



THE
UNICORN
2 & 3 BED SUITES

AUNDH-RAVET BRTS ROAD, RAVET

LIVE THE

RAVET

DOWN
TOWN

Life

A MASTERPIECE

IN THOUGHT.

IN DESIGN.

IN STYLE.

IN LIFESTYLE.



Luxury Never Goes
Out of Fashion!



TOGETHER, CRAFTING DREAMS & NURTURING VIBRANT COMMUNITIES!

26+ Years of
Expertise

50+ Projects
Completed

127 Million sq.ft.
Delivered

10,000+ Happy
Families



ONGOING PROJECTS



57 MID TOWN
Wakad



24 SUNSHINE VIVA
Pimple Saudagar



Sonigara 97 BIZZ
Ravet



24 Sunshine
Chikhali



SONIGARA SHLOKA
Chikhali



57 AVENUE
Wakad



SONIGARA PRESIDENCY
Ravet

COMPLETED PROJECTS

- | | | |
|----------------------------------|------------------------------|-----------------------------|
| ■ Sonigara Classic – Akurdi | ■ Sonigara Kesar – Wakad | ■ Sonigara Zinnia – Kiwale |
| ■ Sonigara Township – Chinchwad | ■ Sonigara Aangan – Ravet | ■ Sonigara Laurel – Wakad |
| ■ Sonigara Vihar – Kalewadi | ■ Sonigara Pearl – Kiwale | ■ Sonigara Landmark – Wakad |
| ■ Sonigara Park – Dange Chowk | ■ Sonigara Height – Talawade | ■ Nilaya Heights – Chikhali |
| ■ Laxmitara Market – Dange Chowk | ■ Sonigara Nilay – Chinchwad | ■ Blue Dice – Chikhali |

UPCOMING PROJECTS

- 201 GOLDEN OAK, Chinchwad
- WEST WORLD, Punawale

ONGOING PROJECTS



SANTIAGO™
Building Beyond Structures



Santiago Skyworld
Spine Road



Santiago Skytown
Kiwale



Santiago Skyland
Kiwale



Santiago Genesis
Wadmukhwadi - Dighi Alandi Road



Santiago Sunrise
Sangvi Central



Santiago Farmville
Pirangut



Santiago Moonrise
Chikhali

COMPLETED PROJECTS

- Golden Nest, Wakad
- Golden Blessing, Wakad
- Golden Fortune, Wakad
- Shine City, Chikhali
- Santiago Nest, Wakad
- Santiago Skyline, Tathawade
- Santiago Uptown, Kiwale
- Nisarg Raghvendra, Moshi

UPCOMING PROJECTS

- Santiago Farmville Phase 2, Pirangut
- Santiago Estate, Charholi
- Santiago Sunrise Phase 2, Sangvi Central
- Santiago Landmark, Charholi
- Shine Plaza, Chikhali

All ongoing projects are RERA Registered!

THE UNICORN - AT THE HEART OF IT ALL!

SHOPPING MALLS

Reliance Mart	2 mins
D-Mart Ravet	5 mins
D-Mart Vikas Nagar	8 mins
Elpro Mall	15 mins
Phoenix Mall of the Millennium	15 mins

TRANSPORTATION

BRTS Bus Stand	2 mins
Mukai Chowk Bus Station	5 mins
Mumbai - Bangalore Highway	7 mins
Expressway	7 mins
Akurdi Railway Station	8 mins
Nigdi Metro Station	12 mins

EDUCATIONAL INSTITUTES

City Pride School	5 mins
SB Patil School & College	5 mins
D Y Patil University	5 mins
Symbiosis University	7 mins
Lotus Business School	7 mins
JSPM Institutes	10 mins
Akshara International School	10 mins
Indira Institutes	12 mins



HOSPITALS

Global Hospital & Research Centre	5 mins
Ojas Multispeciality Hospital	5 mins
Varad Multispeciality Hospital	5 mins
Aditya Birla Hospital	12 mins
Lokmanya Hospital	15 mins
Ruby Hall Clinic	15 mins
Jupiter Hospital	18 mins
Manipal Hospital	18 mins

BANKS & ATMs

HDFC Bank	5 mins
AXIS Bank	5 mins
ICICI Bank	5 mins
Indusind Bank	5 mins
SBI Bank	5 mins

WORKPLACE

Hinjewadi IT Park	15 mins
World Trade Center	12 mins
EON IT Park	12 mins
Tathawade IT Park	15 mins
Bhosari MIDC	20 mins
Talegaon MIDC	20 mins

RAVET DOWNTOWN - THE LIFESTYLE PULSE OF PCMC





WELCOME TO RAVET'S DOWNTOWN LIFESTYLE!

