

# THE EDGE

Something Rare Is Rising.

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*welcome to* THE EDGE.

Something Rare Is Rising.

Cities grow. Skylines evolve.

But only a few structures redefine the identity of a place.

The Edge rises as a bold architectural landmark in Baner West designed for those who seek distinction, privacy, and elevated living.

A residence not built to blend in, but to stand apart.



// ARCHITECTURE  
**ELEMENT**

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*Designed With Intent*

At The Edge, design is not decoration - it is philosophy.

Every line, surface, and proportion is carefully considered to create a seamless balance of form and function

- **Clean architectural geometry**

Precise lines that command presence

- **Glass and solid balance**

Light and privacy in perfect harmony

- **Minimal yet powerful presence**

A design modern today, timeless tomorrow



SHOP

SHOP

SHOP

SHOP

  
THE EDGE  
PROPERTY

// THE PROMISE

SIX PILLARS OF  
EXTRAORDINARY LIVING.

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At The Edge Homes, luxury is a covenant between architect and inhabitant. Every home embodies six defining principles that elevate living beyond the ordinary.

01

**ADDRESS TO FLAUNT**

Your address is more than a location; it is an identity and a statement of arrival.

02

**GRAND SPACES**

Experience expansive rooms and grand living areas that redefine the meaning of space.

03

**GREEN LUXURY**

Nature is an integral, living element woven seamlessly into every corner of the architecture.

04

**INCREDIBLE FINESE**

Hand-selected materials and bespoke joinery create layers of beauty in every glance and touch.

05

**PRIVACY UNFOLDS**

These homes are sanctuaries of absolute discretion where your private world remains entirely yours.

06

**TECHNOLOGY, TOUCHE**

Cutting-edge automation is embedded invisibly to provide intuitive, bespoke control at your command.

*"Every pin code, thoughtfully picked. Every space, magnificently crafted. Every detail, a quiet declaration of brilliance. This is The Edge - a life much, much larger than life."*



// THE STRUCTURE

## PRESENTING THE EDGE

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*An Address That Defines The Skyline*

The Edge introduces a striking vertical identity to Baner West.

With a refined façade, contemporary expression, and strong proportions, it stands as a symbol of urban sophistication and architectural clarity.

More than a structure - a landmark in the making.

25+

STOREYS

21ft

LOBBY HEIGHT

// FIRST IMPRESSIONS  
ARRIVAL EXPERIENCE

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*Arrival is an experience. Every exceptional residence begins with a remarkable arrival.*

a 21-foot luxury entrance lobby welcomes residents with sculptural ceiling elements, curated art walls, and refined marble finishes. the dedicated car drop-off point ensures seamless entry delivering a hotel-grade experience every time you return home.



// THE HEART OF THE EDGE  
LUXURY LOBBY

The double-height lobby sets the tone for refined living. designed with elegant materials, ambient lighting, and architectural detailing, the space reflects warmth, scale, and sophistication. more than an entrance it is an experience of private hospitality.



THE EDGE  
Something Rare Is Rising.

30+ LIFESTYLE AMENITIES

# LUXURY AMENITIES, CRAFTED FOR YOUR LIFESTYLE

Discover thoughtfully planned amenities spread across the rooftop and landscaped zones. Each space from fitness and wellness to leisure and community corners - has been designed to enrich everyday life.

## WELLNESS & FITNESS

- Open Air Gymnasium
- Fitness Club
- Yoga & Meditation Zone
- Jogging / Walking Track
- Swimming Pool
- Baby Swimming Pool
- Poolside Deck
- SPA

## SPORTS & PLAY ZONES

- Multipurpose Sports Court
- Outdoor Floor Games
- Snake & Ladders, Chess, Ludo
- Children's Play Area with Rubber Flooring
- Toddlers' Play Zone

## COMMUNITY & CELEBRATION

- Club House
- Party Lawn Area
- Senior Citizen Area
- Gazebo
- Pergola / Trellis
- Amphitheatre Seating
- Reflexology Pathway
- Feature Wall

## LEARNING & WORK

- Business Centre
- Library & Study Zone
- Grand Entrance with Security Cabin
- Decorative Gateway
- Ganesh Temple
- Senior Citizens Corner
- Society Office
- Drivers Room with Washroom



// MINDFUL LIVING

## YOGA & MEDITATION

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A dedicated sanctuary for mental clarity and physical balance. Designed with warm terracotta tones, natural wood, and calming acoustics - a space to breathe, center, and renew.

