



GULMOHAR
ESTEBAN
Elevate your lifestyle



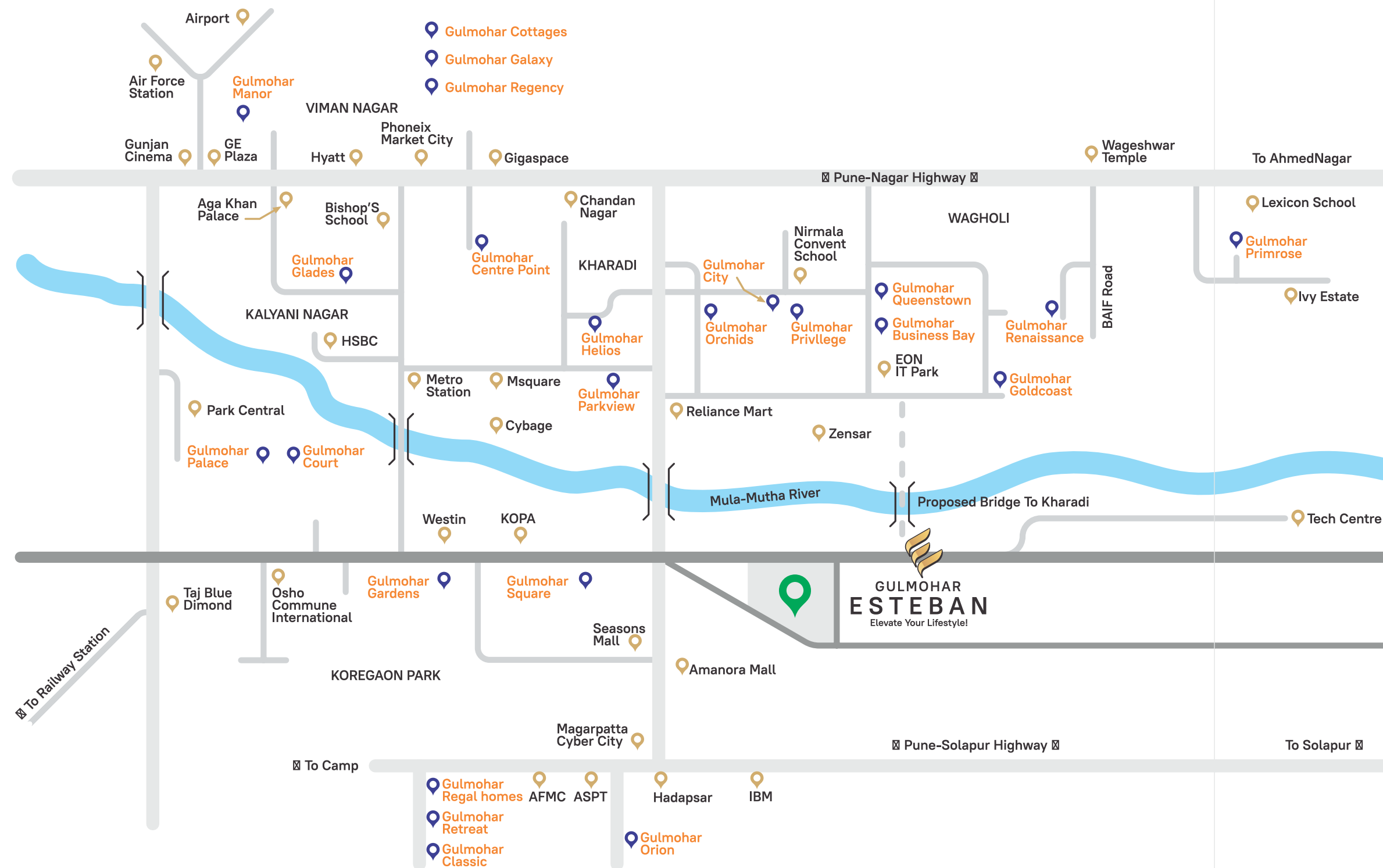
CONVENIENCE
THAT EXCEEDS EXPECTATIONS



PERMANENT RED CARPET ARRIVAL

We are thrilled to introduce you to this grand residential project, where elegance meets sophistication and style meets substance. The project is designed to provide you with a lifestyle that is truly unparalleled, with world-class amenities and features that will exceed your expectations.

