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RERA NO. A521000 20542
<https://maharera.mahaonline.gov.in>

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Township Inspired by Singapore

DISCLAIMER: The developer reserves the right to amend the layout, plans, dimensions, elevation, amenities and specifications. While every care has been taken in providing this information, the developer cannot be held responsible for any inaccuracies.



Crafted in
SINGAPORE
Destined for
PUNE !

About Xrbia SingaPune Township

Introducing Xrbia SingaPune, a township inspired by the serenity & architectural marvels of Singapore, at Dhanori, Pune. Xrbia SingaPune is strategically and artistically designed by Mark Mahan, international architect who has a vast and varied experience in high quality design, diligent landscape assessment and distinctive urban streetscapes.

The township accommodates 5,000 residences, with an approach of smart development by creating spaces for community socials and concern for ecological sustainability.

Where Is Xrbia SingaPune Township?

Dhanori, is Pune's popular upcoming residential as well as an investment destination. It is around 10 min drive away from Viman Nagar, Koregaon Park and Lohegaon .Good connectivity via Nagar Road has made it a preferred location among the working as well as student population in and around east Pune. The area's proximity to the railway station and the airport, easy accessibility and connectivity has primarily attributed to increase in property values.



MAHARASHTRA REGISTRATION NO:
Phase 1: P52100021543, Phase 2: P52100021544,
Phase 3: P52100021752
<https://maharera.maharashtraonline.gov.in>

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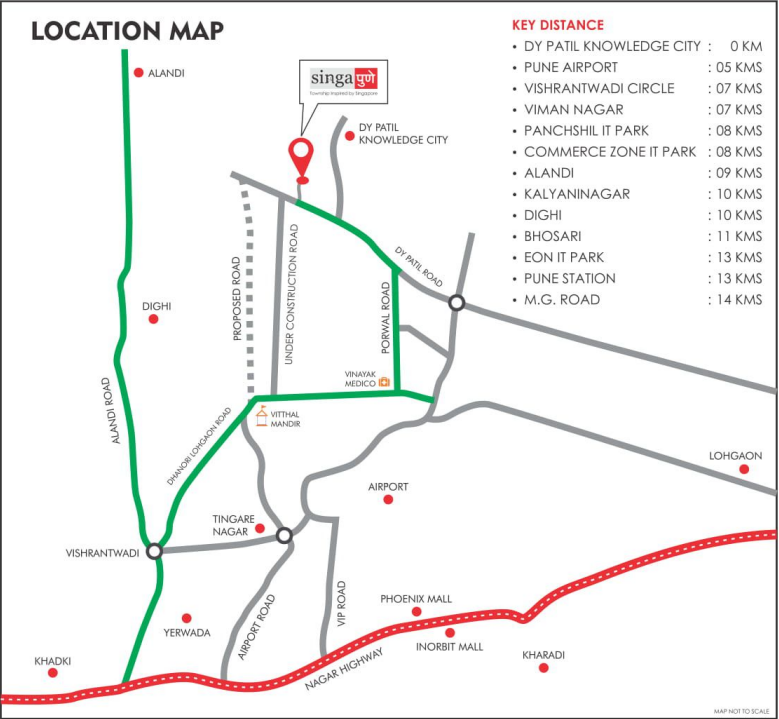
Xrbia SingaPune
Pune, Maharashtra 411 004

The Growth Story Of Dhanori

Dhanori is regarded as the flourishing part of Pune. There are many MNCs located near the township, making it a multicultural hub of Pune. Its proximity to prominent educational institutes like D.Y. Patil Knowledge City, Symbiosis Law College, Symbiosis International School, Symbiosis Centre for Management studies, and Christ college to name a few, has made Dhanori the most preferred locality among the youth. There are various notable healthcares in the township's vicinity.

Xrbia SingaPune offers a peaceful and safe environment for family residency. Dhanori, due to its modern development, has attracted residents across the city to shift to this multicultural and urbanized part of the city.

The landscape of Xrbia SingaPune is a unique concept and first of its kind in India. The township is designed in modern contemporary style to echo Singapore's iconic architecture. The design focuses on providing the rich experience of the World's finest city Singapore. With a plethora of lavish amenities and leading technology, Xrbia assures you a grand and secure residential experience.



Mark Mahan
Legendary Singapore Architect

Principal and Founding Partner of Site Concepts International Limited, Mark is an established Landscape Architect from Singapore with over 30 years in the industry. Over his career, he has worked in a number of high profile Landscape Architectural projects in the Asian region and internationally.

