



DOLPHIN  
PALMS

THE LEGACY  
OF  
**dolphin**  
GROUP

We are a real estate company with a strong commitment to excellence and customer-centric approach. Established in 2005, we have consistently delivered high-quality residential, commercial, and industrial properties, totaling more than 2 million square feet across various locations in Pune/PCMC.

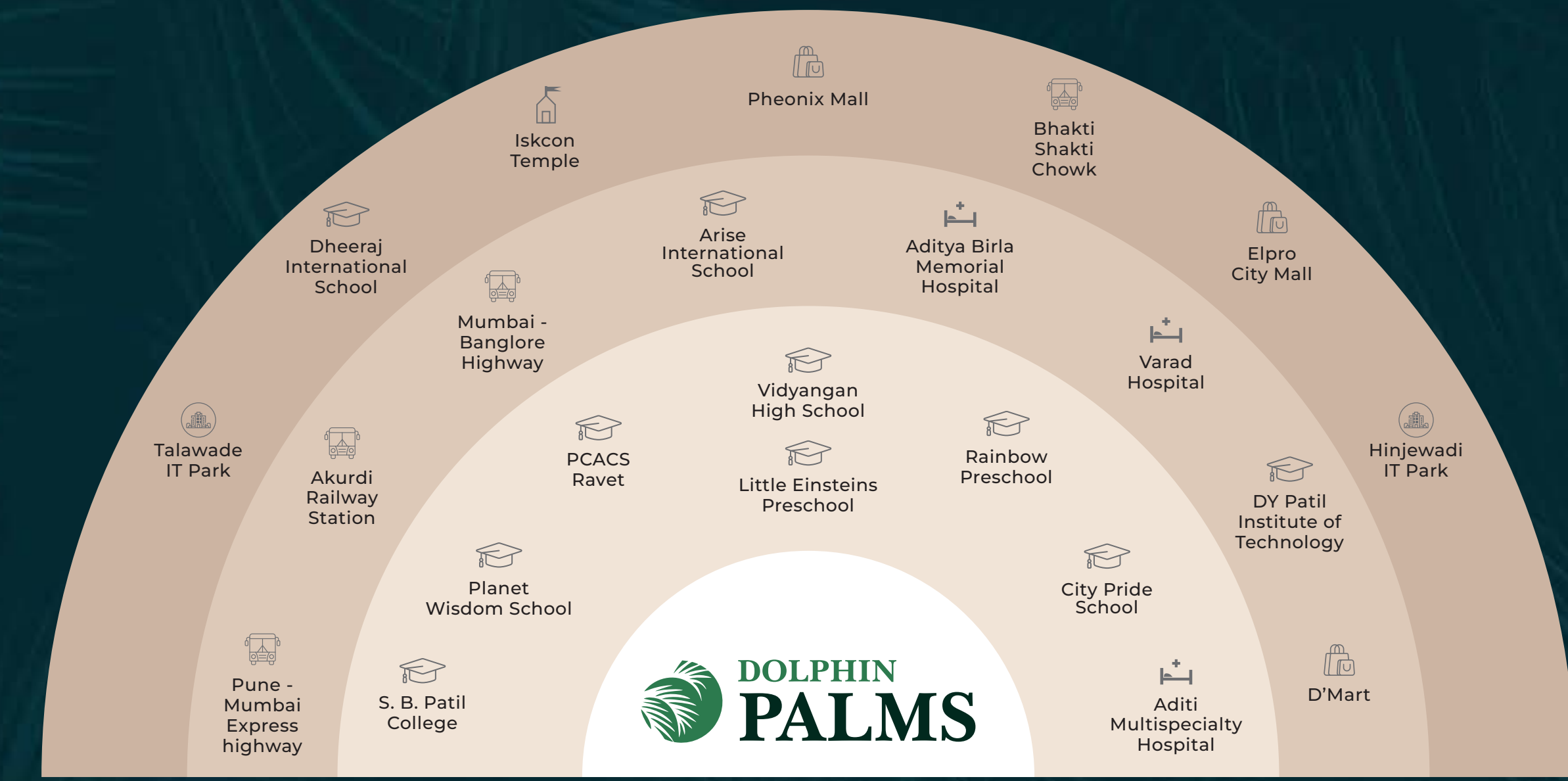
**20+**  
Years of  
Building Trust

**18+**  
Completed  
Projects

**2+**  
Million Sq. Ft.  
Delivered



# LOCATION MAP & PROXIMITY



Proximity of 0-4 mins
  Proximity of 5-8 mins
  Proximity of 9-20 mins

A PLUSH HOME TAGGED WITH THE BEST

# #HOME MILEAGE

## WHAT IS HOME MILEAGE?

Introducing Home Mileage - A groundbreaking metric that encapsulates the essence of a fulfilling living experience. Unlike traditional evaluations, #HomeMileage adopts an approach similar to assessing a vehicle's mileage that includes:

Premium features & amenities | Community & lifestyle

Peaceful living | Qualitative living

Don't rely on just square feet now.

Embrace quality, comfort, and unparalleled living with Dolphin Palms.

WELCOME TO

**DOLPHIN PALMS**

Comprising 5 towers of modern homes, Dolphin Palms, a state-of-the-art project in the heart of Ravet is an urban oasis that perfectly balances a homebuyer's need for premiumness and comfort.



**DOLPHIN  
PALMS**

PREMIUM 2 & 3 BHK HOMES





CLUB HOUSE



AMPHITHEATRE



PARTY AREA



MULTIPURPOSE COURT



TEMPLE



GYMNASIUM

# 50+ MULTILEVEL AMENITIES

Nestled in the heart of PCMC, Dolphin Palms offers an unparalleled living experience with over 50 amenities designed to enhance your daily life.

