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Square One

Site : 43/2, Uttkarsh Society, Shelar Mala, Near Katraj Lake Garden, Katraj, Pune - 411 046

A project by :

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# || VASTUSHREE ||



MEMBER



NEAR KATRAJ LAKE GARDEN

Disclaimer: This brochure is purely conceptual and not a legal offering. The developer reserves all the rights to add, delete, alter any detail, specifications, elevation mentioned herein. The brochure is indicative of how the furniture can be arranged in the residential unit. No furniture is to be supplied to the purchaser by the developer unless otherwise mentioned. All images, unless otherwise indicated are used for illustrative purpose only.

A HOME THAT YOU ALWAYS WANTED  
A HOME THAT UNDERSTANDS YOU  
A LUXURIOUS LIFESTYLE  
DESIGNED AROUND YOUR DREAMS

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RE-IMAGINE THE  
TERRACE TOP LIFESTYLE  
150ft. ABOVE THE  
KATRAJ SKYLINE



|| VASTUSHREE ||

1 & 2 BHK LIFESTYLE HOMES



# A PARADISE YOU OWN..

A home is about finding a haven that not just makes you feel happy but also peaceful from within. It is a rare feeling to come across and can be offered only by a place that knows what you crave the most. VASTUSHREE is that place.





# A TERRACE TOP LIFESTYLE THAT STANDS ABOVE ALL

The sky touching heights of VASTUSHREE create endless possibilities for sharing enchanting moments in your life and we have seized them for you by offering a plethora of amenities on the rooftop.

## SITE LAYOUT



## LEGEND

- |                                |                         |
|--------------------------------|-------------------------|
| (A) ENTRANCE GATE              | (F) SENIOR CITIZEN AREA |
| (B) 24 x 7 CCTV & SECURITY     | (G) SOLAR PANELS        |
| (C) PARTY AREA                 | (H) PARKING             |
| (D) SWIMMING POOL              | (I) BASKET BALL COURT   |
| (E) MEDITATION & OPEN GYM AREA | (J) KIDS' PLAY AREA     |

With a goal of creating a lifestyle that will take care of every aspect of your life, we have equipped these homes with all the intuitive comforts and amenities. That's why, you can rest assured that whatever your wishes maybe, your home will fulfil them.

# A SPLENDID IMPRESSION

The first time you see VASTUSHREE is right when you realise that 'love at first sight' can happen. The grandeur of these houses is not an illusion created just to impress. It is the reality created to bring an eternal splendour in your lifestyle.



# EXPERIENCE THE LEISURES AND THE PLEASURES TAKEN TO NEW HEIGHTS!

The intuitive beauty behind the architecture of these abodes becomes evident with every passing moment. The elegant sense of aesthetics and the foresighted way of planning as well as execution come together to deliver an unparalleled way of life.



# ENJOY THE REFLECTIONS OF THE SKY AS YOU TAKE A DIVE

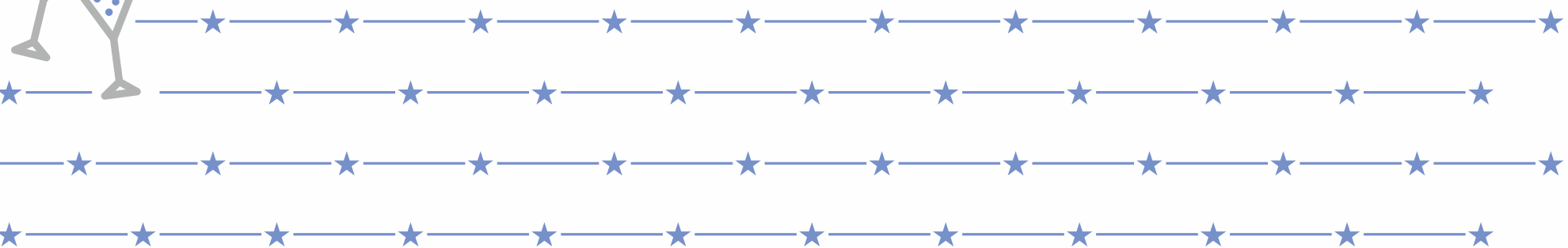


The swimming pool located at the terrace top offers a unique opportunity to put your mind and soul at ease as the droplets of rejuvenation cascade over you to uplift your spirits.

