



YOUR SANCTUARY OF HAPPINESS

LIVE A WELL-BALANCED LIFE IN THE HEART OF PUNE!





Runaa O2



INTRODUCTION

At Runaa Homes, we are looking to provide the best in construction technology. We are committed to developing valuable projects in the prime locations of Pune city. Our aim with our projects is to create a whole new level of work-life balance by choosing locations that are close to major commercial, corporate and industrial centres. Apart from our strategy with location, we also ensure that our apartment complex is complete with functional amenities and features to help your family live life to the fullest. Our latest power project O2, located in Bavdhan, is a beautifully designed space that is central to

several entertainment centres and many corporate offices. O2 awaits just 21 families to benefit from a host of features while enjoying an exceptional work-life balance. It is designed and built by the city's young and upcoming designers and builders to give you an exclusive sanctuary of happiness.



A photograph of a modern home featuring a prominent wooden slat fence in the foreground. The fence is made of vertical wooden slats of varying heights and widths, creating a rhythmic pattern. Behind the fence, a man is sitting on a low concrete bench, looking down at a device. The background shows a modern building with large windows and a flat roof. The scene is set during the day, with natural light illuminating the scene. The overall aesthetic is clean, minimalist, and modern.

BEAUTIFULLY CRAFTED **HOMES**
FOR EVERYONE IN YOUR FAMILY



A modern living room interior featuring a large window with sheer curtains, a pink sofa, a wooden TV stand, and a floor lamp. The room is decorated with a large potted plant, a white vase, and a small table lamp. The text "HOMES BUILT WITH ZERO COMPROMISE" is overlaid on the image.

