



# आनंदवन

सुरवी-समाधानी घरांचे नंदनवन



# आनंदवन

विराज प्रॉपर्टीज सादर करीत आहेत 'आनंदवन' ...!!  
जिथल्या प्रत्येक घरात वाहेल आनंदाचा झरा...  
ज्याचे आनंद तुषार करतील जीवनाचं सार्थक !

कात्रज- आंबेगांव येथील विकासाभिमुख असं लोकेशन आणि  
सार्वजनिक सोईसुविधांच्या अगदी जवळ, आनंदी घरांचा 1 and 1.5 BHK चा गृहप्रकल्प...  
आनंदवन - जिथे असेल योग्य व उच्च दर्जाचे पर्यावरणपूरक बांधकाम तसेच सुसज्ज  
अंतर्गत स्पेसिफिकेशन्स आणि आवश्यक अशाच कॉमन अॅमेनिटीज...  
त्यामुळेच आम्ही म्हणतोय... आनंदवन म्हणजे, आनंदी घरांचं प्रवेशद्वार !

आनंदवन - हा रेरा नॉदणीकृत प्रकल्प असल्याने दर्जेदार बांधकाम आणि  
वेळेत ताबा मिळण्याची हमी ! तर मग वाट कसली बघता, आजच साईट व्हिजिट करा,  
आणि आपलं स्वतःचं घर घेण्याचा निर्णय पक्का करा !!

## सुरवी-समाधानी घरांचे नंदनवन



## AMENITIES & SPECIFICATION

### STRUCTURE

R.C.C. Frame Structure.  
Earthquake resistant structure

### PAINT

Cement paint for external and  
Bound Distemper for internal wall

### DOORS

Decorative Main Door with C.P.  
fittings for all doors. Wooden / G.I door  
frames/Plywood.  
Waterproof Flush Doors to all rooms.

### WINDOW

Powder coated Aluminium sliding windows  
fully glazed with 3 track mosquito net  
Aluminium louvers with exhaust provision for

toilets. Stone window Sill for all windows.

### FLOORING

Vitrified / ceramic tiles with skirting in all Room.

### ELECTRIFICATION AND CABLING

Concealed Polycab wiring in entire flat.  
T.V and Tel. Point in Living room.  
Two way fan and light point in Master Bedroom.

### TOILETS & DRAINAGE

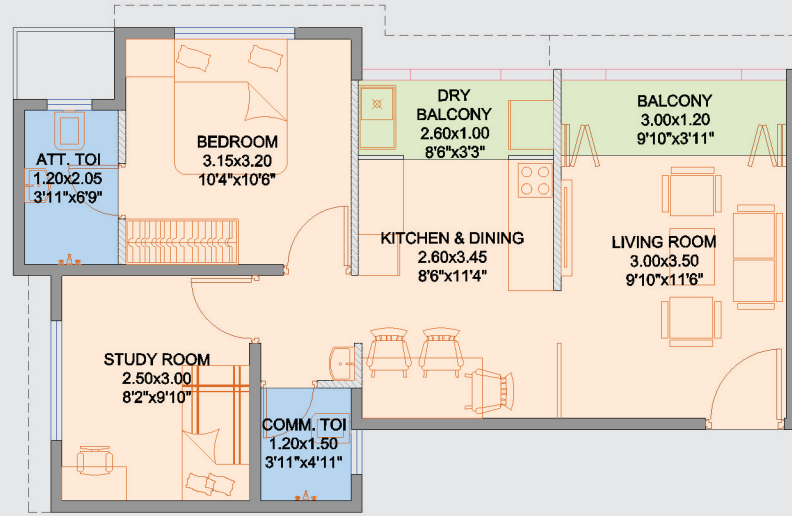
Concealed plumbing with Jaguar/equivalent  
chromium plated fittings.  
All sanitary fittings of Hindware / equivalent.

### OTHER AMENITIES

Omega Auto-door Lift, Solar System.

