TRIAA

Crafting Landmarks.
Creating Legacies.

For over three decades, TRIAA has been shaping Pune's skyline with landmark developments. Driven by innovation and an unwavering commitment to excellence, TRIAA crafts spaces that elevate urban living. Built on legacy, designed for the future—TRIAA is where every vision transforms into reality.



Representative Image

Excellence Etched
In Every Milestone.

30+ Years of Sustained Growth

35+ Lacs sq. ft. Delivered

43 Landmark Projects

5K+ Happy Families

Representative Image

Ongoing Projects



Artistic Impression

– TRIAA VASANTAM –

CITY CENTER

DHANORI

SHOPS, SHOWROOMS & OFFICES



Artistic Impression

ONE ARETHA

DHANORI

2, 3 & 4 BHK RESIDENCES



Artistic Impression

KOSMIC

KOURTYARD

WAGHOLI

2 & 3 BHK RESIDENCES & COMMERCIAL SPACES



Artistic Impression

K PUNE

BAVDHAN

2, 3 & 4 BHK
RESIDENCES



Artistic Impression

TRIAA
GALAXY

HINJAWADI

RETAIL & OFFICE SPACES



Artistic Impression

rezo™

by TRIAA

NIBM

3 & 4.5 BHK RESIDENCES
& COMMERCIAL SPACES



Artistic Impression

K®

CITY

KESHAVNAGAR

2 & 3 BHK
RESIDENCES



Artistic Impression

ELYSIA

My home, my way

KESHAVNAGAR

2 BHK RESIDENCES



Artistic Impression

FLO™
BAVDHAN

PREMIUM RETAIL SPACES

Upcoming Projects

HINJAWADI
RESIDENTIAL

KESHAV NAGAR
RESIDENTIAL

AMBEGAON
RESIDENTIAL

Completed Projects

K CITY
KESHAVNAGAR, PUNE

GOODWILL BREEZA
DHANORI, PUNE

TRIAA HILLOME
LOHEGAON, PUNE

TRIAA PUNYAVAASTU
DIGHI-ALANDI ROAD

TRIAA POLARIS
NEARMAGARPATTA, HADAPSAR

TRIAA PRINCETOWN
SHIKRAPUR

SILVER MIST
LOHEGAON, PUNE

VALENCIA
DHANORI, PUNE

GOODWILL 24
LOHEGAON, PUNE

GALAXY
DHANORI, PUNE

ORCHID
DHANORI, PUNE

VRINDAVAN
VADGAONSHERI, PUNE

CELESTA
PRADHIKARAN

RK PURAM
TINGRENAGAR, PUNE

DELIGHT
TINGRENAGAR, PUNE

PRESTIGE
TINGRENAGAR, PUNE

HERITAGE
TINGRENAGAR, PUNE

TANISHQ
TINGRENAGAR, PUNE

SRISHTI
GOKULNAGAR, DHANORI ROAD

SUNDARAM
DHANORI ROAD

SATYAM
DHANORI ROAD

SANSKRUTI
DHANORI ROAD

GOODWILL SHUBHAM
GOKUL NAGAR,
DHANORI ROAD

CASTLE ROYALE
DHANORI, PUNE

AUGUSTA
KHARADI, PUNE

EKAIKA
KHARADI, PUNE.

