



SUKHWANI araya

Upgraded lifestyle spaces | Limited edition flats available | 45+ Years of experiential legacy



CONNECTIVITY

Institutions

MITCON e School (Kakade Nagar)	3 Kms
Indira College of Management (Tathawade)	5 Kms
JSPM (Balewadi)	7 Kms
Balaji Institute of Modern Management (Wakad)	8 Kms
Savitribai Phule University	8 Kms
Symbiosis University (SB Road)	11 Kms

Hospitals

Metro Multispeciality Hospital (Rahatani)	0.8 Kms
Chest Hospital (Pimple Gurav)	4 Kms
Aditya Birla Multispeciality Hospital (Pimpri-Chinchwad)	5 Kms
Medipoint Hospital (Aundh)	7 Kms

Movie Theatre

E-Square (Hinjawadi)	7 Kms
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IT Park

Raiv Gandhi Infotech Park (Hinjawadi)	10 Kms
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Banks & ATMs

Oriental Bank of Commerce	0.6 Kms
SBI	0.9 Kms
Axis Bank	1 Kms
ICICI Bank	1.4 Kms
Bank of Maharashtra	1.6 Kms
Union Bank	2 Kms
HDFC	2.6 Kms
Shopping & Food Marts	2.6 Kms

Shopping & Food Marts

D-Mart (Pimpri-Chinchwad)	1 Kms
Spot 18 Mall (Pimple Saudagar)	2 Kms
Xion (Hinjawadi)	7 Kms
Pune Central (Shivajinagar)	10 Kms

Hospitality

Hotel Sayaji (Wakad)	5 Kms
Courtyard by Marriott (Hinjawadi)	6 Kms
Hyatt Place (Hinjawadi)	7 Kms
The Gateway Hotel (Hinjawadi)	7 Kms
Holiday Inn (Hinjawadi)	10 Kms





