



Aishwaryam COMFORT GOLD

A NOTCH ABOVE



Site Address: Aishwaryam, S. NO. 142/4, CTS No. 5102,
Near Khandoba Mandir, Akurdi, Pune: 411 035.

Website: www.aishwaryamcomfortgold.com



The project has been registered via MahaRERA registration number: P52100018169
and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

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Spacious 2 & 3 BHK homes in Akurdi



Artistic impression



A home is more than a space where you lounge. It is a place where you make memories, build bonds, grow into a better version of yourself. Be your true self, and recharge. For a home that embodies a myriad of feelings and inspires happiness, here's a place of perfection.

Welcome to Aishwaryam Comfort Gold,
PCMC's most loved homes.



Take Your Life to New Heights

Discover an exceptional 24 storey development that is redefining the skyline of Akurdi.

Aishwaryam Comfort Gold offers spacious and luxurious homes where we redefine comfort and inspire happiness.

From the strategic location to optimal utilization of space, our efficient craftsmanship makes this project

Akurdi's most loved homes. With a stellar track record of timely delivery and the highest online ratings,

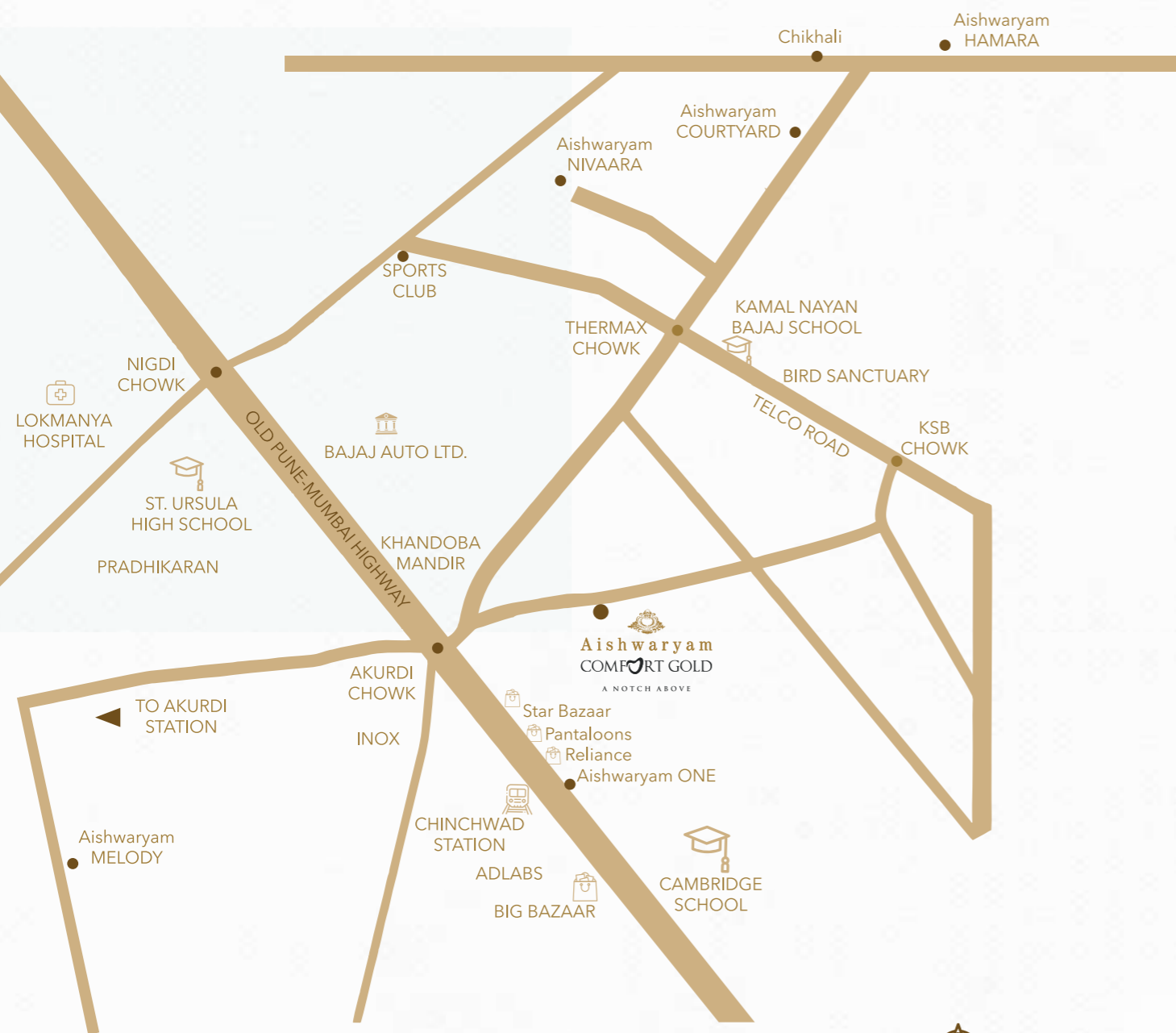
Aishwaryam Comfort Gold is the gold standard of lifestyle and convenience.