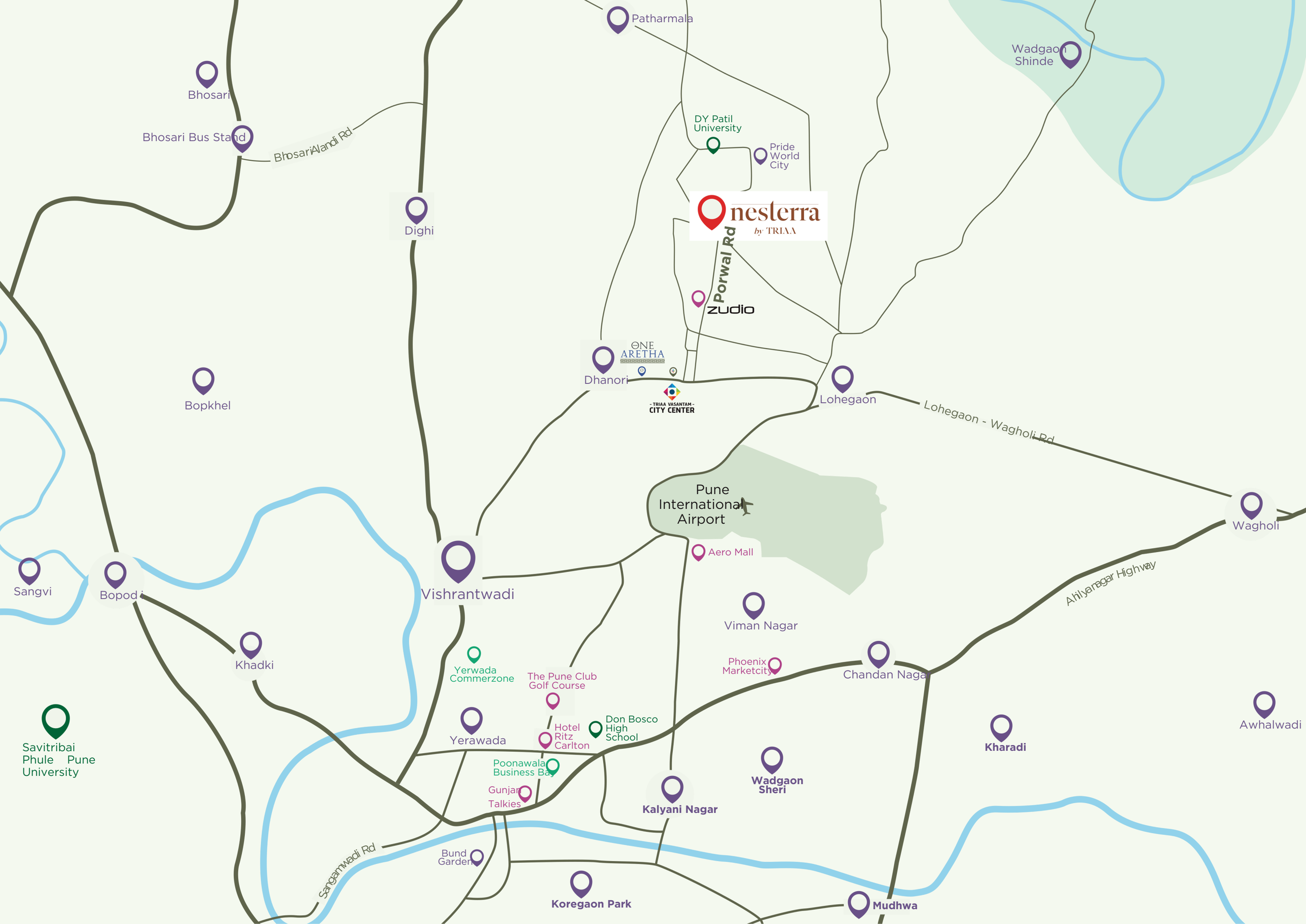
SAACHEE ERA
MOSHI

nesterra™
by TRIAA

Awakenthe

Senses

- A sanctuary where nature is felt, heard, breathed.
- Designed to awaken your senses and reconnect you with the earth.
- Biophilic living at its purest—where architecture merges with the elements.
- Every space ignites sight, sound, smell, taste, and touch.
- More than a home—an ecosystem of serenity and vitality.
- Crafted to restore, rejuvenate, and redefine modern living.
- Live where nature doesn’t surround you—it completes you.


Patharmala
Wadgaon Shinde
Bhosari
Bhosari Bus Stand
Bhosari Alandi Rd
Dighi
DY Patil University
Pride World City
nesterra by TRIAA
Porwal Rd
zudio
ONE ARETHA
Dhanori
- TRIAA VASANTAM - CITY CENTER
Lohegaon
Lohegaon - Wagholi Rd
Bopkhel
Pune International Airport
Wagholi
Aero Mall
Sangvi
Bopodi
Vishrantwadi
Viman Nagar
Ahilyanagar Highway
Khadki
Yerwada Commerzone
The Pune Club Golf Course
Phoenix Marketcity
Chandan Nagar
Savitribai Phule Pune University
Yerawada
Hotel Ritz Carlton
Don Bosco High School
Kharadi
Awhalwadi
Poonawala Business Bay
Gunjan Talkies
Wadgaon Sheri
Kalyani Nagar
Bund Garden
Sangamwadi Rd
Koregaon Park
Mudhwa

Key Distances

WORKPLACES

•TechPark One	7.9 km
•Business Bay	8.6 km
•Commerzone IT Park	8.7 km
•Cerebrum IT PArk	9.3 km
• Eon IT Park	11.8 km

HOSPITALS

•Orchid Speciality Hospital	1.8 km
•CT Nursing Home	3.1 km
•Sahyadri Hospital	8.4 km
•Ruby Hall	11.7 km

