

# Aayush Wisteria



Luxury And Serenity

Project By:





## A Proud Tradition of Trust & Excellence

**Aayush Properties** is a rapidly growing real estate firm that is acknowledged for its vision to unlock value for property seekers.

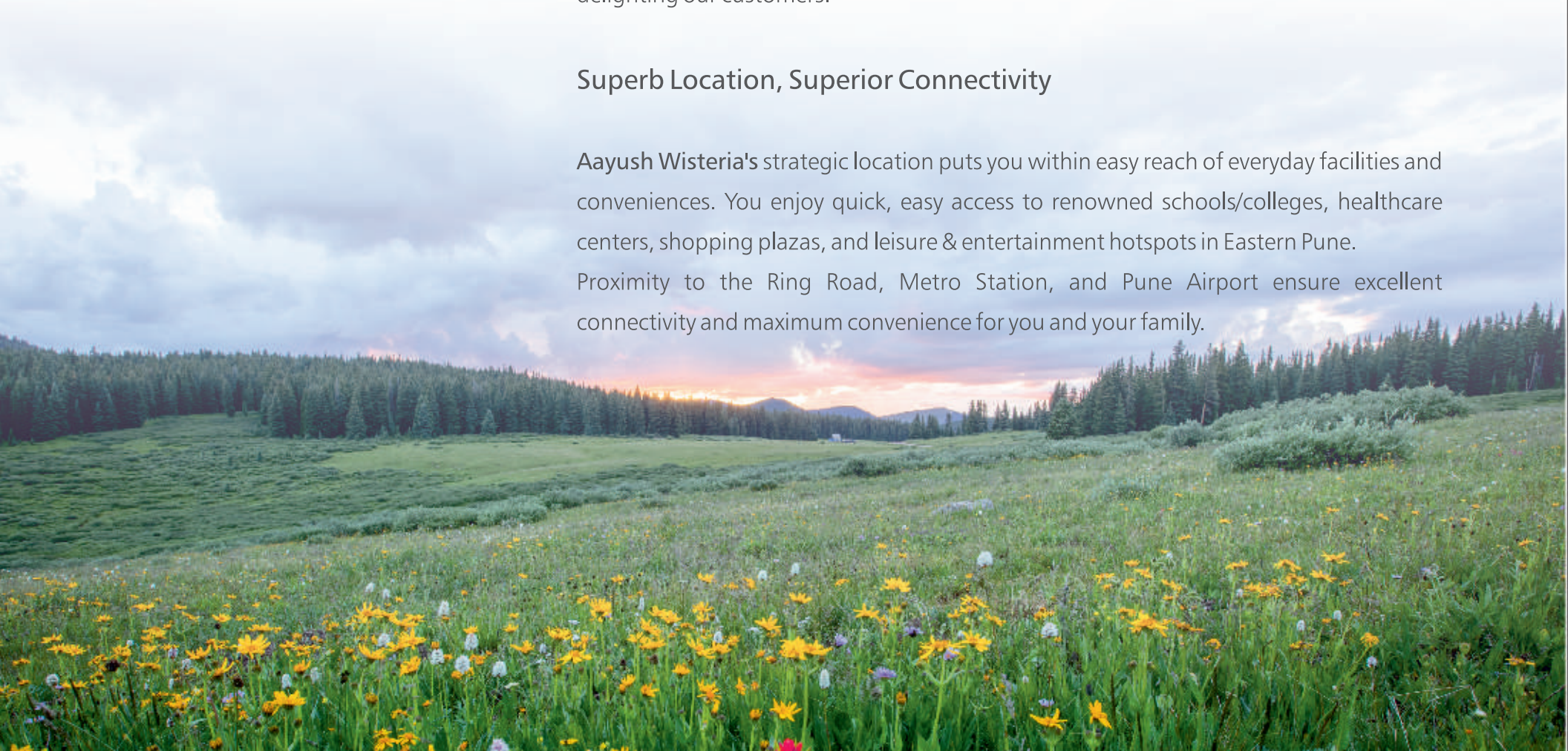
Quality, Transparency, and Commitment are the strong pillars that turn our projects into iconic landmarks. Our properties across Eastern Pune, including Vision Heights (Lohegaon), Shiv Empire (Lohegaon), and Vision Residency (Hadapsar), symbolize a judicious blend of space, style, comfort, and convenience.

