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*Wings of
Happiness*



FlamingoTM
PARK

2, 2.5 & 3 BHK APARTMENTS

Image used for representation purposes only.



Artistic impression

Welcome to the **WINGS OF HAPPINESS.**

Not everything needs to move faster. Some things are meant to open up.

Here, life finds room to stretch, to settle, to simply exist without being rushed.

A space where happiness isn't chased, it gently takes flight.
Where everyday living feels lighter, freer, more open.
Where your world expands, just the way it should.

6 Towers

27 Floors

20+ Amenities

2, 2.5 & 3 BHK

11.51 Acres

HOMES DESIGNED FOR A LIFE THAT MOVES FREELY.

Set within the thoughtfully planned environment of Riverview City, Flamingo Park offers residences where space, comfort and ease are not added features, but the very foundation of living.

Here, homes are not just built to accommodate life. They are shaped to let it unfold.



Artistic impression

A SETTING WHERE EVERYTHING COMES TOGETHER, EFFORTLESSLY.

Flamingo Park is part of Riverview City - a township where infrastructure, green landscapes, and everyday conveniences exist in balance.

Much like wings that work in harmony, every element here supports the other.

- 500-Acre Integrated Township
- Walk-to-Everything Lifestyle
- Next to Proposed Ring Road
- Off Pune-Solapur Highway



Open spaces that bring relief



A community that feels present, yet never crowded



Connectivity that simplifies movement

Together, they create a place where life doesn't feel segmented—but seamlessly connected.



Artistic impression

A LAYOUT THAT LETS LIFE BREATHE.

The master plan of Flamingo Park is not driven by density, but by balance. Open areas are not afterthoughts. Movement is not restricted.

Every building, pathway, and green space is placed with intention. The result is a setting where space is experienced, not just seen-and where every corner feels considered.



Artistic impression



Master Layout Plan

WINGS OF JOY.

At Flamingo Park, joy is not a random occurrence, it is an engineered experience. We have curated a sprawling landscape of active and passive zones that cater to every generation.

Podium Level

- | | | | | | | |
|---|---|--|--|---|---|--|
| 1

Swing Plaza | 2

Play Area | 3

Outdoor Table Tennis | 4

Outdoor Creche | 5

Party Serving Zone | 6

Outdoor Gym | 7

Stage |
| 8

Multipurpose Lawn | 9

Toddler Play Area | 10

Kid's Play Area | 11

Skating Rink | 12

Yoga Lawn | 13

Elder's Pavilion | 14

Walkway / Jogging Track |



WINGS OF JOY.

15. Recreational Centre



Community Hall
(use on chargeable basis)



Gym & Yoga Room
(use on chargeable basis)



Society Office



Indoor & Outdoor Creche
(use on chargeable basis)

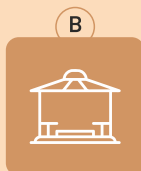


Indoor Games

Open Space Amenities



Multipurpose Lawn



Shaded Pavilion with Seating



Multipurpose Court



Nature Trail



Pet Park

Peripheral Amenity



Car Wash



Party Serving Zone and Recreation Centre

Artistic impression



Entrance Birds Eye

Artistic impression



Kid's Play Area

Artistic impression



Outdoor Table Tennis

Artistic impression



Multipurpose Court

Artistic Impression



Skating Rink

Artistic Impression



Swing Plaza

Artistic impression



Outdoor Gym

Artistic impression



Shaded Pavilion with Seating

Artistic Impression



Yoga Lawn

Artistic Impression



Walkway / Jogging Track

Artistic Impression



Image of sample flat. For representation only.

Specifications & Floor Plans

STRUCTURE, MASONRY WALLS & PLASTER

- **Structure:** Reinforced Cement Concrete (RCC)
- **External Walls:** Reinforced Cement Concrete (RCC) shear walls
- **Internal Walls:** Autoclaved Aerated Cement (AAC) blocks / Reinforced Cement Concrete (RCC) walls as per architectural drawings
- **Finish:** Gypsum finish for internal ceilings and walls

FLOORING & DADO

- **Flat Flooring:** Vitrified tile flooring with spacers
- **Toilet Flooring:** Matte finish tiles with spacers
- **Toilet Dado:** Glazed tiles dado up to lintel with spacers
- **Kitchen Dado:** Glazed tile dado up to ceiling
- **Balcony Flooring:** Matte finish tiles with spacers

