



The art of living, perfected.

PREMIUM 2 & 3 BHK APARTMENTS AT KIWALE

Simplicity is the
ultimate sophistication.

– Leonardo da Vinci

FROM THE DIRECTOR'S DESK

Lenora is a thoughtfully designed residential project located in Kiwale, near to Kiwale-Nigdi BRTS Road, Pimpri Chinchwad, built with the vision of creating a vibrant and happy community. The project focuses on the overall well-being of families-physical, mental, social and spiritual.

In today's world, excessive screen time and limited physical activity affect development of the children as well as overall well being of the family. Lenora addresses this by offering enriching spaces for fitness, creativity and togetherness. From an indoor and outdoor gym, multipurpose hall for yoga, pranayama, meditation and social gatherings, to hobby zones for art and music, a library and reading hall, kids and toddler areas, indoor games, sit-outs and party spaces, every amenity is designed to balance recreation and growth. The project also features a 12-meter wide and 400M. long internal road, ideal for walking, jogging and cycling. Project has uninterrupted view of endless greenery and rolling hills.

The homes at Lenora come with meticulously planned layouts that ensure zero dead space and complete privacy. Its location offers excellent connectivity, being just 400M. from the BRTS and proposed Metro, while schools, colleges, hospitals, banks, markets, gardens and playgrounds are all close by.

With Sai Siddha Associates tradition of best quality construction, close monitoring, third-party inspections and timely delivery, Lenora stands as the perfect blend of comfort, convenience and community.

Lenora is not just a home, but the right place for a happy and healthy lifestyle.



WHERE GRACE WALKS
HAND IN HAND WITH
granderur

EFFORTLESS *links*

TO EVERY DESTINATION

At Lenora Residences, Kiwale, aspiration rises into reality.
A landmark of timeless architecture and refined living,
crafted for the few who seek nothing less than extraordinary.



LOCATION MAP
Not to Scale



Public Transport:

- BRT Stop – 400 M.
- Proposed Metro – 400 M.
- Dehu Road Station – 1.7 Km.
- Akurdi Station – 4 Km.



Highways:

- Mumbai-Bangalore Expressway – 1 Km.
- Old Pune-Mumbai Highway – 1.2 Km.



IT Parks:

- Hinjewadi – 9 Km.
- Talawade – 10 Km.



Sports & Stadiums:

- MCA Stadium – 3.6 Km.
- PCMC Sports Complex – 5 Km.
- Balewadi Sports Hub – 11 Km.



Parks & Gardens:

- Appu Ghar, Duragadevi Udyan & Vir Savarkar Udyan – 4.5 Km.



Healthcare:

- Dharaskar Hospital – 500 M.
- Ojas Multi-Speciality Hospital – 3 Km.
- Lokmanya Hospital – 5.5 Km.
- Aditya Birla Memorial Hospital – 7 Km.
- Surya Hospital – 9 Km.



Schools:

- St. Joseph Bethany Convent School – 400 M.
- City Pride School – 1.2 Km.
- S.B. Patil Public School – 2.5 Km.
- Jnana Prabodhini, Nigdi – 5 Km.
- Blasoom Public School – 5 Km.
- Orchid International School – 5.25 Km.
- St. Ursula Convent School – 6 Km.



Colleges :

- Pimpri-Chinchwad College of Engineering – 2 Km.
- Symbiosis Skills & Open University – 2.5 Km.
- Dr. D. Y. Patil Educational Institutes – 3.3 Km.
- Rajarshi Shahu College of Engineering – 5 Km.
- Indira College – 5.5 Km.



Shopping:

- D-Mart – 3 Km.
- Phoenix Mall – 7 Km.
- Star Bazar – 8 Km.
- Big Bazar – 10 Km.



LUXURY REDEFINED TO
FIT HER COMFORT AND
grace



ASPIRATION *finds*

IT'S LANDMARK ADDRESS

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EXPERIENCE *grandeur* OF AN ICONIC DESTINATION

Step into a realm where timeless elegance meets modern excellence. An address that goes beyond living, offering you the prestige, comfort, and legacy of a true landmark.





CONNECTED *wherever*

LIFE TAKES YOU

With two-side road access, Lenora Residences offers unmatched convenience and effortless connectivity. Step out with ease, whether for work, leisure, or travel-your home keeps you at the heart of everything.

