



# TRITON

RESIDENCY

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2, 2.5 & 3 BHK  
PREMIUM APARTMENTS

At Pune-Nagar Road, Viman Nagar Annex  
Vadgaon Sheri, Pune



# A SYMPHONY OF DESIGN & ELEGANCE

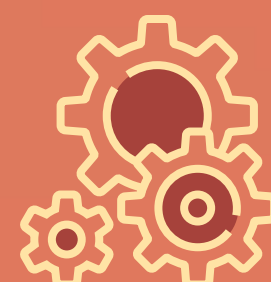
Step into Triton, where every corner whispers tales of architectural brilliance. Nestled in the heart of Viman Nagar, Pune, Triton stands as a testament to modern design and timeless elegance. Its unique and alluring architecture promises not just a home, but an experience. Triton is not just a building; it's a masterpiece crafted for those who appreciate the finer things in life.



Meticulously  
Crafted

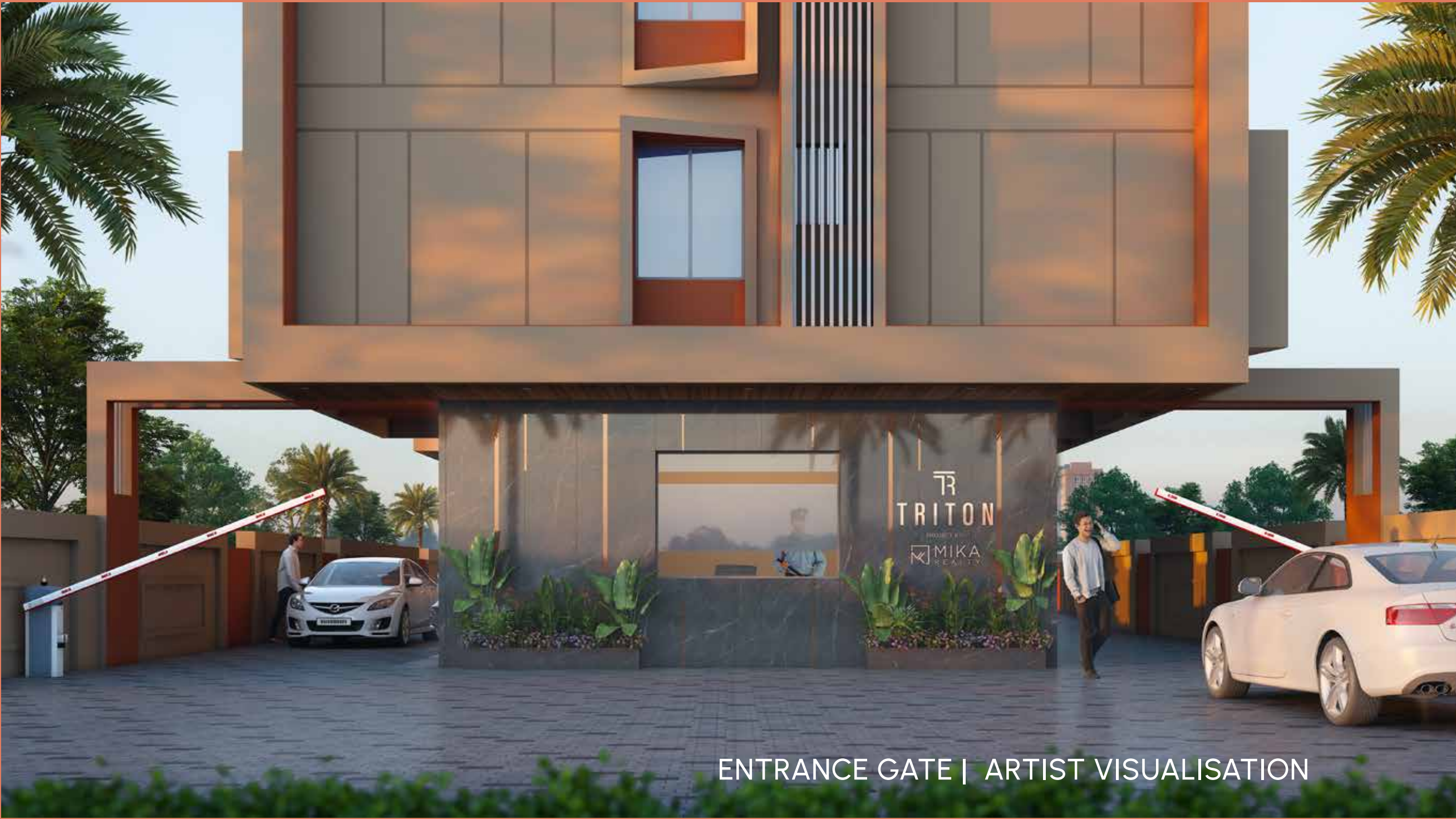


Unique  
Architecture



Apt  
Functionality





# FIND YOUR PERFECT SPACE

Choose from a range of meticulously designed 2 and 3 BHK apartments that cater to your unique lifestyle needs. Each unit is thoughtfully planned to maximize space and natural light, offering a perfect blend of functionality and aesthetics. With competitive pricing and flexible payment plans, owning your dream home at Triton is now within reach.



