



Ceratec 
WESTWINDS

From 2 BHK to 5.5 BHK Airy Homes
at Maan Road, Hinjewadi Phase 1

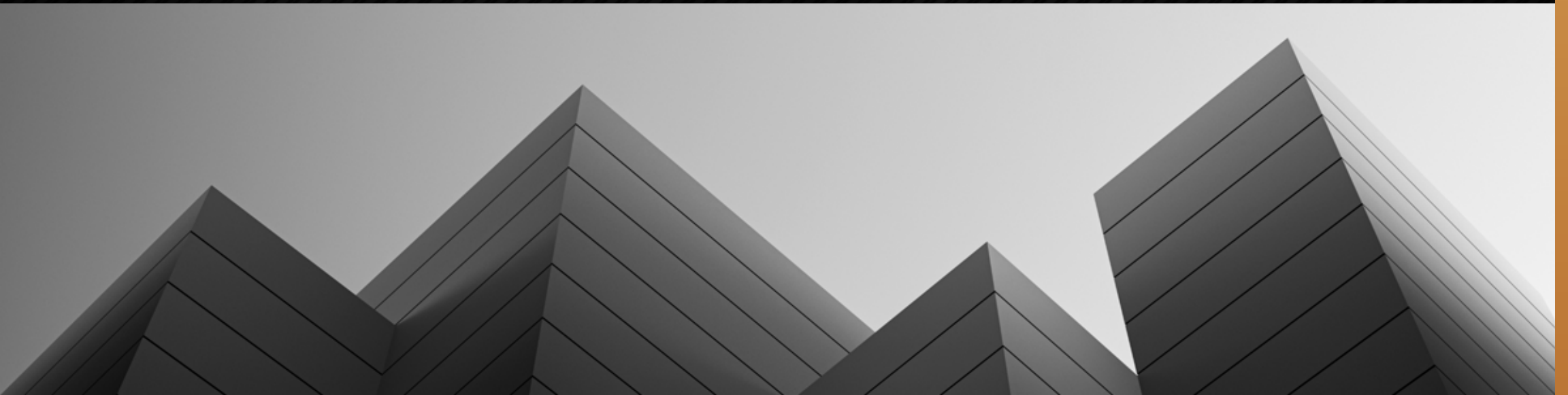
BLOSSOMING
TOWARDS *you*

Ceratec 
WESTWINDS





Founded in the year 2000, this journey has come a long way since inception. A family run group with deeply rooted values has made Ceratec Group one of Pune's leading Real Estate brands. Ceratec has a vision to provide futuristic state-of-the-art lifestyle spaces suiting every budget. Our personal involvement at each level goes into every project.



20+ YEARS OF EXPERIENCE

16 MILLION SQ.FT.

12+ PROJECTS

Our relationship with our customers speaks for itself. From the inquiry stage to a family living in a Cerasec home, we deliver a flawless experience, that leaves an everlasting impression.

At Cerasec Group, we strive towards providing our customers with best quality construction and workmanship at fair prices. Since all our material is sourced in-house, our quality control is top-notch enabling us to provide high-grade construction with cost effectiveness.

We realise that our customer's investment is not merely financial they trust us with their dream! We understand that trust and have earned ours through diligent team work, ethical business practices, professional approach & most importantly timely deliveries.

Our dedication has helped us build strong long-term bonds resulting in repeat clients and a soaring business by references.

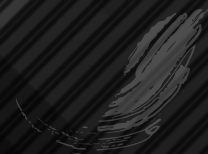


LET THE WINDS BRING YOU HOME...

Think new, think fresh, think of the WestWinds! A unique project that provides just 4 towers in 5.5 Acres of land, leaving space to do so much more. Imagine being surrounded by lush Mango trees, green landscapes, water bodies and the breeze being your best friend. All this can be a part of your daily lifestyle.

Delivering all the modern amenities one needs to live a comfortable life, this project also provides the luxury of extra space, ample amount of sunlight and great ventilation for you to wake-up in a good mood everyday! With an extremely well-thought design and layout, Westwinds maximizes space inside as well as outside your house.

Connecting to the most popular parts of Pune and Mumbai, the project is conveniently located being close to multiple commercial centres, IT centres, highways, hospitals, schools and colleges. With everything so close by, there's no doubt that WestWinds is now one of the most popular projects in town!









3D UNIT PLANS

Ceratec
WESTWINDS



3D VIEW

2 BHK

771-777 SQ.FT.

CARPET AREA

Ceratec
WESTWINDS



3D VIEW

3 BHK

977-983 SQ.FT.

CARPET AREA



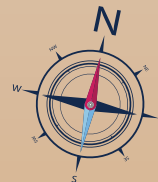
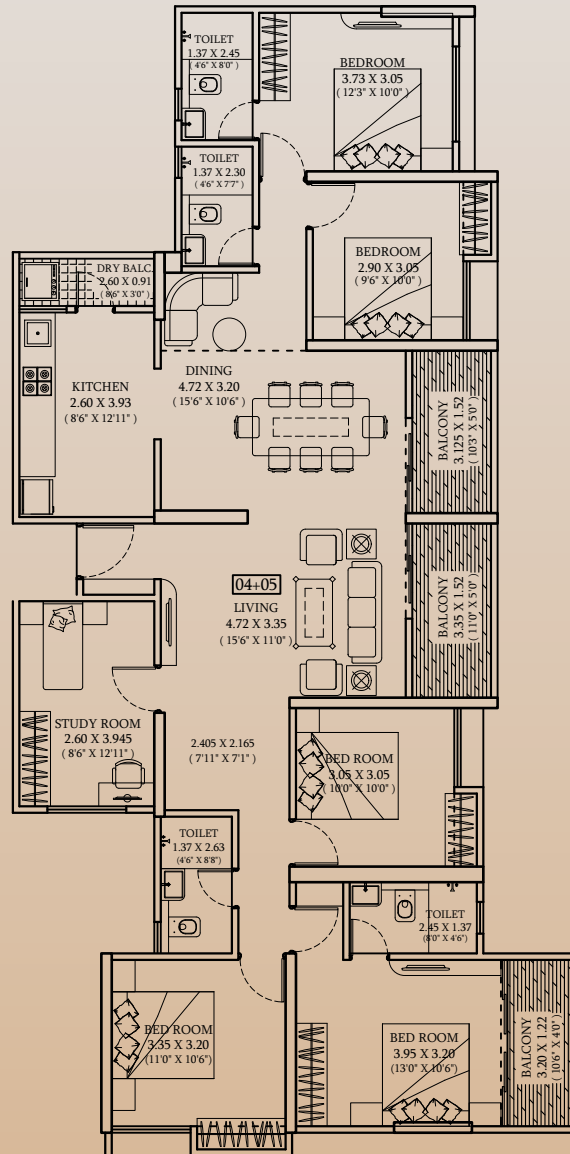
A WING UNIT PLANS

