

MAHA RERA Registration Number: PR1260002502599



ADDRESS

Survey no 204, Tukai Darshan, Near Suyash Shrushti, Kale Padal, Hadapsar, Pune-412308.

www.sigmabuildzone.com

080 6548 5892

A FOREVER

Tropical life



SIGMA
CENTURIA
PHASE II

2 BHK HOMES | HADAPSAR









Artist Impression





The

Promise of A Pristine Holiday Lifestyle

-  Tropical Landmark
-  Phase II Spread Across 1.8 Acres
-  Exclusively Planned 2 BHK Residences
-  Two Residential Towers with 12 Storeys
-  5 Mins from SP Infocity
-  20+ Resort-Style Amenities

Sigma Centuria is designed for households with defined routines and limited tolerance for chaos. With 2 BHK homes, controlled density, and legible layout, daily life remains predictable and manageable. Movement stays efficient, privacy remains intact, and the community functions smoothly for working professionals, families, and long-term residents alike. This is planning that understands weekday mornings, evening returns, and the need for a holiday-like quality time daily.







EDUCATIONAL HUBS

The Lexicon School	10 mins
Delhi Public School	15 mins
Orchids The International School	15 mins
VIBGYOR High School	15 mins
Annasaheb Magar Mahavidyalaya	10 mins
Rayat Shikshan Sanstha's S.M. Joshi College	12 mins
IIMS College	12 mins



SHOPPING CENTERS MARKET

Seasons Mall (Magarpatta)	15 Min
Amanora Mall / Amanora Town Centre	16 Min
Gera and VCC Malls	18 Min



MALLS & OTHERS

Amanora Mall	12 mins
Seasons Mall	12 mins
D-Mart, Hadapsar	10 mins
Local Markets & Daily Convenience	5 mins



CONNECTIVITY

Kale Padal – Saswad Road Railway Station	3 mins
Nh 65 (Pune–Solapur Highway)	5 mins
Hadapsar Railway Station	10 mins
Pune Railway Station	35 mins
Pune International Airport	45 mins
Katraj–Hadapsar Bypass	15 mins



WORK & IT HUBS

SP Infocity	10 mins
Magarpatta City	10 mins
Amanora Park Town	12 mins
EON IT Park	25 mins
World Trade Center Pune	25 mins



HOSPITALS

Noble Hospital	10 mins
Sahyadri Super Speciality Hospital	15 mins
Columbia Asia Hospital	25 mins



The

Landscape of Daily Wellness

Over 20 resort-like amenities are thoughtfully distributed across seven distinct zones, ensuring leisure, wellness, and social spaces remain accessible without crowding. This zoning allows residents to enjoy variety, privacy, and ease, making outdoor living a part of your everyday holiday



Artist Impression





Images For Representation Purpose Only

THE TROPICAL ARRIVAL COURT

- Grand landscaped entrance
- Water ripple feature / reflective pond
- Resort-style signage wall
- Security pavilion with landscape

THE WELLNESS RETREAT

- Yoga deck
- Senior citizen sit-out
- Community stage with Party Lawn
- Zen garden

THE SKY PARADISE TERRACE

- Designer gazebo
- Party Area with Pantry
- BBQ deck
- Terrace garden
- Sunset seating lounge

THE ACTIVITY HUB

- Gym
- Indoor games zone
- Co-working or reading nook

THE FAMILY OASIS

- Children's play park
- Play zone
- Safe soft flooring areas

THE LAGOON LEISURE DECK

- Swimming Pool

THE RAINFOREST GARDENS

- Layered plantation with palms, shrubs, and ground cover
- Garden
- Aromatic flowering garden



The

Calm Within Well-Designed Homes



Exclusively Planned 2 BHKs



673 sq. ft. with Efficient Layouts



Maximum Space Utilization



Premium Fitting & Fixtures



Ample Light & Air Ventilation

The residences at Sigma Centuria are designed for everyday life as it actually unfolds. Layouts prioritise movement, privacy, and usable space rather than excess. Natural light and ventilation remain consistent across rooms, while proportions support comfort through long working days, quiet evenings, and evolving family routines. These are homes that stay easy to live in, year after year.



