT THE TOP TOO?



We live in a world where everyone wants to rise high, because only then people look up to you. How high you rise is a reflection of your status, your achievements and your lifestyle.

But then, the room at the top will get too congested, won't it?

Then how about an address that rises high for sure, but its every level gives a high, worth cherishing? And where every level makes you rise higher in the eyes of the people.

We call it...

THE PEAK OF LIFE.


GANN HOMES

Artist's impression

Welcome to

ALTUS GRANDÉ

by GNN Homes at Navi Peth, where you experience the peak of every aspect of urban living - comfort, convenience, and connections.



A stunning 22-storey residential tower



Grand 3, 3.5 and 4 Bed residences



Multiple floors of amenities with rooftop infinity pool



Multi-level parking space



Perfect fusion of Architecture & Vastushastra



360° Connectivity with central Pune



3-Side open residences for great views



Pre-certified GEM Gold Star Green Building

NOT EVERYONE CAN STAY
AT THE TOP.

THE ONES WHO DO, COME HOME TO ALTUS GRANDÉ.

THE PEAK OF INDOOR PERFECTION

At the heart of every address is the space called home. At Altus Grandé, while the glory on the outside will leave everyone awestruck, the real story is on the inside. Here, the homes take you away from the public gaze into your own world of privacy, opulence and indulgence.

Because while others will look up to you, you will look at yourself in the mirror and smile at your choice of comfort.











3, 3.5 and 4 Bed residences

Grand indoors with well-designed spaces

A mix of hill-view and city-view

Enriched indoors with
ample natural light & ventilation

Seamless integration of
architecture & Vastu-compliance



All images for representational purpose only



Artist's impression


gnn
HOMES

THE ART OF ARCHITECTURE. THE SCIENCE OF VASTUSHASTRA.

That's right. At Altus Grandé, when we say that you will experience the peak of all things urban, we mean it.

The building stands tall on the foundations of engineering. On top of this will be the elegance of architecture, which will add a dimension of glory to the tower. Stunning looks, incomparable aesthetics and state-of-the art finishes will make everyone in the neighbourhood marvel at your home.

And then comes the excellence of Vastushastra. Every home here is 100% Vastu-compliant with the aim to channelise positivity for you in every indoor space. With entrances aligning in the right direction, every home opens its doors to goodness & prosperity.



THE PEAK OF DETAILING

From the Architect's Desk

The core philosophy behind this project was to create a contemporary vertical residence, rooted in context, culture, and comfort. With view-oriented residences that align with Vastu, the focus was not only on luxury, but on enhancing everyday living through light, ventilation, privacy, and exclusivity. Rather than rigid traditional layouts, Vastu is interpreted in a spatially intelligent way. This includes auspiciously oriented entrances, kitchen placement respecting Agni corner principles and every room harnessing positivity and warmth.

"The architectural form expresses strength, verticality, and elegance. It harmonises well-being with modern lifestyle needs."

Ar. Vikas Achalkar & Ar. Manoj Tatooskar
Principal Architect, A&T Consultants

The Vastu Expert's View

By aligning every aspect of the new construction in the right manner, one can create desired positivity and energy in the new Vastu. Since there was old construction at this plot, we ensured its demolition in the most honest and ethical way, which would translate into positivity for the new construction through auspicious rituals like Vastu Utsarga. This plot has roads on three sides, North, South and East. This is ideal for both families and businessmen in terms of prosperity and positivity. And for this reason, Altus Grandé is set to have entrances on both North and South sides.

"The residences have been designed in the floor/layout in such a way that every residence gets the best of Vastu orientation and energy."

Sujit Deshmukh
Vastu Consultant

BEING AT THE TOP IS GREAT.

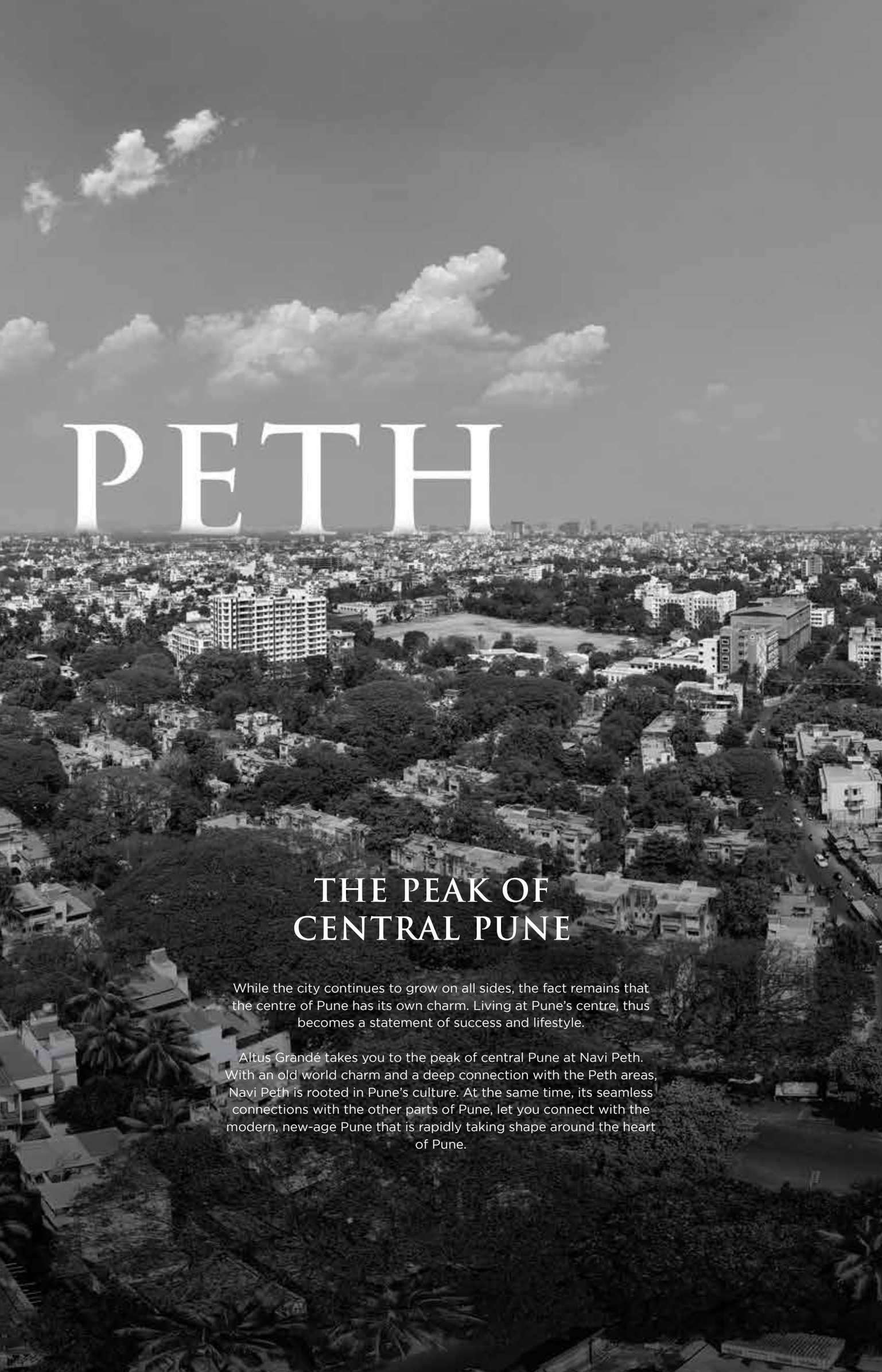
BEING AT THE CENTRE MAKES IT GREATER.



