



Playgrounds
with homes





All work and no play makes Jack a dull boy

We all know this saying, and the interesting part is that it relates to us...once we grow up!

So, here's the lifestyle that brings back all things sport and offers luxury homes as well!



BLUE

AT PRISM CITY

Playgrounds with Homes

4, 3, 2 BHK LUXURIOUS HOMES & DUPLEXES

This isn't just a residential project; this is a thoughtfully designed ecosystem where architecture, nature, wellness, and recreation come together. Spread across 5 acres, Prism City Blue offers 2, 3 and 4 BHK homes and duplexes. Thoughtfully crafted, these homes offer innovative features such as an aangan and walk-in wardrobe. You can make the most of Charholi's pleasant weather in these Vastu-compliant, well-ventilated homes that enjoy the neighbourhood of Indrayani River.



BLUE

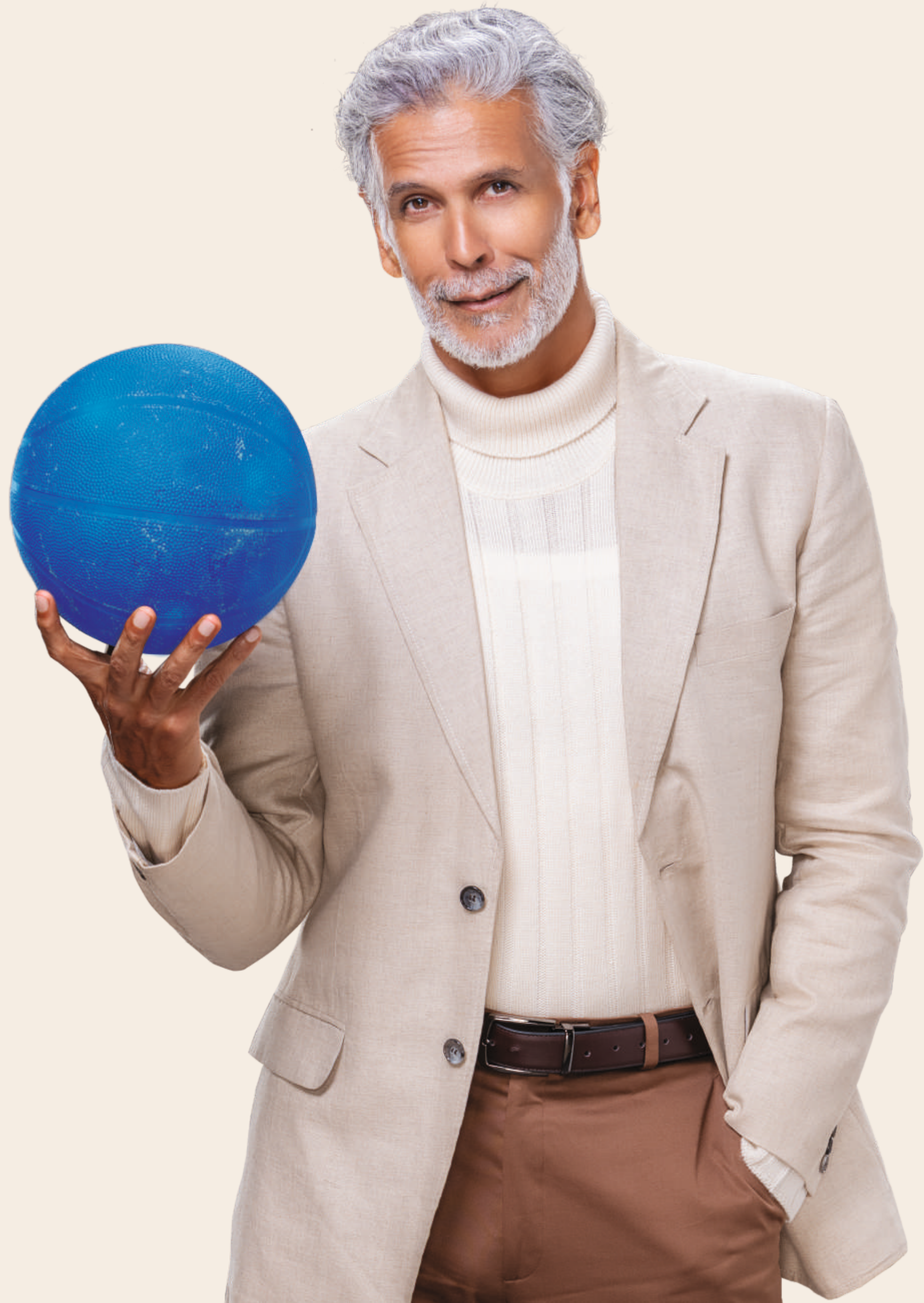
AT PRISM CITY

Playgrounds with Homes

4, 3, 2 BHK LUXURIOUS HOMES & DUPLEXES



Artistic Impression



BLUE

AT PRISM CITY

Playgrounds with Homes

40+
Playmenities

Across 4 Dynamic Zones

Playmenities, not amenities! We offer thoughtfully designed amenities that go beyond leisure. That's why we call them Playmenities; spread across 4 vibrant zones. Each space here is designed for pure action, fun, and adrenaline rush. From multi-purpose courts to a sparkling swimming pool with a deck jacuzzi and from a fully equipped gym to a vibrant clubhouse and badminton court, there's something for everyone, every day. Because here, you don't just live. You play more, live more!

Entire project at a glance

4 WEST-PLAY ZONE

NAVY C

3 C WING-GYM ZONE

2 SOUTH-PLAY ZONE

F ADMIRAL

A ROYAL

B SKY

CENTRAL-PLAY ZONE 1

D AQUA

E SAPPHIRE



BLUE