Images For Representation Purpose Only



FIRE FIGHTING

- Firefighting as per building sanction authority norms

SECURITY

- Video door phone for main door
- Digital lock
- 3 tier security system

SPECIAL FACILITIES

- Designer name plate
- Lift Otis/Kone/ Schindler /equivalent
- Limited solar water supply for master bedroom

RCC

- Earthquake resistance structure
- RCC structure with shear walls

BATHROOMS

- Diverter for Hot and Cold Water
- Provision for exhaust fan for all toilets
- Designer Glazed tiles up to lintel level
- Standard sanitary and C.P fittings Jaquar Or equivalent
- Granite door frame.
- Cylindrical door locks
- Anti-skid Tiles.
- Provision for geyser switch

KITCHEN

- Quads / granite / equivalent kitchen platform
- Stainless steel sink
- Electrical switch provision for chimney
- Tiles 2' from platform.
- Provision for washing machine in dry balcony
- Provision for kitchen exhaust fan
- Provisions for aqua guard point
- 5" thick internal wall with gypsum plaster partition walls

LIVING & DINING

- 2 x 4 vitrified floor tiles.
- Video door phone

WINDOWS

- Windows for Better ventilation and view
- 3 track aluminum sliding windows with mosquito net
- Granite sills for windows

ELECTRICAL

- Standard Designer ISI mark modular switches Le-Grand / Anchor Or Equivalent
- Concealed fire proof copper wiring Anchor/ Polycab Or Equivalent
- Distribution board with MEB Le-grand / Anchor Or Equivalent
- Provision switch for inverter.
- DTH Backbone

PAINTING

- Oil bound distemper internal & Ace for external.

