



Little Splashes
BIG SMILES

CHILDREN'S POOL DELIGHT
FOR ENDLESS FUN

CHILDREN POOL



Seek
SOLACE

CONNECT WITH INNER PEACE
ON OUR SERENE MEDITATION DECK

MEDITATION DECK



Embark ON A
**FITNESS
JOURNEY**

JOG OR CYCLE THROUGH
SCENIC TRACKS

JOGGING TRACK



Versatile
GATHERINGS
**MEMORABLE
MOMENTS**

MULTIPURPOSE HALL



Artistic Impression. Not an actual Photograph. Note : Sanctioned and RERA received of A wing 13 Floors .Rest A wing up to 15 Floors, B & C wings are proposed.



AAJI CRYSTAL

LANE NO 7D, AIRPORT RD, TINGRE NAGAR

PROJECT BY



STRATEGIC PARTNER

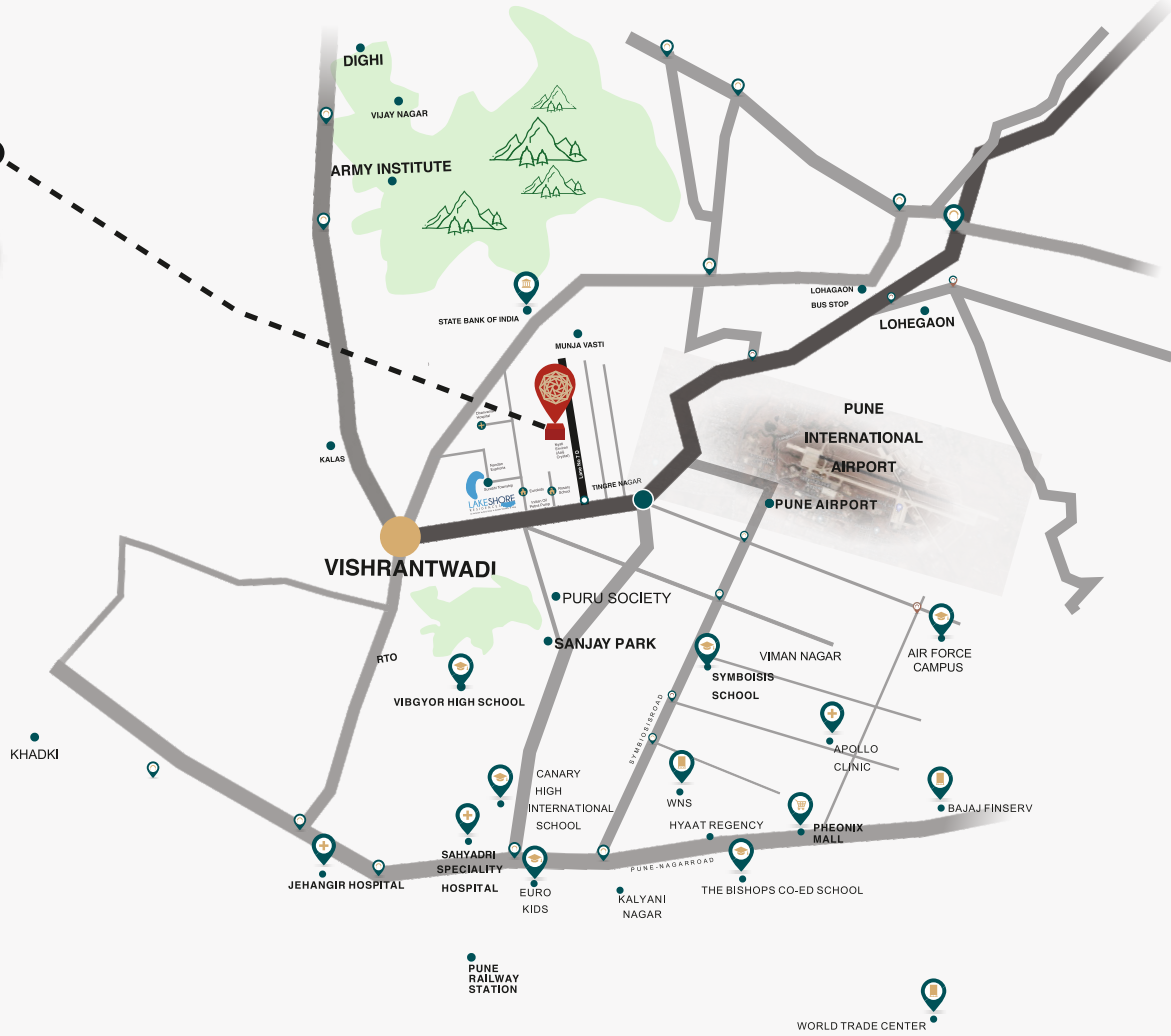


MahaRERA No.
P52100046177

A Well - Connected Location
TINGRE NAGAR AIRPORT ROAD, PUNE.



AAIJI CRYSTAL



Approximate distance as per Google Maps.
Source: Google Maps Map not to scale.

CONNECTIVITY

- Pune Airport – 2.2 Kms.
- Ramwadi Metro Station – 4.4 Kms.
- Nagar Highway – 4 Kms.
- Kalyani Nagar – 4.5 Kms.
- World Trade Center – 8 Kms.
- Pune Railway Station – 7.5 Kms.

SCHOOLS

- Symbiosis International School – 2 Kms.
- Canary High International School – 4.5 Kms.
- The Bishops Co-Ed School – 4.5 Kms.
- Euro Kids – 3.5 Kms.
- Vibgyor High – 2.6 Kms.

HOSPITAL

- Apollo Clinic 3.9 Kms.
- Sahyadri Speciality Hospital - 3.5 Kms.
- Medpoint Hospital – 2 Kms.
- Columbia Asia Hospital – 7 Kms.
- Jehangir Hospital – 7 Kms.

OFFICES / COMMERCIAL SPACES

- WNS – 4 Kms
- Amazon Development Centre – 5 Kms.
