



Silver Queenstown

A Project By SilverRise Group

#Where Convenience Meets Luxury
COMMERCIAL SPACES & RESIDENCIAL ABODES



RERA NO.: P52100078017



In a world where the ordinary is abundant, **Silver Queenstown** inspires you to Rise Above the Ordinary.

Through its landmark residential project, **Silver Queenstown**, invites you to embrace a lifestyle that transcends the everyday, offering amenities and spaces that redefine comfort and sophistication. Here, you are not just choosing a home; you are choosing to elevate your living experience, to indulge in the finer things, and to be part of a community that values excellence.

Nestled in a serene environment, **Silver Queenstown** offers an extraordinary lifestyle that blends luxury with tranquility. Every detail, from the meticulously designed architecture to the lush greenery that surrounds **Silver Queenstown**, has been crafted to provide a haven for those who seek the extraordinary.

SilverRise Group, through **Silver Queenstown**, is where your home provides comfort and an elevated living experience. Would you like to know more about **Silver Queenstown's** location or amenities?

PRIME

Location
Space
Living

“ Upgrade
Your Business.
Elevate
Your Space. ”

Give You Business
The Exposure it Deserves

Commercial Space & Resideencial Abodes



Silver Rise
GROUP

MODERN AMENITIES

LUXURY LIVING

SCENIC VIEWS



Bird View





**Commercial Space
&
Resideencial Abodes**

**LET YOUR KIDS ENJOY
GREAT OUTDOOR**



ABF
DERMACO
VLCC
GENYLE
MIYA
CANDID
HIMALAYA
NILES
SARA
KENDAL
JENIFER
JOHNSON
DAKOTA
ROSS
CHANDLER
MONICA
RACHEL
JOY

THE BIB
let's just be who we are
STAMPIN' UP

-70% SALE

Just Casuals
LEAGUE MALL
inim
P

City Mall
ASHION LANET
trend & style
Fashion
HERE
SE

CAFE
Half Coffee
DRINK HERE



**Start Your Day With Some Activity
& Positive Energy**

AMENITIES



Third Floor

Indoor Amenities

- Waiting Lounge
- Multipurpose Hall
- Society Office
- Indoor Games
- Co-working Space
- Indoor Gym

Terrace Amenities

- Skimming Pool
- Pool Deck
- Water Cascade
- Children Play Area
- Acupressure Area
- Yoga Meditation Area
- Miny Party Area
- Stage
- Flag Hoisting Spot

Top Terrace

- Bufet Counter
- Washing Area
- Multipurpose Lawn

SPECIFICATIONS

- **RCC STRUCTURE** Confirming to IS Code
- **BLOCK WORK** AAC Block work
- **PLASTER** Gypsum plaster to internal walls
- **FLOORING** Glazed vitrified tiles flooring Vitrified tile dado for kitchen and toilets
- **KITCHEN PLATFORM** SS kitchen sink with granite counter
- **RAILING** SS Railing with Glass Panels
- **PLUMBING** Concealed plumbing with CPVC/UPVC Material
- **DOORS & FRAMES** Both side laminated flush door with latch
All door frames with laminated plywood
- **Paints** Internal walls-Acrylic Emulsion paint
External walls Acrylic paint
- **WATER PROOFING** Approved water proofing system
- **WINDOWS** Aluminium windows
- **SANITARY FITTINGS** Branded Sanitary Fitting
- **ELECTRICAL WORK** Concealed fire resistant wire with branded switches
- Well designed Entrance Lobby and Floor Lobby
- Fire Fighting System
- Provision for water Purifier
- AC Point Provision in Children & M bedroom
- Piped gas connection provision.
- Provision for Exhaust fan
- Solar water for Master bathroom
- EV charging Common Points Provision
- STP
- Rain Water Harvesting
- Garbage chute for all buildings
- Access Control for Building Entrance Lobby
- CCTV Cameras in Common Areas.





- A - LOBBY**
- B - LIVING**
- C - BALCONY**
- D - DINING**
- E - KITCHEN**
- F - DRY BALCONY**
- G - BEDROOM**
- H - M. BEDROOM 1**
- I - TOILET**

2 BHK
FURNITURE LAYOUT
CARPET AREA - 694 SQ. FT.

2 BHK SIZE LAYOUT CARPET AREA - 694 SQ. FT.





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FURNITURE LAYOUT
CARPET AREA - 701 SQ. FT.

