GIRI SHIKHAR

PREMIUM 2 & 3 BHK HOMES

KATRAJ-KONDHWA ROAD

TRUE LUXURY IS FOUND IN SPACES

WHERE EVERY MOMENT FEELS TOUCHED BY THE DIVINE

All images are conceptual images

OPEN THE GATES TO PURE GRANDEUR

Artistic impression

DIVINELY LUXURIOUS LIVING

Experience a premium lifestyle set against a backdrop of divinity at Katraj-Kondhwa Road! Offering luxurious amenities, modern comforts, and expansive spaces that accommodate every aspiration and elevate your quality of life, the 2 & 3 BHK premium residences at Giri Shikhar are designed to resonate with your heart.

Giri Shikhar is located just minutes from the ISKCON Temple, Shatrunjay Temple & Katraj Temple, seamlessly blending divine serenity with lavish living. Embrace a lifestyle where spirituality meets opulence, letting you enjoy the best of both worlds!

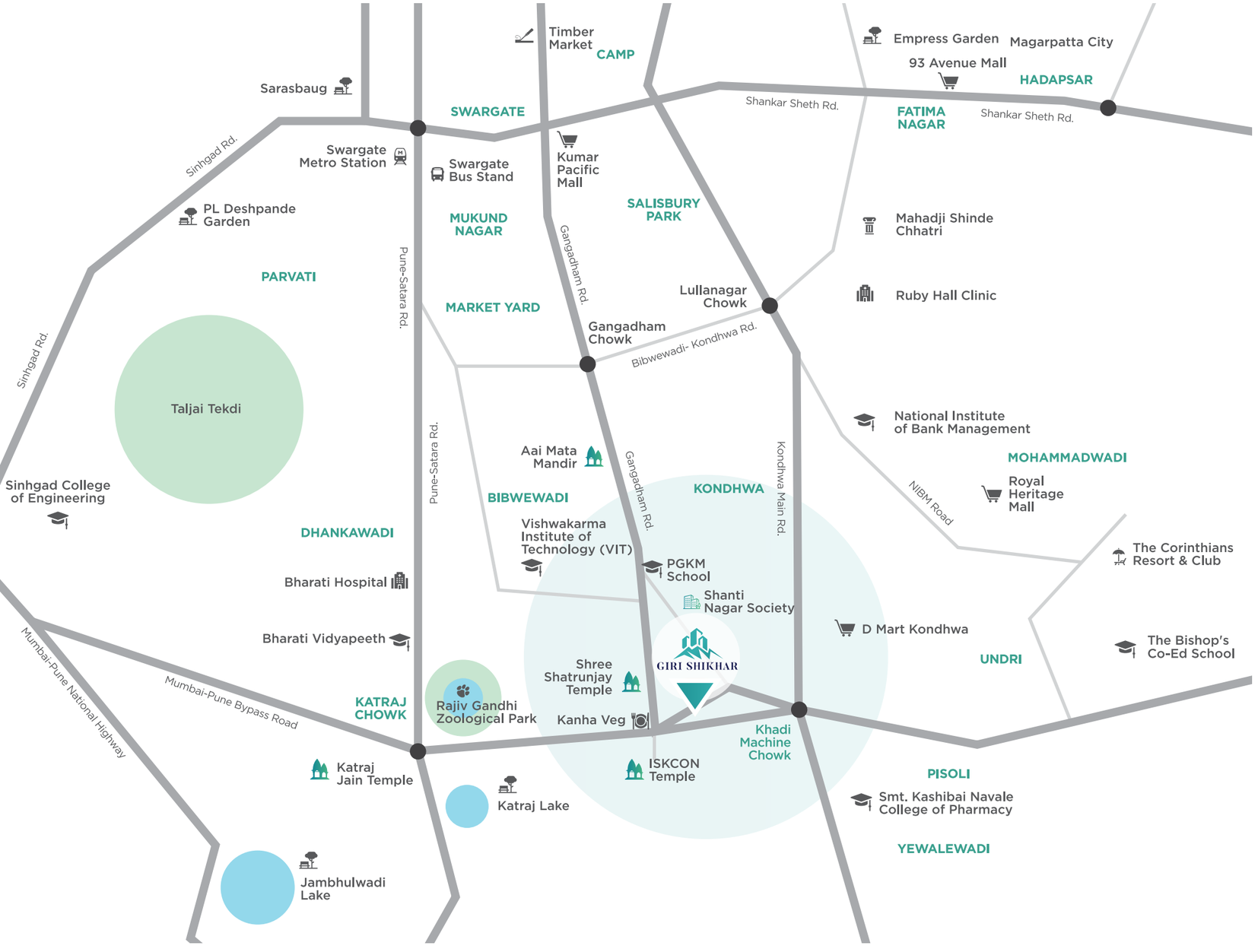
Artistic impression

A THOUGHTFUL LOCALE

Katraj-Kondhwa Road offers excellent connectivity to Central Pune and prime areas such as Swargate, Gangadham Chowk, Katraj, Timber Market, MG Road and NIBM, making it a highly convenient choice for residents. The region is experiencing rapid development, with road expansions, emerging commercial hubs, and enhanced social infrastructure. Additionally, its proximity to the upcoming Katraj Metro Station, Ring Road, and Purandar Airport further elevates its accessibility and future growth potential.