ENTERTAINMENT

•Dmart Ready	900 m
•Phoenix Marketcity	7.8 km
•Gunjan Talkies	8.8 km
•The Pavillion Mall	17.4 km

EDUCATION

•DY Patil University	1.1 km
•Dr. Mar Theophilus School	2.1 km
• Sahyadri SCMS	3.4 km
• Pyramid International School	3.4 km
St. Peter's School	6.6 km
• Lexicon School	11.6 km

TRANSPORTATION

•Pune International Airport	5 km
•Vishrantwadi Bus Stop	6.8 km
•Ramwadi Metro Station	7.8 km
•Pune Railway Station	12.4 km



- Badminton Court
- Basketball Court
- Calisthenic Open Gym
- Zip Line
- Indoor Gym
- Jogging Track
- Beach Volleyball Court
- Tennis Court
- Skating/Roller Park
- Tricycle Park/Traffic Island
- Hotfoot Court
- Indoor Games
  - Pool Table
  - Foosball Table
  - Carrom
  - Card Table
  - Chess Board



- Creche
- Adventure Play Area
- Kids' Pool
- Rabbit Hole Park
- Children's Play Area
- Toddler's Play Area



Wellness Zone

Representative Image

- Zen Garden
- Acupressure Track/Reflexology Pebbles
- Lotus Pond
- Swimming Pool
- Cascading Waterfall
- Vegetable Garden
- Drinking Water Fountain



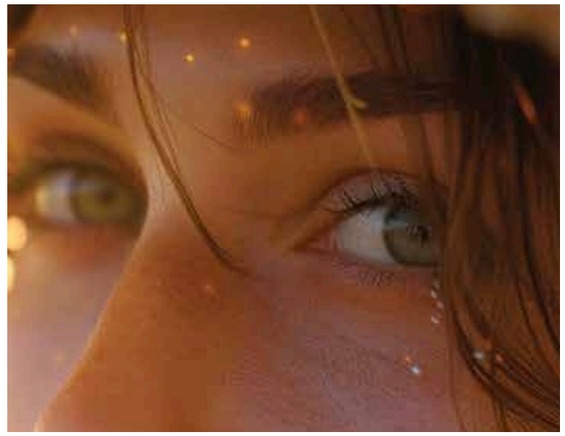
Social & Entertainment Zone

Representative Image

- Senior Citizen Sit-Out
- Pergola Deck Area
- with Sit-Out Skating
- Park Cabanas Banquet
- Stage Amphi-Seating
- Dog Park
- Multi-activity Lawn
  - Performance Stage
  - Party Lawn
  - Yoga and Meditation Area
  - Musical Events
- Cabana/Pavilion Seating
- Buffet Area
- Flag Hoisting Post
- Festival Celebration Area



Designed for the Senses









Representative Image



Artistic impression

Lotus Pond

Artistic impression



Artistic impression

Cabanas

Children's Play Area

Artistic impression

Party Lawn

Artistic impression

Rabbit Hole Park

Artistic impression

Skating Park

Artistic impression

Basketball Court

Artistic impression

Toddler's Play Area

Artistic impression

Festival Celebration Area

Artistic impression

Calisthenic Open Gym

Artistic impression

Kids' Pool

Artistic impression

Artistic impression

Indoor Gym

Artistic impression

Creche

Zen Garden

Artistic impression

Artistic impression

Banquet

Swimming Pool

Artistic impression



Salient Specifications

STRUCTURE
- Earthquake-resistant RCC structure
- AAC Block Walls

WALLS
- Autoclaved Aerated Blocks (AAC) External and Internal Brickwork
- Sand Faced Plaster on External walls
- Oil Based Distemper Paint for internal walls
- Semi-acrylic paint for external walls
- Internal walls gypsum finished

TILING
- Vitrified tiles in toilet up to false ceiling
- Skid resistant ceramic tiles in toilet and terrace floor
- Vitrified tiles for flooring

DOORS
- 3 - track aluminum sliding door for terrace with mosquito mesh shutter
- Granite door frames for toilet
- Laminated flush doors

SYSTEM WINDOWS
- Aluminum ventilator with louvers for washroom
- Granite frame for windows
- 3 - track Aluminum windows with mosquito mesh shutter

KITCHEN
- Granite platform with stainless steel sink
- Provision for water purifier
- UPVC concealed plumbing line
- Ceramic/Glazed tiles above kitchen platform of 2’
- 2 - track Aluminum windows with mosquito mesh shutter