# EXPERIENCE THE PERFECT LUXURY





# YOUR PRIVATE PARADISE

Triton is meticulously crafted to offer you the luxury of living, combining privacy that allows you to relish your 'me time.' Imagine waking up to the serene seclusion of your balcony-shielded from the hustle and bustle, yet with panoramic views of the vibrant cityscape.



DAY VIEW | ARTIST VISUALISATION



# YOUR GATEWAY TO THE CITY



Phoenix  
Marketcity  
- **05** min

PVR  
- **05** min

Creaticity  
Mall  
- **12** min

D-Mart  
- **12** min



# SHOP & FUN

# WORK

E Space  
IT Park  
- **01** min

The Square  
Signature Business  
Chambers  
- **04** min

Solitaire &  
Panchshil  
Business Park  
- **08** min

WTC & EON IT  
Park, Kharadi  
- **10** min



# EDUCATION

St. Francis De  
Sales School  
- **01** min

The Bishop's  
Co-Ed School  
- **05** min

St. Arnold's  
Central School  
- **05** min

Symbiosis  
International  
University  
- **05** min





# HOTEL

Hyatt  
- **05** min

Novotel  
- **05** min

Radisson  
Blu  
- **12** min

The  
Ritz-Carlton  
- **10** min



# TRAVEL

Bus Stop  
- **01** min

Ramwadi  
Metro Station  
- **06** min

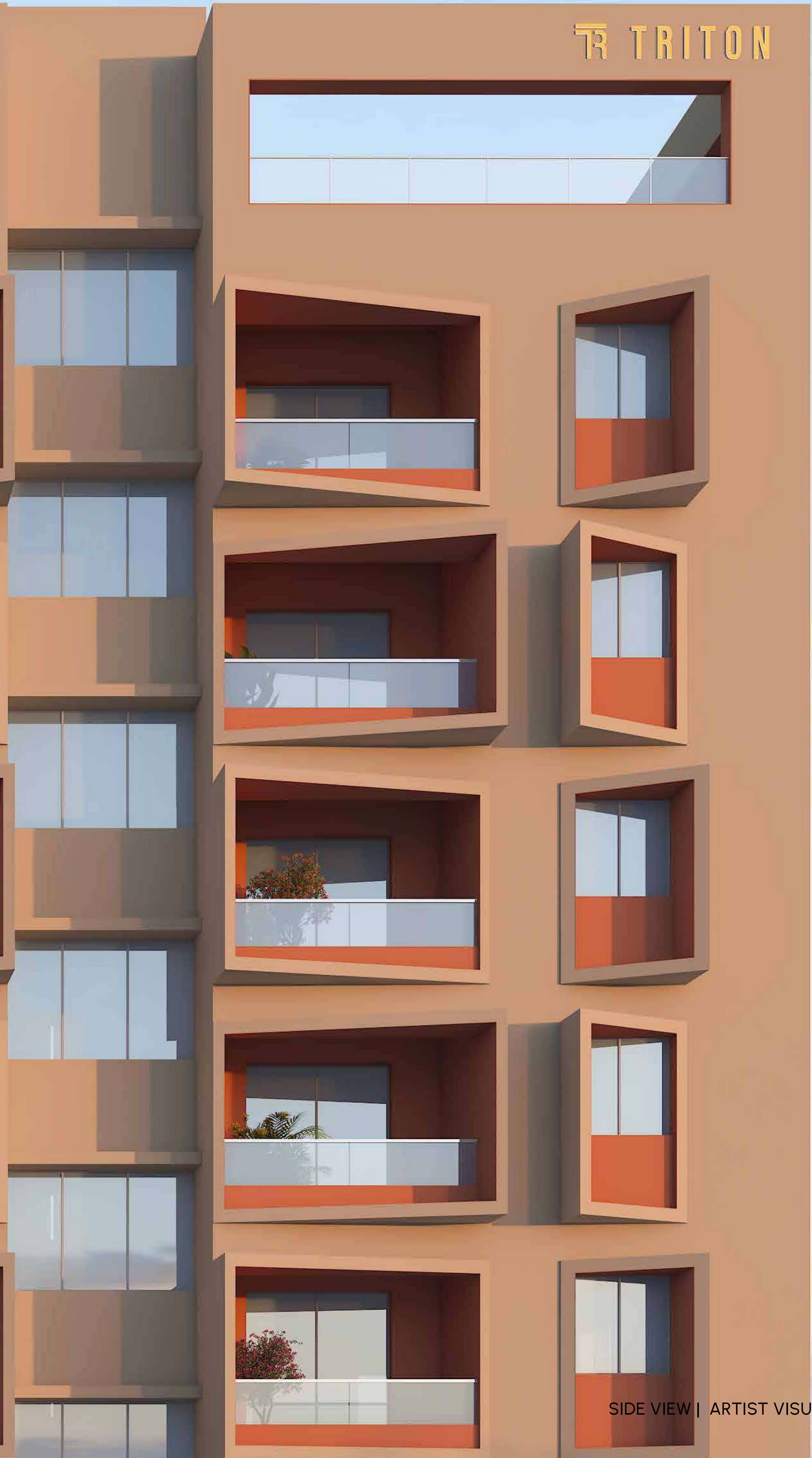
Pune  
International  
Airport  
- **12** min