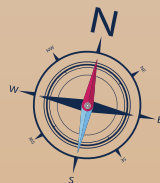
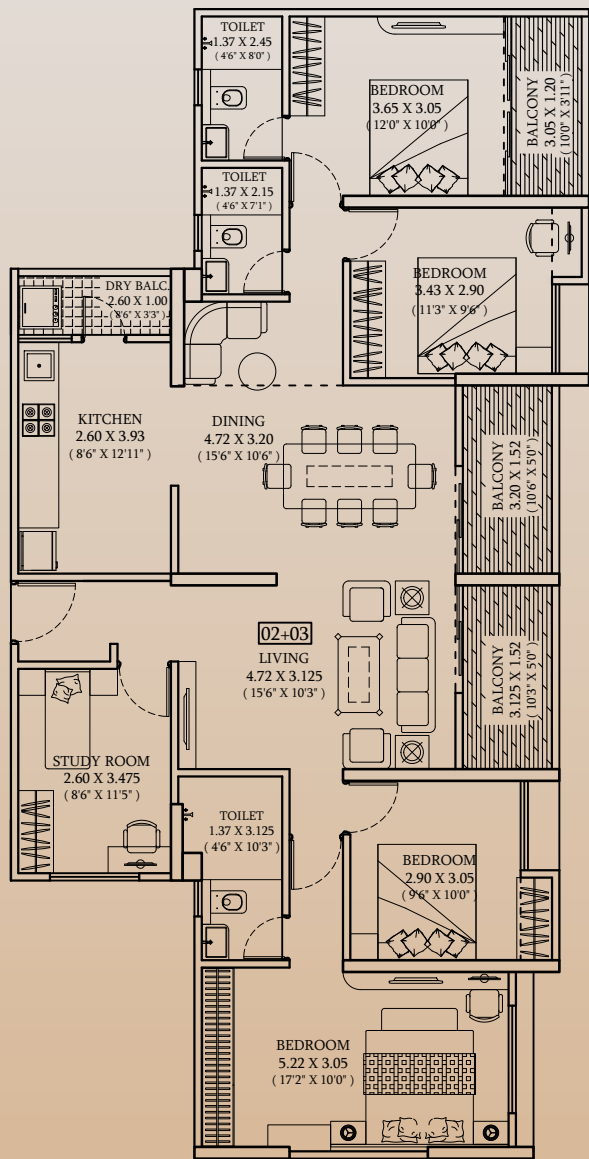
UNIT NO. 04 + 05

5.5 BHK

1770 SQ.FT.

CARPET AREA





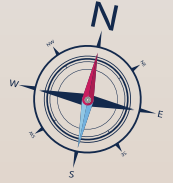
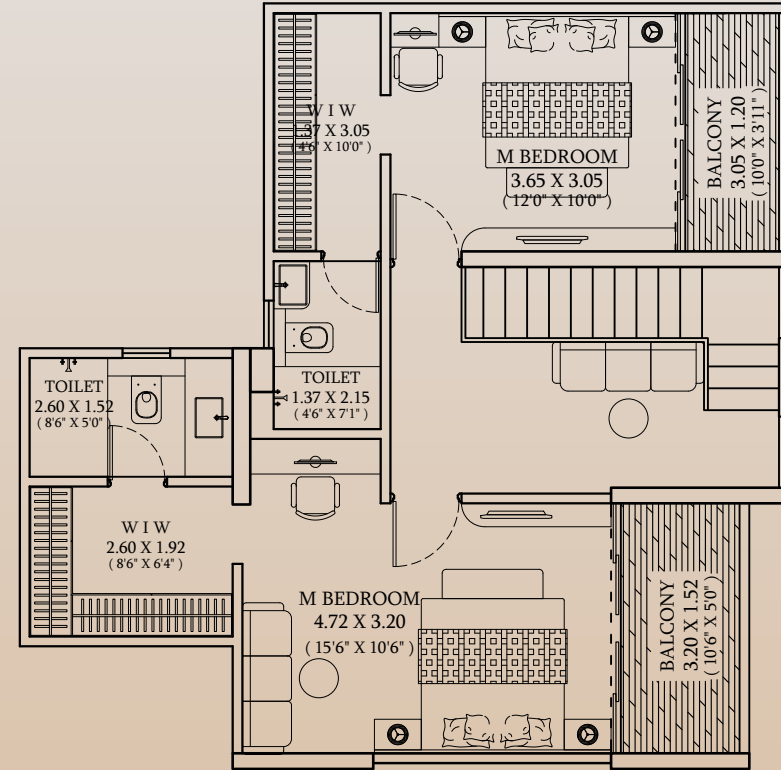
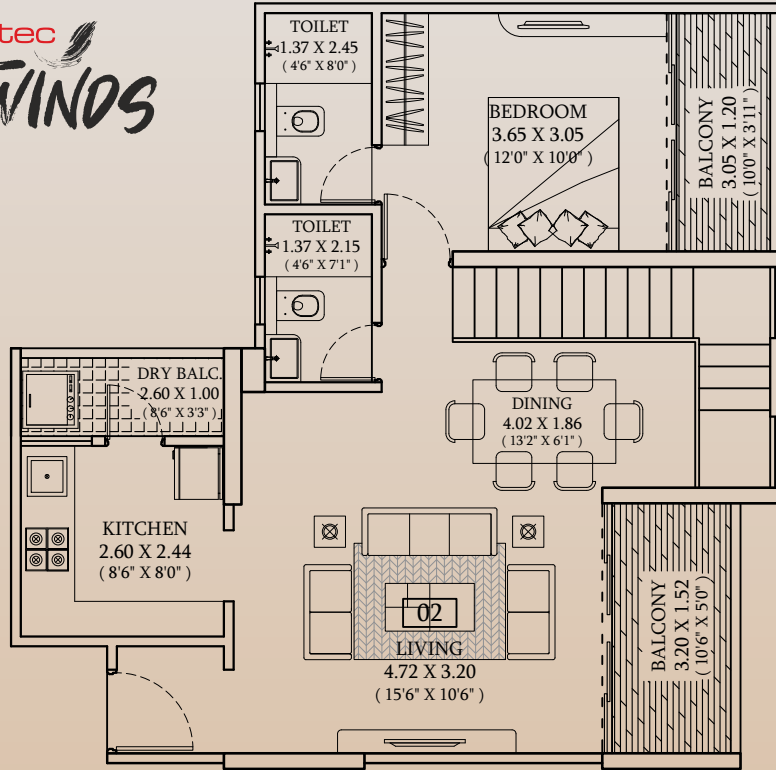
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UNIT NO. 02 + 03