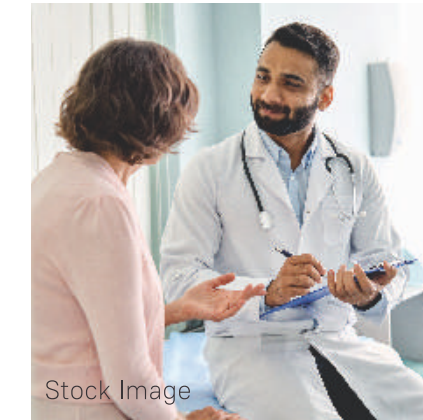
Artistic impression



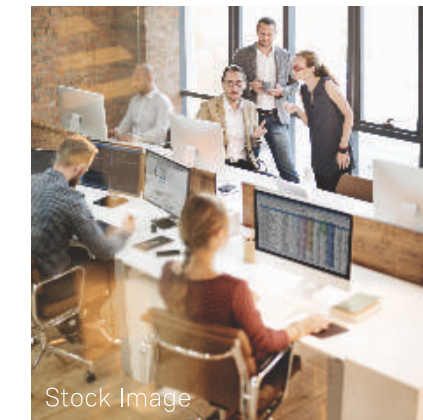
AT THE CENTER OF
EVERYTHING.



Stock Image



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PLANNED
TO PERFECTION
FOR A LIFE OF
INDULGENCE



Artistic Impression

ELEGANCE
IS THE
BEAUTY THAT
NEVER
FADES



Prepare to be enriched with admiration, Gulmohar Esteban's modern architecture is not just an inspiring addition to the city's skyline; it is also home to truly expansive homes, laid out to create lifestyle experiences that lift senses and sensibilities, adorned with the choicest of amenities.



STIRRING AND MAGNIFICENT



- 1) Landscape Garden
- 2) Kids Play Area
- 3) Yoga & Meditation Area
- 4) Multipurpose Court
- 5) Swimming Pool
- 6) Club House
 - Multipurpose Hall
 - Gymnasium
 - Indoor Game Room
- 7) Walking & Jogging Track
- 8) Camp Fire & Barbeque
- 9) Outdoor Gaming Area
- 10) Outdoor Sitting
- 11) Entry Gate
- 12) Exit Gate



ENJOY
A BLEND OF
ELEGANCE
AND
COMMUNITY
SPIRIT.



CHEERS TO
GOOD TIMES

REFRESH AND
UNWIND IN YOUR
PRIVATE OASIS



A
SPACE FOR
EVERY
GAME AND
ACTIVITY





Artistic Impression



Artistic impression



Stock Image



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HARMONY
FOR MIND AND BODY,
FUN FOR LITTLE ONES



CHERISH YOURSELF,
LIVE THE MOMENT



EMPOWER
YOUR BODY,
ELEVATE
YOUR SPIRIT

YOUR
INDOOR
PLAYGROUND
AWAITS





STEP INTO
THE SPOTLIGHT
AND LET THE
CELEBRATION
BEGIN

Artistic impression

HIGH-ALTITUDE
PLAYTIME
DESIGNED
JUST FOR YOU.





COME
GATHER AROUND
THE FIRE
AND LISTEN AS
LIFE'S
STORIES
UNFOLD

A SPACE
TO APPLAUD,
LAUGH,
AND CHEER





BOARD GAMES
BY DAY,
BLOCKBUSTERS
BY NIGHT.



FIND
PEACE IN YOUR
OPEN-AIR
MEDITATION
OASIS

BREATHE IN
SERENITY,
BREATHE OUT
STRESS.





THE FIRST STEP
INTO THE WORLD OF
SOPHISTICATION

THE LOBBY
THAT SETS A TONE FOR
EXCELLENCE




**GULMOHAR
ESTEBAN**
Elevate Your Lifestyle!

WHERE
EVERY CORNER
TELLS
A STORY OF
COMFORT
AND JOY



Artistic impression



WHERE
EVERY MOMENT
FEELS LIKE A
RETREAT



COOK
WITH LOVE,
SERVE WITH
JOY.



Artistic impression

WHERE
EVERY SUNRISE
IS A NEW
BEGINNING



Stock Image



WHERE
COMFORT MEETS
ELEGANCE AND
DREAMS TAKE A FLIGHT.



THE
BEDROOM OF
YOUR DREAMS,
MADE REAL.

SPECIFICATION

STRUCTURE

- Earthquake-resistant R.C.C. frame structure.
- High-quality brickwork with bricks/blocks.
- Steel and concrete as per IS code.

DOORS & WINDOWS

- Main entrance door with decorative laminated finish, lock, eye peephole, and nameplate.
- All internal flush doors with mortise/cylindrical locks for bedrooms, bathrooms, and kitchen terrace.
- Powder-coated aluminum windows.

KITCHEN

- Kitchen platform with granite top and stainless steel sink.
- Provision for fitting exhaust fan in the kitchen.
- Glazed dado tiles up to 3' above the kitchen platform.

