



~अनंतश्री

Premium 2 & 3 BHK
Residences in Kothrud

An Exclusive Address in
the Heart of Kothrud

Site Address: Lokmanya Colony, Jeet Ground, Vanaz, Kothrud, Pune - 411038



Maharashtra No: P52100081074

Collaborating for Excellence

Kher Group, Redefining Quality in Real Estate.



With a legacy of excellence and trust, Kher Group has been a renowned name in Pune's real estate industry, delivering world-class residential and commercial projects across Pune. Known for their innovative designs, quality construction, and customer-centric approach, Kher Group has redefined urban living for over two decades.

30+ Years of Industry
Experience

30+ Delivered
Projects

12L+ Sq. ft. of
Construction

The Cultural Heart of Pune Meets the Modern Charm of Kothrud.

Nestled in the prestigious Lokmanya Colony, this project offers the perfect blend of urban convenience and tranquil living. Kothrud, known for its rich cultural heritage and vibrant community, is now home to a modern lifestyle that caters to the needs of new-age homebuyers.

Why Lokmanya Colony?

-  A tranquil haven where tree-lined streets and calm surroundings create the perfect backdrop for your dream home.
-  A vibrant community that celebrates both tradition and modernity, offering a lifestyle that's truly unique.
-  Seamless connectivity to Pune's key landmarks, ensuring that everything you need is always within reach.

This is more than just a location—it's a lifestyle that inspires, connects, and elevates. A place where every day feels like a celebration of life.

A Neighborhood That Feels Like Home

Anantshree offers the perfect balance of urban vibrance and peaceful exclusivity, making it one of Kothrud's most sought-after localities.



Metro Station: Vanaz Metro Station (300 meters away)



Major Roads: Paud Road, Karve Road & Mumbai Expressway



Education: MIT | New India BSM | Bharti Vidyapeeth



Hospitals: Sahyadri Hospital Deenanath Mangeshkar Hospital



Entertainment: City Pride and Yashwantrao Natyagruha



Recreation: Hill, Parks, Jogging Tracks, Gyms, & Fitness Centers

Where Timeless Design Meets Modern Living.

This is more than just a building—it's a statement of elegance and sophistication. With its contemporary architecture and thoughtful design, this project stands as a testament to luxury living in the heart of Kothrud.

A Home That Inspires

-  Elevated living with spacious 2 & 3 BHK flats designed for comfort and style.
-  Modern amenities that cater to every aspect of your lifestyle, from relaxation to recreation.
-  A serene environment surrounded by lush greenery, offering the perfect escape from the city's hustle.



All images are artistic impressions

2 & 3 BHK Luxury Homes with selected World-Class Amenities

Every detail at Anantshree is designed to provide an elevated living experience, ensuring that every moment at home is a perfect blend of comfort, luxury, and exclusivity.



Spacious & Elegant Layouts
with Premium Finishes



Grand Entrance Lobby with
Sophisticated Design



Premium Fittings & Fixtures
for an Ultra-Modern Experience



Worldclass Security with
CCTV & Video Door Phones



Multiple Eco-Friendly
Features



Terrace Amenities for Leisure
and Community Engagement





Designed for Comfort, Built for Life.

2 BHK

Elegance, Royale
& Grande

Step into your 2 BHK haven, where every detail is crafted to perfection. This is more than just a flat—it's a lifestyle upgrade.



1. Living	14'0" x 10'5"	4. Bedroom	10'6" x 12'0"
2. Kitchen	14'8" x 8'2"	5. Toilet	7'0" x 4'5"
3. Master bed	12'3" x 10'0"	6. Balcony	4'4" x 10'5"

VARIANT	TYPE	TOTAL CARPET AREA
Elegance	2 BHK	700.00 sq. ft.
Royale	2 BHK	704.00 sq. ft.
Grande	2 BHK	751.00 sq. ft.



Where Space Meets Sophistication.

3 BHK
Majestic

Experience the luxury of space in this 3 BHK masterpiece, designed for those who value comfort and elegance.



