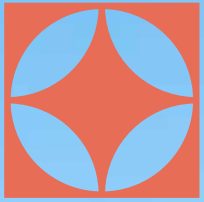




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ONE PIRANGUT



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Kolvan

Mulshi

Paud

Lavasa

Hinjewadi

Ghotawade
Phata

Mahalunge

Pirangut

**ONE
PIRANGUT**

Sus

• Symbiosis
University

Bhukum

• Oxford Golf
Resort

Baner

Bhugaon

Chandani
Chowk

Kothrud

Warje

PUNE

N



PIRANGUT, PUNE

18.5130° N, 73.6779° E

Get anywhere, easily. The location of this property enables an effortless connection with the city. Moreover, the widening of the existing road, the building of a new road and the upcoming metro line are sure to make commuting even simpler.

HIGHLIGHTS

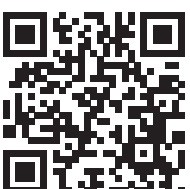
- Area linked to Hinjewadi, Kothrud, Baner and Lawale
- Adjacent to Pirangut MIDC
- Easy access to schools, hospitals, shopping areas and public transport
- Access to Mumbai – Bengaluru highway
- 100+ MNCs in a 3 km radius

LANDMARKS

Symbiosis University	5 km
Oxford Golf Resort	6 km
Hinjewadi IT Park	7 km
Chandani Chowk	12 km
Mulshi	20 km
Lavasa	35 km

CONNECTIVITY

Proposed Metro Station line	300 m
Proposed National Highway / Ring Road	3 km



<https://maps.app.goo.gl/kFbHGrBbK5jDAqWUA>



For us, a design is more than just a design. Everything has a purpose. Aesthetics don't exist just to please the eye. It exists to ease our minds. It elevates the way we live. It's cost-effective and environmentally empathetic. It makes us think and it makes us feel. In everything we create, functionality drives design.



Aesthetics meet functionality



Unbeatable Location

- Located at a junction
- Easy access and connectivity
- Upcoming landmark



Superior Construction

- Sensible and functional design
- Premium materials and fittings
- Affordable prices

ONE PIRANGUT



Typical floor plan

04
2.5 BHK
1053.46 sq.ft.

Flat no.
104 to 1004

05
2.5 BHK
1053.46 sq.ft.

Flat no.
105 to 1005

03
1 BHK
505.47 sq.ft.

Flat no.
103 to 1003

06
2 BHK
756.06 sq.ft.

Flat no.
106 to 1006

02
1 BHK
505.47 sq.ft.

Flat no.
102 to 1002

07
2 BHK
756.06 sq.ft.