4.5 BHK

1570 SQ.FT.

CARPET AREA

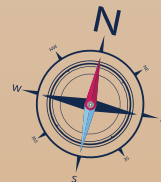
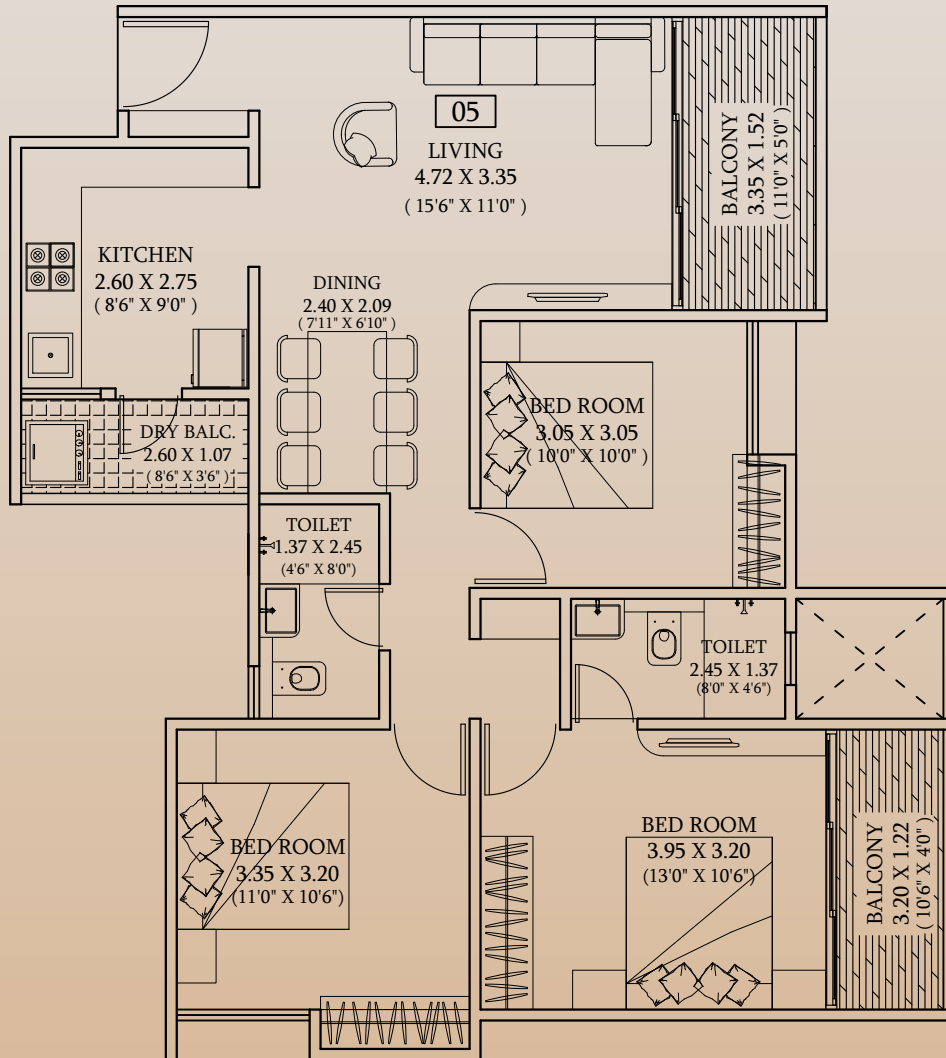


UNIT NO.