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SIZE LAYOUT
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2 BHK
FURNITURE LAYOUT
CARPET AREA - 710 SQ. FT.

2 BHK
SIZE LAYOUT
CARPET AREA - 710 SQ. FT.





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FURNITURE LAYOUT
CARPET AREA - 718 SQ. FT.

2 BHK SIZE LAYOUT CARPET AREA - 718 SQ. FT.





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FURNITURE LAYOUT
CARPET AREA - 889 SQ. FT.

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SIZE LAYOUT
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FURNITURE LAYOUT
CARPET AREA - 905 SQ. FT.

3 BHK SIZE LAYOUT CARPET AREA - 905 SQ. FT.





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3 BHK
FURNITURE LAYOUT
CARPET AREA - 911 SQ. FT.

3 BHK

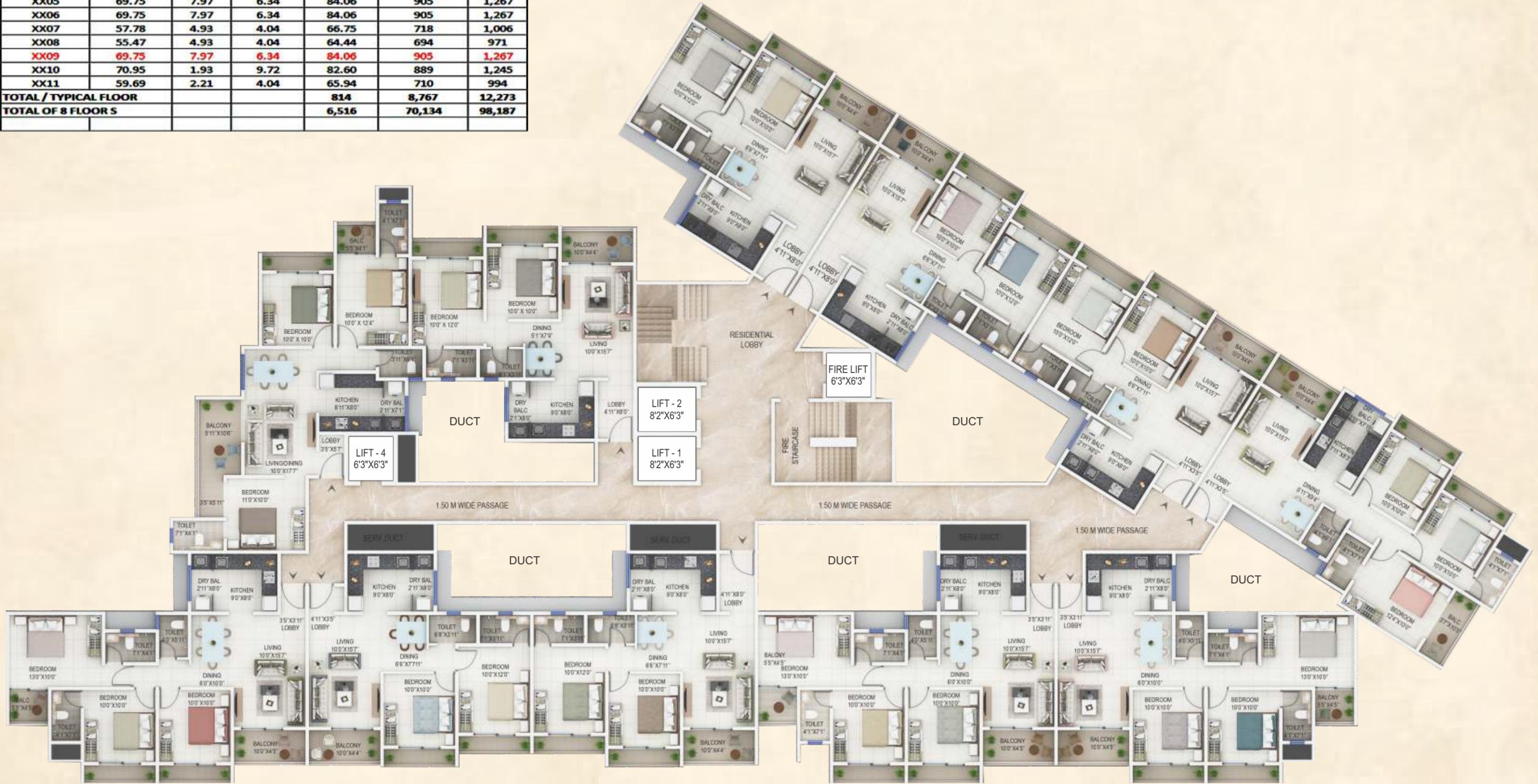
SIZE LAYOUT

CARPET AREA - 911 SQ. FT.



TYPICAL RESIDENTIAL 4TH,5TH , 7TH , 8TH , 9TH ,10TH , 12TH ,& 13TH

FLAT NO.	CARPET AREA UNDER RERA	ENCLOSE D BALCONY	OPEN BALCONY	TOTAL CARPET IN Sq.M	TOTAL CARPET IN SQF	TOTAL SALE IN SQF (40 %)
XX01	57.78	4.93	4.04	66.75	718	1,006
XX02	57.78	4.93	4.04	66.75	718	1,006
