

THE
ROAD
NOT
TAKEN

1
GOL
SPA/DE
RRO'N
PRABHAT RD



A photograph of a forest path. The path is covered in fallen leaves and is flanked by tall, thin trees. The lighting is soft and warm, suggesting a late afternoon or early morning setting. The path splits into two directions, with the one on the left appearing more traveled and the one on the right appearing less so.

Two roads diverged in a wood, and I,
I took the one less traveled by,
And that has made all the difference.

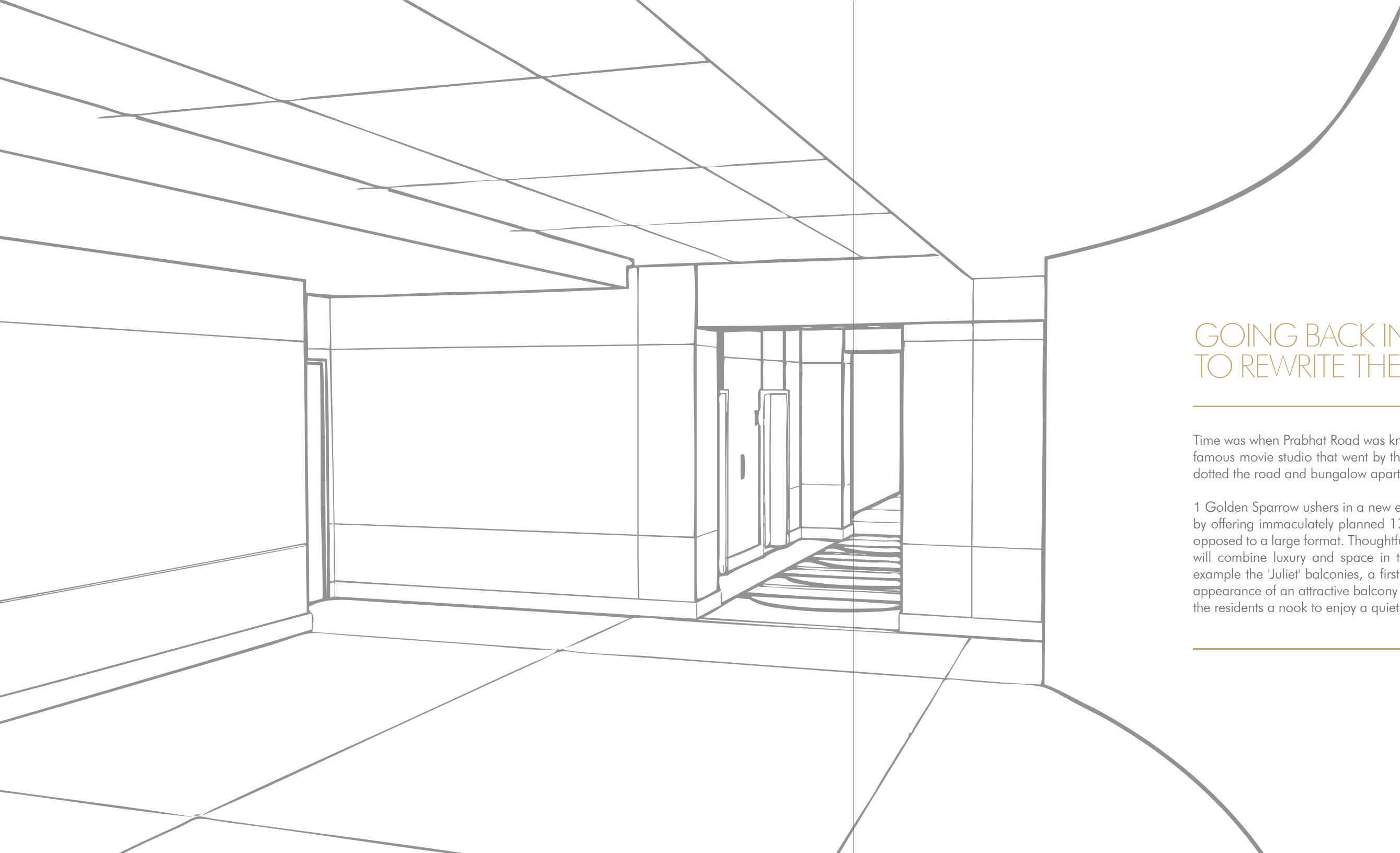
Robert Frost, *The road not taken*.