BATHROOM
- Jaguar CP fittings for all bathroom
- Jaguar sanitaryware for all bathrooms including counter top wash basin and wall hung commode
- Provision for exhaust fans in bathrooms

INTERNAL ELECTRIFICATION
- Concealed copper wiring with adequate light points in all rooms with L&T modular switches and sockets
- Provision for AC point in all bedrooms except common room.
- Provision of Television point in Living Room and Master Room.
- Provision for inverter point
- Provision of LAN/Wi-Fi point in living room
- Branded MCB & ELCB
- Generator backup for common areas and lifts

PAINT
- Semi-acrylic paint for external walls
- Oil bound Distemper for Internal Paint

PLUMBING
- Concealed plumbing and drainage system
- Provision for washing machine in dry balcony

SECURITY SYSTEM
- VDP provided
- CCTV in common area and entrance lobbies

SOLAR WATER
- Solar heated water (Limited usage) in master toilets

OTHERS
- Rain Water Harvesting System
- Society Office
- Sewage treatment plant
- Security Guard Cabin

Unit Plans

4 BHK UNIT PLAN



AREA STATEMENT					
FLAT TYPE	CARPET AREA			TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
	FLAT CARPET	DRY BALCONY	BALCONY AREA		
4 BHK	**117.38**	**3.67**	**8.10**	**129.15**	**1390**

3 BHK UNIT PLAN



AREA STATEMENT					
FLAT TYPE	CARPET AREA			TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
	FLAT CARPET	DRY BALCONY	BALCONY AREA		
3 BHK	**87.81**	**2.23**	**6.88**	**96.94**	**1043**

2.5 BHK UNIT PLAN



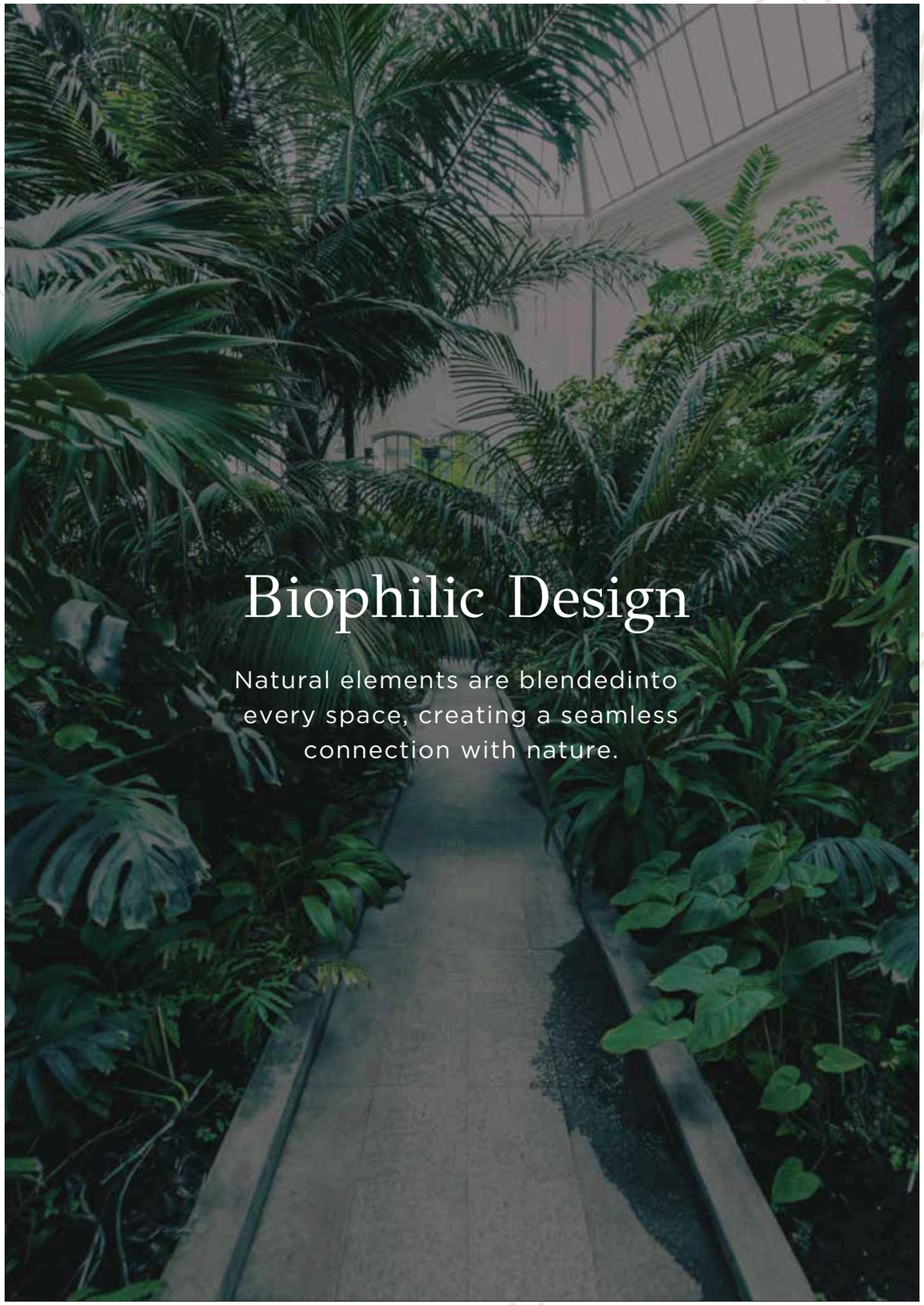
AREA STATEMENT					
FLAT TYPE	CARPET AREA			TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
	FLAT CARPET	DRY BALCONY	BALCONY AREA		
2.5 BHK	**74.88**	**2.51**	**8.50**	**85.89**	**925**