MOMENTS *that*

SHAPE LEGACIES

Every detail reflects sophistication, every space inspires, and every moment captivates. Step into a lifestyle where luxury meets legacy, and every experience is unforgettable.



METICULOUS *planing* FOR FLAWLESS LIVING

LEGEND

- | | | |
|-----------------------|--------------------------|------------------------------------|
| 01 Entrance | 07 Toddler Zone | 13 Community Kitchen Barbeque Deck |
| 02 Indoor AC Gym | 08 Open Air Amphitheater | 14 Indoor Sports Zone |
| 03 Multipurpose Hall | 09 Open Gym | 15 Reading Hall |
| 04 Climbing Wall Room | 10 Star Gazing Deck | 16 Library |
| 05 Kid's Zone | 11 Party Space | 17 Co-Working Space |
| 06 Sit-Out | 12 Gazebo | 18 Hobby Zone (Art, Music etc.) |

MASTER LAYOUT





EFFORTLESS *access*

ELEVATED LIVING

Experience the convenience of thoughtfully planned parking at every level. With 2-level basement parking, ground-level access, and first-floor parking, Lenora Residences ensures your vehicle is always secure, accessible, and close to home-making everyday living truly effortless.

DESIGNED *for*

PURE RELAXATION AND JOY.

Discover a world meticulously crafted to nurture your wellness, happiness, and indulgence. Every space, every detail, and every moment is designed to let you relax, refresh, and truly rejoice in the art of fine living.



Community & Social Lifestyle



Fitness & Recreation



Knowledge & Creativity



Security & Convenience



Multipurpose Hall

COMMUNITY & SOCIAL LIFESTYLE

Lenora Residences offers vibrant spaces for every occasion - from multipurpose halls and co-working zones to open-air theatres and gazebos. Thoughtfully designed sit-outs and party areas bring neighbors together, creating a warm and connected community. Here, celebrations and everyday moments turn into lasting memories.



