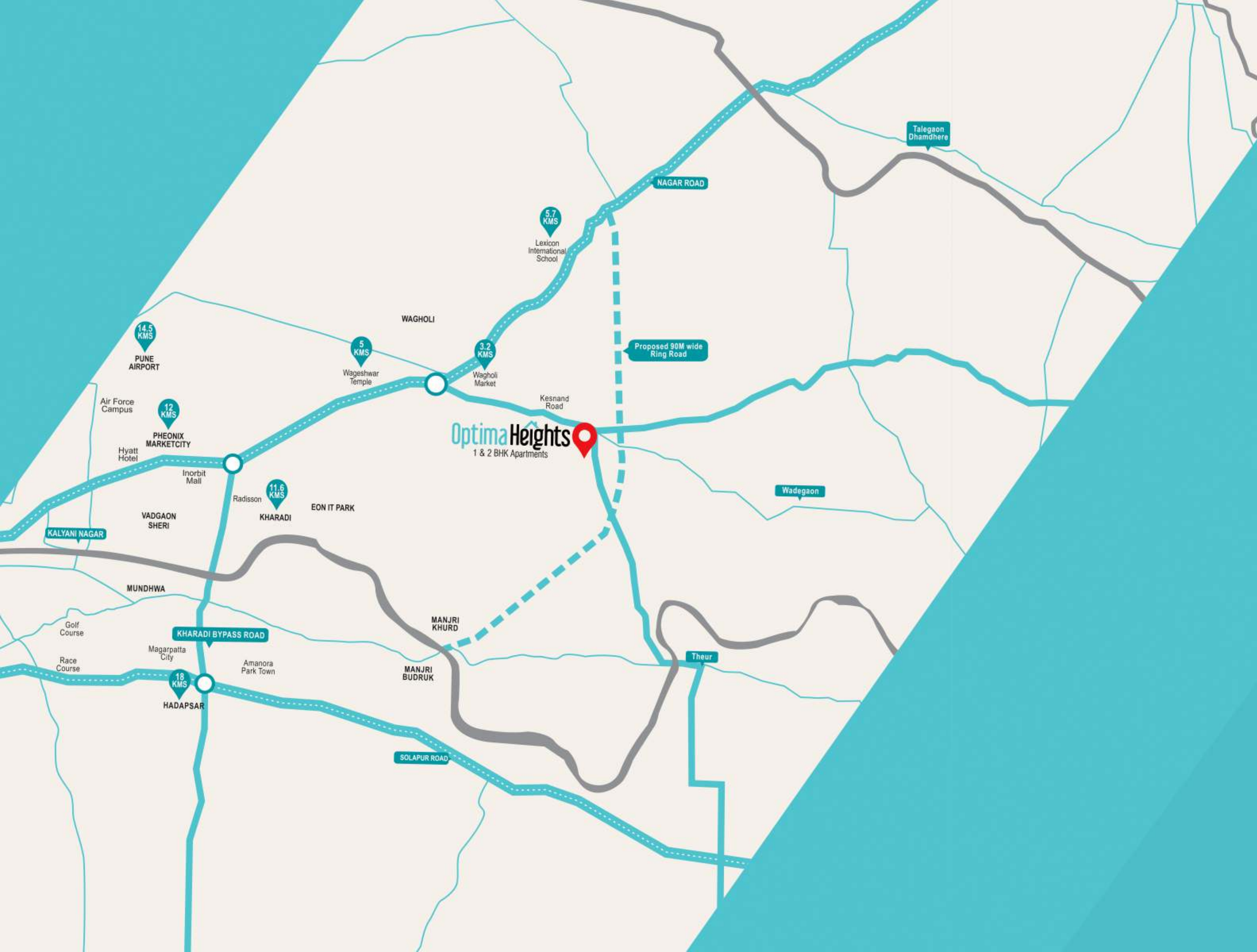


A photograph showing the lower legs and feet of two people. The person on the left is wearing blue denim jeans with the cuffs rolled up and is barefoot. The person on the right is wearing a tan-colored kurta and is wearing red high-heeled sandals. They are standing on a large, round, metal plate. The plate is surrounded by a ring of colorful flower petals in shades of purple, yellow, and white. The background is a blurred outdoor setting with greenery and a body of water.