# THE AERIAL BLISS

TR TRITON

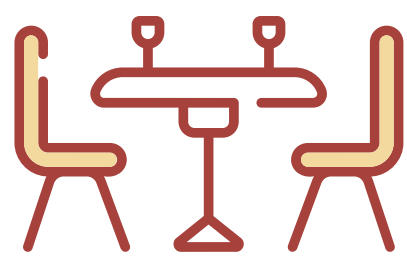


SIDE VIEW | ARTIST VISUALISATION



# GROW WITH THE CONVENIENCES

Triton is where luxury meets comfort, allowing you to live life king-size. With 2 and 3 BHK premium apartments designed to elevate your living experience, each unit seamlessly blends functionality with aesthetics, maximizing space and natural light. The project offers a host of world-class amenities, including a state-of-the-art multipurpose hall, a dedicated children's play area, and high-speed elevators. Here you can enjoy the convenience of 24/7 security, ample parking, and thoughtfully crafted spaces that cater to your every need.



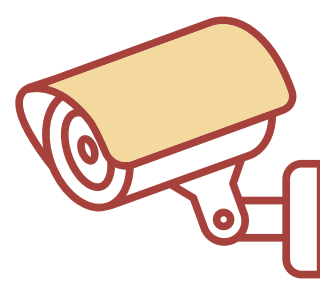
Multipurpose  
Hall



Society  
Office

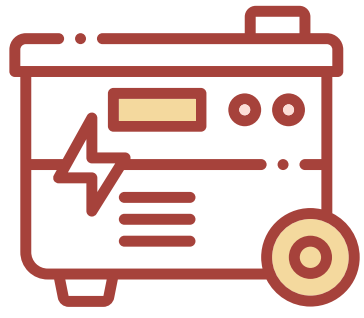


Entrance  
Lobby

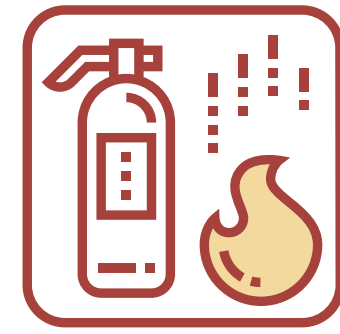


CCTV  
Surveillance

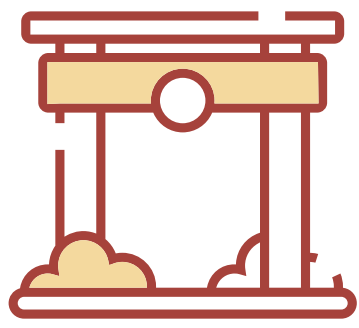




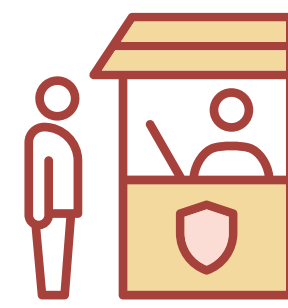
Power Backup For  
Common Areas



Fire  
Fighting



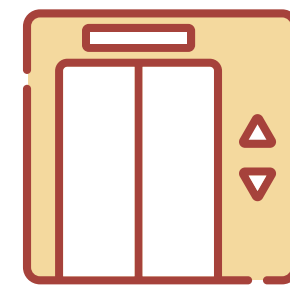
Entrance  
Gate



Security  
Cabin



Covered Car  
Parking



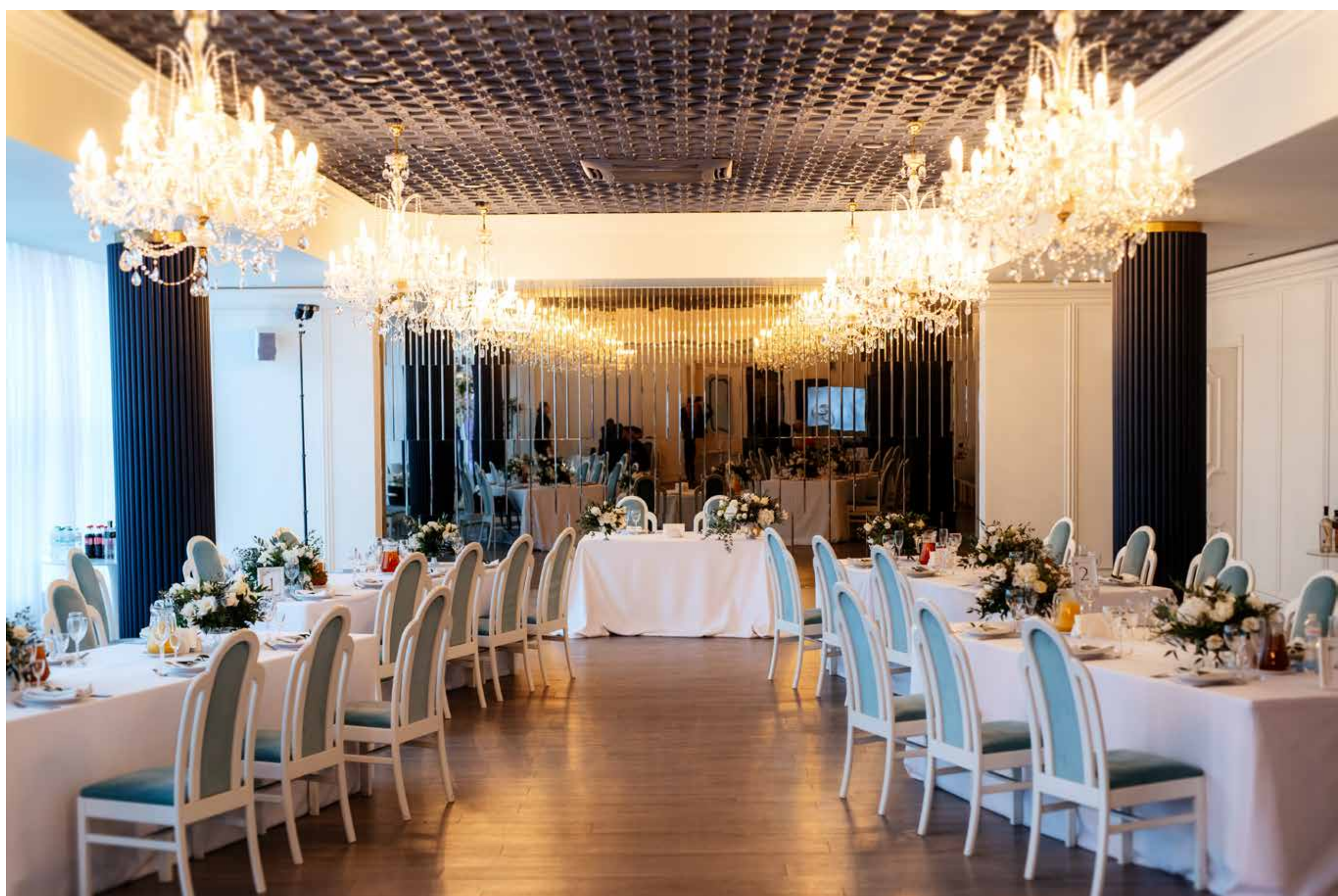