Co-Working Space



Open Theater



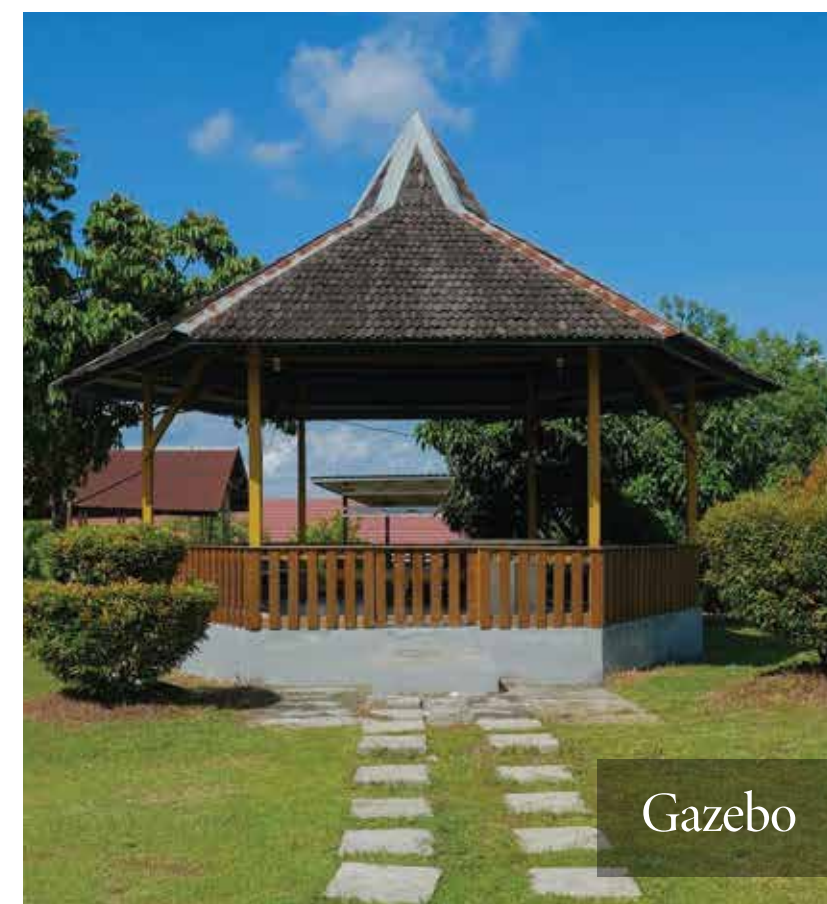
Sit-Outs



Community Kitchen / BBQ Zone



Party Space



Gazebo

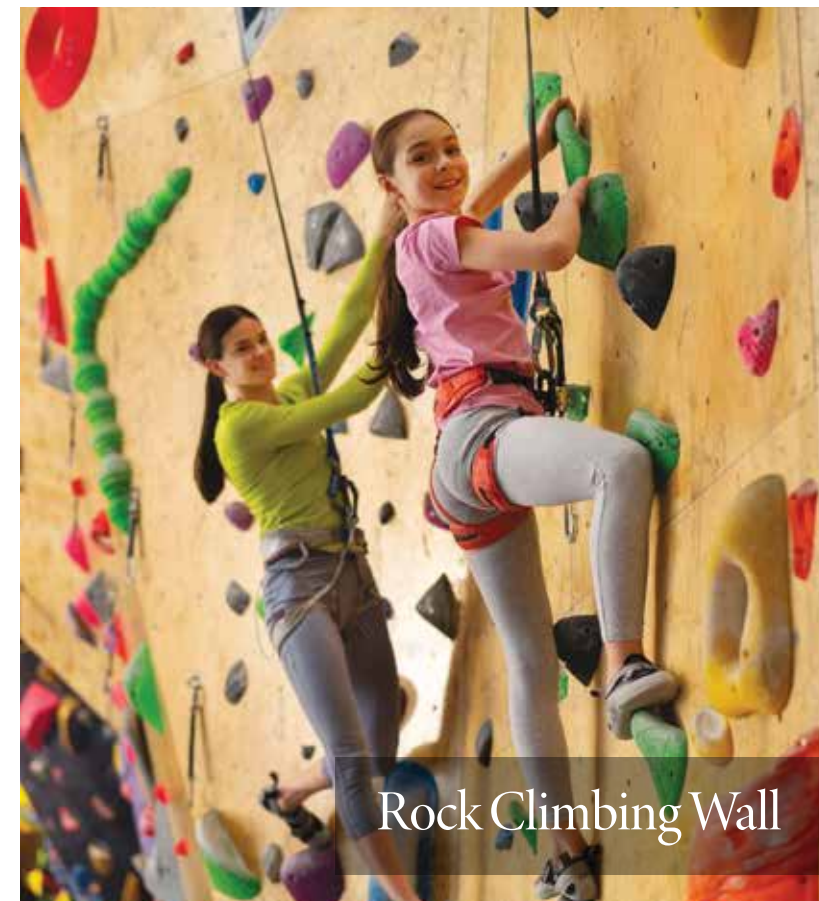
*All images are for representation purpose only



