

I M POSSIBLE

WE MAKE DREAMS
COME TRUE.



LET'S DO THE
IMPOSSIBLE.

NOW price will not dictate your dreams
get premium amenities with a prime location
zero wastage space

It's time to say goodbye to adjustments and compromises. Because sometimes, dreams do come true. And they bring you a lot more than you ever imagined.

Welcome to Panama Park, a home that assures happiness, premium lifestyles and exceptional appreciation. All together. Uncompromised.

COME, EXPERIENCE THE IMPOSSIBLE!

PANAMA PARK

1 & 2 BHK Value Plus Homes

PMC Limit



IMPOSSIBLE TO BEAT.

LOCATION, CONNECTIVITY & CONVENIENCE...



CONNECTIVITY TO HYPERMARKETS

Dmart
Big Bazaar
Dorabjee



CONNECTIVITY TO BUSINESS HUBS

WTC
EON IT Park
Commerzone IT Park
Business Bay
IBM



CONNECTIVITY TO TRAVEL

Pune Int'l Airport
Pune Railway Station
Pune-Nagar Highway



CONNECTIVITY TO EDUCATION

D Y Patil College
Symbiosis Int'l University
Kendriya Vidyalaya
Don Bosco School
VIBGYOR High School
Mount St Patrick School



CONNECTIVITY TO HOSPITALS

CT Nursing Home
Orchid Hospital
Sahyadri Hospital
N M Medical



CONNECTIVITY TO ENTERTAINMENT

Phoenix Mall
Diamond Water Park
Creativity Mall
Amanora Park Town
Seasons Mall

LUXURY, NOW POSSIBLE!

Inspired by the idea that dreams shouldn't have a price tag, Panama Park brings you a premium living experience. The 1 & 2 BHK Value Plus homes in Lohegaon are synonymous with serenity, prosperity and impeccable beauty. Strikingly modern architecture, a cultural imprint and elegant designs align with the new-age residents' tastes. Look forward to a super exciting life at Panama Park, filled with all the joys and memories that make living so rewarding!



PARVANA
PARK



Shopmart Fashion World Books Ice & Cream S K & Sons Toy Station Wild life Vogue Jewellery

A GRAND & LUXURIOUS WELCOME

MAKING IT POSSIBLE

At Panama Park, we've made it possible for you to feel extra special and secure, with our grand entrance. Look forward to entering the premises luxuriously, so that you always enjoy the feeling of coming home! For your guests, too, this kind of special entrance will elevate their experience and joy of visiting you!



PANAMA
PARK

EXCELLAA

Fashion World

Books

PANAMA
PARK

AN UPGRADED LIFESTYLE

NOW AN EVERYDAY STORY!

If you've always imagined spending your evenings by taking a dip in the pool or celebrating with your friends and neighbours, move into Panama Park. Here, every day is a celebration - of friendships, relationships, memories, and occasions! The temperature controlled pool with lights and music will transport you to paradise while the green outdoor gym will keep you fit and healthy! The clubhouse and party area are waiting for all the wide smiles, while the play area is ready for all the naughty styles. Unwind at the gazebo, watch cricket and movies at the outdoor screen or just sit back and appreciate the best of life, at Panama Park.



Temperature Controlled
Swimming Pool



AN EXCEPTIONAL LIFESTYLE

POSSIBLE, EVERY DAY!



A modern, multi-story apartment building at dusk. The building has a light-colored facade with decorative perforated panels and balconies with white railings. Some balconies have people on them. The courtyard in the foreground features a gazebo with a tiered, illuminated roof, several palm trees, and a fountain with a dark, textured top. The ground is paved with reddish-brown tiles, and there are various plants and flowers, including purple flowers in the foreground. The sky is a deep blue, and the building's windows are lit up, creating a warm glow.

