



BUILDSTRONG

-Landmarks-

Committed to creation

THE NEXT BIG SHIFT

STARTS *here*



PASSCODE
next
— BIG THING

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BUILDSTRONG
-Landmarks-
Committed to creation



GROWTH PARTNERS
THE GUARDIANS®
REAL ESTATE ADVISORY

Site Address: S.No.228, Tamhane Chowk, Near Burde Wasti - Nirgudi Rd, Charholi Budruk, Pune - 412105.

Corp. Office: Green Park Society, Nehru Nagar Bhosari Rd, V Block, Kamgar Nagar, Kharalwadi,
Pimpri Colony, Pimpri-Chinchwad, Pune, Maharashtra - 411018

☎ +91 8928573160 🌐 www.buildstrong.in ✉ sales.hallmark@buildstrong.in

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WHY NEXT BIG THING?

Progress is driven by visionaries who dare to think ahead. The world is evolving, and so is the way we live, work, and thrive. The Next Big Thing is more than just a project it's a bold new chapter in Pune's real estate story. From an unbeatable location to iconic design, future-ready connectivity, and world-class living experience, this is where tomorrow begins today.

THE NEXT
BIG THING IN LOCATION

THE POWERHOUSE OF *Progress*

Charholi isn't just growing it's leading the way. Strategically located near Pune's International Airport with seamless connectivity to major IT hubs, it's poised to become the city's next urban center. With well-planned infrastructure for a smooth lifestyle, Charholi is the future, unfolding today.

CHARHOLI

WHERE THE FUTURE TAKES ROOT



THE NEXT BIG THING IN FUTURE-READY CONNECTIVITY FOR A BALANCED LIFE

Highways, metros & arterial
roads-Charholi connects
you to everything.

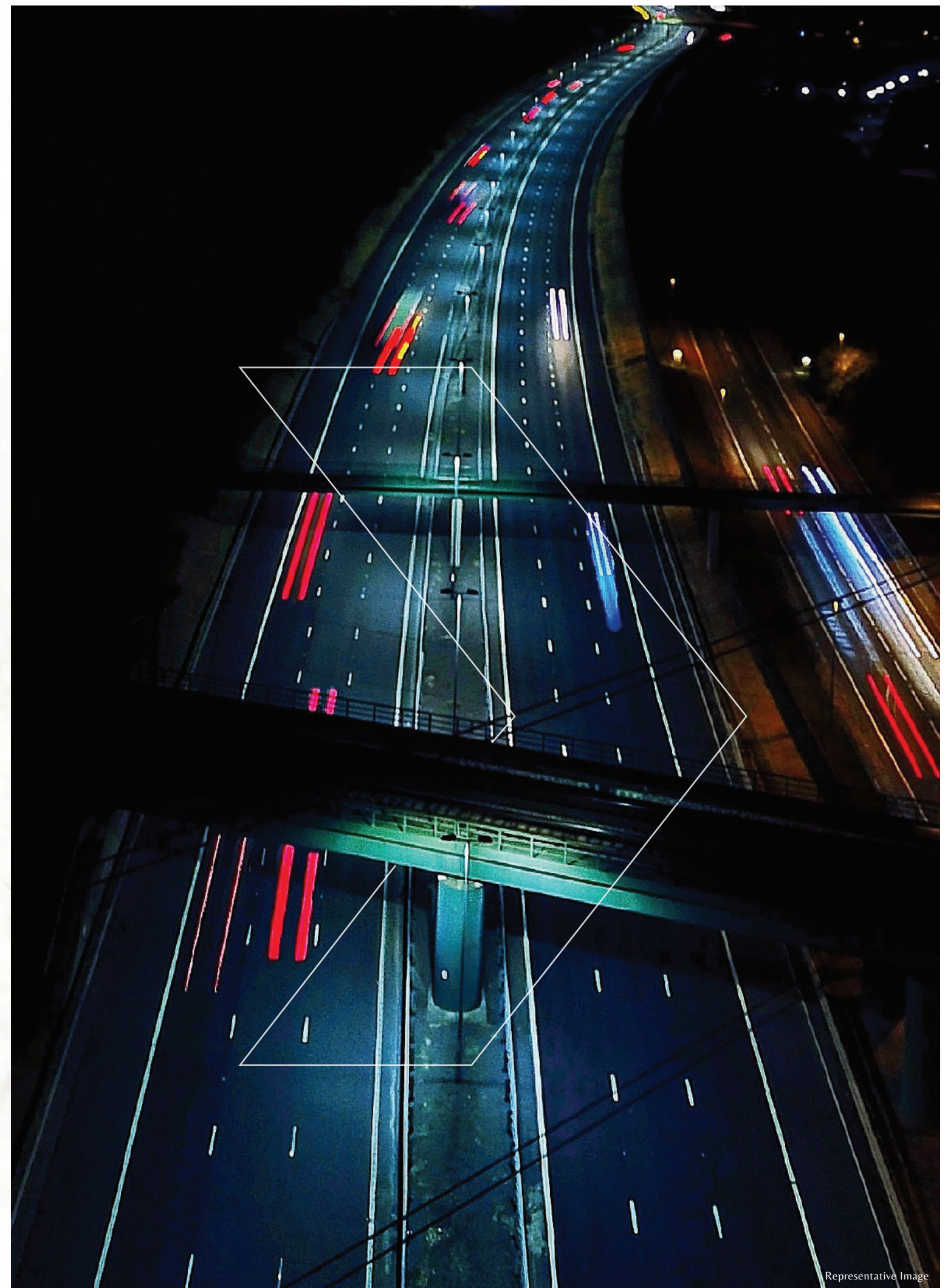
Upcoming Metro Rail extension
to nearby areas will enhance
public transport options.