TERRACE TOP SWIMMING POOL



**PARTY WITH STARS!  
WE MEAN, THE REAL ONES.**

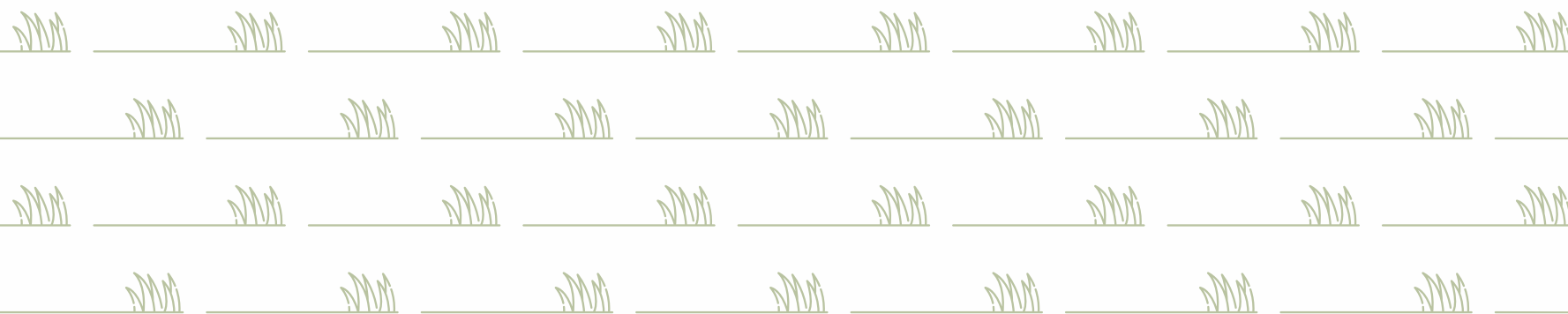


The party lounge embedded in the crown of VASTUSHREE is a more than just a great location to celebrate. The ever-changing ambience of sky brings a grandeur that is sure to enliven the special occasions.

TERRACE TOP PARTY AREA



# A NEW DAWN, A NEW DAY AND A CHEERFUL NEW BEGINNING



The fresh morning air and the gentle rays of the rising Sun make the senior citizen area at VASTUSHREE, a place to start the day with an overwhelming feeling of being alive.

TERRACE TOP SENIOR CITIZEN AREA



**TOUCH THE SOUL WITHIN AND  
LET THE PEACE WASH OVER**



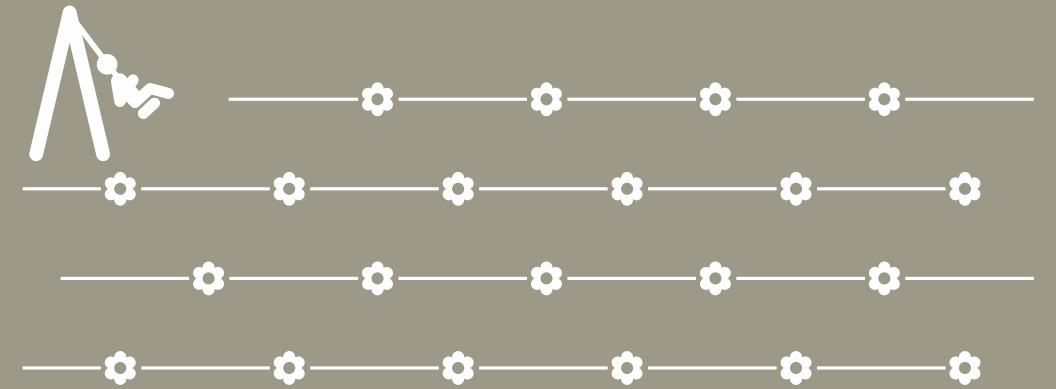
As the cool, calm breeze touches your body, feel the worries vanishing. Amidst those gentle winds and the soothing morning light is the perfect opportunity to meditate and experience an everlasting calmness.

TERRACE TOP MEDITATION AREA



# FULFILL THE DREAM OF YOUR KIDS

The wide range of facilities have been imbued in these residences with a single goal, making every child's childhood days a most cherished memory. This is where you can let their innocence wander without worries.