Artist's impression



Actual image



PETH

THE PEAK OF CENTRAL PUNE

While the city continues to grow on all sides, the fact remains that the centre of Pune has its own charm. Living at Pune's centre, thus becomes a statement of success and lifestyle.

Altus Grandé takes you to the peak of central Pune at Navi Peth. With an old world charm and a deep connection with the Peth areas, Navi Peth is rooted in Pune's culture. At the same time, its seamless connections with the other parts of Pune, let you connect with the modern, new-age Pune that is rapidly taking shape around the heart of Pune.

THE PEAK OF CULTURE & PROSPERITY

Imagine simply walking down to witness the famous Ganpati Visarjan Miravnuk of Pune. How about starting your mornings on top of Parvati or inside Saras Baug?

That's one side of the story. On the other hand, you reach the epicentre of Pune's prosperity and business - Laxmi Road - in a matter of minutes. And if the new-age business is your thing, then even Deccan is your neighbour. All this is what surrounds your home at Altus Grandé.

The old Pune and the metro Pune balance their presence around Navi Peth to give you an address of exclusivity.

All images for representational purpose only

THE PEAK OF CONNECTIVITY

Living at Altus Grandé opens the best connections of Pune for you. Every single need of a modern urban family is extremely close by, ensuring peak convenience.



Education

SPM Public English Medium School.....650 metres
Evolve High Global School.....850 metres
Sir Parashurambhau College.....1.0 km
Abasaheb Garware College.....1.7 km
Fergusson College.....2.9 km

Entertainment

Reliance Mall.....1.5 km
Ganesh Kala Krida Manch.....2.6 km
Balgandharva Rangmandir.....2.9 km
PVR @ Kumar Pacific Mall.....4.3 km
City Pride Kothrud.....4.4 km

Hospitals

Global Hospital.....650 metres
Poona Hospital.....1.1 km
Deenanath Mangeshkar Hospital.....2 km
Sahyadri Hospital.....2.2 km

Spiritual Places

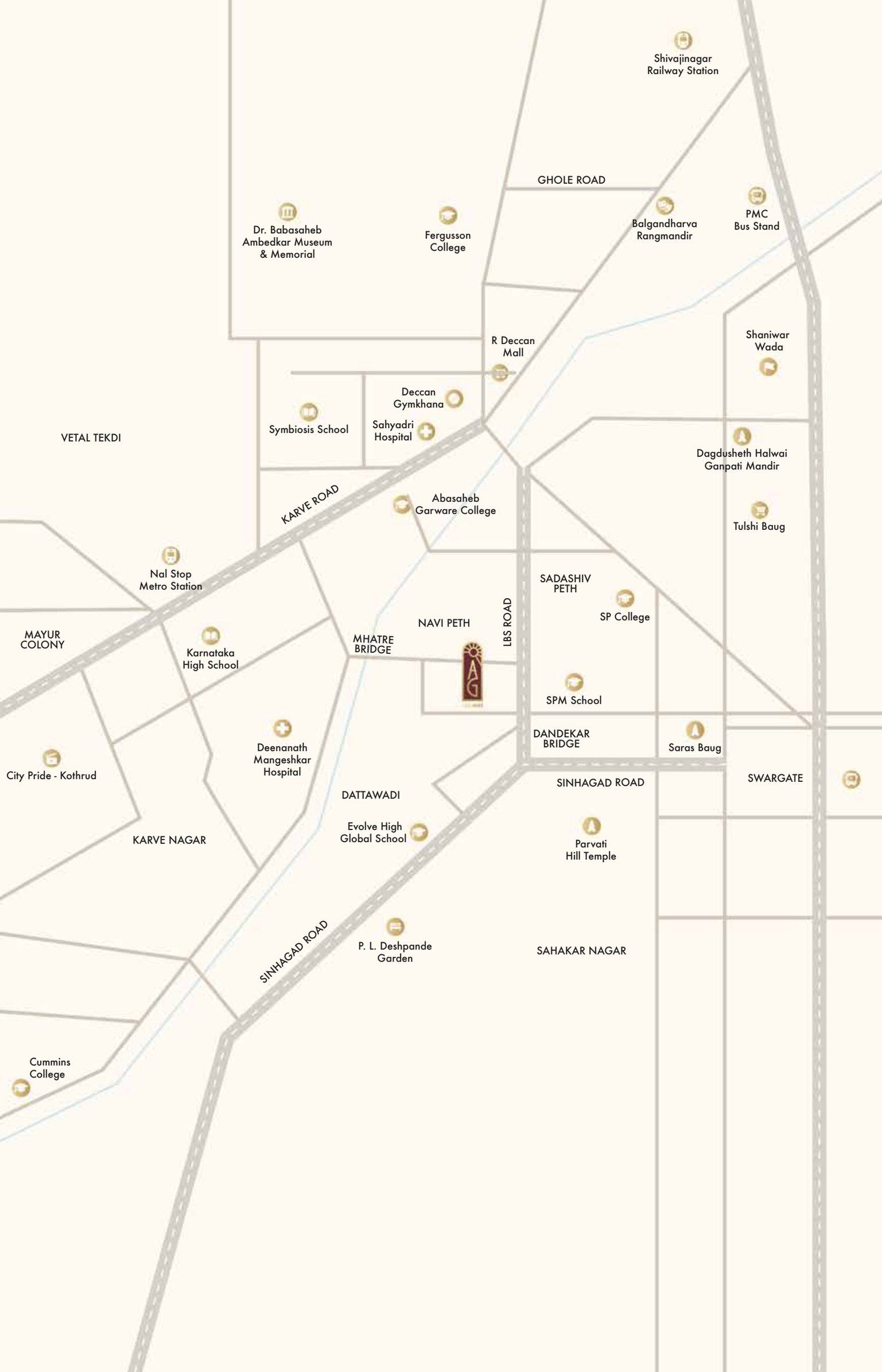
Shri Mahalaxmi Mandir.....1.3 km
Parvati Hill.....2.1 km
Dagdusheth Ganpati Mandir.....2.7 km