DOORS

- **Main Door & Bedroom Doors:** Laminated Doors frames with laminated door shutters and standard door fittings
- **Toilet Doors:** Door Frames of full body vitrified slab with laminated door shutters and standard door fittings
- **Balcony Doors:** Powder coated Aluminium sliding door with mosquito net

WINDOWS

- Powder-coated Aluminium sliding windows with MS Security Grill and mosquito net

LIFTS

- Lifts with power backup

BALCONY RAILING

- Glass railing with handrail

KITCHEN AREA

- Concealed plumbing lines
- Provision for water purifier
- Full body vitrified slab kitchen platform with stainless steel sink
- Provision for exhaust fan
- Provision of prepaid water meter

ELECTRIFICATION & CABLING

- Concealed copper wiring with modular switches and sockets
- Provision for TV point in the living room and all bedrooms
- Provision for telephone point in the living room and all bedrooms
- Electrical points for washing machine, dish washer, water purifier and fridge
- Provision of electrical points for split AC Unit in living room & all bedrooms
- Provision for electrical point for inverter

Specifications & Floor Plans

TOILETS

- Standard sanitary ware with Brass Chromium plated fittings
- Concealed plumbing
- Hot water connection from overhead solar water heating system for master bedroom toilet shower only (time, temperature and quantum of hot water subject to climate conditions)
- Provision for exhaust fans

PAINTING

- **External Painting:** Superior quality texture paint
- **Internal Painting:** Oil-bound Distemper in pleasing shade
- **Grills:** Enamel paint

