



Sai Essen Properties, Gat No. 1169, Near Sane Chowk-Pradhikaran,
Akurdi Chikhali Road, Pune 411062.
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with **YOU** in mind



YOU are the world !
Here's **YOUR** world !!



Aishwaryam
COURTYARD 2

1 & 2 BHK EASY HOMES

Akurdi-Chikhali Road

When you smile, we smile with you.

Your happiness is the only quotient that matters.

After carefully understanding small but important suggestions that make a difference in your life, we present to you Aishwaryam Courtyard 2

Where YOU are our only inspiration.



YOU desired, We delivered

Quality residences, at an optimum cost.
Your wish was our command.

Every aspect of Aishwaryam Courtyard 2 has a purpose to it.

Aishwaryam Courtyard 2 offers modern day comforts with a blend of thoughtfulness. Rightly sized 1 & 2 Bed apartments, with top specifications. Imaginatively carved recreation, fitness & play zones.

All this at a location that promises to be the centre point of Pune & PCMC put together.





Landscaped Areas

- Party lawn with stage
- Children's play zone
- Toddlers' play zone
- Open green areas
- Reflexology path
- Herb garden
- Reading area with pergolas
- Newspaper katta
- Senior citizen plaza with tree park
- Evening hangout areas
- Shrub beds
- Ramp for the physically challenged

Just the way **YOU** love the greens

Not just a central garden, we have punctuation of greens, spread all across the project.

From the moment you enter Aishwaryam Courtyard till you reach your home, you will find pastoral delineations giving you company all along.



Fitness & Recreation

- Mini basket ball & multipurpose court
- Mini football ground and cricket pitch with enclosed net
- Walking / Jogging track
- Water feature at entrance
- Outdoor chess
- Activity hut / Gazebo
- Snakes & ladders
- Sandpit
- Multipurpose hall
- Mini-gymnasium with changing rooms
- Indoor games room with card, carom & chess
- Society office
- Club house with open terrace
- Swimming pool & baby pool

Rediscover the **YOU** in you

Rejuvenate & refresh in an ambience customised for your liking.
An azure pool, a club and enough fuel power to keep your kids excited.



An infrastructure that arouses in **YOU**, a feel-good factor

From security to roads and other important conveniences, Aishwaryam Courtyard 2 brings all the goodness at one place. So that YOU feel safe and your guests feel 'why don't they have a home here?'

Conveniences

- A shopping-street within premise
- 24x7 security with intercom
- Grand entrance gate with security cabin
- Internal concrete roads
- Paving block walk-ways
- Provision for inverter in each flat



A location **YOU'll** love.

The speed at which Pune & PCMC are expanding, we will soon see Chikhali emerging as the central point of the twin cities. Be it living convenience or appreciation, Chikhali is all set to lead the priority list in times to come.

Where access is express:

Hinjewadi	25 Mins.
ADLABS	10 Mins.
Akurdi Rly. Stn.	10 Mins.
Chinchwad Rly.Stn.	10 Mins.
Talawade IT Park	06 Mins.
Chakan	20 Mins.
Mahindra (Chakan)	12 Mins.
Tata Motors	06 Mins.
K.B. School	05 Mins.
D.Y Patil Mgmt. Inst	02 Mins.
Akurdi Chowk	06 Mins.
Thermax Chowk	04 Mins.
Bajaj Auto	04 Mins.
Expressway	20 Mins.



Intelligent Internal Features

STRUCTURE

- RCC frame earthquake resistant structure
- 4" internal & 6" external walls in eco-friendly material
- External sand faced plaster
- Internal plaster with gypsum finish

ELECTRICAL FITTINGS

- Branded concealed wiring & modular switches
- Earth leakage circuit breaker
- Adequate electrical points in all rooms
- Telephone, Intercom & T.V. points in living room & master bedroom
- Provision for exhaust in all toilets & kitchen
- AC point in master bedroom
- Separate MCB provision for all rooms
- Provision for inverter

FLOORING & DADO

- 800mmX800mm vitrified double charge tile flooring and skirting
- Anti-skid floor tiles in toilets with epoxy grouting
- Digital high-gloss tiles dado in toilets and kitchen, up to lintel level
- Decorative anti-skid ceramic tiles for terrace

DOORS

- Main door: attractive laminated door with multi key, mortise lock & door fittings
- Internal doors: attractive, both side laminated with multi-key & mortise lock
- Bathroom & toilet door: waterproof & laminated door with mortise lock
- Door frame: laminated plywood frames for all doors
- Terrace: metallic safety door with window provision and lock