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4, 3, 2 BHK LUXURIOUS HOMES & DUPLEXES

The Blue. Justified.



So, the colour blue that stands for Energy, Agility and Excitement gets justice with the sports facilities here. Full-size Tennis Court, Badminton Court, Basketball/ Football Turf and a Cricket Pitch. It's a flexible play zone that brings out the athlete in you. whether you are a hardcore sportsman or simply wish to play for fun, this space is just for you ...and is rare to be found.



**BLUE
IS
NOW**



**THE
COLOUR
OF ENERGY**



BLUE

AT PRISM CITY

Playgrounds with Homes

4, 3, 2 BHK LUXURIOUS HOMES & DUPLEXES

Zen Garden

Open Lawn Stage

Amphitheatre

Open Lawn Area

Jogging Track

Children's Play Area

Temple Area

Gazebo

Senior Citizen Sitout

1 CENTRAL-PLAY ZONE

Over 40+ Playmenities Across 4 Zones



Artistic Impression

Zen Garden

Find your calm
in every corner

BLUE

IS

NOW

**THE
COLOUR
OF**

AGILITY





BLUE

AT PRISM CITY

Playgrounds with Homes

4, 3, 2 BHK LUXURIOUS HOMES & DUPLEXES

Clubhouse

Skating Rink

Cafeteria

Tennis Court

Cricket Pitch

Jacuzzi

Swimming Pool

2 SOUTH-PLAY ZONE

Over 40+ Playmenities Across 4 Zones

Three Level Clubhouse with Swimming Pool

Experience an enviable lifestyle with a magnificent clubhouse. This is a space designed to entertain, engage, and elevate. The ground floor welcomes you with exciting indoor games and also houses a cafeteria. The first floor features a spacious multipurpose/banquet hall perfect for gatherings and celebrations, and the top floor houses a cosy mini theatre for movie nights and private screenings. Step outside to unwind by the swimming pool, making it the ultimate destination for relaxation and recreation all under one roof!