With his extensive and varied experience in resorts, hospitality, commercial, institutional and residential, Mark has established for himself a reputation for high quality design, diligent landscape assessment and distinctive urban streetscapes.

Mark Mahan's famous hospitality project in Bali.



HARD ROCK BALI
Location : Bali, Indonesia
Development Area : 3.0 ha
Design Style: Caribbean Asian

50+ *Worldclass Amenities*



OPEN LAWN



DRIVWAY PLAZA



READING ZONE



YOUTH CORNER



FITNESS AREA



COMMUNITY KITCHEN & DINING



SEASONAL GARDENS



ENTRY DRIVEWAY



MERLION ROUNDABOUT



YOGA LAWNS



CLUBHOUSE



PALM PLAZA / PALM MEADOWS



REFLEXOLOGY AREA



JACUZZI



NATURE TRAIL



O2 GARDEN



SUPER TREE



MEDITATION DECK



CRICKET PITCH



WIFI PODS



MEANDERING PATHS



MINI THEATER



VEGETABLE GARDEN,
HERB GARDEN, MEDICINAL GARDEN



KIDS FARM LAND



STAR GAZING AREA



SCULPTURE GARDEN



SAND PIT



BERM GARDEN



SENIOR CITIZEN'S AREA



BOARD WALKS



AMPHITHEATER



BIO SWALES



MOUND PLAY AREA



MINI GOLF PUTTING



ENTRY WATER FEATURE



COMMUNITY LAUNDRY



MULTI-PURPOSE COURT



SWIMMING POOL



RESTING TRELLIS



CO-WORKING SPACE /
BUSINESS CENTRE



CLARKE QUAY PAVILIONS



MUSIC ROOM



TODDLERS PLAY AREA



AROMA GARDEN



BBQ AREA



SENIORS GARDENS

Disclaimer: All above images are just conceptual. The same should not be construed as real.

Master Plan

PHASE - I

MAHARERA NO: P52100021543

STUDIO **A1** 1 BHK **B2**

- 1. ENTRY DRIVEWAY
- 2. DRIVEWAY PLAZA
- 3. MERLION ROUNDABOUT
- 18. RESTING TRELLIS
- 19. SEASONAL GARDENS
- 20. MEDITATION DECK
- 21. YOGA LAWN
- 22. AROMA GARDEN
- 27. READING ZONE
- 28. YOUTH CORNER
- 36. ORGANIC GARDEN
- 37. URBAN FARMING
- 38. O2 GARDEN
- 40. KIDS FARM LAND
- 49. CO-WORKING SPACE
- 54. BUSINESS CENTRE

PHASE - III

MAHARERA NO: P52100021752

1 BHK **B3** **B4** 2 BHK **C4** **C5**

- 4. CLARKE QUAY PAVILIONS
- 5. FITNESS
- 6. CLUBHOUSE
- 7. CHILDREN PLAY AREA
- 8. SUPER TREE (GARDENS BY THE BAY)
- 9. OPEN LAWN
- 10. CRICKET PITCH
- 11. SENTOSA GARDENS
- 12. SAND PIT
- 13. BERM GARDEN
- 14. SENIOR CITIZEN'S AREA
- 15. AMPHITHEATER
- 16. MULTI-PURPOSE COURT
- 17. SWIMMING POOL
- 29. PALM PLAZA / PALM MEADOWS
- 31. JACUZZI
- 32. NATURE TRAIL
- 33. JOGGING & CYCLING TRACK
- 34. CHILDREN'S POOL
- 35. MIST GARDEN
- 39. VEGETABLE, HERB & MEDICINAL GARDEN

PHASE - II

MAHARERA NO: P52100021544

STUDIO **A2** 1 BHK **B1** 2 BHK **C2**

- 23. WIFI PODS
- 24. REFLEXOLOGY AREA
- 25. TODDLERS PLAY AREA
- 26. RESTING TRELLIS
- 28. YOUTH CORNER
- 30. MEANDERING PATHS
- 42. SCULPTURE GARDEN
- 43. BIO SWALES
- 44. MINI GOLF PUTTING
- 45. MOUND PLAY AREA
- 50. MUSIC ROOM / PARTY HALL
- 52. COMMUNITY LAUNDRY
- 53. MINI THEATER





Project Specification

STRUCTURE PLINTH

- Seismic Zone III Compliant RCC Structure

PAINT

- External -Superior crack resistant, weather proof paint Internal -Premium Emulsion paint

PLUMBING

- Concealed plumbing system.
- Arrangement for washing machine
- CP Sanitary.