Lifts



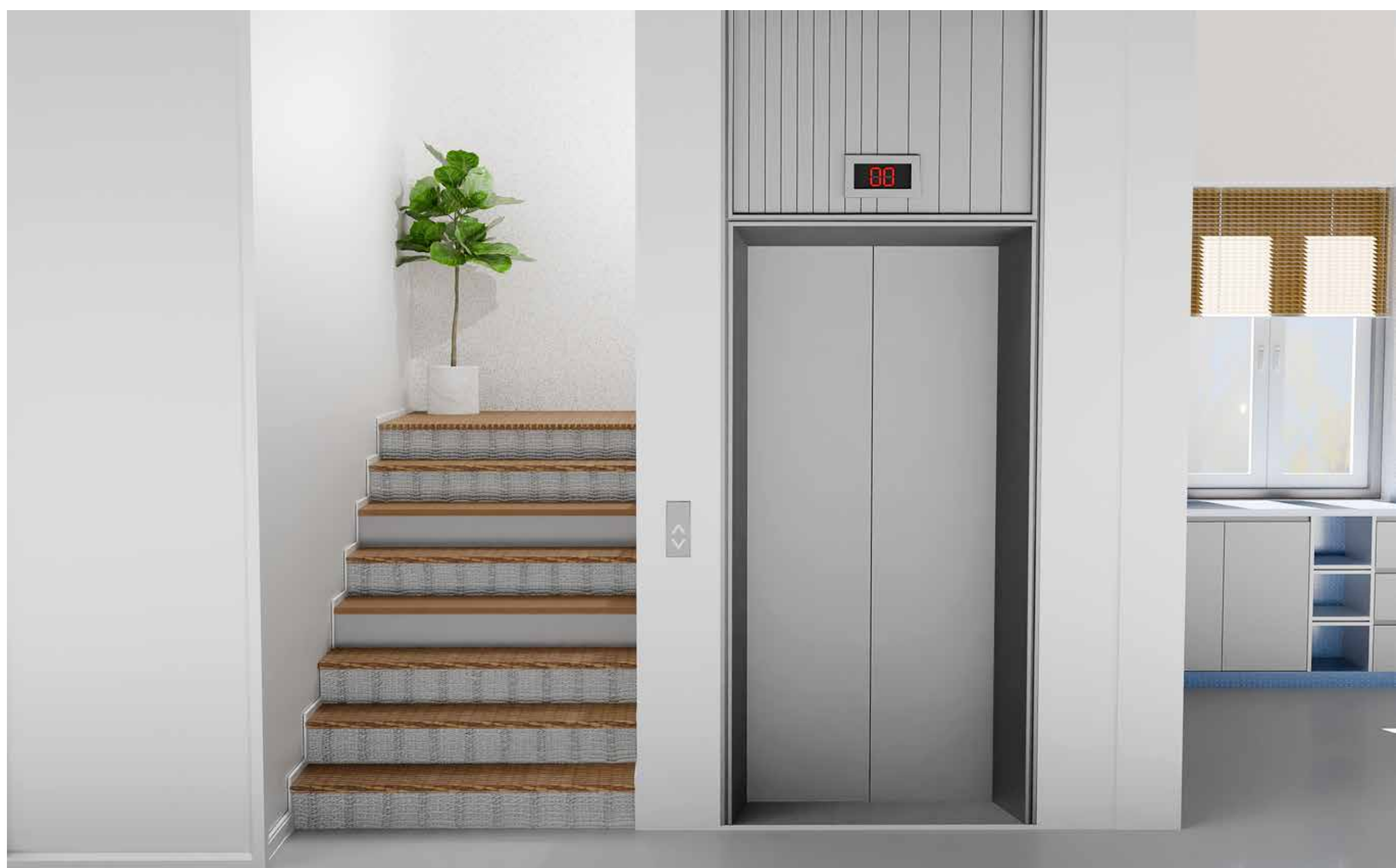
Water  
Harvesting



## More Surprising Amenities...



MULTIPURPOSE HALL | ARTIST VISUALISATION



ENTRANCE LOBBY | ARTIST VISUALISATION







# CUT SECTIONS

**2** BHK  
E WING



TOP VIEW & DIMENSIONS





# 2.5 BHK

E WING



TOP VIEW & DIMENSIONS



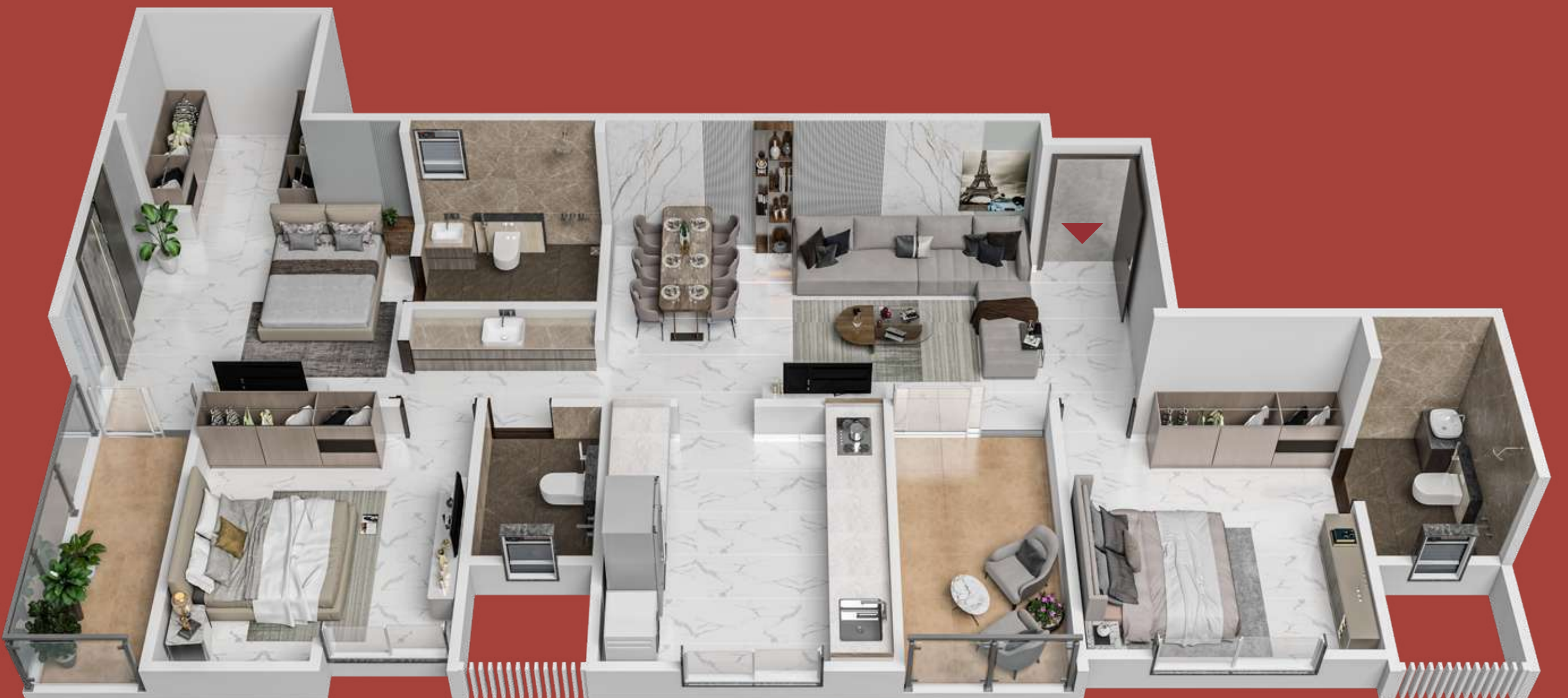


# 3 BHK

## E WING



TOP VIEW & DIMENSIONS



# SPECIFICATIONS

## DOORS & WINDOWS

- Mosquito Net In Bathroom Windows
- Premium Quality Doors For All Bedrooms
- Door Frame
- Attractive Main Entrance Door
- Premium Brand Lock Fittings For All Doors
- Toughened Glass Railing For All Terraces

## BATHROOM

- Premium Dado Tiles In All Bathrooms (Up To Lintel Level)
- Premium Quality Sanitary Ware & CP Fittings
- Anti-Skid Flooring In Washrooms
- Solar Water Connection In All bathrooms For Limited Hours (Subject To Environment)
- Exhaust Fan Provision In All Bathrooms
- Provision For Geyser Point

## FLOORING

- Vitrified Tiles For Flooring
- Sliding For Windows With Granite Sill & Mosquito Net

## RCC

- Earthquake Resistant RCC Structure
- AAC Blocks/Bricks For External & Internal Walls