02

3.5 BHK DUPLEX

1561 SQ.FT. CARPET AREA

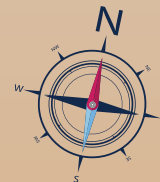
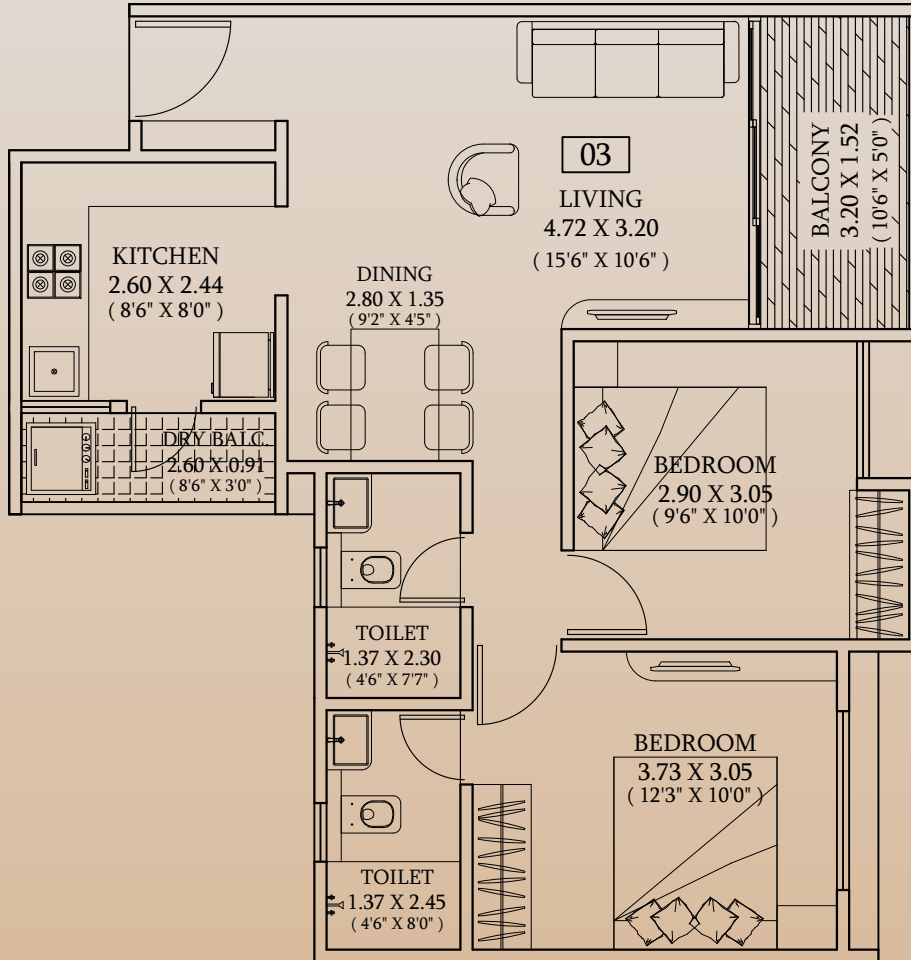


UNIT NO. **05**

3 BHK

977-983 SQ.FT.

CARPET AREA



UNIT NO. 03 04

2 BHK

725 SQ.FT.

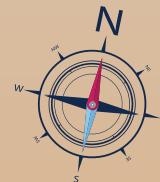
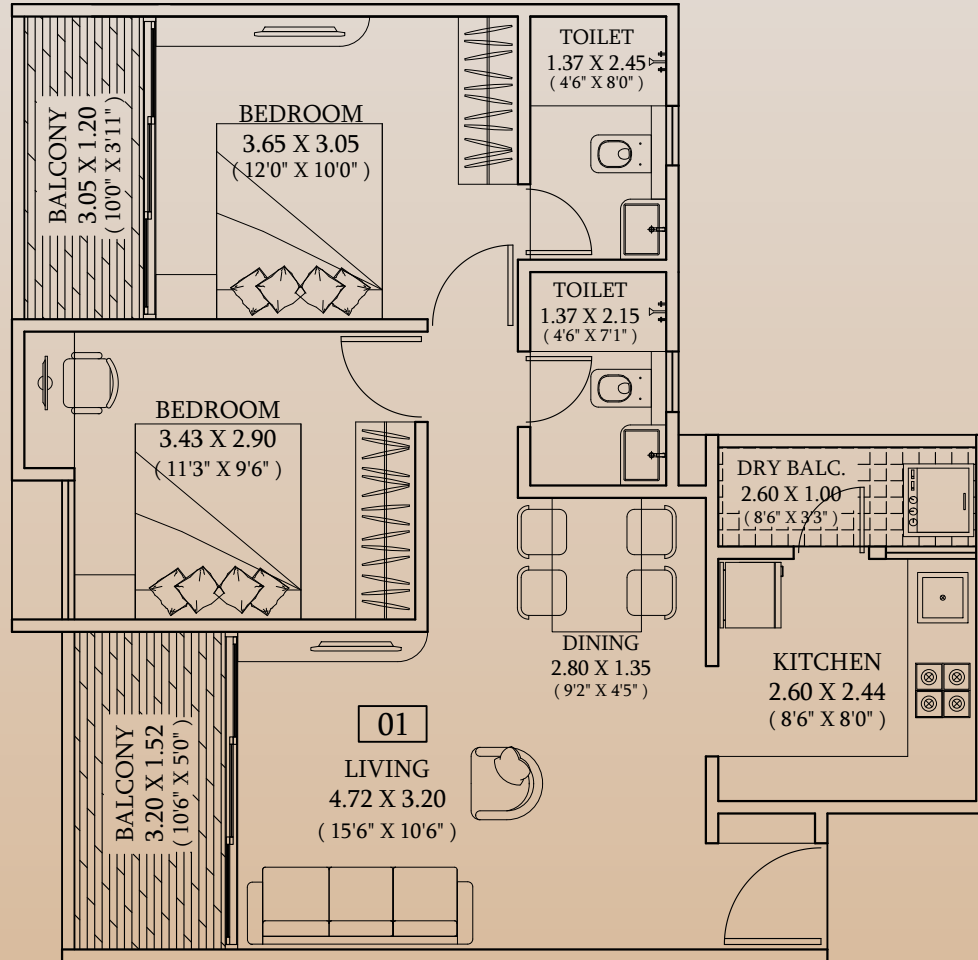
CARPET AREA

