



MIRADOR

3 & 2 BHK PREMIUM+ HOMES  
WAKAD



Welcome to **AR Realty**, where your real estate dreams become reality. Established in 2005, our firm has built a reputation for excellence, integrity, and personalised service in the real estate industry. We specialise in residential and commercial properties, offering a comprehensive range of services including selling and property management. Our experienced team of real estate professionals is dedicated to providing exceptional services tailored to meet the unique needs of each client.



A LEGACY OF  
**CHANGING SKYLINES...**

**7+**

Projects  
Delivered

**10+**

Years of  
Experience

**12.5L+**

Sq. Ft.  
Developed

**1000+**

Happy Families

## COMPLETED PROJECTS



**Silver Crest,** Wakad



**Silver Oak,** Rahatani



**AR Imperia,** Wakad



**Signum,** Wakad



**Treasure Island,** Pimple Saudagar

## ONGOING PROJECTS



**AR Atlas, Wakad**



**AR Amora, Wakad**



*The*  
**WAAH WAKAD**  
*Grandeur*

At AR Mirador, every abode is a masterclass in elegance, blending spacious layouts with impeccable craftsmanship. Thoughtfully designed to elevate everyday living, these homes don't just offer comfort—they redefine luxury.

When every detail whispers sophistication, you know you're not just home—you're at the pinnacle of fine living.

# LOCATION *Map*



Map Not to Scale

# KEY Distances



## SCHOOLS AND COLLEGES

- » Euro Kids School 2 mins
- » Indira National School 3 mins
- » Akshara School 2 mins
- » Indus Business School 2 mins
- » Indira College 3 mins
- » JSPM College 7 mins
- » D.Y. Patil College 10 mins



## HOSPITALS

- » Aditya Birla Memorial Hospital 7 mins
- » Pentagon Hospital 2 mins
- » Golden Care Hospital 2 mins
- » Ruby Hall 7 mins
- » Lifepoint Hospital 4 mins



## SHOPPING & ENTERTAINMENT ZONES

- » D Mart 10 mins
- » Phoenix Mall of the Millennium 5 mins
- » Xion Mall 6 mins
- » Balewadi Sports Complex 7 mins
- » Balewadi High Street 8 mins



## IT PARKS

- » EON IT Park 2 mins
- » World Trade Centre 4 mins
- » Hinjawadi IT Park 10 mins



## ACCESS TO TRANSPORT

- » Metro Station (Upcoming) 7 mins
- » Bus Stop 2 mins

WELCOME TO  
THE WAAH WAKAD  
*Experience*



Artistic Impression

**PROJECT**

*Highlights*

Acres of Land

**2.25**

Total Towers

**3**

Total Amenities

**30+**

Levels of Amenities

**Ground + Rooftop**

Total Storeyed Towers

**14**

Amenities Space

**1.25 Acres**



**PROJECT**

*Features*

**2 Balconies in Every 2 BHK**



Artistic Impression



30+ Exquisite Rooftop Amenities



Large Walk-in Wardrobes



Conceptual Image



Optimally Planned Zero-wastage Homes



Conceptual Image



Mesmerising Stargazing Deck



The **WAAH WAKAD**  
*Indulgences*

Your home is your haven of unparalleled joy and inexplicable comfort. To deliver on that statement, we at **AR Mirador** offer a wide range of specially curated amenities that are sure to provide a rejuvenating experience for all. From a pristine swimming pool to a serene yoga and meditation area, we have something that will rekindle the spark of youth in your hearts, no matter what age you are.

Here, to indulge is to thrive.

## ROOFTOP

# Amenities



Yoga and Meditation Area



Open Gym



Skating Rink



Jogging Track



Barbeque Area



Cricket Net Practice



Sand Pit Area



Kids' Play Area



Adventure Play Area



Floor Games



Stargazing Area (Wooden Deck with Seating)



Acupressure Path



Artistic Impression

Kids' Play Area



Artistic Impression

Skating Rink



THE LUXURY *Experience* IS NOW YOURS



## GROUND

# Amenities



Multiplay Court



Pool Deck



Party Lawn



Tropical Planting



Stage with Screen Wall



Herbs Garden



Swimming Pool



Acupressure Path



Baby Pool



Temple



Waterbody with Bubbler



Butterfly Garden



Sit-out Area



Indoor Gym



Artistic Impression

Temple



Artistic Impression

Swimming Pool

# DESIGN

## Features

### ENTRANCE FOYER

- Wide entrance lobby
- Provision for shoe rack & umbrella stand
- Video Door Phone
- Digital lock for safety & security
- Pre installed toran hooks on main door

