



*Luxury Begins
Where Space Breathes.*



30-ACRE TOWNSHIP
PASHAN-BAVDHAN

*Not just bigger homes,
but a bigger life.*


3 & 3.5 BHK Palatial Homes

A Project By



Strategic Partner





The True Luxury: Abundance

In an era where living spaces grow smaller, life feels increasingly constrained. We believe true luxury reveals itself through the profound gift of space itself. Here, luxury begins where walls recede and horizons expand. Where every room invites you to move freely, think clearly, and live authentically. We are redefining luxury, not as excess, but as essence.

Because when space breathes, life flourishes.

In a world where
every inch is compromised,
we chose to give you more.
More room to live,
room to flourish,
room to breathe.



*Artistic Impression

Welcome Home —————>



*Expansive canvases for
your finest moments.*

Homes that have enough
room for your memories,
providing the perfect canvas
for a complete lifestyle.

#GrandLivingSpaces

*Artistic Impression



*Where rest
becomes retreat.*

Retreat into expansive sanctuaries
where generous proportions create
an atmosphere of serene luxury.

#SpaciousBedrooms

*Artistic Impression


A woman with long dark hair, wearing a white bathrobe, is sitting on the edge of a white freestanding bathtub. The bathroom is elegantly designed with large, light-colored stone tiles on the walls and floor. A built-in shelf above the tub holds various bottles of bath products. To the left, a small wooden side table holds a cup and a vase with flowers. In the background, a glass-enclosed shower area is visible, and to the right, a wooden closet with shelves holds folded towels and a hanging bathrobe. The lighting is warm and ambient, creating a relaxing atmosphere.

*Personal sanctuaries
of refined comfort.*

Transform routines into rituals.
Bathrooms that embrace you with
spacious elegance and premium feel.

#LuxeEnsuiteBathrooms

*Artistic Impression



*Precision crafted
for discerning tastes.*

Homes where excellence
reveals itself in the
minutest of details.

#ThoughtfulDetailings

*Artistic Impression



Discover the art
of thoughtful planning,
that transforms a layout
into a life of luxury.

Floor Plans



3 BHK LUXE APARTMENT (1 SERIES) B5, Wing-1



FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT	TOTAL USABLE CARPET
			DRY & OPEN BAL.	
101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101, 1301, 1401, 1501, 1701, 1801, 1901, 2101, 2201, 2301, 2501, 2601, 2701	SQ. M.	108.31	8.95	117.26
	SQ. FT.	1165.84	96.33	1262.17



Disclaimer: The furniture arrangement, flooring & view as shown here is solely for representation and information purpose but not intended to constitute as offer or solicitation.