KID'S PLAY AREA

# FINEST FEATURES OF UPSCALE LIFESTYLE

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## LIVING ROOM

- Elegant main door veneer / laminated on both side
- Key less locking system
- Video door phone with intercom service
- Vitrified flooring well known brand or make
- Gypsum finished plaster with OBD
- TV, Telephone and AC electrical points
- Spacious attached terrace

## KITCHEN

- Vitrified flooring well known brand or make
- L- Shape granite platform (Steel grey /Black)
- Anti-scratch SS sink of well known brand or make
- Designer ceramic / glazed tile up to 2 ft. above kitchen platform
- Glazed tile dado up to lintel level - provision for washing machine in dry terrace (Electrical and Plumbing)
- Provision for Mixer and Microwave on Kitchen Platform
- Modular kitchen trolleys of acrylic or other finish for shutters
- Kitchen hoods of well known brand or make
- Cook top / Built in hobs of well known brand or make
- LPG gas piping
- Attach spacious dry balcony

## MASTER BEDROOM

- Wooden flooring with profiles of well known brand or make
- Both side laminated door
- Three track powder coated aluminium sliding windows with mosquito net
- Gypsum finished plaster with OBD
- All sides granite sill for windows
- Safety grills for all windows
- TV, Telephone and AC electrical points
- Attach spacious balcony

## OTHER BEDROOMS

- Vitrified flooring well known brand or make
- Both side laminated door
- Three track powder coated aluminium sliding windows with mosquito net
- Gypsum finished plaster with OBD
- All sides granite sill for windows
- Safety grills for all windows

## TOILET

- Anti-skid ceramic tile for flooring
- Designer ceramic glazed tiles dado up to lintel level
- Solar hot water connection
- Chrome plated CP bath fittings of well known brand or make
- Hot and cold single mixer in each bathroom
- Wall hung commodes, Basins & Sanitary ware of well known brand or make
- Concealed flush tank of well known brand or make
- Provision for water boiler
- Concealed plumbing

## ATTACHED TERRACE

- Three track powder coated aluminium sliding windows with mosquito net
- Anti-skid designer ceramic tiles
- Stainless steel and toughened glass railing

## ELECTRICAL

- Concealed copper wiring of well known brand or make
- DG Back-up for common area, lifts & one point in each Flat
- Provision for inverter Back-up
- Modular Switches of well known brand or make
- Provision for Exhaust Fans in all bathrooms