2 BHK UNIT PLAN



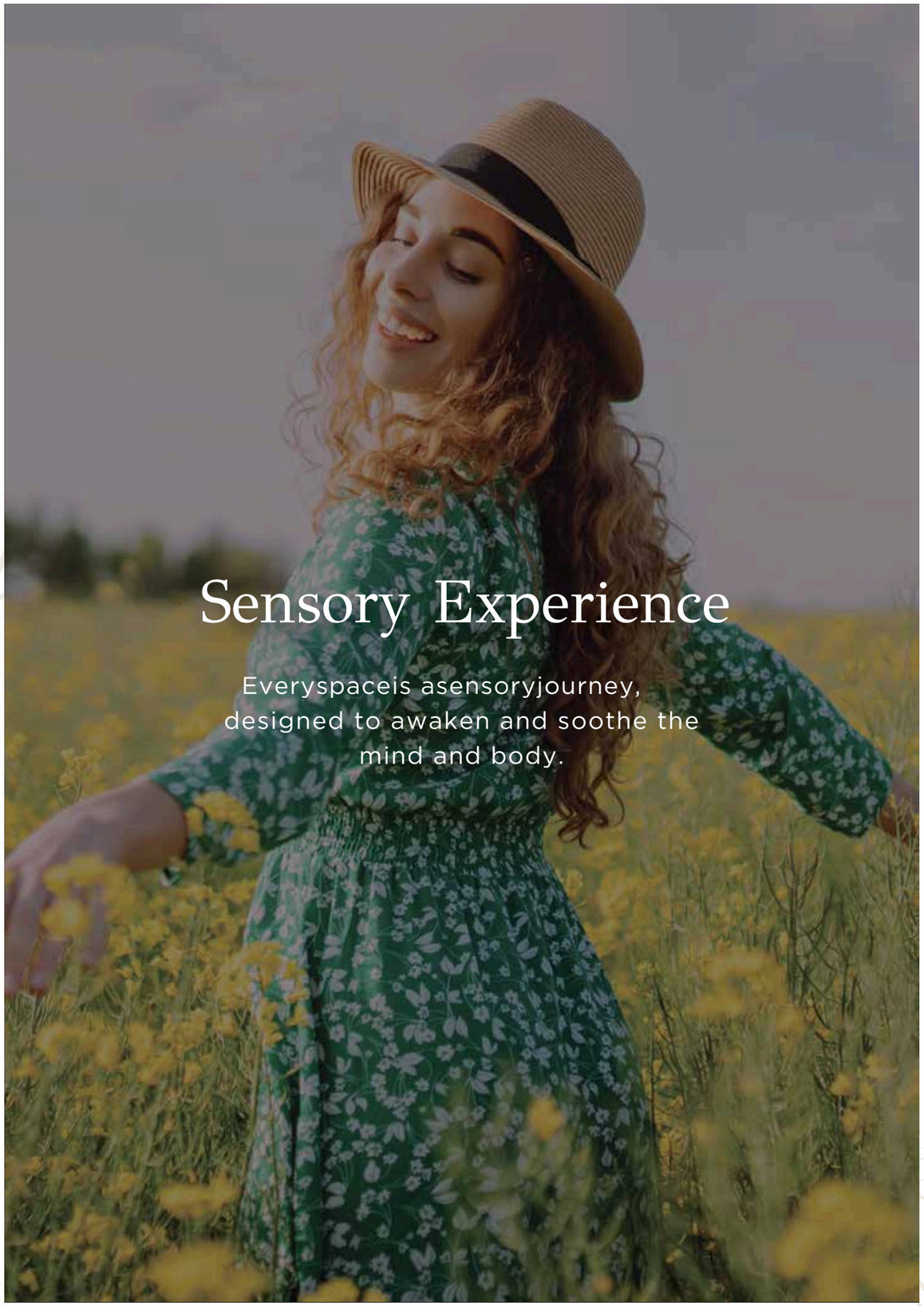
AREA STATEMENT					
FLAT TYPE	CARPET AREA			TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
	FLAT CARPET	DRY BALCONY	BALCONY AREA		
2 BHK	**66.40**	**2.23**	**6.89**	**75.52**	**813**