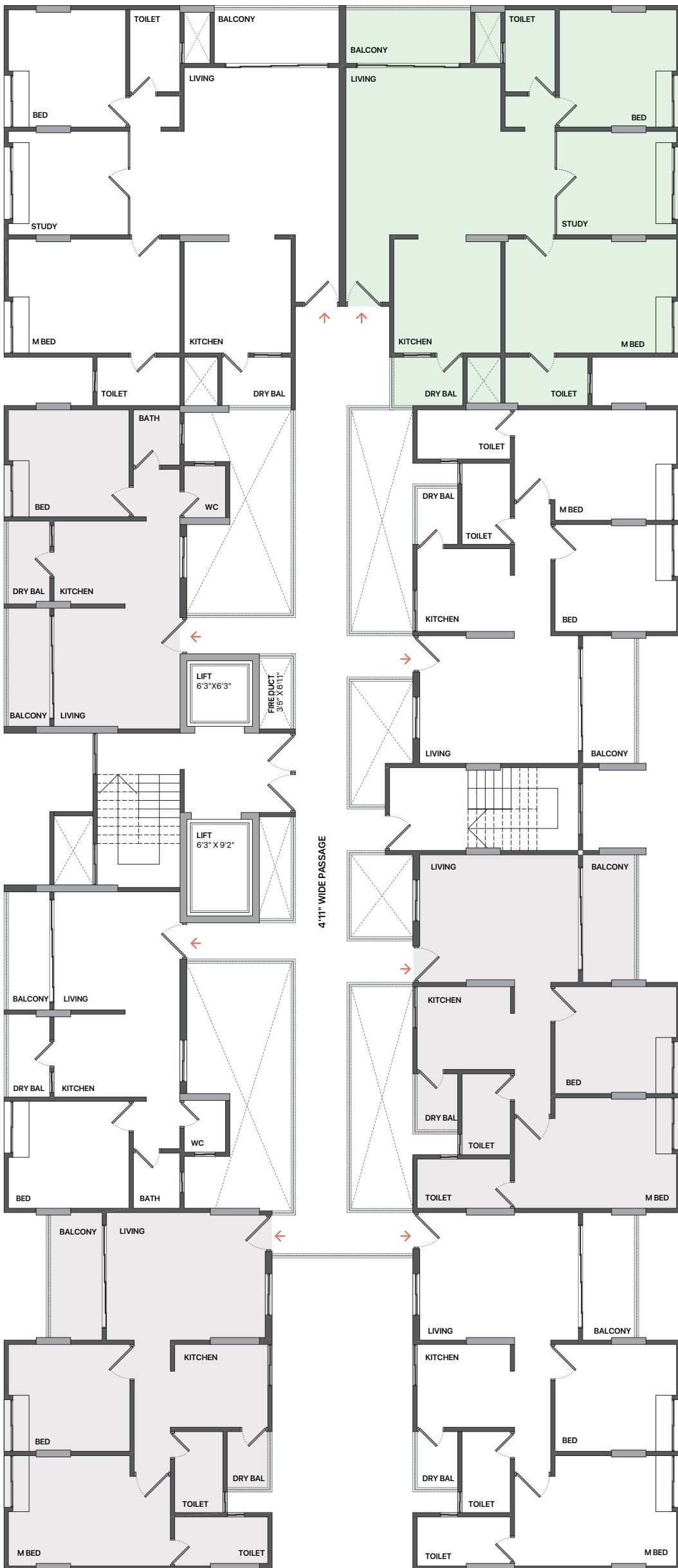
Flat no.
107 to 1007

01
2 BHK
756.06 sq.ft.

Flat no.
101 to 1001

08
2 BHK
756.06 sq.ft.

Flat no.
108 to 1008



Main Road

PROPOSED 24M ROAD ACCESS



NORTH

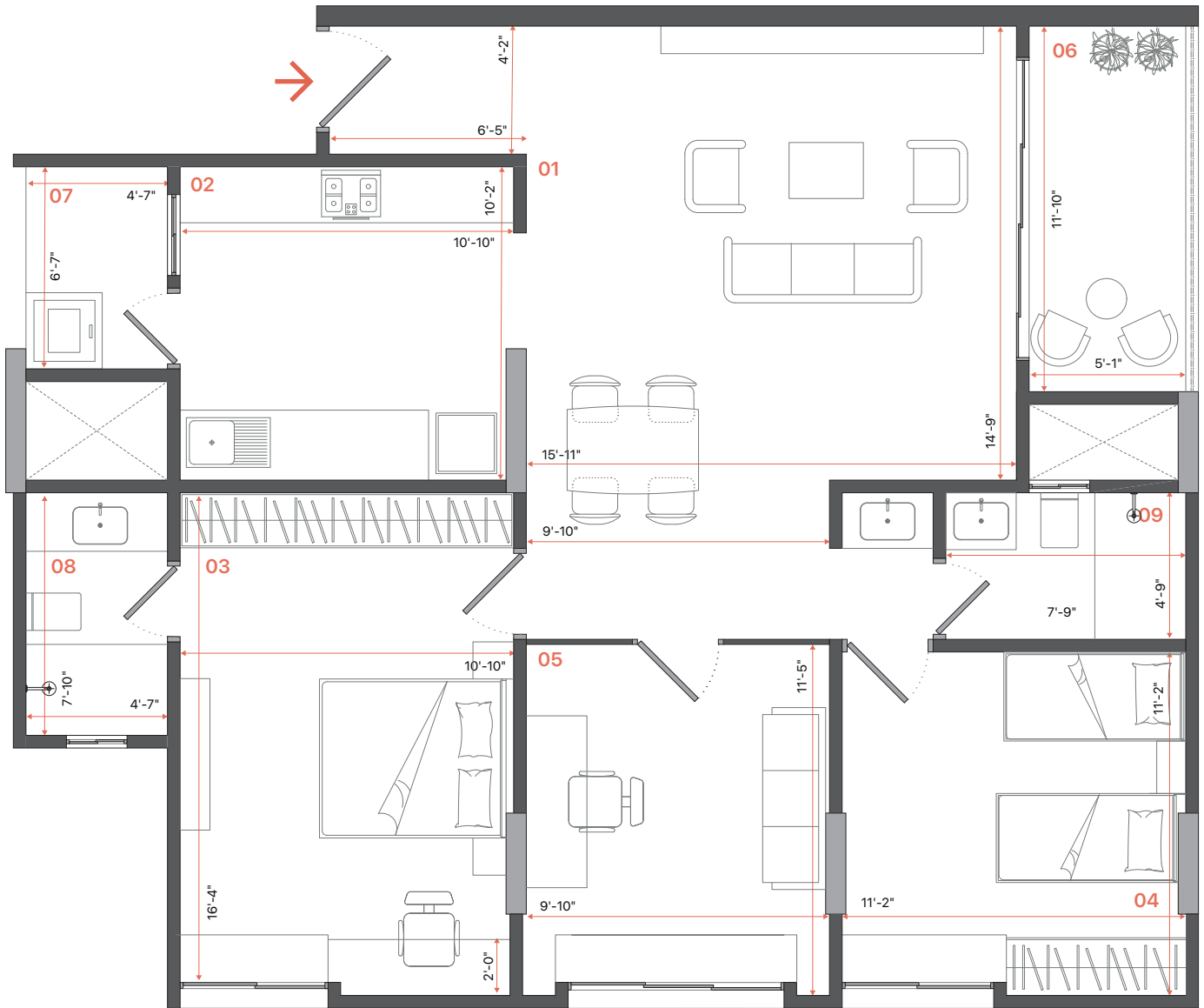
Note - Carpet areas for each flat are mentioned here.