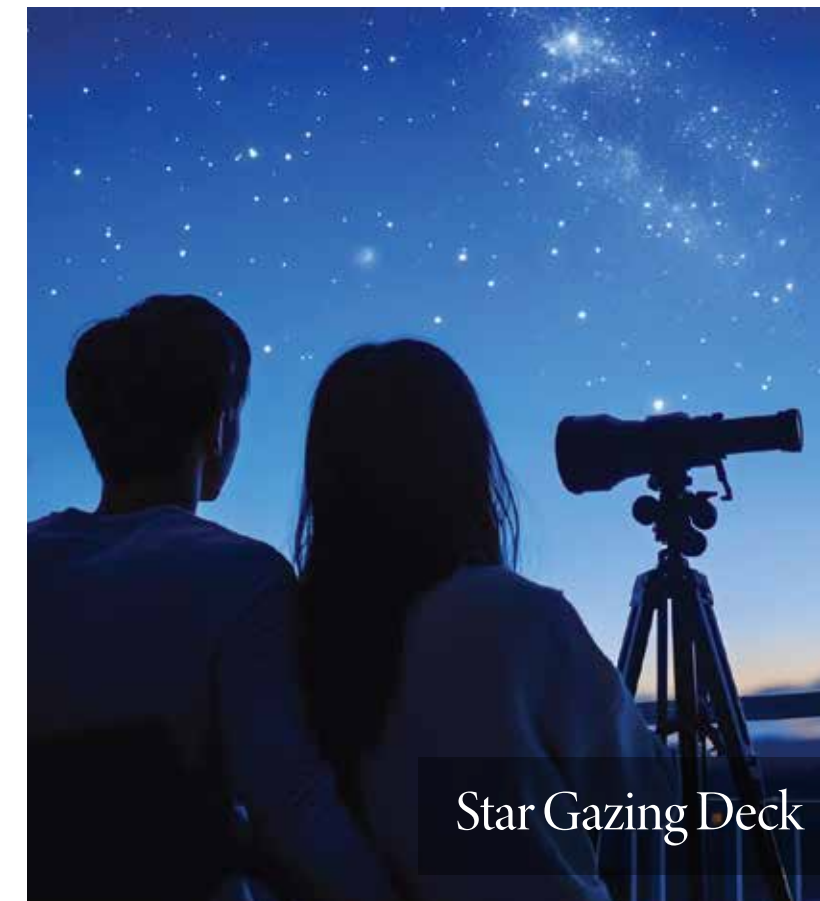
Indoor Gymnasium

FITNESS & RECREATION

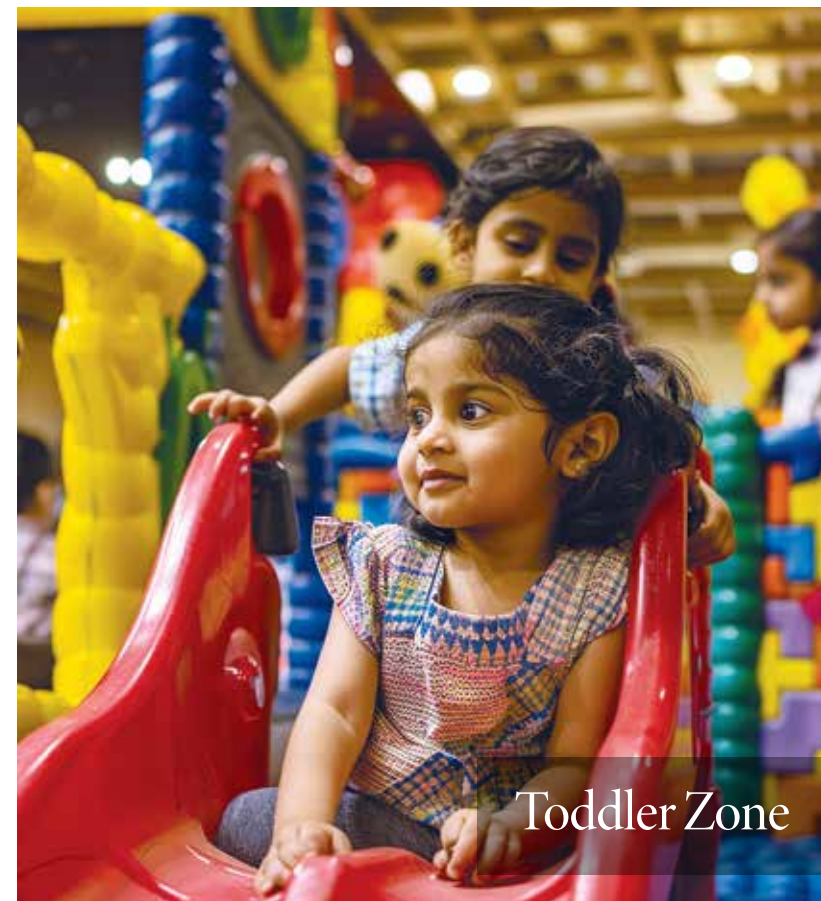
Stay active and energized at Lenora Residences with a range of fitness and recreation options. From an indoor gym and open-air workout zones to rock climbing, indoor sports, and dedicated kids' play areas, there's something for everyone. Every space is designed to keep you moving, playing, and enjoying a healthy, vibrant lifestyle.