Tailored Features To Stir Your Senses.



Biophilic Design

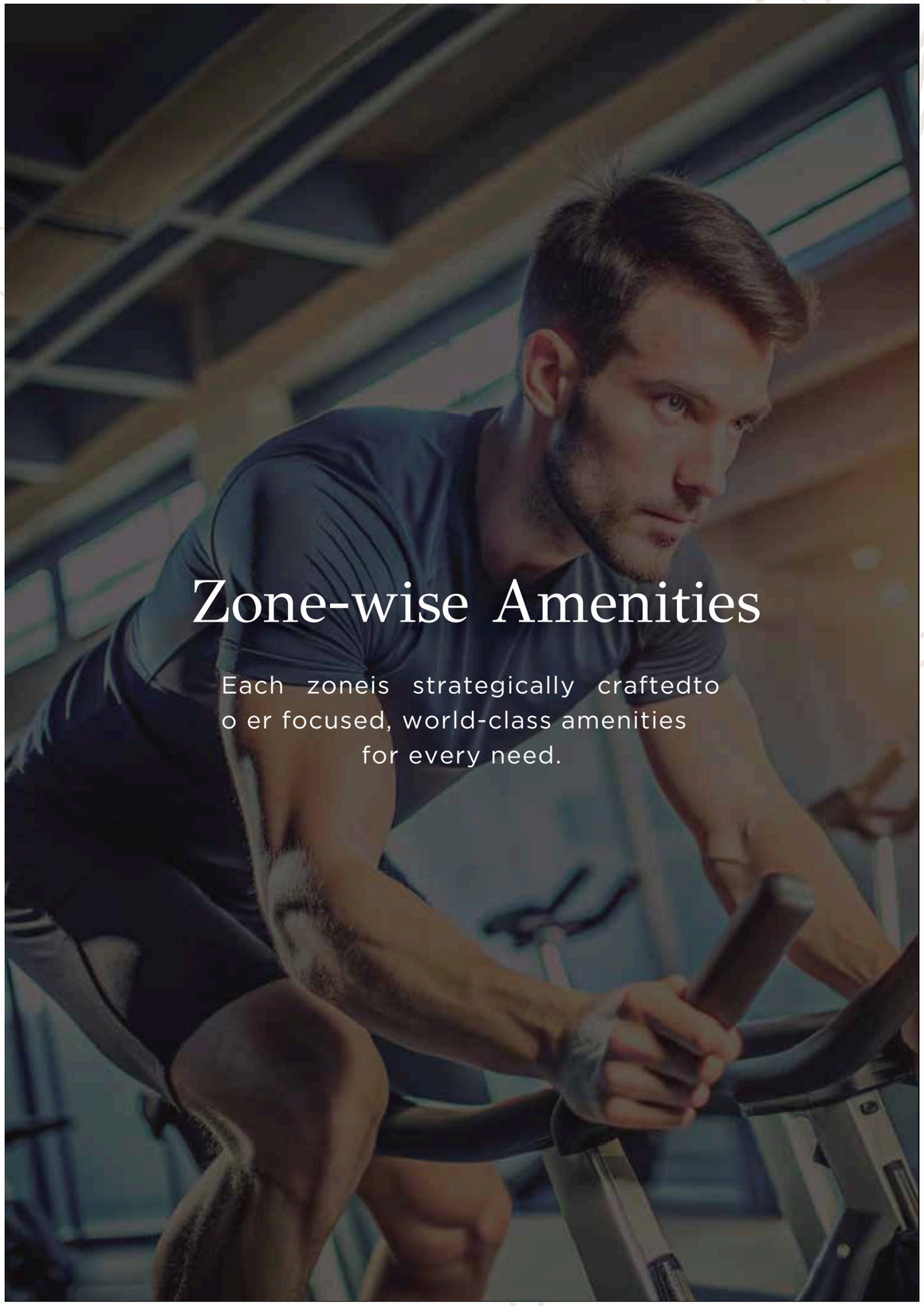
Natural elements are blendedinto every space, creating a seamless connection with nature.