Green Spaces

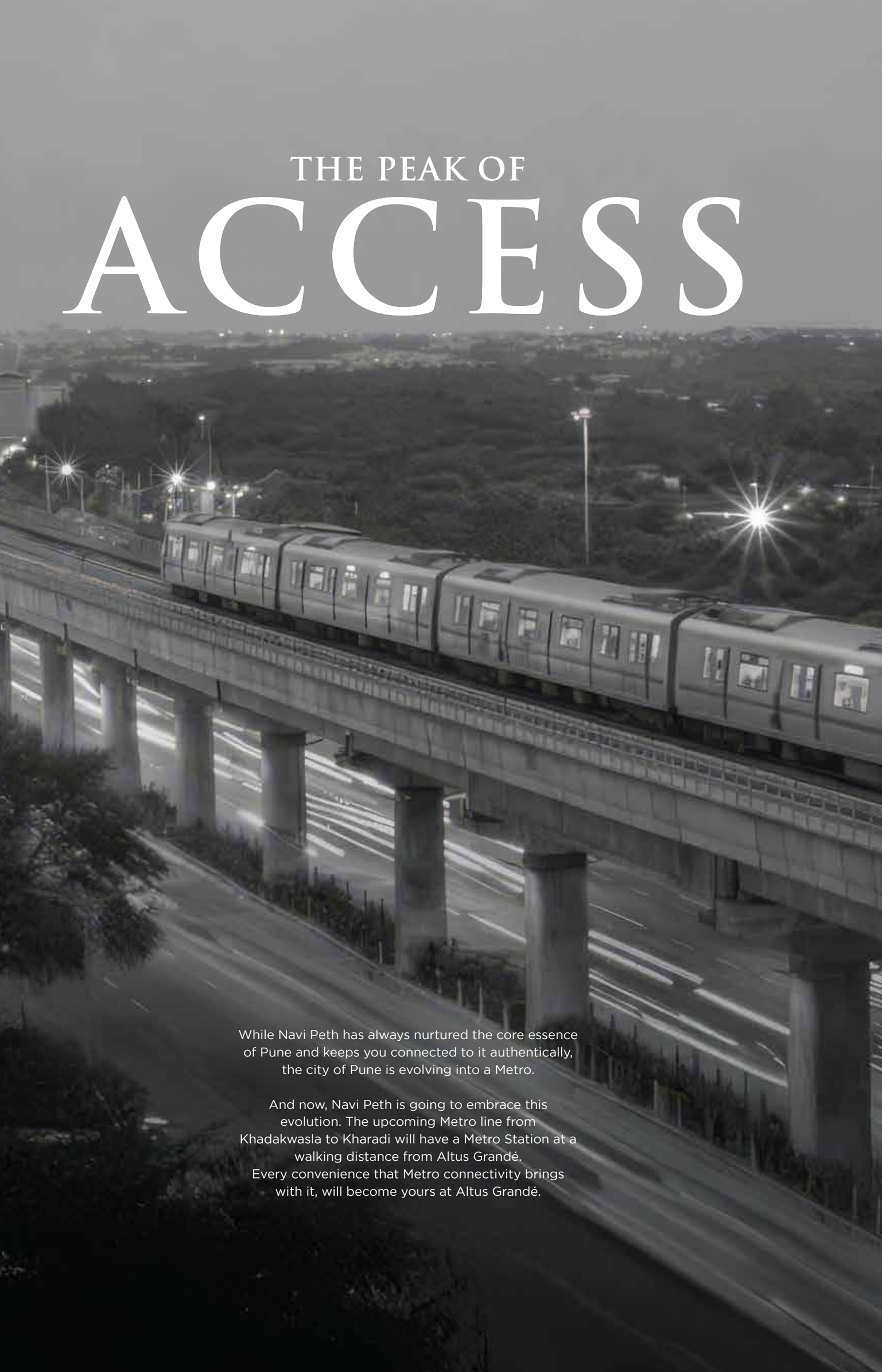
Sarasbaug.....1.4 km
P. L. Deshpande Garden.....2.2 km
Taljai Hills.....4.0 km

Sports

Sanas Ground.....1.9 km
Tilak Tank.....2.2 km
Deccan Gymkhana.....2.5 km


Shivajinagar
Railway Station
GHOLE ROAD
Dr. Babasaheb
Ambedkar Museum
& Memorial
Fergusson
College
Balgandharva
Rangmandir
PMC
Bus Stand
R Deccan
Mall
Shaniwar
Wada
Deccan
Gymkhana
Symbiosis School
Sahyadri
Hospital
VETAL TEKDI
Dagdusheth Halwai
Ganpati Mandir
KARVE ROAD
Abasaheb
Garware College
Tulshi Baug
Nal Stop
Metro Station
SADASHIV
PETH
SP College
NAVI PETH
LBS ROAD
MAYUR
COLONY
MHATRE
BRIDGE
Karnataka
High School
SPM School
DANDEKAR
BRIDGE
Saras Baug
Deenanath
Mangeshkar
Hospital
City Pride - Kothrud
SINHAGAD ROAD
SWARGATE
DATTAWADI
Evolve High
Global School
KARVE NAGAR
Parvati
Hill Temple
SINHAGAD ROAD
P. L. Deshpande
Garden
SAHAKAR NAGAR
Cummins
College

THE PEAK OF ACCESS



While Navi Peth has always nurtured the core essence of Pune and keeps you connected to it authentically, the city of Pune is evolving into a Metro.

And now, Navi Peth is going to embrace this evolution. The upcoming Metro line from Khadakwasla to Kharadi will have a Metro Station at a walking distance from Altus Grandé.
Every convenience that Metro connectivity brings with it, will become yours at Altus Grandé.



Representative Image


PUNE METRO
PCMC-Swargate
Vanaz-Ramwadi
Khadakwasala-Kharadi
(Upcoming)
Dandekar Pul Metro Station
100 Metres
TOWARDS PCMC
TOWARDS RAMWADI
PUNE
RAILWAY STATION
SHIVAJI NAGAR
DISTRICT COURT
PMC
GARWARE COLLEGE
TOWARDS VANAZ
NAL STOP
SWARGATE
TOWARDS KHARADI
DANDEKAR PUL
RAJARAM BRIDGE
TOWARDS KHADAKWASALA
TOWARDS KATRAJ



Artist's impression

FEELING ON TOP OF
THE WORLD

IS NOT ABOUT THE HEIGHT, IT'S ABOUT AN EXPERIENCE.

THE PEAK OF EXCLUSIVE LIFESTYLE

When the architecture, planning, location and connectivity are at the peak, how else can an urban address raise the bar and take the peak higher? Well, it's simple, with the lifestyle it offers.

Lifestyle, the curated layer between a home and the neighbourhood that lets you relax, rejuvenate and reconnect. And at Altus Grandé, this lifestyle is made richer by a lot.

