

**BELVALKAR**  
— FUTURE • CULTURE —

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**Aathesh**

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In the heart of Shivtirth nagar's embrace, where the spirit of Kothrud thrives,  
'Aathesh' rises, a Belvalkar homage where divine grace arrives.  
Here, walls echo wisdom, and doors open to new paths,  
A dwelling blessed by Lord Ganesha, where joy forever lasts.

In the cradle of community, where ancient roots hold strong,  
Aathesh stands as a symbol to where hearts and homes belong.  
Blessed by the elephant god, a sanctuary of peace is shaped,  
In Kothrud's cherished nook, as bright as the morn draped.

Each brick, each beam, infused with auspicious might,  
Aathesh, the abode of beginnings, bathed in sacred light.  
Here gather the faithful, in Lord Ganesha's gentle sight,  
Belvalkar's Aathesh: Shivtirth nagar's guiding light.

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*Shivtirth Nagar's Sacred Echo*



## *Contemporary Comfort, Classic Charm*

Aathesh by Belvalkar, situated in the vibrant and bustling neighborhood of Shivtirth nagar, Kothrud, stands as a beacon of premium living. This exquisite project offers an exclusive collection of 2 & 3 BHK homes, each designed with a perfect blend of sophistication and functionality. The contemporary architecture of Aathesh seamlessly blends with the cultural essence of Kothrud, providing a unique lifestyle experience.

Its strategic location in Shivtirth nagar ensures superb connectivity to Pune's major landmarks, making it a sought-after address for those who value convenience and comfort. Belvalkar's dedication to excellence and trust is apparent in every facet of Aathesh, making it not just a residence, but a haven where life's best moments are to be cherished and celebrated.





## *The Essence of Peaceful Living*

In the windows of Aathesh, green symbols of heritage merge seamlessly with modern living. Here, tradition and urban elegance coexist, infusing each day with tranquility. Aathesh is where contemporary life and spiritual roots intertwine, crafting a harmonious, serene living experience.



Gracefully designed entrance lobby.



CCTV in all common areas, parking, and building periphery.



Decorative compound wall.



Personalized name plates and letterboxes for each apartment.



Well-lit landscaped rooftop with a cozy seating area.



Individual Solar water heating system.