# • PROJECT LAYOUT •







# GROUND LEVEL LAYOUT

1 ALL AMENITIES ON GROUND LEVEL ARE WHEELCHAIR ACCESSIBLE

2 PATHWAY

3 SEATING

4 BOUGAINVILLEA ARBOR

5 TILE AREA

6 CLUB HOUSE

7 SAND-PIT AREA

8 TODDLERS' PLAY AREA

9 HAMMOCK PARK

10 BUFFET COUNTER

11 PERGOLA

12 TULSI VRUNDAVAN

13 HANGING GARDEN

14 SENIOR CITIZEN SIT-OUT WITH PEBBLE BED

15 FESTIVAL CELEBRATION AREA

16 STAGE

17 FLAG HOISTING

18 BASKET BALL COURT

19 TEMPLE

# TERRACE LAYOUT

- 1 ENTRANCE LOBBY
- 2 LAWN AREA
- 3 FEATURE WALL
- 4 GAZEBO
- 5 PERGOLA
- 6 BUFFET AREA
- 7 PATHWAY
- 8 SENIOR CITIZEN SIT-OUT
- 9 SEATING
- 10 TODDLERS' PLAY AREA
- 11 TILE AREA
- 12 MULTIPURPOSE HALL
- 13 CAFETERIA
- 14 SUNSET/SUNRISE POINT  
SUN BATH BENCH AREA
- 15 INDOOR GAMES
- 16 PLAY AREA
- 17 GRAFFITI / CLIMBING WALL



- 18 DANCE ROOM
- 19 OPEN GYM AREA
- 20 ZUMBA ROOM
- 21 STEPPING STONE
- 22 INDOOR YOGA AREA
- 23 LIBRARY/ TUTION ROOM
- 24 ACUPRESSURE TRACK
- 25 OUTDOOR GAMES
  - a. CHESS BOARD
  - b. SNAKE AND LADDERS
  - c. HOPSCOTCH
- 26 YOGA MEDITATION AREA
- 27 LOOK OUT TERRACE
- 28 PEBBLE BED
- 29 AMPHITHEATRE/AMPHI SEATING
- 30 LAWN AREA/PERFORMING AREA
- 31 STAGE
- 32 STAR GAZING



# HEAVEN BELOW

From up, it looks like the most appealing ediface in Pune's residential skyline. It definitely stands out from the rest in terms of features and architecture being one of the many.

# SPECIFICATIONS



## STRUCTURE

- Earthquake Resistant RCC structure



## MASONRY

- All walls in 5" AAC blocks



## PLASTER

- Sand faced plaster for external surfaces
- POP / Gypsum finish Internal Walls



## FLOORING

- 4 x 2 Vitrified tiles with skirting in entire flat.
- 2 x 2 Anti-skid flooring in attached balconies.