3 BHK LUXE APARTMENT (2 SERIES) B5, Wing-1

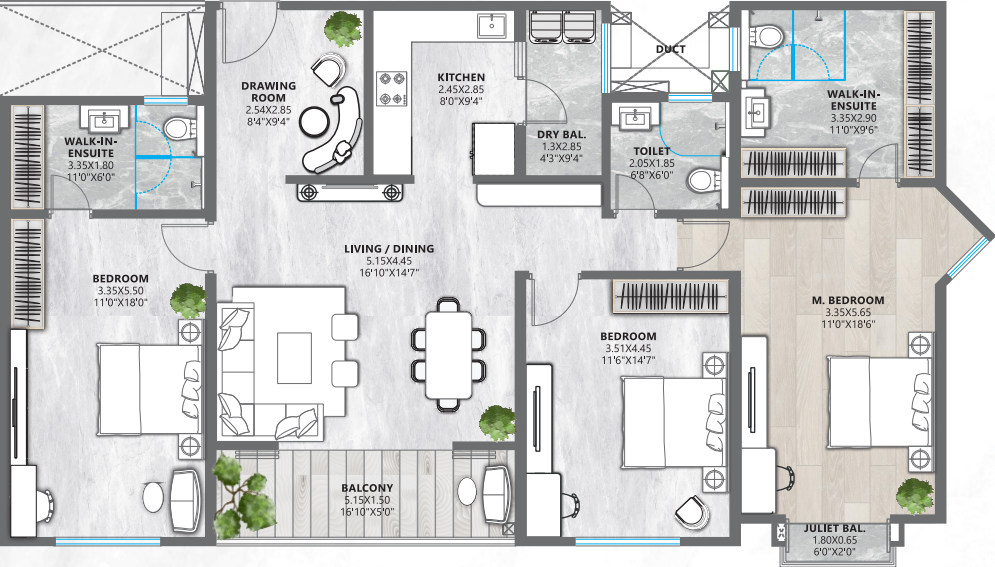


FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT	TOTAL USABLE CARPET
			DRY & OPEN BAL.	
102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702	SQ. M.	109.15	9.01	118.16
	SQ. FT.	1174.89	96.98	1271.87



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3.5 BHK LUXE APARTMENT (3 SERIES)
B5, Wing-1

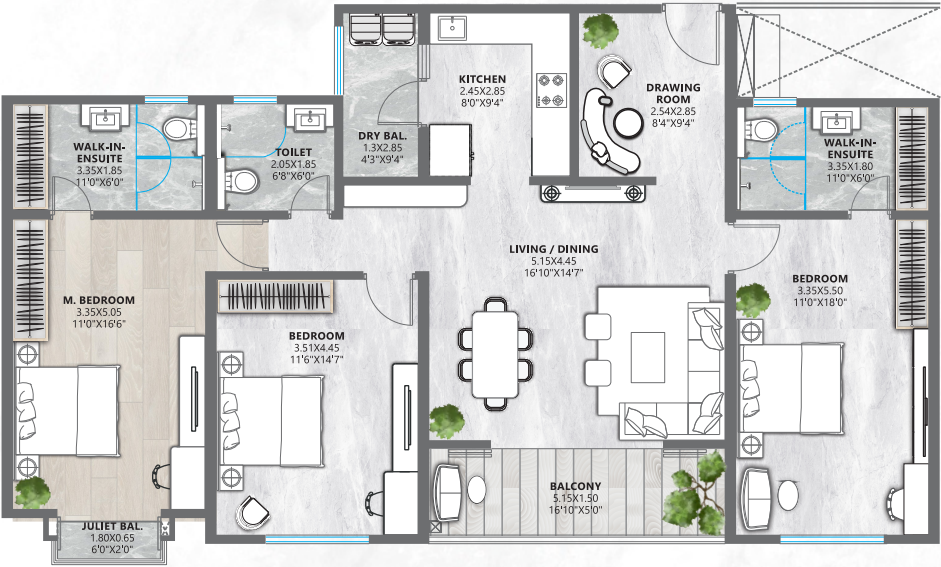


FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT	TOTAL USABLE CARPET
			DRY & OPEN BAL.	
103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703	SQ. M.	123.92	12.60	136.52
	SQ. FT.	1333.87	135.62	1469.49



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3.5 BHK LUXE APARTMENT (4 SERIES)
B5, Wing-1