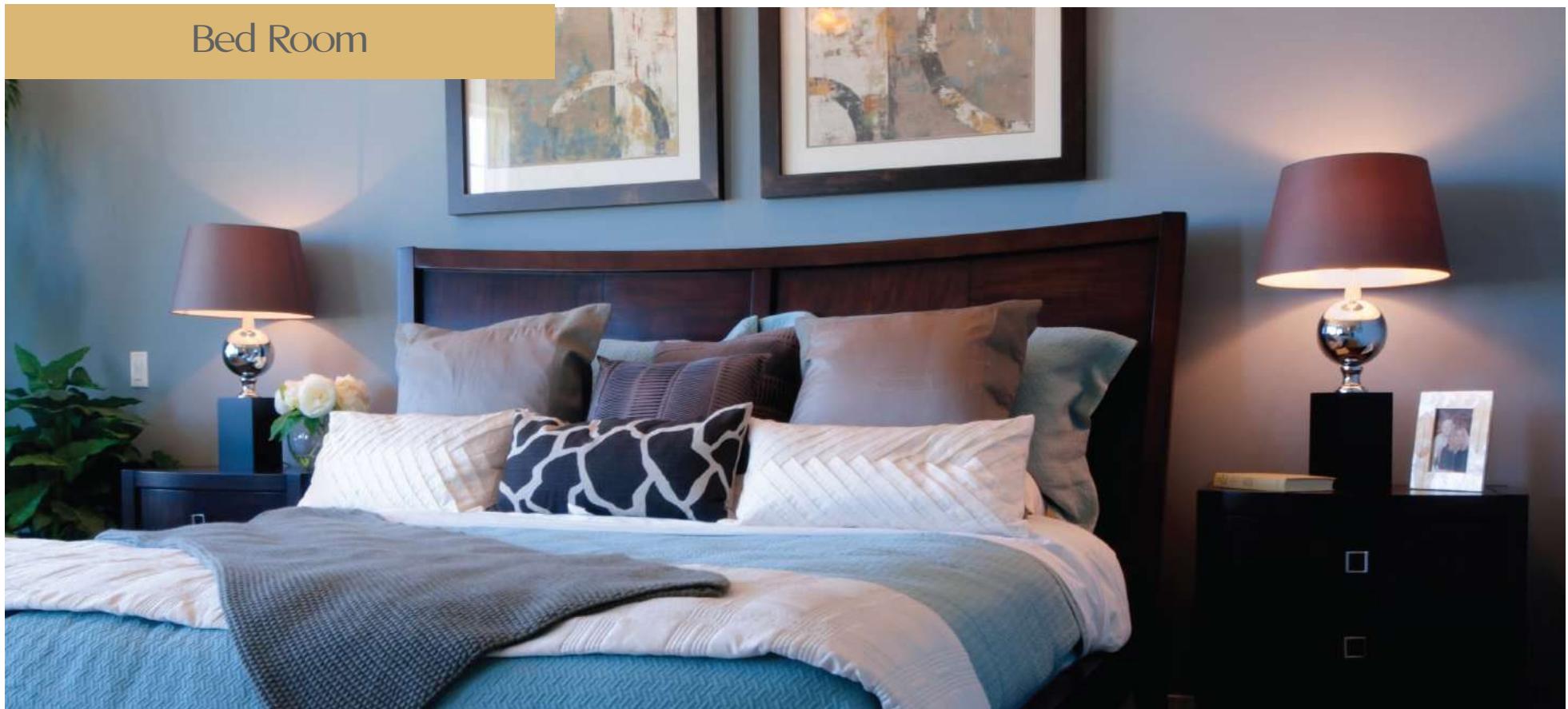
1. Living	14'10" x 10'5"	4. Bedroom	10'6" x 11'5"
2. Kitchen	15'3" x 8'2"	5. Toilet	7'0" x 4'5"
3. Master Bed	14'0" x 10'6"	6. Balcony	4'4" x 10'5"

VARIANT	TYPE	TOTAL CARPET AREA
Majestic	3 BHK	941.00 sq. ft.