Well-served by PMT
(Pune Mahanagar Parivahan Transport)
buses connecting you to nearby areas.

Upcoming Pune Outer Ring
Road will improve connectivity
to major hubs.

Proposed Charholi-Wagholi
Road will reduce travel
time to Wagholi.

Pune International Airport is just 10 kms away,
providing both domestic and international travel options.



KEY DISTANCES

CONNECTIVITY

- Alandi - 05 KM
- Nashik Highway - 09 KM
- Vishrantwadi - 10 KM
- Pune International Airport - 11 KM
- Viman Nagar - 12 KM
- Wagholi – 14 KM
- Koregaon Park – 17 KM
- Pune Railway Station - 20 KM
- Mumbai Pune Expressway - 20 KM

IT HUBS

- Yerwada - 14 KM
- Talwade IT Park - 15 KM
- EON IT Park, Kharadi - 16 KM
- Kalyani Nagar - 18 KM
- Magarpatta IT Park - 22 KM
- Hinjawadi IT Park - 25 KM

EDUCATIONAL INSTITUTES

- MIT College - 05 KM
- RKL School - 05 KM
- Radcliffe School - 05 KM
- D. Y. Patil College & School - 06 KM
- AIT College - 08 KM

SHOPPING & ENTERTAINMENT

- Reliance Supermarket - 04 KM
- Town Plaza - 05 KM
- Aeromall - 10 KM
- Phoenix Marketcity – 14 KM
- Kopa Mall - 20 KM