BLUE

AT PRISM CITY

Playgrounds with Homes

4, 3, 2 BHK LUXURIOUS HOMES & DUPLEXES



Gymnasium



Zumba/Aerobics



Yoga



3 C WING-FULLY EQUIPPED GYM

Over **40+** Playmenities Across 4 Zones



Gym

Where goals
become gains

BLUE

IS

NOW

**THE
COLOUR
OF**

EXCITEMENT





BLUE AT PRISM CITY

Playgrounds with Homes

4, 3, 2 BHK LUXURIOUS HOMES & DUPLEXES

Multipurpose Court

Badminton Court

Tennis Court

Sitting Area

Open Gym

Walking Area

Sports Complex Area

4 WEST-PLAY ZONE

Over **40+** Playmenities Across 4 Zones

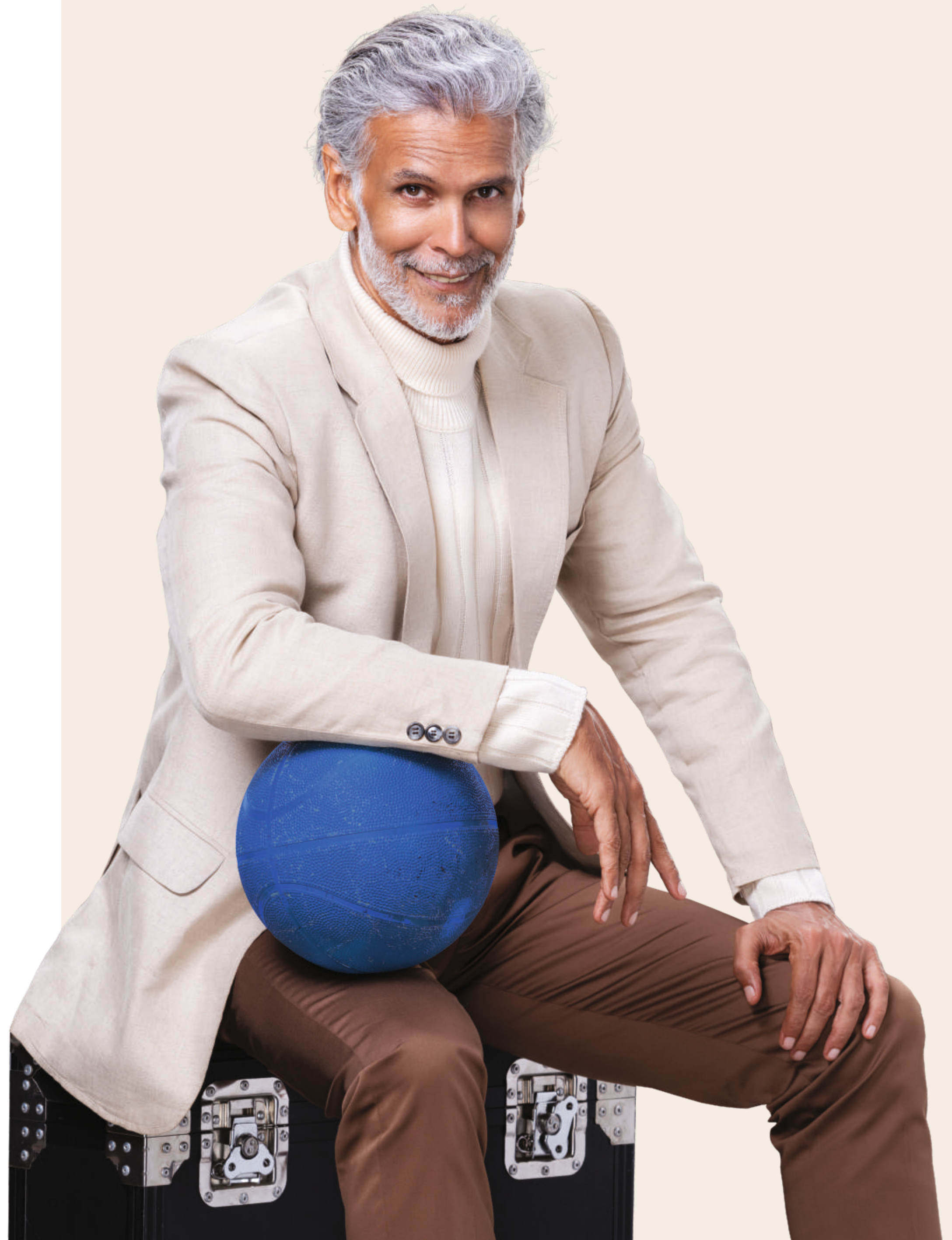
Where conversations
simply flow

Sitting Area



70% Open Space

Imagine living where 70% of the space is open, green, and full of life. Where the air feels lighter, mornings begin with enthusiasm, and every corner invites you to breathe, play, pause, and repeat. Prism City isn't just about walls and ceilings; it's about freedom to live large, under the sky.