HOMES BUILT WITH ZERO COMPROMISE





WAKE UP TO A **FULFILLED HOME** AND LIFE





Runaa C2

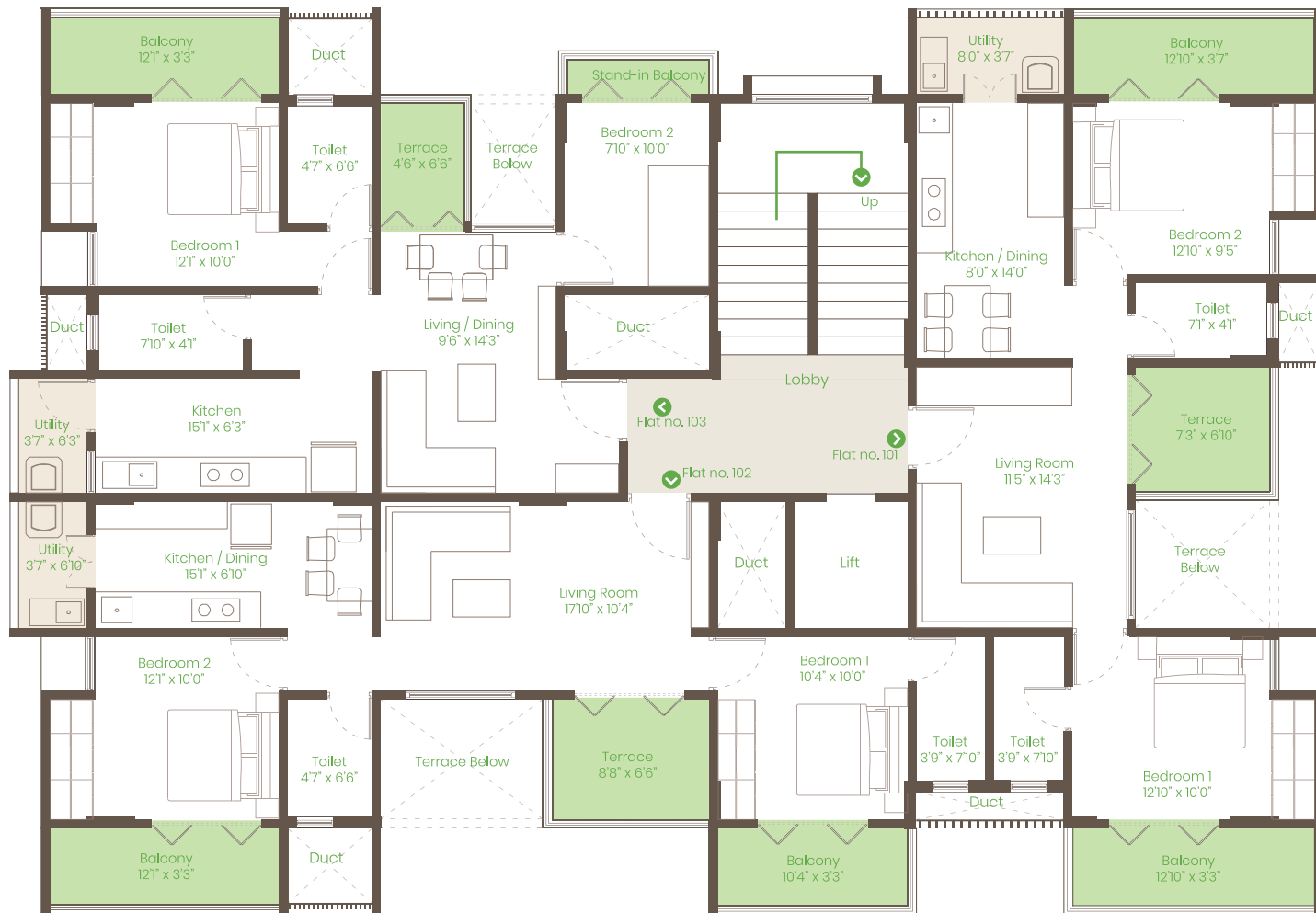
Runaa C2

DO NOT ENTER

BEAUTIFUL DESIGN PLANS WITH FRESH NEW IDEAS

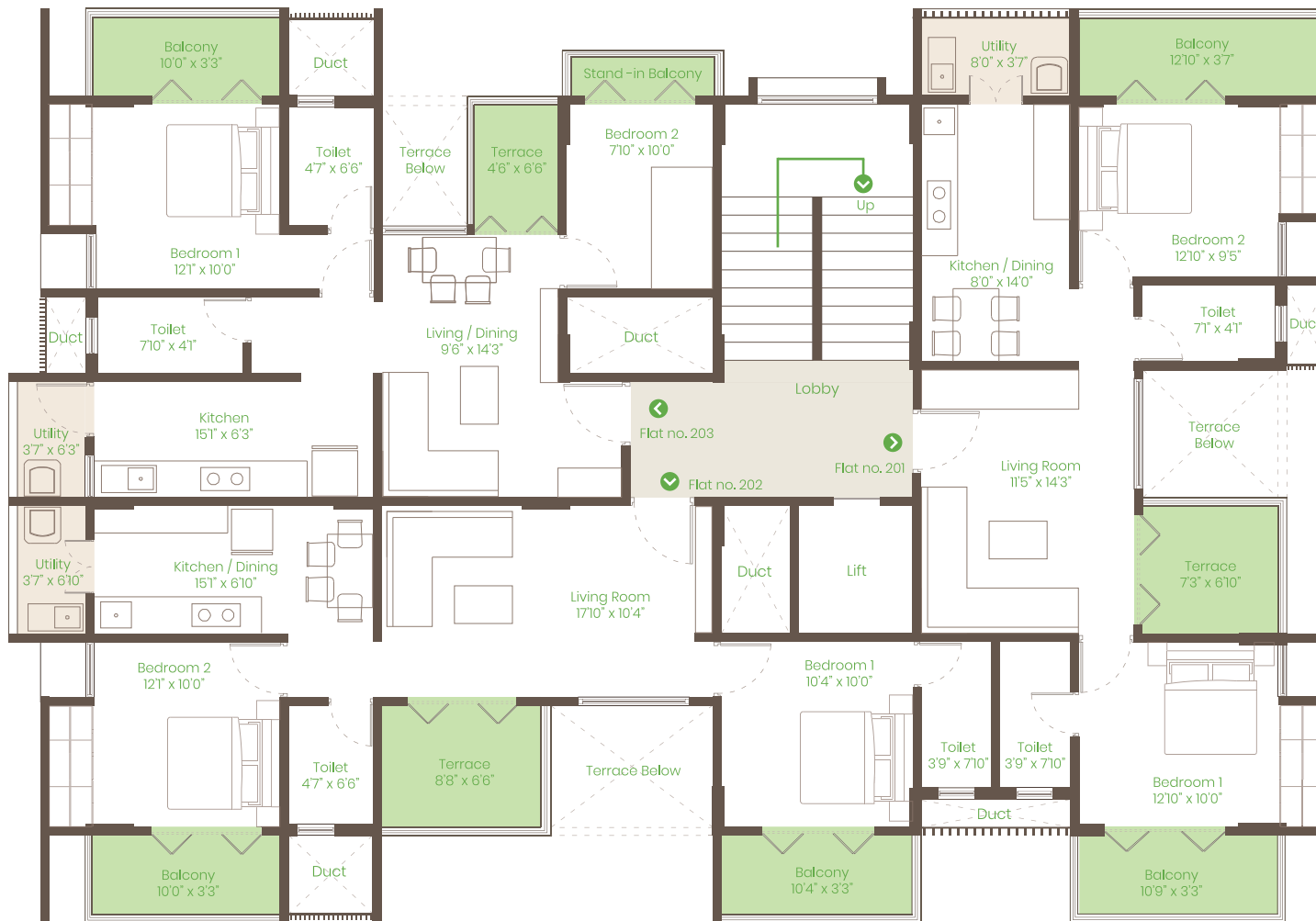
When habitually, most of us try to cram as much as possible within an inch of space, compromising on looks and safety; at Runaa Homes we shifted the emphasis to practicality with beauty. Our in-house architect focuses on creating large spaces that are peaceful and luxurious to live in, while also making it extremely practical for everyone in your family.