*"Where stillness becomes strength."*





## // FLUID LUXURY SWIMMING POOL

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*Designed To Unwind.*

A refined poolside experience crafted for relaxation and quiet indulgence.

- **Designer swimming pool**
- **Ambient lighting & lounge seating**
- **Water feature wall**
- **Changing rooms & facilities**

*An everyday escape elevated.*





// LEISURE REDEFINED

## INDOOR GAMES

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*Leisure. Redefined Indoors.*

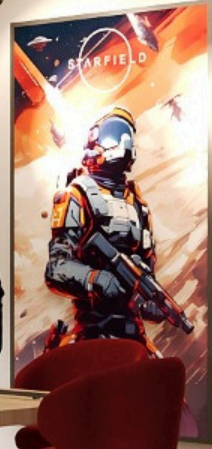
A thoughtfully designed space for recreation, relaxation, and social moments.

- **Table tennis & indoor games**
- **Lounge-style seating**
- **Calm, well-lit environment**

*Where everyday leisure feels effortless and refined.*



GAME ZONE





## // KNOWLEDGE & CALM

# LIBRARY

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A well-designed library offers residents a silent space for reading and relaxation. It promotes learning, community interaction, and adds intellectual value to everyday living.

- **Library-style seating**
- **Acoustic privacy**
- **Silent & Quiet Place**





## BUSINESS COURT

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Where Work Meets Privacy.  
A refined space designed for focused  
work and professional interactions.

- **Executive seating & meeting area**
- **Quiet, distraction-free environment**
- **Designed for productivity**

Work efficiently without leaving home.



THINK  
OUTSIDE  
THE  
BOX



// CINEMA.WITHOUT PUBLIC ACCESS.

## PRIVATE THEATER

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*Entertainment becomes personal at The Edge.*

The private theatre delivers a cinematic experience within the comfort of your residence.

- **Plush recliner seating**
- **Acoustic wall paneling**
- **Star-lit ceiling**
- **Controlled seating capacity**

*An experience reserved exclusively for residents.*





// WHERE EVERY CELEBRATION  
FEELS LIKE HOME.

## PRIVATE BANQUET HALL

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*Entertainment becomes personal at The Edge.*

- **Comfortable seating for all age groups**
- **Pleasant and well-balanced acoustics**
- **Bright and inviting lighting**
- **Spacious and thoughtfully arranged seating**

*A warm and welcoming banquet hall where families come together to celebrate life's special moments*

