

-S U K H W A N I-

SEPIA

A perfect hue of glory

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Sepia- a soothing hue, an ode to peace, subtly adds a timeless appeal. It adds an acute sense of heritage that gives poise, elegance and glory to the lifestyle.

Considering this, the renowned Sukhwani Constructions in Pune, presents Sukhwani Sepia. They have combined earthy tones with the vibrance thus creating a space which is peaceful yet elegant. Exceptional care has been taken to maximise attractiveness and functionality of every square inch of your apartment here.

Catering to the real estate fraternity from over three decades, they believe that "Simplicity is a value & diligence is a virtue" and following the same today the Sukhwani Constructions have a stature unlike any other.



glory of the past, in the present,
for the future...

welcome to sukhwani sepia

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8 acres of glory awaits you

Chic, elegant and at the same time modern inspired with the desire to perfection, Sukhwani Sepia epitomizes the pinnacle of living an authentic lifestyle. It is a picture postcard oasis. Precisely it is one such property that we can proclaim is the ideal home. Endowed with every conceivable amenity and facility, offering an uninterrupted view of the city's skyline, this elegant property undoubtedly makes the ideal choice for you to dwell.

So if you have always believed in high quality living, its time to put your beliefs into action.





Legend

- 1 Swimming Pool
- 2 Skating Rink
- 3 Meditation Area
- 4 Net Cricket
- 5 Attractive Entrance Gate
- 6 Senior Citizen Garden
- 7 Club House & Gymnasium
- 8 Landscaped Garden
- 9 Multi-Purpose Court
- 10 Children's Play Area
- 11 Commercial Space

site layout





step into an oasis of glory

Sukhwani Sepia can be called as a natural and peaceful sanctuary in Tathwade, Pune ...

A haven where you can pursue progress and success in a fast-paced life without forgetting the feeling of grass under your feet or the smell of rain on earth. Sukhwani Sepia is awash in green with stretches of deciduous and evergreen trees and gardens. Breathe clean, fresh air every day of your life. Enjoy uninterrupted spaces. Each home here is designed keeping you in mind, so you may soak in peace and positive vibes.



an admirable balance of natural and recreational amenities



Sukhwani Sepia is built with an enviable lifestyle, offering a palette full of stress-busting physical activities. With a club house & state-of-the-art gymnasium, sports facilities are at your hand, so make a pleasant trip to the club everyday with your family. Achieve your personal fitness goals, improve your backhand or perfect your shot at the cricket net. Everything you need for an exquisite living experience is here...

glorified amenities that stay forever

- Swimming Pool
- Skating Rink
- Meditation Area
- Garbage Chute
- Net Cricket
- Attractive Entrance Gate
- Concrete / Paved Roads
- Street Lights
- Club House
- Gymnasium
- Landscaped Garden
- Children's Play Area
- Attractive Entrance Lobby
- Generator Back – up for Common Areas and Lifts
- Rain Water Harvesting
- Fire Fighting System
- Provision for Wi-Fi Connection



*glorified
specifications
that stay forever*

Flooring

Vitrified Flooring (800 * 800) with skirting
Anti-skid Flooring in terraces & toilets

Wall and Ceiling

Gypsum punning on Walls and Ceiling
OBD Paint for Walls and Ceilings

Kitchen & Utility Area

Piped Gas connection
Granite top Kitchen Platform with SS Sink
Dado Tiles upto lintel level
Modular Kitchen under counter shelves and trolleys
Adequate Electric Points for Appliances with
Exhaust Fan provisions
Washing Machine Provision (Electrical and Plumbing) in
Utility Area
Skid Free Flooring in Utility Area with Dado upto 4' high

Toilet

Solar heated water connection in Master Toilet
Premium CP fittings of Reputed Brand
Sanitary ware of Reputed Brand
Full Height Dado Tiles
Exhaust Fan Provision
Plumbing and Electrical provisions for geyser.

