

# AD *primelocation*

A PROMOTIONAL SECTION  
SHOWCASING INDIAN AND  
INTERNATIONAL REAL ESTATE

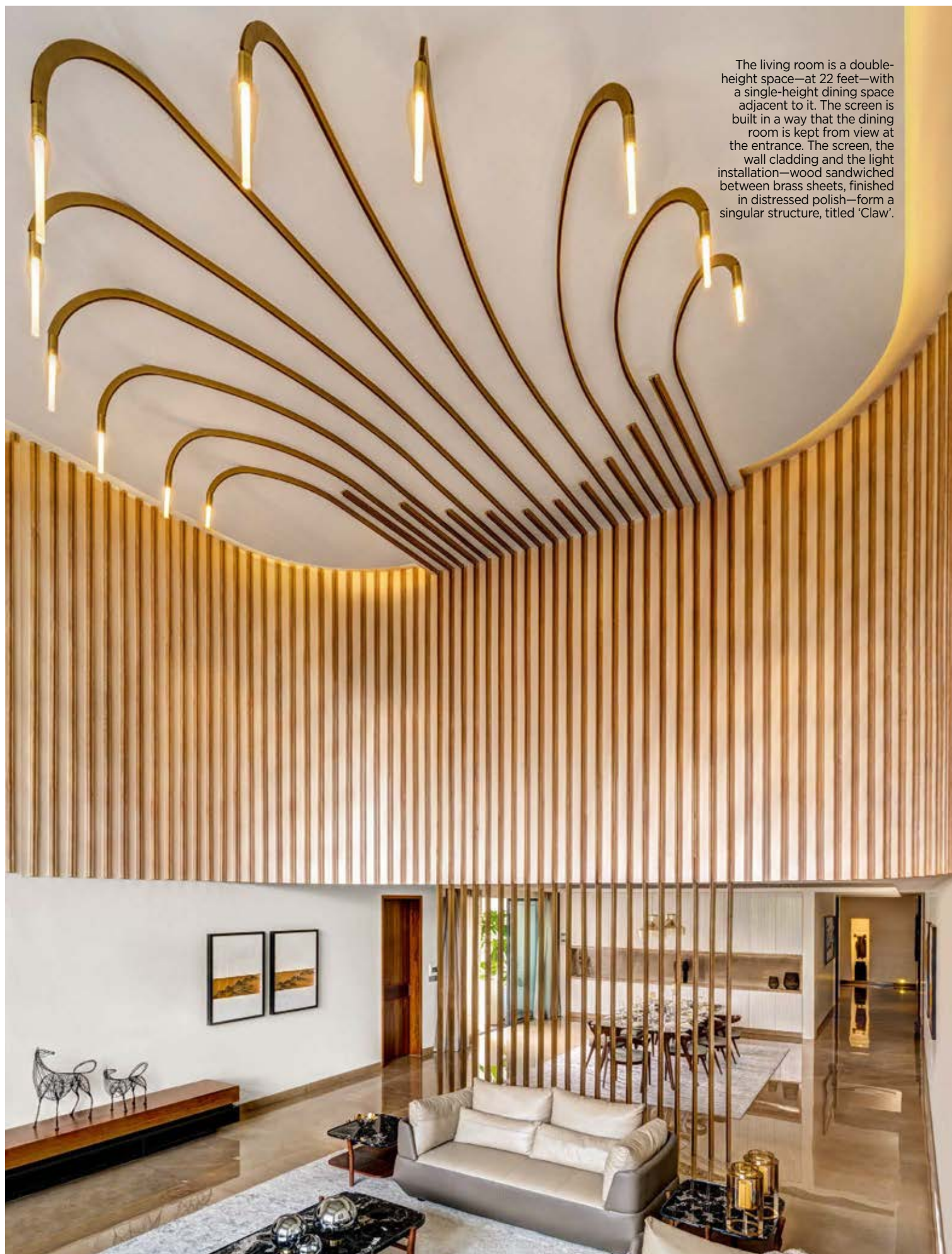
## JOIN THE CLUB

*A boutique apartment block  
at 219 Boat Club road in  
Pune—masterfully planned  
by British architecture firm  
Atkins for Dubai-based  
developer Merint Group—  
is the best address in town*

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The 219 Boat Club show flat is heavy on craft and bespoke details, seen in the fluted timber panelling on the double doors, the screen and the walls.