Enter The Neo-Urban Lifestyle

Optima Heights
1 & 2 BHK Apartments

Kesnand, Wagholi, Pune



Optima Heights

1 & 2 BHK Apartments

The Location

Strategic Location, Serene Destination

- Strategically located in the still serene outskirts of Wagholi, Eastern Pune
- Well connected to major highways and proposed ring road
- About 20 min from airport & about 30 min from railway station
- Well established community including ready access to banks, shopping centers etc.
- Well established public transport network

Optima Heights

1 & 2 BHK Apartments

Be Neo-Urban

Being Neo-Urban is the new way of living. Based on a novel approach to urban planning, Neo-Urbanism is all about convenience, comfort and accessibility, all made available in your vicinity.

The moment you enter Optima Heights, you automatically become the Neo-Urban citizen. Every need from public utilities to personal pleasure is furnished right up to your doorstep. Planned to perfection, Optima Heights houses every amenity and facility right within the project.

Walk in your neo-home at Optima Heights. Hold the reins of your lives and direct it as per your forethoughts. Be a Neo-Urban.





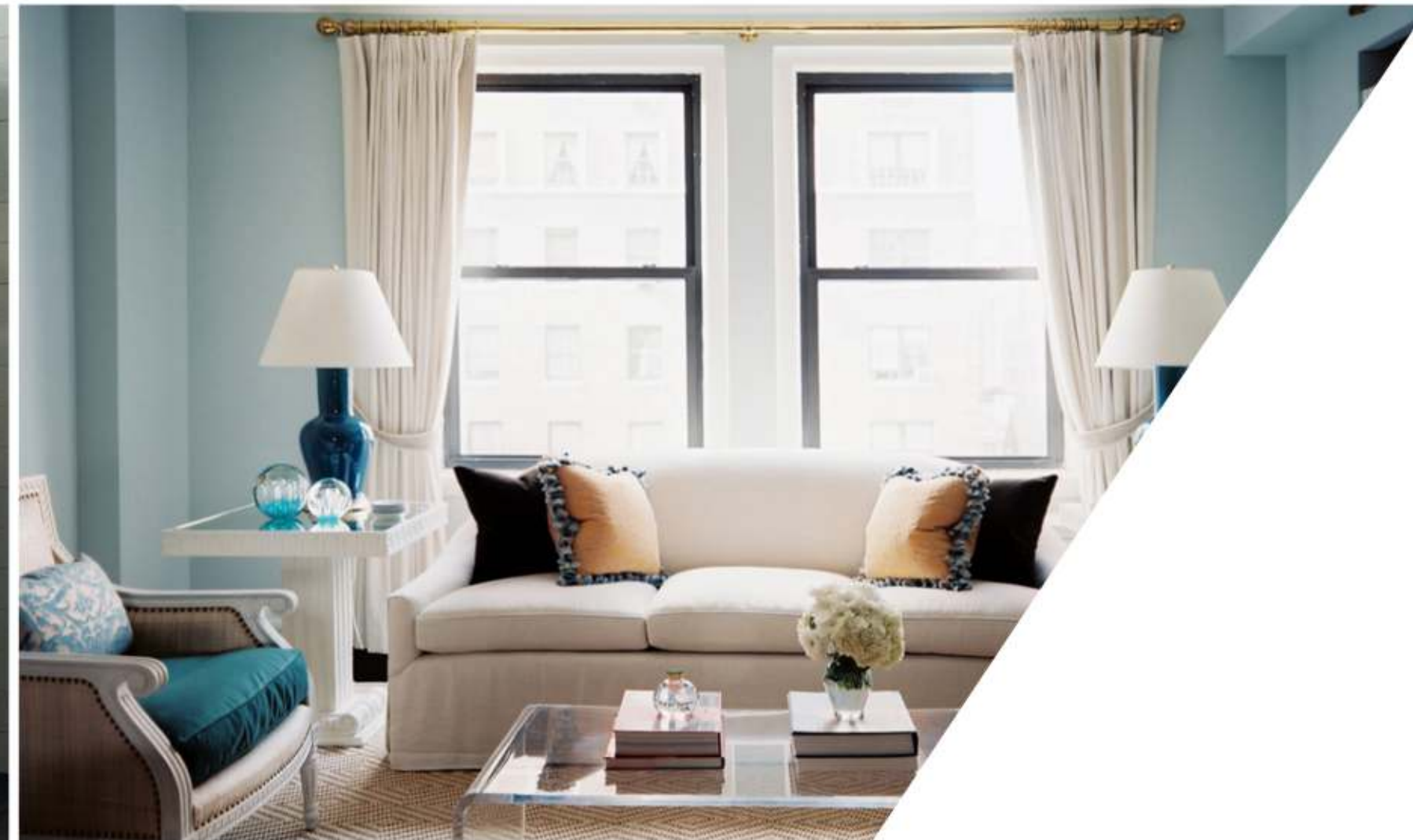
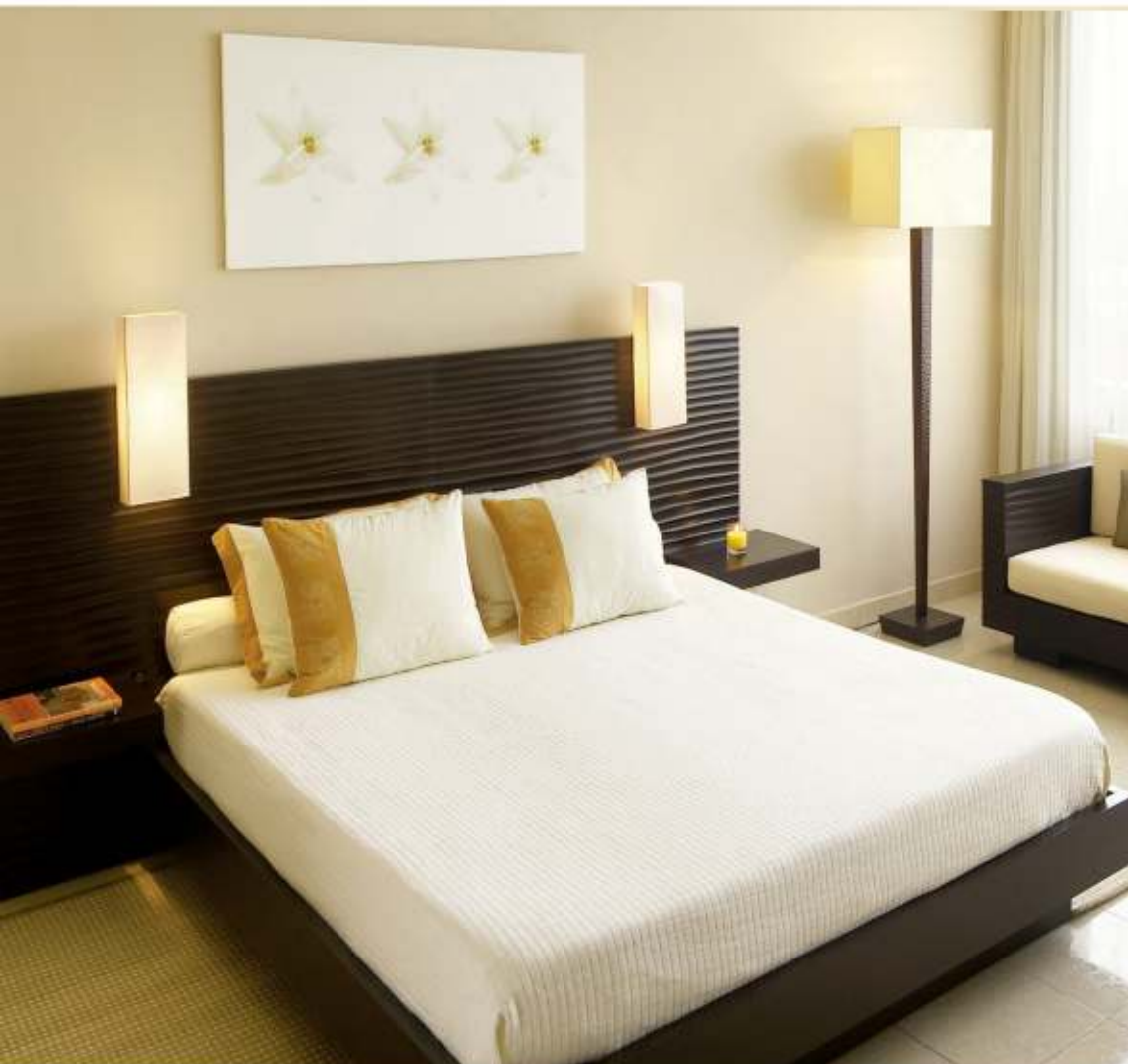
Amenities