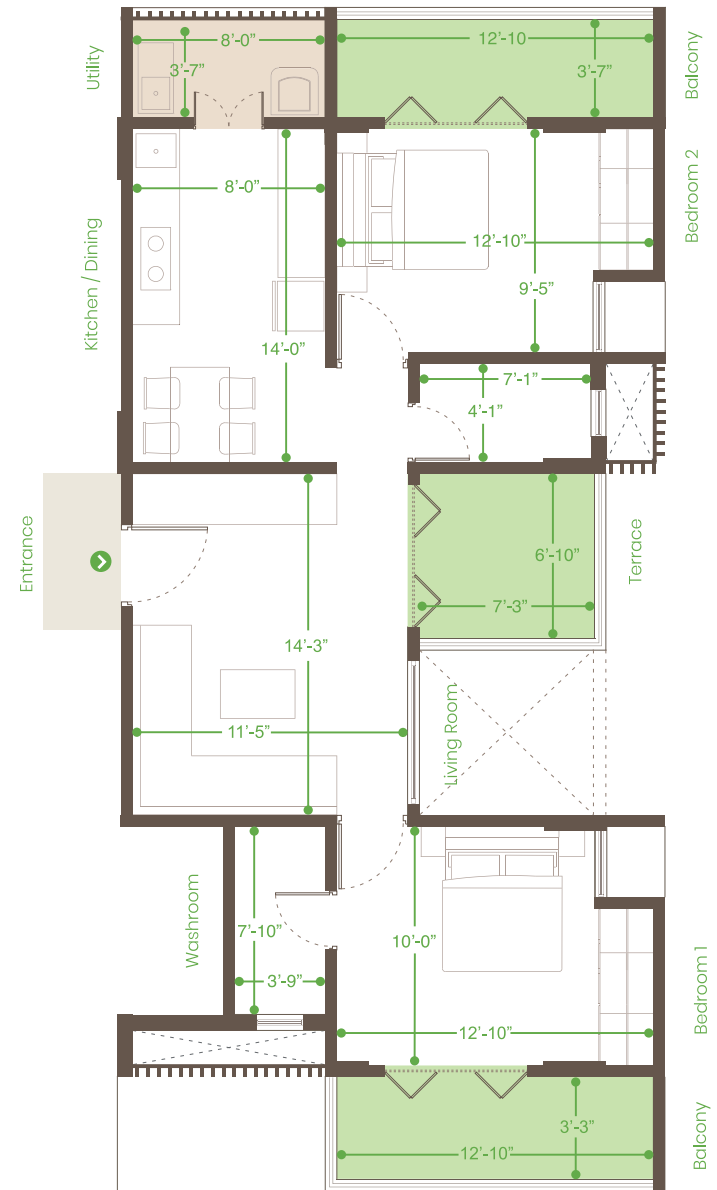
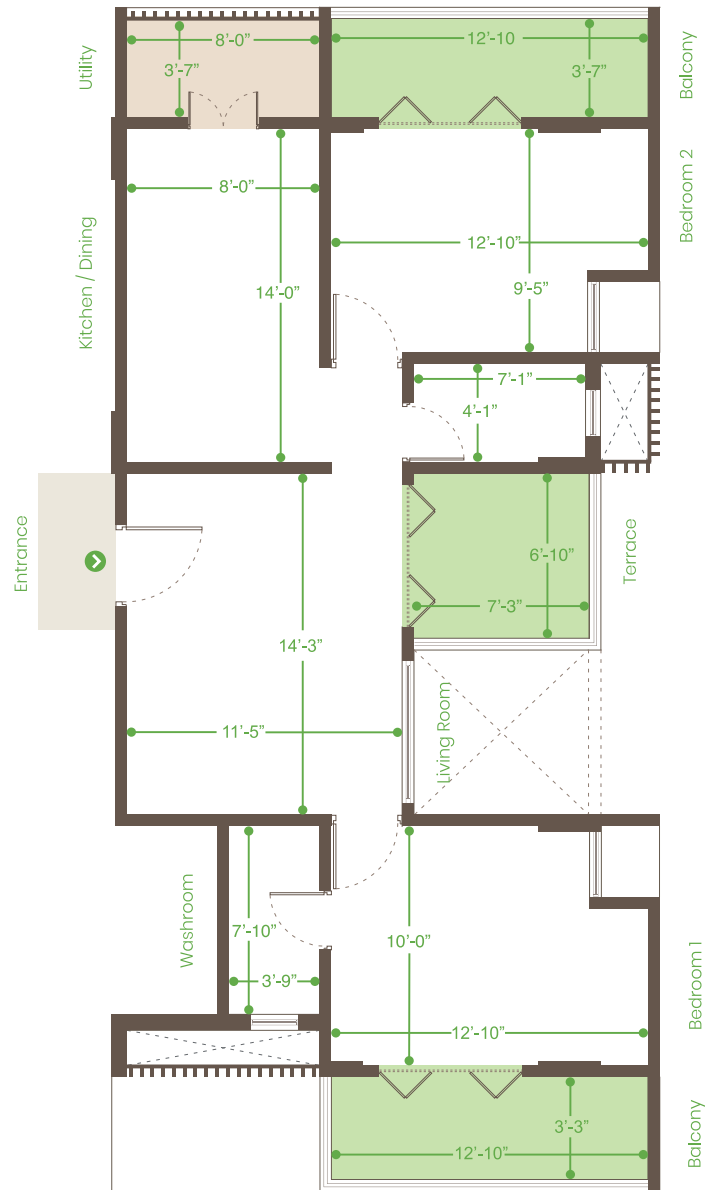
ODD FLOOR PLAN