# 1 BHK APARTMENT



# 2 BHK APARTMENT



## LEGEND

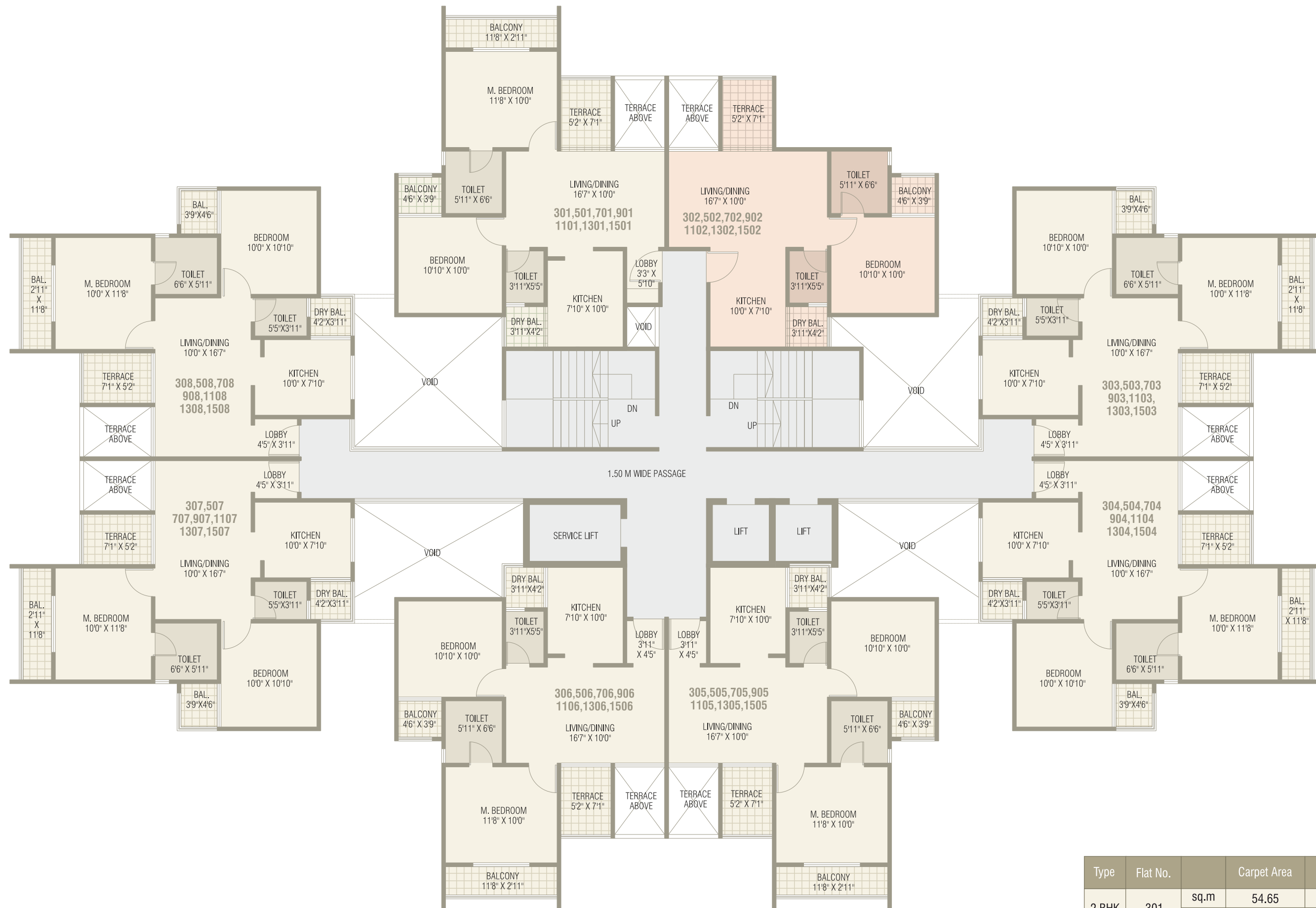
- Ⓐ ENTRANCE
- Ⓑ LIVING
- Ⓒ DINING
- Ⓓ KITCHEN
- Ⓔ DRY TERRACE
- Ⓕ BEDROOM
- Ⓖ BATH
- Ⓗ TERRACE