KITCHEN

- Granite kitchen platform Glazed / ceramic tiles dado
- S. S. sink with drain board.

BATHROOMS

- Designer dado up to lintel level
- Concealed plumbing system.
- Branded CP Sanitary ware

DOORS / WINDOWS

- Decorative Laminated main door
- Internal laminated flush doors

FLOORING

- Vitrified Tiles
- Anti skid tiles in bathrooms and terraces

ELECTRIFICATION

- Concealed copper wiring with circuit breakers
- Cable and telephone points in living and master bed rooms
- Adequate electrical points along with premium quality modular switches
- Points for washing machine, fridge & purifier
- Premium quality modular switches
- 3-phase connection for all flats
- Telephone point in living & master bed rooms
- Earth leakage circuit breakers

HOME AUTOMATION - WI-FI ENABLED (LIVING AND BEDROOM)

OTHERS

- Fire fighting equipments
- Internal concrete/paved roads
- Decorative compound wall with security features
- Entrance gate with security cabin with access control security features
- Premium automatic Hi Speed elevators
- Bathroom Fittings: Jaquar or equivalent (CP fittings) & American Standard or equivalent (sanitary fittings)

Apartment Design

STUDIO APARTMENT
Carpet Area = 195.15 sq.ft. ▶



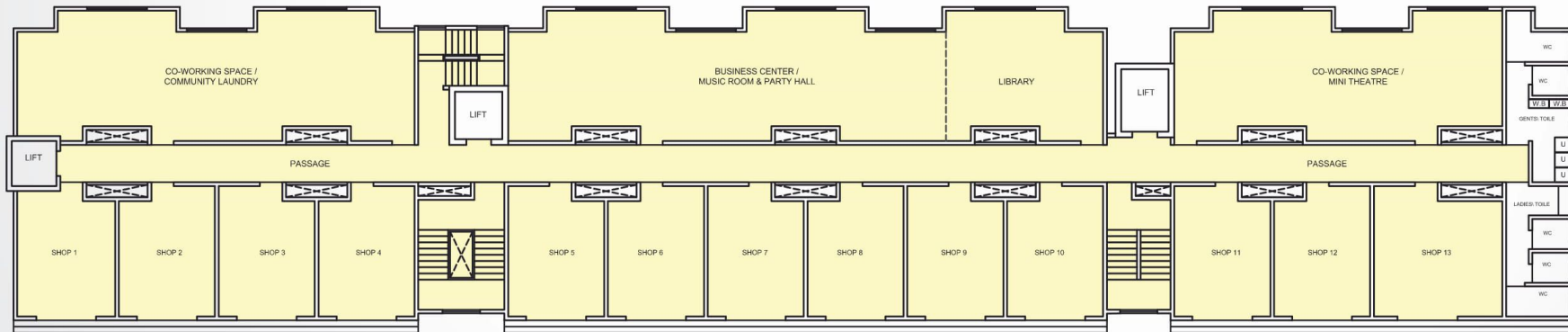
◀ 1 BHK APARTMENT (without Balcony)
Carpet Area = 301 sq.ft.