Under the dynamic leadership of Founder Mr Pritam Khandve, a qualified civil engineer, **Aayush Properties** is creating new benchmarks of growth and business performance. Our latest project, 'Aayush Wisteria', will indeed enrich our cherished tradition of delighting our customers.

## Superb Location, Superior Connectivity

**Aayush Wisteria's** strategic location puts you within easy reach of everyday facilities and conveniences. You enjoy quick, easy access to renowned schools/colleges, healthcare centers, shopping plazas, and leisure & entertainment hotspots in Eastern Pune.

Proximity to the Ring Road, Metro Station, and Pune Airport ensure excellent connectivity and maximum convenience for you and your family.





# Aayush Wisteria

Exclusive 1&2 BHK Premium  
Apartments & Shops



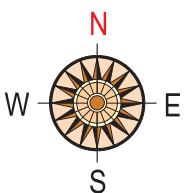




## GROUND FLOOR PLAN

### AREA STATEMENT

| SHOP NO. | CARPET AREA SQ.M | TOTAL AREA SQ.M | TOTAL AREA SQ.FT |
|----------|------------------|-----------------|------------------|
| SHOP-01  | 28.30            | 28.30           | 304.62           |
| SHOP-02  | 19.66            | 19.66           | 211.64           |
| SHOP-03  | 19.48            | 19.48           | 209.67           |
| SHOP-04  | 29.42            | 29.42           | 316.69           |
| SHOP-05  | 21.81            | 21.81           | 234.71           |