Doors

Laminated Main Entrance Door
Laminated Plywood Box Frame for Main Door
Toilets – Granite & Wood composite Door Frames

Electrical

Concealed electrical points with Copper Wiring
Provision for Cable TV Connection in Living Room
& Master Room
Branded Make Modular Switches
A/C point in Master Bedroom
Miniature circuit breaks for safety
Two Way light point in Master Bedroom
Provision for Inverter Back- Up

Safety

Video Door Phones
Panic and Emergency Assistance System
Gas Leak Detector

Windows

Powder Coated Aluminum Sliding Windows
with Mosquito Net and MS Safety Grills
Granite Sill for all Windows



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LEGEND

- Ⓐ Entrance
- Ⓑ Living Room
- Ⓒ Dining Area
- Ⓓ Kitchen
- Ⓔ Bedroom
- Ⓕ M. Bedroom
- Ⓖ Bathroom
- Ⓗ M. Bathroom
- Ⓘ Terrace
- ⓷ Dry Terrace



2 BHK
 APARTMENT



2 BHK
 APARTMENT



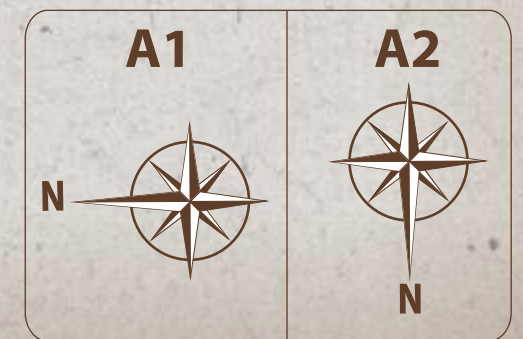
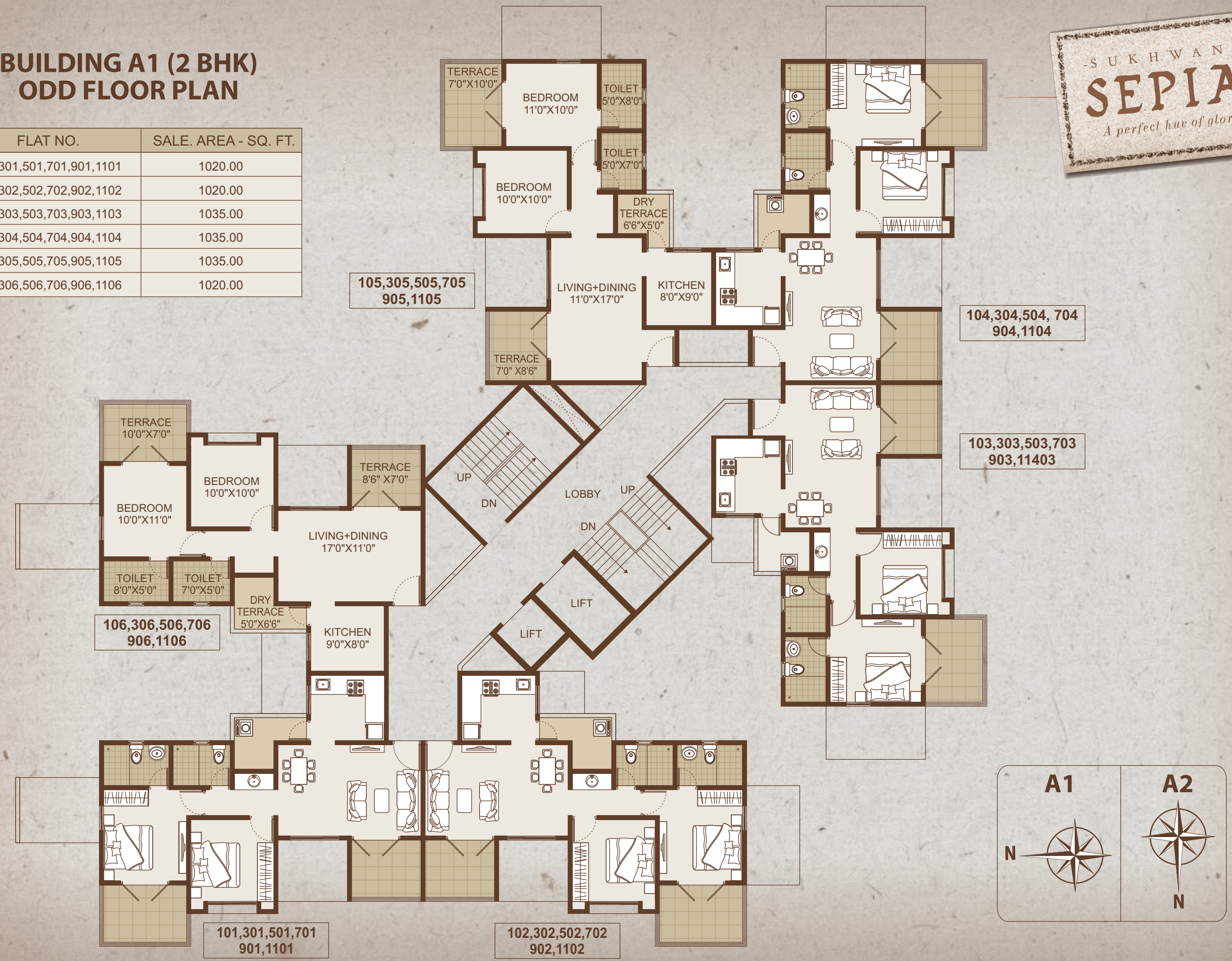
3 BHK
 APARTMENT