PCMC's most flourishing hotspot

Live in a well-connected location that offers the best of convenience, connectivity and lifestyle. All social hotspots are at a stone's throw distance in this flourishing neighbourhood in Akurdi.



Key Distances



Transport

- Chinchwad Railway Station: **2.6 km**
- Pune Railway Station: **18.8 km**
- Pune International Airport: **21.9 km**



Grocery and Lifestyle

- Westside **1 km**
- Reliance Trends **1 km**
- Croma **1 km**
- Reliance Smart superstore **1 km**
- Pantaloons: **1.2 km**
- Star Bazaar: **1.4 km**



Schools

- St. Andrews School: **650m**
- Global International School: **3.3 km**
- City International School: **4.4 km**



Banks and Hospitals

- Ujjivan Bank: **0 km**
- HDFC BANK: **1.6 km**
- Niramay Hospital: **2.5 km**
- ICICI Bank: **2.8 km**
- Aditya Birla Hospital **4.3 km**



Our Other Projects

- Aishwaryam One: **1.4 km**
- Aishwaryam Courtyard: **3.7 km**
- Aishwaryam Melody: **4.6 km**
- Aishwaryam Hamara: **8.2 km**



Hotels

- Grand Exotica: **800 m**
- Citrus hotel: **2 km**
- Doubletree by Hilton Hotel: **3.3 km**



MAP NOT TO SCALE



What makes Aishwaryam Comfort Gold lovable?

We take fine craftsmanship to towering heights. Immerse yourself in a 24 storey of magnificence that tastefully brings to you finest things in life.

PROJECT HIGHLIGHTS



One of the tallest landmarks
in the most happening
location of PCMC



Surrounded by dense
social-infrastructure, lush
greenery & ample ventilation



Well designed
and spacious
homes



Modern lifestyle amenities
designed for all age-groups



Conveniently connected to
West Pune, manufacturing
units and IT hubs



Premium
specifications and
fittings



All that one could ask for and more!

Life at Aishwaryam Comfort Gold is more than just living, it's about making every day perfect. The amenities here define a luxurious lifestyle, one that is unique to this project.



Swimming Pool:

Enjoy a splash of fun with your family everyday.



Club House With Indoor Games:

For a life full of play.



Outdoor Gymnasium:

Take your workout outdoors.



Lush Green Landscaped Area:

Feel refreshed when you come back home.



Make every experience count with thoughtfully planned amenities.



Immaculately designed children's play area



Amphitheatre with stage and seating arrangement



Multi-purpose court with a basketball hoop



Landscape podium with water feature



Solar water heater



Party lawn



Spacious Living. Premium Fittings.