WINDOWS

- Ample windows for better ventilation & views
- Three-track powder coated aluminum windows with mosquito net
- Ultra violet protective tinted glass
- MS safety grills
- Marble sill

KITCHEN

- 8' Black granite kitchen platform with high quality stainless steel sink
- Digital high-gloss tiles dado up to lintel, above kitchen platform
- Provision for exhaust fan
- Clear space for kitchen trolleys
- Provision for water purifier with electric point & water line

UTILITY AREA

- Dry balcony for each flat with dado tiles up to 3.5 ft.
- Washing arrangement with waterline & drain
- Granite top-counter wash basin in common area*

PAINT

- Superior tractor emulsion paint for internal walls
- External walls & terraces with Apex/Weatherproof paint
- A few external walls with texture design

TOILETS

- Concealed branded fittings with hot-cold mixer & shower
- Wall hung commode with concealed flush valve
- Provision for geyser in each bathroom
- Solar hot water line in each bathroom
- Digital high-gloss tiles dado up to lintel level
- Superior quality CP & sanitary fittings
- Separate plumbing line for flush valves with re-used treated water

TERRACE

- MS railing for safety
- Metallic safety door with window provision and lock
- Rain water outlet provision for rain water harvesting
- Attractive ceramic anti-skid flooring tiles

Thoughtfully **YOURS**

The insides are as mesmerising as the outside, with special care taken in defining each finish.

Your home in Aishwaryam Courtyard 2 would not just have vitrified tiles, it will have 800mmx800mm 'double-charged vitrified tiles'. Not just power back-up for common areas, but inverter provision for your home as well. Not just safety door, but a 'metal safety door with window and a multi-key lock'





1 BHK APARTMENT-VIEW



2 BHK APARTMENT-VIEW

BUILDING - A

Typical 2nd, 4th, 6th, 8th, 10th & 14th Floor Plan



ADJ. OPEN SPACE



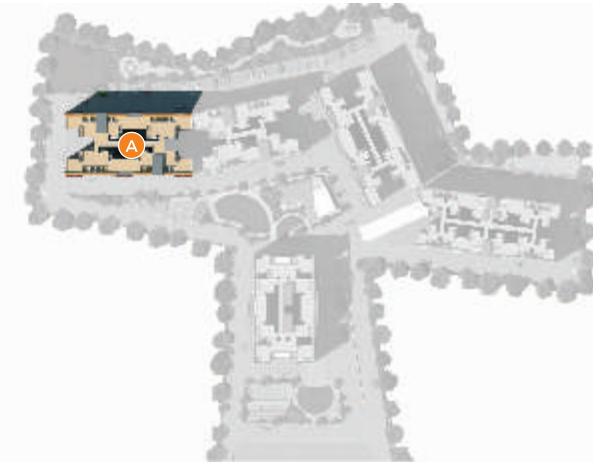
FLAT NO.	CARPET AREA (SQ.FT.)	TERRACE CARPET (SQ.FT.)	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)	TOTAL BUILT UP AREA (SQ.M.)	TOTAL BUILT UP AREA (SQ.FT.)
1,2,5,6	619	97	66.51	716	93.13	1002
3,4,7,8	594	92	63.73	686	89.22	960

