



Presenting

1 & 2 BHK Luxury Homes, Shops & Offices at Wagholi



From the stories of victory, challenges, great feats and triumph comes the grand story of a lifetime.

Presenting EPIC, a fascinating tale of life and its greatest heroes; young men and women, the future of Pune City, of Maharashtra, of India –
A story of Dreamers, Creators, Thinkers and everyone alike –
translated into brick, forged by years of iron practice and devotion to ethics by principle; every word of which story, has been put together with utmost care and attention to details, to provide you with the most enriching, respectable and independent living environments,
in the form of stylish, new-age Commercial Spaces & Offices,
and distinguished 21st Century Apartments.



Epic - The best of both worlds.

EPIC
Four Walls of Eternity



Ray-Ban

eco KIDS

EPIC



ERENGETI
YEWEAR





*Everything you need to live a life larger
than life is here, at EPIC.*

An endless expanse of luxurious, airy, well lit and contemporarily designed homes and offices separated only by a moment, as they are built in the same kingdom; the environs of EPIC are well planned to ensure completely privacy for the home-owners, and absolute power to the office-owners. You can be at home when needed to spend time with the family, or to just relax. You can conduct business with the best commercial amenities and infrastructure at your beck and call.

Epic - The pride of ownership.





Get your own master suite.

Every brick of the walls at EPIC has been laid with the utmost care and attention to the needs of a fast moving, rapidly evolving, increasingly successful life – the homes here have been designed to become symbols of pride, luxury, faith in oneself and prosperity.



Epic - A life larger than life.



Amenities

- Grand entrance gate with security cabin
- Podium garden
- Club house
- Ample covered and open parking
- Fire fighting system
- Two lifts for each building
- Power backup for lifts, pumps and common areas
- Solar system
- Water supply from in house well
- Water purification system
- Automatic water pumping system
- Sufficient capacity underground and overhead drinking and domestic water
- Solid waste management system
- Trimix road
- Vermiculture beans
- Rain-water harvesting system
- Provision of servant's toilet



The Good Life at Epic.

EPIC has everything for those who are headstrong like warriors, strong hearted like protectors, Intelligent and Contemporary, Focused and Determined, Hard Working and Deserving – It is the bastion of success and the sculpture of happiness, by virtue of its every detail. All aspects are devoted to giving you your due under the Sun.

State of the art 21st century Offices and Business environments to ensure you remain in control of your Business, and your business remains in control of your Profits – Work environs that truly fulfill the standards of high connectivity, space and amenities.

Specifications - Commercial

- Impressive and Elegant Glass Elevation
- 10ft wide Passages at Ground Floor
- Sufficient Washroom at each level
- Two lifts with Power Backup
- The passage, staircase and compound will be provided with common light with Power Backup
- Ample Parking
- Vitrified Flooring in Each office
- Earthquake resistant solid RCC Framed design
- High quality exterior paint and oil bond painting for internal wall
- Internal Plaster with Gypsum finish
- Internal Tremix Concrete Road

Specifications - Residential

Sports

- Carrom
- Chess
- Jogging track
- Well equipped Gymnasium

Leisure & Sports

- Swimming Pool in Phase II
- Multipurpose Hall
- Club House
- Children Play House
- Gymnasium
- Senior Citizen Park
- Jogging Track
- Gazebo
- Carom
- Chess
- Podium Garden for children safety

Structure

- RCC framed Earthquake Resistant Structure

Brickwork

- 6” thick External & Internal Fly Ash Bricks

Flooring

- Vitrified flooring in entire flat

Dado

- Glaze Tile Dado upto lintel level for Toilets.
- Glaze Tile above the Kitchen platform. (Specify height)

Sanitary

- Standard quality CP fitting Jaquar or equivalent
- Sanitary ware Cera or equivalent

Kitchen

- Granite top kitchen platform with stainless steel sink 304 grade
- Provision for microwave & mixer grinder
- Provision for exhaust fan & water purifier

Door & Window

- Decorative main door
- Good quality fittings for main door with Europa locks are equivalent
- Granite window sills
- Aluminum powder coated sliding window

Wall Finishes & Paints

- Sand finished plaster for external wall
- Roller finished oil bond distemper to internal walls
- External acrylic paint

Toilet & Bathroom

- Antiskid Flooring for Toilet
- Concealed plumbing with hot/cold water arrangement
- Provision for Boiler/Geysar point

Terraces

- Antiskid ceramic flooring
- Glass railings for living room terrace

Safety & Security

- MS safety grills for windows
- Concealed fire retardant copper wiring with good quality modular switches
- Miniature circuit breaker (MCB) & ELCBs

Convenience & Comfort

- Common satellite cable wiring in all living rooms
- A/C points in master bedrooms
- TV point in the living room
- Telephone point in living room



*A province situated in the heart of action
and progress...*

Epic is located in Wagholi, just off the main highway to allow enough privacy and ample breathing space, yet is at the largest corner on the connecting road network and is destined to be a landmark of verity. Transport into and out of the premises of EPIC is convenient and speedy with the high-quality tri-mix in-roads that have been laid out, beginning from the majestic township entrance.

Location Map



- Kharadi IT Park - 6 Km
- Magarpatta - 12 Km
- Columbia Asia Hospital - 8 Km
- Kalyani Nagar - 12 Km
- JSPM's Imperial College of Engineering and Research - 2 Km
- Airport - 8 Km
- Pune Station - 15 Km
- Lexicon International School - 1 Km
- Phoenix Mall - 8 Km

Life is an EPIC journey and the fruits of undertaking it must be savored.

With a new dash of freshness, straightforward yet with an attitude of its own EPIC is a no-nonsense, classy and premium destination for the fast-living, fast-achieving young men and women and married couples of this city/state/country.

Complete with all that is needed for status and beyond, loaded with the best of both worlds – Commercial & Residential – for success and more, EPIC is where achievers live, EPIC is where dreams are made reality, EPIC is where life is truly lived with dignity.

A Project
By



A Joint Venture
With



Shivsagar Promoters & Developers

Credits

Design Architect
Prakash Chandak

RCC Consultant
Sunil Mutalik & Associates

Brand & Media
Edge Createch, Pune

Legal Advisor
Adv. Pradeep Nanajkar
Adv. Ajay Gadegaonkar

Liasoning Architect
A Design Studio

Landscape Designer
Shruti Humane



www.epicpune.com

A Project
By

f5
REALTORS
www.f5realtors.com

A Joint Venture
With



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