Rock Climbing Wall



Star Gazing Deck



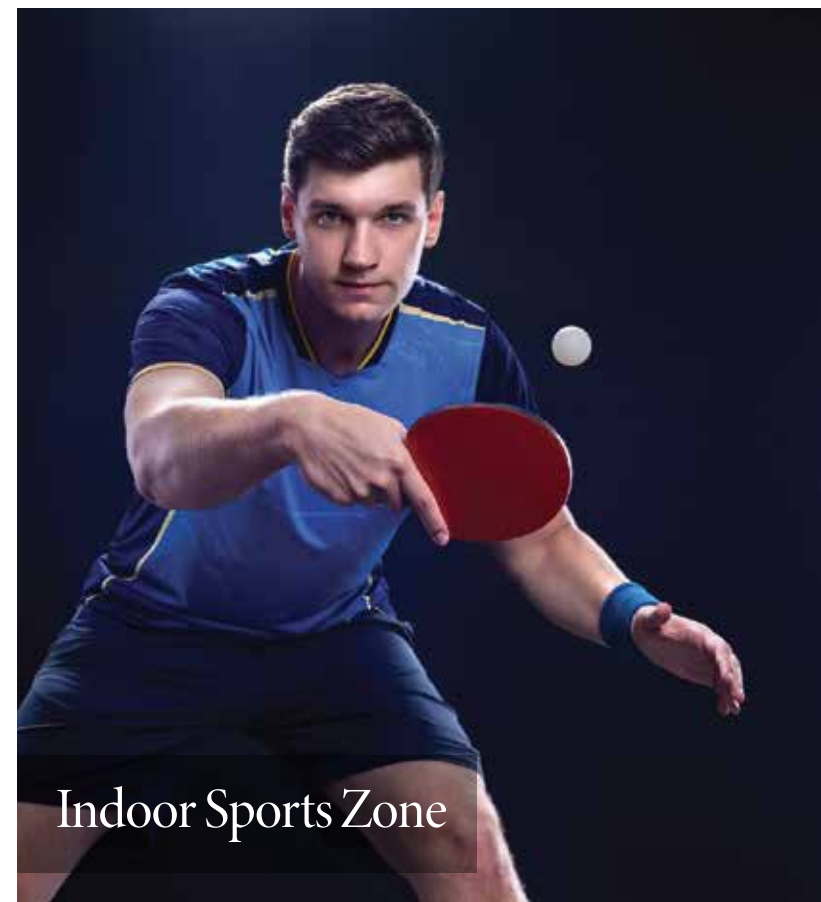
Toddler Zone



Open Gym



Kids Play Area



Indoor Sports Zone



KNOWLEDGE & CREATIVITY

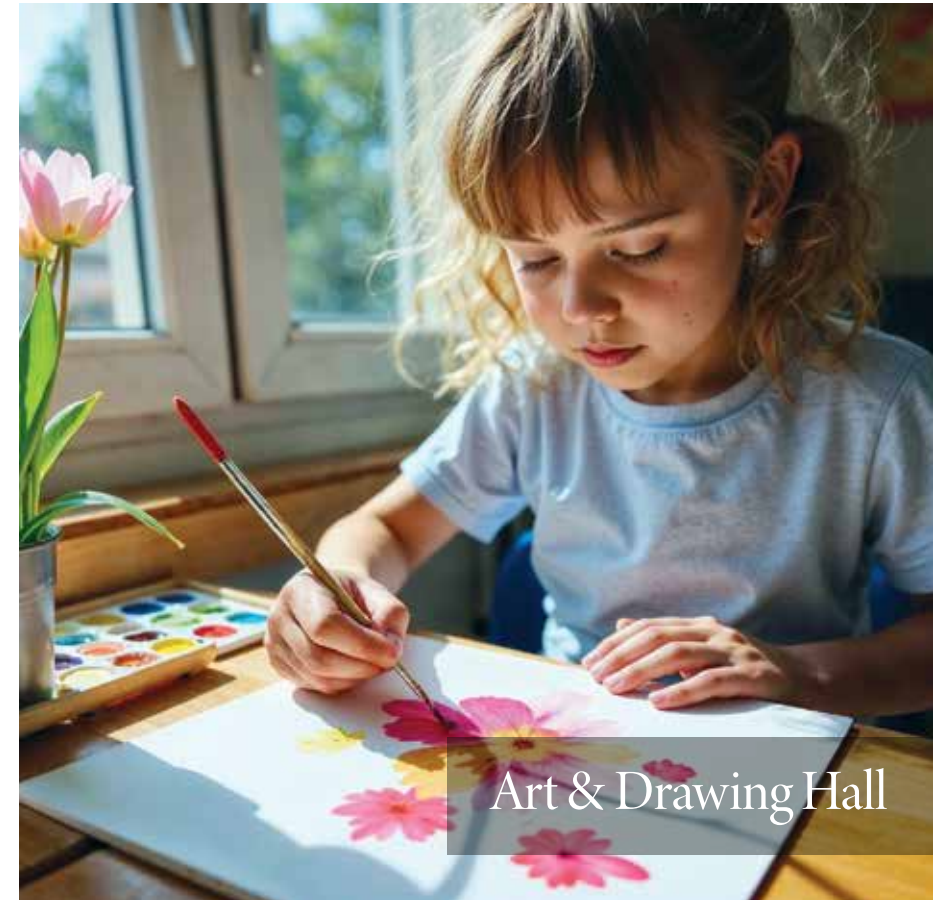
At Lenora Residences, we believe growth goes beyond physical spaces. With a well-curated library, peaceful reading hall, and inspiring art & drawing studio, you'll find the perfect setting to explore ideas, gain knowledge, and express creativity. It's a thoughtful environment designed to spark imagination and nurture lifelong learning.