## WINDOWS

- Aluminium sliding windows with mosquito mesh.
- Granite window sill.



## KITCHEN & DRY BALCONY

- Granite kitchen platform with stainless steel sink.
- Provision for exhaust fan / Chimney / Water purifier.
- Provision for washing machine in dry balcony.



## DOORS

- Both side laminated main door with elegant fittings & name plate.
- Other doors both side laminated with cylindrical/ mortise Lock.
- All door frames in ply / granite.
- Aluminium sliding doors for open balcony.



## BATH & TOILET

- 4 x 2 Anti-skid flooring.
- 4 x 2 Dado tiles up to lintel.
- Sanitary ware CP fittings of Jaguar make.
- Hot and cold Divertor for shower areas.
- Provision for exhaust fan/ geyser.
- Solar water in one bathroom.



## ELECTRICALS

- Concealed electrical points with FR copper wiring.
- Cable point in living and master bedrooms.
- A.C. Point in one master bedroom.
- Provision for inverter back-up.



## PAINT

- Emulsion paint in entire flat
- External finish- Apex paint

# UNIT PLANS

**2 BHK**  
UNIT PLAN

CARPET AREA  
**758 sq. ft.**



ISOMETRIC VIEW  
**2 BHK**

**2 BHK**  
UNIT PLAN

CARPET AREA  
**786 sq. ft.**



ISOMETRIC VIEW  
**2 BHK**

**3 BHK**  
UNIT PLAN

CARPET AREA  
**874 sq. ft.**



ISOMETRIC VIEW  
**3 BHK**

# TYPICAL FLOOR PLANS

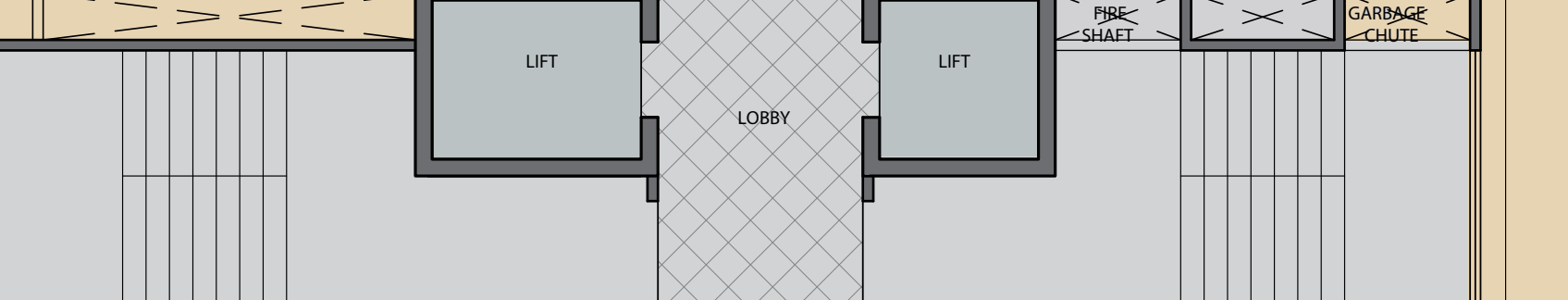
## WING - C

101, 201, 301, 401, 501, 601,  
701, 901, 1001, 1101, 1201

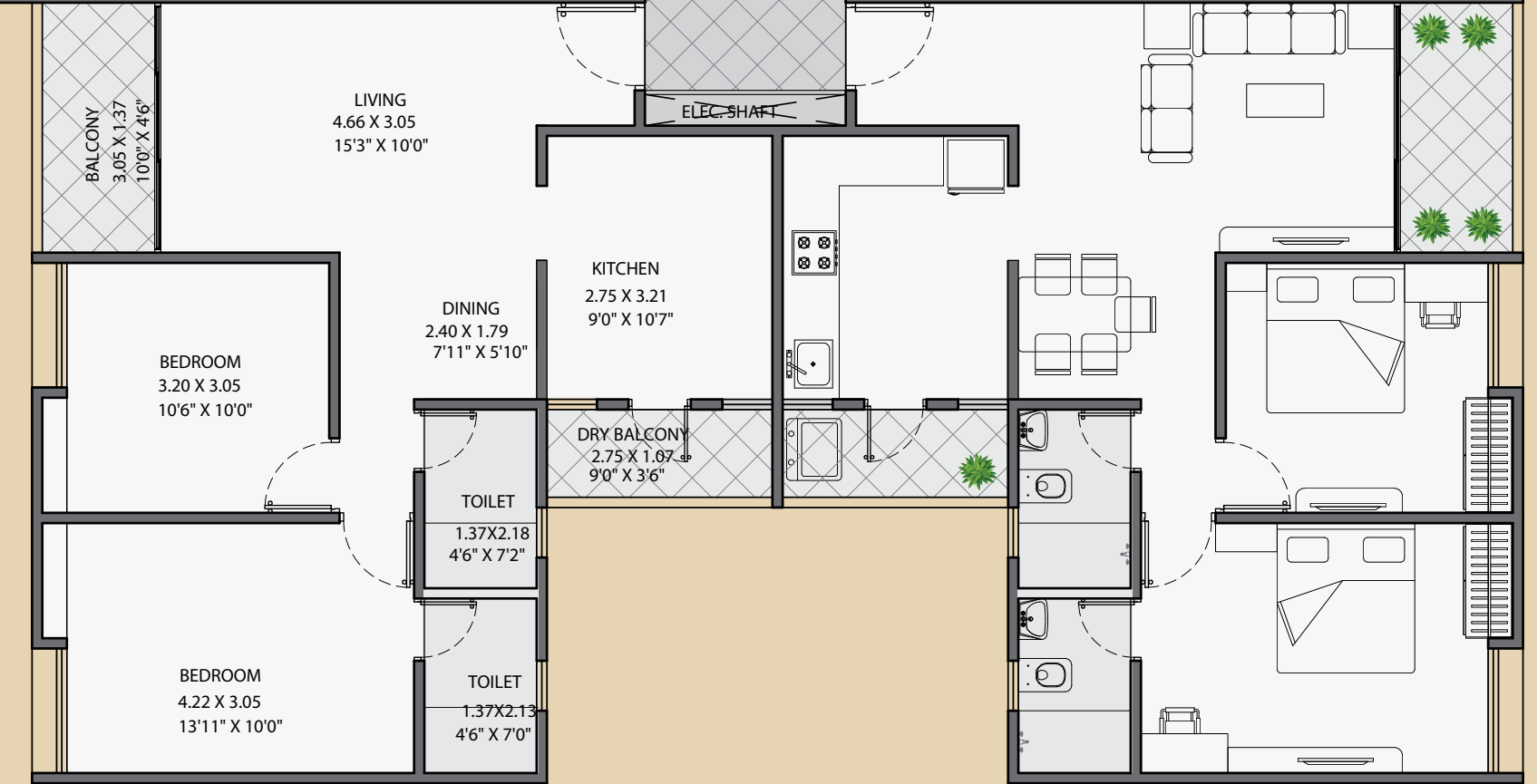


102, 202, 302, 402, 502, 602,  
702, 902, 1002, 1102, 1202

104, 204, 304, 404, 504, 604,  
704, 904, 1004, 1104, 1204



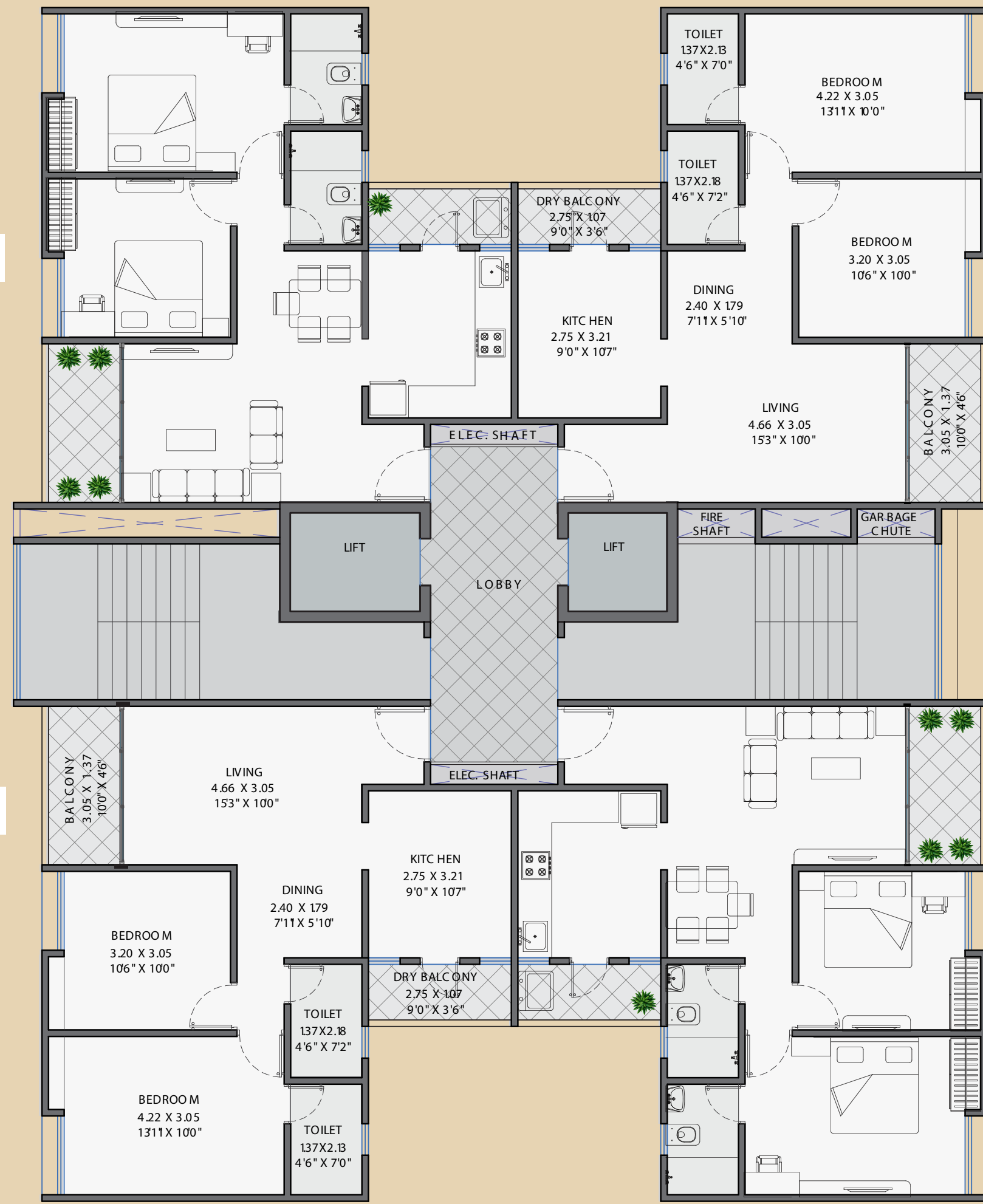
103, 203, 303, 403, 503, 603,  
703, 903, 1003, 1103, 1203



# WING - D

101, 201, 301, 401, 501, 601,  