20+ Super-premium amenities

Every family member gets something

Spread across two curated levels

A rooftop that elevates the peak further

AMENITY FLOOR PLAN



A. Library
H. Mini Theatre
O. Staircase

B. Co-Working Space
I. Indoor Game Room
P. Stretcher Lift

C. Conference Room
J. Indoor Gym
Q. Fire Staircase

D. Guest
K. Toddl
R. Electr



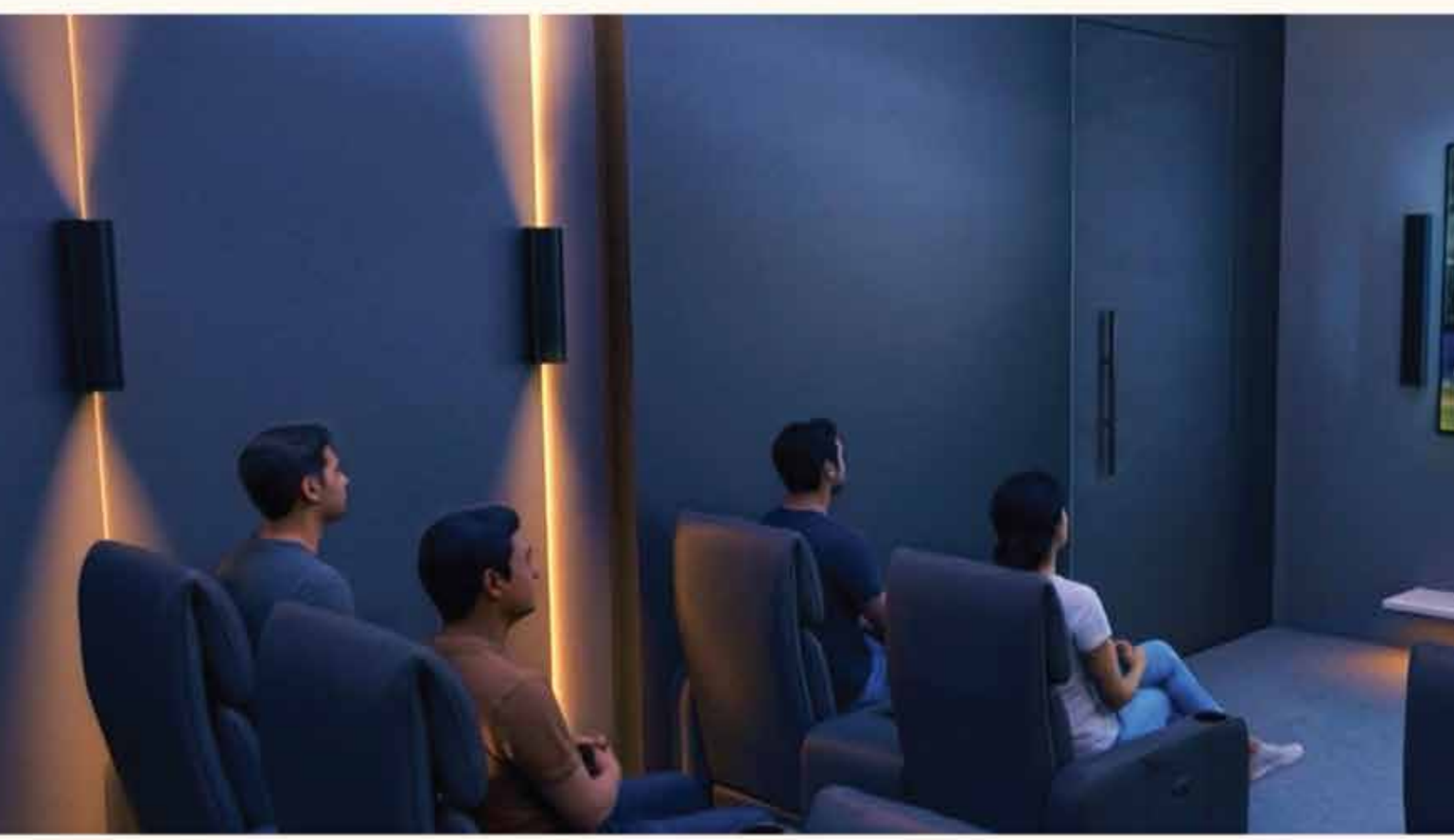
t Lounge
ler Play Area
rical Duct

E. Yoga/Zumba Area
L. Multipurpose Hall
S. Restroom

F. Society Office
M. Buffet Area
T. Lifts

G. Store Room
N. Refuge Area
U. Duct





All images for representational purpose only





THE PEAK OF LIFESTYLE

A well-designed and well-planned home is at the heart of a great living experience.
But what is equally important in today's urban living is a set of amenities that elevates this experience for everyone in the family.

At Altus Grandé, multiple amenities that are thoughtfully curated add this dimension of richness to everyday life.

Multipurpose Hall & Buffet Area

Mini Theatre









All images are artist's impression



Yoga/Zumba Area

Toddlers' Play Area

Indoor Gym

Multiple Indoor Games











All images are artist's impression



Guest Lounge

Well-Stocked Library

Co-working Room

Conference Room

Society Office





Artist's impression

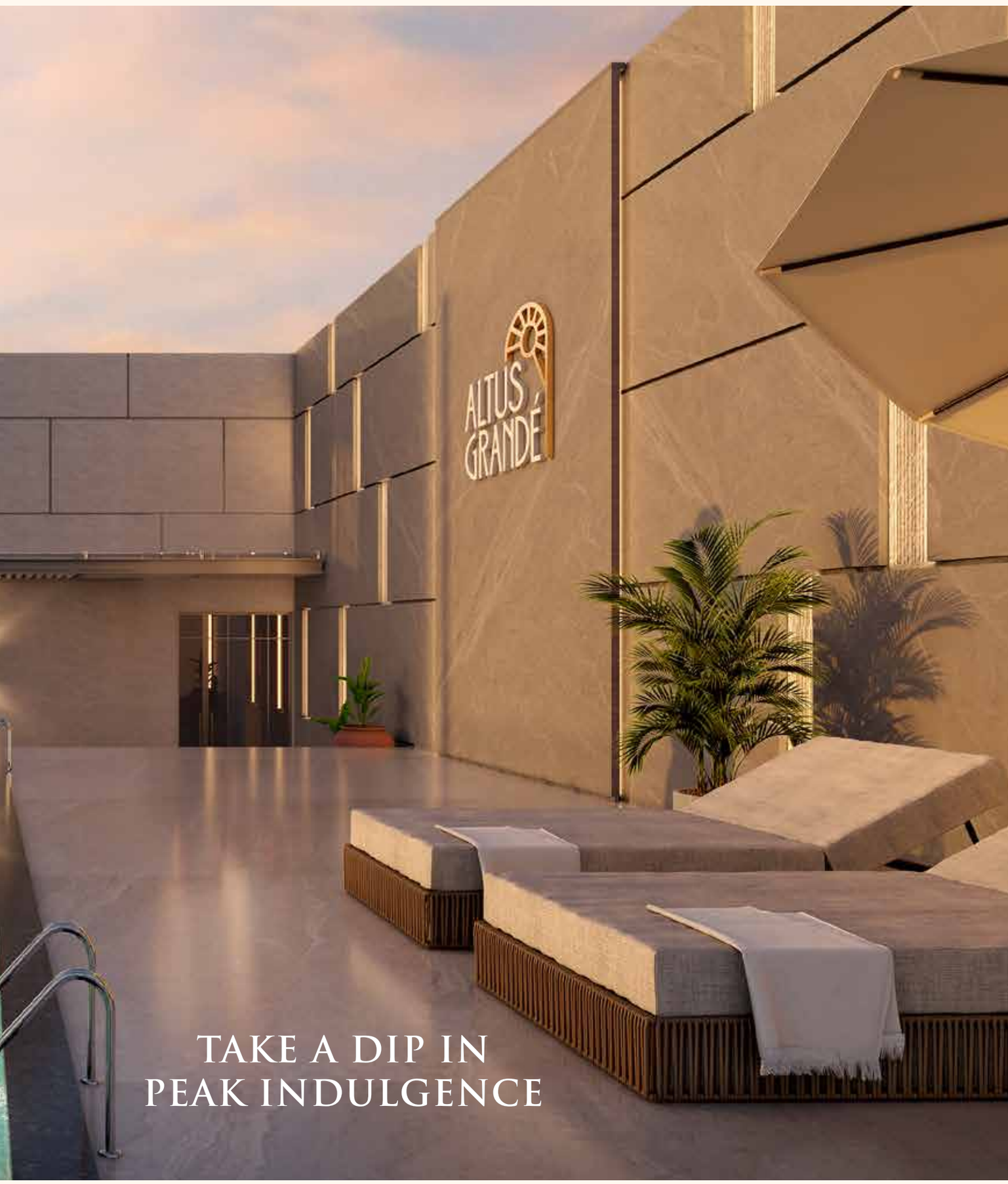


THE INFINITE SIDE OF THE PEAK

It's a rarity at the heart of the city, but Altus Grandé makes it a glorious reality. Here, an infinity pool on the rooftop takes leisure and relaxation to the next level, literally. This is what feeling at the top really means!