The living room is a double-height space—at 22 feet—with a single-height dining space adjacent to it. The screen is built in a way that the dining room is kept from view at the entrance. The screen, the wall cladding and the light installation—wood sandwiched between brass sheets, finished in distressed polish—form a singular structure, titled 'Claw'.





In this bedroom, the 'Drey' bed is by Red Blue & Yellow, with custom-made lighting by Studio Hinge. The rug, chair and side table were sourced by Excella Experts.  
**Below left:** This solid-surface vanity features a free-standing marble frame with a dressing table on one side and washbasins on the other. The twin egg-shaped mirrors can be rotated on pivots, making them and the shelves accessible from both sides.  
**Below right:** The master bathroom features a sunken Jacuzzi, with the shower wall in 'Timeless' glass by Saint-Gobain, developed specifically to avoid water stains.







This terrace, connected to one of the bedrooms, features a dining table, chairs, an armchair, a sofa and a coffee table, all imported by Excella Experts.





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The living room deck features ipe-wood flooring in a Brazilian walnut finish, by Xylos. The private pool is 25 feet long; the deck chairs were sourced by Excella Experts. The 'Luxalon 150' aluminium ceiling by Hunter Douglas features a wood finish.





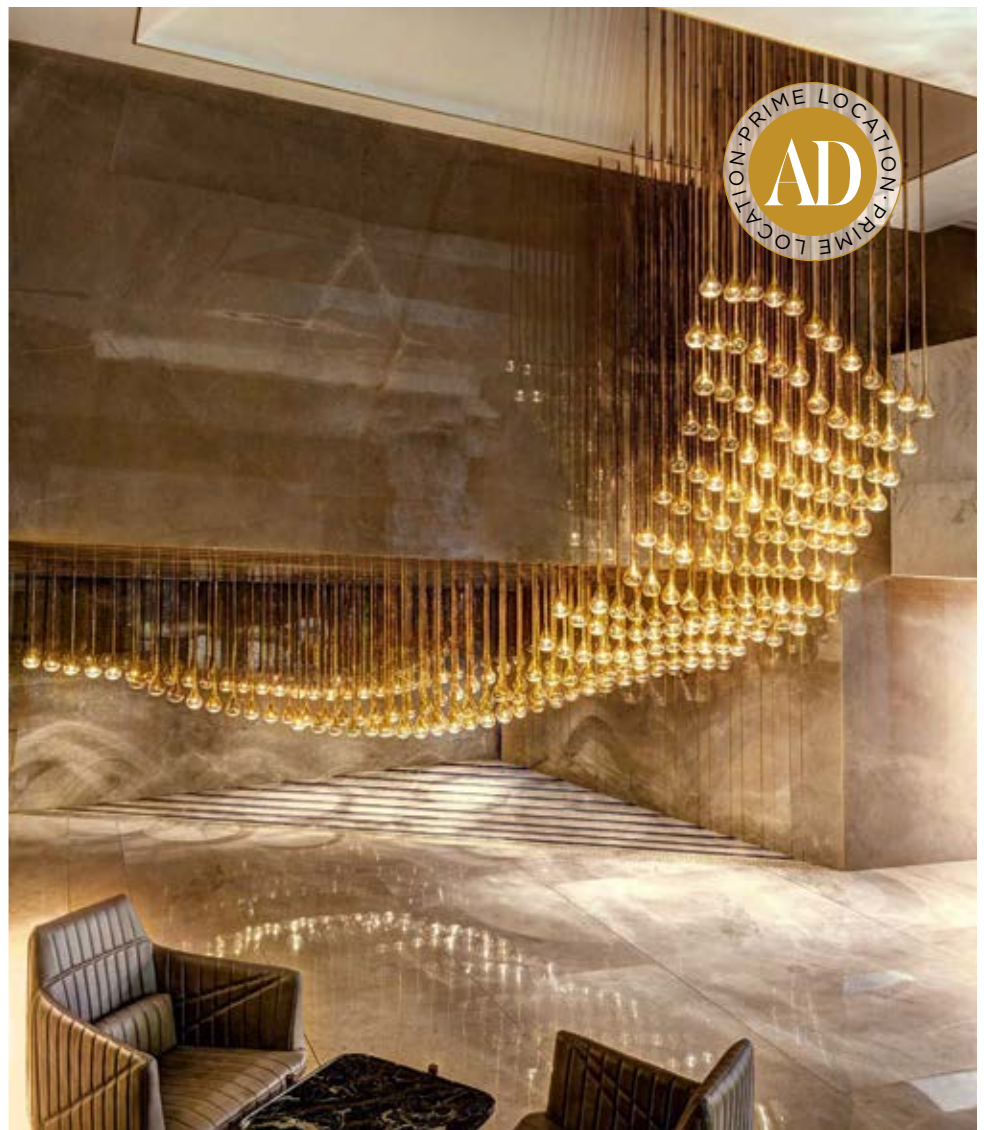




**Right:** The 219 Boat Club lobby features a 'Swarm' chandelier—comprising 270 hand-blown glass bulbs—designed by Studio Hinge in collaboration with lighting designer Nirmal Jhaveri of Atelier Dada, and executed by Klove Studio. **Facing page, top:** The dining area features a table and chairs by Red Blue & Yellow. The rug and pendants were sourced by Excella Experts. The ceiling installation is ply and gypsum with a teak edge band and brass panelling. **Facing page, bottom:** The 7,500-square-foot terrace features a wooden deck area of 2,280 square feet, with the artificial lawn area of 1,550 square feet. There's a 60-square-foot cabana right next to the 4-foot-deep infinity edge pool, giving a breathtaking view of the Mula-Mutha river, along with the city's skyline.

*'It's not about offering a project; it's about delivering a dream.'*

—Fazal Ali Manekia,  
founder and chairman of  
Merint Group