**WHERE A
MESMERIZING
LIFESTYLE**
BECOMES POSSIBLE.

SCREEN-FREE ENJOYMENT,
**NOW
POSSIBLE**



30+

Amenities

- Temperature control swimming pool
- Dedicated baby pool
- Sunken bar counter in pool
- 4-6 seater jacuzzi
- Fully equipped modern air conditioned gymnasium
- Green outdoor gymnasium for healthy lifestyle
- Buffet preparation with barbeque counter
- Designer water bodies with sculptures
- Designer clubhouse
- Whatsapp chitchat zone
- Green library
- 3 tier security
- Video door phone
- Senior citizen sit out
- Wi-Fi zone
- Flag hosting area
- Gazebos for sit out with pergola
- Open theatre with provision for projector
- Kids play area with kids friendly flooring
- Trellis structure
- Party lawn with stage
- Acupressure track
- Temple*
- Elegant entrance gate with security cabin
- Grand entrance with cobbed pathway
- Solar water system for each flat
- Fire fighting system
- Convenient shopping
- School bus waiting area
- Sewerage treatment plant

and many more...

CONVENIENT SHOPPING

MADE

POSSIBLE

Panama Park has a wide range of shops ranging from daily necessities to luxury items. Whether it's shoes, clothes, accessories or groceries, you can shop for everything, within walking distance. We've carefully curated some of the best brands for the benefit of our residents. If you're looking for a place to set up shop and cater to thousands of families, this is a great place to start your own store, too!



on

Mens Clothes

Custom Shop

Paradise

JOY

Poona Cotton

STYLE

Shakti

MH-12-AA-5445



CELEBRATING THE FINER THINGS IN LIFE NOW IMAGINABLE!

Always wanted to experience the brighter side of life? Get ready for a great surprise. Every element at Panama Park, seen or unseen has been crafted to perfection. Whether it's the flooring, the finishes or the security features, you'll be surprised at the level of thought we've put into building your dream home. Expect a life of comfort and calm, where all your expectations are exceeded with uncompromised quality.



Structure

- RCC framed structure with 5"/6" thick wall
- Light for each building with limited back up



Wall Finishes & Paints

- External wall: Eco friendly bricks / blocks with sand faced plaster with cement paint / acrylic paint
- Internal plaster: Gypsum / P.O.P smooth finish/ neeru sanla plaster & oil bound distemper with roller finish



Electrical & Wiring

- Concealed copper wiring with premium quality modular switches
- Miniature leakage circuit breaker (MCB) / earth leakage circuit breaker (ECB)



Doors & Windows

- All doors & door frames with good quality fittings
- Main door & bedroom doors with laminate
- Special Fully Openable French Safety Doors For Balconies
- Bathroom doors with laminate & granite / marble / G.I doorframes
- Powder coated aluminum sliding windows with mosquito net and marble sill
- Oil painted MS safety grills for window
- Main door with night latch
- Bedroom & Bathroom doors with cylindrical lock



Flooring

- Anti-skid tiles for terrace & bathroom
- Vitrified tiles for the entire flat



Convenience & Comfort

- Adequate electrical points
- Adequate TV & Telephone points
- Anti-rust letter boxes and name plates.



Bathroom

- Designer bathroom with antiskid ceramic flooring
- Cera / Jaquar or equivalent CP fitting with premium quality designer sanitary ware
- Miniature leakage circuit breaker (MCB)
- Wall tiles upto 7' height
- Powder coated aluminum louvers with frosted glass
- Concealed plumbing with single lever diverter arrangement and provision for boiler
- Marble/ Granite window sill for all windows & bathrooms
- Provision for exhaust fan in each bathroom



Kitchen

- Marble / Granite kitchen platform with stainless steel sink and glazed files dado upto 2' height
- Light points for microwave / mixer grinder above the platform
- Provision for Aquaguard (water purifier) & exhaust fan point

ACHIEVE THE
IMPOSSIBLE

If you've been dreaming of your perfect home for a while but can't find the right one, your search is finally over. At Panama Park, dreams are taking shape into a beautiful reality. Children will have a home to call their own, parents will feel proud of their achievements and grandparents will find the ideal place to laugh and rejoice!