|| VASTUSHREE ||



|| VASTUSHREE ||

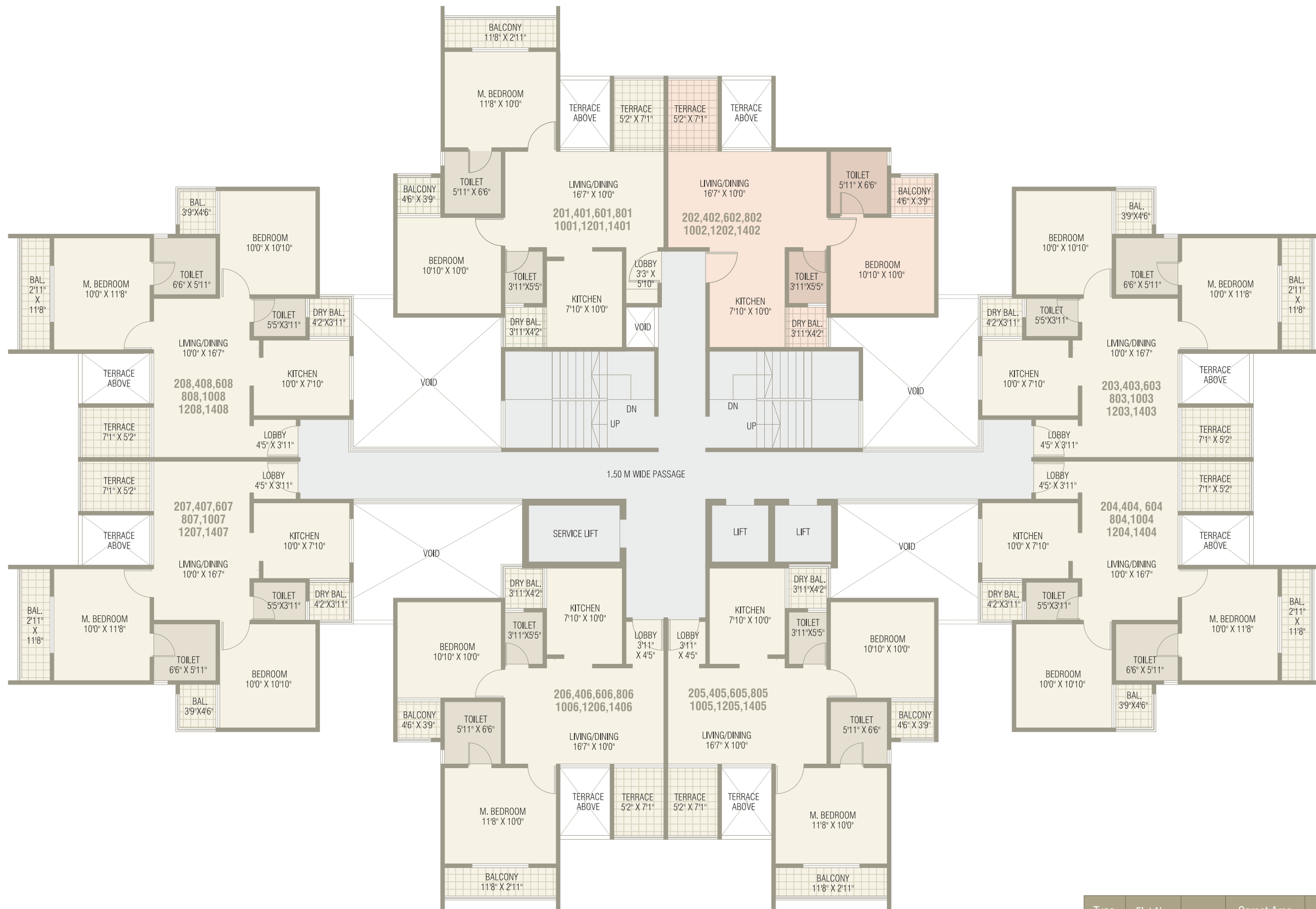


ODD FLOORS

Type	Flat No.		Carpet Area	Balcony	Balcony (utility)	Terrace Area	TOTAL
2 BHK	301	sq.m	54.65	4.77	1.32	3.18	63.92
		sq.ft	588.25	51.34	14.20	34.22	688.03
1 BHK	302	sq.m	40.58	1.55	1.53	3.17	46.83
		sq.ft	436.80	16.68	16.46	34.12	504.07
2 BHK	303,304	sq.m	54.66	4.77	1.53	3.18	64.14
		sq.ft	588.36	51.34	16.46	34.22	690.40
2 BHK	305	sq.m	54.67	4.77	1.49	3.18	64.11
		sq.ft	588.46	51.34	16.03	34.22	690.08
2 BHK	306	sq.m	54.68	4.77	1.50	3.18	64.13
		sq.ft	588.57	51.34	16.14	34.22	690.29
2 BHK	307	sq.m	54.65	4.77	1.53	3.18	64.13
		sq.ft	588.25	51.34	16.46	34.22	690.29