XX03	55.47	4.93	4.04	64.44	694	971
XX04	72.26	4.96	7.40	84.62	911	1,275
XX05	69.75	7.97	6.34	84.06	905	1,267
XX06	69.75	7.97	6.34	84.06	905	1,267
XX07	57.78	4.93	4.04	66.75	718	1,006
XX08	55.47	4.93	4.04	64.44	694	971
XX09	69.75	7.97	6.34	84.06	905	1,267
XX10	70.95	1.93	9.72	82.60	889	1,245
XX11	59.69	2.21	4.04	65.94	710	994
TOTAL / TYPICAL FLOOR				814	8,767	12,273
TOTAL OF 8 FLOOR S				6,516	70,134	98,187



Typical Residential 4TH, 5TH, 7TH, 8TH, 9TH, 10TH, 12TH & 13TH

TYPICAL RESIDENTIAL 14TH , 15TH , 17TH , 18 TH , 19TH , 20 TH						
FLAT NO.	CARPET AREA UNDER RERA	ENCLOSED BALCONY	OPEN BALCONY	TOTAL CARPET IN Sq.M	TOTAL CARPET IN SQF	TOTAL SALE IN SQF (40 %)
XX01	57.78	4.93	4.04	66.75	718	1,006
XX02	57.78	4.93	4.04	66.75	718	1,006
XX03	55.47	4.93	4.04	64.44	694	971
XX04	72.26	4.69	7.40	84.62	911	1,275
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XX07	57.78	4.93	4.04	66.75	718	1,006
XX08	55.47	4.93	4.04	64.44	694	971
XX09	53.03	7.96	4.12	65.11	701	981
XX10	70.95	1.93	9.72	82.60	889	1,245
XX11	59.69	2.21	4.04	65.94	710	994
TOTAL / TYPICAL FLOOR				795	8,563	11,988
TOTAL OF 6 FLOOR				4,772.99	51,376.51	71,927.11