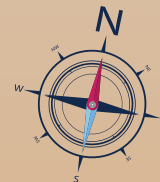
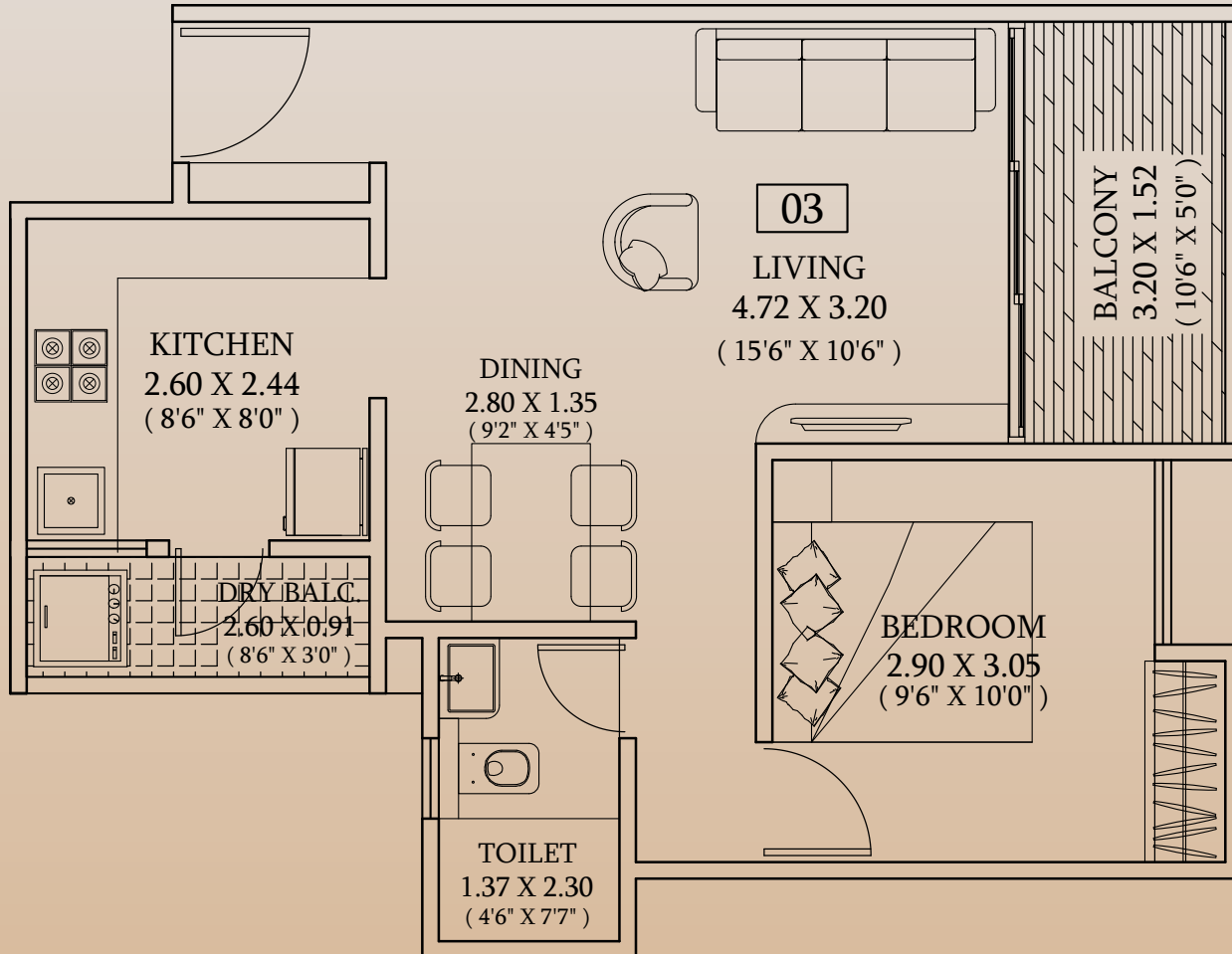
UNIT NO. 01 02

2 BHK

771-777 SQ.FT.