2 BHK
 APARTMENT

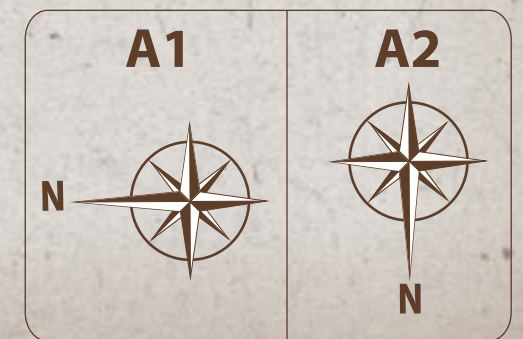
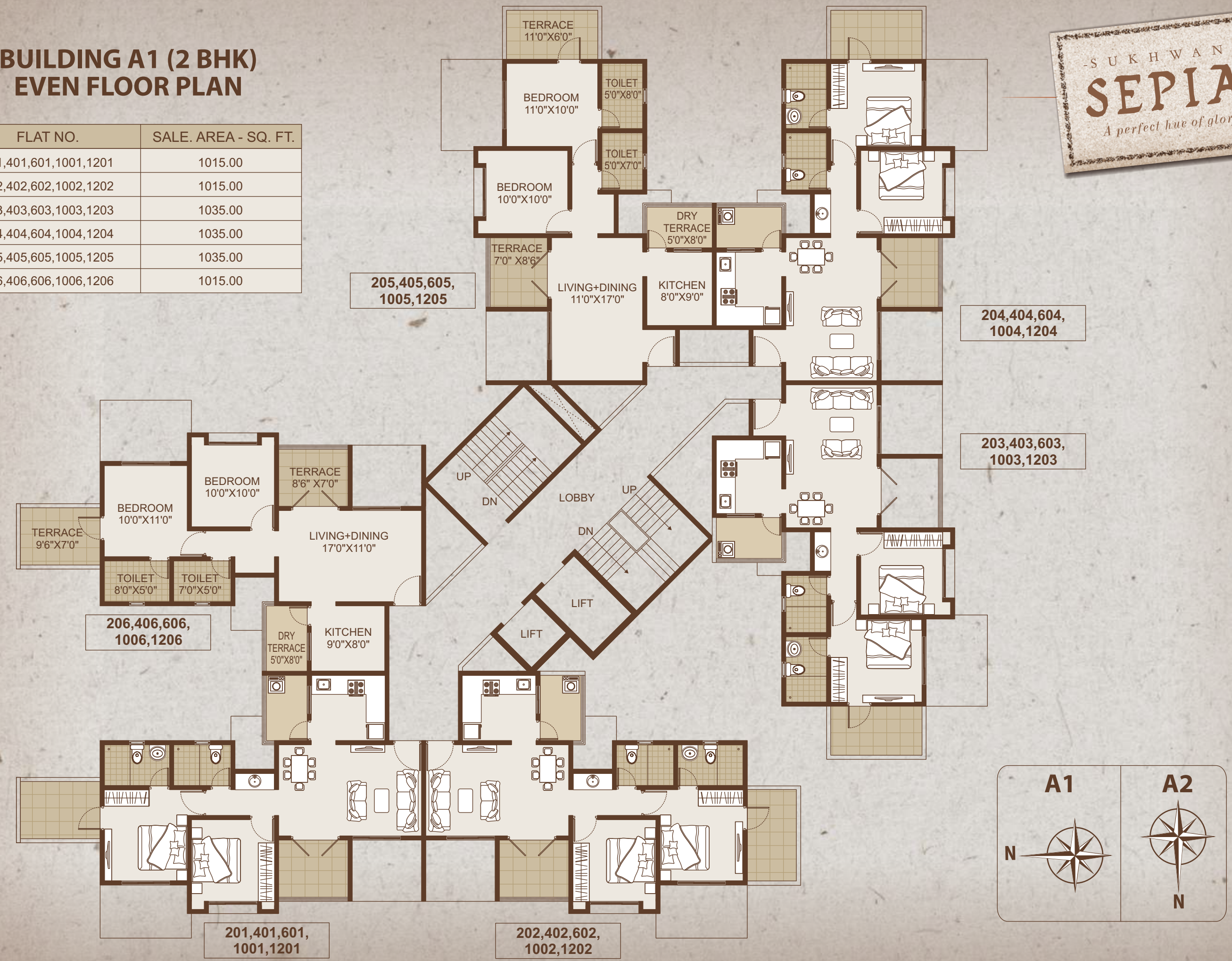
BUILDING A1 (2 BHK) ODD FLOOR PLAN