BUILDING - A

Typical 3rd, 5th, 9th, 11th & 13th Floor Plan



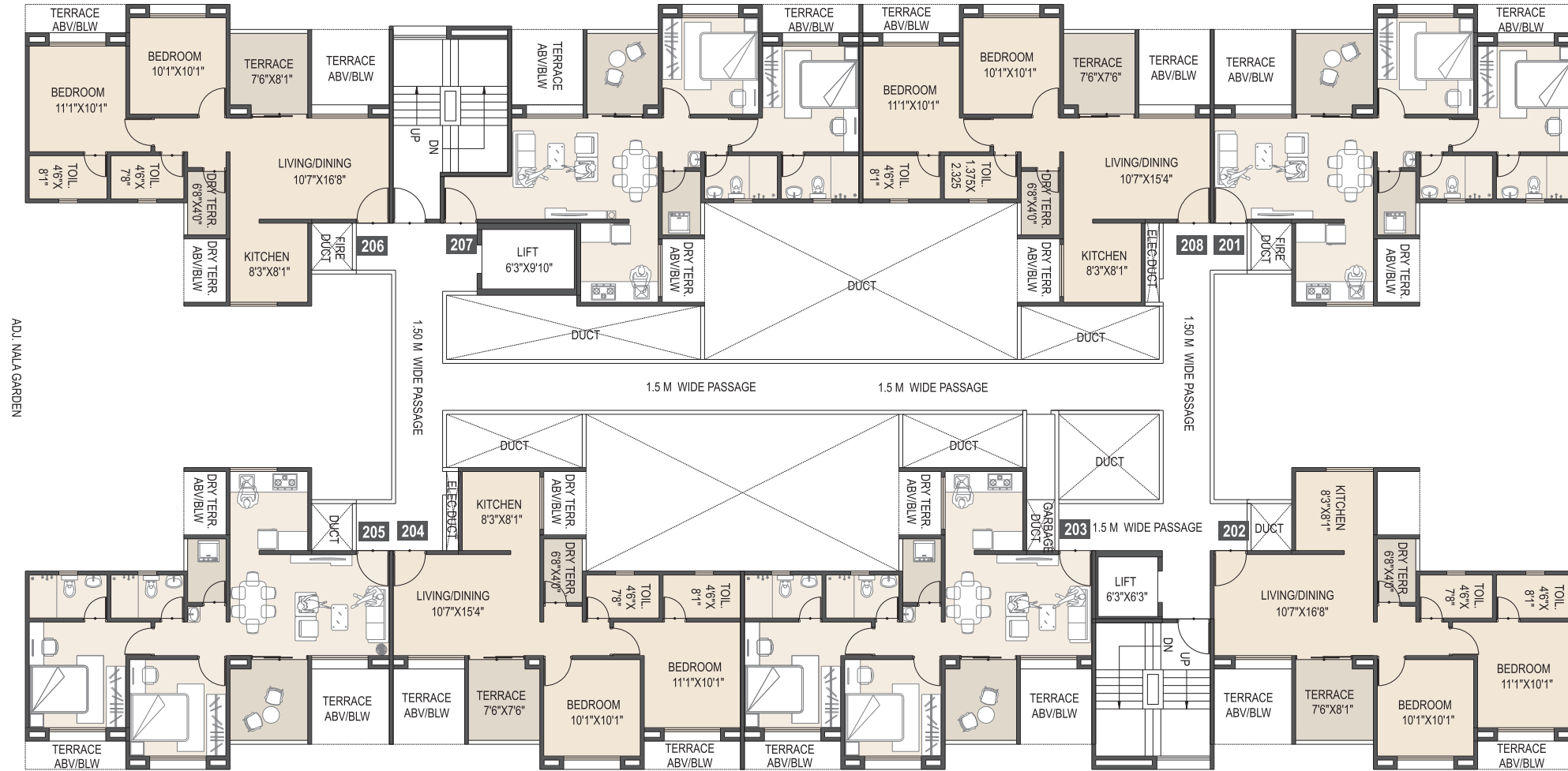
ADJ. OPEN SPACE



FLAT NO.	CARPET AREA (SQ.FT.)	TERRACE CARPET (SQ.FT.)	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)	TOTAL BUILT UP AREA (SQ.M.)	TOTAL BUILT UP AREA (SQ.FT.)
1,2,5,6	619	135	70.04	754	98.07	1056
3,4,7,8	594	130	67.26	724	94.17	1014