Library



Reading Hall



Art & Drawing Hall

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Decorative Entrance Lobby & Waiting Lounge

SECURITY & CONVENIENCE

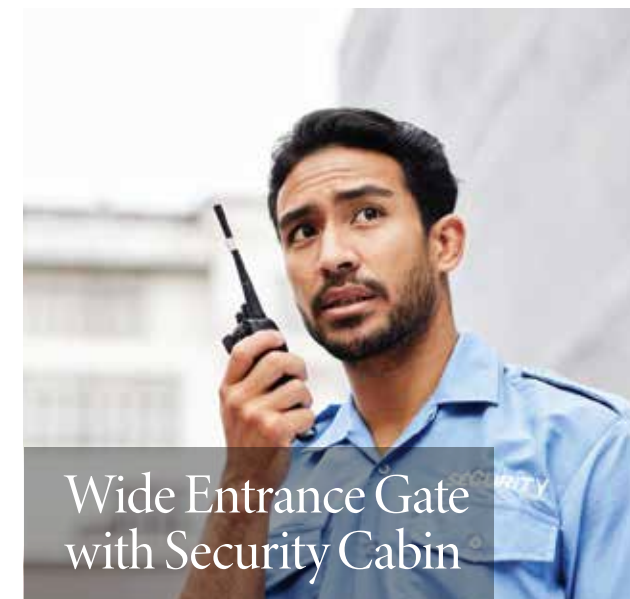
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2 Automated Elevators of Reputed Make



