

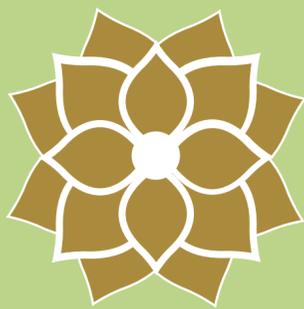


Image for representation purpose only

# UNWIND

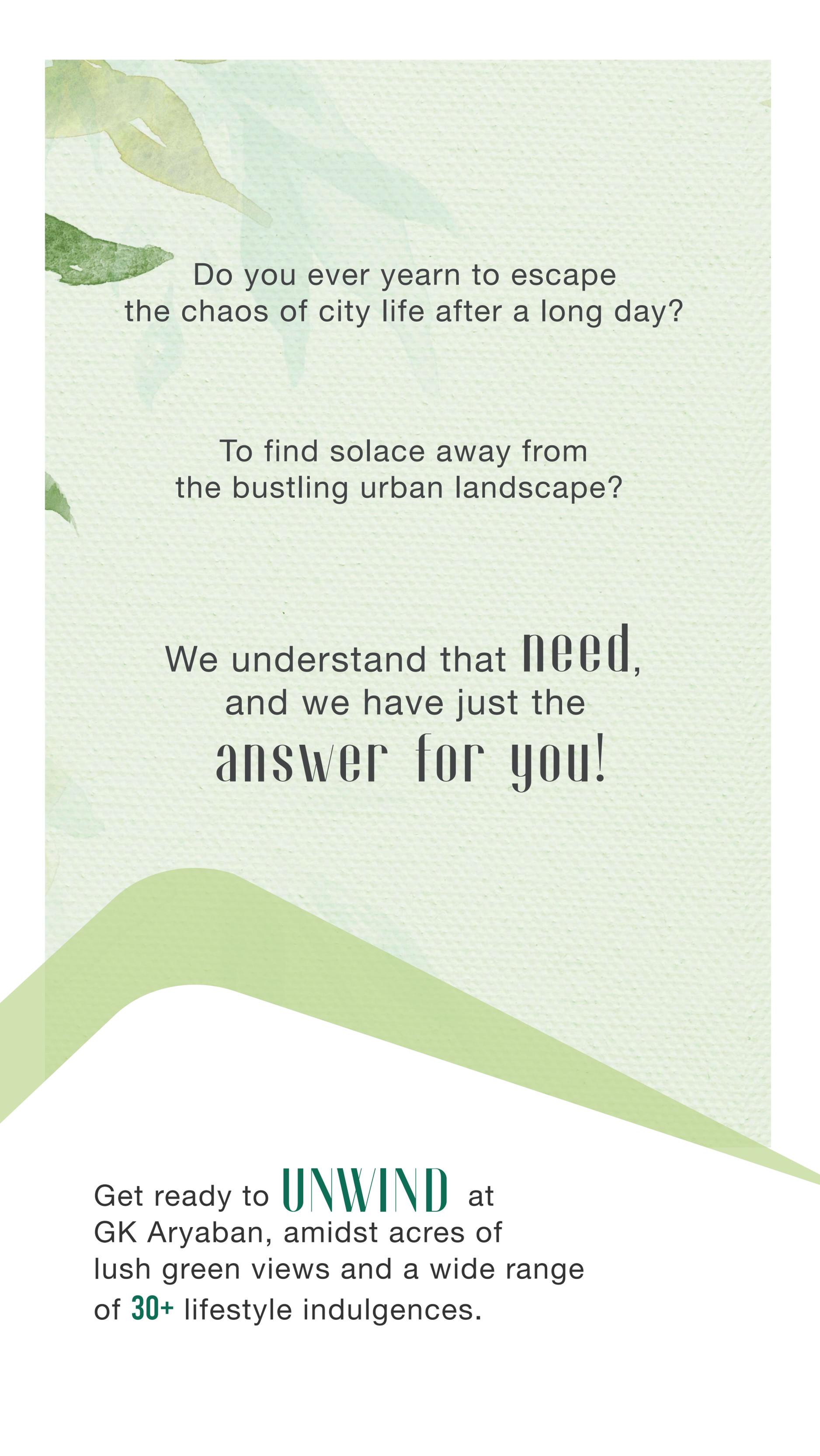
— Green Views. —  
**30+ Lifestyle Indulgences.**  
**Legacy Brand.**