CARPET AREA





REFUGE FLOOR

UNIT NO. **03**

1 BHK

555 SQ.FT.

CARPET AREA



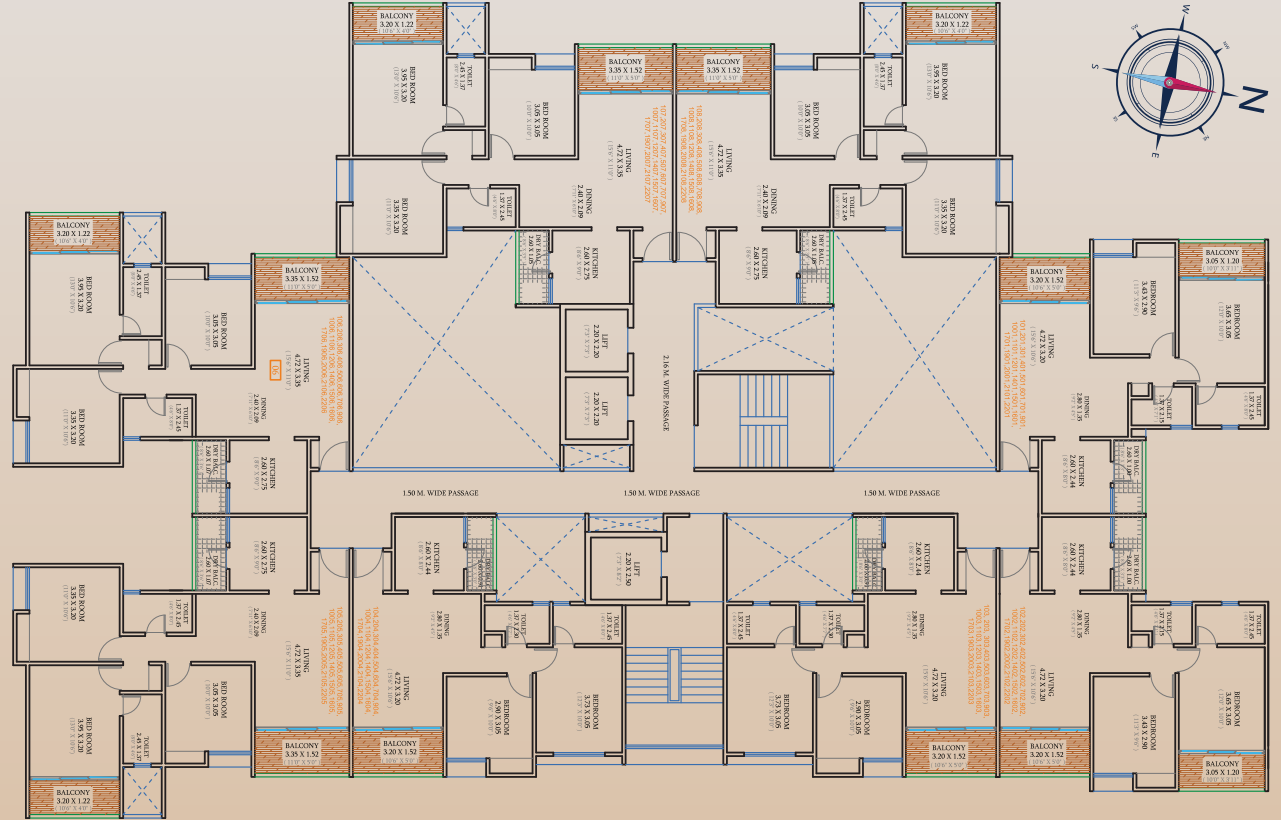
TYPICAL FLOOR PLANS



TYPICAL FLOOR PLAN-A WING



AREA STATEMENT



FLAT NO.	FLAT TYPE	FLAT CARPET	OPEN BALCONY AREA	DRY BALCONY AREA	TOTAL CARPET AREA (SQ.M.)
101, 201, 301,401,501,601,701,901,1001,1101,1201,1401,1501,1601, 1701,1901,2001,2101,2201	2BHK(B)	60.49	8.52	2.60	71.61
102, 202, 302,402,502,602,702,902,1002,1102, 1202,1402,1502, 1602,1702,1902,2002,2102,2202	2BHK(B)	61.08	8.52	2.60	72.20
103, 203, 303,403,503,603,703,903,1003,1103, 1203,1403,1503, 1603,1703,1903,2003,2103,2203	2BHK(S)	60.10	4.86	2.37	67.33
104, 204, 304,404,504,604,704,904,1004,1104, 1204,1404,1504, 1604,1704,1904,2004,2104,2204	2BHK(S)	60.10	4.86	2.37	67.33

FLAT NO.	FLAT TYPE	FLAT CARPET	OPEN BALCONY AREA	DRY BALCONY AREA	TOTAL CARPET AREA (SQ.M.)
105, 205, 305,405,505,605,705,905,1005,1105, 1205,1405,1505,1605, 1705,1905,2005,2105,2205	3BHK	79.56	9.00	2.79	91.35
106, 206, 306,406,506,606,706,906,1006,1106, 1206,1406,1506, 1606,1706,1906,2006,2106,2206	3BHK	78.97	9.00	2.79	90.76
107, 207, 307,407,507,607,707,907,1007,1107, 1207, 1407,1507,1607, 1707,1907,2007,2107,2207	3BHK	79.05	9.00	2.73	90.78
108, 208, 308,408,508,608,708,908,1008,1108, 1208,1408,1508, 1608,1708,1908,2008,2108,2208	3BHK	79.05	9.00	2.73	90.78

