

*Welcome
to*

P A N D O R A

An individualistic expression.....

Company Profile:

M / s.Globuse Realtors Pvt Ltd & M/s.Ishan Foundation is an integrated Real Estate and Property development Company Head Quartered at Coimbatore. Having Strong Experience in the Real Estate arena since three decades. Integration between the Companies has moved one step ahead to carve a niche in Property Development with its rich Technical Knowledge & its Managerial Vision.

M/s.Globuse Realtors Pvt Ltd & M/s.Ishan Foundation have always banked on Innovation, Teamwork, a high degree of Technical excellence and maintaining the highest standards of Business Practice .The future as we perceive it will be built entirely on the trust we share with our customers, the trust built over years of association. For we believe that it is more than just houses that we construct, we take great pride in constructing everlasting homes for you, homes that you will cherish for generations .

Vision

M/s.Globuse Realtors Pvt Ltd & M/s.Ishan Foundation is driven by a need to provide a world-class experience in every way. By channeling its unique legacy and expertise into a sustainable vision that engages every level of its human capital, is it management, staff, customers or partners.

We aim to develop prime pockets of land to build exemplary properties that are benchmarks in Quality. Our Villas, Apartments and other Projects are meticulously planned and executed, earning a niche for themselves. The obsession with quality, customer satisfaction and lifestyle enhancement is what we plan to carry across various verticals like SEZ, Schools and Hotels, Hospital's & Tourism.

Mission

The high standards for which we are known are constantly being upgraded by a high-caliber team. We draw upon a national and international pool of professional associates, employ modern construction technology, work in a professional environment supported by ERP, follow best practices of HR management & our Differentiation is based on our ability to Innovate, based on a Customer- centric approach and Feedback. We ensure that our clients get truly International Quality and Amenities in a Natural Eco-friendly Environment. We wish to be known by anyone in the World, as the deal creator of unprecedented superior lifestyles.



Architecture with an Intricate Play of Light and Shadow, Aim and Space.

P A N D O R A *that makes every structure a living, Breathing Place.*



Realistic site views



Design philosophy

The morphology of each villa is developed by dividing the built Volume into 3 parts and elevating the middle part; thus creating open Spaces around it and infusing Vaasthu principles, abundant natural light into the living Spaces that are oriented towards the outdoor wooden Deck, a dedicated fully covered private infinity Swimming pool and Jacuzzi areas.

The designer terrace garden and private Garden on the first floor level expands laterally towards the edges overlooking the infinity pool.

“The spatial arrangement of the villas is fashioned out of the interplay of volumes and voids.”

Realistic site views



Jewel of the house

PANDORA's Jewel is been created by providing the living areas filled with natural sunshine, relaxing fully covered - private Jacuzzi, Waterfall and infinity swimming pool became the center of the villa and surrounded by built-in wooden decks , uniquely designed compound wall , designer outdoor shower and a changing / Dressing room. A strong connection forms between the outside and the inside with the help of large glass windows and every inch was carefully designed to accomplish a feeling of a resort get away vacation villas.



WEST FACING VILLA





Great Room

Realistic site views

Your interests and hobbies have a home too. Retreat to a place where you are one with your Passions. Great Rooms are built to transform into whatever your imagination and needs desire. Home Office, Gym, Pooja room, or Workshop?

It's your Space. or you can fill your 5 senses with the 21st century lifestyle experience in the Media Room. Watch games with your Family, sip a gin and tonic as you follow NASDAQ online or play pillow fights with your child.



EAST FACING VILLA TYPE-1





Realistic site views

Redefining Spaces

This is where the PANDORA's Designer decided to provide the contrast between traditional yet contemporary old brick textured wall concepts with cutting edge terrace garden & Private garden designs. Sprawling to view the panorama of Jacuzzi & Infinity pool areas

“The subsequent measures of combing built form with landscape and dividing the house into open and connected living zones creates a series of layered spaces “



Realistic site views

Fluid Spaces:

“Simply expansive “visible and easily convertible options are available in each villa. Designed to the best by accommodating changes to provide aesthetical enhancements.