FLAT NO.	SALE AREA - SQ. FT.
101,301,501,701,901,1101	1020.00
102,302,502,702,902,1102	1020.00
103,303,503,703,903,1103	1035.00
104,304,504,704,904,1104	1035.00
105,305,505,705,905,1105	1035.00
106,306,506,706,906,1106	1020.00



BUILDING A1 (2 BHK) EVEN FLOOR PLAN

FLAT NO.	SALE AREA - SQ. FT.
201,401,601,1001,1201	1015.00
202,402,602,1002,1202	1015.00
203,403,603,1003,1203	1035.00
204,404,604,1004,1204	1035.00
205,405,605,1005,1205	1035.00
206,406,606,1006,1206	1015.00



FLAT NO.	SALE AREA - SQ. FT.
101,301,501,701,901,1101	1090.00
102,302,502,702,902,1102	1090.00
103,303,503,703,903,1103	1090.00
104,304,504,704,904,1104	1090.00

**BUILDING B1 TO B5 (2 BHK)
ODD FLOOR PLAN**



FLAT NO.	SALE AREA - SQ. FT.
201,401,601,1001,1201	1080.00
202,402,602,1002,1202	1080.00
203,403,603,1003,1203	1080.00
204,404,604,1004,1204	1080.00

**BUILDING B1 TO B5 (2 BHK)
EVEN FLOOR PLAN**



FLAT NO.	SALE. AREA - SQ. FT.
101,301,501,701,901,1101	1450.00
102,302,502,702,902,1102	1320.00
103,303,503,703,903,1103	1320.00
104,304,504,704,904,1104	1450.00