Living Room

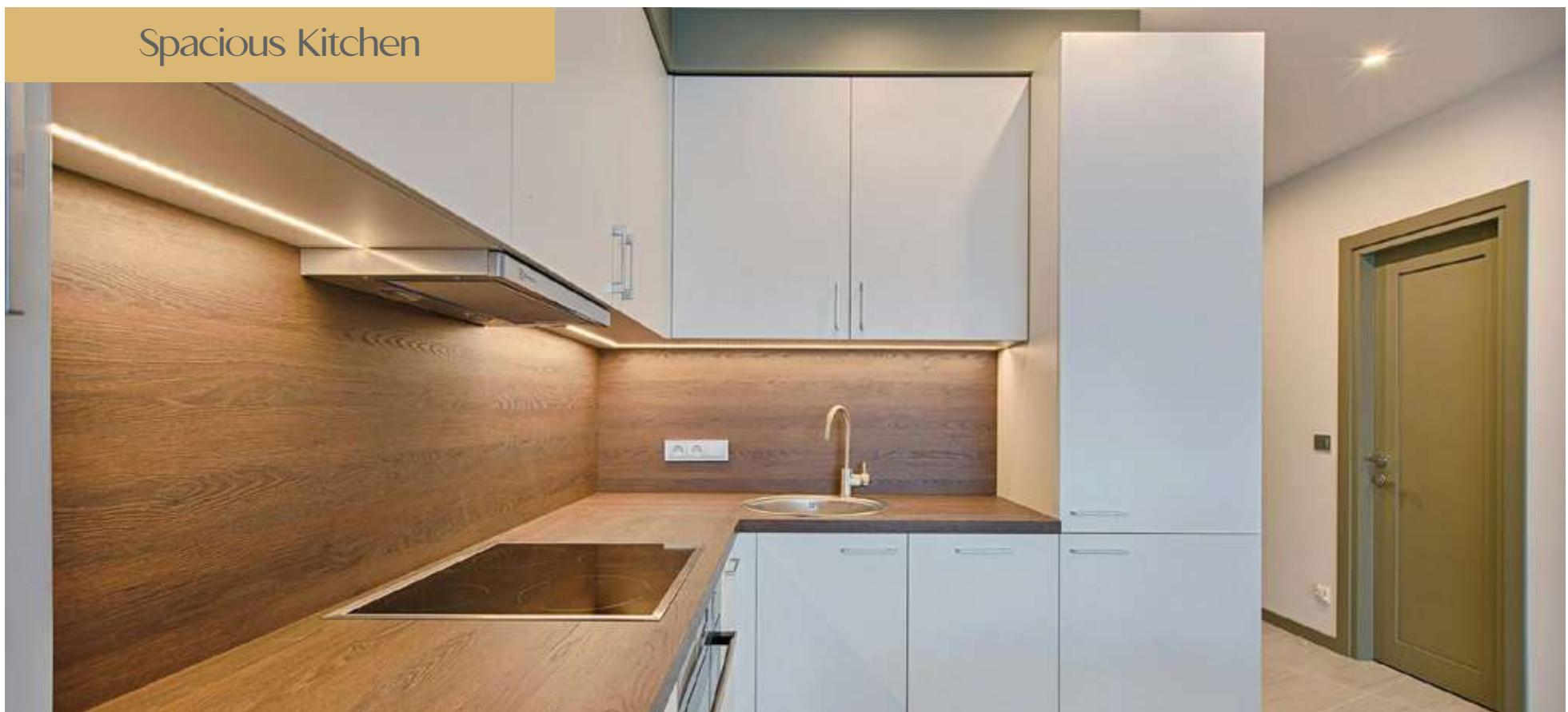


Bed Room



All images are artistic impressions

Spacious Kitchen



Workspace Designed



All images are artistic impressions

Specifications That Define Excellence.

At Anantshree, every detail is designed to meet the highest standards of quality and durability. From the foundation to the finishing touches, we only use the best materials and trusted brands

Structure

Earthquake Resistant RCC Framed Structure

Masonry

External 6" and Internal 4" AAC blocks.

Plaster

Internal POP Gypsum, External Sand Faced Plaster.

Door

Main Doors with Elegant Laminate Finish Fire Proof Flush Doors.

Bathroom Doors – Water Proof Marine Laminate Finished Doors.

Windows

Aluminium Section Windows with Mosquito Nets & Safety Grills.

Flooring

3x3 Marbonite Finished Tiles. Balcony and Terraces with Antiskid Tiles. ISI standardised tiles. Antiskid Tiles with Skirting in Terrace and Balcony Areas. Brands like Asian/Nitco/Johnson or of equivalent make will be used

Kitchen

Black Granite Platform with Steel Sink.

Electrical points for Water Purifier and Exhaust Fan will be provided.

Electrical points

Concealed Copper wiring.

Adequate electrical points in all rooms. Switches of Legrand Make. Electrical wires of Polycab, Finolex & similar brands. TV and Telephone connections Living room and Master bedroom. AC provisions in all bedrooms.

Bathrooms

Tiles of Asian/ Johnson/ Kajaria with exclusive colour and design. Jaquar, Kohler & Similar High quality CP fittings. CPVC Water Supply Lines & UPVC External Drainage.

Painting

External Apex Paint and Internal Royal Emulsion Paint.

Security

Video Door Phone.

Access Control System.

CCTV Cameras for the entire plot areas.

Security Cabin with Intercom Connectivity to each flat.

Lift

Lift of Standard make – OTIS /OMEGA /KONE Elevators with Power Back up for the lifts.

Ancillary

Name plates for each flat. Name board on the ground floor. Postal boxes on the ground floor. Paper and milk baskets for each flat at the main entrance.

Decorative entrance lobby with adequate sitting and lighting.

Provision for Common Gas pipeline

Generator / Battery Backup for lifts and common lights.