AN ELEVATION
THAT SPEAKS ELEGANCE





Wide Living

Grandeur
begins at the lobby

Entrance Lobby





Style that
makes a statement

Living Room

Your private
kingdom of comfort



Master Bedroom



Step into
convenience

Walk-in Wardrobe

Cook in style,
serve with love.



Kitchen

Artistic Impression



One space
Many occasions

Your personal Theater
Just an elevator away

Mini Theater

Specifications



FOUNDATION & STRUCTURE

- Earthquake resistant RCC framed structure AAC blocks used for masonry.



FLOORING

- Vitrified/GVT flooring - 800 mm X 1600 mm in living, dining, kitchen and all bedrooms.
- 600 mm x 1200 mm Matte finished flooring in all balconies.



ELECTRICAL

- Legrand, Schneider, or an equivalent electrical switches.
- Concealed wiring in Polycab or an equivalent.
- Provision for installation of an inverter in each flat.
- Provision for WIFI point.
- AC points in the living room and all bedrooms.



DOORS/WINDOWS

- Main door with both sides decorative laminate flush door with digital lock.
- UPVC 3-track sliding doors with mosquito nets in the living room & bedroom.
- All bedroom doors are laminated post forming flush doors.
- WPC (wood plastic composite) door in toilet & bathroom doors.
- UPVC sliding windows in all rooms with mosquito net.



BATHROOM

- Premium CP fittings from Jaguar/Johnson or an equivalent brand.
- Premium sanitary fittings from Jaguar or an equivalent brand.
- Matte-finished tiles in flooring.
- Dado tiles in bathrooms up to lintel level
- Provision for exhaust fan and geyser for all bathrooms.
- Single lever hot and cold diverter with overhead shower-Jaguar or an equivalent.



KITCHEN

- Platform with natural granite top with stainless steel sink.
- Dado tiles up to 2 ft. above the kitchen platform.
- Provision for water purifier.
- Drinking tap water connection.
- Provision for exhaust fan.



UTILITY

- Inlet/outlet provision for washing machine



LIFTS

- Lifts from Kone/Johnson or an equivalent brand.



SECURITY SYSTEM

- Security person at entry and exit points.
- CCTV cameras at key points in the project.
- Fire Hydrants around the building and on each floor.
- Access control for main entrance gate.
- Smart society management app (Mygate/ABB/Green Packet).



COMMON FEATURES

- Impressive main gate.
- Society office.
- Well-lit lobbies and common areas.
- Fire staircase and refuge area for emergency evacuation.
- Landscaped green spaces.
- Sanitation facility for drivers.



GREEN FEATURES

- Common EV charging facility.
- Solar Panels for common areas.
- Rainwater harvesting.



PAINT FINISHES

- Internal walls with emulsion paint.
- External acrylic paint.

Charholi: A Smart Choice for the Future

Strategically nestled near Pune's rapidly developing northern corridor, Charholi is emerging as one of the most sought-after residential locations. With excellent connectivity to the city's major hubs, the Pune International Airport, and upcoming infrastructure developments like the Ring Road and Metro, Charholi blends urban convenience with future-ready living. Its proximity to IT parks, industrial zones, and educational institutions makes it a smart investment for both homebuyers and investors.