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2.5 BHK

Carpet Area 1053.46 sq.ft.



← NORTH

01. LIVING	15'11" X 14'9"
02. KITCHEN	10'10" X 10'2"
03. M BED	10'10" X 16'4"
04. BED	11'2" X 11'2"
05. STUDY	9'10" X 11'5"
06. BALCONY	5'1" X 11'10"
07. DRY BAL	4'7" X 6'7"
08. TOILET	4'7" X 7'10"
09. COMMON TOILET	7'9" X 4'9"

Note - Carpet areas for each flat are mentioned here.

FLAT NOS.

104, 204, 304, 404, 504, 604, 704, 804, 904, 1004
105, 205, 305, 405, 505, 605, 705, 805, 905, 1005



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reality

2.5 BHK

Carpet Area 1053.46 sq.ft.



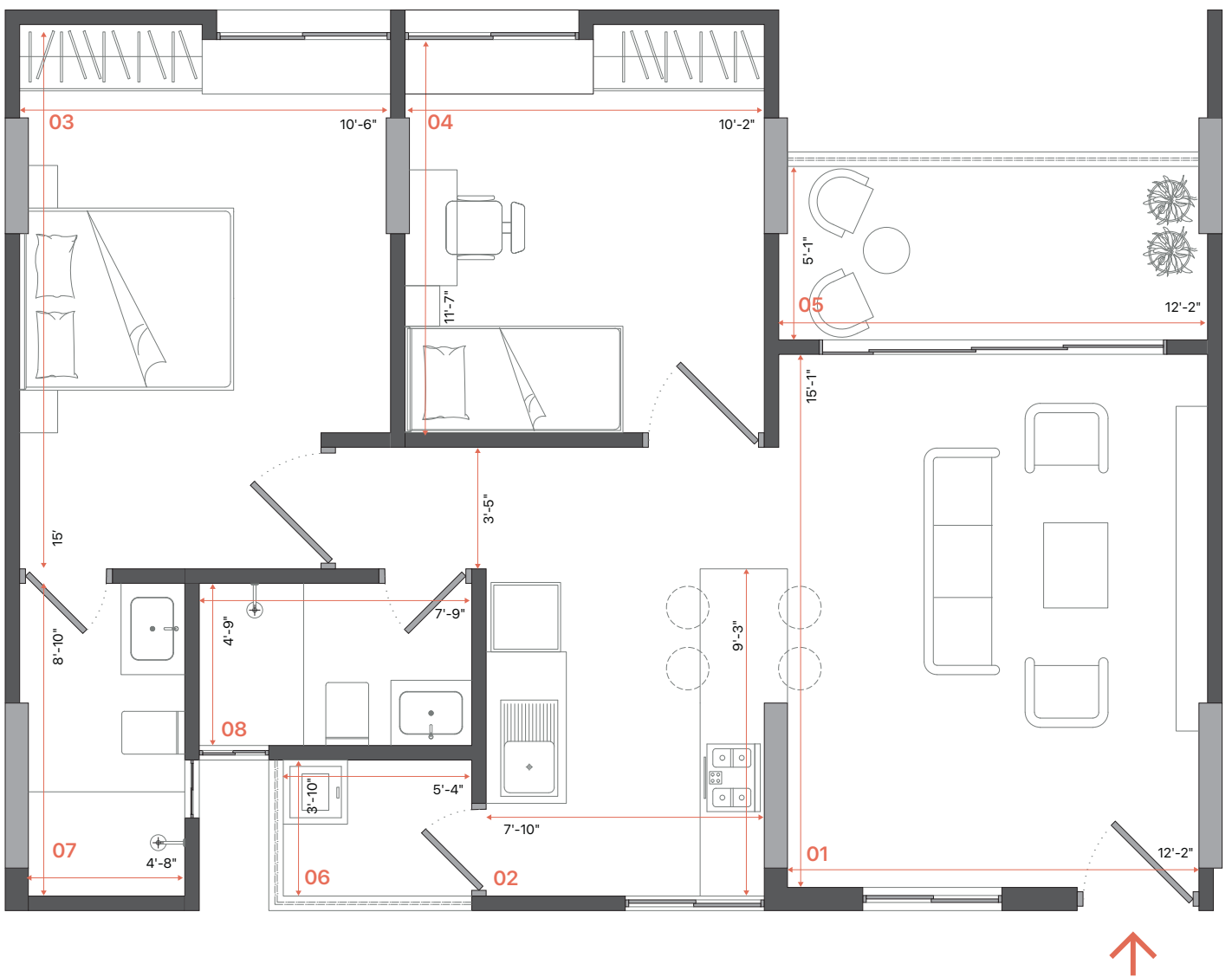
Note - Carpet areas for each flat are mentioned here.