TOILETS

- Chromium-plated C.P. fittings.
- Marble/granite door frame.
- Anti-skid flooring and colored tile dado up to 7' height.
- European WC and washbasin of standard make.
- Bathing area with hot and cold water mixer and provision for fixing boiler.

FLOORING

- Vitrified tile flooring for the entire apartment with skirting.
- Anti-skid tile flooring for toilets and terraces.

ELECTRIFICATION

- Adequate number of lights, fans, and power plug points with concealed copper wiring, MCB controls, and modern switches.
- Concealed and underground cabling of telephone, TV, and electricity lines through conduits and pipes to ensure no overhead lines.
- Generator backup for lifts, common lighting in the buildings, and pumps.
- TV and telephone points.

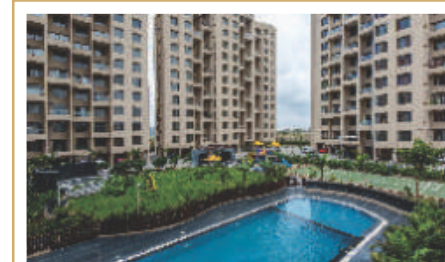
SAFETY & SECURITY

- Decorative safety wall surrounding the entire perimeter of the project.
- Impressive main gate for the complex with a security cabin.
- Intercom security system.
- Firefighting system for each building.

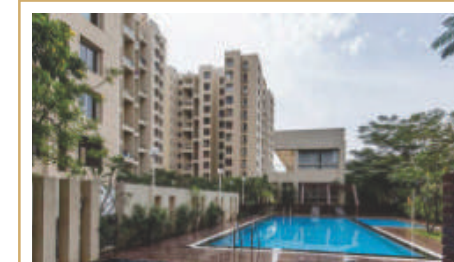
SOME OF OUR PRESTIGIOUS PROJECTS



**Gulmohar Parkview
Kharadi**



**Gulmohar Renaissance
Wagholi**



**Gulmohar Primrose
Wagholi**



**Gulmohar Queens Town
Kharadi**



**Gulmohar Goldcoast
Kharadi**



**Gulmohar Square
Mundhwa**



**Gulmohar Business Bay
Kharadi**



**Gulmohar Atrium
Hinjewadi**

COMPLETED PROJECTS BY GULMOHAR DEVELOPMENT

Creating Homes with class since 1984

GULMOHAR PARK Lulla Nagar	GULMOHAR AVENUE Gurunanak Nagar	GULMOHAR TERRACE Lulla Nagar	GULMOHAR GRACE Lulla Nagar
GULMOHAR GARDEN Koregaon Park	GULMOHAR MANOR Nagar Road	GULMOHAR PALACE Koregaon Park	GULMOHAR COTTAGES Viman Nagar
GULMOHAR RESIDENCY Lulla Nagar	GULMOHAR REGENCY Viman Nagar	GULMOHAR REGAL HOMES Fatima Nagar	GULMOHAR ORCHID Sahney Sujan Park
GULMOHAR DEBUTANT Sahney Sujan Park	GULMOHAR CLASSIC Fatima Nagar	GULMOHAR RETREAT Fatima Nagar	GULMOHAR COURT Koregaon Park
GULMOHAR GLADES Next to Aga Khan Palace	GULMOHAR CHALET Salisbury Park	GULMOHAR GALAXY Viman Nagar	GULMOHAR ORION Ramtekdi
GULMOHAR HABITAT Wanowrie	GULMOHAR KUBERA Wanowrie	GULMOHAR CENTRE POINT Viman Nagar	GULMOHAR CITY Kharadi
GULMOHAR ORCHIDS Kharadi	GULMOHAR PRIVILEGE Kharadi	GULMOHAR HELIOS Kharadi	

ABOUT GULMOHAR DEVELOPMENT

Gulmohar Development is one of Pune's Premier Real Estate Developers. The Group has an enviable record of having completed 42 landmark residential and commercial projects.

We are known for our uncompromising dedication towards meticulous planning of infrastructure and maintenance of the highest quality in construction and design – factors which have left an indelible mark on the growing family of our happy and satisfied customers.

Gulmohar Development is built on the strong foundation of 100% customer Trust & Reliability, which is proven over the last Four decades.





GULMOHAR DEVELOPMENT

Creating Homes with class since 1984

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CREDAI
PUNE METRO

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Promoters reserve the right to amend layouts, plans, elevations, designs, specifications, amenities, areas etc. without notice. The use of clubhouse shall be strictly in accordance with the rules and regulations. "Future Development" may consist of high-rise buildings.