EVEN FLOOR PLAN



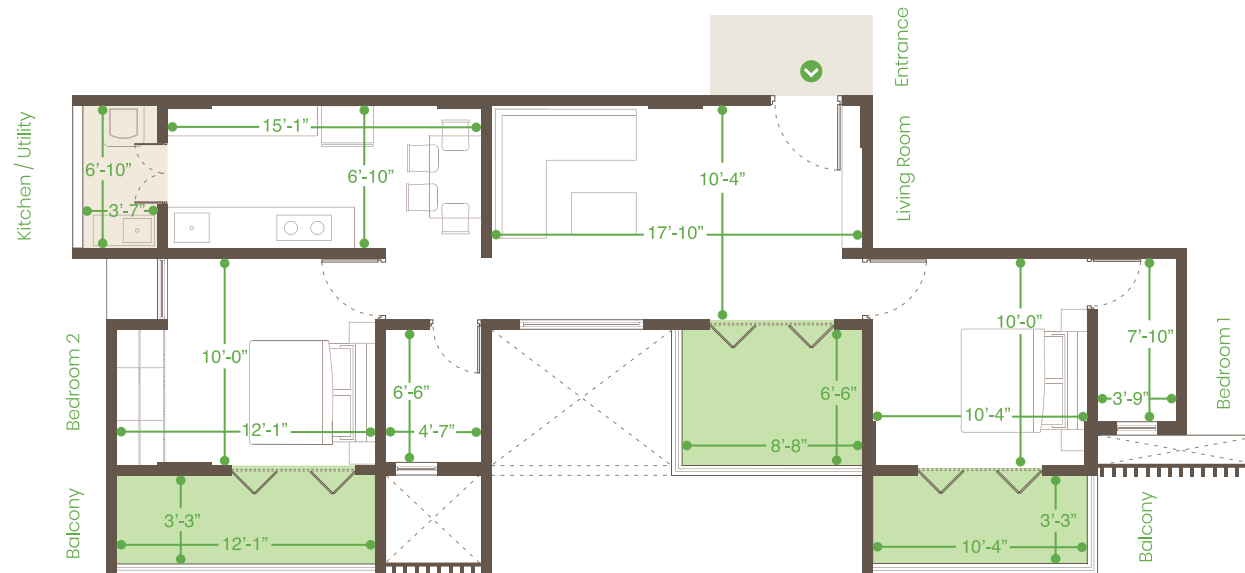
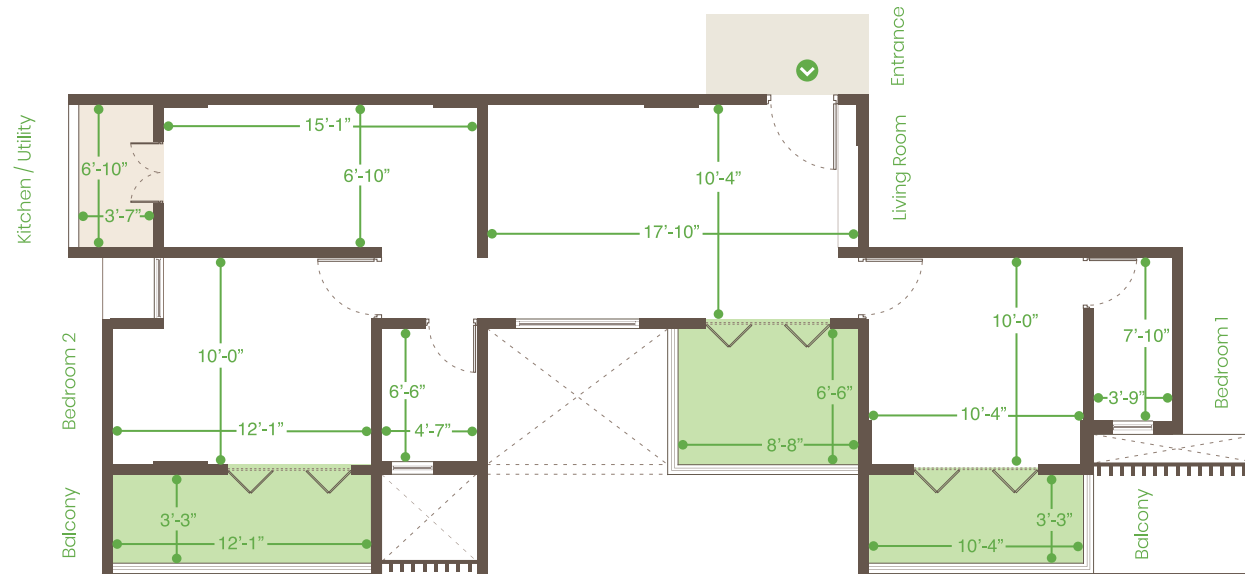