Experience The Unicorn, where the vibrant energy of downtown meets the calm of ultra-luxury living. Located in the heart of Ravet, Downtown this is where city life and modern sophistication converge.

With panoramic views and PCMC's best shopping, dining, and business hubs just moments away, "The Unicorn" offers more than just a home — it offers an exclusive downtown lifestyle. Here, urban elegance is redefined, creating the perfect setting for you to thrive in a community built for the elite.



Image for representation purpose only

CRAFTED FOR UNMATCHED ELEGANCE & COMFORT

The Unicorn offers an exceptional living experience, blending luxury with functionality. Thoughtfully designed 3-Side Open 3 BHK Corner Flats ensure privacy and stunning views, while the walk-in wardrobe adds an element of luxury.

Multiple balconies in every unit allow you to embrace outdoor living. With intelligent layouts and premium finishes, The Unicorn sets the standard for modern family living, offering a lifestyle of comfort, sophistication, and prestige.







Artist's Impression

THE ART OF CELEBRATING LUXURY

At The Unicorn, every day is a celebration of downtown living. Enjoy the luxury of vibrant city life while surrounded by the finest amenities, creating a space where joy and elegance intertwine. Here, you don't just live – you thrive in a community where excitement and sophistication are part of everyday life.

Embrace the perfect blend of comfort, luxury, and convenience, all set in the heart of PCMC's most sought-after location. Live the downtown life, where every moment is a celebration.



CLUB UNICORN: A UNIVERSE OF LUXURY FOR ALL GENERATIONS

At The Unicorn, Club Unicorn offers over 50+ premium amenities that cater to every family member. Adults can unwind in the Swimming Pool, Wellness Spa and Gym, while children enjoy the play area and indoor & outdoor movie screenings.

For professionals, co-working spaces and business lounges ensure seamless productivity. Designed for all ages, every aspect of Club Unicorn enhances your lifestyle with unmatched luxury and convenience.