Typical Residential 14TH, 15TH, 17TH, 18TH, 19TH, 20TH



GROUND FLOOR COMMERCIAL			
Shop No	Carpet Area under Rera in SQM	Total Carpet In SQF	Total Sale in SQF (50%)
SHOP 01	23.92	257.47	386
SHOP 02	34.11	367.16	551
SHOP 03	33.36	359.09	539
SHOP 04	33.36	359.09	539
SHOP 05	33.36	359.09	539
SHOP 06	34.96	378.52	566
SHOP 07	31.74	341.65	512
SHOP 08	33.36	359.09	539
SHOP 09	33.36	359.09	539
SHOP 10	33.36	359.09	539
SHOP 11	33.36	359.09	539
SHOP 12	33.36	359.09	539
SHOP 13	33.36	359.09	539
SHOP 14	33.36	359.09	539
SHOP 15	33.36	359.09	539
SHOP 16	33.36	359.09	539
SHOP 17	31.56	339.71	510
SHOP 18	25.59	275.45	413
SHOP 19	19.49	209.79	315
SHOP 20	46.13	496.54	745
SHOP 21	27.80	299.19	449
SHOP 22	28.69	308.82	463
SHOP 23	24.21	260.60	391
SHOP 24	30.13	324.32	486
SHOP 25	14.56	156.72	235
SHOP 26	12.75	137.24	206
SHOP 27	12.75	137.24	206
SHOP 28	12.75	137.24	206
SHOP 29	12.75	137.22	206
SHOP 30	16.67	179.44	289
SHOP 31	17.73	190.85	286
SHOP 32	25.95	279.33	419
SHOP 33	27.95	300.85	451
SHOP 34	27.95	300.85	451
SHOP 35	27.95	300.85	451
SHOP 36	27.95	300.85	451
SHOP 37	51.09	549.93	825
SHOP 38	27.95	300.85	451
SHOP 39	36.39	413.23	620
SHOP 40	36.39	413.23	620
SHOP 41	17.17	184.82	277
Total Carpet Of Ground Floor To Hand Over	314.22	3,382	5,073
Total Carpet Of Ground Floor To Sale	9,205	9,205	13,807
Total Carpet Of Ground Floor	12,587	12,587	18,881

TOTAL SALE FOR RESIDENTIAL 17 FLOORS	203,632
TOTAL SALE FOR COMMERCIAL G+ 3 FLOORS	65,847
TOTAL SALEABLE AREA (RESIDENTIAL + COMMERCIAL)	269,479