- Attractive project entrance avenue
- Designer street lights
- Designer lobby
- Jogging track and gym
- Party lawn
- Herbal park
- Community hall with projector
- Landscaped pathway
- Acupressure park
- Barbeque counter
- Meditation area
- Children's play area
- Sand pit
- Senior citizen's area
- Indoor games
- Multipurpose sports court
- Toddler play area
- Butterfly garden
- Outdoor exercise
- Pergola with sitting
- Study room

Optima Heights

1 & 2 BHK Apartments





Specification



Structure

- RCC framed earth quake resistant structure



Internal Finish

- External & internal walls in light weight blocks
- Ceiling in POP / Gypsum plaster
- Wall in POP / Gypsum plaster
- Acrylic emulsion paint on walls & ceiling



External Finish

- Sand face plaster
- Elastic emulsion paint



Tiling

- 2' X 2' vitrified flooring in entrance lobby, living, dining, kitchen, dry balcony & bed room
- Designer ceramic dado in toilets & bath up to lintel level
- Designer ceramic dado in WC up to 4' level
- 2' X 2' Vitrified dado in kitchen up to 2' height & dry balcony up to 4' height
- Anti-skid ceramic tiles in toilets & terrace flooring
- Granite / Marble kitchen platform with stainless steel sink
- Granite / Marble sills for all windows



Plumbing

- Jaguar or equivalent make CP fittings
- Washing machine point provision in dry balcony
- Solar water supply in toilets



Electrical

- Concealed copper wiring with modular switches
- Adequate electrical points with circuit breakers
- TV connection in living room & master bed room
- Telephone connection in living room
- Exhaust fan in toilets & kitchen
- Provision for AC in master bed room



Door & Frames

- Designer door frame & shutter for main door
- Wooden door frame with laminated flush door for bed rooms, terrace & toilets



Windows

- Powder coated aluminum windows with safety grills and mosquito net



Minimal maintenance maximum sustainance

- Led lights with timer in common area
- Guard patrol system
- CCTV cameras
- Recycled water for gardening
- Phytorid STP system