Each element of the project has been meticulously designed to ensure ample natural air, light and greenery in every space. Add a multitude of serenity in your life with Panama Park.



Experience the Excellence

The road to building better tomorrows begins with innovating today. And it is this zeal to make a difference that has driven **EXCELLAA** to conceive and execute real estate developments designed to fulfill rising lifestyle aspirations while creating value-plus assets that promise to grow in appreciation.

Kallyaanee Fortune Group's journey began 25 years ago with presence in textiles, diamonds, engineering and contracting sectors. Armed with little more than a desire to build a brand that would be respected for its excellence, the company ventured into the crowded real estate world as The Kallyaanee Fortune Properties to make a mark. Headquartered in Mumbai & Pune, **Kallyaanee Fortune Group** is a merger of Kallyaanee Construction and Fortune Properties. Realizing that the greatest demand for housing came from the very segment that could barely afford it: the middle-class, **Kallyaanee Fortune Group**'s venture **EXCELLAA** set out to build a business that would design and construct homes that didn't just fit all pockets but also raised their living experiences to new levels of delight.

Over the last two decades, the Group has successfully developed over 12 lakh sq. ft. of budget-friendly, amenity-rich, and luxury residential spaces across the nation. Known for their superior service, outstanding quality of construction and proven trust of timely delivery, the Group has an extensive portfolio that includes some landmark projects throughout the nation. By offering affordable luxury homes to thousands of families, they have built a legacy of happiness and exceeded the expectations of every customer. The Group creates value for its clients and partners through the development of quality environments with a vision to maximize returns from investment for its customers.

Poised to acquire and develop the most promising properties, the Group focuses on creating long-term wealth for its clients and partners through building a successful portfolio of assets. Honouring the values of integrity and transparency, they always strive to build a lifelong relationship with every customer. As they move towards a greener and brighter future ahead, the Group envisions building on a global result-oriented strategic approach and adapting it to suit local market needs. Today, **EXCELLAA** has earned its reputation as one of the leading real estate companies, run by some of the most experienced and visionary leaders in the industry. Empowered by a dynamic mix of young ideas and veteran leadership, we are able to deliver innovative solutions and comfortable living experiences in all our projects.



The Kallyaanee Fortune Group



Defined by Excellence



Best Mid-range project of the Year
West Pune 2013-14



Real Estate Icon of Pune
2018-19



Best Mid-range project of the Year
West Pune 2015-16



ONGOING PROJECTS



Kalash

1 & 2 BHK
MOST SPACIOUS FLATS
PIRANGUT



CHESTERFIELD

Exclusive 2 BHK
Most Scenic Location
Dhanori



GANGA
ACROPOLIS

UBER LUXURY
2, 3, 3.5, 4 BHK & PENTHOUSE
BANER ANNEXE



★ FORTUNE ★
Brookland

1 & 2 BHK ROW HOUSES
MALAWALI, LONAVALA

COMPLETED PROJECTS



Sheetal Heights
Mumbai



Sai Paradise
Vishrantwadi, Pune



Fortune Mirador
Baner, Pune



Solitaire
Dhanori, Pune

UPCOMING PROJECTS



LUXURY 2 BHK
AMBEGAON BK



SHOWROOM, SHOP, OFFICE,
RESTAURANT
AMBEGAON BK



SMART 1, 2 & 3 BHK
PIRANGUT



PLOTTING
AMBEGAON MULSHI

COMPLETED PROJECTS



Fortune 108
Wakad, Pune



Orchid
Dhanori, Pune



Iris
Tingre Nagar, Pune



Sheetal Apartments
Vapi, Gujarat



EXCELLAA

The Kallyaanee Fortune Group

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C R E D I T S

R.C.C. Consultants : Structure Vision

Architect: Cubix Architects

Landscape: Mahesh Chinchalkar



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