**BUILDING C1 & C2 (3 BHK)
ODD FLOOR PLAN**



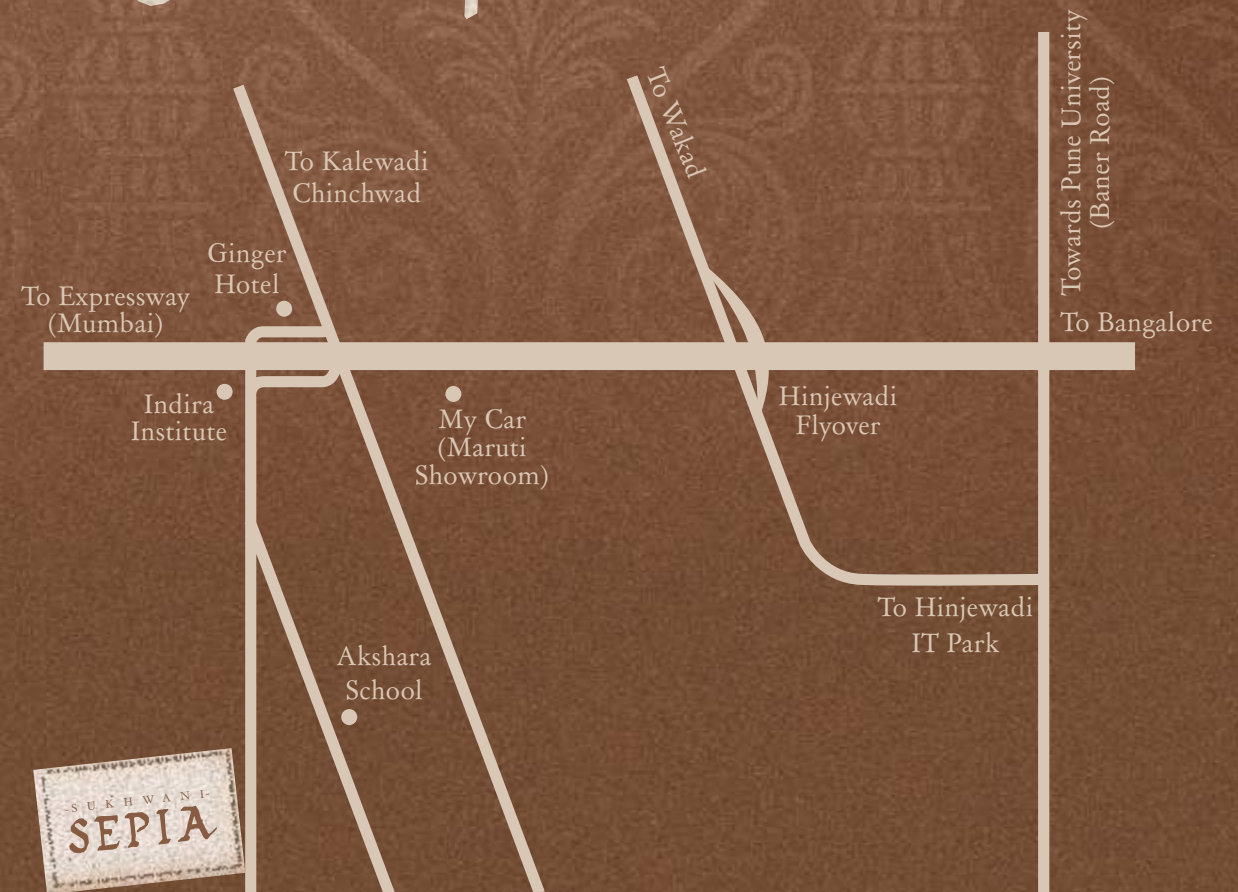
FLAT NO.	SALE. AREA - SQ. FT.
201,401,601,1001,1201	1450.00
202,402,602,1002,1202	1320.00
203,403,603,1003,1203	1320.00
204,404,604,1004,1204	1450.00

**BUILDING C1 & C2 (3 BHK)
EVEN FLOOR PLAN**



location and its glory

Sukhwani Sepia is an exclusive neighborhood where nature meets the future. If you urge to be conveniently located for the shops and facilities in the town, but maintain a sense of privacy, Sukhwani Sepia offers an ideal combination. It is at a stone's through away from the famous Hinjewadi IT Park. The restaurants, shops, hospitals, schools and colleges are also conveniently accessed. Indeed a home amidst beautifully laid out green views truly revitalizing your life!



ONGOING PROJECTS

SUKHWANI SCARLET
1 | 2 | 3 BHK, Wagholi, Pune

PALM BREEZE
2 | 3 BHK Apartments
Pimple Saudagar, Pune

ELMWOODS
2 | 2.5 | 3 BHK Apartments
Pimple Saudagar, Pune

EMPIRE SQUARE
2 | 3 | 4 BHK Apartments and
Commercial, Chinchwad, Pune

43 PRIVET DRIVE
2 | 3 BHK Apartments
Balewadi, Pune

SUKHWANI CAMPUS
2 | 3 BHK Apartments
and Commercial
Pimpri, Pune

UPCOMING PROJECTS

Sus- Residential
Pashan- Residential

Baner- Residential
Baner- Residietial 2

A Project By:



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