Layout Plan

1BHK



2BHK - Type 1

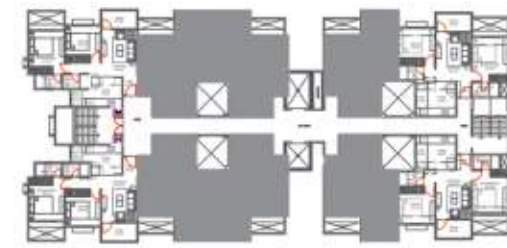


2BHK - Type 2





1 BHK Unit- 1st, 3rd, 5th, 7th, 9th, 11th Floor Plan

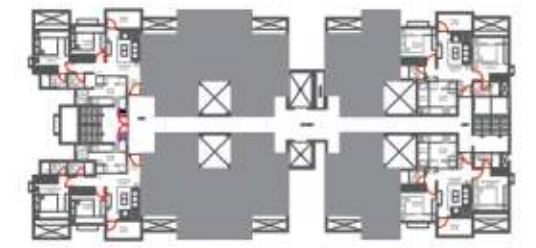


KEY PLAN
1 BHK

Flat Type	Flat Saleable Area	Terrace Saleable Area	Total Saleable Area
1 BHK	540	60	600

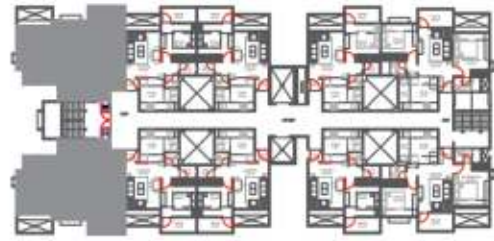


1 BHK Unit- 2nd, 4th, 6th, 10th, 12th Floor Plan



KEY PLAN
1 BHK

Flat Type	Flat Saleable Area	Terrace Saleable Area	Total Saleable Area
1 BHK	540	65	605



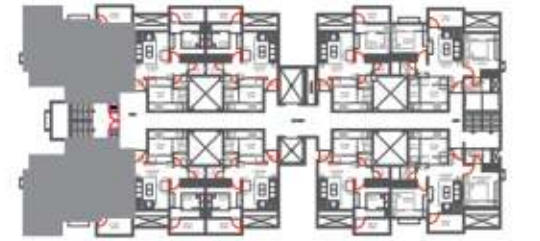
KEY PLAN

2 BHK



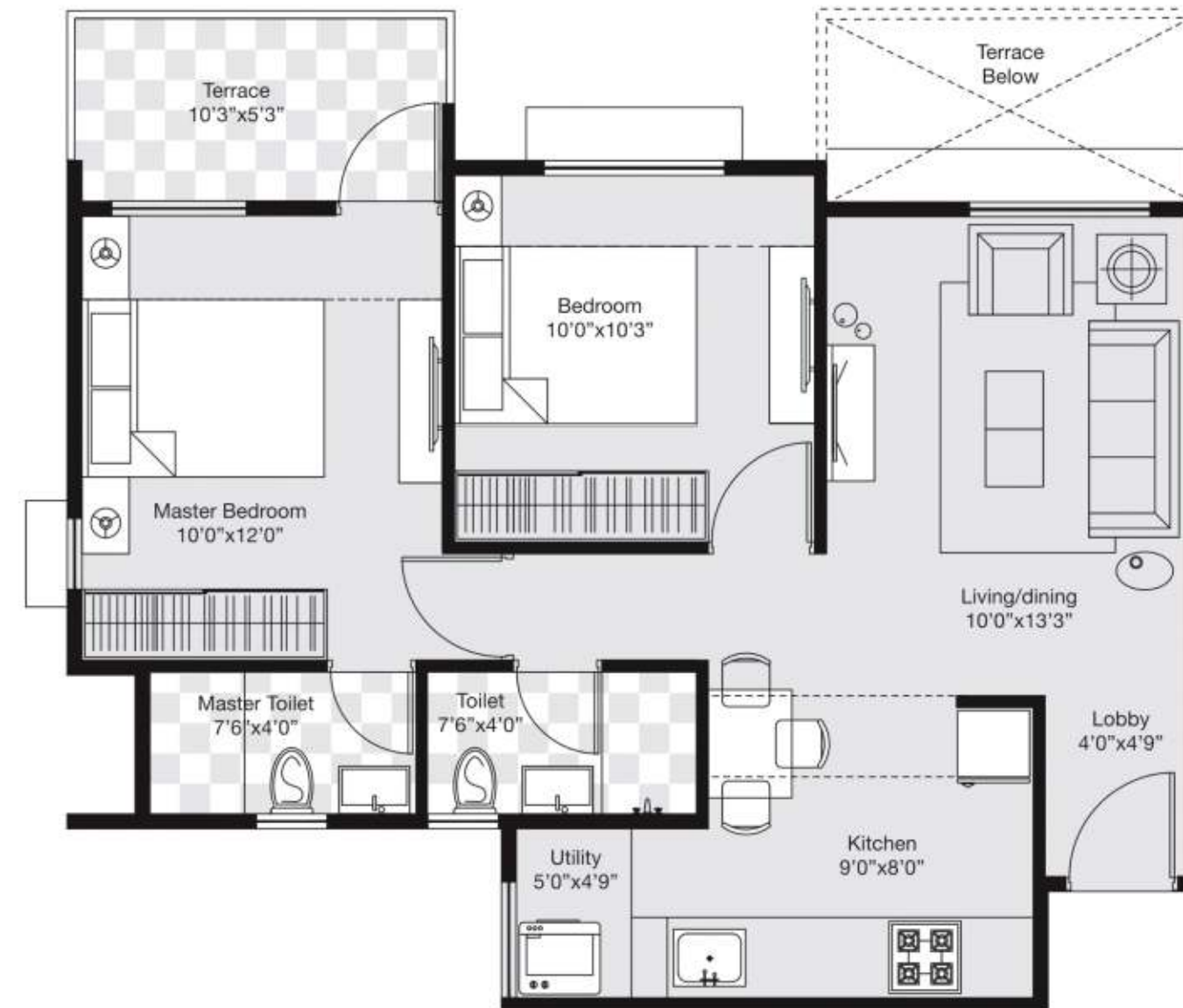
2 BHK Unit Type 1 - 1st, 3rd, 5th, 7th, 9th, 11th Floor Plan