Rooftop Working Pavilion/ Party Lawn



Children's Play Area



Jogging Track



Outdoor Fitness Court



Yoga Deck



Multi-Purpose Court



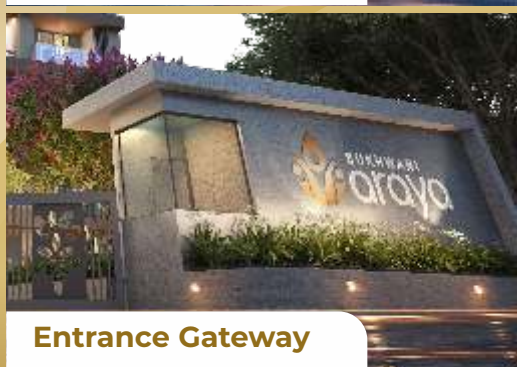
Meditation Deck



Security Cabin



Open-To-Sky Theatre



Entrance Gateway

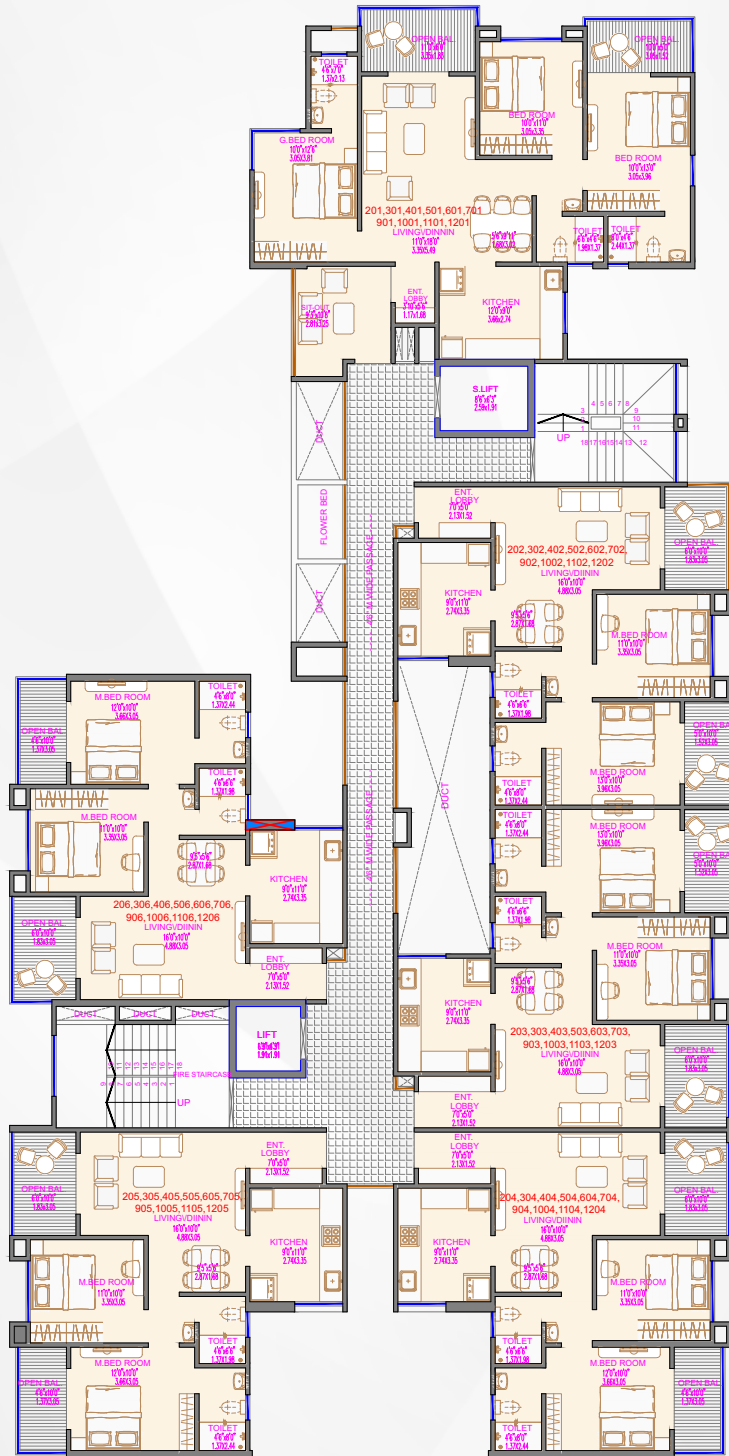


Acupressure Path



Outdoor Sitting Plaza / Sitout for Senior Citizens

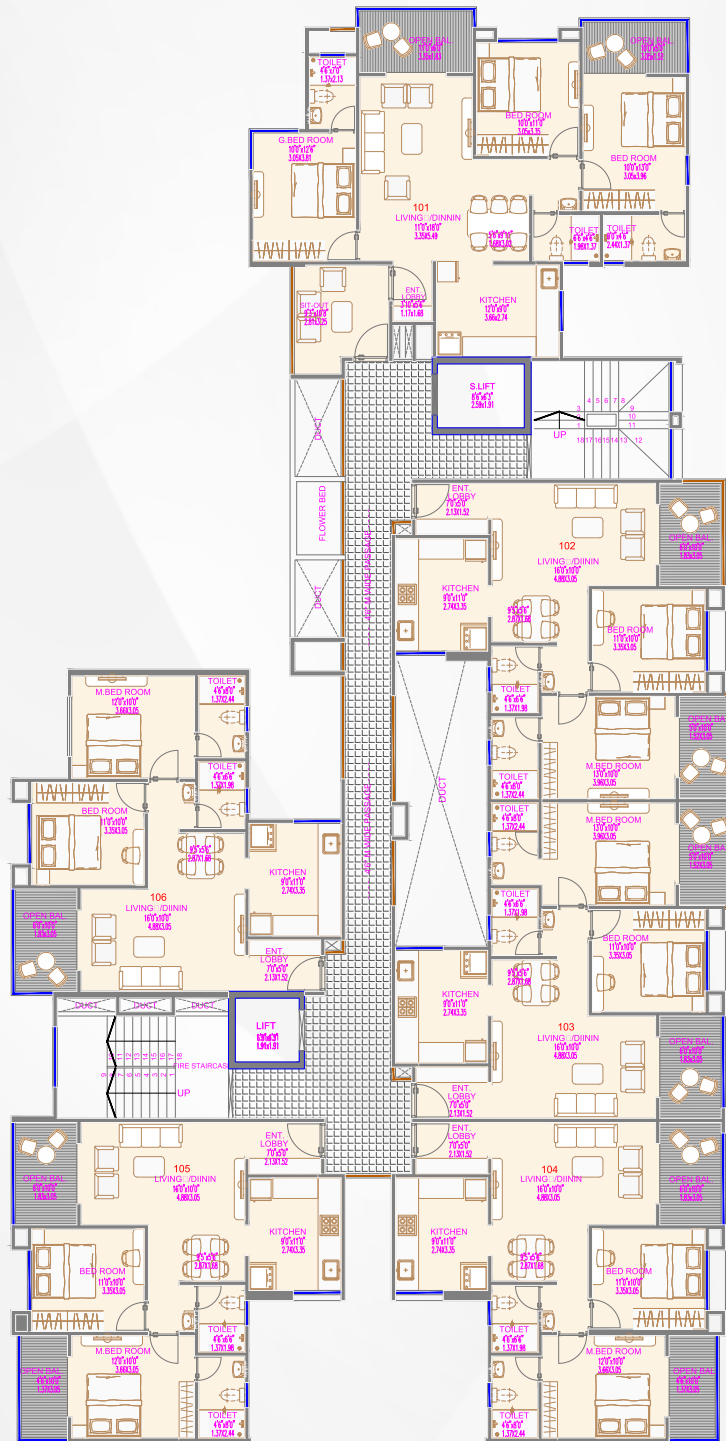
FLOOR PLAN



RERA CARPET AREA STATEMENT		SQ.FT. & SQ.MT.		IN	
SR. NO.	FLAT NO.	TYPE	CARPET AREA SQ.FT.	BALCONY AREA SQ.FT.	TOTAL AREA SQ.FT.
1	201,301,401,501,601,701,901,1001,1101,1201	3 BHK	1012	116	1128
2	202,302,402,502,602,702,902,1002,1102,1202	2 BHK	712	110	822
3	203,303,403,503,603,703,903,1003,1103,1203	2 BHK	712	110	822
4	204,304,404,504,604,704,904,1004,1104,1204	2 BHK	701	105	806
5	205,305,405,505,605,705,905,1005,1105,1205	2 BHK	701	105	806
6	206,306,406,506,606,706,906,1006,1106,1206	2 BHK	701	105	806

TYPICAL FLOOR PLAN
 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th
 11th, 12th Floor

FLOOR PLAN



RERA CARPET AREA STATEMENT
IN SQ.FT. & SQ.MT.

S.R. NO.	FLAT NO.	TYPE	CARPET AREA SQ.FT.	BALCONY AREA SQ.FT.	TOTAL AREA SQ.FT.
1	101	3 BHK	1012	116	1128
2	102	2 BHK	712	110	822
3	103	2 BHK	712	110	822
4	104	2 BHK	701	105	806
5	105	2 BHK	701	105	806
6	106	2 BHK	698	60	758

1st Floor Plan

UNIT PLAN

2BHK Typical Unit Plan (1st Floor)



3BHK Typical Unit Plan (1st Floor)



SPECIFICATIONS

Each facet of Araya is carefully crafted to ensure that your luxurious experience is amplified.

What better way to ensure this than to offer you a secure home with top-notch features that elevate the aesthetic and intrinsic value of the project?

Wall Finish

- Living room - Gypsum finished with OBD
- Bedrooms - Gypsum finished with OBD
- Kitchen - Gypsum finished with OBD
- Washrooms - Dado tiles up to lintel level
- External Plaster - Sand faced plaster with acrylic painting