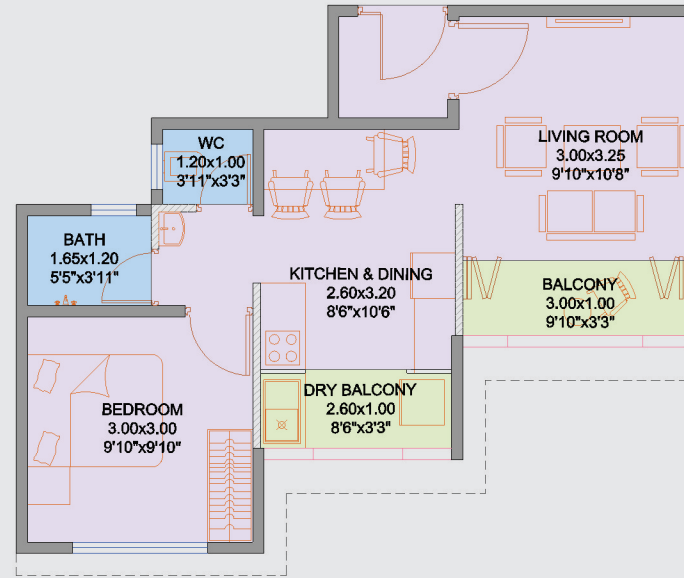


**Typical Flat : 1.5 BHK Type**



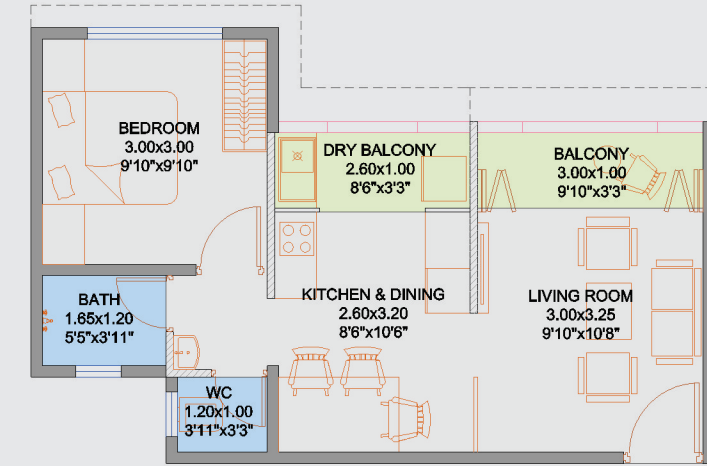
Flat Type	RERA CARPET AREA	BALCONY	TOTAL CARPET AREA
1.5 BHK	44.45 sq.m. 478.46 sq.ft	5.70 sq.m 61.35 sq.ft	50.15 sq.m 539.81 sq.ft

**Typical Flat : 1A BHK Type**



Flat Type	RERA CARPET AREA	BALCONY	TOTAL CARPET AREA
1a BHK	35.62 sq.m. 383.41 sq.ft	5.75 sq.m 61.89 sq. ft	41.37 sq.m 445.30 sq.ft

**Typical Flat : 1 BHK Type**



Flat Type	RERA CARPET AREA	BALCONY	TOTAL CARPET AREA
1 BHK	33.30 sq.m. 358.44 sq.ft	5.94 sq.m 63.94 sq. ft	39.24 sq.m 422.38 sq.ft

**FLOOR PLAN**



101,201,301,  
401,501,601  
701

102,202,302,  
402,502,602  
702

103,203,303,  
403,503,603  
703

104,204,304  
404,504,604,  
704

108, 208, 308  
408,508,608  
708

107,207,307  
407,507,607  
707

106,206,306  
406,506,606  
706

105,205,305  
405,505,605  
705

ROAD

COMPLETED PROJECTS



SHREE SWARUP-WAKAD



40 / HYDE PARK-MAYUR COLONY



STARK AURA-AMBEGAON



NISARG RESIDENCY-KATRAJ



SHREEPUSHP-KATRAJ



SHRIYOG-KATRAJ



BHAKTI ROYALE  
LAW COLLEGE ROAD



STARK ROYALE  
KOTHRUD



S. No. 29/13+ 14/1A + 14/2,  
Near Abhinav School, Opp. D Mart,  
Behind Hindustan Marble,  
Ambegaon, Pune - 411046

Rera Reg. No. P52100026004

**PROJECT NEAR ABOUTS**

SCHOOLS, COLLEGES & INSTITUTES  
MALL & MARKET | QUICK HIGHWAY ACCESSIBILITY  
BUS STOP | HOTELS | HOSPITALS  
POLICE STATION | TEMPLE | BANK & ATM

**CREDITS**

Architect  
**Master Stroke**  
Structural Consultant  
**Sunil Mutalik & Associates**  
Legal  
Adv. Bina Phadke

**Location Map**



# VIRAJ PROPERTIES

A Joint Venture of : DANDEKAR PROPERTIES & A & A GROUP



**DANDEKAR**  
PROPERTIES

**Dandekar Properties**  
102, Visawa Apartment,  
63/4 Vasudev Ashram Path,  
Erandwane, Pune - 411004.  
Mobile - 9881811300



**A AND A GROUP**

**A & A Group**  
Amar Apartment,  
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