Sensory Experience

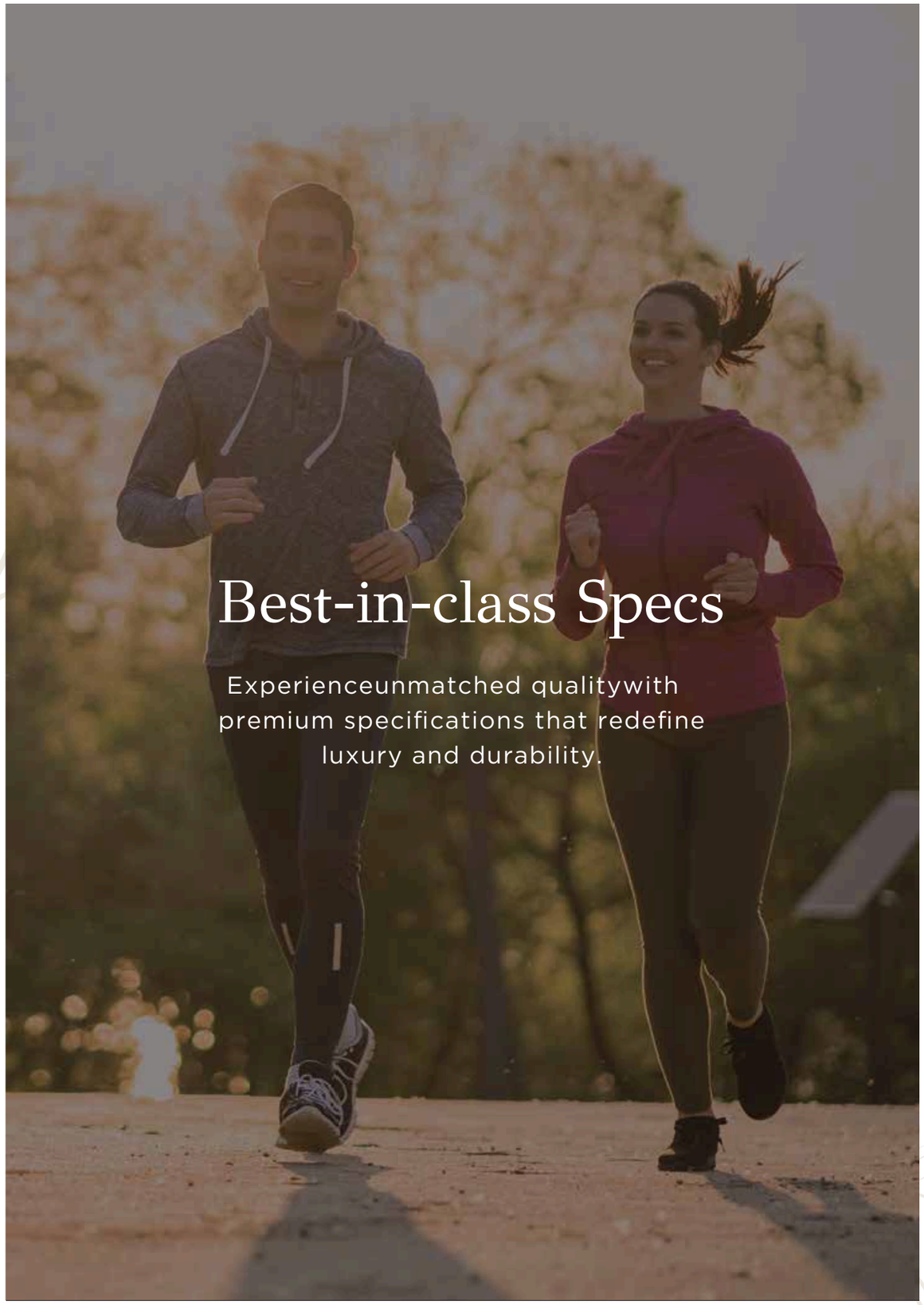
Everyspaceis asensoryjourney, designed to awaken and soothe the mind and body.