Redefining the way of life, Aishwaryam Comfort Gold offers you well-designed homes with a modern touch. Explore spacious living and best-in-class specifications.

Premium homes with top-notch specifications:



Structure

- R.C.C. Aluminium form work building structure of superior quality, earthquake safe design



Windows

- UPVC sliding windows with mosquito net & ultraviolet protected gold glass
- M.S. safety grill
- Marble sill



Kitchen

- Granite kitchen platform with SS sink
- 600 mm x 600 mm digital dado tiles up to full height
- MNGL gas connection
- Provision for chimney
- Kitchen trolley provided
- Provision for Water Purifier



Plaster

- Gypsum finish for internal walls



Plumbing

- Concealed plumbing with premium Jaquar fittings in bathroom & kitchen



Wall

- 4" internal and 6" external thick aluminium form work in eco-friendly material



Security

- Video door phone for all flats



Back-Up

- 600/800 KVA inverter for each flat
- Generator backup for lifts, pumps and common area lights



Bathrooms

- Anti-skid ceramic flooring & 600 mm x 600 mm Dado up to full height with premium sanitary ware and hot & cold diverter unit
- Glass shower partition, solar water heater system and louvers with mosquito net



Flooring & Dado

- 800 mm x 800 mm PGVT tiles in living room & children bedroom, wooden finish tiles in master bedroom 600 mm x 300 mm digital tiles in kitchen
- 600 mm x 600 mm digital tiles in bathrooms Anti-skid ceramic tile for terrace
- Anti-skid floor tiles in toilet with epoxy grouting



Painting

- Internal Tractor Emulsion paint/equivalent for the entire flat. External acrylic paint for the entire building



Electrification

- Branded concealed copper wiring
- Earth leakage circuit breaker
- Adequate electrical points in all rooms A/C point in living room & both bedrooms Telephone, intercom and TV point in master bedroom



Doors

- **Main door:** 50 mm veneer finish main door with SS/brass fittings with biometric lock & name plate
- **Internal door:** 40 mm both side laminated post formed doors with mortise handle lock in bathroom & toilet
- **Toilet door:** 40 mm water proof post formed doors with mortise handle lock
- **Terrace:** Metallic safety door with window provision and lock/Aluminium sliding door



Master Plan

Masterfully planned.
Thoughtfully crafted.

Layout plan

1. Immaculately designed children's play area
2. Clubhouse with gym
3. Swimming pool with changing room
4. Lush green landscaped area
5. Party lawn
6. Entrance gate
7. Exit gate

Shared amenities

- Amphitheatre with stage and seating arrangement
- Outdoor gymnasium
- Landscaped podium with water feature
- Multi-purpose court with a basketball hoop.