EV Charging Points



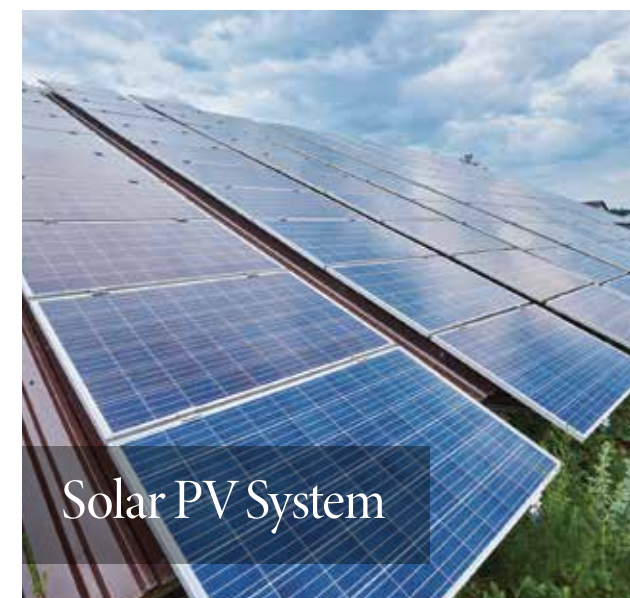
Wide Entrance Gate with Security Cabin



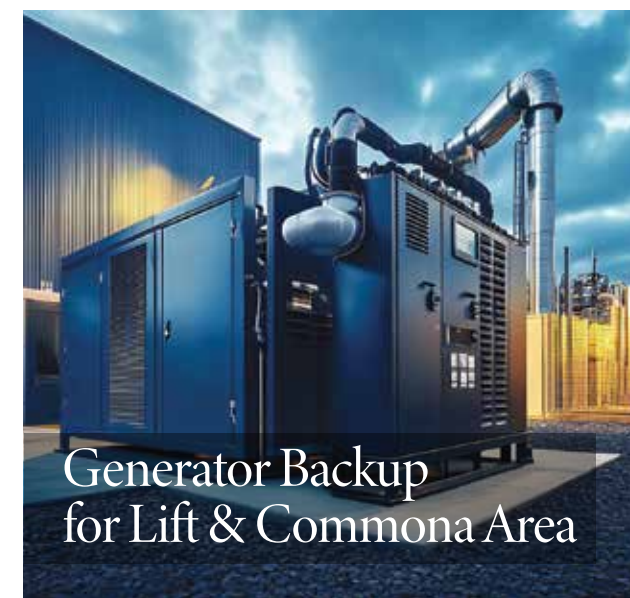
CCTV Surveillance System



Video Door Phone



Solar PV System



Generator Backup for Lift & Common Area



Fire Fighting System



Ample Parking



Society Office



AMENITIES AND FACILITIES

Amenities & Facilities in the Building, Basement & Ground Floor:

- Elegantly Designed Wide Entrance Gate with Security Cabin
- Decorative Entrance Lobby
- Waiting Lounge
- Video Door Phone
- EV Charging Points
- Society Office
- CCTV Surveillance System for Basement, Ground and Amenity Floor
- Fire Fighting System
- Generator Backup for Lift and Common Area lightning
- Two Automated Elevators of Reputed Make
- Ample Parking Space
- Digital Door Lock

Amenities on Top Floor:

- Multipurpose Hall
- Indoor Gymnasium
- Co-Working Space
- Library
- Reading Hall
- Art & Drawing Hall
- Indoor Sports Zone
- Kids Play Area
- Toddler Zone
- Open Ait Theatre
- Open Gym
- Space for Community Kitchen/BBQ
- Party Space
- Gazebo
- Rock Climbing Wall
- Star Gazing Deck
- Sit Outs
- Solar PV System



FINEST SPECIFICATIONS

STRUCTURE

- Earthquake resistant R.C.C. frame structure

MASONRY

- External wall – AAC Blocks
- Internal wall – AAC Blocks

PLASTERING

- Double coat plaster for external walls
- POP/gypsum/sunla finish plaster for internal walls

FLOORING / TILING

- Living room, dining, other rooms & passage – Vitrified Tiles
- Toilet – Anti-skid ceramic tiles
- Terrace – Anti-skid ceramic tiles
- Parking – Checkered / paving blocks
- Staircase – Kota / tiles – Tread + Riser

SANITARY

- Sanitary of reputed make (Jaquar / Hindwarez / equivalent make)

DADO

- Kitchen platform: Granite platform with S.S. sink
- Toilet: Designer tiles up to lintel level
- Kitchen Dado: Designer tiles up to lintel level

WINDOWS

- Three track Aluminum Powder Coated sliding windows (one mosquito mesh & two glasses) with M.S. Safety Grills

PLUMBING

- Concealed plumbing C.PVC./U.PVC./V.C./C.I. Pipes
- Under slung plumbing (Low noise plumbing system)

C.P. FITTINGS

- 2 in 1 Wall Mixer or Diverter - Jaquar / Hindwarez / equivalent make

ELECTRICAL WORKS

- Concealed wiring with adequate electric points
- Electrical Safety – Miniature circuit breaker
- Electrical Switches of reputed make

PAINTING

- Oil bound distemper for internal walls
- Apex paint for external walls
- Oil paint for grills (OBD) for Staircase and Lobby





2 BHK
APARTMENT



3 BHK
APARTMENT

-A PROJECT BY -



— C R E D I T S —

ARCHITECT
Mr. Sandeep Dange

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Mr. Ajay Bhilare

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RERA
APPROVED
PROJECT

MAHA RERA No.; PR1260002500833

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