01 SERIES

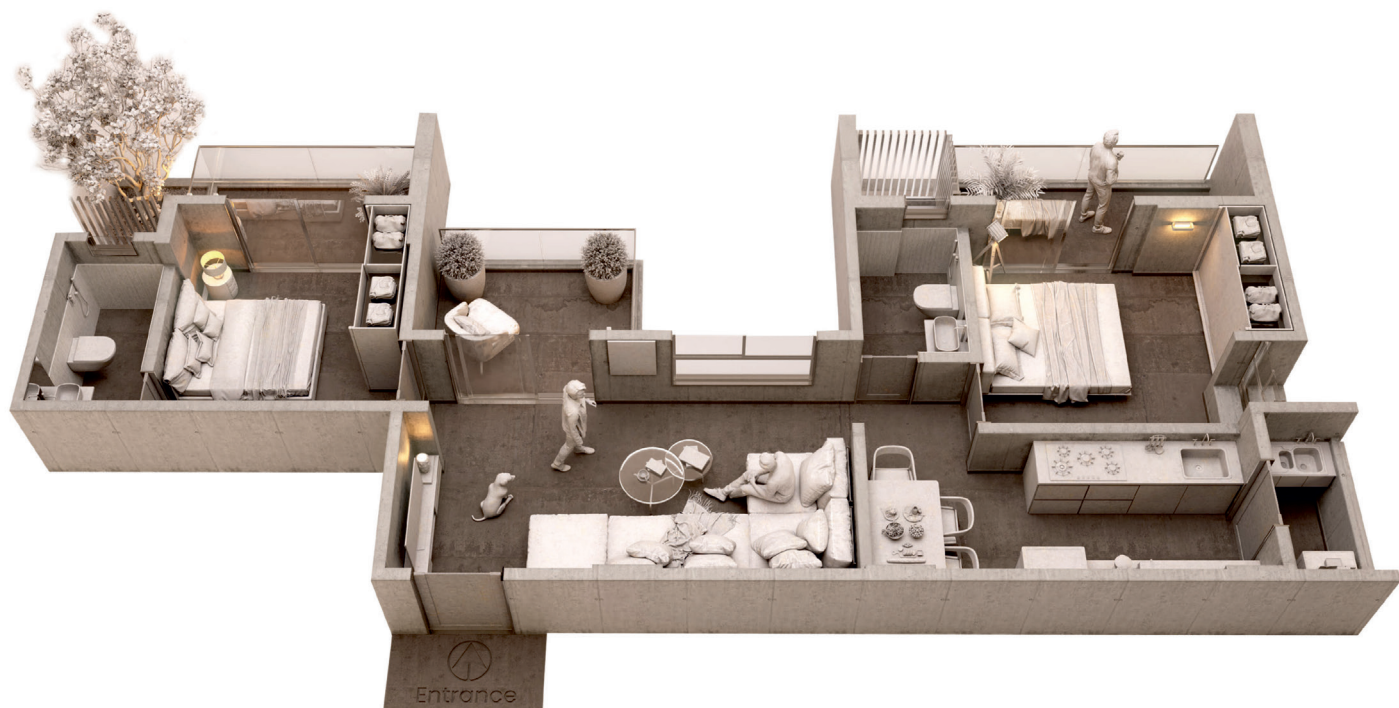


01 SERIES (Carpet Area as per Rera)

Carpet Area (In Sq.Ft)	Utility Area (In Sq.Ft)	Balcony Area (In Sq.Ft)	Terrace Area (In Sq.Ft)	Total Area (In Sq.Ft)
636.48	29.82	89.66	50.38	806.33