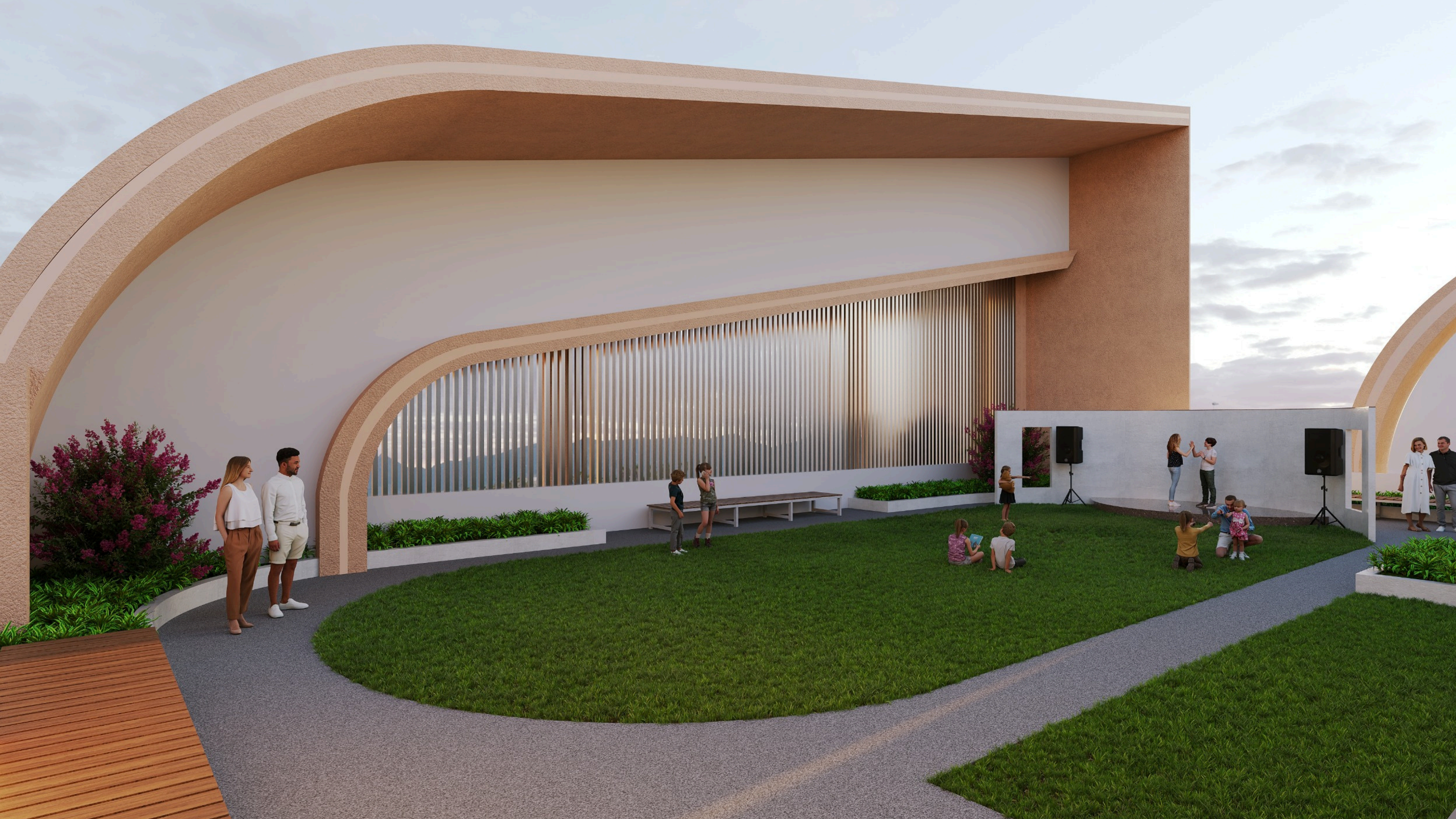


# // CHILDREN KIDS' FUN ZONE

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A dedicated children's play area provides a safe and engaging space for kids to play, explore, and socialize. It supports physical activity, creativity, and overall development in a secure environment.







// SPORTS  
MULTI COURT  
BALL

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Active Living. Elevated.  
A dynamic space designed for  
movement, energy, and recreation.

- **Multi-purpose sports court**
- **Open activity space**
- **Designed for all age groups**

*Where fitness and play come together  
effortlessly.*

# // WELLNESS GYM

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Fitness. As A Daily Ritual.  
A modern fitness space designed for strength,  
movement, and consistency.

- **Cardio & strength training equipment**
- **Functional workout zones**
- **Well-lit, ventilated environment**

Because wellness is not an option it's a  
lifestyle.





IT'S A NEW DAY.  
TRAIN HARDER.  
THE REVOLUTION  
WWW.REEBOK.COM

WITH SPORTS AND ENJOY

Reebok



# // EXCLUSIVE ROOFTOP DECK

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Leisure At New Heights

The rooftop Sky Deck offers elevated experiences above the city skyline.