Where luxury meets connectivity

IT HUBS

EON IT Park	- 16 km
Hinjewadi IT Park	- 21 km
Talwade IT Park	- 13 km

HOSPITALS

Deokar Hospital	- 1.5 km
KK Care Hospital	- 3 km
PCMC Hospital	- 9 km
Orchid Hospital	- 1.5 km

MIDC AREAS

Bhosari MIDC	- 07 km
Chakan MIDC	- 15 km
Markal MIDC	- 11 km

SCHOOLS & COLLEGES

Apex Int. School	- 100 mtr
RKL Galaxy School	- 1.5 km
Radcliffe School	- 1.5 km
D.Y. Patil School & College	- 6 km
MIT College	- 4 km
Kidzee School	- 1 km
IIM Pune (Proposed)	- 7 km

PLACES TO KNOW

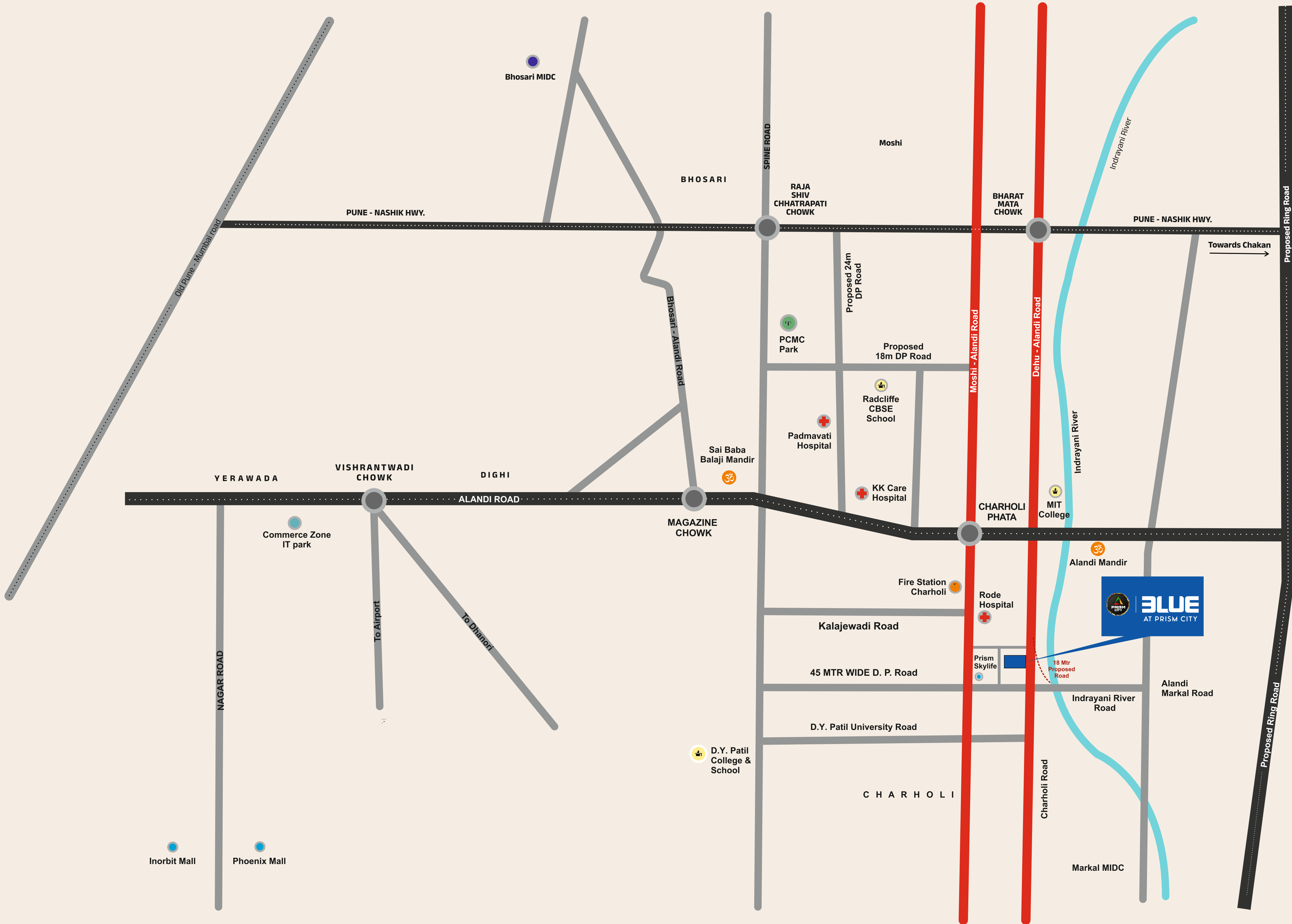
Zudio	- 8 km
Phoenix Marketcity	- 15 km
Cinopolis Theatre	- 15 km
PIECC Ground	- 10 km
D-mart	- 10 km