1 BHK APARTMENT
Carpet Area = 321 sq.ft. (Incl. Balcony) ▶
Balcony = 20 sq.ft.



◀ 2 BHK APARTMENT
Carpet Area = 476 sq.ft. (Incl. Balcony)
Balcony = 20 sq.ft

A1 & A2 STUDIO
1ST TO 6TH FLOOR



A1 & A2 BUILDING
GROUND FLOOR
PLAN



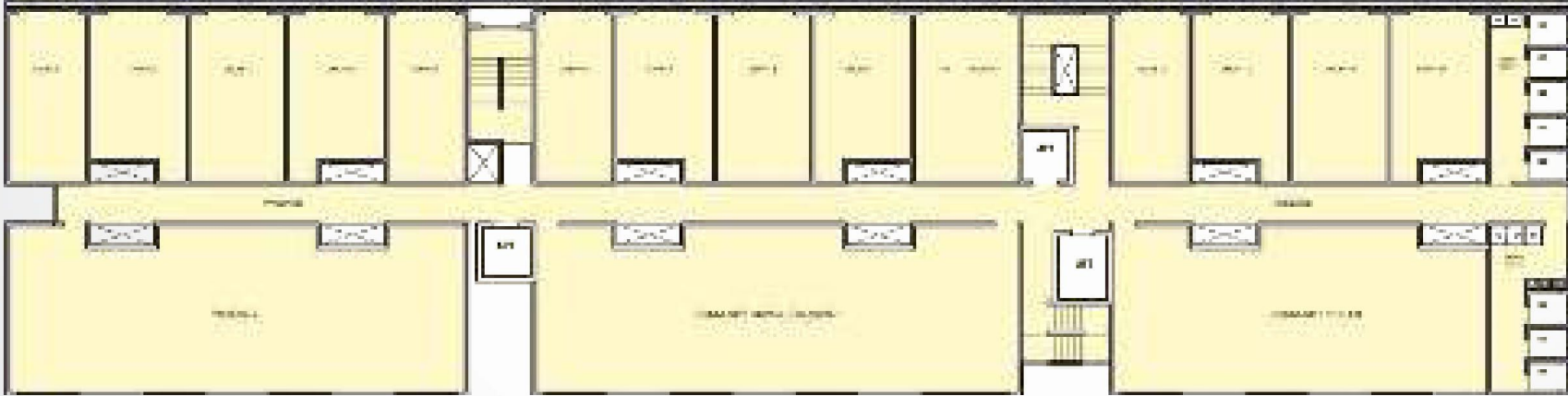
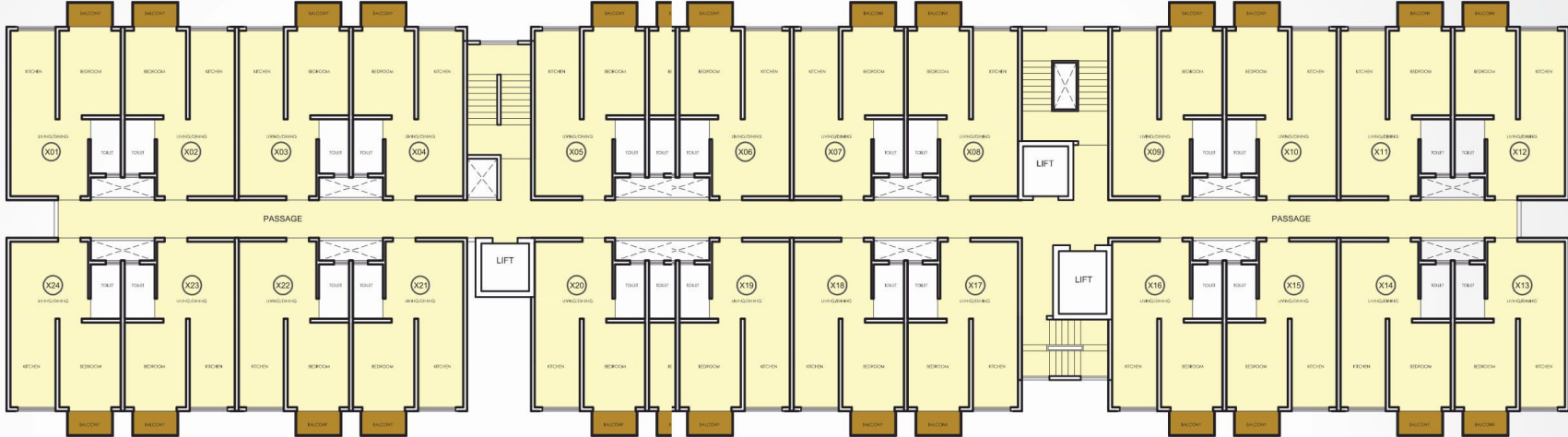
B1 - 1BHK
2ND TO 6TH
FLOOR PLAN