— LAUNCHING —



## ARYABAN

SIGNATURE 3 BED RESIDENCES

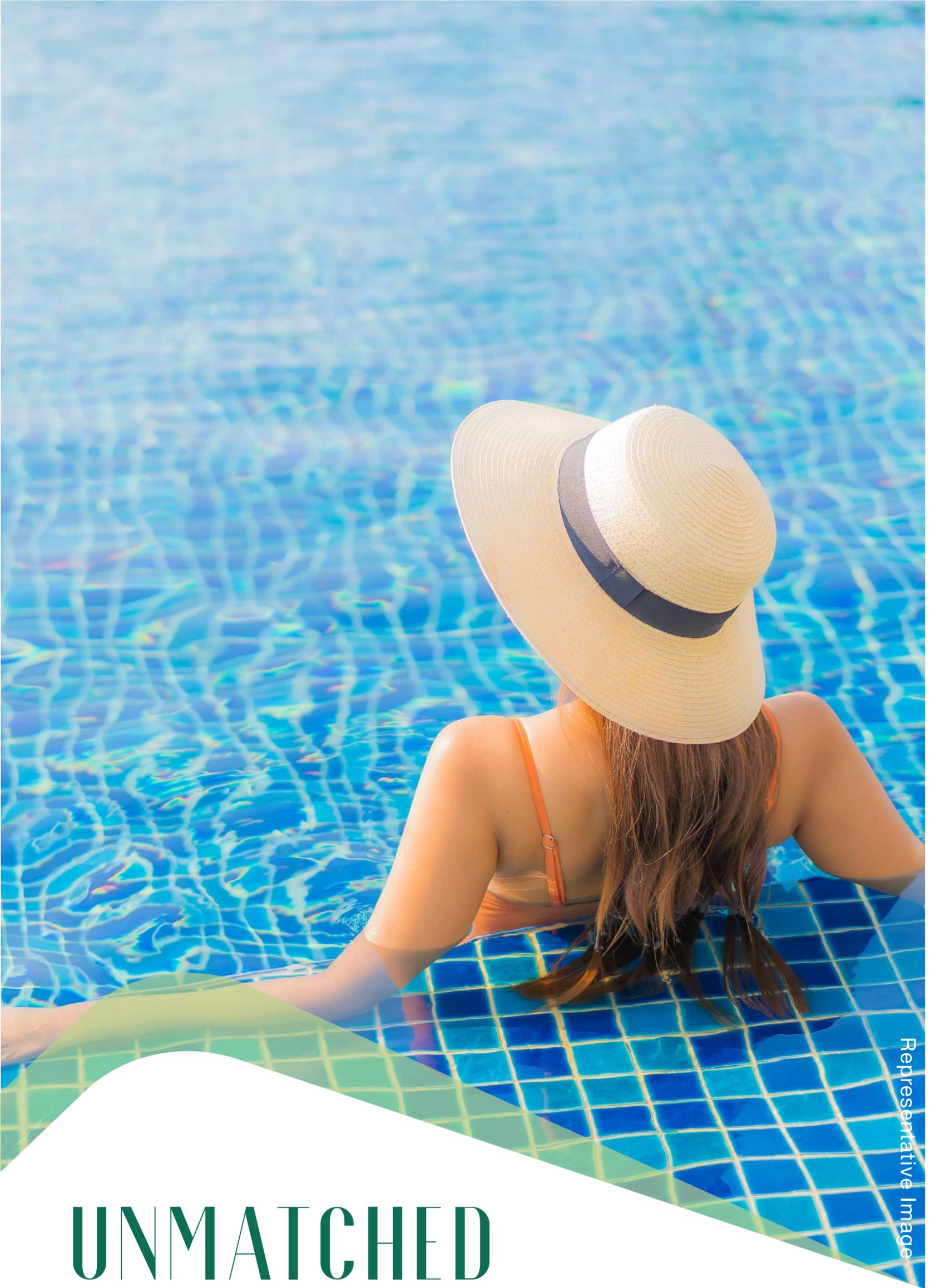


Do you ever yearn to escape  
the chaos of city life after a long day?

To find solace away from  
the bustling urban landscape?

We understand that **need**,  
and we have just the  
**answer for you!**

Get ready to **UNWIND** at  
GK Aryaban, amidst acres of  
lush green views and a wide range  
of **30+** lifestyle indulgences.



Representative Image

# UNMATCHED

lifestyle in the big city

Introducing GK Aryaban, a project inspired by the desire to unwind amidst lush greens while staying connected to contemporary comforts. Curated by **GK Developers**, a legacy brand renowned for crafting homes that are high in quality.

**GK ARYABAN** stands out as an unbeatable lifestyle destination on Ravet-Kiwale Road.

# UNBEATABLE

in every sense

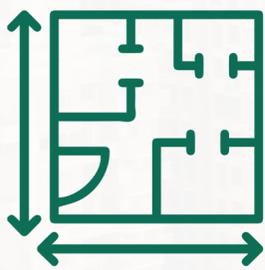
GREEN VIEWS



30+

LIFESTYLE INDULGENCES

300M FROM  
PUNE-BANGALORE HIGHWAY



THOUGHTFULLY DESIGNED WITH  
MAXIMUM SPACE UTILIZATION

EXCLUSIVE COMMUNITY OF  
3 BHK RESIDENCES



A PROJECT BY LEGACY BRAND

Imagine the joy of being surrounded by nature,  
where every view is a masterpiece that  
rejuvenates your mind, body, and soul.

### **GK ARYABAN**

offers breathtaking green vistas  
and unrestricted forest views that bring you  
closer to the essence of life.