Artist's impression



TAKE A DIP IN PEAK INDULGENCE



THE PEAK OF ALTUS GRANDÉ

You read it right. You have now reached the peak of this thoughtfully crafted masterpiece - the rooftop of Altus Grandé. Come, disconnect from the world and find your space in this city.

Artist's impression



Seating Area | Walking Area | Kids' Play Area | Barbeque Area



Artist's impression



A GRANDÉ CREATION FOR GLORIOUS OCCASIONS.

The rooftop at Altus Grandé is not just tall in stature. In fact, it is set to be a space that hosts happy get-togethers for the residents, rising above the city noise. From musical evenings to family gatherings, it has space for all.

THE ELEMENTS OF THE PEAK

While who makes it matters, how it is made matters more. And on this count, Altus Grandé stands head and shoulders above everyone else in the neighbourhood.

Finely curated specifications make every residence here, a delight in comfort living and urban lifestyle.



Structure & Masonry

- Earthquake-resistant RCC frame structure
- 5” Thick AAC block walls for thermal and sound insulation
- Fully waterproof RCC frame

Plaster & Paint

- Gypsum-finished internal walls
- Double-coat sand-faced external plaster
- Weather-proof exterior paints (Asian Paints / Dulux)
- Luster emulsion internal paint (Asian Paints / Dulux)
- Chemical waterproofing for balconies/sit-outs

Flooring

- Marble flooring in living & dining room
- 600 x 1200 mm or larger vitrified tiles in bedrooms (Asian/Kajaria or equivalent)
- Anti-skid tiles in balconies & bathrooms

Doors & Windows

- Decorative main door (40 mm, 4’ x 8’) with digital lock (Yale/Godrej)
- Waterproof internal doors (35 mm, 3’ x 8’) with laminate finish
- UPVC sliding windows with mosquito mesh & premium fittings
- UPVC sliding balcony doors
- 100% Seepage-proof silicon sealing around windows
- Invisible safety grills for all windows
- UPVC bathroom windows with frosted glass

Kitchen & Dry Balcony

- Premium granite countertop with SS sink
- Glazed dado tiles up to lintel level
- Provision for water purifier & chimney
- Washing machine & dishwasher points in dry balcony
- Dry balcony exhaust fan will be provided
- Provision for MNGL gas pipeline

Electrical

- Concealed wiring (Polycab/RR/Finolex or equivalent)
- 3-Phase smart MSEB meters
- LED lighting in common areas & lobbies
- 2-Way switches in all bedrooms
- AC points in all rooms
- DTH/Cable points in living & bedrooms
- Modular switches (Schneider/Legrand)
- Wi-Fi ready wiring

Bathrooms

- Anti-skid flooring with full-height dado tiles
- Single-lever hot/cold diverter
- Premium CP fittings (Grohe / Kohler / Jaquar)
- Exhaust fans in each bathroom
- Provision for geyser/boiler
- Wall-mounted WC (Toto / Jaquar)
- Heat pump system for continuous hot water
- Glass partition for wet and dry areas

Value Additions

- Solar water heater and Solar PV installations
- Double-height grand entrance lobby with elegant seating
- Dedicated drop-off zone & driver’s waiting area with toilet
- Wi-Fi provision for each flat & lobby
- Basic home automation ready
- Automated stack / puzzle parking system
- Smart access door at main building entrance
- Security cabin at the entry gate with boom barrier entrance
- Intercom-enabled security system
- High-speed elevators with auto-rescue device
- Two large-size passenger lifts + one stretcher lift
- DG backup for all functional points in flats (excluding power sockets)
- 100% backup for lifts, pumps and common lighting
- Common DTH system
- EV charging stations with card-based system
- Rainwater harvesting system per PMC guidelines
- Green Building Certification – Gold Rating (ASSOCHAM)
- Advanced fire-fighting systems

NORTH-WEST (वायव्य)

Guest bedroom and children's bedroom in this direction, align with Vastu forces of movement and better air flow, ideal for kids and also people in transit.

NORTH

Most of the balconies
which helps improv
It also positively impa



WEST (पश्चिम)

Service areas and bathrooms are placed in this direction considering the dominion of Varuna over the waters, while ensuring complete Vastu compliance.

SOUTH-WEST (नैऋत्य)

Master bedroom is in this direction, as this zone is associated with strength and stability, which is ideal for the head of the family.

SOUTH

In accordance wi
is made heavier w
elements to provide
and make the bu

H (उत्तर)

are facing north side,
e airflow & daylight.
acts growth & wealth.

NORTH-EAST (ईशान्य)

Mandir/Puja Space and Underground Water Tank are located in this direction as it facilitates positive energy flow and nurtures spirituality & harmony.

EAST (पूर्व)

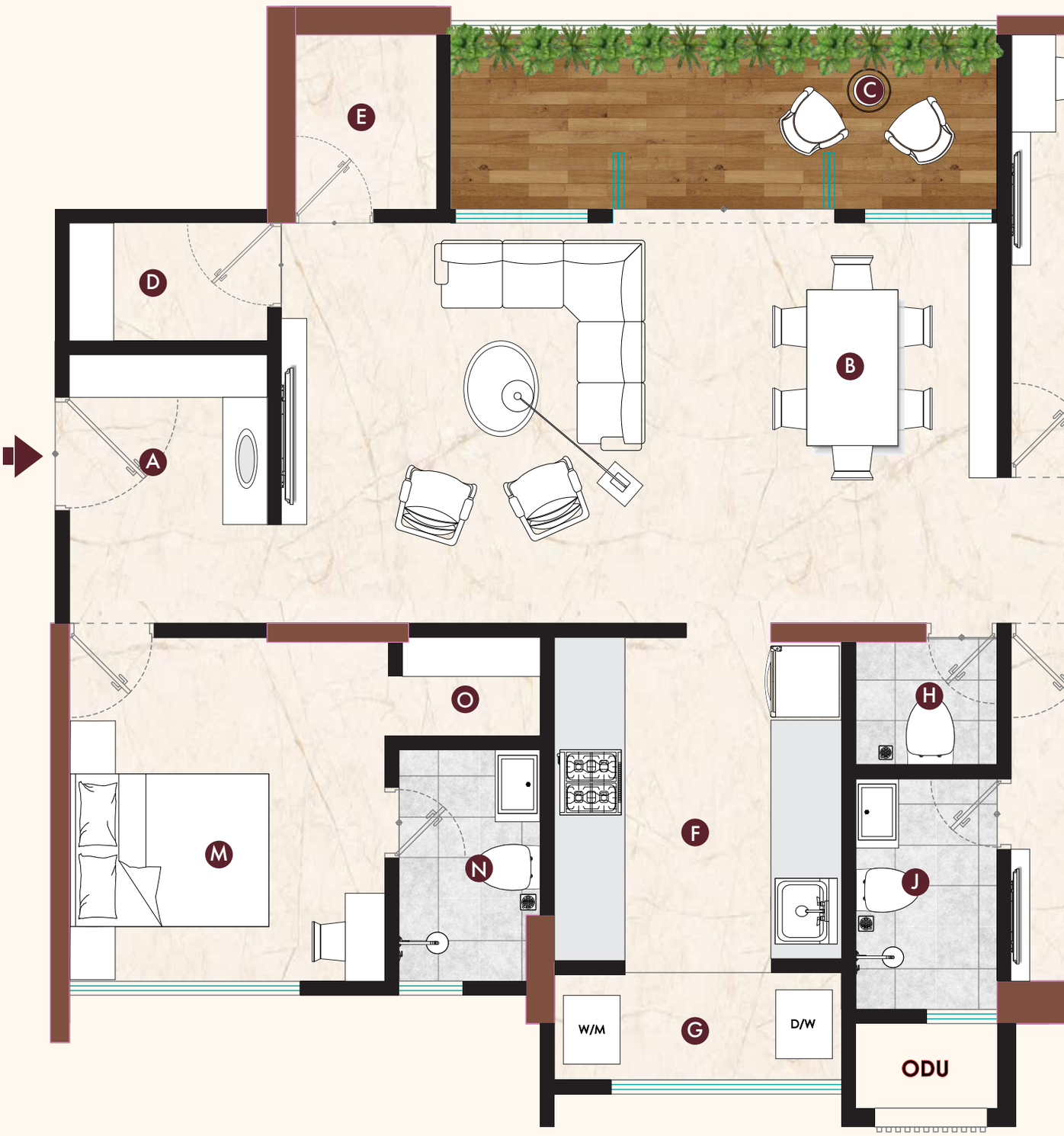
Entrances and openings are towards this direction to bring in more light with a sense of openness, while ensuring better health and vitality.