Offering more housing options compared to Central Pune, Katraj-Kondhwa Road strikes the perfect balance between affordability and modern amenities. The presence of reputed schools, colleges, and educational institutions also makes it an ideal location for families.

All images are conceptual images



KEY DISTANCES

POPULAR LOCATIONS

Katraj Lake	10 Min.
Gangadham Chowk	10 Min.
Market Yard	10 Min.
Rajiv Gandhi Zoological Park	15 Min.
7 Loves Chowk	15 Min.

TEMPLES

Shatrunjay Temple	5 Min.
ISKCON Temple	5 Min.
Katraj Jain Temple	15 Min.

EDUCATIONAL INSTITUTES

PGKM School	5 Min.
Rasiklal M Dhariwal English Medium School	5 Min.
VIT College	5 Min.
Bharati Vidyapeeth University	12 Min.

CONNECTIVITY

Upcoming Katraj Metro Station	10 Min.
Swargate Bus Stand	15 Min.
Upcoming Purandar Airport	45 Min.

HOSPITALS

City Care Hospital	5 Min.
Bliss Multispeciality Hospital	5 Min.
Lifeline Hospital	10 Min.
Sahyadri Hospital, Bibwewadi	15 Min.

Artistic impression

AMENITIES WITH AN ALLURING VIBE

At the heart of luxurious living filled to the brim with comfort, you deserve amenities that match your lifestyle!

At Giri Shikhar, we have taken it a step further to bring you mesmerising rooftop & podium amenities.