Representative Image



Zone-wise Amenities

Each zoneis strategically craftedto o er focused, world-class amenities for every need.



Best-in-class Specs

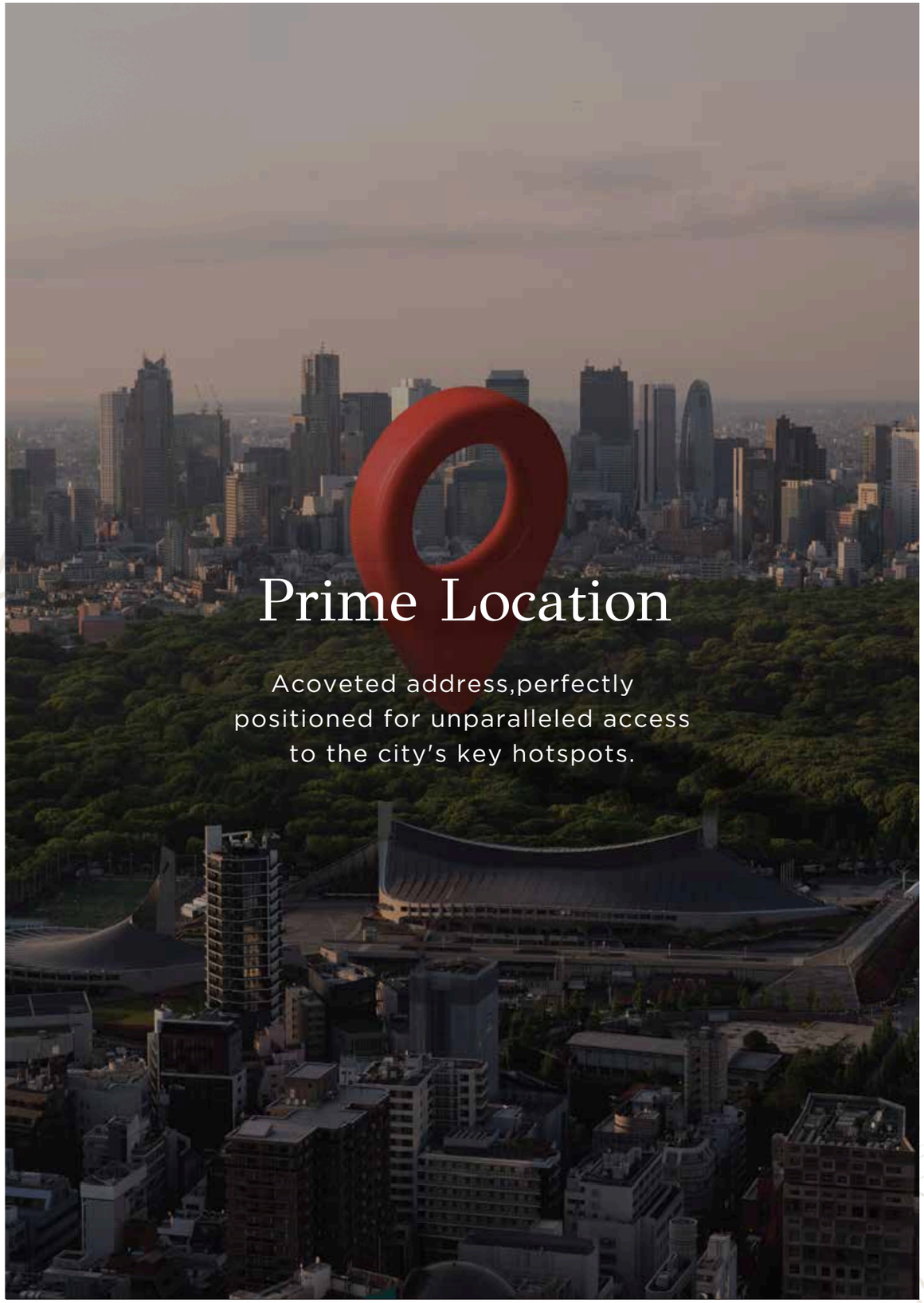
Experienceunmatched qualitywith premium specifications that redefine luxury and durability.

Representative Image



Renowned Developer

Developed byaleaderinrealestate,
known for delivering excellence and
visionary design.



Prime Location

Acoveted address,perfectly
positioned for unparalleled access
to the city's key hotspots.

Representative Image

Project by

TRIAA

ASPIRE FOR THE BEST

JV Land Partner

PRATHAMYASH

ASSURANCE OF CUSTOMER SATISFACTION

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