- \* **Stargazing deck**
- \* **Meditation zone**
- \* **Pergola seating**
- \* **Party lawn**
- \* **Amphitheatre**

A place where relaxation meets panoramic views

# TYPICAL FLOOR PLANS



## 3bhk -1236 SQ.FT

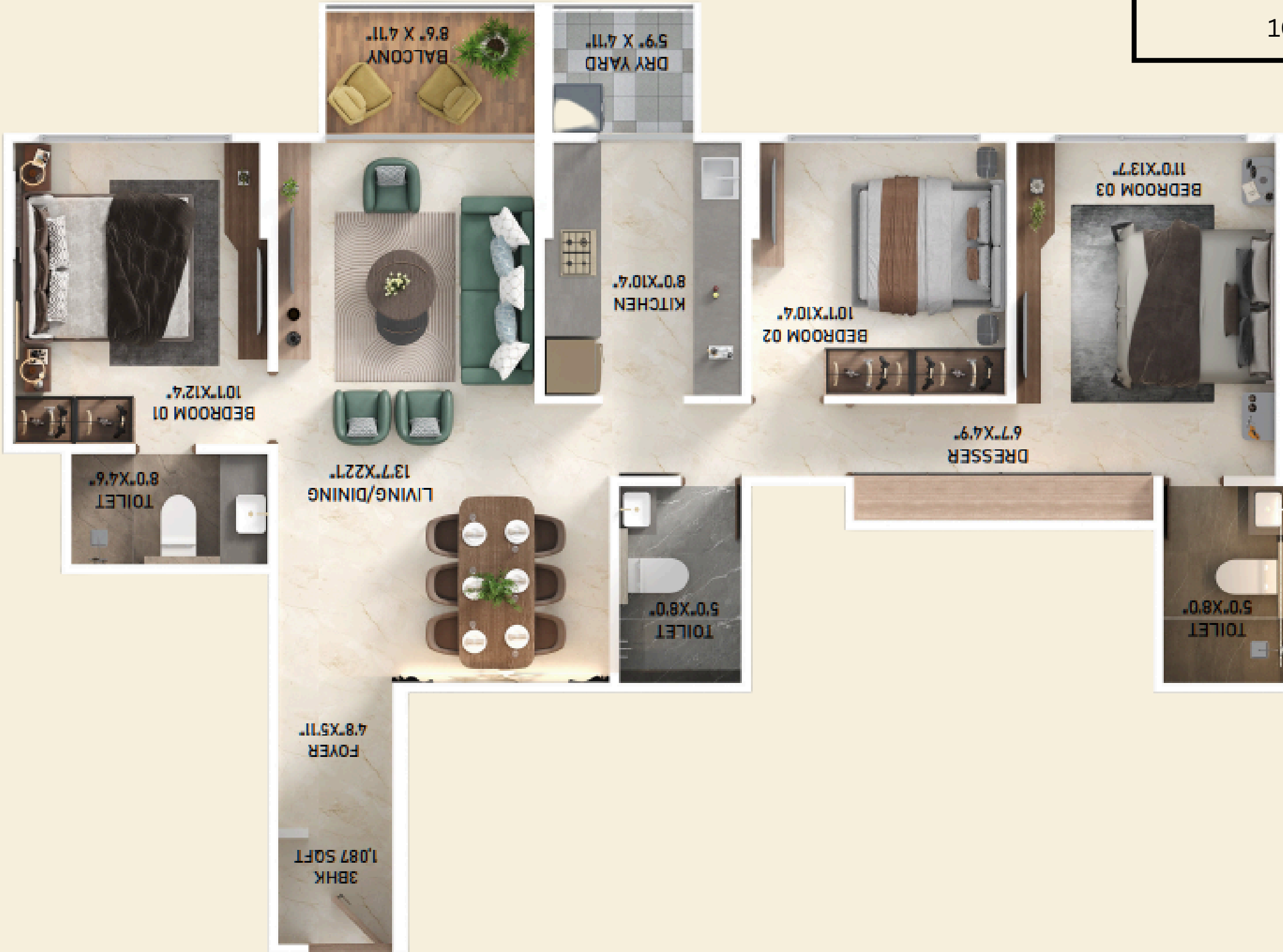
RERA AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL AREA (SQ.FT)	SALES AREA (40%)
1157.34	79	1236.3400	1729.7