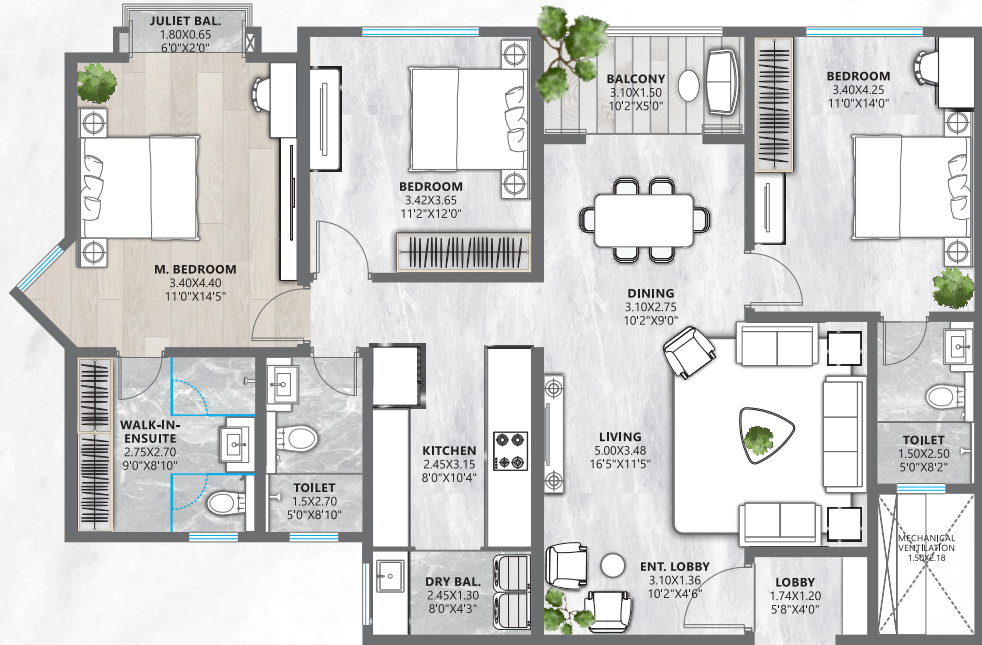


FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT	TOTAL USABLE CARPET
			DRY & OPEN BAL.	
104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704	SQ. M.	117.68	12.60	130.28
	SQ. FT.	1266.70	135.62	1402.32



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3 BHK LUXE APARTMENT (1 SERIES) B5, Wing-2



FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT	TOTAL USABLE CARPET
			DRY & OPEN BAL.	
201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701	SQ. M.	109.15	9.01	118.16
	SQ. FT.	1174.89	96.98	1271.87



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3 BHK LUXE APARTMENT (2 SERIES) B5, Wing-2

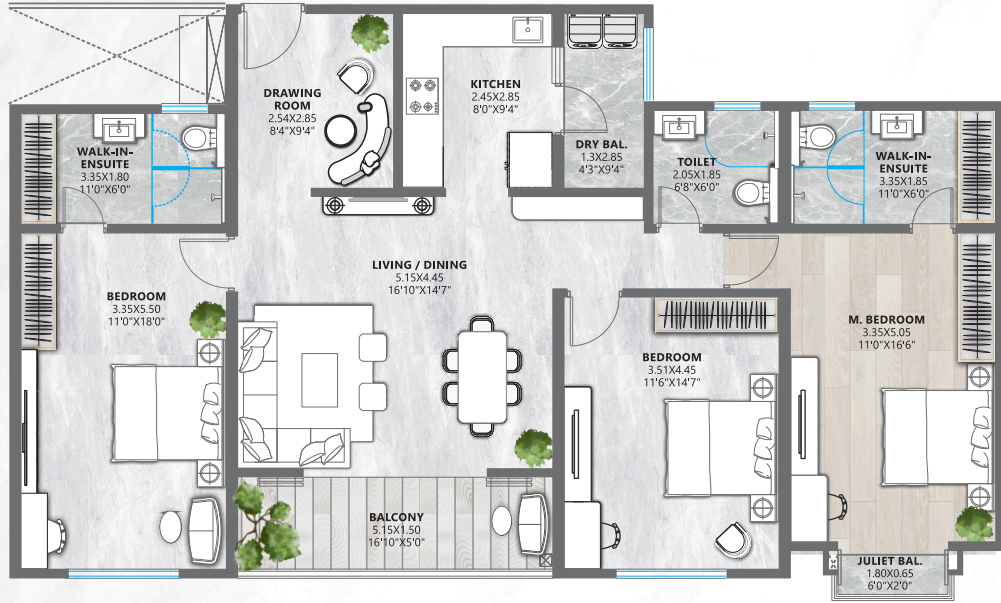


FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT	TOTAL USABLE CARPET
			DRY & OPEN BAL.	
102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102, 1302, 1402, 1502, 1702, 1802, 1902, 2102, 2202, 2302, 2502, 2602, 2702	SQ. M.	108.31	8.95	117.26
	SQ. FT.	1165.84	96.33	1262.17