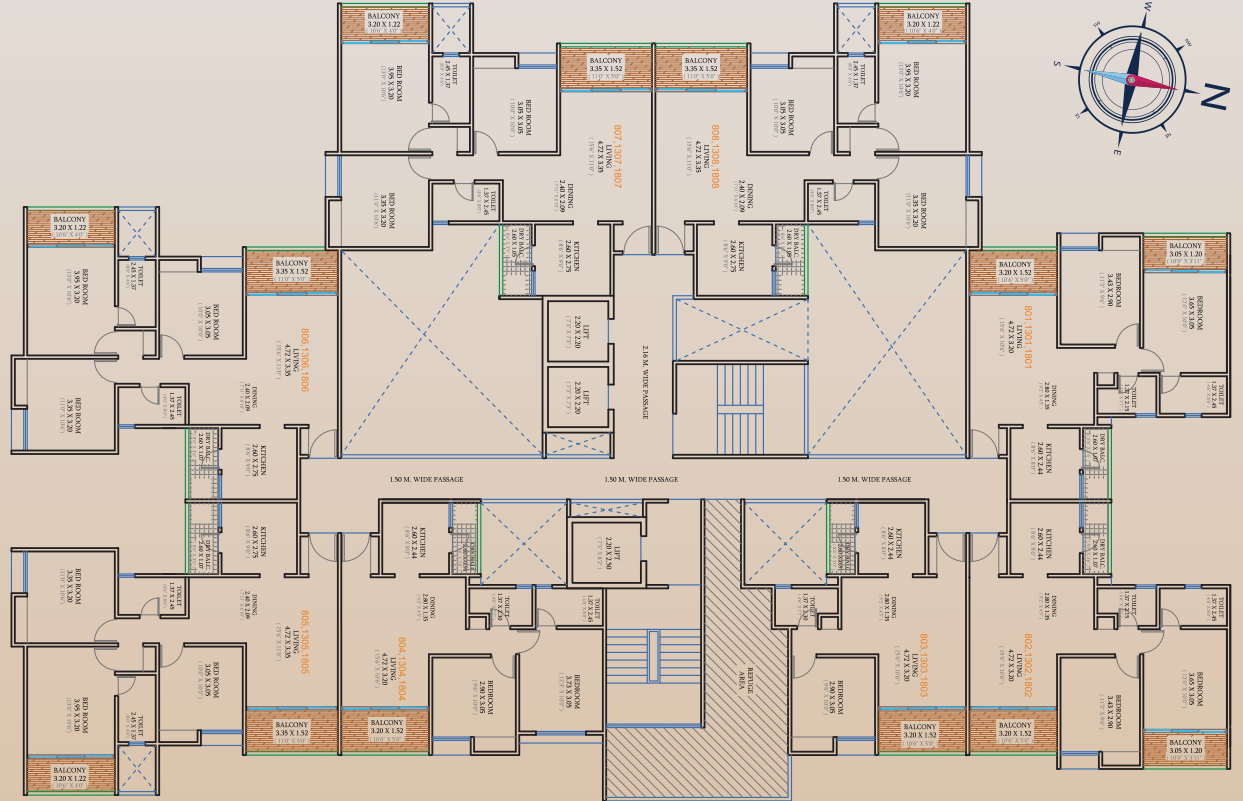


REFUGE FLOOR PLAN-A WING 1

FLOOR 8,13,18

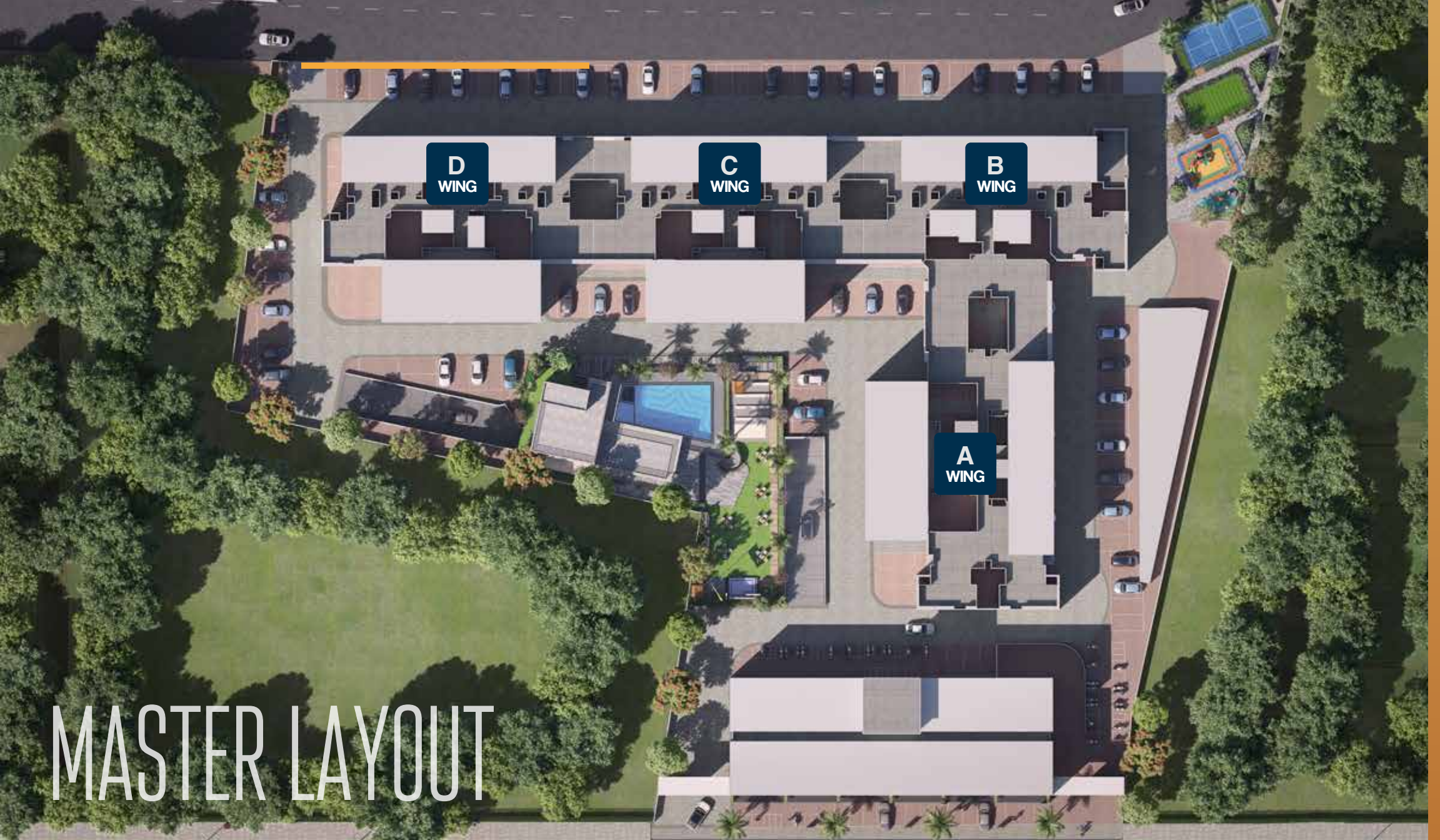


AREA STATEMENT



FLAT NO.	FLAT TYPE	FLAT CARPET	OPEN BALCONY AREA	DRY BALCONY AREA	TOTAL CARPET AREA (SQ.M.)
801,1301,1801	2BHK(B)	60.49	8.52	2.60	71.61
802,1302,1802	2BHK(B)	61.08	8.52	2.60	72.20
803,1303,1803	1 BHK	44.34	4.86	2.37	51.57
804,1304,1804	2BHK(S)	60.10	4.86	2.37	67.33