I (दक्षिण)

th Vastu, this side
ith more structural
e strength & stability
uilding more firm.

SOUTH-EAST (आग्नेय)

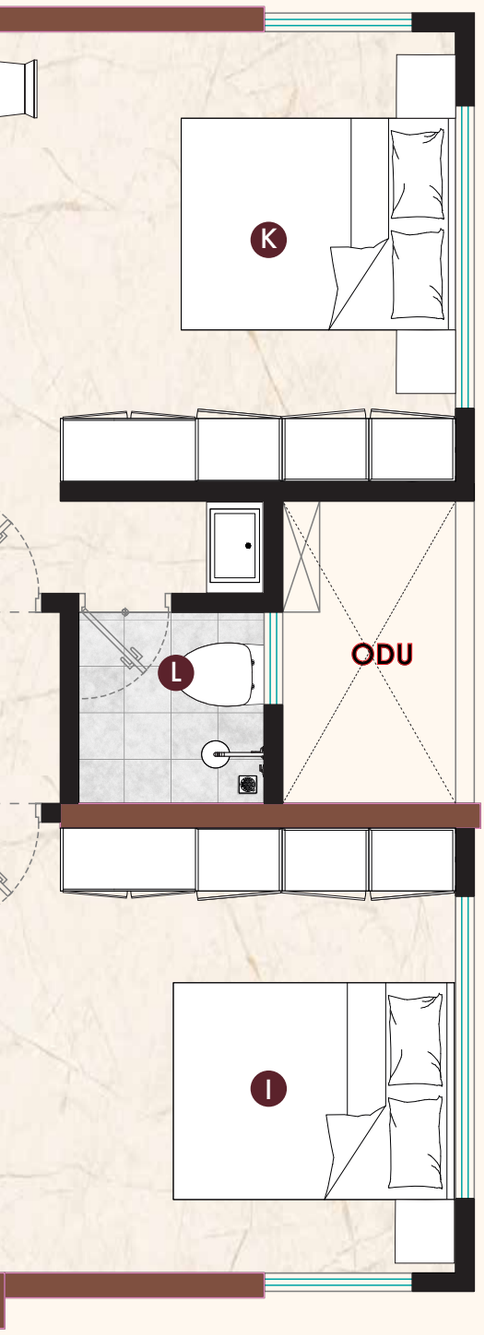
Capturing the fire element as per Vastu, kitchens are in this direction. Other utility elements, including the transformer, are also oriented towards South-East.



FLAT NO.	102, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1602, 1702, 1802, 1902, 2002, 2102		
UNIT TYPE	RERA CARPET AREA (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL CARPET AREA (SQ.FT.)
3 BHK	1388	116	1503

Disclaimer:

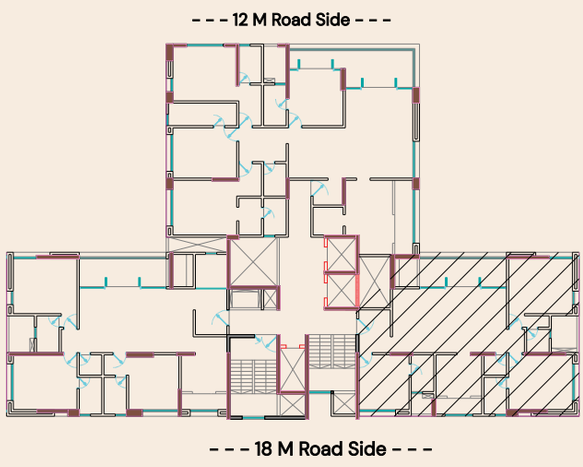
1. Furniture position and sizes are for representational purposes only.
2) Position of windows and sizes are indicative only, might change as per provisions required for structural elements.
3) Dimensions shown in the drawing are measured wall to wall, i.e before plastering or tiling incase of toilets.



Living Space	Dimension
A. Foyer	7′-0″ X 9′-4”
B. Living + Dining	25′-0″ X 14′-0″
C. Sitout	19′-0″ X 6′-0″
D. Puja Room	7′-0″ X 4′-0”
E Store Room	5′-0″ X 6’-0”

Kitchen	Dimension
F. Kitchen	10′-0″ X 11′-2”
G. Wash Area	10′-0″ X 4′-0”
H. Powder Room	5′-0″ X 4′-6″

Bedroom	Dimension
I. Master Bedroom	14′-0″ X 11′-10″
J. Toilet	5′-0″ X 8′-0″
K. Parents’ Bedroom	14′-0″ X 12′-0″
L. Toilet	5′-0″ X 5′-0″
M. Guest Bedroom	11′-0″ X 13′-0”
N. Toilet	5′-0″ X 8′-0″
O. Walk-in Wardrobe	5′-0″ X 4′-6”