## KITCHEN

Kitchen Platform With SS Sink

Water Purifier Provision

Premium Dado Tiles Up To 2 ft. Above  
Kitchen Platform

Exhaust Fan Provision In Kitchen

## ELECTRIFICATION

AC & TV Point In "Living Room & Bedroom"

Provision For Inverter, DTH & Internet Connection

Concealed Electrical Wiring With Premium Switches

## PLASTER & PAINT

Gypsum Finishing Plaster For Internal Walls

Decent Quality Internal Paint

Double Coat Sand Faced Plaster  
External Walls





# NIGHTTIME MAGIC

When night falls, Triton dazzles with its illuminated elegance. The building's contours glow, creating a stunning silhouette against the night sky. Each balcony lights up, inviting residents to enjoy Pune's lively nightlife. Located in the heart of Pune's IT hub, Triton ensures you're always connected to the city's pulse.



NIGHT VIEW | ARTIST VISUALISATION



# UNVEILING THE ART OF MODERN LIVING

Nestled in the pristine locale of Viman Nagar, Pune, Triton Towers boasts a stunning architectural design that captivates at first glance. With sleek lines, modern aesthetics, and premium materials, this structure promises a lifestyle of brilliance and stature. Experience the perfect blend of elegance and innovation in every corner of your new home.



CLOSE UP VIEW | ARTIST VISUALISATION

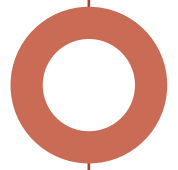


# PRIME LOCATION, ICONIC SURROUNDINGS



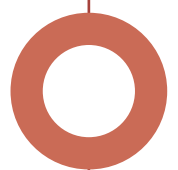
## ENTERTAINMENT HUBS

PVR	: 0.5 Km
Phoenix Marketcity	: 0.6 Km
Bollywood Multiplex	: 2.7 Km
Amanora Mall	: 7.2 Km



## IT PARK

Viman Nagar IT Hub	: 1.2 Km
Kalyani Nagar	: 3.3 Km
Eon IT Park, Kharadi	: 4.8 Km
Yerwada IT Park	: 5.7 Km



## HOTELS

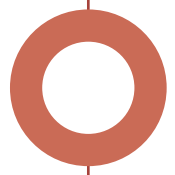
Novotel Hotel	: 1.4 Km
Hyatt Pune	: 2.1 Km
Radisson Blu Hotel, Kharadi	: 2.6 Km
The Ritz-Carlton	: 3.7 Km
Four Points	: 0.4 Km
The Westin	: 6.0 Km





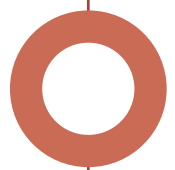
## HOSPITALS

Sahyadri Hospital	: 3.5 Km
Manipal Hospital	: 4.5 Km
Inlaks & Budhrani Hospital	: 6.0 Km
Jehangir Hospital	: 6.8 Km
Ruby Hall Clinic	: 7.0 Km