- Bajaj Finserv – 3.5 Kms.

MALLS

- Phoenix Market City – 4.2 Kms.

HOTELS

- Novotel Hotel – 4.2 Kms.
- Hyatt Regency – 4 Kms.

AMENITIES BEYOND AGE LIMIT



THE GAZEBO

A CHARMING OUTDOOR STRUCTURE OFFERING SHELTER AND A COZY AMBIENCE, PERFECT FOR ENJOYING THE SURROUNDING SCENERY AND SOCIALIZING WITH FRIENDS & FAMILY.



THE FITNESS ZONE

A DEDICATED AREA EQUIPPED WITH A VARIETY OF EXERCISE MACHINES, WEIGHTS, OPEN SPACES, CATERING TO INDIVIDUALS SEEKING AN INVIGORATING WORKOUT & HEALTHY LIFESTYLE.



STAR GAZING ZONE

AN OBSERVATION AREA DESIGNED TO ENJOY THE WONDERS OF THE NIGHT SKY, OFFERING UNOBSTRUCTED VIEWS AND A CHANCE TO MARVEL AT THE BEAUTY OF STARS AND CELESTIAL PHENOMENA.



THE SEATING AREA

A SERENE SPACE DESIGNED FOR ULTIMATE RELAXATION, FEATURING COMFORTABLE SEATING, SOOTHING AMBIENCE, AND CALMING ELEMENTS TO UNWIND AND FIND TRANQUILITY.



SWIMMING POOL

A TOP-NOTCH SWIMMING FACILITY DESIGNED TO MEET SEMI-OLYMPIC STANDARDS, OFFERING A SPACIOUS POOL FOR SWIMMERS TO TRAIN, COMPETE, & ENJOY THE BENEFITS OF AQUATIC FITNESS.



MEDITATION AREA

A PEACEFUL AND SECLUDED AREA PROVIDING A TRANQUIL ENVIRONMENT FOR CONTEMPLATION AND MINDFULNESS PRACTICES, PROMOTING INNER CALM, CLARITY, & SELF-REFLECTION.



CRICKET PITCH

IMMERSE YOURSELF IN THE HEART OF THE GAME AT OUR CRICKET PITCH, METICULOUSLY DESIGNED TO OFFER A PERFECT BALANCE BETWEEN PACE & SPIN, PROVIDING A CHALLENGING YET REWARDING EXPERIENCE FOR PLAYERS.