# UNHINDERED

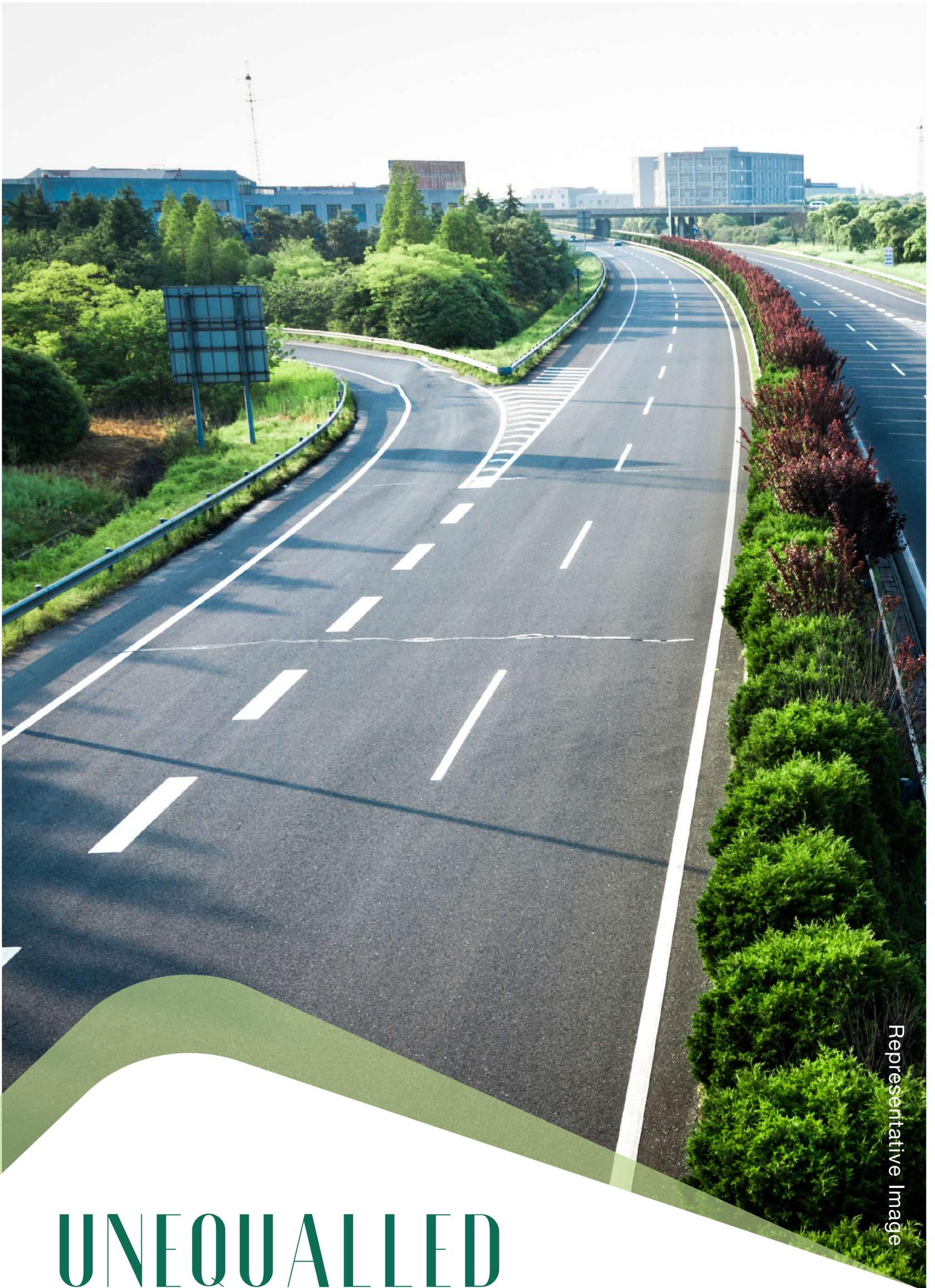
Views for Life



Actual photo



Actual photo



Representative Image

# UNEQUALLED

## Location Advantage

Nestled in the heart of West Pune, Ravet boasts high ROI and exceptional connectivity.