LEGEND

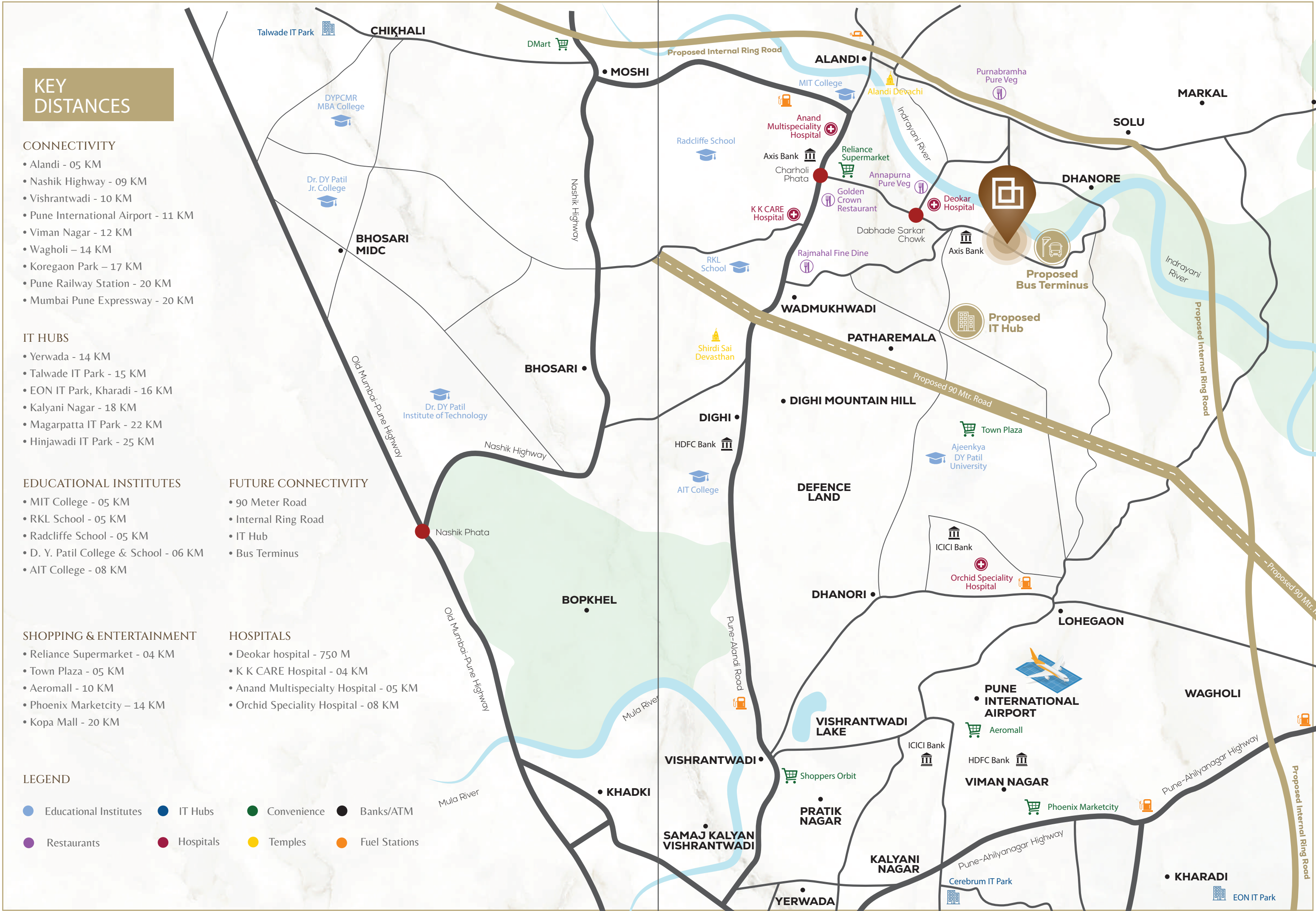
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|------------------------|-----------|-------------|---------------|
| Educational Institutes | IT Hubs | Convenience | Banks/ATM |
| Restaurants | Hospitals | Temples | Fuel Stations |

FUTURE CONNECTIVITY

- 90 Meter Road
- Internal Ring Road
- IT Hub
- Bus Terminus

HOSPITALS

- Deokar hospital - 750 M
- K K CARE Hospital - 04 KM
- Anand Multispecialty Hospital - 05 KM
- Orchid Speciality Hospital - 08 KM





THE NEXT BIG THING IN PUNE'S REAL
ESTATE EVOLUTION

INTRODUCING

PASSCODE
next
— **BIG THING**

The Next Big Thing isn't just about a home - it's about a statement.
A brand synonymous with visionary living, it redefines what it means to own an
address in Pune. Crafted for those who demand nothing but the extraordinary,
this is a rare opportunity to be part of a legacy in the making.



THE NEXT BIG THING IN ARCHITECTURAL EXCELLENCE

DESIGNED TO DOMINATE *Skylines*

A landmark is not just built; it is envisioned with intent. 'Passcode: Next Big Thing' is designed to redefine Pune's skyline with an iconic structure, modern aesthetics, and an unwavering commitment to quality. From bespoke residences featuring expansive glass façades and double-height lobbies to a perfect blend of art, innovation, and sustainability, this is architecture that leaves a lasting impression.



Sky-High Living,
Multiple Towers



Iconic
Elevation Design



Worldclass Amenities
for Every Lifestyle.



Luxurious
Clubhouse



Ample
Open Area



Privacy Perfect
Apartments



Vastu Compliant
Apartments



Best-in-class interior
features and finishes

Disclaimer : All details, specifications, and features mentioned are indicative and subject to change. Actual offerings may vary, and improved specifications or features may be provided during execution.





THE NEXT BIG THING IN INSPIRED INTERIORS

WHERE EVERY SPACE TELLS A *Story*

Luxury is not just about grandeur it's about thoughtfully designed spaces that enhance your everyday life. Every corner of your home is crafted to evoke elegance, comfort, and functionality, creating an atmosphere that feels both opulent and inviting.


















THE NEXT BIG THING IN
CURATED LIVING & WELLNESS
CENTRIC AMENITIES

EXPERIENCE A HOME THAT
EVOLVES WITH YOUR *lifestyle*

Here, living spaces are designed to nurture well-being and adapt to every phase of life. Amenities aren't just additions; they are thoughtfully crafted experiences. From expansive open spaces to dedicated wellness zones and exclusive areas for children, seniors, and pets, every element is designed for holistic living.