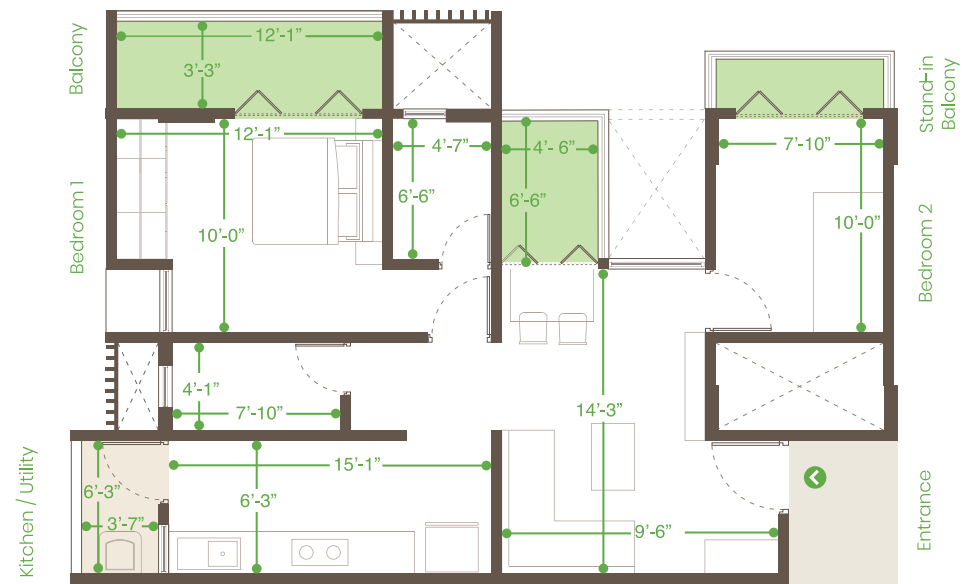
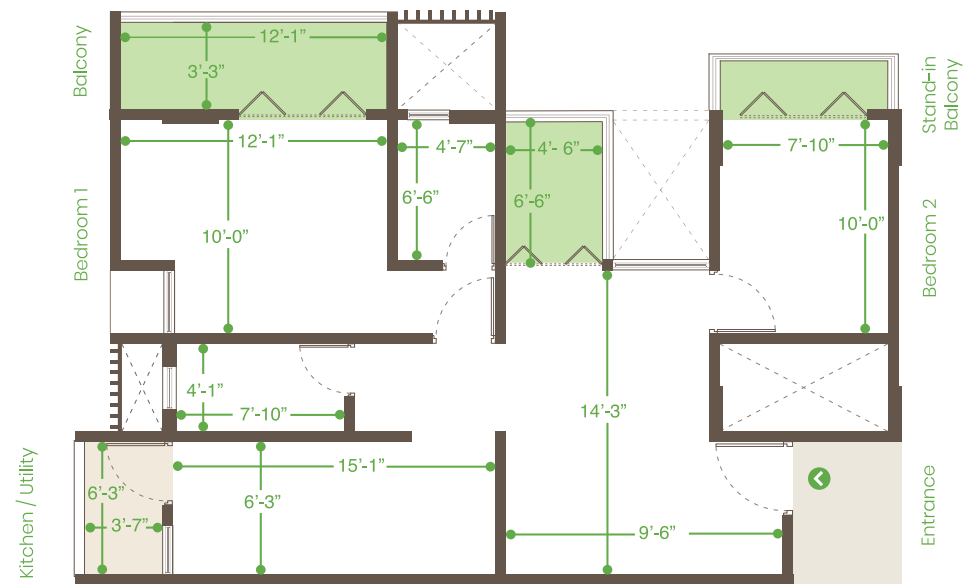


O2 SERIES



02 SERIES (Carpet Area as per Rera)

Carpet Area (In Sq.Ft)	Utility Area (In Sq.Ft)	Balcony Area (In Sq.Ft)	Terrace Area (In Sq.Ft)	Total Area (In Sq.Ft)
629.59	24.86	73.63	57.05	785.13



03 SERIES



03 SERIES (Carpet Area as per Rera)

Carpet Area (In Sq.Ft)	Utility Area (In Sq.Ft)	Balcony Area (In Sq.Ft)	Terrace Area (In Sq.Ft)	Total Area (In Sq.Ft)
592.88	22.50	61.79	29.60	706.76

EXCLUSIVE OPULENCE FOR THE SELECT FEW

When we talk about giving our buyers the perfect work-life balance, we mean it in every sense of the word. As much as O2 is strategically located close to important infrastructure, we also went ahead and packed the building with every amenity that can enhance your family's life.

AMENITIES

- Eye-catching elevation for the building
- Gracefully designed entrance lobby with access ramp
- Electronic security system with video door phone
- Auto-door elevator of reputed make
- Power backup for lift, common lighting and waterpump
- Rainwater harvesting
- Anti-termite treatment to the foundation of the building
- Terrace Garden
- Meditation Deck
- Yoga Deck
- Open Gym Area
- Indoor Games - Chess, Carrom
- Timer controlled Drip irrigation system
- False ceiling in lobby of each floor
- CCTV camera in parking and lobby
- Solar water heater system
- Auto pumping system
- Fire Fighting System installed as per P.M.C. Norms
- Toilet for Watchman/Drivers/Servants at Parking Level
- Small Multipurpose Hall on Terrace
- Adequate electrical charging points for two wheelers and four wheelers
- Organic waste composter





AN ICON OF EXCELLENCE

O2 by Runaa Homes is packed with amenities, features and connectivity that your family can benefit from. When you choose to buy from us, we guarantee extremely beautiful spaces that Indian homebuyers have rarely seen before. Whether you want to throw a party or relax by the sun, we have rooftop decks that allow you to do so. You can even protect your family while you are away with our top end electronic security system and video door phones. In addition to that, you can rest assured that you are living in a building that is certified to make the planet greener for your children.



LIVE GREEN

O2 from Runaa Homes is a pre-certified IGBC building. It comes with amenities and features that promote a greener lifestyle and reduce your family's carbon footprint. With every space that we build, we want to ensure that we give back to our nature in one way or the other.