TERRACE

- Anti-skid flooring in attached terraces
- Glass railing at terrace

BEDROOMS

- 2 x 4 vitrified floor tiles.
- Cylindrical locks

DOORS

- Main door with digital lock

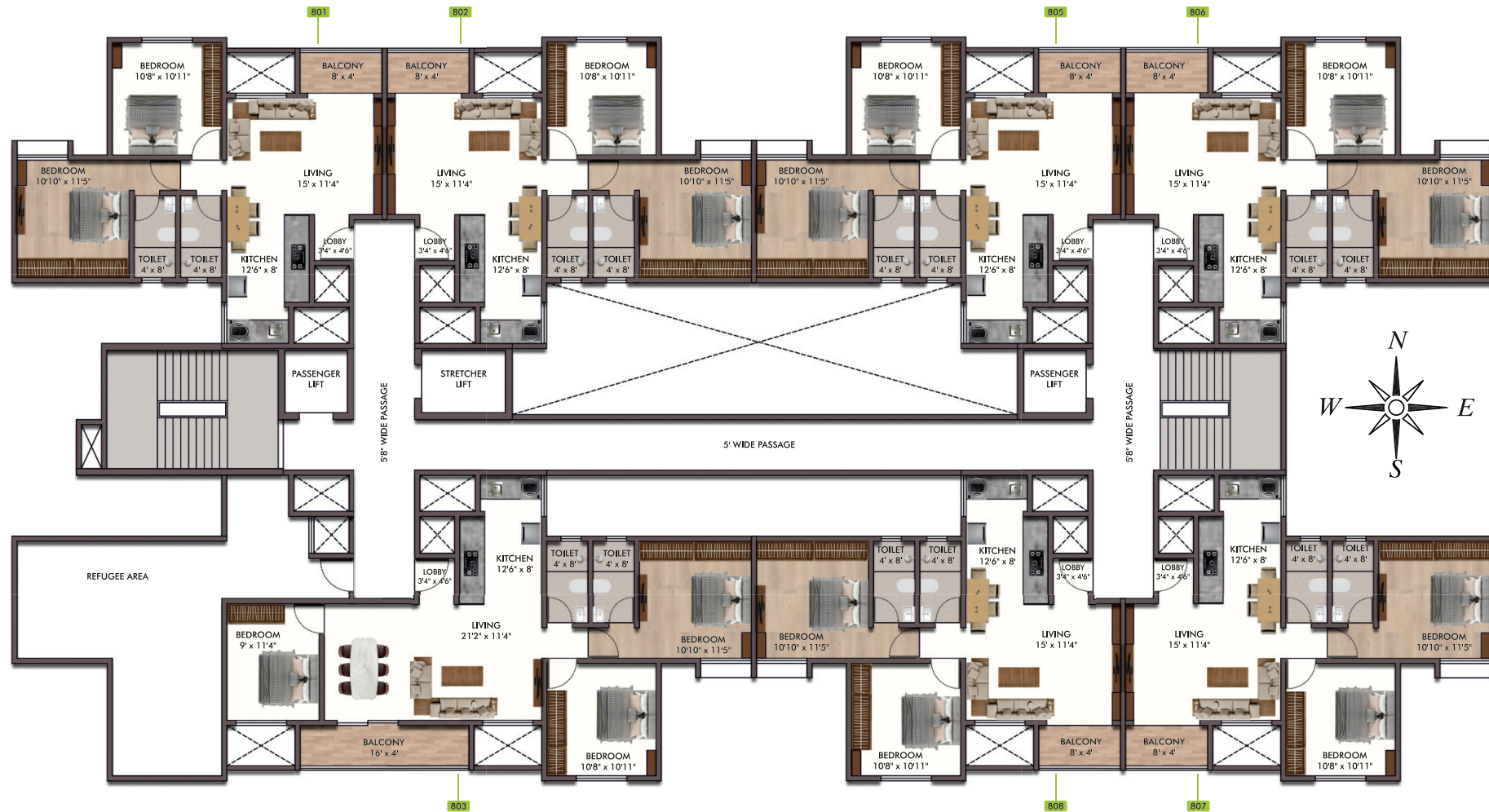


TYPICAL FLOOR PLAN



1st to 7th Floor & 9th to 11th Floor Plan

Flat Numbers	RERA CARPET AREA (Sqft.)	Balcony (Sqft.)	Dry Balcony (Sqft.)	Total Carpet area (sqft.)
101, 102, 103, 104, 105, 106, 107, 108	621.45	31.32	21.07	673.84
201, 202, 203, 204, 205, 206, 207, 208	621.45	31.32	21.07	673.84
301, 302, 303, 304, 305, 306, 307, 308	621.45	31.32	21.07	673.84
401, 402, 403, 404, 405, 406, 407, 408	621.45	31.32	21.07	673.84
501, 502, 503, 504, 505, 506, 507, 508	621.45	31.32	21.07	673.84
601, 602, 603, 604, 605, 606, 607, 608	621.45	31.32	21.07	673.84
701, 702, 703, 704, 705, 706, 707, 708	621.45	31.32	21.07	673.84
901, 902, 903, 904, 905, 906, 907, 908	621.45	31.32	21.07	673.84
1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008	621.45	31.32	21.07	673.84
1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108	621.45	31.32	21.07	673.84



REFUGE 8TH FLOOR PLAN

Flat Numbers	RERA CARPET AREA (Sqft.)	Balcony (Sqft.)	Dry Balcony (Sqft.)	Total Carpet area (sqft.)
801, 802,, 805, 806, 807, 808	621.45	31.32	21.07	673.84
803	801.64	64.58	21.07	887.29