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3.5 BHK LUXE APARTMENT (3 SERIES) B5, Wing-2

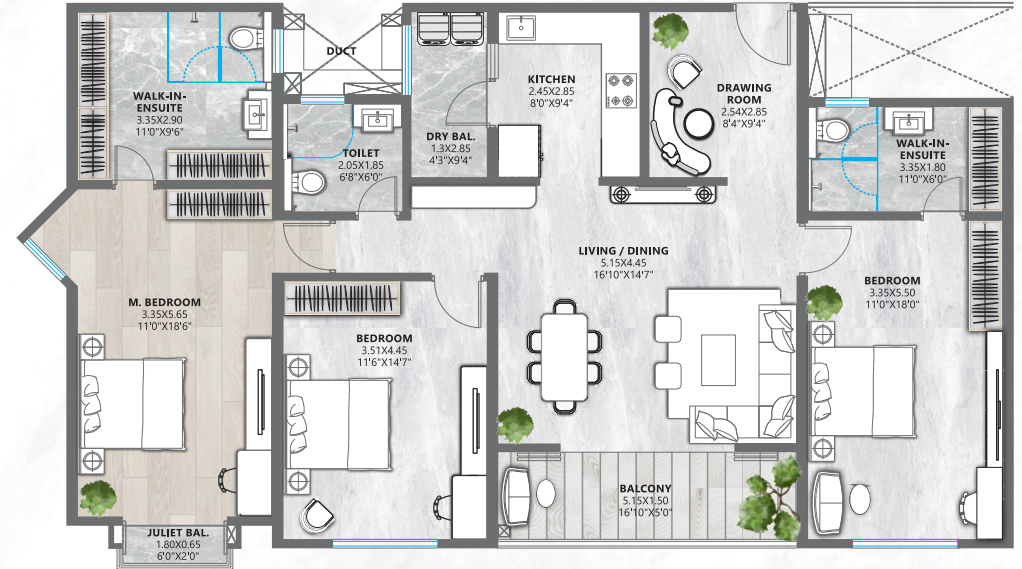


FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT	TOTAL USABLE CARPET
			DRY & OPEN BAL.	
203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703	SQ. M.	117.68	12.60	130.28
	SQ. FT.	1266.70	135.62	1402.32



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3.5 BHK LUXE APARTMENT (4 SERIES) B5, Wing-2



FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT	TOTAL USABLE CARPET
			DRY & OPEN BAL.	
204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704	SQ. M.	123.92	12.60	136.52
	SQ. FT.	1333.87	135.62	1469.49



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Crafted For A Larger Life



*Artistic Impression

Above It All

The exclusive skywalk offers serene views of Pune's skyline, the lush natural beauty around, and vibrant life of the township below. Designed as both a retreat and an experience, it is a rare vantage point that blends tranquillity, luxury, and the joy of seeing the world from a higher perspective.