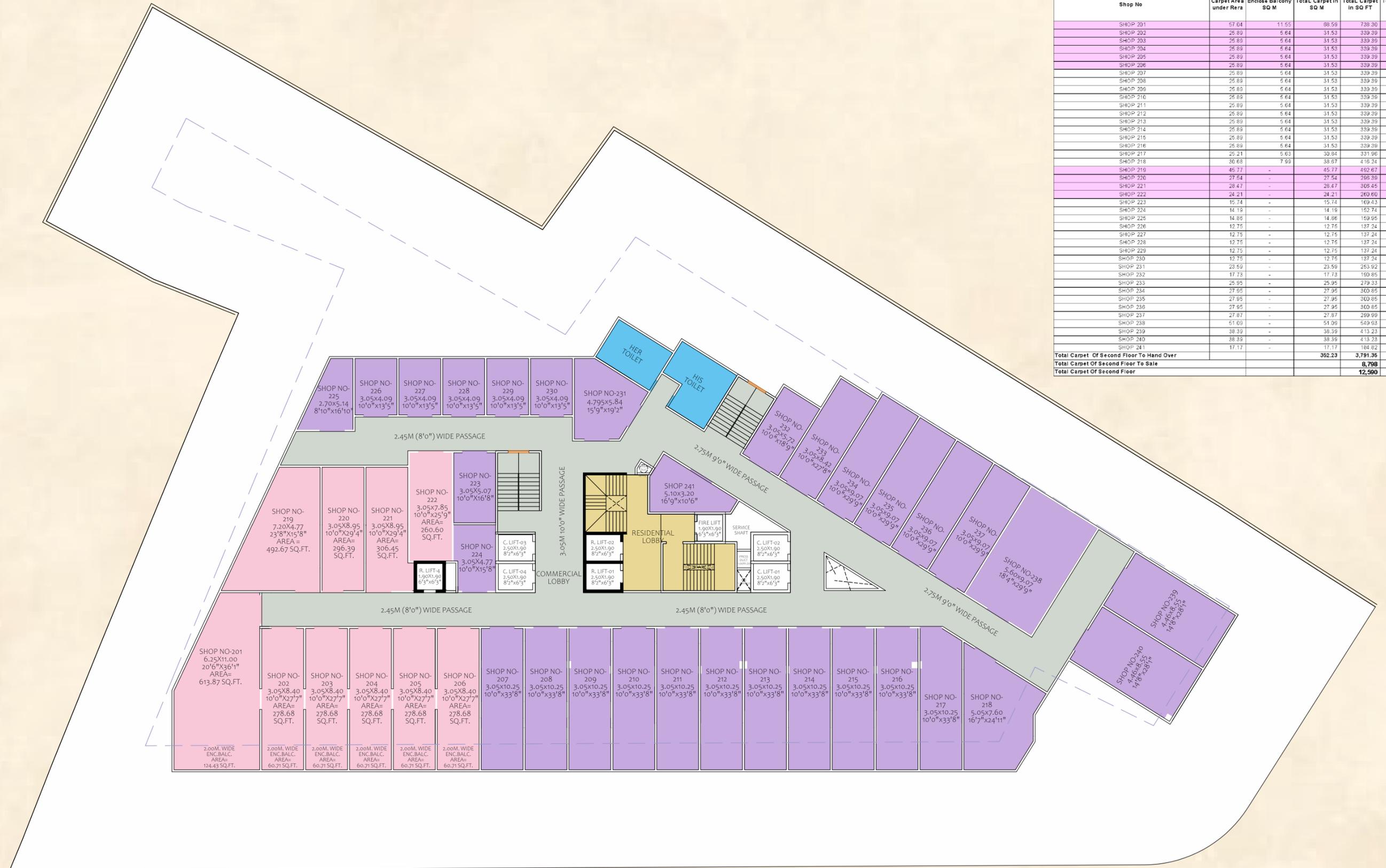
GROUND FLOOR PLAN

FIRST FLOOR COMMERCIAL			
Shop No	Carpet Area under Rera	Total Carpet in SQF	Total Sale in SQF (45%)
SHOP 101	25.52	275	398
SHOP 102	25.52	275	398
SHOP 103	25.52	275	398
SHOP 104	34.44	371	538
SHOP 105	34.44	371	538
SHOP 106	34.44	371	538
SHOP 107	34.44	371	538
SHOP 108	34.44	371	538
SHOP 109	34.44	371	538
SHOP 110	34.44	371	538
SHOP 111	31.63	341	494
SHOP 112	25.67	276	401
SHOP 113	19.58	211	306
SHOP 114	38.39	413	599
SHOP 115	52.68	567	822
SHOP 116	51.09	550	797
SHOP 117	27.95	301	436
SHOP 118	27.95	301	436
SHOP 119	27.95	301	436
SHOP 120	27.95	301	436
SHOP 121	25.95	279	405
SHOP 122	17.73	191	277
SHOP 123	23.59	254	368
SHOP 124	12.75	137	199
SHOP 125	12.75	137	199
SHOP 126	12.75	137	199
SHOP 127	12.75	137	199
SHOP 128	12.75	137	199
SHOP 129	10.87	117	170
SHOP 130	18.97	204	296
SHOP 131	13.08	141	204
SHOP 132	13.08	141	204
SHOP 133	24.21	261	378
SHOP 134	15.75	170	246
SHOP 135	17.17	185	268
SHOP 136	14.33	154	224
SHOP 137	18.40	198	287
SHOP 138	17.50	188	273
SHOP 139	29.26	315	457
SHOP 140	56.70	610	885
SHOP 141	25.70	277	401
SHOP 142	25.70	277	401
SHOP 143	25.70	277	401
Total carpet area of first floor	1,105.92	11,904	17,261