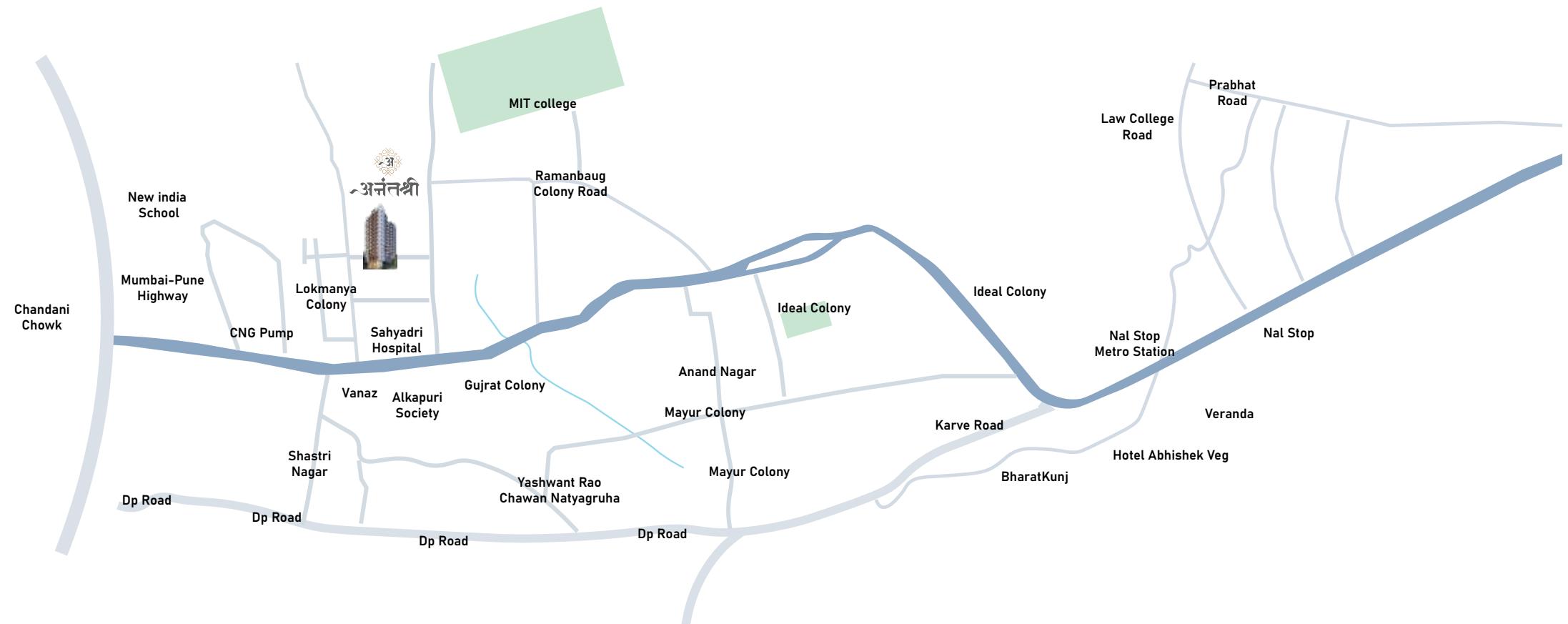
Latest Firefighting System

Pedestrian Gate with Ramp & Stairs.

Designer Glass Panel Railings to all balconies.

Rain water Harvesting and Vermiculture systems.

A Location That Connects You to Everything



The Benefits of a Prime Location

Where every destination is just minutes away.

0.3 Kms **Vanaz Metro Station**

0.4 Kms **Sahyadri Hospital**

02 Kms **Chandani Chowk**

02 Kms **MIT College Kothrud**

0.9 Kms **New India School**

15 Kms **Hinjewadi IT Hub**

20 Kms **Pune - Mumbai Expressway**

06 Kms **Pune University**



અનંતશ્રી

A home that redefines luxury,
a location that enhances life.

Anantshree isn't just an address—it's a statement of prestige and comfort in Pune's most sought-after neighborhood. Thoughtfully designed 2 & 3 BHK residences blend modern luxury, serene surroundings, and unmatched connectivity, ensuring that every moment at home is as fulfilling as its elegance.

Our Group Companies



Phone: 9156767878 Website: www.anantshree.co.in Email: sales@anantshree.co.in

Site Address:

CTS No. 789, S No. 89+90, Plot No. 10,
Lokmanya Colony, Kothrud 411038.

Corporate Office:

Rachanashilp Apts, Flat No. 1+2, Lane No. 14,
Prabhat Rd., Erandawane, Pune 411004.

Disclaimer: This brochure is for informational purposes only and does not constitute an offer, commitment, or legal document. The images, floor plans, amenities, and specifications are indicative and subject to change as per the developer's discretion or regulatory approvals. Any details mentioned herein should not be considered as part of any agreement or contract.

The final terms and conditions, including layout, pricing, and features, will be as per the official agreement between the buyer and the developer. All approvals, including RERA, will be obtained as per government regulations.