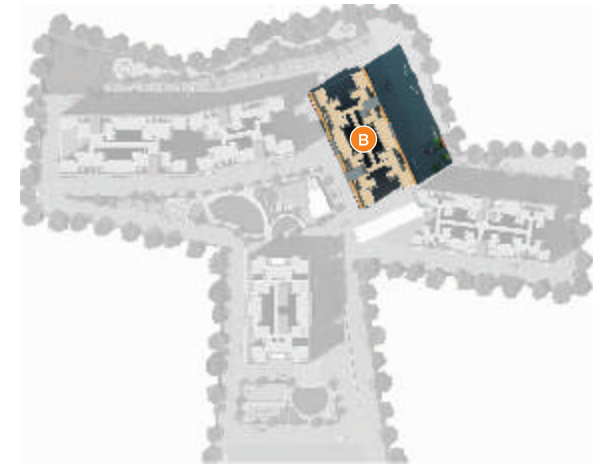
BUILDING - B

Typical 2nd, 4th, 6th, 8th, 10th & 14th Floor Plan

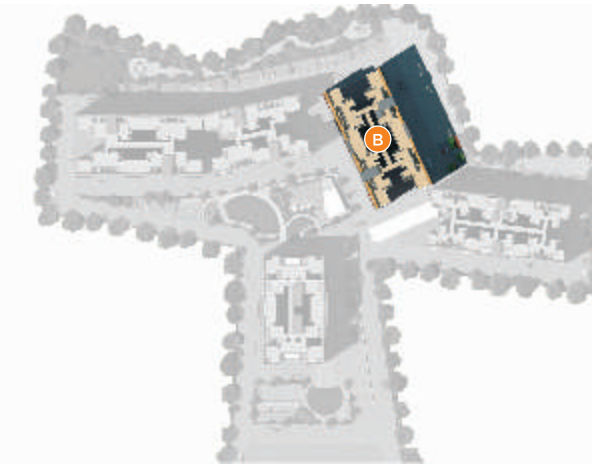


BUILDING - B

Typical 1st, 3rd, 5th, 9th, 11th & 13th Floor Plan



FLAT NO.	CARPET AREA (SQ.FT.)	TERRACE CARPET (SQ.FT.)	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)	TOTAL BUILT UP AREA (SQ.M.)	TOTAL BUILT UP AREA (SQ.FT.)
1,2,5,6	589	97	63.73	686	89.22	960
3,4,8	575	92	61.96	667	86.75	934
7	607	92	64.93	699	90.91	979



FLAT NO.	CARPET AREA (SQ.FT.)	TERRACE CARPET (SQ.FT.)	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)	TOTAL BUILT UP AREA (SQ.M.)	TOTAL BUILT UP AREA (SQ.FT.)
1,2,5,6	589	135	67.26	724	94.17	1014
3,4,8	575	130	65.49	705	91.69	987
7	607	130	68.46	737	95.86	1032

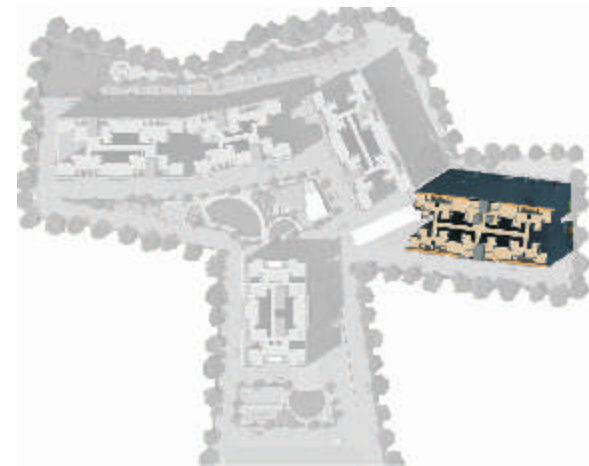
BUILDING - C

Typical 2nd, 4th, 6th, 10th, 12th & 14th Floor Plan

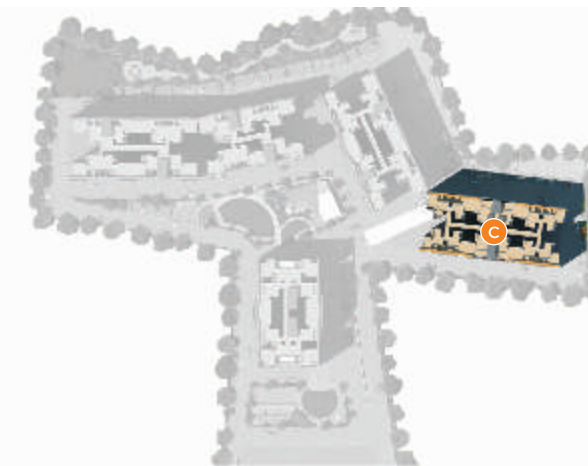


BUILDING - C

Typical 3rd, 5th, 7th, 9th & 11th Floor Plan



FLAT NO.	CARPET AREA (SQ.FT.)	TERRACE CARPET (SQ.FT.)	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)	TOTAL BUILT UP AREA (SQ.M.)	TOTAL BUILT UP AREA (SQ.FT.)
1,2,3,4,5, 6,7,8,9, 10,11,12	394	78	44.03	472	61.39	661



FLAT NO.	CARPET AREA (SQ.FT.)	TERRACE CARPET (SQ.FT.)	TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)	TOTAL BUILT UP AREA (SQ.M.)	TOTAL BUILT UP AREA (SQ.FT.)
1,2,3,6,7, 8,9,12	394	98	45.89	492	63.99	689
4,5,10,11	394	78	44.03	472	61.39	661

THE AISHWARYAM LEGACY

Your trust has always been the sixth element for us at Aishwaryam. We, with all the gratitude, thank you for bestowing us with your smiles.

In this journey we have tried our best to give you the best. And we promise that we will continue to improve with every new step we take.

We value your suggestions & complaints.

Do feel free to write to us: info@aishwaryam.net



AISHWARYAM ONE



AISHWARYAM



AISHWARYAM COMFORT



AISHWARYAM MELODY