The

Thought in Every Square Foot



Entry lobby planned for living room privacy



Clearly defined living and dining zones



Living room with balcony & window for light and airflow



Separate dry balcony for utility functions



Bedrooms sized for efficient furniture placement



Kitchen layout for smooth daily use



1 LOBBY - 3'4" X 4'6"

5 TOILET- 4'0" X 8'0"

2 LIVING ROOM - 15'0" X 11'4"

6 MASTER BEDROOM - 10'10" X 11'5"

3 KITCHEN - 12'6" X 8'0"

7 ATTACH BATHROOM - 4'0" X 8'0"

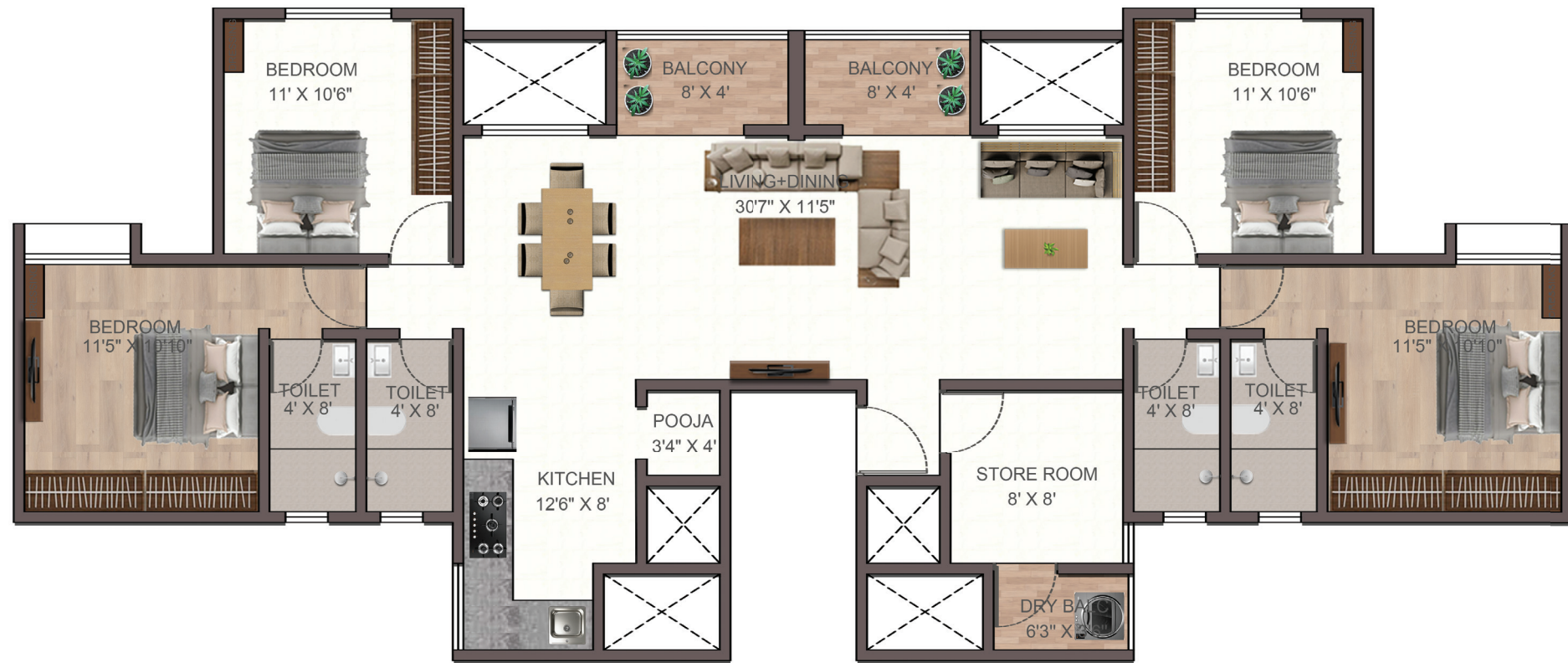
4 BEDROOM I - 10'8" X 10'11"

8 BALCONY- 8'0" X 4'0"





COMBINE PLAN





Artist Impression





The

Art of Crafting Extraordinary Communities



Sigma Buildzone approaches development with a clear focus on planning, proportion, and long-term livability. Each project is designed to age well, balancing sensible layouts, quality construction, and thoughtful open spaces. The result is homes that remain comfortable, functional, and relevant long after possession.



Images For Representation Purpose Only

DEVELOPER LEGACY: SIGMA VIBHA CLASSIC | SIGMA BLOSSOM | SIGMA CENTURIA | SIGMA AVENTINO



15+ YEARS
OF REAL ESTATE
EXPERIENCE



4 LAKH+
SQ. FT.
DELIVERED



5 COMPLETED
RESIDENTIAL
PROJECTS



ONE
ONGOING
DEVELOPMENT



4
UPCOMING
PROJECTS



250+ FAMILIES
ALREADY LIVING IN
SIGMA COMMUNITIES