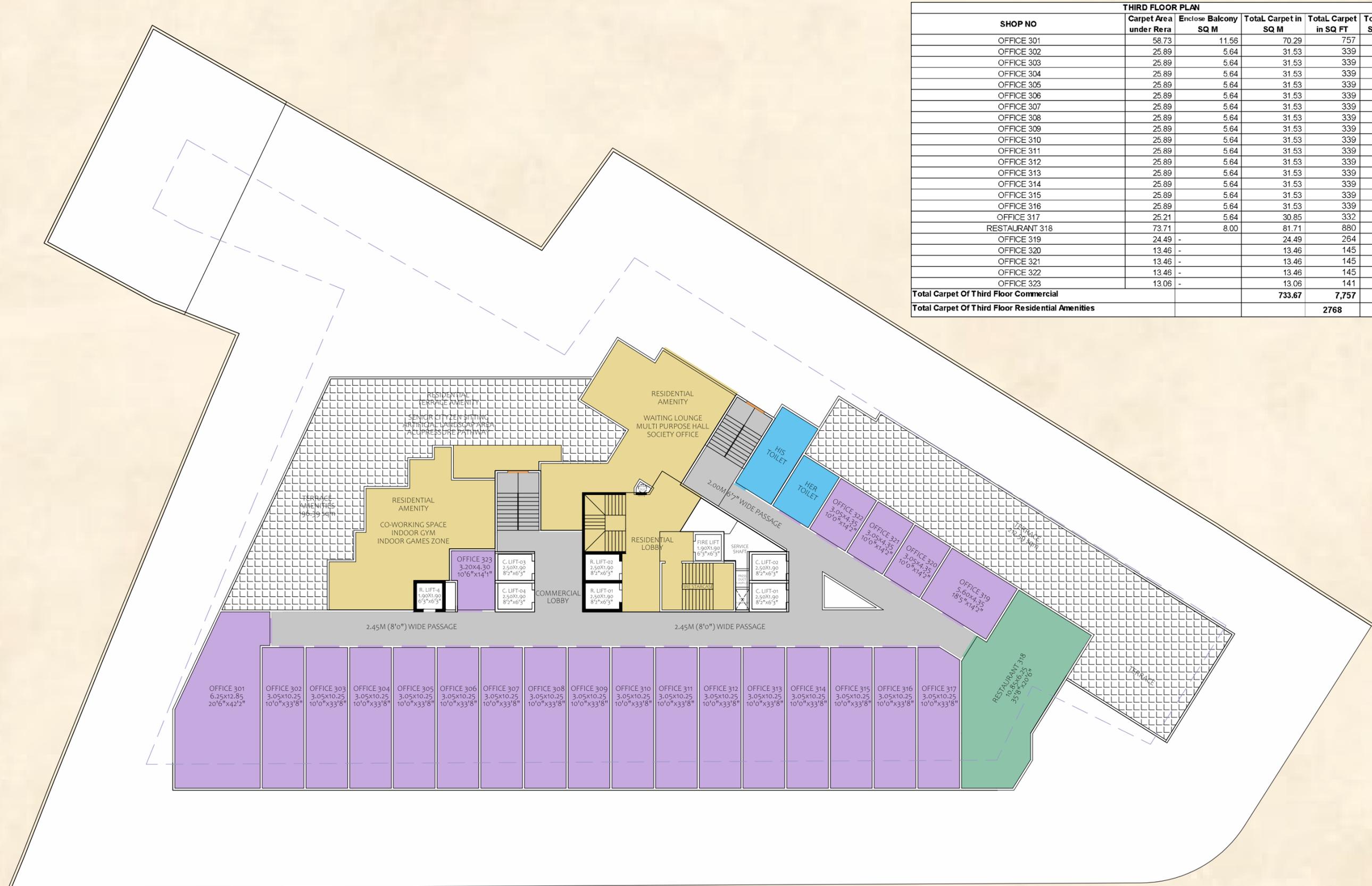


FIRST FLOOR PLAN

SECOND FLOOR PLAN					
Shop No	Carpet Area under Area	Enclose Balcony SQ M	Total Carpet in SQ M	Total Carpet in SQ FT	Total Sale in SQF (46%)
SHOP 201	57.04	11.55	68.59	738.30	1,071
SHOP 202	25.89	5.64	31.53	339.39	492
SHOP 203	25.89	5.64	31.53	339.39	492
SHOP 204	25.89	5.64	31.53	339.39	492
SHOP 205	25.89	5.64	31.53	339.39	492
SHOP 206	25.89	5.64	31.53	339.39	492
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SHOP 211	25.89	5.64	31.53	339.39	492
SHOP 212	25.89	5.64	31.53	339.39	492
SHOP 213	25.89	5.64	31.53	339.39	492
SHOP 214	25.89	5.64	31.53	339.39	492
SHOP 215	25.89	5.64	31.53	339.39	492
SHOP 216	25.89	5.64	31.53	339.39	492
SHOP 217	25.21	5.63	30.84	331.96	481
SHOP 218	30.68	7.99	38.67	416.24	604
SHOP 219	45.77	-	45.77	492.67	714
SHOP 220	27.54	-	27.54	296.39	430
SHOP 221	28.47	-	28.47	306.45	444
SHOP 222	24.21	-	24.21	260.60	378
SHOP 223	15.74	-	15.74	169.43	246
SHOP 224	14.19	-	14.19	152.74	221
SHOP 225	14.86	-	14.86	159.95	232
SHOP 226	12.75	-	12.75	137.24	199
SHOP 227	12.75	-	12.75	137.24	199
SHOP 228	12.75	-	12.75	137.24	199
SHOP 229	12.75	-	12.75	137.24	199
SHOP 230	12.75	-	12.75	137.24	199
SHOP 231	23.50	-	23.50	253.92	368
SHOP 232	17.73	-	17.73	190.85	277
SHOP 233	25.95	-	25.95	279.33	405
SHOP 234	27.95	-	27.95	300.85	436
SHOP 235	27.95	-	27.95	300.85	436
SHOP 236	27.95	-	27.95	300.85	436
SHOP 237	27.87	-	27.87	299.99	435
SHOP 238	51.09	-	51.09	549.93	797
SHOP 239	38.39	-	38.39	413.23	599
SHOP 240	38.39	-	38.39	413.23	599
SHOP 241	17.17	-	17.17	184.82	268
Total Carpet Of Second Floor To Hand Over			352.23	3,791.35	6,497.46
Total Carpet Of Second Floor To Sale				8,798	12,758
Total Carpet Of Second Floor				12,590	18,255



SECOND FLOOR PLAN



THIRD FLOOR PLAN					