FLAT NO.	FLAT TYPE	FLAT CARPET	OPEN BALCONY AREA	DRY BALCONY AREA	TOTAL CARPET AREA (SQ.M.)
805,1305,1805	3BHK	79.56	9.00	2.79	91.35
806,1306,1806	3BHK	78.97	9.00	2.79	90.76
807,1307,1807	3BHK	79.05	9.00	2.73	90.78
808,1308,1808	3BHK	79.05	9.00	2.73	90.78



D
WING

C
WING

B
WING

A
WING

MASTER LAYOUT

SPECIFICATIONS

- Video Door Phone
- Branded Vitrified designer tiles
- Designer Fittings
- Designer Sanitary Ware
- UPVC Windows
- Water purifier point in kitchen
- Geyser Point in Bathrooms
- Wooden Finish Tiles for Balcony
- Modular switches
- Internal Paint - Tractor Emulsion
- AC point in Bedroom
- Inverter point
- Fire fighting system in flat as per norm
- Both side laminated doors
- Bathroom Dado upto 6'9" height with mirror and files
- Kitchen Platform and Dodo files upto 4' height as per design
- Wooden finished PVC ceiling in hall balcony along with the common light



AMENITIES



SWIMMING POOL & GYM



MULTI-PURPOSE PLAY COURT

OPEN PLAY ZONES





CHILDRENS PLAY AREA

MULTIPURPOSE PARTY LAWN





OPEN AIR SIT-OUT

CONNECTIVITY

HOSPITALS

Apollo Diagnostics	1.3km
Nexus Care Hospital	1.4km
Ruby hall clinic	4.3km
Lifetree Hospital	4.5km
Ashwini Hospital	0km

SCHOOLS & COLLEGES

Rudiment Int. School	950m
Euro Kids Pre-School	3.4 km
Pawar Public School	4.1km
Mahindra Int School	4.0km
Allard Coll. of Eng.	5km
Indira Inst. of Mgmt.	7.3km
Balaji nst. of Mgmt.	8km
DYPati Inst. of Mgmt.	10km
Symbiosis college	11km

BANKS & ATM

Bank of Maharashtra	2.5km
SBI	3.0km
Axis Bank	3.9km

MALLS / SHOPPING

Fountain Market	1.6km
Grand High Street	3.1km
XION mall	5.6km
D Mart	5.7km
Big Bazaar	5.6km
Reliance fresh	3.5 km
Phoenix Marketcity Wakad	7.4km

CONNECTIVITY

Chinchwadi Station	13km
Pune Railway Station	23km
Pune Airport	28km
metro station (proposed)	2.3km
Pune Mumbai Expressway	6km

FUEL STATION

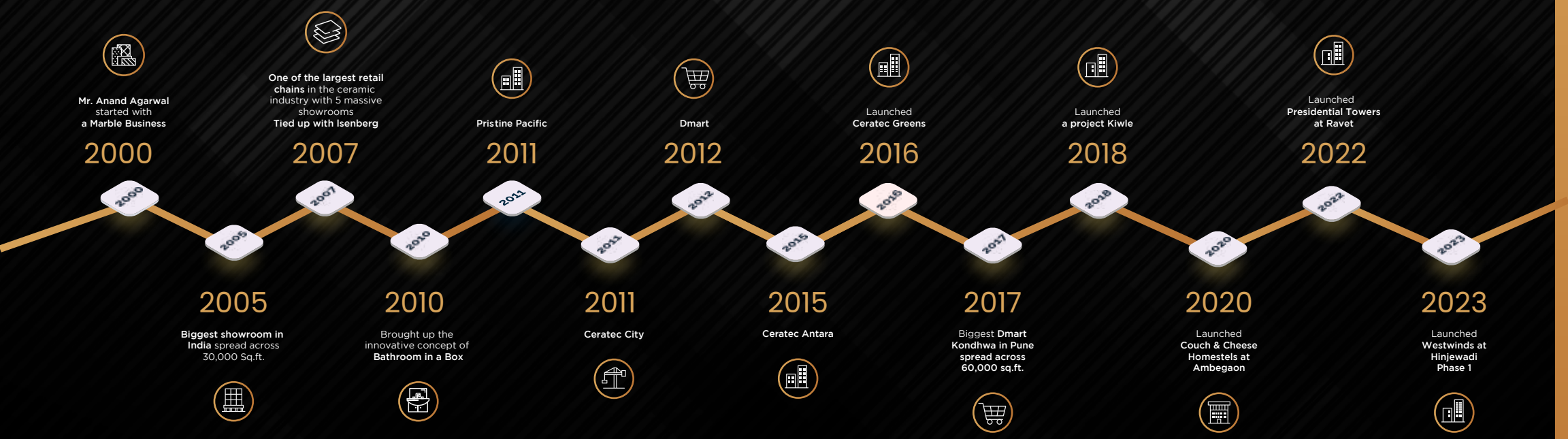
HP, Indian Oil	300m
Shell	2.5km



IN THE HEART OF IT COMPANIES




LEGACY



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 | www.cerategroup.com

 The Project Has Been Registered Via MahaRERA Registration Number: P52100050497
is Available On The Website Maharera.mahaonline.gov.in Under Registerd Projects

MAHARERA