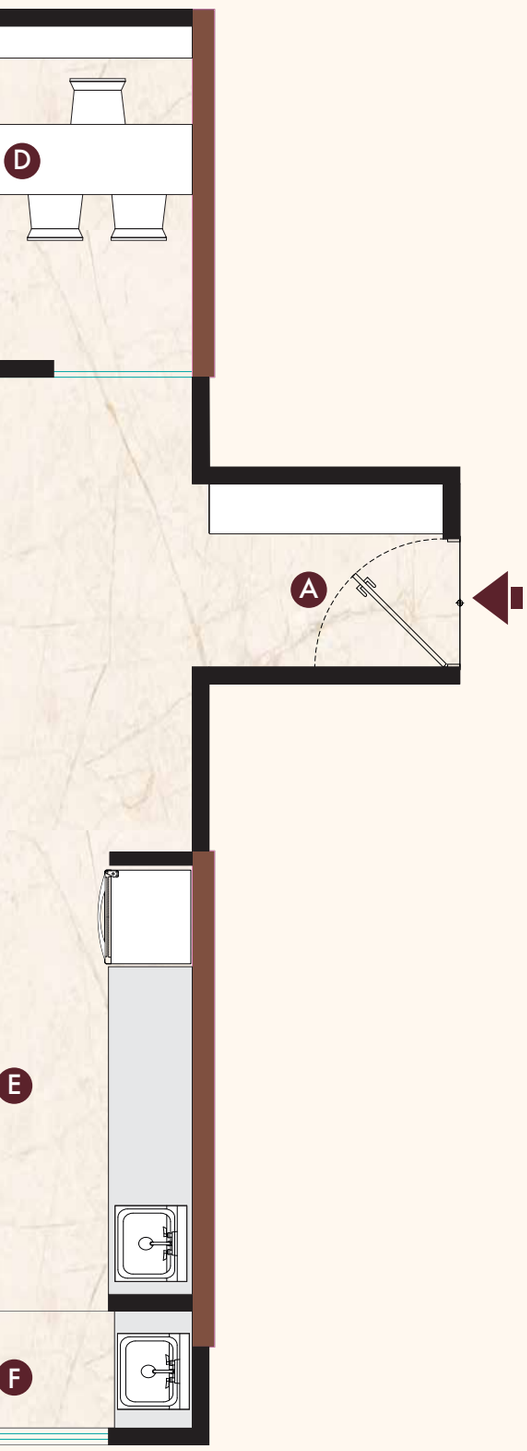
ALTUS GRANDÉ



FLAT NO.	103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1603, 1703, 1803, 1903, 2003, 2103		
UNIT TYPE	RERA CARPET AREA (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL CARPET AREA (SQ.FT.)
3.5 BHK	1524	120	1645

Disclaimer:

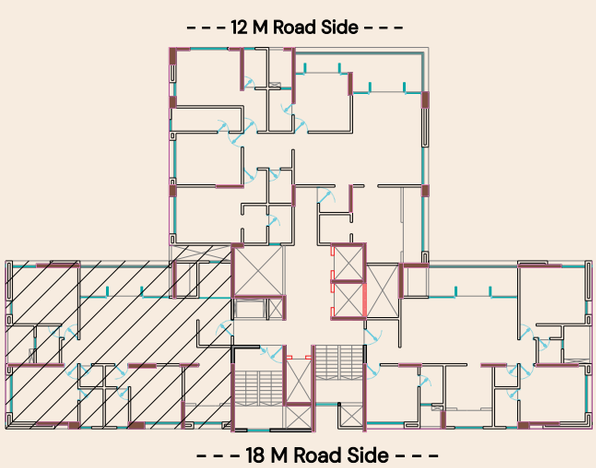
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Living Space	Dimension
A. Foyer	6′-3″ X 5′-5″
B. Living + Dining	32′-4″ X 14′-0″
C. Sitout	19′-10″ X 6′-0″
D. Puja/Home Office	11’-10” X 10’-10”

Kitchen	Dimension
E. Kitchen	10′-0″ X 11′-2”
F. Wash Area	10′-0″ X 4′-0”

Bedroom	Dimension
G. Children‘s Bedroom	11′-0″ X 13′-0”
H. Lobby	5′-5″ X 4′-6″
I. Toilet	5′-0″ X 8′-0″
J. Powder Room	5′-0″ X 4′-6″
K. Master Bedroom	14′-0″ X 11′-10″
L. Toilet	5′-0″ X 8′-0″
M. Parents’ Bedroom	14′-0″ X 12′-0″
N. Toilet	5′-5″ X 8′-0″



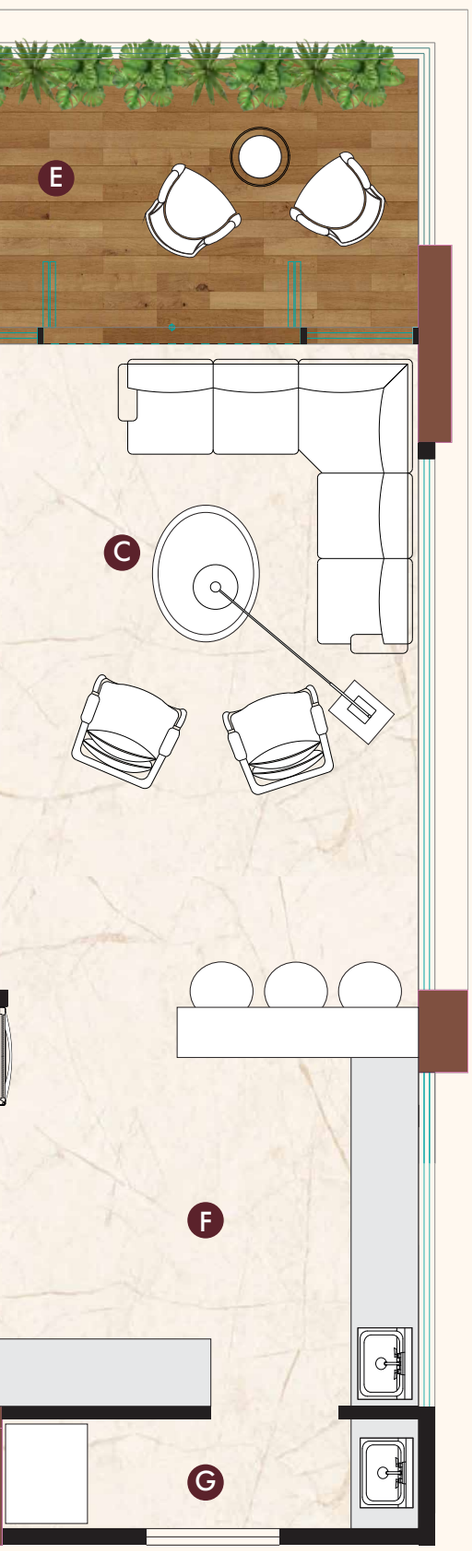
ALTUS GRANDÉ



FLAT NO.	101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1601, 1701, 1801, 1901		
UNIT TYPE	RERA CARPET AREA (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL CARPET AREA (SQ.FT.)
4 BHK	2046	241	2286

Disclaimer:

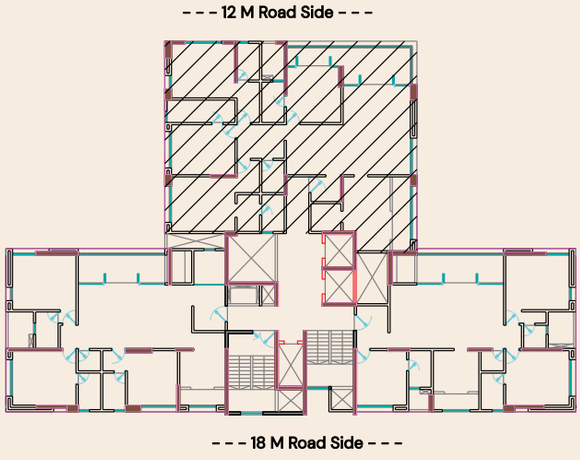
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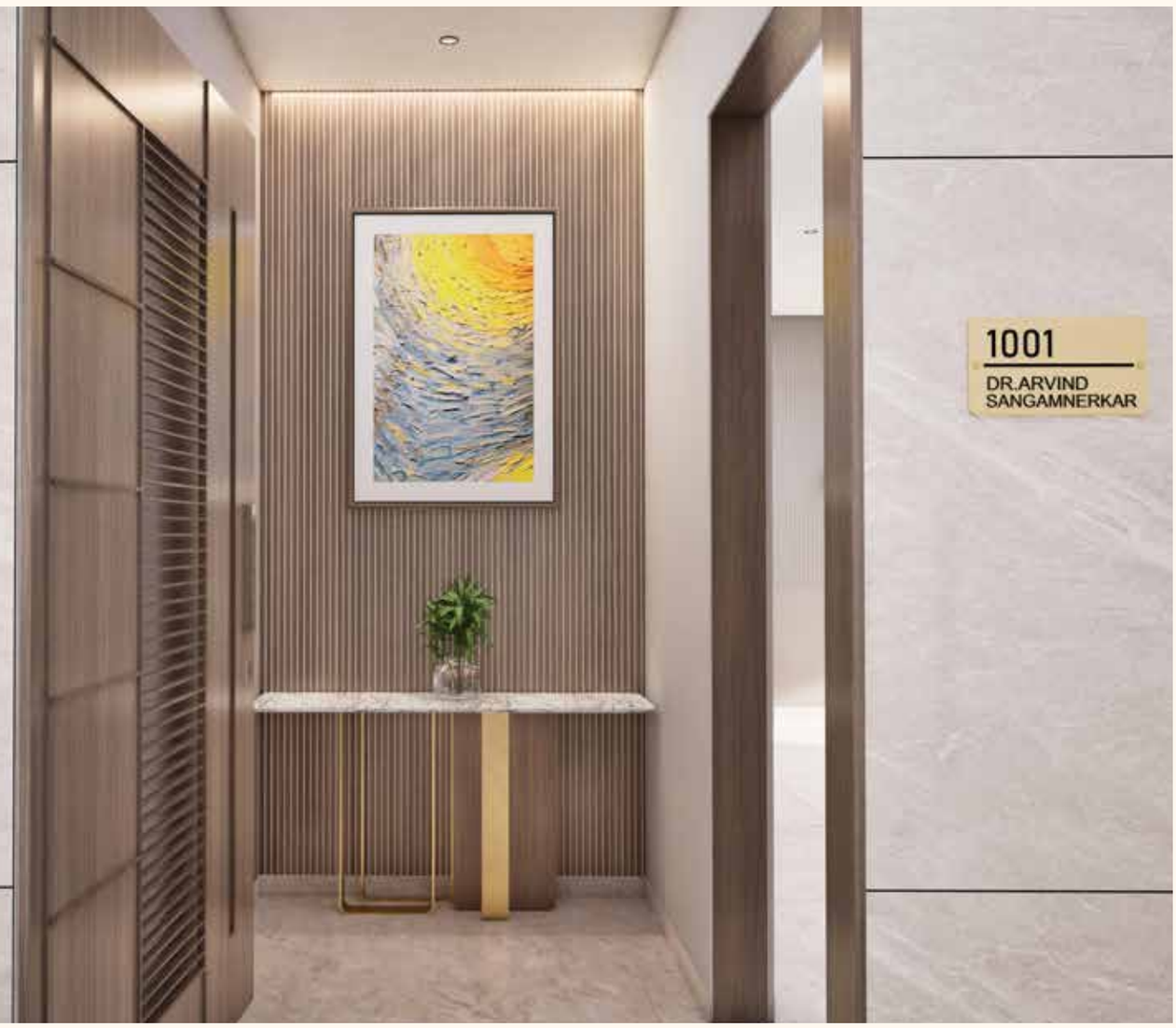
Living Space	Dimension
A. Entry Lobby	5’-0” X 8’-6”
B. Foyer	6’-7” X 8’-6”
C. Living	14’-9” X 20’-0”
D. Dining	12’-5” X 15’-0”
E. Sitout	14’-9” X 9’-0”

Kitchen	Dimension
F. Kitchen	14’-9” X 12’-0”
G. Wash Area	11’-10” X 3’-3”

Bedroom	Dimension
H. Guest Bedroom	12’-0” X 12’-0”
I. Sitout	12’-4” X 5’-7”
J. Walk-in Wardrobe	5-0” X 8’-10”
K. Toilet	5’-0” X 8’-0”
L. Hallway	10’-5” X 7’-6”
M. Powder Room	5’-0” X 6’-0”
N. Master Bedroom	14’-0” X 12’-0”
O. Lobby	5’-0” X 7’-0”
P. Walk-in Wardrobe	5’-0” X 8’-0”
Q. Toilet	5’-0” X 9’-0”
R. Children’s Bedroom	14’-0” X 11’-0”
S. Walk-in Wardrobe	5’-5” X 5’-0”
T. Toilet	8’-0” X 5’-0”
U. Parents’ Bedroom	14’-0” X 12’-0”
V. Lobby Walk-in Wardrobe	5’-0” X 8’-10”
W. Sitout	14’-0” X 2’-9”
X. Toilet	5’-0” X 8’-0”



ALTUS GRANDÉ







All images for representational purpose only





THE PEAK OF COMFORT

The crescendo of this peak is eventually in the indoor comfort that every residence here is set to offer.

At Altus Grandé, the residences are designed to make the welcomes and the spaces shared by the family with the guests, big on space and bigger on comfort.

Smart entrance lobby

Kitchen area with premium design

Spacious living room with large windows







All images are artist's impression





THE PEAK OF ME-TIME

Even when you live at the top, you seek a space where you can just be yourself, without being watched by the world.

The bedrooms inside every residence at Altus Grandé are an invitation to this feeling that you want to experience. Come, explore the peak of privacy in all its timeless glory.

Master bedroom with a great ambience

Dedicated washrooms with elegant fittings

Ample wardrobe space

THE EXPERTS WHO ARE SHAPING ALTUS GRANDÉ

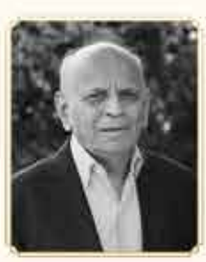


AR. VIKAS ACHALKAR
Architect



AR. MANOJ TATOOSKAR
Architect

"The architectural form expresses strength, verticality, and elegance. It harmonises well-being with modern lifestyle needs."



MR. UMESH JOSHI
Structural Consultant

"Here, every beam and column is thoughtfully engineered to ensure a seamless blend of structural precision and modern living; ensuring safety & stability."



MR. AJAY PARGE
NaviGo and 3D Visualisation

> **Through Navigo, we brought the vision to life with a sharp focus on design and detail, creating an experience that clearly communicates the project's intent.**



ADV. ANAND AKUT
Legal Consultant

> **With Team GNN, one can be rest assured that every aspect of the project is legally vetted. At Altus Grandé, they have ensured complete legal compliance, including a clear title of the property.**



SUJIT DESHMUKH
Vastu Consultant

> **The residences have been designed in the floor/layout in such a way that every residence gets the best of Vastu orientation and energy.**

Electrical Federal Engineering Work Solutions Pvt. Ltd.	**Green Building Certification** VK:e Environmental	**Plumbing** VK:a Consultants
Interior Designer Archtype	**Chartered Accountant** Chandorkar & Limaye	**Brand Consultant** Setu Advertising

THE MAKERS OF THE PEAK

To craft something that is truly a peak, in a neighbourhood that carries Pune's legacy, is a big deal. And with their decades of experience in Pune's real estate, GNN Homes, have taken it upon themselves to craft this peak.

Putting all their expertise and passion into crafting Altus Grandé, GNN Homes has given Pune's most central neighbourhood, a landmark to cherish for the future.

gnn HOMES

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COMPLETED PROJECTS

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PROJECT BY

gnn HOMES

gnnhomes.in

SITE ADDRESS :
S. No. 722/B, C.T.S. No. 103/157/44+45+46,
Final Plot No. 989+990+991,
Sub Plot No. 50, 51, 52, Navi Peth,
Rajendra Nagar, Pune- 411030.

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Kanchan Lane, Behind Hotel Wadeshwar,
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