Flat Type	Flat Saleble Area	Terrace Saleble Area	Total Saleble Area
2 BHK	775	70	845



KEY PLAN

2 BHK



2 BHK Unit Type 1 - 2nd, 4th, 6th, 10th, 12th Floor Plan

Flat Type	Flat Saleble Area	Terrace Saleble Area	Total Saleble Area
2 BHK	775	70	845



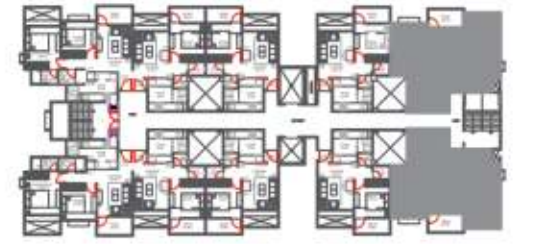
KEY PLAN

2 BHK



2 BHK Unit Type 2 - 1st, 3rd, 5th, 7th, 9th, 11th Floor Plan

Flat Type	Flat Saleble Area	Terrace Saleble Area	Total Saleble Area
2 BHK	775	70	845



KEY PLAN

2 BHK



2 BHK Unit Type 2 - 2nd, 4th, 6th, 10th, 12th Floor Plan

Flat Type	Flat Saleble Area	Terrace Saleble Area	Total Saleble Area
2 BHK	775	70	845

A Project by



Office: Avnee Landmarks,
401, Marvel Aliana, Lane No 5,
Koregaon Park, Pune- 411001



Office: Shop No. 2,
Pournima Towers, Shankar Sheth Road,
Swargate, Pune- 411037



Office: Office No 709, 7th Floor,
Nucleus Mall, Church Road,
Pune Camp- 411001

Architect
DWP interics

Structural
Design workez

Landscape
A M Designs

Legal
Benchmark Legal Services

Site Address: Gat No: 460, Kesnand, Wagholi, Pune