ONE PIRANGUT



2 BHK

Carpet Area 756.06 sq.ft.



← NORTH

01. LIVING	12'2" X 15'1"
02. KITCHEN	7'10" X 9'3"
03. M BED	10'6" X 15'
04. BED	10'2" X 11'7"
05. BALCONY	12'2" X 5'1"
06. DRY BAL	5'4" X 3'10"
07. TOILET	4'8" X 8'10"
08. COMMON TOILET	7'9" X 4'9"

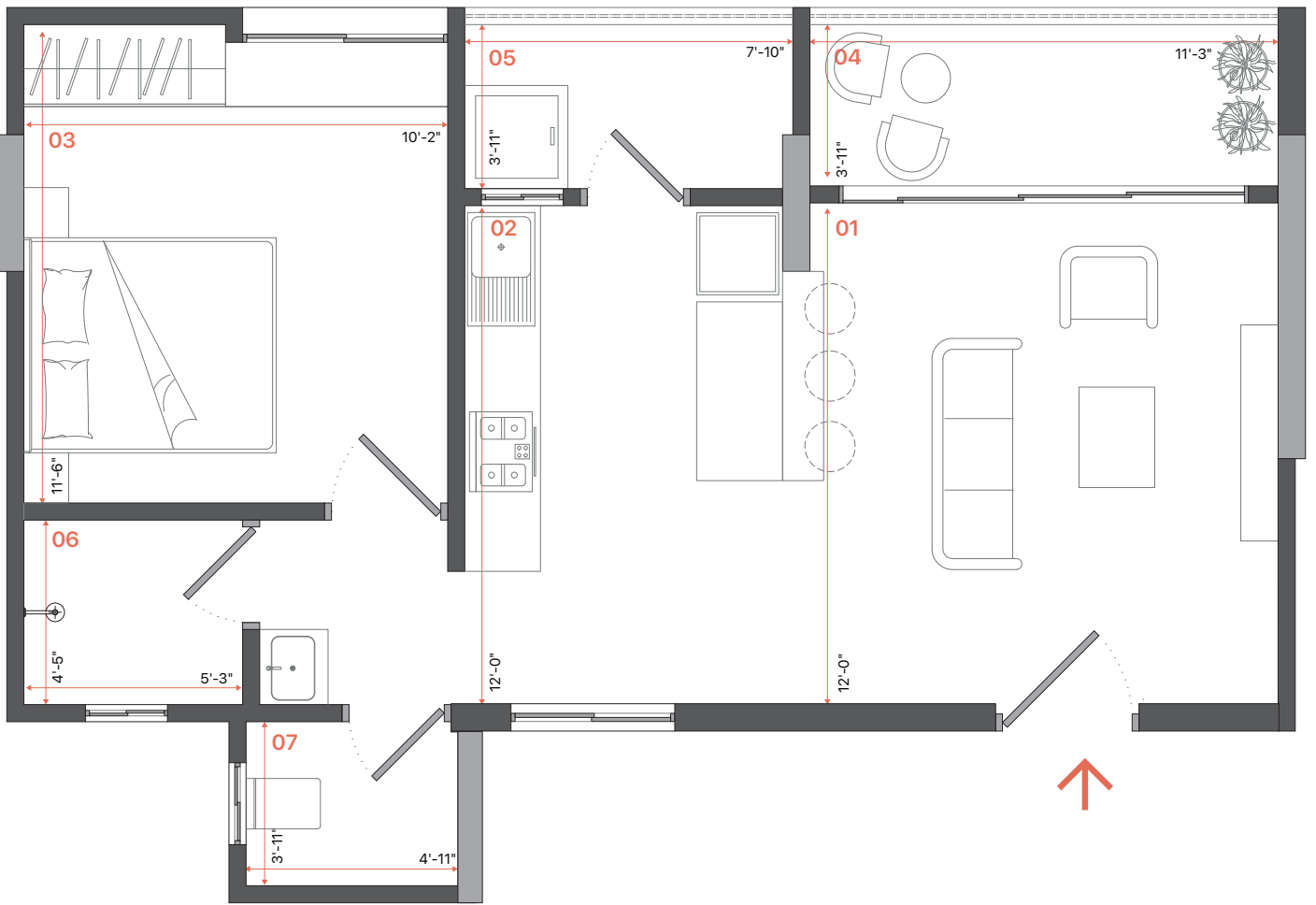
Note - Carpet areas for each flat are mentioned here.