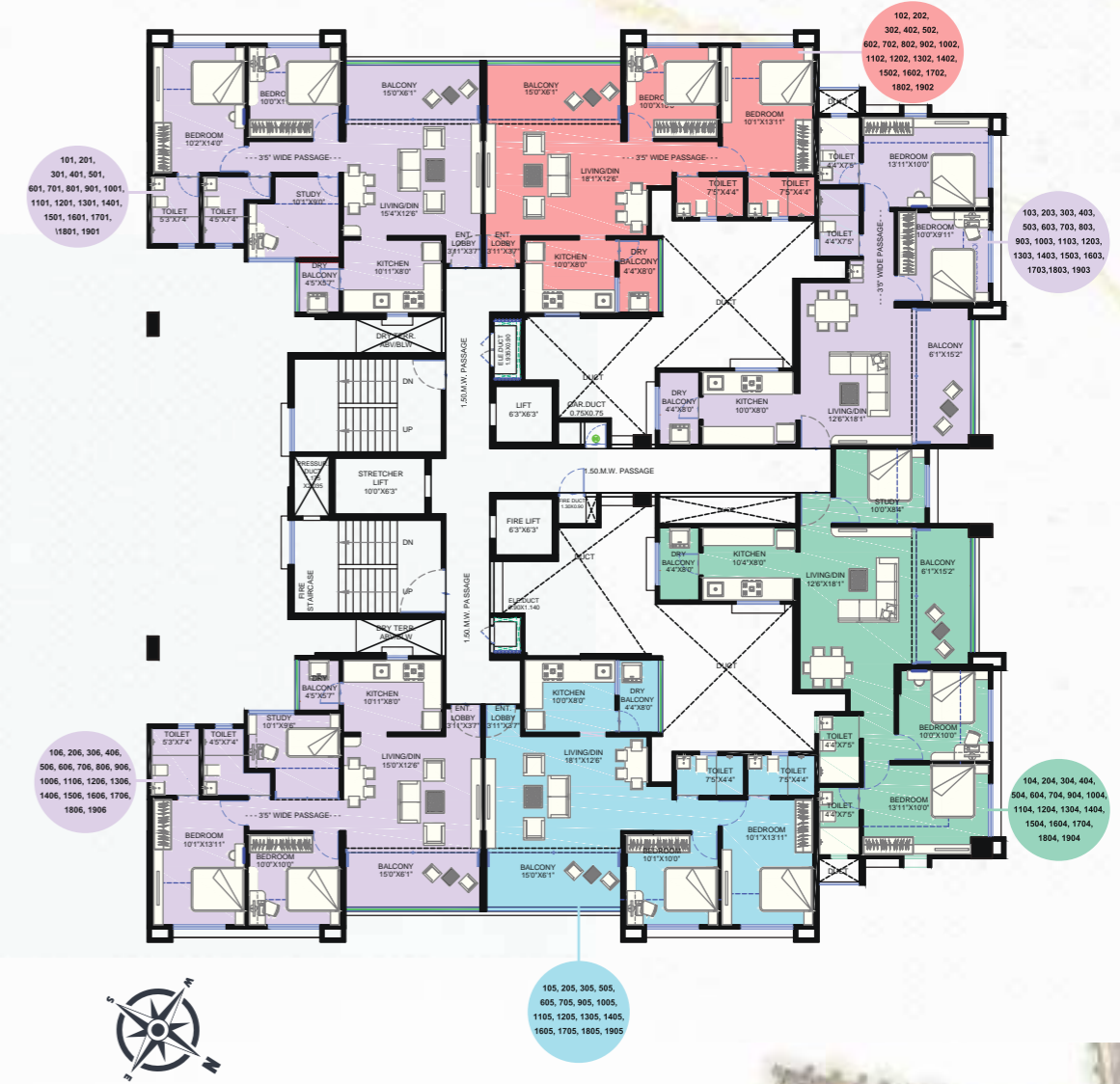




Tower-D

TYPICAL 1ST, 2ND, 3RD, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH FLOOR PLAN

Floor Plans



FLAT TYPE	FLAT NO.	RERA CARPET AREA (SQ.M)	SIT-OUT AREA (SQ.M)	ENCLOSED BALCONY AREA (SQ.M)	OPEN BALCONY AREA (SQ.M)	DRY TERRACE AREA (SQ.M)	TOTAL CARPET AREA (SQ.M)	TOTAL CARPET AREA (SQ.FT)
2 BHK	103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903	56.69	8.51	6.18	0	3.26	74.64	803
2 BHK	105, 205, 305, 505, 605, 705, 905, 1005, 1105, 1205, 1305, 1405, 1605, 1705, 1805, 1905	58.21	8.44	5.85	0	3.26	75.76	815
2 BHK	102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902	58.22	8.44	5.83	0	3.26	75.75	815
2.5 BHK	101, 106, 201, 206, 301, 306, 401, 406, 501, 506, 601, 606, 701, 706, 801, 806, 901, 906, 1001, 1006, 1101, 1106, 1201, 1206, 1301, 1306, 1401, 1406, 1501, 1506, 1601, 1606, 1801, 1806, 1901, 1906	59.68	8.44	12.6	2.3	0	83.02	894
3 BHK	104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904	59.87	8.51	12.32	0	3.26	83.96	904