### LIVING & DINING

- Dedicated pooja space
- 5 electrical points
- Space for crockery unit
- Maximum opening size of sliding doors for natural light & ventilation
- Space to accommodate 6-seater dining table

### KITCHEN & UTILITY

- Scratchproof granite table top
- Provision for chimney, microwave & fridge
- Window for ventilation
- Electrical & water supply point provided above the sink for water purifier

### GUEST BEDROOM

- His & Her side charging points beside bed
- Bay window sit-out
- 3 electrical points
- Space for side table on both sides of the bed
- Planned space for wardrobe

### BALCONY

- Covered 2 balconies attached to living
- Ideal space for home workout, yoga, pets' co home garden, etc.
- Grill railing for security
- Electrical point
- AC ledge in 1 balcony

### MASTER BEDROOM

- Dedicated large walk-in wardrobe space
- Space for side table on both sides of the bed
- His & Her charging points along both sides of the bed
- Planned space for dressing table
- 5 electrical points
- Space for vanity under washbasin counter in the master bath

### KIDS' BEDROOM

- Bunk bed proposed in kids' room for maximum free activity space
- Planned space for study tables with charging points
- Large window with safety grills for freshness

### VALUE ADDITIONS

- All door come with rubber coating
- Designer door handles
- Laminated & Moulded door frames
- Provision for inverter space
- Tinted sliding doors for each balcony with 85% lesser noise pollution

# PROJECT *Specifications*

---

## STRUCTURE

- » Earthquake resistant R.C.C. structure
- » External walls - 6" thick brickwork
- » Internal walls - 6" thick brickwork (with finishing)

## LIVING ROOM

- » Provision for shoe rack
- » Laminated main door

## WALL FINISH

- » External sand faced plaster
- » Internal gypsum finish wall
- » Parking slab will be finished with putty

## DOOR & WINDOWS

- » Quality fittings
- » Laminated doors for bedrooms
- » Sliding door (Domal section)
- » Large windows for better air circulation / ventilation
- » M.S grills / invisible grill for safety

## ELECTRICAL

- » Concealed fire-resistant high quality copper wiring
- » Ample light points with Legrand / L&T / equivalent
- » Equivalent make modular switches
- » TV point & telephone points In living & master bedrooms
- » Earth Leakage Circuit Breaker
- » Provision for inverter & broadband
- » AC points in living and bedroom

## FLOORING

- » 800 mm X 800 mm vitrified tile flooring in all rooms
- » Anti skid ceramic tiles for attached terraces
- » Anti skid ceramic tiles in all toilets

## KITCHEN

- » Kitchen platform with artificial granite quarts
- » Fascia for platform
- » Stainless steel kitchen sink with drain board
- » Glazed / Ceramics tile dado up to lintel level

## TOILET

- » Granite door frame for toilet
- » Toilet with ceramic tile dado up to 7'6" height
- » Adjustable louvered window
- » Premium sanitary ware
- » Jaquar-make or equivalent quality CP fitting
- » Single lever diverter with overhead shower & spout
- » Concealed plumbing
- » Provision for exhaust fan
- » Provision for geyser

## UTILITY AREA / DRY BALCONY

- » Provision for washing machine
- » Glazed dado tiles up to 2'6" height

## PAINTING

- » External: Good quality apex paints
- » Internal: Tractor emulsion entire flat

**WING - A 2 BHK | Typical Unit Plan**

**TYPE A - 774 Sq. Ft. Carpet**



**Key Highlights**

- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 11.8 x 9 ft kitchen with an L-shaped platform
- Full length wardrobes in all bedrooms
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications
- 2 balconies per apartment
- Dedicated service ledge for every apartment

Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility)Area		Total Usable Area	
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
2 BHK	56.42	607.33	8.32	89.55	7.13	76.69	71.87	773.57

**WING - A 2 BHK | Typical Unit Plan**

**TYPE B - 730 Sq. Ft. Carpet**



**Key Highlights**

- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 11.8 x 9 ft kitchen with an L-shaped platform
- Full length wardrobes in all bedrooms
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications
- Master suite equipped with window seating
- Dedicated service ledge for every apartment

Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility)Area		Total Usable Area	
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
2 BHK	52.27	562.62	10.50	112.98	5.03	54.09	67.79	729.69

## WING - A 2 BHK | Typical Unit Plan

TYPE C - 826 Sq. Ft. Carpet



### Key Highlights

- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 12.6 x 9.4 ft kitchen with an L-shaped platform
- Walk-in wardrobe in master suite
- Full length wardrobe in bedroom
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications
- 2 balconies per apartment
- Dedicated AC ledge for every apartment

Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility) Area		Total Usable Area	
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
2 BHK	69.58	748.98	0.00	0.00	7.25	77.99	76.83	826.97

## WING - B 3 BHK | Typical Unit Plan

TYPE A - 1031 Sq. Ft. Carpet



### Key Highlights

- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 12.2 x 8.6 ft kitchen with an L-shaped platform
- Full length wardrobes in all bedrooms
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications
- 2 balconies per apartment
- Guest bedroom equipped with window seating
- Dedicated AC & service ledge

Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility) Area		Total Usable Area	
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
3 BHK	86.60	932.11	0.00	0.00	9.24	99.46	95.83	1031.57

## WING - B 3 BHK | Typical Unit Plan



### Key Highlights

- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 14 x 8.6 ft kitchen with an L-shaped platform
- Walk-in wardrobe in master suite
- Full length wardrobes in bedrooms
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications
- 2 balconies per apartment
- Guest bedroom equipped with window seating
- Dedicated AC & service ledge

Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility) Area		Total Usable Area	
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
3 BHK	94.36	1015.66	0.00	0.00	10.15	109.22	104.50	1124.88

# A BUILDING | Typical Unit Plan



**A BUILDING**  
TYPICAL FLOOR PLAN

Flat No.	Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility) Area		Total Usable Area	
		Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
101,201,301,401,501,601,701,801,901,1001,1101,1201,1301,1401 / 104,204,304,404,504,604,704,804,904,1004,1104,1204,1304,1404 105,205,305,405,505,605,705,805,905,1005,1105,1205,1305,1405 / 108,208,308,408,508,608,708,808,908,1008,1108,1208,1308,1408	2 BHK	69.58	748.98	0.00	0.00	7.25	77.99	76.83	826.97
102,202,302,402,502,602,702,802,902,1002,1102,1202,1302,1402 / 103,203,303,403,503,603,703,903,1003,1103,1203,1403	2 BHK	56.42	607.33	8.32	89.55	7.13	76.69	71.87	773.57
106,206,306,406,506,606,706,806,906,1006,1106,1206,1306,1406 / 107,207,307,407,507,607,707,807,907,1007,1107,1207,1307,1407	2 BHK	52.27	562.62	10.50	112.98	5.03	54.09	67.79	729.69



# B BUILDING | Typical Unit Plan



**B BUILDING**  
TYPICAL FLOOR PLAN



Flat No.	Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility) Area		Total Usable Area	
		Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
101,201,301,401,501,601,701,901,1001,1101,1201,1401 / 104,204,304,404,504,604,704,804,904,1004,1104,1204,1304,1404	3 BHK	86.60	932.11	0.00	0.00	9.24	99.46	95.83	1031.57
102,202,302,402,502,602,702,902,1002,1102,1202,1402 / 103,203,303,403,503,603,703,803,903,1003,1103,1203,1303,1403	3 BHK	94.36	1015.66	0.00	0.00	10.15	109.22	104.50	1124.88





**Corporate Address:** Site Address: Sr. No.: 68/1 & 69/1, 2<sup>nd</sup> Floor Office, No 201, Opp. Airtel Gallery,  
Above Urban Element, Pimple Saudagar, Pune - 411 027

**Site Address:** Sr. No.: 113, Bhumkar Das Road , Wakad - 411 057

 **+91 9175 92 1515** |  [armiradorcrm@arrealty.in](mailto:armiradorcrm@arrealty.in) |  [www.arrealty.in](http://www.arrealty.in)



MahaRERA No.: P52100079071  
<https://maharera.mahaonline.gov.in>

Disclaimer: The perspective images in this brochure are Artistic impressions / Schematic representations of the project. Many items shown in the images are not included in the standard offering and are only an indication of how the units can be used. Viewers confirm that they have not taken his / her decision to purchase / book by viewing these perspective images on this brochure. The finish and colours or items demonstrated as part of the standard offering is subject to minor variations as we are dependent on other companies / vendors for procuring the same.