CLUB HOUSE WITH MULTIPURPOSE HALL

EXPERIENCE THE EPITOME OF LUXURY AND CONVENIENCE AT OUR CLUB HOUSE, FEATURING A SPACIOUS & VERSATILE MULTIPURPOSE HALL THAT CATERES TO A WIDE RANGE OF ACTIVITIES, FROM SOCIAL GATHERINGS & EVENTS TO FITNESS CLASSES.



SPECIFICATIONS



STRUCTURE, MASONRY WALLS & PLASTER / PAINTS

RCC Framed Structure
Masonry Walls In A/C Blocks
External Walls with Sand Faced Plaster
Internal Walls & Ceilings - Gypsum On Walls & Ceilings



FLOORING

Living, Passage, Kitchen
Bedrooms - Vitrified / Ceramic Tiles Flooring & Skirting
Toilets - Balconies & Attached Terrace - Anti Skid Tiles Flooring



DADO TILES

Toilets - Coloured Glazed Vitrified / Ceramic Tile Dado Up to Beam Bottom



KITCHEN

Granite Top Kitchen Platform, With S.S. Sink & Vitrified / Ceramic Tile Dado Up to 2 Ft Above Kitchen Platform



WINDOWS

3 Track Aluminum Powder Coated Sliding Window with Mosquito Net
Aluminum / PVC Louvered Windows for All Toilets



LIFTS

2 NOS Automatic Door Elevator



ELECTRIFICATION & CABLING

Concealed Wiring with Modular Switches.
Brand - Legrand / Anchor / Schnieder
Wiring Brand - Polycab / Havells / Kei
Electrical Points - For Video Door Phone, Exhaust Fan, Chimney, Water Purifier, Fridge, AC & TV Point In Hall & Master Bedroom



DOORS

Main Door - Both Side Laminate with Plywood Door Frame
Bedroom Door - Both Side Laminate With Plywood Door Frame
Toilets Door - Laminated Door With Granite Door Frame
Terrace Door - Folding Door/ Aluminum Powder Coated
Doors With Mosquito Net.



PAINTING

Internal Walls & Ceilings - OBD / Emulsion Paint.
Brand - Asian / Burger / Nerolac
Inside Toilets & Ceiling - OBD / Emulsion
External Walls - Acrylic Paint Brand - Asian / Burger/nerolac



TOILETS

Concealed Plumbing
Brand - Ajay / Prince / Supreme / Astral
Cp Fittings Brand - Jaguar / Grohe/
Parryware
Sanitary Wares Brand - Hindware / Jaguar / Toto
Solar Water Heating System for Master Toilets Only.
Wash Basin With Granite Counter In Toilet

MASTER LAYOUT



FLOOR PLAN

A WING AMBER 1ST TO 15TH

1226 SQ.FT. →

← 1241 SQ.FT.

849 SQ.FT. →

← 879 SQ.FT.

883 SQ.FT. →

← 879 SQ.FT.

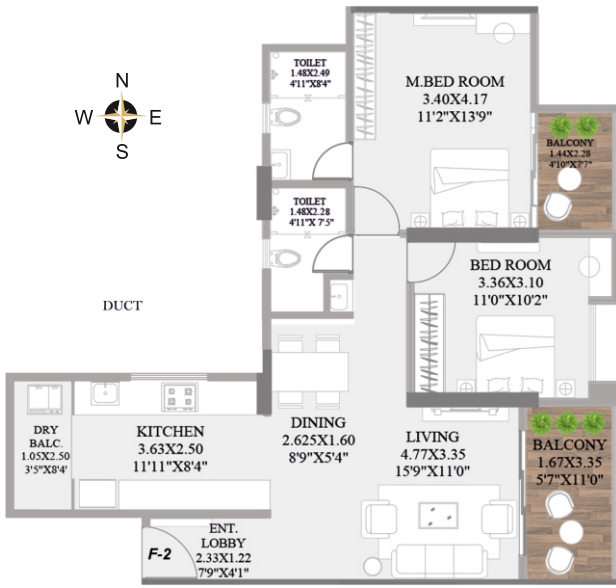
1226 SQ.FT. →

← 1243 SQ.FT.