TYPICAL 2ND,6TH,10TH,12TH,14TH,16TH,18TH FLOOR PLAN

201, 601, 1001,
1201, 1401, 1601,
1801

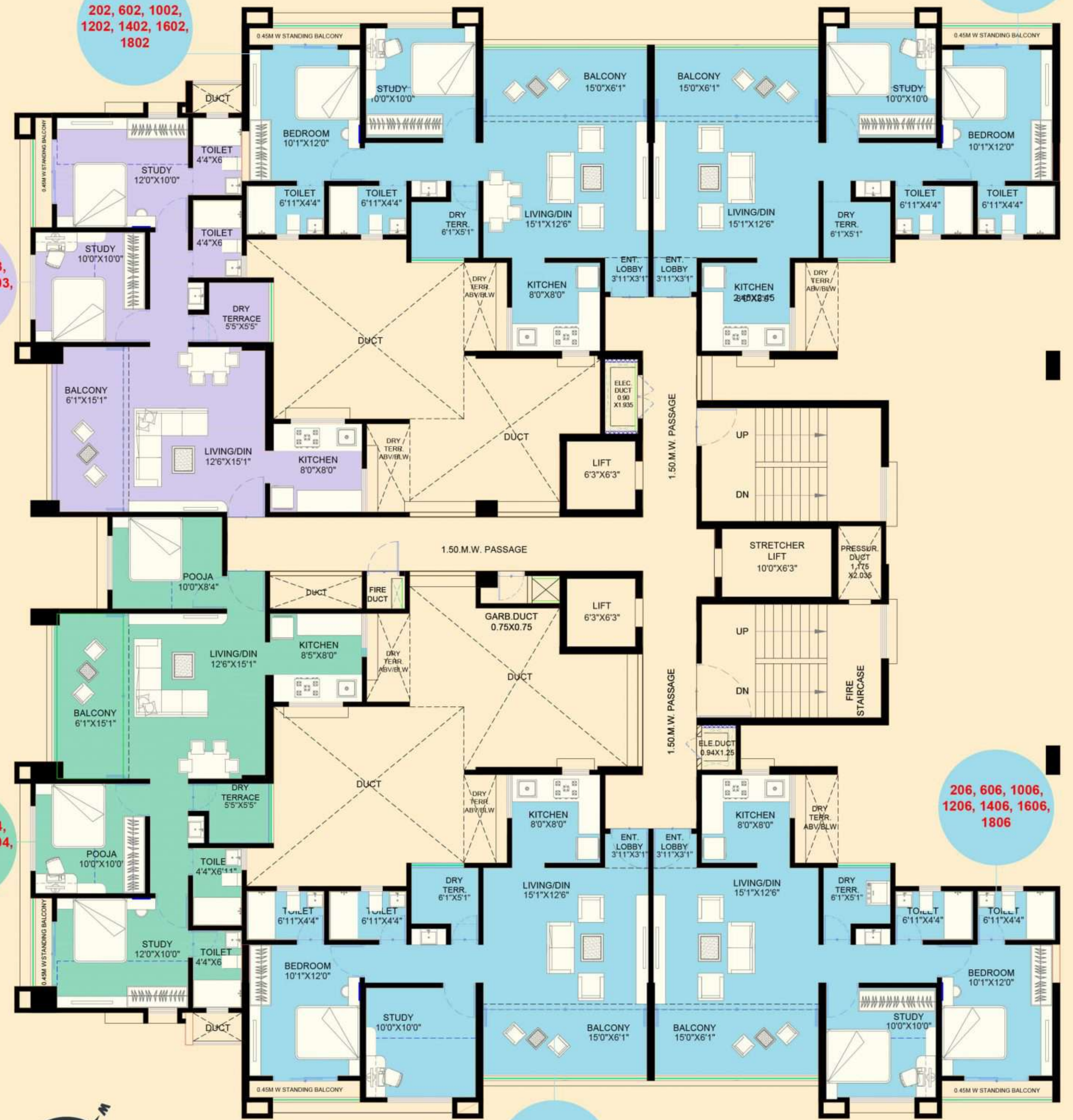
202, 602, 1002,
1202, 1402, 1602,
1802

203, 603, 1003,
1203, 1403, 1603,
1803

204, 604, 1004,
1204, 1404, 1604,
1804

206, 606, 1006,
1206, 1406, 1606,
1806

205, 605, 1005,
1205, 1405, 1605,
1805



FLAT TYPE	FLAT NO.	CARPET AREA (SQ.M)	OPEN BALCONY AREA (SQ.M)	ENCLOSE BALCONY AREA (SQ.M)	DRY TERRACE AREA (SQ.M)	TOTAL CARPET AREA (SQ.M)	TOTAL CARPET AREA (SQ.FT.)
2 BHK	203, 603, 1003, 1203, 1403, 1603, 1803	48.63	8.51	10.21	3.07	70.42	758
2 BHK	201, 202, 205, 206, 601, 602, 605, 606, 1001, 1002, 1005, 1006, 1201, 1202, 1205, 1206, 1401, 1402, 1405, 1406, 1601, 1602, 1605, 1606, 1801, 1802, 1805, 1806	55.23	8.44	5.34	3.22	72.23	777
3 BHK	204, 604, 1004, 1204, 1404, 1604, 1804	53.81	8.51	14.68	3.07	80.07	862



TYPICAL 1ST,3RD,5TH,7TH,9TH,11TH,13TH,15TH,17TH,19TH FLOOR PLAN



FLAT TYPE	FLAT NO.	CARPET AREA (SQ.M)	OPEN BALCONY AREA (SQ.M)	ENCLOSE BALCONY AREA (SQ.M)	DRY TERRACE AREA (SQ.M)	TOTAL CARPET AREA (SQ.M)	TOTAL CARPET AREA (SQ.FT.)
2 BHK	1303, 303, 503, 703, 903, 1103, 1303, 1703, 1903	48.61	8.51	10.22	2.57	69.91	753