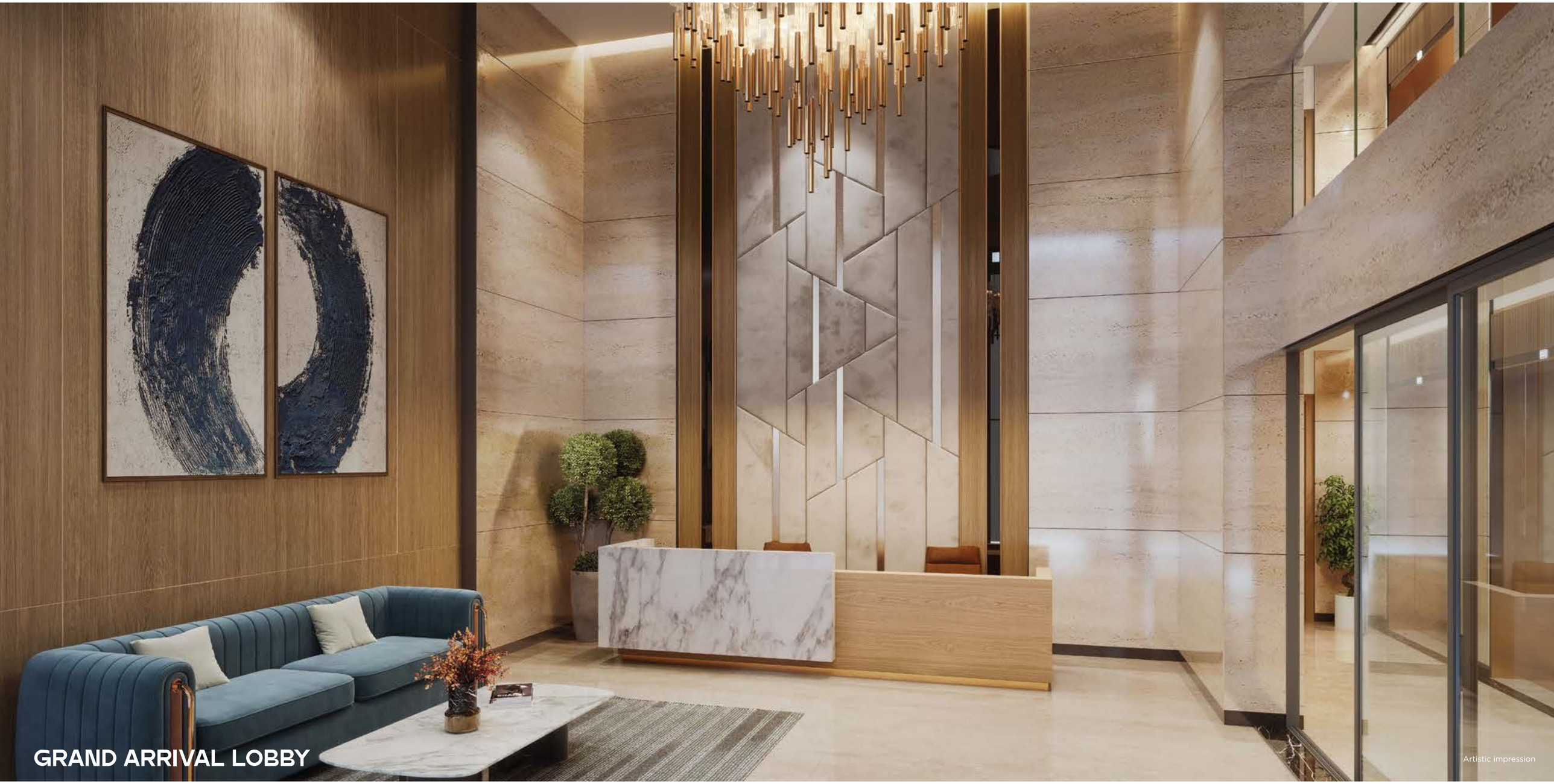
From a spectacular swimming pool, a delightful kids' play & senior citizens' sit-out area to a serene yoga deck. If you can imagine it, we have it!

All images are conceptual images

Artistic impression

LUXURIES ON THE ROOFTOP

1. Infinity Swimming Pool & Kids' Pool
2. Open-air Theatre & Fire Pit
3. Cabana Seating
4. Hammock Garden
5. Stargazing Deck
6. Zen Garden
7. Co-working Area
8. Library
9. Calisthenics Area
10. Party Lawn
11. Zumba Lawn
12. Meditation Deck



GRAND ARRIVAL LOBBY

Artistic impression

INFINITY SWIMMING POOL & KIDS' POOL

Artistic impression

KIDS' PLAY AREA

GAME ROOM

SENIOR CITIZENS' SIT-OUT AREA

All Images are artistic impressions

OPEN-AIR THEATRE & FIRE PIT

Artistic impression

LANDSCAPED GAZEBO & STARGAZING DECK

Artistic impression

All images are conceptual images

PICKLEBALL COURT

GYM

All images are conceptual images

Conceptual image

SPECIFICATIONS

CONSTRUCTION

- A-class, Earthquake-resistant RCC-framed Structure

FLOORING

- Vitrified Tile Flooring
- Designer Wall & Floor Tiles in Toilets
- Anti-skid Tiles for Balconies/Terraces

DOORS

- Decorative Main Door
- Thermo-laminated Flush Doors with SS Fittings for Bedrooms
- Water-resistant Door Shutters for Toilets
- Digital Door Lock

PAINT

- Internal O.B.D. Paint
- Exterior Building Weatherproof Acrylic Paint

KITCHEN

- Granite Kitchen Counter
- Stainless Steel Sink
- Provision for Water Purifier
- Dado Tiles upto 3 Ft.