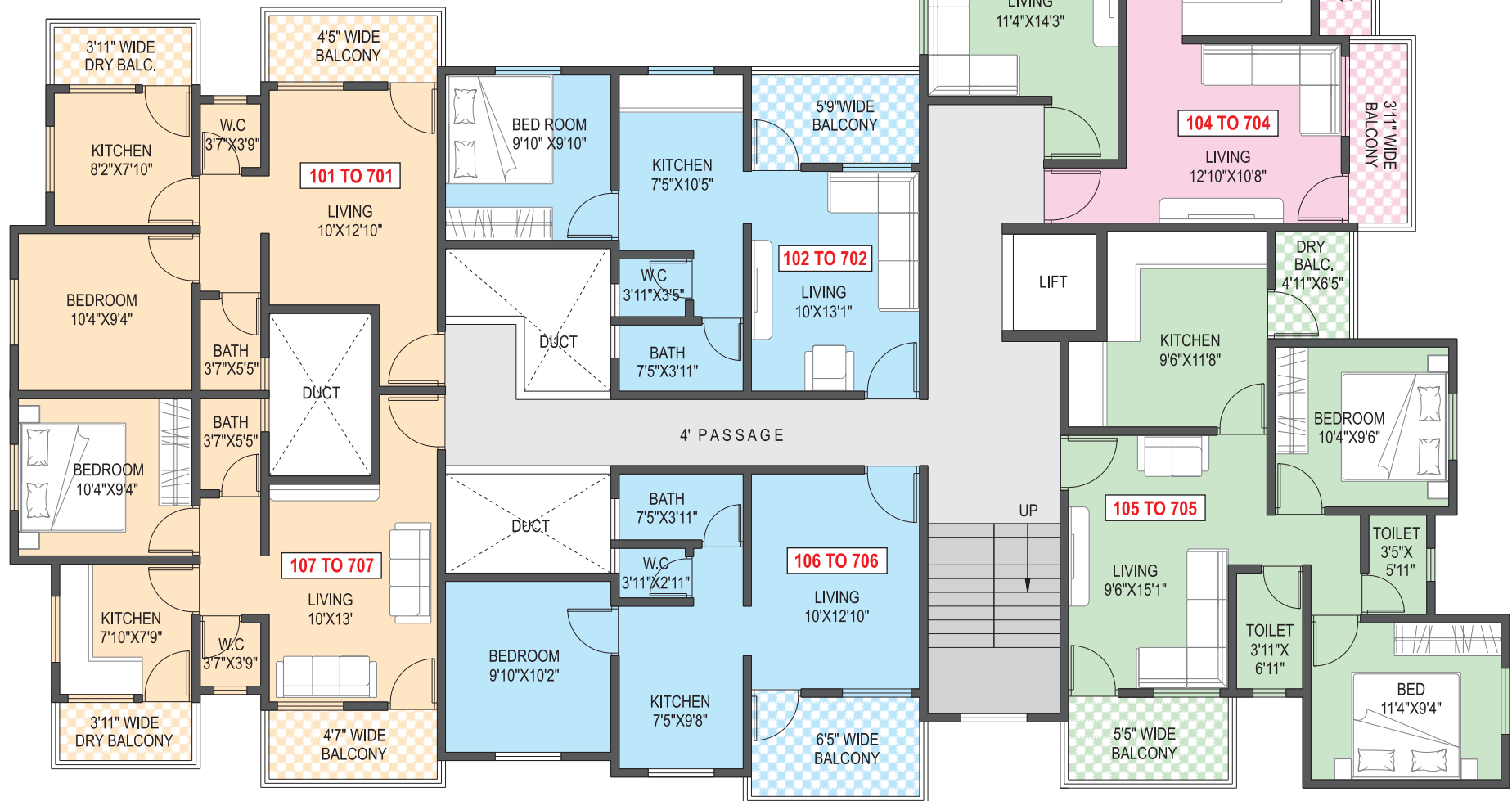




## FIRST TO SEVENTH FLOOR PLAN

### AREA STATEMENT

| FLAT NO.                    | TYPE | CARPET AREA SQ.M | OPEN BALCONY AREA SQ.M | TOTAL AREA SQ.M | TOTAL AREA SQ.FT |
|-----------------------------|------|------------------|------------------------|-----------------|------------------|
| 101-201-301-401-501-601-701 | 1BHK | 35.82            | 7.82                   | 43.64           | 469.74           |
| 102-202-302-402-502-602-702 | 1BHK | 35.11            | 5.33                   | 40.44           | 435.30           |
| 103-203-303-403-503-603-703 | 2BHK | 55.37            | 11.79                  | 67.16           | 722.91           |
| 104-204-304-404-504-604-704 | 1BHK | 38.16            | 7.08                   | 45.24           | 486.96           |
| 105-205-305-405-505-605-705 | 2BHK | 54.93            | 8.13                   | 63.06           | 678.78           |
| 106-206-306-406-506-606-706 | 1BHK | 34.28            | 6.24                   | 40.52           | 436.16           |
| 107-207-307-407-507-607-707 | 1BHK | 35.82            | 7.79                   | 43.61           | 469.42           |



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## AMENITY FLOOR PLAN





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Apartments & Shops



FUTURE FASHIONS   PEARLS JEWELLERY   ELEGANT DESIGNER   FASHION FACTORY   GRACE CLOTHING

## Rooftop Amenities



Open  
Gymnasium



Yoga/Meditation  
Area



Activities  
Wall



Senior Citizen  
Sit-Out



# 1/2 BHK

Exclusive Apartments



- A Entrance
- B Living Room
- C Kitchen
- D Bed Room
- E M. Bed Room
- F Terrace
- G Balcony
- H Dry Balcony
- I Bathroom & WC
- J Bathroom & WC

- A Entrance
- B Living Room
- C Kitchen
- D Bed Room
- E Balcony
- F Bathroom & WC





## SPECIFICATIONS

### STRUCTURE

- Earthquake Resistant RCC Structure
- 6" Internal And External Siporex Wall Gypsum Finish Internal Plaster And Sand/readymix Plaster Faced For Finish For External Plaster

### WALL FINISH

- External Sand Faced Plaster
- Internal Gypsum Finish Wall

### DOORS & WINDOWS

- Decorative Main Door With Premium Quality Fittings ( Latch For Main Door ) & Provision For Safety Door
- Quality Doors For Bedrooms, Dry Balcony, Bathrooms And Toilets
- Sliding Doors For Terraces
- Large Windows For Better Air Circulation, Ventilation
- Powder Coated Aluminium Sliding Windows With Mosquito Mesh
- M.s. Grills For Safety & Security For Windows
- Granite Windows Sill

