

7 Modibaug

MODEL COLONY,
SHIVAJI NAGAR



A LIFE THAT FEELS COMPOSED IS
OFTEN FOUND IN A HOME THAT IS

truly yours

THIS IS NOT JUST ABOUT
OWNING A HOME,
IT'S ABOUT OWNING YOUR *rhythm*

7



Representative Image

A LEGACY OF LIVING WELL

Here, the air is quieter. The light, softer. The pace, slower. And the luxury, deeper.

For those who have arrived – and are now choosing how to live.

SUMA SHILP presents a limited collection of refined residences at Modimbaug, where architectural brilliance meets emotional resonance.

presenting

7 Modibaug

EXCLUSIVE 4 BEDROOM HOMES

AT MODIBAUG, MODEL COLONY, PUNE



For those who recognize quiet excellence.
For those who know a home should reflect
not just who you are – but who you aspire
to become.

WHILE SOME BUILD TO
ONLY IMPRESS,
YOU CHOOSE A HOME THAT IS ALSO
BUILT TO

endure

AT 7MODIBAUG

DESIGN IS MORE THAN VISUAL APPEAL –
IT'S AN *experience* BUILT TO LAST.



Architectural Rendition

DESIGNED
WITH
STRENGTH IN
ITS BONES

Every element of the architectural language here is deliberate, layered with intent and timeless appeal. Each residence is generously laid out to accommodate life's moments both grand and quiet. Featuring expansive sit-outs and terraces that act as outdoor rooms – your personal courtyards in the sky.

Here, spaces are imagined to balance natural light, cross ventilation, and privacy. These are thoughtfully laid out smart homes that elevate your daily living through considered, intuitive details.

AT 7MODIBAUG AMENITIES
AREN'T ADDED – THEY'RE *integrated.*



Architectural Rendition

SIGNATURE INDOOR POOL

Leave the noise outside and step into a space made for calm and comfort.



Acoustic-insulated,
minimal design



Climate-controlled
indoor pool



Separate male & female
changing rooms



Toddler pool



Spa & steam room

DESIGNED FOR LIVING WELL,
everyday



Representative Image

FITNESS STUDIO

A well-equipped gym designed for focused workouts with natural light and a calming ambience.

INDOOR GAMES LOUNGE

A thoughtfully planned space for table games, quiet play, or a casual match among friends, perfect for winding down or bonding over fun.



Representative Image

Luxury IS NOT IN THE NUMBER OF THINGS
BUT IN HOW THINGS MAKE YOU FEEL



AMENITIES & SPECIFICATIONS

CONSTRUCTION

- Earthquake-resistant RCC framed structure
- 26" thick brick wall for external walls and internal walls
- Stainless steel & glass railings for sit-outs

DOOR , WINDOWS & FRAMES

- Teak wood door frames, main door with veneer finish and PU coating
- All other doors in veneer / laminate with mortise locks
- Fenesta window frames and windows

FLOORING

- Marble flooring in the living, dining, and foyer areas
- Parquet flooring in the master bedroom
- Vitrified flooring in other bedrooms
- Granite/marble/designer combination tiles for flooring and DADO in bathrooms
- Anti-skid vitrified tiles for sit-outs



AMENITIES & SPECIFICATIONS

KITCHEN

- Parallel kitchen platform with granite countertop
- Stainless steel sink with designer tile DADO
- Provision for a water purifier and a dishwasher

PLUMBING, BATHROOM & TOILETS

- Concealed plumbing (GROHE/TOTO or similar make)
- CP fittings & sanitary ware by Hindware
- Concealed flush tank with glass shower partition

PLASTER & FINISHES INTERNAL

- Gypsum/putty finish for all internal walls
- Luster paint finish

EXTERNAL

- Weatherproof acrylic paint for external walls
- Textured, sand-faced, double-coat plaster



AMENITIES & SPECIFICATIONS

COMMON AMENITIES

- Aesthetically designed entrance lobby
- Automatic Mitsubishi elevators
- Swimming pool with a toddler's pool
- Multifunctional area for yoga / meditation
- Pantry and common toilet

SECURITY

- Keyless entry lock with card reader
- Intercom facility

ELECTRICAL

- 100% generator backup for common areas
- Concealed copper wiring with ELCB
- Premium Legrand modular switches & sockets

FIRE FIGHTING

- Modern fire fighting system

IN A CITY THAT'S EVER-CHANGING,
THIS IS A *landmark*
THAT HAS NEVER HAD TO RAISE ITS VOICE.



LIFE AT MODIBAUG

Nestled in Shivaji Nagar's elite precinct,

Modibaug stands amid tree-lined avenues, regal colonial facades, and verdant enclaves – a tapestry of old-world charisma paired with modern comfort.

It's where Pune's heritage whispers in every breeze.

CULTURAL & INTELLECTUAL BEAT

Living here places you just a heartbeat away from Pune's intellectual core



Educational Icons: Walking distance to Symbiosis, Fergusson College, University of Agriculture & Pune University, centres of thought, culture & dialogue



Arts & Theatre: Catch a play at Bal-Gandharva Ranga Mandir, or explore exhibitions at local galleries and museums



A CURATED CULINARY CANVAS

This neighborhood, anchored by FC Road, has become one of Pune's most vibrant youth-favorite hangout spots.

Café Culture: Enjoy a break with bites & coffees anywhere from a wide choice of boutique cafes



Fine Dining: Sophisticated evenings at JW Marriott's Alto Vino, Tao-Fu, Paasha—modern international cuisine to treat the globe-trotting palate

Local Gems: Little Italy brings a beloved touch of global comfort, while Vaishali and Rupali serve authentic Indian flavors that are both nostalgic and refined



GREENS. GALLERIES & WELLNESS

Strolls under century-old trees in Chhatrapati Sambhaji Udyan or a breath of fresh air at Vetar Hill and Hanuman Hill



Journey into wellness with boutique yoga studios and upscale fitness enclaves threading through the neighbourhood

RETAIL LEISURE AT YOUR DOORSTEP

Upscale shopping at Pavilion Mall and Pune Central, where exclusive brands and elegant experiences are just a short walk away



Community Clubs:
Cultural, sports, and social clubs like Deccan Gymkhana infuse your lifestyle with heritage and connection

CONNECTIVITY SHOULDN'T BE AN
AFTERTHOUGHT – IT'S A CORNERSTONE
OF YOUR EVERYDAY *experience.*

7



CONNECTED LIVING

A home at Modibaug places you at the nexus of Pune's expressways, metro, and airport link, ensuring seamless connectivity across the city and beyond.

Step out into dappled avenues of heritage homes and quiet cafés.

Access the city's best academies, theatres, gourmet dining, and metro lines, all without yielding your peace.



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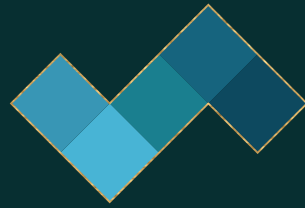
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