701, 901, 1001, 1101, 1201

104, 204, 304, 404, 504, 604,  
704, 904, 1004, 1104, 1204



102, 202, 302, 402, 502, 602,  
702, 902, 1002, 1102, 1202

103, 203, 303, 403, 503, 603,  
703, 903, 1003, 1103, 1203



# WING - E

102, 202, 302, 402, 502, 602,  
702, 902, 1002, 1102, 1202

101, 201, 301, 401, 501, 601,  
701, 901, 1001, 1101, 1201



105, 205, 305, 405, 505, 605,  
705, 905, 1005, 1105, 1205

106, 206, 306, 406, 506, 606,  
706, 906, 1006, 1106, 1206









**Site Office:** DOLPHIN PALMS Plot No.: S . NO. 139/2/1 AND 139/2/2/1(P) at Ravet,  
Haveli, Pune, 412101

**Corporate Office:** Plot No.151, Kai Dattatray Krushnaji Bhosale Rd, Sector No. 24, Pradhikaran,  
Nigdi, Pimpri-Chinchwad, Maharashtra. Pune - 411044

Maha RERA No.: P52100055197

 9090 308 686 | 9090 304 545

 palms@dolphingroup.net.in

 www.dolphingroup.net.in

SCAN FOR  
RERA DETAILS