SHOP NO	Carpet Area under Rera	Enclose Balcony SQ M	Total Carpet in SQ M	Total Carpet in SQ FT	Total Sale in SQF (45%)
OFFICE 301	58.73	11.56	70.29	757	1,097
OFFICE 302	25.89	5.64	31.53	339	492
OFFICE 303	25.89	5.64	31.53	339	492
OFFICE 304	25.89	5.64	31.53	339	492
OFFICE 305	25.89	5.64	31.53	339	492
OFFICE 306	25.89	5.64	31.53	339	492
OFFICE 307	25.89	5.64	31.53	339	492
OFFICE 308	25.89	5.64	31.53	339	492
OFFICE 309	25.89	5.64	31.53	339	492
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OFFICE 311	25.89	5.64	31.53	339	492
OFFICE 312	25.89	5.64	31.53	339	492
OFFICE 313	25.89	5.64	31.53	339	492
OFFICE 314	25.89	5.64	31.53	339	492
OFFICE 315	25.89	5.64	31.53	339	492
OFFICE 316	25.89	5.64	31.53	339	492
OFFICE 317	25.21	5.64	30.85	332	481
RESTAURANT 318	73.71	8.00	81.71	880	1,275
OFFICE 319	24.49	-	24.49	264	382
OFFICE 320	13.46	-	13.46	145	210
OFFICE 321	13.46	-	13.46	145	210
OFFICE 322	13.46	-	13.46	145	210
OFFICE 323	13.06	-	13.06	141	204
Total Carpet Of Third Floor Commercial			733.67	7,757	11,451
Total Carpet Of Third Floor Residential Amenities				2768	SQ FT

THIRD FLOOR PLAN

Location



Key Distances

Landmarks

	Distance in Min.
• Pune Airport	40 min.
• Pune Station	50 min.
• Hinjewadi	40 min.
• PCMC	25 min.
• Chakan MIDC	20 min.
• Sainath Hospital	05 min.
• Accord Hospital	05 min.
• Pune Exhibition C-PIECC	05 min.
• MIT College	10 min.
• COEP, College, Chikhali PCMC	08 min.
• Priyadarshani School	05 min.
• Sadhu Vaswani School	08 min.

Landmarks

	Distance in Min.
• Pune Nashik Highway	00 min.
• Bhosari MIDC	15 min.
• D-Mart	05 min.
• Moshi Market Yard	05 min.
• Maharashtra Natural Gas Station	15 min.
• Talwade IT Park	20 min.
• Tata Motors	22 min.

Future Plan

	Distance in Min.
• Government Hospital with 850 beds occupancy	15 min
• IT hub	10 min