## IMPORTANT JUNCTIONS

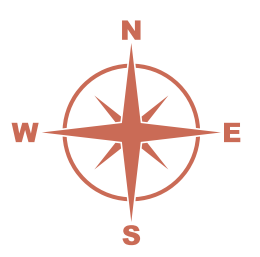
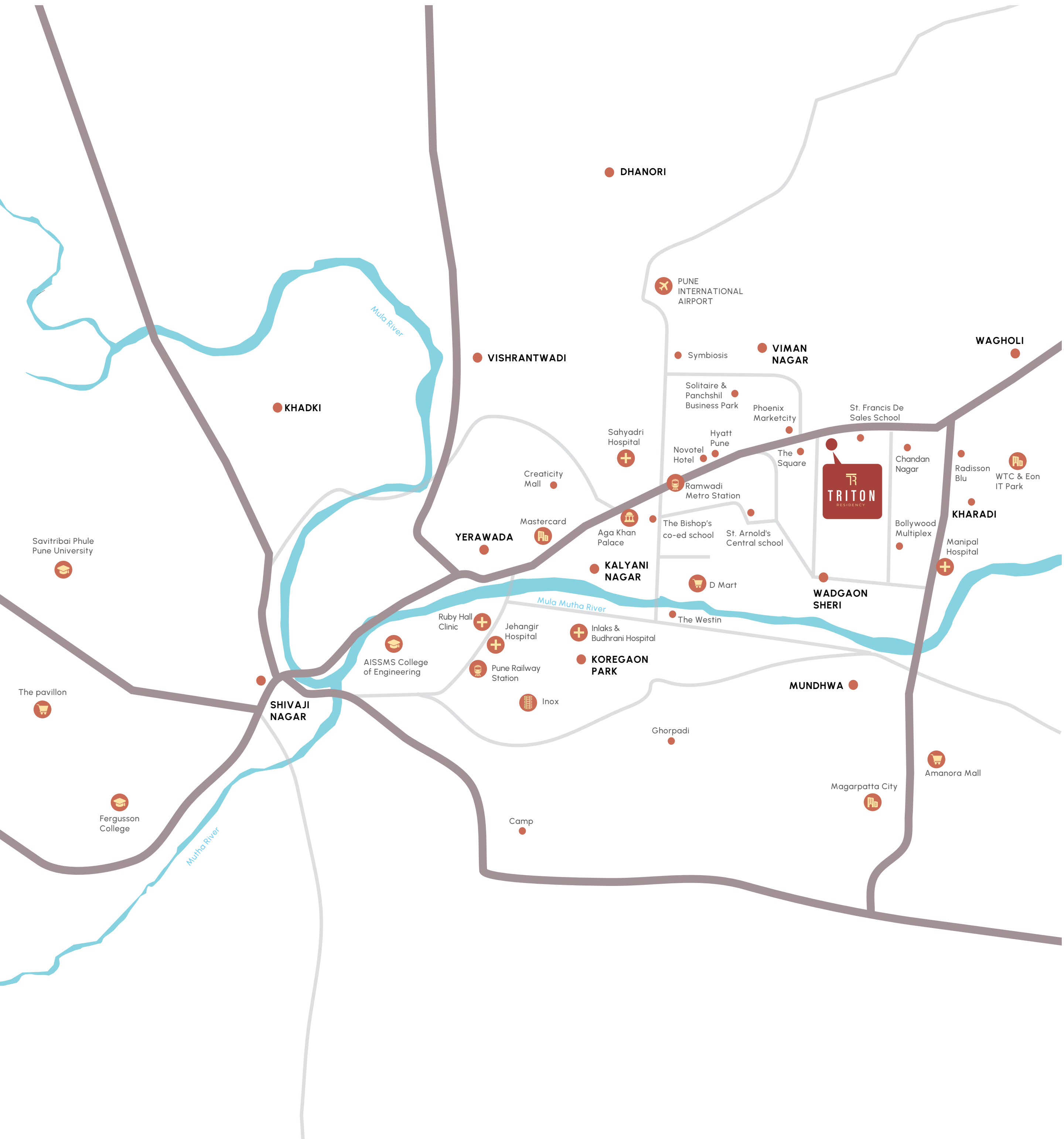
Pachwa Mail Bus Stop	: 0.2 Km
Ramwadi Metro Station	: 3 Km
Pune Airport	: 3.6 Km
Pune Railway Station	: 6.9 Km
Swargate	: 10.8 Km



## EDUCATIONAL INSTITUTES

St. Francis De Sales School	: 0.1 Km
Symbiosis International University	: 2.1 Km
The Bishop's Co-Ed School	: 2.2 Km
St. Arnold's Central School	: 2.4 Km
Euro International School, Kharadi	: 4.9 Km







# CRAFTING TOMORROW'S LANDMARKS, TODAY



We are, Mika Realty, a name synonymous with innovation and excellence in the real estate industry, brings you Triton Residency – an embodiment to our commitment to redefine the way you live. With a rich history of delivering landmark projects, Mika Realty is not just a developer; we are creators of spaces that resonate with luxury and sophistication. Our legacy is built on the foundation of trust, quality, and an unwavering dedication to creating homes that stand the test of time.

**A**

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**Praful Kothari**

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VENTURE







A PROJECT BY



JOINT VENTURE WITH

**BHARAT  
GALANDE**

PROJECT DEVELOPED & CONSTRUCTED BY SANKALP VASTU LLP



## SITE ADDRESS

Near E-Space IT Park,  
Pune-Nagar Road, Wadgaon Sheri,  
Pune, Maharashtra-411014

## BOOKING CONTACT

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## E-MAIL ID

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## WEBSITE

[www.tritonresidency.com](http://www.tritonresidency.com)

## CREDITS

Architect	:	Cubix Architects Associates
RCC Consultant	:	S.T.S. Consultants LLP.
MEP Consultants	:	Siddhivinayak MEP Consultants
Landscape Designer	:	Mahesh Chinchalkar
Brand Consultant	:	Qurious Design Pvt. Ltd.



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