PANDORA *provides possibilities for all your needs.....*

Specifications

Architectural/civil specifications:-

- *Contemporary Inward Architecture 3-Bedroom with multipurpose room Ultra Luxury villas*
- *Swimming pool , Jacuzzi , water fall with Changing room and Shower room*

Structure:-

- *Ground plus 1 storied RCC framed structure with High quality 9" Thick outer Brick masonry walls and 4.5" inner partition walls.*

Flooring:-

- *Verandah – Imported Spanish tiles*
- *Foyer , living & dining and Breakup spaces - Imported Marble / Large Format Vitrified Tiles*
- *Bedrooms and Multipurpose room – Imported AC 6 grade laminated wooden flooring with 50 yrs guarantee, warranty and replacement*
- *Kitchen / Utility /Changing room and Shower room - Anti Skid Tiles*
- *Set back Areas - Concept based rough granite / Eurocon tiles with Landscaping*
- *Car Parking – Granolithic flooring / Cobble stone flooring with lighting concepts.*
- *Bathroom –walls & Floors – Concept based Anti skid Tiles and Wall ceramic tiles up to 7.0”.*
- *Swimming pool – Glass ceramic tiles from Italy*
- *Decking wood - Ship deck wood*

Doors:-

- *Entrance doors- Teak Wood frame with Designer/ornamental teak wood shutters with necessary security systems as per Designer's Specification.*
- *Bedroom Doors – Solid wood Frame with veneer moulded door of approved color with necessary hardware as per Designer's specification.*
- *Bathroom Doors – Solid wood Frame with veneer moulded door of approved color with necessary hardware as per Designer's specification.*
- *Locks - Dorma / Samsung*

Windows:-

- *All rooms shall have UPVC sliding / Openable windows with 5mm clear float Glass and necessary Hardware (Fenesta/LG)**

Grills:-

- *Mild Steel grills grouted on the wall with matt enamel paint finish as per designer's design*

Staircase:-

- *MS and Glass railing with wooden handrail. **
- *Cultured Marble / Granite treads & Risers*

Glass facades:-

- *12 mm Saint Gobain toughened glass*

Patch Fittings:-

- *Dorma / Ozone – sleek models*

Electrical:-

- *CAT 5 cabling for the enhance performance of the security system's*
- *All villas will have 3 phase connection with independent meters.*
- *Internet, Intercom, Air-conditioning, Satellite television – provisions in all the bedrooms, multipurpose room and living room.*

Plumbing & Sanitary:-

- *Concealed CPVC pipe lines*
- *CP fittings – Grohe*
- *Vanity counters - Italian collections from Roca / Durovit*
- *Sanitary fittings – Toto / Itallian collection Hindware*
- *Concealed cistern in bathroom - Gebrit**
- *Counter Top – Granite*
- *Solar Water heater, RO water provisions provided*

Kitchen:-

- *Counter Top – Black Granite / Pure white Granite*
- *Sink Stainless Steel sink (Nirali)*
- *Utility sink - Granite finish with nosing*
- *Wall Ceramic tiles Up to 2 feet high above counter(Kajaria/Somany)*

Painting:-

- *Internal – walls to be finished with cement based putty (Birla) and two coats of Asian Royale Emulsion Paint with designer concepts*
- *External – 2 coats of external emulsion paint (Asian Ultima* -weather coat)*

Special Amenities - High 5's:

- India's first 100% Secured and Automated Villa's *

"Family takes the priority over Profession"- This made us to provide this special amenity. Every square feet of the villa is been monitored, alarmed, recorded, through the equipments from Sony/ Securico.

- Maintenance free Private & Covered Swimming Pool, Jacuzzi, Waterfall under water lights with Changing Room, & Shower Room - appliances and accessories used are imported from UK.
- Easy to care Dedicated Terrace & Bar counter, Private Garden. And Cobble stone road with Designer lighting concepts.
- Individual Bore well and 3 Phase connections with appropriate meters
- Free Annual maintenance - Landscaping, Security system, Pool Areas***

PANDORA *-Team details*

Designing a lifestyle experience around PANDORA Design Philosophy would not have been possible without the experience, out - of the box thinking and expertise of our team members and partners including:

Principle Designer & Project Management : Mr.M.Vasanth - Ishan Foundation

Project Partner & Project Execution : M/s. Globuse Realtors Pvt. Ltd & M/s. Ishan Foundation