SUSTAINABLE DESIGN
FRESH AIR VENTILATION & DAYLIGHT



WATER CONSERVATION
EFFICIENT WATER FIXTURES &
RAINWATER HARVESTING



ENERGY EFFICIENCY
SOLAR WATER HEATING SYSTEM



RESIDENT HEALTH & WELLBEING
LOW VOC PAINTS & FINISHES THAT
ENHANCE THE INDOOR AIR QUALITY



EASY ACCESSIBILITY
RAMPS & EASY ACCESS TO THE
BUILDING FOR ALL AGE GROUPS



LANDSCAPE DESIGN
COMMON AREA & TERRACE



EFFICIENT
DRY & WET WASTE
MANAGEMENT SYSTEMS



MATERIALS & RESOURCES
ECO LABELLED MATERIALS &
PRODUCTS FOR CONSTRUCTION

We have applied for IGBC certification. The Project Registration number for Runaa O2 is IGBCGH210044.





Runoo C2

SPECIFICATIONS

RCC :

- Earthquake - resistant RCC structure

BRICKWORK :

- External wall: 6" thick brick / block work
- Internal wall: 4" thick brick / block work

PLASTER :

- External wall: Double coat sand – faced plaster
- Internal wall: Gypsum finish for all internal walls

ELECTRICAL FITTINGS :

- Branded M.C.B. and E.L.C.B.
- Concealed wiring and modular switches of reputed make with adequate points
- Provision for inverter
- Provision for AC in all bedrooms

DOORS :

- Elegant Main door : 35mm with safety lock, night latch, tower bolt
- Bedroom doors : 32mm
- Decorative laminates to Main & Bedroom doors
- Toilet doors: 25 mm waterproof flush doors
- Terrace & Balcony doors : Aluminium powder-coated sliding doors with mosquito net

WINDOWS :

- Aluminium powder-coated sliding windows with mosquito net and MS safety grill

KITCHEN :

- Provision for water purifier
- Granite kitchen platform with stainless steel sink
- Modular Kitchen

UTILITY :

- Plumbing and electrical point for washing machine

TOILETS :

- Flooring: Anti-skid tiles
- Walls: glazed tiles up to 7' height
- Frames: Granite door frames
- CP and sanitary fittings of reputed make
- Counter wash basin
- Solar water heater connection in master bedroom
- Provision for geyser in toilets
- Provision for exhaust fan in toilets

FLOORING AND TILING :

- Internal flooring: Vitrified tiles
- Terraces and balconies: Anti-skid tiles
- Polished Kota or equivalent flooring for staircases

PAINTING :

- External wall: Anti-fungal & water resistant apex paint
- Internal wall: Oil-Bound distemper

For more information, visit www.runaahomes.com

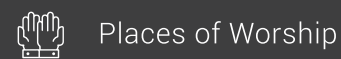
LOCATION & CONNECTIVITY

As real estate developers looking to create valuable homes for our clients, an important aspect of any project is its strategic location. We focus on locations that are central to important infrastructure that a family will need. That is why; O2 was decided to be built in Bavdhan, one of the most premium locations in Pune with several commercial, corporate and other centres located around it competitively.



A WORLD WHERE LIFE IS BUILT AROUND YOU

O2 by Runaa Homes is surrounded by all the infrastructure a family needs, to have a balanced life. For you and your partner, offices and industrial zones are within five kilometers. For the elders in your family, parks, places of worship and entertainment centres are nearby. And for your children, schools and colleges are only a cycle ride away.





ABOUT RUNAA HOMES

ENRICHING LIVES WITH REAL ESTATE

We are a team of young real estate entrepreneurs looking to transform India's real estate scene with new age construction technology and design trends. With our methods of construction, we ensure that every space we build looks beautiful, works efficiently and stands the test of time effortlessly. In the coming decades, we are hoping to transform the skyline of Pune to carry our stamp proudly.

Our mission is to stay committed to our goal of building green buildings and create a greener environment for the next generation of homebuyers. We also place emphasis on creating beautifully designed homes in collaboration with the best home designers from the world.

Our goal with our homes is to create a superior work-life balance for our home buyers and couple that with the latest amenities and features to make sure that your home is the one-stop-shop for all your needs.



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