ALL ROADS MAY LEAD HERE
BUT WE TOOK THE ONE
NOT TAKEN BEFORE.

You didn't get to the pinnacle of success by simply following in the footsteps of those before you. You went off the beaten track, made your own destiny and when you got there, had the satisfaction of knowing that it was the road not taken.

1 Golden Sparrow is not just your usual luxury address. Nestled between high rises on Pune's most iconic address, Prabhat Road, this six-floor luxury address marks the debut of the Golden Sparrow Corporation, a young and enterprising company with bold ambitions for Pune. It combines aesthetics, global design sensibilities, high quality standards and features built for modern living rarely seen in these parts before.





GOING BACK IN TIME TO REWRITE THE FUTURE.

Time was when Prabhat Road was known for its quaint nooks and a famous movie studio that went by the same name. Soon high rises dotted the road and bungalow apartments became the norm.

1 Golden Sparrow ushers in a new era of luxury on this iconic road by offering immaculately planned 1700 square feet apartments as opposed to a large format. Thoughtfully designed, these apartments will combine luxury and space in truly innovative ways. Take for example the 'Juliet' balconies, a first in Pune, which paints a pretty appearance of an attractive balcony from the outside whilst offering the residents a nook to enjoy a quiet cuppa together.

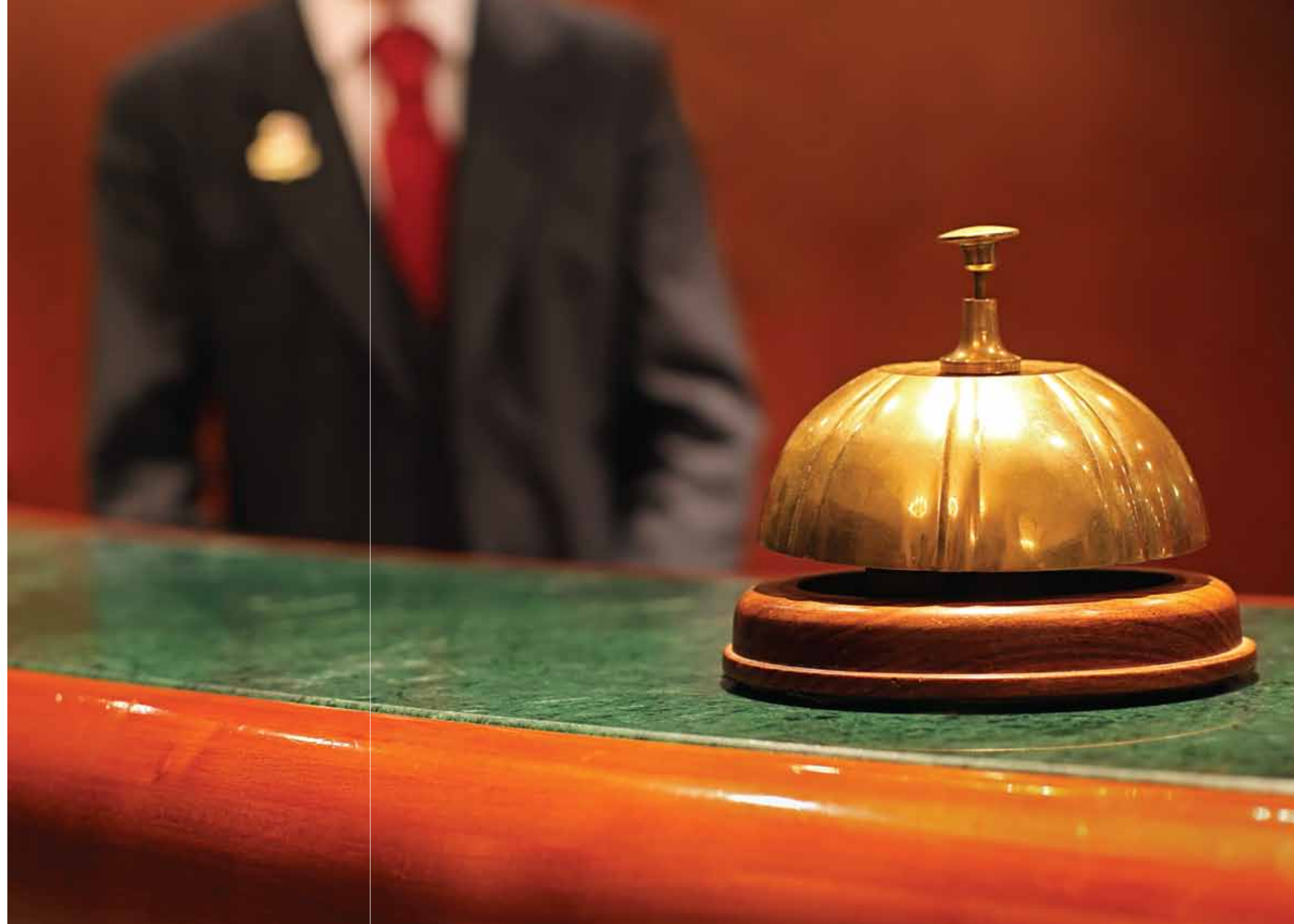


LUXURIOUS AMENITIES

Round-the-clock concierge service

Plush, state of the art gymnasium

Complimentary Marriott Preferred membership for 5 years





24-hour security services

Intercom system

3 level video security system

Broadband provision

Two high-speed elevators

Two parking spaces reserved
for each apartment

BUILT TO LAST

Most modern day structures never survive the test of time. At Golden Sparrow quality is not a thing we take lightly. It's a commitment.

Apartments

Split units placed in bedrooms, living rooms and dining area along with ductable unit with scroll compressor

Texture finish with weatherproof coating on external walls and emulsion paint on internal walls

SS and glass railing

Walls

POP with emulsion on the internal walls and ceilings of living, dining, kitchen and bedrooms

Imported vitrified tiles dado on the internal walls of the bathrooms

Armstrong tile false ceiling in the bathrooms

Flooring

Italian marble in living and dining room

Imported vitrified tiles (600x600) and HDF wooden floors in bedrooms

Anti-skid imported deck tiles in toilets and terrace