ESSENTIAL SERVICES

Petrol Pump	- 0.2 km
Grocery Stores	- 0.1 km
Vegetable Market	- 0.1 km
Upcoming Metro Station	
(Line 1 Extension)	- 2-3 km
(Line 2 Extension)	- 1.5 km

BANKS

HDFC Bank	- 2 km
Union Bank	- 3 km
Bank of Maharashtra	- 1 km
ICICI Bank	- 2 km
PDCC Bank	- 2 km
AXIS Bank	- 1 km



18 Mtr Proposed Road

Prism Skylife

Rode Hospital

Fire Station Charholi

Alandi Mandir

MIT College

KK Care Hospital

Radcliffe CBSE School

PCMC Park

RAJA SHIV CHHATRAPATI CHOWK

BHARAT MATA CHOWK

Bhosari MIDC

Indrayani River

Charholi Phata

Moshi

Dighi

Yerawada

Vishrantwadi Chowk

Alandi Road

Pune - Nashik Hwy.

Old Pune - Mumbai Road

Spine Road

Nagar Road

Charholi Road

Indrayani River Road

Kalajewadi Road

45 MTR WIDE D. P. Road

D.Y. Patil University Road

Dighi - Alandi Road

Proposed 24m DP Road

Proposed 18m DP Road

Moshi - Alandi Road

Dehu - Alandi Road

Proposed Ring Road

Towards Chakan

Inorbit Mall

Phoenix Mall

Commerce Zone IT park

Sai Baba Balaji Mandir

D.Y. Patil College & School

Magazine Chowk

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Playgrounds with Homes

4, 3, 2 BHK LUXURIOUS HOMES & DUPLEXES

CHARHOLI'S FIRST,
**BLEND OF
LUXURY & LEISURE**

THE LEGACY



**DIAMOND
DEVELOPER**TM

34+
Years in
Real Estate

25+
Lakhs sq. ft.
Delivered

15+
Projects
Completed

3,492+ Happy
Families

We don't just deliver homes; we deliver confidence. For over 34 years, Diamond Group has been built on trust, results, and doing what's right for our clients.

We combine sharp market insight, hands-on experience, and smart technology to create solutions that are efficient, cost-effective, and high in integrity. No shortcuts. No compromises. Whether it's residential, commercial, or investment-driven real estate, we go beyond the role of builder. We advise. We guide. We connect you to the right opportunities and the right people.

From personalised sales to targeted property marketing, every step we take is designed to deliver long-term value, both today and tomorrow.



About Swastik Realty Group

26+
Years in
Real Estate

40+
Lakhs sq. ft.
Delivered

24+
Projects
Completed

5,000+
Happy Families

With experience spanning 26 years, we mix quality and creativity to change how people live and work. Our designs make sure everyday life runs smoothly and comfortably. We build spaces that feel right, function well, and create lasting value.



About Aasara Properties

17+
Years in
Real Estate

10+
Lakhs sq. ft.
Delivered

7+
Projects
Completed

1,500+
Happy Families

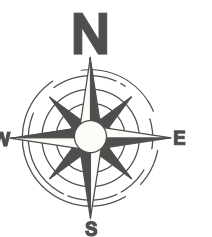
Backed by 17 years of experience, we've earned trust through integrity, smart planning, and a customer-first mindset. Thoughtful design and solid craftsmanship drive every decision we make. Every project is designed to grow with its community and remain relevant for many years.



Tower D AQUA

TYPICAL
FLOOR PLAN

1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH, 14TH, 15TH, 16TH, 17TH, 19TH, 20TH, 21ST





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A Project By



Location



maharera.maharashtra.gov.in
MahaRERA No.:
PR1261012501646

Site office : GANPATRAO KALJE MALA, Charholi Budruk, Pune, Maharashtra 412105

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