Sports Area



*Artistic Impression

Amenities: Gift yourself room to grow



Seating Area



Club House

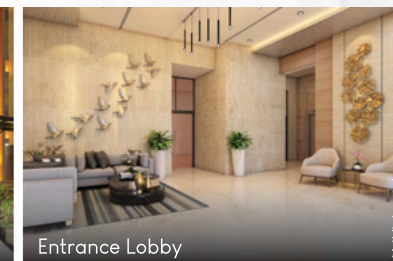


GG International School (CBSE/IB Board)

*Actual Site Photos



Entrance Plaza



Entrance Lobby

*Artistic Impression

Acre Public Plaza | Health Care | GG International School | Day Care Facilities | Temple | Basketball Court
Indoor Badminton Courts | 2 Padel & 3 Lawn Tennis Courts | Seating Arena | Olympic size Football ground
Pickleball Courts | Cricket Practice Nets 10-lane | Skate Park (California Bowl) | 8 lane Running Track
Auditorium | Chafa Café | Business Center | Co-Working Space



Inclusive
Localism For
Excellence In
Sports
Education &
Urban Living
Management



8 lane Running Track



Temperature Controlled Swimming Pool



Skate Park (California Bowl)



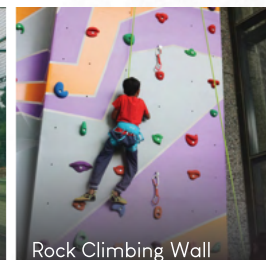
Indoor Badminton Court



Zumba & Yoga Studio



Cricket Practice Nets



Rock Climbing Wall



Business Meeting Lobby

Where Wellness Meets Excellence.

More than amenities, we are offering you a curated lifestyle experience. Our partnership with Ileseum brings world-class fitness, sport and leisure facilities directly to you. From state-of-the-art fitness centers to dedicated sports academies, every detail is designed for those who appreciate quality without compromise. Because exceptional living deserves exceptional wellness.



SPORTS & CLUBS



FOOTBALL



TENNIS



CRICKET



SPORTS MGMT.



PADEL TENNIS



SWIMMING



BADMINTON

ILESEUM Club Amenities: Central Garden Phase - 1 & 2

- 2 Acre Central Park
- Grand Entrance Gate
- Entrance Lobby Lounge
- Multipurpose Play Area & Court
- Multipurpose Party Lawn With Stage
- Central Garden With Amphitheater
- Air Conditioned Gymnasium
- Steam Bath with Changing Room
- Heated Swimming Pool & Kids Pool
- Deck Area With Semi-Covered Pergola
- Open Shower In The Pool Deck Area
- 2.4 M Wide Cycling/Skating Track
- 2.4 M Wide Jogging/Walking Track
- Double Height Green Tunnel
- Rock Climbing Wall
- Sports Shop
- Golf Putting
- Seating Plaza
- Skywalk
- Indoor Games
- Science Park
- Library
- Banquet
- Handicap Access
- Children's Play Area
- Toddlers Play Area
- Co-Working Space
- Acupressure Pathway



*Artistic Impression

Specifications:

Quality that speaks for itself. Standards that need no explanation.

- **STRUCTURE & CONSTRUCTION:**

Earthquake resistant (Zone 3) RCC structure

Aluminum formwork technology for upper floors

- **FLOORING:**

Master bedroom: Standard laminated wooden flooring

Living, Dining & Common Areas: 800x1600mm vitrified tiles

- **TOILETS:**

Vitrified wall tiles up to false ceiling

Western commode with seat cover

Standard CP & sanitary fittings

Glass partitions for walk-in ensuites

- **KITCHEN:**

Artificial stone platform with stainless steel sink

Artificial stone dado up to 600mm height

Piped gas connection provision

- **DOORS:**

Main Door: Recon veneer with night latch & digital lock

Bedroom Doors: Recon veneer with mortise lock

Balcony Doors: Aluminum sliding with mosquito mesh

- **PAINTING & FINISHING:**

Internal walls: Gypsum finish with matt paint

External facade: Texture finish with acrylic paint

Premium emulsion paint on ceilings

- **ELECTRICAL:**

Modular switches & FRLS wires

3-phase energy meter

Inverter provision in each apartment

Video door phone system

- **SAFETY FEATURES:**

Fire sprinkler system in each apartment

Smoke detectors throughout

CCTV monitoring in common areas

- **COMMON AMENITIES:**

6 passenger lifts + 2 service lifts

Backup generator for the entire complex

Rainwater harvesting system

Sewage treatment plant





*Map is not to scale

Beautifully positioned, perfectly connected.