B1 - 1BHK
1ST FLOOR PLAN



B4 - 1BHK
1ST TO 6TH
FLOOR PLAN



B4 - 1BHK
GROUND
FLOOR PLAN





C5- 2BHK
1ST TO 7TH
FLOOR PLAN



B2 - 1BHK
1ST FLOOR PLAN



B2 - 1BHK
2ND TO 6TH
FLOOR PLAN



B3 - 1BHK
1ST FLOOR PLAN



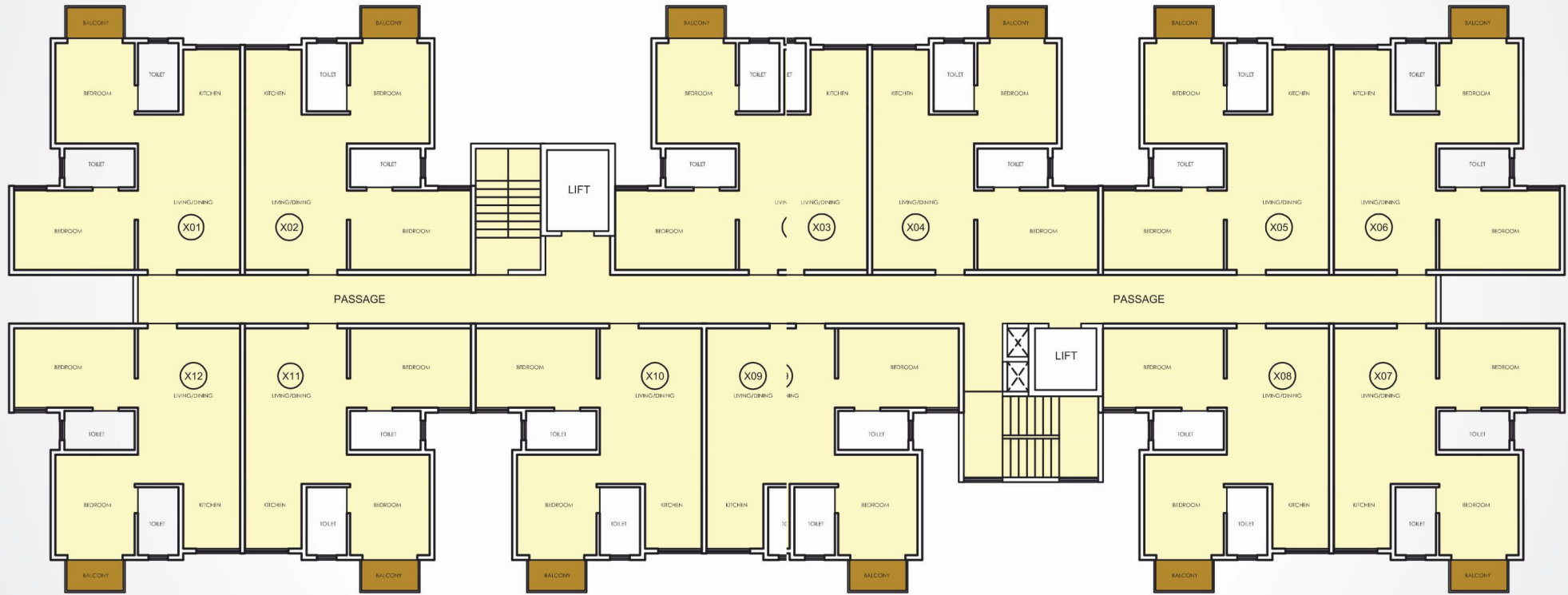
B3 - 1BHK
2ND TO 4TH
FLOOR PLAN



B3 - 1BHK
5TH FLOOR PLAN



C4 - 2BHK
1ST TO 7TH FLOOR PLAN



Reside in our 21 acres grand township inspired by Singapore's innovative & artistic marvels. With 50+ world-class amenities and sophisticated housing, the township is the face of India's smart & sustainable housing. The township is well-connected to Pune airport as well as the railway station.



Customer Friendly Systems

Xrbia understands the need to provide an outstanding customer experience. At Xrbia, we have invested in the world's foremost Customer Relationship Management software and systems that help us understand and predict customer behavior, and deliver the right information to the customer at the right time, in every transaction.



Current Projects



GRAND TOWNSHIP FOR
SOPHISTICATED RESIDENTIAL



1 RK, 1 & 2 BHK

XR BIA
Marketyard

MAY YOUR HOME
BE AMIDST PRISTINE NATURE



1, 2 & 3 BHK

XR BIA
Riverfront

YOUR HOME IN THE
CITY OF MUMBAI



1 RK, 1 & 2 BHK

XR BIA
Vangani

MAY THE BEAUTY OF NATURE
BLESS YOU EVERY DAY



1 RK, 1, 2 & 3 BHK

XR BIA
Abode

YOUR HOME
IN NATURE'S PARADISE



1 RK, 1 & 2 BHK

XR BIA
Ambi

INNOVATIVE LIVING
GOT REDEFINED



1, 2 & 3 BHK

XR BIA
Hinjewadi

LIVE IN PUNE'S FASTEST
GROWING INDUSTRIAL HUB



1 RK, 1, 2 & 3 BHK

XR BIA
Chakan

BE IN THE PRIME OF CITY
TO FULFILL YOUR DREAMS



1 & 2 BHK

XR BIA
Chembur Central

SMART &
SUSTAINABLE TOWNSHIP



1, 2 & 3 BHK

XR BIA
Neral