WINDOWS

- Powder-coated Aluminium Windows with Mosquito Nets

BBM AND PLASTERING WORK

- Brickwork in AAC Blocks
- External Double-coat Plaster

WALL

- Gypsum Punning on Walls

PLUMBING, BATHROOM AND TOILETS

- Concealed Plumbing
- White/Colored Ceramic Sanitaryware of a Reputed Brand
- CP Fittings by Jaquar or Equivalent
- Provision for Boilers & Exhaust Fans in all Toilets

ELECTRICAL

- Concealed Copper Wiring With ELCB & MCB Switches
- Electrical Switches of a Reputed Brand
- Adequate Points for Lights, Fans and TV
- Provision for Split AC in Living Room & All Bedrooms

LIFTS

- 4 High-Speed Premium Elevators with Genset/Inverter Backup

SECURITY

- 24X7 CCTV Surveillance
- Society Office
- MyGate or an Equivalent Security Management System

KEY FEATURES

- Grand Arrival Lobby
- Designer Grand Entrance Gate
- Solar PV Panels for Common Areas
- Outdoor Light System for Driveways & Exterior of Building
- Common Toilet on Parking Floors
- Water Softner/Purification
- Multi-Level Parking

AAROVIA SPACES

We believe every great story begins with a place to call home. We build more than structures—we create spaces where families grow, dreams take shape, and memories are made for generations. Every brick we lay is guided by trust, quality, and an unwavering commitment to our customers.

Rooted in decades of construction experience and driven by a new generation of vision, we combine thoughtful design with honest craftsmanship. To us, a home isn't just where you live—it's where you truly belong.

KUSUMA DEVELOPERS

Rooted in the values of trust, honesty, and sustainability, Kusuma is a new venture dedicated to shaping a better tomorrow. Much like our name, which signifies a flower in bloom, we believe in growth that is natural, thoughtful, and enduring.

With strong foundations in real estate, Kusuma is also marks its presence into complementary verticals such as steel and many more, bringing the same integrity and precision to every aspect of construction.

At Kusuma, we don’t just build structures, we cultivate lasting relationships and thriving communities.

padmavati VENTURES

Backed by a legacy of integrity and excellence, Padmavati Ventures engages in residential, commercial, and mixed-use developments that reflect innovation, sustainability, and elegance.

Every project we undertake is a step towards building not just structures, but relationships and lifestyles that endure, we believe in celebrating progress, shaping skylines, and creating opportunities for growth – for our customers, partners, and the society at large.

OUR STUNNING LANDMARKS

AAROVIA SPACES

OUR COMPLETED PROJECTS

RADHE

1 & 2 BHK
RESIDENCES

VIMAN NAGAR

RADHE
KRISHNA

1 & 2 BHK
RESIDENCES

VIMAN NAGAR

DL MARKET

SHOPS &
OFFICE SPACES

RAVIWAR PETH

R I T Z

2 & 3 BHK
APARTMENTS

KHARADI

KRISHNA
KAPITAL

SHOPS &
OFFICE SPACES

KONDHWA

All images are artistic impressions

OUR STUNNING LANDMARKS

padmavati
VENTURES

OUR COMPLETED PROJECTS

SAMMET
Location Meets Luxury

4 BHK
RESIDENCES

MUKUND NAGAR

PADMAVATI
SHIKHAR

2 & 3 BHK
HOMES

SATARA RD.

Girnar 108

2 & 3 BHK
HOMES

KONDHWA

PADMAVATI
Aagam

3 BHK
APARTMENTS

SALISBURY PARK

All images are artistic impressions

LET'S SCALE NEW HEIGHTS TOGETHER

All images are used for representational purposes only

P52100080993

maharera.maharashtra.gov.in

GIRI SHIKHAR

PREMIUM 2 & 3 BHK HOMES

KATRAJ-KONDHWA ROAD

Site Address:
Sr. No. 56, Near ISKCON Temple,
Katraj-Kondhwa Road, Pune - 411048

girishikhar.com | girishikhar9@gmail.com

7387386030 / 7387389060

Project By

AAROVIA SPACES | KUSUMA DEVELOPERS | padmavati VENTURES

All contents including designs, layouts, amenities, facilities, images displayed/provided, are solely for informational purposes and are not intended to constitute a solicitation. These are artistic impressions/schematic representations of the project showcased and are indicative of the project that can be built. This material does not constitute a contract of any type between the developer/promoter/owner and the recipient. Nothing should be construed to be final. Since the project is under evolution, there is a possibility that there may be certain changes made to the project as represented within promotional materials. All interested buyers are required to verify all relevant details pertaining to this project independently prior to concluding any decision for buying any unit within this project. The developers are not responsible for the consequences of any action taken by the viewer relying on such information/material. Terms and conditions apply.