Floorings

- Living room - 800 x 800 mm vitrified tiles
- Bedroom - 800 x 800 mm vitrified tiles
- Kitchen - 800 x 800 mm vitrified tiles
- Toilet - Anti-skid ceramic tiles
- Terrace - Anti-skid ceramic tiles
- External - Cement paving blocks/ concrete roads

Kitchen

- Granite top kitchen counter with SS sink & Dado tiles upto lintel level

Sanitaryware

- Cera or equivalent make

Doors

- Main door - Laminated flush door with SS fittings and laminated door frames
- Bedroom - Laminated door frames with laminated flush doors
- Toilets - Granite frame with laminated flush doors
- Terrace - Terrace with powder-coated aluminum sliding doors
- Window - Three-track powder coated aluminium sliding windows with mosquito mesh & safety grill

Plumbing

- CPVC concealed plumbing with CP fittings of Jaquar or equivalent make

Electrical

- Concealed wiring with modular switches

ABOUT SUKHWANI ASSOCIATES

**For us, excellence is not just an aspirational goal;
it's our way of life.**

Every step of the creation process, from ideation to execution, is inspired by the drive to excel and soar beyond limitations. Our strive towards excellence is backed by core values of trust, quality, innovation and commitment. Our glorious legacy is built by scaling the quality of life for our residents with every project. We don't just construct buildings; we create lifestyles.

5000+

Apartments
Delivered

1 CRORE+

Sq. Ft. Of
Upcoming
Construction

2 CRORE+

Sq. Ft. Of Quality
Construction

45+

Years Of Stellar
Reputation

60+

Projects Executed
Across Pune

20000+

Happy Clients By
Delivering
On-time



**SUKHWANI
ASSOCIATES**
BUILDING EXCEPTIONALLY



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The project has been registered via MahaRERA registration number: P52100031415 and the details are available on the website <https://maharera.mahaonline.gov.in> under registered projects.