RAVET DOWNTOWN - 2 & 3 BED SUITES



3-SIDE OPEN
3 BHK CORNER FLATS



3 BALCONIES FOR 3 BHK
2 BALCONIES FOR 2 BHK



WALKIN WARDROBE
FOR 3 BHK



CLUB UNICORN
WITH 50+ AMENITIES



TALLEST TOWERS
IN THE VICINITY



INTELLIGENTLY
PLANNED LAYOUTS

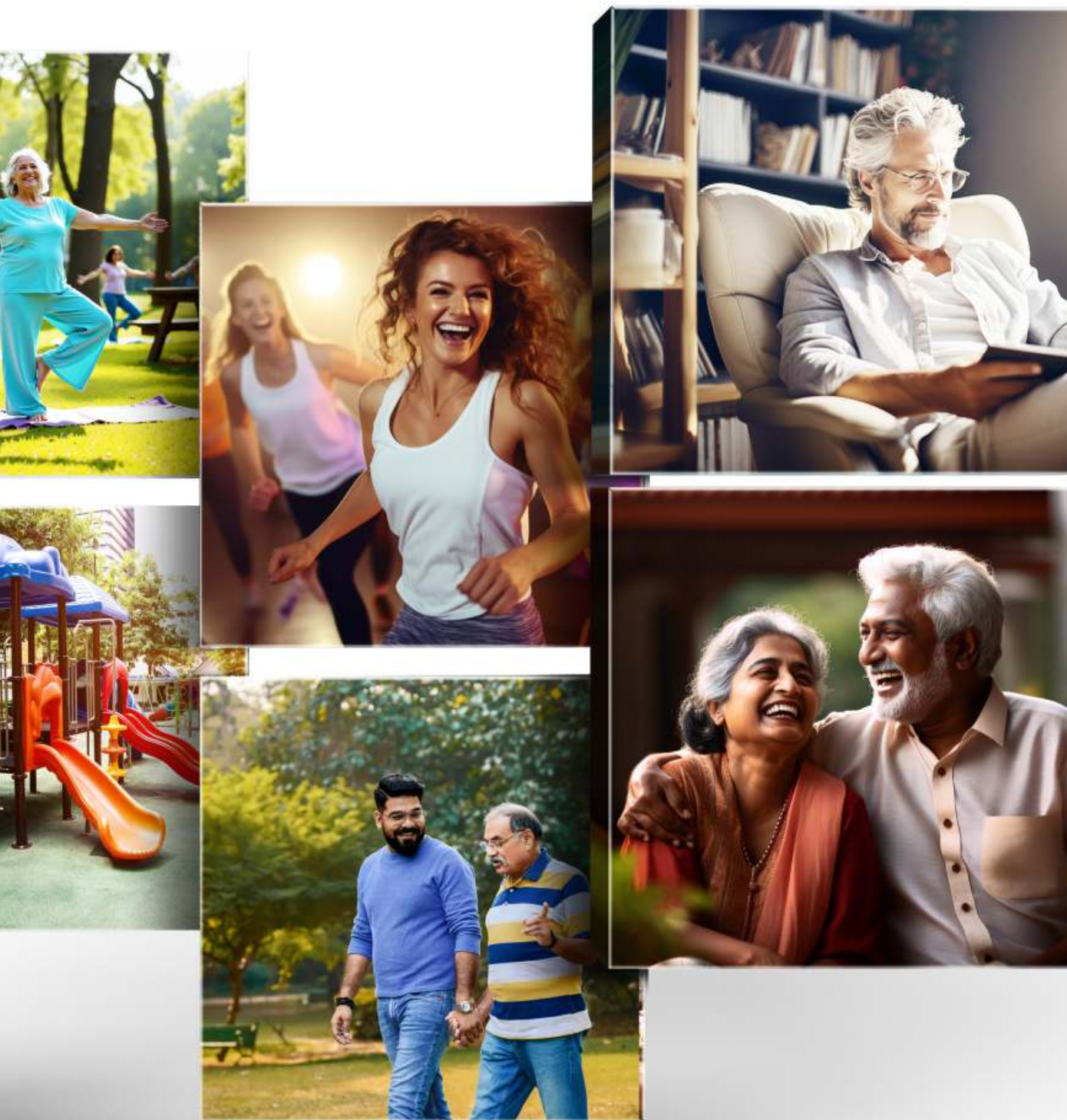


SHOPPING CONVENIENCE
RETAIL & COMMERCIAL SPACES



EXCELLENT CONNECTIVITY TO
HINJEWADI & TALAWADE IT PARK





Discover
CLUB UNICORN
with 50+ AMENITIES



Artist's Impression

Create joyful memories and embrace limitless fun every day



Artist's Impression

A Gateway to the Pinnacle of Urban Sophistication



Artist's Impression

Unmatched Retail Experience - The Intersection of Luxury & Business!



A Kids' play area so cheerful, you might want to revisit your childhood



Exceptional Lifestyle Features, an Oasis of Refinement



An Exclusive Clubhouse Space for those who define the City's Pulse!



CLUB UNICORN - A CURATED COLLECTION OF WORLD CLASS AMENITIES



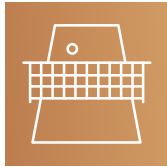
TEMPERATURE CONTROLLED
SWIMMING POOL



INDOOR
GAMES AREA



CHILDREN
PLAY AREA



PLAY COURT



MANDIR



SENIOR
CITIZEN COURT



MEDITATION
COURT



PATHWAY /
WALKING TRACK



MULTIPURPOSE
HALL



GYM



MOVIE
THEATER



PARTY LAWN



YOGA AND
ZUMBA ROOM



CLIMBING WALL



CO-WORKING AREA
WITH WIFI ZONE



LIBRARY



GAZEBO
SEATING



LOUNGE AREA



OXYGEN PARK
WITH SEATING

- OUTDOOR MOVIE PROJECTION AREA
- TODDLERS PARK AREA
- FLOOR GAMES
- CALISTHENICS PARK
- ACUPRESSURE PATHWAY
- ART CORNER
- STAGE
- LOBBY WITH SEATING AREA
- FRAGRANCE GARDEN
- SEATING COURT

- COMMUNITY KITCHEN
- KITE FLYING AREA
- STARGAZING AREA
- MOSQUITO AND INSECT REPELLENT SHRUBS
- RAIN WATER HARVESTING
- EVENING DECK
- OUTDOOR CO-WORKING AREA
- ARTIFICIAL LAWN FOR GATHERING
- BARBEQUE COUNTER