Get immediate access to the best the city has to offer, while enjoying the rare privilege of serene, open-to-sky expanses that protect your peace. This is a world curated exclusively for you, close to every need you wish attended to, yet designed as a sanctuary where balance, beauty, & well-being effortlessly converge.

Connectivity:



Proximity to commercial hubs and office complexes of Kothrud, Hinjewadi & Baner



Excellent connectivity to Mumbai - Bengaluru Bypass National Highway NH-45



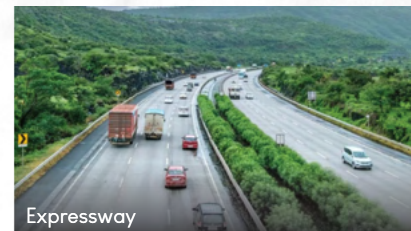
Off Outer Ring Road*



Metro Station



Proposed last mile connectivity from Vanaz Metro station till Ganga Legends



Expressway



Pune Metro



Shuttle bus Service

EDUCATION

• Goel Ganga International School CBSE & IB Board	0 Min
• Little Millenium School	7 Mins
• Ryan International School, Bavdhan	7 Mins
• Suryadatta College & School	2 Mins
• SNBP School	10 Mins
• MIT College	15 Mins
• Sanjay Ghodawat IIT & Medical College	7 Mins

HEALTHCARE

• Chellaram Hospital	5 Mins
• Asian Speciality Hospital	11 Mins
• Apple Speciality Hospital	15 Mins

F&B

• La Bali Bar & Kitchen	2 Mins
• Olivia Veg Restaurant	3 Mins
• Planet Nine Bistro	10 Mins
• Chafa Cafe	0 Min

CONNECTIVITY


• Mumbai-Bangalore Highway	2 Mins
• Kothrud	5 Mins
• Baner	5 Mins
• Pashan	5 Mins
• Hinjawadi	10 Mins
• Pune International Airport	22 Km
• Pune Station	15 Km


ENTERTAINMENT


• Vishal Shopping Mall	1 Min
• Aditya Shagun Mall	2 Mins
• Bagfull Mart	3 Mins
• Regent Plaza Mall	13 Mins
• Phoenix Mall of the Millennium	15 Mins

Your opportunity to embrace world-class living

 70% Open Space

 Panoramic Bliss 360 Valley view from stunning Skywalk located at 250 feet Height

 Nestled in the Pashan-Bavdhan Valley, GLC offers a sustainable township surrounded by lush greenery and rare bird species like the Hornbill.

 Better air quality index

AQI	Pashan-Bavdhan	ShivajiNagar	Lohegaon
PM2.5	6	12	12
PM10	23	47	52

Source: www.aqi.in





Goel Ganga Corporation is one of India's most respected names in real estate, with a legacy spanning over four decades. Guided by the philosophy of Pure Delight, the organisation blends attention to detail, a dedication to transparency, and a commitment to creating communities that stand the test of time.