If there's an address in Pune that no one would turn down an invitation to, it's on Boat Club road. Once a bustling hub of boating activities and home to the 150-year-old Royal Connaught Boat Club, today, it is a prestigious residential enclave; a leafy mini neighbourhood with the Mula-Mutha river nearby. A few years ago, Fazal Ali Manekia, founder and chairman of the Dubai-based Merint Group, faced the choice of letting go of a plot of land on this much-coveted road. "We've had several building projects and an important factor in all of them is the location," says Manekia, whose company's prime focus is architectural glass, in partnership with Saint-Gobain. So, he decided to build a luxury real estate project. "It's not about offering a project; it's about delivering a dream," he says.

And thus was born 219 Boat Club, comprising 10 apartments that draw bespoke elements from local and the global design aesthetics. For this, Manekia brought on board British architecture firm Atkins (known, most prominently, for the Burj Al Arab hotel in Dubai) for the master plan. Pune firm Fourth Dimension Architects were looped in for local architecture and engineering design services, while from Mumbai came ADND (who designed the entrance canopy and consulted on furniture) and Studio Hinge (tasked with the entrance lobby, show flat, rooftop clubhouse and facade detailing). A stunning impression is made at the lobby itself, with Studio Hinge's 'Swarm' chandelier—made up of 270 hand-blown bulbs with brass inserts and

programmable fibre optics that change patterns of light, executed by New Delhi-based Klove Studio. Space, often a contentious detail in urban housing, was not a constraint, evident here in the five- and six-bedroom layouts, all *vastu* compliant. The show flat sets the tone for 219 Boat Club's narrative: a sanctuary in every sense of the word—private, quiet, and personal. The apartments sprawl across 8,000 square feet, with 22-foot-high ceilings and rooms that give way to decks with 25-foot-long private infinity pools. The aesthetics of glass is combined with high functionality: 'Climalit' double-glazed glass, for instance, on doors and windows, reduces more than half the external sound and 70 per cent of heat rays. Luxury is further reinforced through Manekia's acute attention to detail—from sunken Jacuzzis to outdoor kitchens for aromatic cooking.

The craftsmanship and bespoke detailing articulates Merint's design vocabulary, adding a rich layer to 219 Boat Club. "The dream of a project, which is truly international yet responds to the site, was so beautiful that we had to materialize this," says Ayesha Contractor, senior project manager, Atkins. The verdant surrounding further allowed the team to play with materials and colours, resulting in a seamless union of the exterior and the interiors. And that, perhaps, is the key to great design: blurring boundaries. ♦

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