|| VASTUSHREE ||

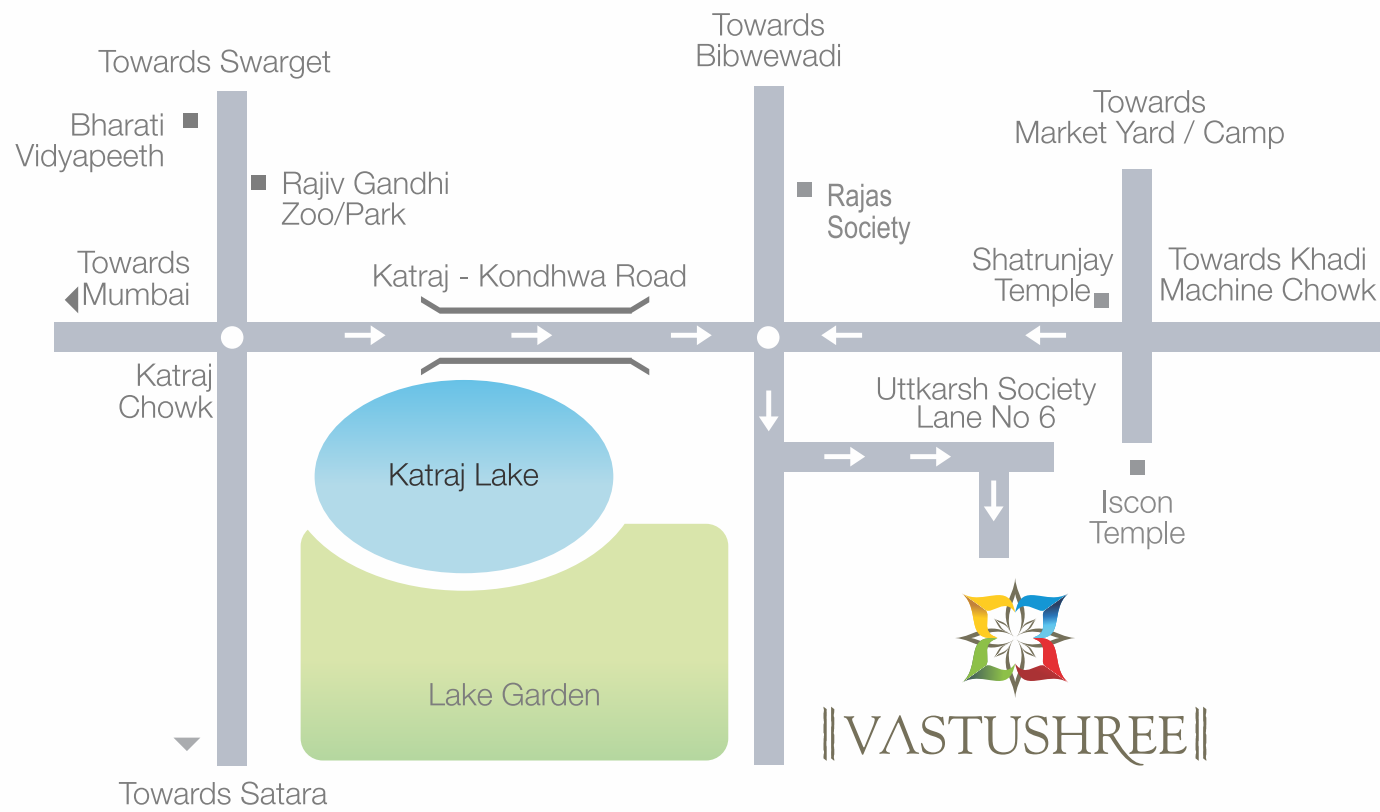


EVEN FLOORS

Type	Flat No.		Carpet Area	Balcony	Balcony (utility)	Terrace Area	TOTAL
2 BHK	201	sq.m	54.13	4.77	1.32	3.22	63.44
		sq.ft	582.65	51.34	14.20	34.66	682.86
1 BHK	202	sq.m	40.59	1.55	1.53	3.22	46.89
		sq.ft	436.91	16.68	16.46	34.66	504.72
2 BHK	203, 204 207, 208	sq.m	54.14	4.77	1.53	3.30	63.74
		sq.ft	582.76	51.34	16.46	35.52	686.09
2 BHK	205	sq.m	54.15	4.77	1.49	3.30	63.71
		sq.ft	582.87	51.34	16.03	35.52	685.77
2 BHK	206	sq.m	54.17	4.77	1.50	3.30	63.74
		sq.ft	583.08	51.34	16.14	35.52	686.09

# LOCATION MAP

NOT TO SCALE



# CONNECTIVITY IS NOT A LEISURE, IT'S A NECESSITY

The best pleasures and joys of life aren't always about extravagance and flaunting the richness of the lifestyle. They are about small conveniences planned thoughtfully; like the ease of travelling that lets you spend more time with your loved ones rather than your vehicles.

## MAJOR KEY DISTANCES

- KATRAJ CHOWK - 0.5 KM
- SWARGATE - 7.5 KM
- MARKET YARD - 5 KM
- PUNE CAMP - 10 KM
- NANDED CITY - 8 KM
- BHARATI VIDYAPEETH - 2 KM
- KATRAJ ZOO / PARK - 1.5 KM
- SHIVAPUR TOLL NAKA - 13 KM
- ISKCON TEMPLE - 1.5 KM

01



Multi-acre Katraj Park with jogging track

02



Katraj lake

03



ISKCON temple

04



Rajeev Gandhi zoo & park

05



World class education centers

06



Easy connectivity to national highway