3BHK

3BHK-1087 SQ.FT

RERA AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL AREA (SQ.FT)	SALES AREA (40%)
1017.84	70.07	1087.9100	1523.83



3BHK

3BHK-1093 SQ.FT

RERA AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL AREA (SQ.FT)	SALES AREA (40%)
1023.33	70.07	1093.4000	1531.64



# FLOOR PLAN



# // PREMIUM SPECIFICATIONS CRAFTED TO PERFECTION

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## STRUCTURE & MASONRY

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- Earthquake-resistant RCC frame structure
- All exterior walls in Mivan construction
- AAC block masonry for internal walls
- Smooth gypsum finish for all internal walls

## FLOORING

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- 600 × 800 mm GVT tiles with 3" skirting
- 1200 × 600 mm GVT tiles in bathrooms
- Anti-skid tiles with 3" skirting in balconies

## SECURITY

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- 24×7 CCTV at entrance gate & lobbies
- Branded digital biometric lock (main door)
- Fire-fighting system (govt. norms)
- RFID/smart card access-controlled lobby
- App-based visitor management
- Round-the-clock professional security

## KITCHEN & TOILETS

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- Concealed CPVC plumbing with Jaquar/Cera fittings
- Wall-hung WC (Jaquar/Cera equivalent)
- Hot & cold water mixer with shower
- Hot water supply in all bathrooms
- Stainless steel sink in kitchen & dry balcony
- Polished granite platform

## ELECTRICAL & DOORS

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- Concealed copper wiring (Polycab/KEI)
- 5A generator backup per apartment
- AC points in living room & all bedrooms
- Provision for broadband connectivity
- Both-side laminated post-form doors
- Branded digital biometric lock

## COMMON SUSTAINABILITY

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- Rainwater harvesting system
- Sewage treatment plant (STP)
- Heat pump for central hot water supply
- Organic waste converter (OWC)
- Provision for electric vehicle charging
- Solar-powered lighting for common areas

# ROAD CONNECTIVITY

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## *30 Mtrs DP Road Connectivity*

Strategically positioned along a 30-meter Development Plan (DP) road, The Edge offers excellent accessibility and seamless connectivity. The wide road network ensures smooth traffic flow, ease of commute, and enhanced infrastructure value making it a highly desirable address for both living and investment. create page 5th