Only the finest materials will be sourced and used in creating 1 Golden Sparrow, to ensure it stands the unforgiving test of time.

Accessories

Duravit sanitary ware, Grobe CP fittings, Geberit concealed flush tank and a mirror in the bathroom

Dual sink, Corian Otta in the kitchen

Higher gauge aluminum windows that can be opened and plywood with veneer finish doors

Electrical

Concealed conduit with PVC insulated copper wiring

Sufficient power outlets including cable and telephone points around the apartment

100% power backup



Type	Floors	Total Flats	Carpet (Sq.M)	Terrace (Sq.M)	Carpet (Sq.Ft.)	Terrace (Sq.Ft.)	Salable Per Flat
3BHK	6	24	101.50	19.72	1,092.55	212.22	1,696.26



CHARTING A NEW ROAD, SETTING NEW MILESTONES.

Riding the surge of energy and enthusiasm, and the evolutionary dynamic of a young and vibrant India, the driving force and guiding light behind Golden Sparrow Corporation is to give concrete shape to one-of-a-kind business concepts. Encompassing such diverse areas of endeavour like construction, publishing and motorsport, we are an organisation aiming to deliver premium experiences in each of these arenas.

Taking the 'road less travelled', is the motif that will be common to the varied tapestry of our multi-dimensional efforts. From transforming Pune's landmark Prabhat Road skyline with a distinctive piece of architecture, forging together a championship-winning rally team called Slideways Industries and bringing the Thrill Of Driving to the Indian motoring enthusiast via the motoring magazine Evo India, for us the sky may be the only limit...



REAL ESTATE



PUBLISHING



MOTORSPORT



GOLDEN SPARROW

CORPORATION

Pune Office

814, Demech House, Golden Sparrow Corp., Pune 411004.

Tel: 020 2432 4332 / 33, 020 2567 1111 / 22

email: info@goldensparrow.com | website: www.1goldensparrow.com

Disclaimer: The plans, specifications, images and other details herein are only indicative and the Developer / Owner reserves the right to change any or all of these in the interest of the development. This printed material does not constitute an offer and / or contract of any type between the Developer / Owner and the recipient. Any Purchaser / Lessee of the development shall be governed by the terms and conditions of the Agreement for Sale / Lease entered into between parties, and no details mentioned in this printed material shall in any way govern such transactions. Tolerance of +/-2% is possible in the unit areas on account of design & construction variances. Images are for representative purposes only.