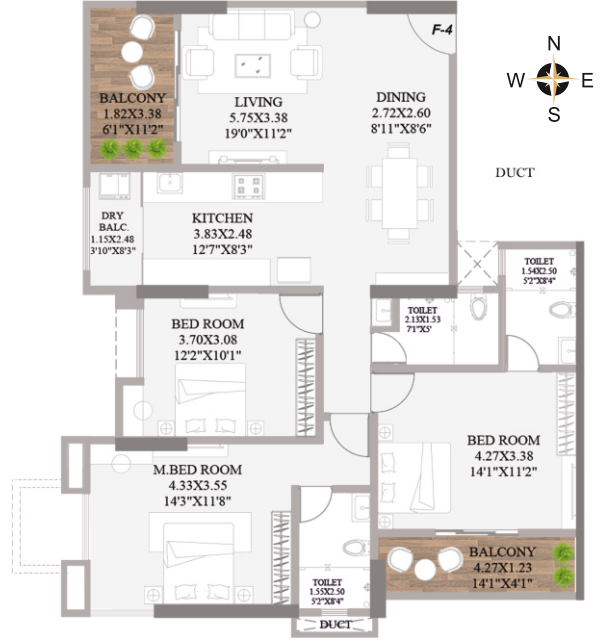
A - WING AMBER

2 BHK ROYAL



FLAT NO	CONFIGURATION	CARPET AREA SQMT	BALCONY AREA SQMT	TOTAL RERA AREA SQMT	TOTAL RERA AREA SQFT
01 - 1 st to 15 th 02 - 1 st to 15 th	2 BHK	70.18	11.74	81.65	879

3 BHK GRAND



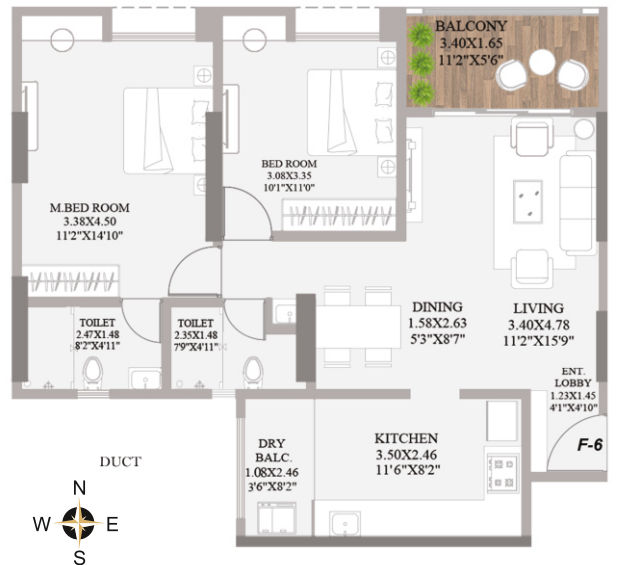
FLAT NO	CONFIGURATION	CARPET AREA SQMT	BALCONY AREA	TOTAL RERA AREA SQMT	TOTAL RERA AREA SQFT
04, 07- 1 st - 12 th	3 BHK	99.79	14.02	113.84	1226

2 BHK LUXURY



FLAT NO	CONFIGURATION	CARPET AREA SQMT	BALCONY AREA SQMT	TOTAL RERA AREA SQMT	TOTAL RERA AREA SQFT
05 - 1 st to 15 th	2 BHK	69.78	12.24	82.02	883

2 BHK GRAND



FLAT NO	CONFIGURATION	CARPET AREA SQMT	BALCONY AREA SQMT	TOTAL RERA AREA SQMT	TOTAL RERA AREA SQFT
6 - 1 st to 15 th	2 BHK	70.67	8.2	78.87	849



Immerse
WELLNESS

RETREAT FOR
MIND AND BODY

**GYM AND
FITNESS ROOM**



Unleash
JOY

NURTURE IMAGINATION

CHILDREN'S PLAY AREA



Boundaries
FADE

SPORTSMANSHIP
PREVAILS

CRICKET PITCH



Starry
NIGHTS

ENDLESS WONDER

STAR GAZING AREA