Near Vibgyor School Baner, Pune

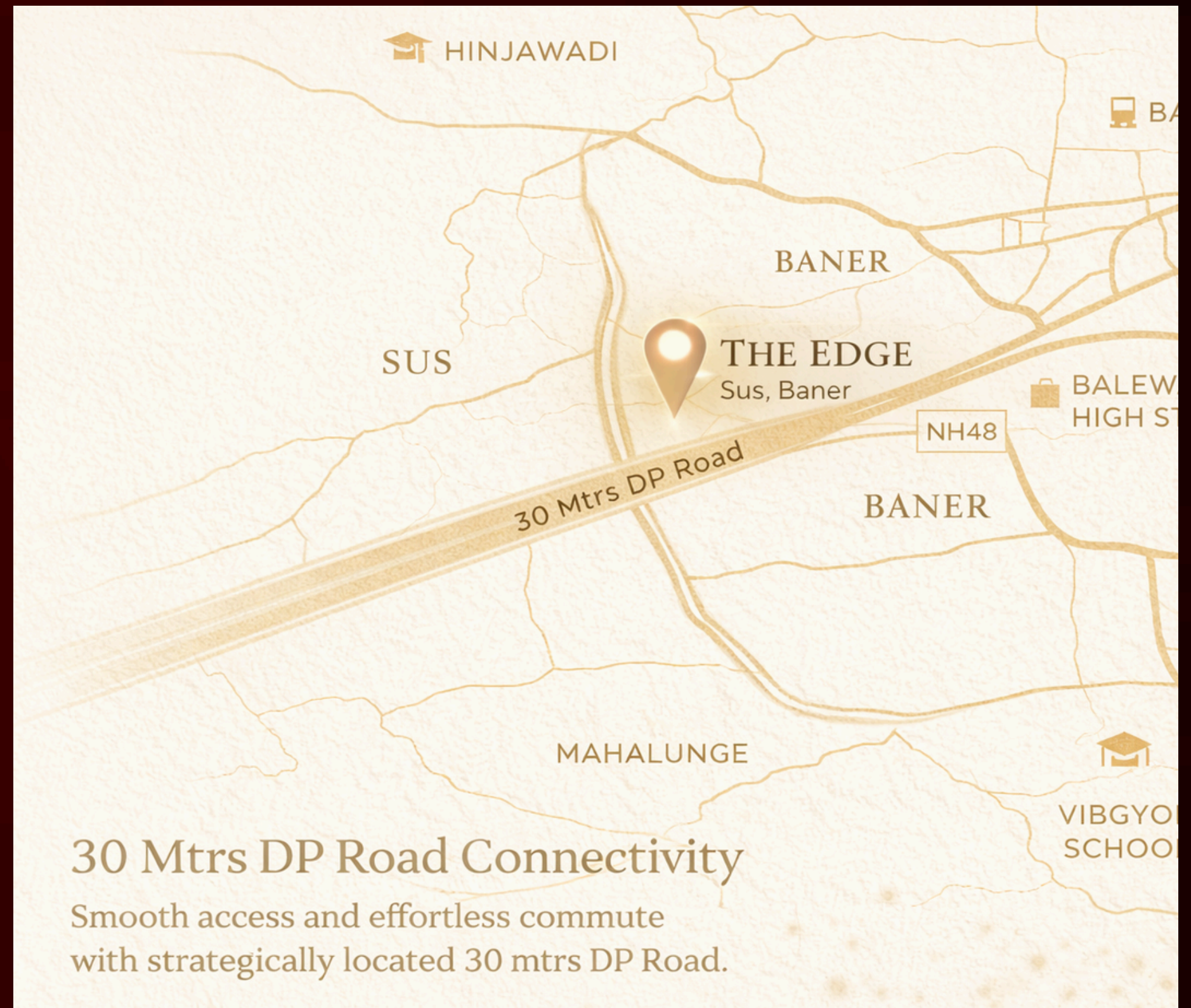
Mumbai–Bangalore Highway Direct Access via Sus Road

Baner IT Corridor Minutes from major tech parks

30m Wide Road Frontage Premium connectivity & access

### **Sales Enquiry :**

+91 90758 84747 | +91 83085 38885 | +91 99759 34702



// THE TEAM  
MEET THE VISIONARIES

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*Behind every iconic landmark is a team that dares to envision the extraordinary and delivers it with absolute precision.  
Our leadership brings sharp strategic insight, deep technical expertise, and inspired architectural thinking.*



Rahul Bedmutha  
Director



Yogesh Mahajan  
Director



Jitendra Mahajan  
Director



Yash Karale  
Director



Sanjeev Mehta  
Architect



Bhushan Kulkarni  
Liaisoning Architect



Sakhsham Gurah  
Mandate Sales

Hansal Parekh RCC  
Consultant



**THE EDGE**

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## **RERA Number: To Be Updated**

### **Location**

Sus S. No. 28/4, Near Vibgyor School, Baner  
Near Mumbai-Bangalore Highway  
Pune - 411045

### **Sales Enquiries**

+91 9075884747  
+91 8308538885  
+91 9975934702

Note: The plans, specifications, images and other details herein are only indicative and the developer reserves the right to change any or all of these in the interest of the development.