### UTILITY AREA/DRY BALCONY

- Provision For Washing Machine
- Glazed Dado Tiles

### PAINTING

- Good Quality Apex Paint For External Wall
- Internal OBD Paint For Entire flat with Putti coating

### KITCHEN

- Kitchen Platform With Steel Gray Granite top
- Stainless Steel Kitchen Sink
- Glazed / ceramics tiles Above The kitchen Platform up To Lintel Level
- Provision For Exhaust Fan

### Bathroom / Toilet

- Granite Doors Frame For Toilets
- Toilets With Ceramic Tile Dado
- Adjustable Louvered Windows
- Premium Sanitary Ware
- High Quality cp Fittings
- 2 Way Mixer
- Concealed Plumbing
- Provision For exhaust fan
- Provision Geyser
- Double Coat Water proofing With Chemical Treatment to All Toilets Bathrooms & Terraces



### Flooring

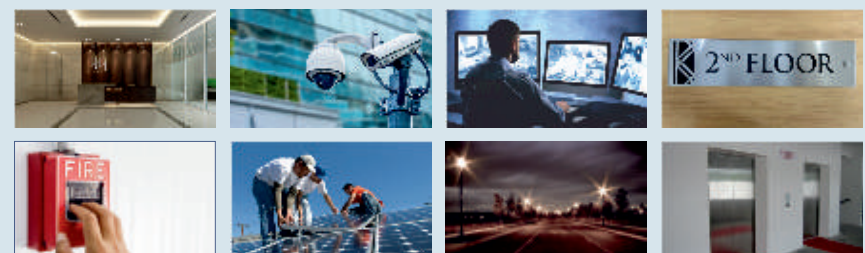
- 2 x 2 Vitrified Tile Flooring In Entire Flat
- Anti - Skid Ceramic Tiles For All Toilets & Bathrooms
- Staircase Flooring With riser Flooring

### Electrical

- Concealed Fire - Resistant High Quality copper Wiring
- TV Point in Living Room
- Earth Leakage Circuit Breaker
- MCB BOX Provision For Every flat
- Ample Light Point With Premium Modular Switches

### SPECIAL FEATURES

- Grand entrance Lobby
- Decorative Entrance Gate
- CCTV Camera For Common Area
- 24x7 Security
- Name Plate & Letter Box For Each Flat
- Dry Balcony For Every Flat
- Decorative Common Lobbies
- Concrete Internal PathWay
- 6 Passenger Aromatic Lift With ARD Systems
- Common Satellite Dish For Each building
- Fire Fighting System
- Solar Water Heating System
- LED Street Light



## LOCATION PLAN



## CREDITS:

**Architects:**  
Sagar Karale

**R. C. C. Consultants:**  
Pravin Giribuwa

**Legal Advisor:**  
Adv. Abhay Pandhare  
& Associates

## KEY DISTANCES

|                     |         |                           |         |
|---------------------|---------|---------------------------|---------|
| D-Mart              | 05 Min. | Dimond Water Park         | 05 Min. |
| Lohgaon Airport     | 10 Min. | Kendriya Vidyalaya No.1&2 | 15 Min. |
| D. Y. Patil College | 10 Min. | Sahyadri Hospital         | 15 Min. |
| Marathwada College  | 10 Min. | Phoenix Market City       | 20 Min. |
| Symbiosis College   | 15 Min. | Vishrantwadi              | 20 Min. |
| Eon IT Park         | 15 Min. | Pune Station              | 30 Min. |



**Aayush Properties**  
PROMOTERS & BUILDERS

### Corporate Office:

Office address - Shop No.3 Kk Plaza, Sr. No.85/4,  
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NOTE : The plans, Specifications, amenities, numbers of flats, numbers of units, numbers of floors, area, images, & photographs, in the brochure are only indicative & are subject to change without any prior notice. The rights of certain changes are reserved by the developers.