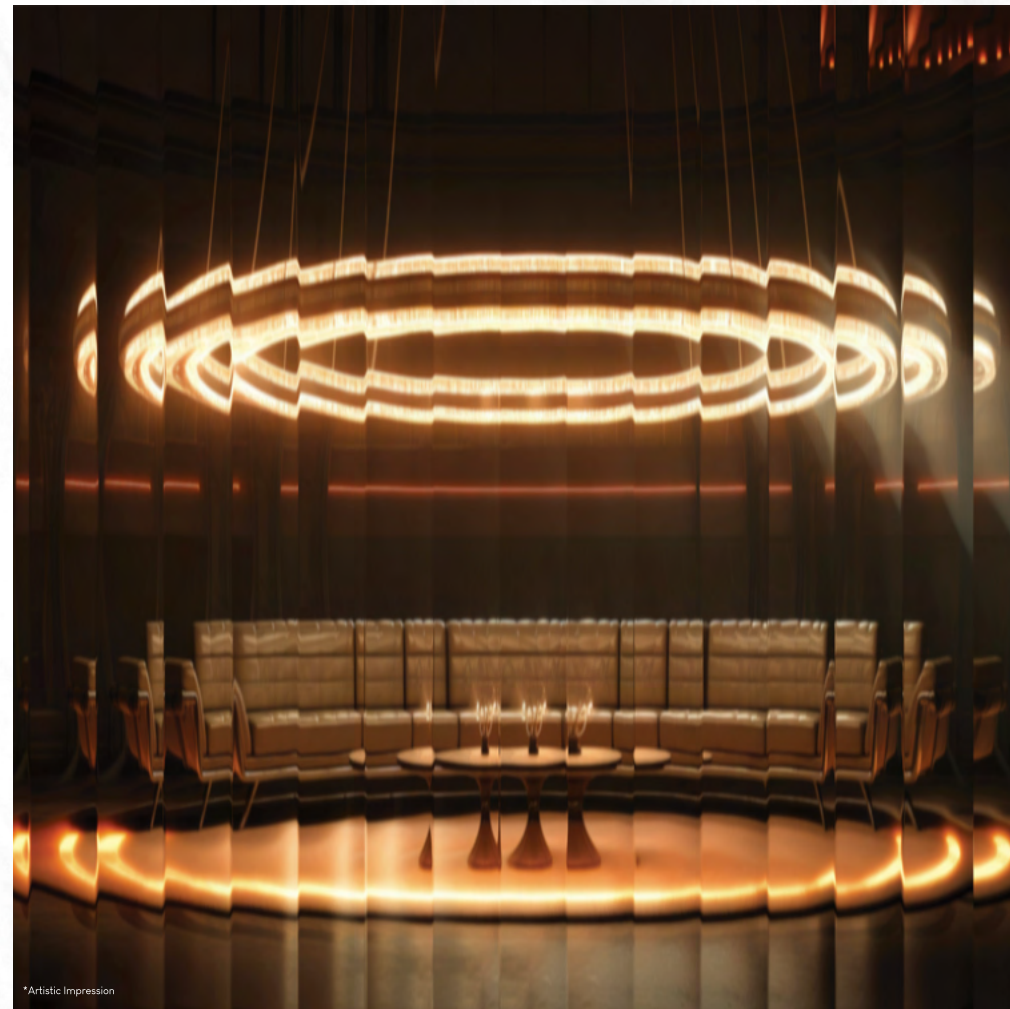
We believe that real estate reflects the progress and prosperity of a nation. Every project is envisioned as more than just construction; it is a promise of quality, reliability, and enduring value. At GGC, we dedicate ourselves to designing homes that meet individual aspirations while simultaneously shaping landmarks that contribute to a stronger, more vibrant future.

4+
Cities

55,000+
Happy Families

125+
Completed Projects

43+
Years of Experience





P52100076756

www.maharera.mahaonline.gov.in

*When space breathes,
life flourishes.*

A Project By



Strategic Partner



CORPORATE OFFICE: Goel Ganga Corporation Pvt. Ltd., 3rd Floor, San Mahu Commercial Complex, Bund Garden Road, Opp. The Poona Club, Pune - 411001

SITE OFFICE: Ganga Legends County, 18m. D.P. Road, Ram Nagar, Bavdhan, Off. Pashan, Pune



www.ggc.co



70269 67026

Disclaimer: The artist's impressions and stock images are used for representation purpose only. The flats offered for sale are unfurnished and all the amenities proposed to be provided in the flat shall be incorporated in the Agreement for Sale. The sale of all the premises in the project shall be governed by terms and conditions incorporated in the Agreement for Sale.