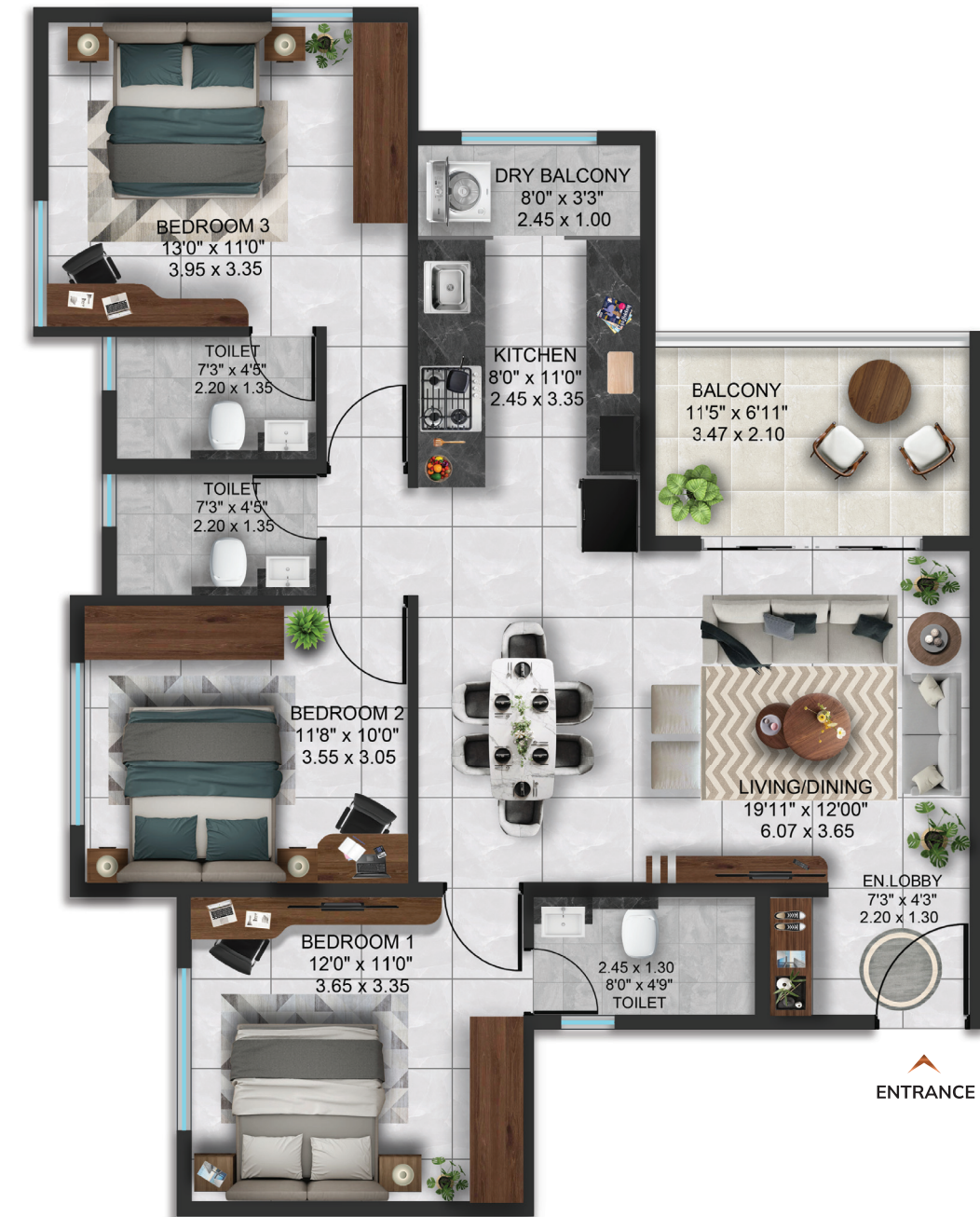
**ROOFTOP AMENITIES**

- |              |                   |                   |                 |
|--------------|-------------------|-------------------|-----------------|
| 1. YOGA DECK | 2. KIDS PLAY AREA | 3. COMMUNITY LAWN | 4. SITOUT       |
| 5. PANTRY    | 6. PARTY DECK     | 7. SOLAR DECK     | 8. PLAZA SITOUT |



FLAT TYPE : 2 BHK

RERA CARPET	ENCLOSED BALCONY	DRY BALCONY	OPEN BALCONY	TOTAL	TOTAL
SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. FT.
61.73	0.00	2.20	5.19	69.12	744



FLAT TYPE : 3 BHK

RERA CARPET	ENCLOSED BALCONY	DRY BALCONY	OPEN BALCONY	TOTAL	TOTAL
SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. FT.
78.31	7.22	2.45	7.29	95.27	1025



## SPECIFICATIONS



### Structure :

- Seismic resistance RCC structure with Anti-termite treatment.



### Masonry :

- External Walls: Eco-friendly masonry in 125mm AAC blocks & Fly-ash bricks.
- Internal Walls: Eco-friendly masonry in 125mm AAC blocks/fly ash bricks.



### Plaster :

- External Walls: Sand face plaster with waterproofing chemical.
- Internal Walls: Gypsum finish internally & P.O.P for ceiling.



### Plumbing :

- Concealed plumbing with Hot and cold water mixing unit.
- C.P. fittings Jaguar or equivalent.



### Paint :

- Internal walls: Satin finish paint (Asian/Nerolac).
- External walls: Acrylic paint (Asian/Nerolac).



### Flooring :

- 800x800 vitrified tiles flooring in all rooms.
- Colored glazed tiles dado up to lintel level in Kitchen & toilets.
- Anti-skid ceramic flooring in toilets, balconies, and bathrooms.
- Granite Kitchen platform with stainless steel sink.



### Doors and Windows :

- Main door: Both side laminated shutter with SS fittings and night latch fitted on Laminated door frames.
- Internal doors: Both side laminated shutter with SS fittings and cylindrical lock fitted on Laminated frames.
- Toilet & dry balcony doors: Both side laminated shutter with SS fittings and cylindrical lock fitted on natural stone frames.
- 3 track powder coated aluminium sliding windows with mosquito net and glass panels.
- Oil painted safety grills for windows.



### Balcony Railing :

- Glass railing with SS handrail.





## *The Divine Essence of Aathesh*

Within the walls of Aathesh, the essence of sacred rituals gently intertwine with daily life, crafting homes that resonate with a deep sense of the divine. Here, families unite in a space where age-old traditions and contemporary elegance converge, where silent prayers and heartfelt chants infuse each day with tranquility and grace.



## *Spiritual Harmony*

Belvalkar has crafted not just homes, but sanctuaries where spirituality blossoms subtly, blessing each abode with harmony and prosperity. Aathesh stands as a testament to living spaces where every moment is touched by an unseen auspicious presence, making life an ever-flowing stream of serenity and joy.





# Aathesh

KIRLOSKAR OIL ENGINE KAAMGAR CHS, SHIVTIRTH NAGAR, KOTHRUD, PUNE - 411038

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Karve Road, Kothrud, Pune-411038

**Erandwane** : 020 2545 6200  
1175/1, 4th Floor, Nirmiti Eminence,  
Near Mehendale Garage, Erandwane, Pune - 411004

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