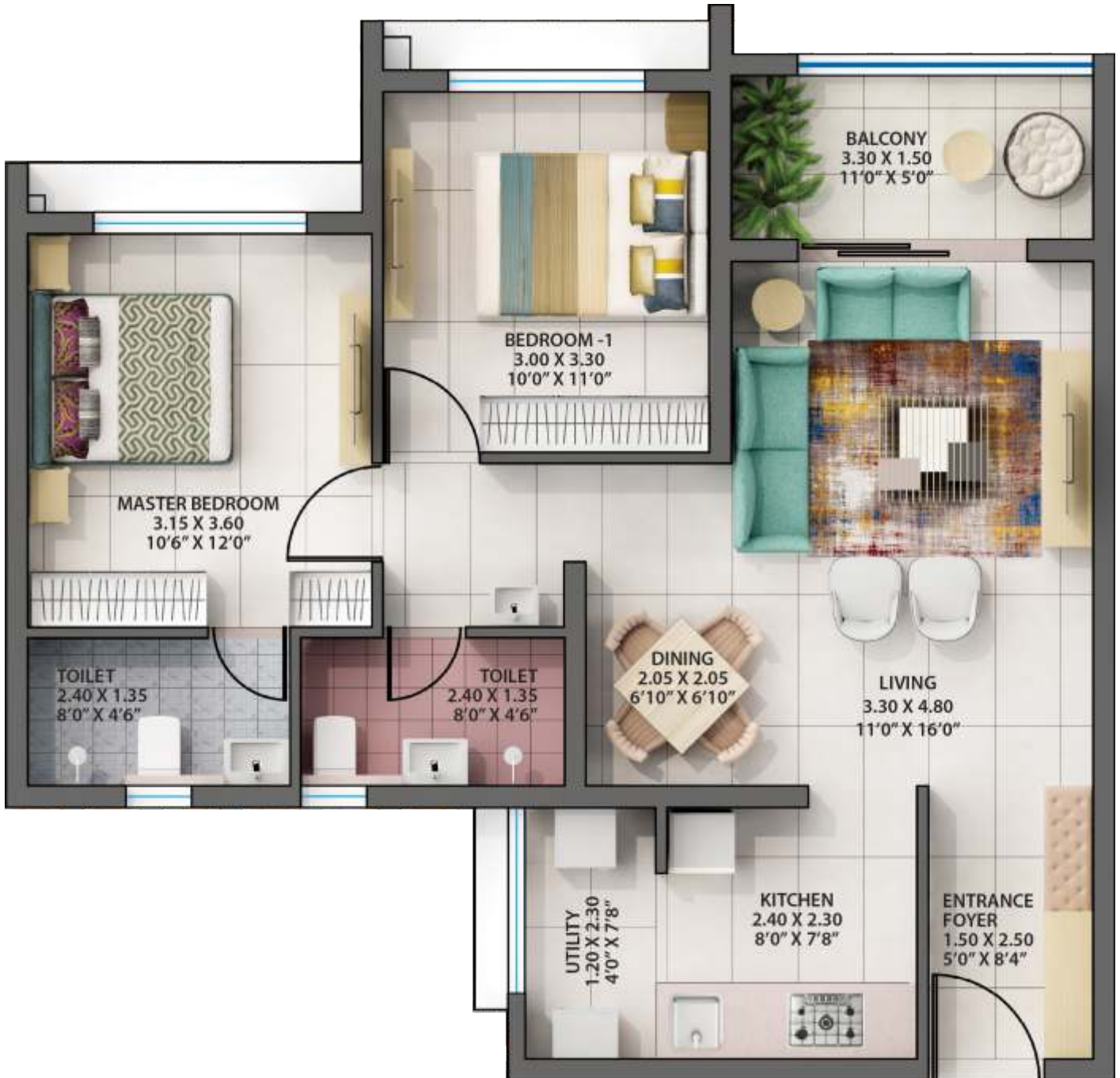




Type	Carpet Area As Per RERA (SQ.M.)	Living Balcony (SQ.M.)	Total Carpet Area (SQ.M.)	Total Carpet Area (SQ.FT.)
2 BHK Type 01	72.98	4.95	77.93	838.84



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2 BHK Type 01	72.98	4.95	77.93	838.84



Type	Carpet Area As Per RERA (SQ.M.)	Living Balcony (SQ.M.)	Total Carpet Area (SQ.M.)	Total Carpet Area (SQ.FT.)
2 BHK Type 02	65.26	4.95	70.21	755.74



Type	Carpet Area As Per RERA (SQ.M.)	Living Balcony (SQ.M.)	Total Carpet Area (SQ.M.)	Total Carpet Area (SQ.FT.)
2 BHK Type 02	65.26	4.95	70.21	755.74

B - Building Type 2.5 BHK



Type	Carpet Area As Per RERA (SQ.M.)	Living Balcony (SQ.M.)	Total Carpet Area (SQ.M.)	Total Carpet Area (SQ.FT.)
2.5 BHK	86.04	4.95	90.99	979.42

B - Building Type 2.5 BHK



Type	Carpet Area As Per RERA (SQ.M.)	Living Balcony (SQ.M.)	Total Carpet Area (SQ.M.)	Total Carpet Area (SQ.FT.)
2.5 BHK	86.04	4.95	90.99	979.42



Type	Carpet Area As Per RERA (SQ.M.)	Living Balcony (SQ.M.)	Master Bed Balcony (SQ.M.)	Total Carpet Area (SQ.M.)	Total Carpet Area (SQ.FT.)
3 BHK Type 01	100.48	5.85	4.32	110.65	1191.04



Type	Carpet Area As Per RERA (SQ.M.)	Living Balcony (SQ.M.)	Master Bed Balcony (SQ.M.)	Total Carpet Area (SQ.M.)	Total Carpet Area (SQ.FT.)
3 BHK Type 01	100.48	5.85	4.32	110.65	1191.04



Type	Carpet Area As Per RERA (SQ.M.)	Living Balcony (SQ.M.)	Total Carpet Area (SQ.M.)	Total Carpet Area (SQ.FT.)
3 BHK Type 02	100.48	5.85	106.33	1144.54



Type	Carpet Area As Per RERA (SQ.M.)	Living Balcony (SQ.M.)	Total Carpet Area (SQ.M.)	Total Carpet Area (SQ.FT.)
3 BHK Type 02	100.48	5.85	106.33	1144.54



Location Map



Riverview City - Magarpatta City - 9 kms | Pune-Solapur Road - 0 km | MIT ADT University - 2 kms

Best Connectivity

- Close to Major IT Parks
- Next to Outer Ring Road
- Upcoming International Airport
- Close to Major Colleges and Schools

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From a legacy that builds more than homes.



3 Mega Townships
24,000+ Happy Families
1,40,000+ Jobs Created
1650 Acres
Sustainable Development



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