Representative Image

MINDFULNESS		
 Outdoor Exercise Station	 Book Café	 Green Pathways
FITNESS & SPORTS		
 Swimming Pool	 Gymnasium	 Multipurpose Court
CONVENIENCE		
 Double Height Stylish Entrance Lobbies	 EV Charging Station	 Co-Working Area
RELAX		
 Palm Court	 Amphitheatre Seating	 Party Lawn
FOR CHILDREN		
 Adventure Sports Area	 Indoor Games	 Kids' Play Area

Multipurpose Hall | Outdoor Gym | Adventure Play Court (10 - 13 Yrs)
Calisthenics Court | Skating Rink | Teenage Court
Kids' Play Area (7 - 9 Yrs) | Pilates Studio
& Many More

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THE NEXT BIG THING IN EXCLUSIVE OFFERINGS

LUXURY WITHOUT *Limits*

True luxury is about exclusivity, comfort, and intelligent living. Every home here is a private sanctuary, where world-class craftsmanship meets cutting-edge technology. With smart home automation, designer interiors, and global-standard fittings, this is where indulgence and functionality come together to create an unmatched living experience.



Representative Image



LIVING ROOM



BEDROOM



BALCONY



KITCHEN



RESTROOM

Representative Images



THE NEXT BIG THING IN SPECIFICATIONS

DETAILS THAT *Enamour*

SPECIFICATIONS



TILES

Main Flooring-Vitrified	- Vitrified	- 800 mm X 800 mm
Balcony/Terrace Floor	- Porcelain	- 600 mm X 600 mm
Kitchen Wall Dado	- Vitrified	- 600 mm X 1200 mm
Toilet/Bathrooms Wall Dado	- Vitrified	- 600 mm X 1200 mm
Toilet/Bathrooms Floor	- Porcelain	- 600 mm X 600 mm
Basin Counters	- Vitrified	- As per Counter



CP FITTINGS & SANITARYWARE

Kitchen Sink	- SS 304 1mm	- 535 mm x 460 mm
Sink Drain	- PVC	- 40 mm
Kitchen & Toilet/Bathroom CP	- Brass	
Toilet/Bathroom Sanitaryware	- Ceramic Vitreous	



DOORS & WINDOWS

Sliding Type	- UPVC
Louver/Shutter Windows	- UPVC
Main & Bedroom Doors	- Wooden
Toilet/Bathroom Doors	- FRP



ELECTRICAL

Internal Wire	- Copper/LSPVC
Distribution Board	- Metal
Switches & Sockets	- Polycarbonate and Polyamide
Circuit Breakers	- DMC



SECURITY SYSTEM

Video Door Phone	- Composite
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PAINTING & WALL FINISH

Interior & Exterior	- Emulsion/Acrylic
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OUR WORLD CLASS OFFERINGS



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BUILT ON INTEGRITY, SEALED WITH TRUST!

With two decades of expertise in the construction industry, we have built a reputation for quality, innovation, and timely execution. Our core team has successfully delivered prestigious projects, demonstrating meticulous planning, world-class craftsmanship, and an unwavering commitment to excellence.

Our portfolio includes residential landmarks and integrated urban spaces, each designed to create thriving communities. With 2.5 million sq. ft. of upcoming work, we continue to advance sustainability, smart infrastructure, and customer-first designs. Buildstrong remains dedicated to redefining urban living by seamlessly blending modern comforts with architectural brilliance.



THE WORLD OF BUILDSTRONG LANDMARKS

OVER
5 PROJECTS | 1 MILLION SQ.FT | 1000 UNITS
EXECUTED

OVER
20 YEARS
EXPERIENCE

OVER
2.5 MILLION SQ.FT
UNDER DEVELOPMENT



THE NEXT BIG THING BUILT BY THE BEST

THE MINDS BEHIND TOMORROW'S *Masterpiece*

Excellence is a result of collaboration between visionaries. This project is brought to life by industry leaders - architects, designers, and planners who have crafted a legacy of innovation and precision. From globally inspired interiors to sustainable, future-ready structures, every detail reflects a commitment to perfection.

PRINCIPAL ARCHITECT

Ar. Usha Rangarajan

(35 YEARS OF EXPERIENCE - SEVERAL AWARDS WINNER)

Landscape Design Group

RCC STRUCTURAL DESIGNERS & CONSULTANTS

Mr. G A Bhilare

(40+ YEARS OF EXPERIENCE)

G.A.Bhilare Consultants Pvt.Ltd.

LANDSCAPE ARCHITECT

Mr. Vikas Labba

(20+ YEARS OF EXPERIENCE)

DesignTerra Landscape Consultants

PLUMBING CONSULTANT

Mr. Rahul Sakore

(25+ YEARS OF EXPERIENCE)

Pushkaraj Consultancy