# ROAD CONNECTIVITY

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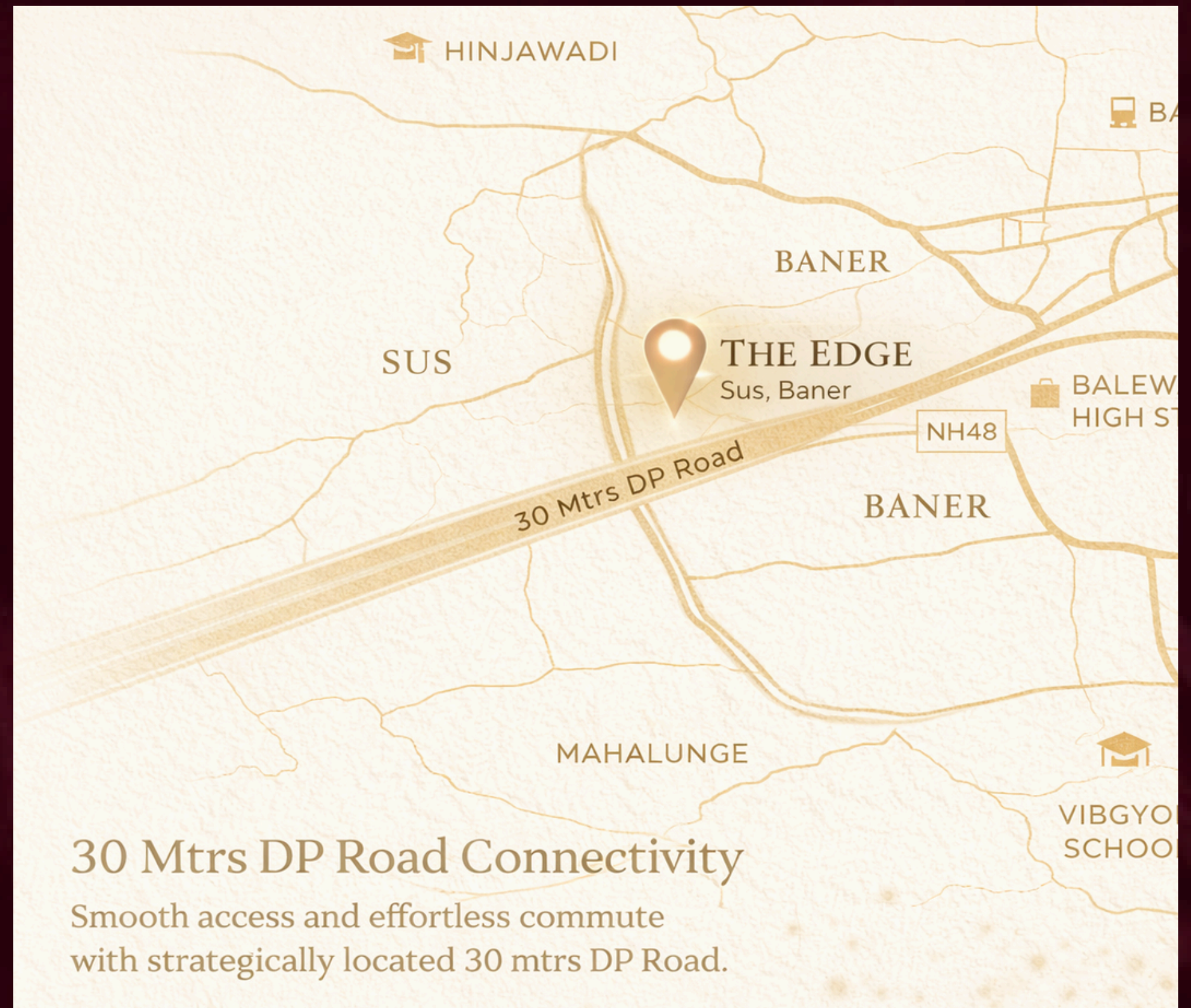
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# Thank You

Thank you for exploring The Edge where modern living meets elevated experiences.  
We look forward to welcoming you to a life that stands above the ordinary.