2 BHK	101, 102, 105, 106, 301, 302, 305, 306, 501, 502, 505, 506, 701, 702, 705, 706, 901, 902, 905, 906, 1101, 1102, 1105, 1106, 1301, 1302, 1305, 1306, 1701, 1702, 1705, 1706, 1901, 1902, 1905, 1906	55.21	8.44	5.34	2.57	71.56	777
3 BHK	104, 304, 504, 704, 904, 1104, 1304, 1704, 1904	53.77	8.51	16.68	2.57	79.53	856





About Aishwaryam



Every Aishwaryam creation starts with careful planning to maximise the living experience. Right from choosing the location to optimising the use of space, every home is an example of efficient craftsmanship. From budget friendly homes to premium commercial spaces, our journey has seen many milestones and many more to come.



Aishwaryam



**Aishwaryam
Courtyard 1**



**Aishwaryam
Comfort**



**Aishwaryam
Melody**



**Aishwaryam
Hamara 1**



**Aishwaryam
Hamara MHADA**



**Aishwaryam
Comfort Gold**



**Aishwaryam
Courtyard 2**



**Aishwaryam
Nivara**



**Aishwaryam
Hamara 2**



**Aishwaryam
One**



About Essen Group



Established in 2008 by Mr. Satish Agarwal, Essen Group's motto is 'Home isn't a place, it's a feeling'. With a legacy of 13 years, we strive to fulfil this motto for all our customers. Some of our well established projects are located in Chinchwad, Akurdi, Pradhikaran, Chikhali & Moshi.

5

**Completed
Projects**

4

**Ongoing
Projects**

3000+

**Happy Customers:
3000+ families**