- GRAND LOBBY WITH 3-TIER SECURITY
- DOUBLE HEIGHT LOBBY
- GENERATOR BACKUP FOR COMMON AREA AND LIFT
- VIDEO DOOR PHONE WITH INTERCOM FACILITY
- GRAND ENTRANCE GATE
- CCTV SURVEILLANCE SYSTEM
- LOOSE BENCH SEATINGS
- SOCIETY OFFICE / DRIVERS ROOM
- 24X7 SECURITY

- FIRE FIGHTING SYSTEM
- VISITOR CAR PARKING
- BUS AND CAB PICKUP POINT
- COMMON EV CHARGING POINT IN COMMON AREA

UNMATCHED SPECIFICATIONS : DESIGNED FOR THE ELITE

STRUCTURAL

- Earthquake Resistant Mivan Frame Structure
- AAC Block masonry work for internal walls
- External Texture with thin coat exterior paint
- Gypsum Finish Internal Walls

DOORS & WINDOWS

- Door - both side laminated flush doors with Digital Safety Lock (Quba) or Equivalent Brand
- Toilet - Granite frame with both side Laminated Flush Doors
- Balcony - Sliding / French doors
- Windows - Three track aluminium sliding windows with Mosquito net & safety grills

FLOORING

- 800 mm X 1600 mm Marble finished Vitrified Tiles flooring to Living/dining /kitchen & all rooms
- Antiskid Tiles to Toilets, Bathrooms & living Balcony

KITCHEN

- Quartz Platform with S.S. Sink
- Provision of electric connection for chimney
- Provision of electric point & water connection for Water Purifier
- Provision of electric point & water connection for Washing Machine in Dry balcony
- Dado Tiles upto 600 mm Above the Kitchen Platform
- Provision for MNGL gas pipeline

BATHROOMS

- 600 X 1200 Ceramic Dado Tiles upto Lintel Level
- C.P. fittings of Jaguar/Cera or Equivalent Brand
- Sanitary ware of Jaguar/Cera or Equivalent Brand
- Concealed plumbing

ELECTRIFICATION

- Concealed Fire Resistant Copper Warring with circuit breakers
- Modular switches of Legrand or equivalent brand
- Provision for A.C. in Master Bedroom
- Provision of Exhaust Fan in Kitchen & Bathrooms

- Provision for T.V. Connection in Master Bedroom & Living Room
- Provision for Internet Connection
- Provision for Inverter backup in each flat
- High speed elevators of Otis or equivalent brand

PAINT

- Tractor Emulsion Internal Paint
- Damp proof apex External Paint



WALKIN WARDROBE FOR 3 BHK

Fashion. Trends. Style.
Luxury Assured!





C R E D I T S

DESIGN ARCHITECT

(Studio Inspyr)

Ar. Rutuja Patil

LIAISONING ARCHITECT

(Dream Space Architects)

Ar. Mahendra Thakur

LANDSCAPE ARCHITECT

(Designterra Landscape Consultants)

Vikas Labba

RCC Consultant

(AECS)

Er. Virendra Chavan

Legal Consultant

Adv. Janak Lunkad

MEP

(JVS)

Amol Patil

3D Visualisation

(Hashtag Studios)

Dnyaneshwar Mate

Head Off.:

Santiago 2nd Floor, Milind Society, Sai Chowk, Jagtap Dairy, Pimple Saudagar, Pune - 411027

Site Add.:

S. NO.89/1, Opp. Shell Petrol Pump, Aundh - Ravet BRTS Road, Ravet, Pune - 412101

☎ 7276 50 7748 | 8484 99 2238 | sales@unicornravet.com

DISCLAIMER

This sample or show unit is the representation of one of the many possible options for Interior design, furniture arrangement and decor. Room dimensions are equal to the dimensions in the approved drawing from planning authority. Kindly note that "Structural" elements and other construction details, e.g. Columns, shear walls or beams, plumbing lines, re lines are in addition to the details in the approved drawings and will result in changes in some of the rooms dimensions but will be within the tolerance allowed in RERA. Furniture, appliances and other ttings are not included in the nal possession of the unit. please note these details, and if any query, it will be resolved before booking the unit.

www.unicornravet.com



Maha RERA No.:
P52100052724



<https://maharera.mahaonline.gov.in>