Structural Engineering : Dr. G.S. Venkatasubramani - SG Structural Engineers

Landscape Designer : Mrs. Jessie Thomas, Newyork

Project Layout

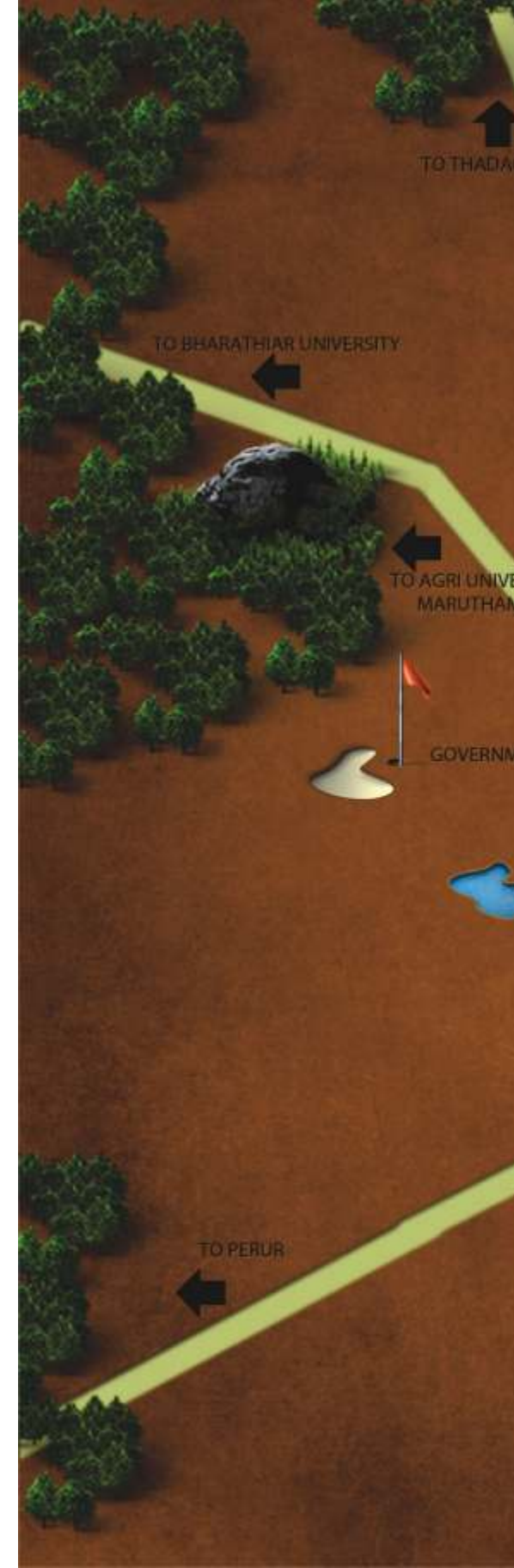


DESIGNER LANDSCAPING AREA
WITH CHILDRENS PLAY AMENITIES

PATTERNED COBBLE STONE ROAD
WITH FUSHING LIGHTS

DESIGNER LANDSCAPING AREA
WITH CHILDRENS PLAY AMENITIES

P A N D O R A villas are encapsulated with all the
Luxury dreams that a man can ever imagine. We firmly believe that. South India's
Manchester is proud being around P A N D O R A's residents





PANDORA

GLOBUSE REALTORS

ISHAN FOUNDATION

INDIAN PUBLIC SCHOOL

SANKARA INSTITUTE OF TECHNOLOGY

KUMARAGURU COLLEGE OF TECHNOLOGY

CANARA BANK ATM

SARAVANAMPATTI

INDIAN BANK ATM

KGISL, BOSCH, CTS

SOUTH INDIAN BANK ATM

VILANKURICHI ROAD

COIMBATORE TIDEL PARK

COIMBATORE MEDICAL COLLEGE

P.S.G COLLEGE OF TECHNOLOGY

STATE BANK OF INDIA

P.S.G HOSPITALS

GANGA HOSPITALS

GANDHIPURAM

ICICI BANK

HDFCBANK

ALANKAR GRANDE

ALANKAR TIFFANYS

R.S PURAM

BROOKEFIELDS

NEHRU STADIUM

V.O.C PARK

RACE COURSE

COIMBATORE JUNCTION

STATE BANK OF INDIA

BANK OF BARODA

K.M.C.H HOSPITAL

LE MERIDIEN

AIRPORT

P.S.G COLLEGE OF ARTS AND SCIENCE

COIMBATORE INSTITUTE OF TECHNOLOGY

TO TRICHY

TO PODANUR

TO KOCHI

TO MADURAI

TO MYSORE

TO NILGIRIS

SITE ADDRESS

Thudiyalur - Saravanampatty Main Road,
Opp. To KGISL Tech Park, Next To Axis Bank,
Coimbatore.

HEAD OFFICE ADDRESS



Property Development - Architecture - Project Management - Interiors.

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