FLAT NOS.

101, 201, 301, 401, 501, 601, 701, 801, 901, 1001
106, 206, 306, 406, 506, 606, 706, 806, 906, 1006
107, 207, 307, 407, 507, 607, 707, 807, 907, 1007
108, 208, 308, 408, 508, 608, 708, 808, 908, 1008

1 BHK

Carpet Area 505.47 sq.ft.



← NORTH

01. LIVING	11'3" X 12'
02. KITCHEN	7'10" X 12'
03. BED	10'2" X 11'6"
04. BALCONY	11'3" X 3'11"
05. DRY BAL	7'10" X 3'11"
06. BATH	5'3" X 4'5"
07. TOILET	4'11" X 3'11"

Note - Carpet areas for each flat are mentioned here.

FLAT NOS.

102, 202, 302, 402, 502, 602, 702, 802, 902, 1002
103, 203, 303, 403, 503, 603, 703, 803, 903, 1003



DESIGN FEATURES

- 360° cross ventilation and lighting
- Personalized main entrance
- Separate car parking for every apartment

LIVING

- 1600 x 800 mm vitrified floor tiles with skirting
- Smooth POP-finish internal walls with high-quality paint
- Powder-coated aluminium sliding windows with mosquito mesh
- Designer main entrance door with premium-quality hardware
- Modular Switches, Copper wiring, provision for Ceiling fans, light Points, TV and AC point in Bedroom.
- Anti-skid ceramic flooring in balcony

BEDROOM

- 600 X 1200 mm vitrified floor tiles with skirting

KITCHEN

- Granite platform with fascia
- 600 X 1200 mm tiles up to 2' above the platform
- Stainless steel kitchen sink
- Washing machine space provision in dry balcony
- Water purifier and exhaust fan provision and additional electrical points for appliances

TOILET

- 600 X 1200 mm anti-skid vitrified floor tiles
- 600 X 1200 mm vitrified wall tiles up to lintel level
- Toto, Kohler or equivalent-quality premium sanitaryware fittings
- Jaquar, Grohe, Hansgrohe or equivalent-quality premium CP fittings
- Exhaust fan provision
- Concealed flush tank

COMMON AMENTIES

- Multipurpose hall with garden/play area.
- Solar water heater
- Generator backup for water pump, lift and common areas

SAFETY & SECURITY

- Secured gated community
- CCTV surveillance
- Firefighting equipment, fire staircase and refuge area
- Stretcher lift
- Concealed copper wiring
- Branded modular electrical fittings
- Aluminium sliding windows with grill
- Mosquito mesh for windows and sliding doors
- Anti-termite treatment



CONTACT DETAILS

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Sarvesh Realty

Architects

Integrid Design Consultant

Structural Consultant

Andromeda Engineers LLP

Legal Adviser

Adv. Shirish Bhujbal



Rera Registration Number:
P52100054517

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Artist Impression (3D Render)

Products, features, equipment, furniture, furnishings, light fittings, false ceiling etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customers.

Drawings

We are offering, for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale. Maximum Variance (+/-) 3% in RERA carpet area may occur on account of planning constraints/site conditions/column/finishing. All these dimensions are unfinished structural dimensions. In the toilet the carpet area is inclusive of ledge walls. This plan is for space-planning purpose only.