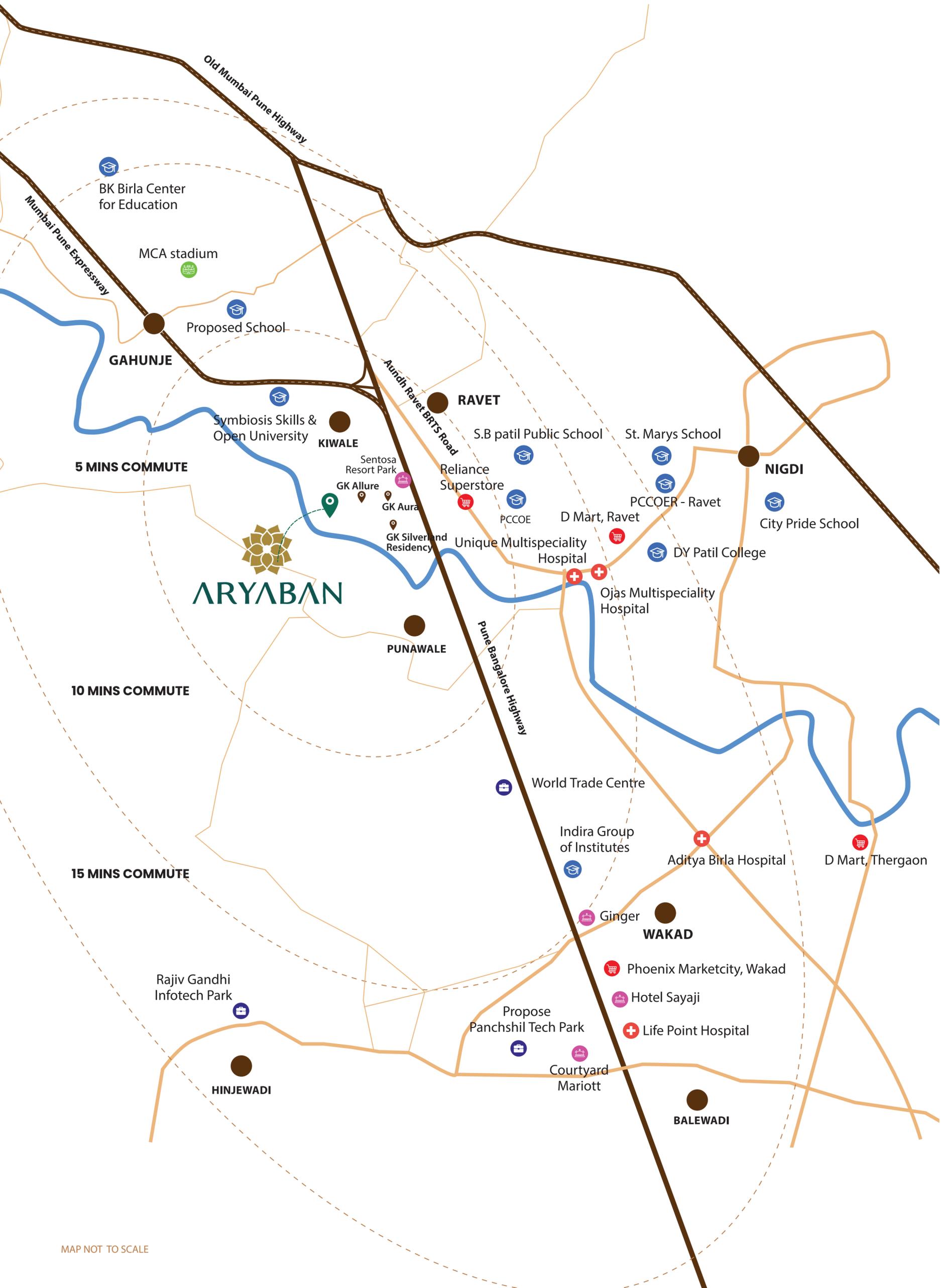
A green belt by your side and an **18M** DP Road linking you to the Pune-Bangalore Highway.

With upcoming high-order commercial zones, your investment's value is bound to soar.

**Experience the charm of modernity amidst lush greenery.**

# UNINTERRUPTED CONNECTIVITY

a gateway to bliss



MAP NOT TO SCALE



### Road Connectivity

Pune-Bangalore Highway	100m
Mukai Chowk	5 mins
Mumbai-Pune Expressway	7 mins
Wakad	15 mins
Pimple Saudagar, Hinjewadi, and Baner-Balewadi	20 mins

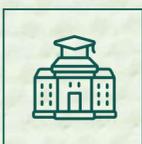
---



### Schools

City Pride School Ravet	10 mins
PCMC Primary School, Punawale	10 mins
DY Patil Dnyanshanti School	10 mins
SB Patil Public School	10 mins

---



### Colleges

Symbiosis Junior College	5 mins
PCCOE College of Engineering and Research	10 mins
DY Patil College of Engineering	10 mins
SB Patil Institute of Management	15 mins

---



### Hospitals

Punawale Multispecialty Hospital	5 mins
Unique Multispecialty Hospital	10 mins
Aditya Birla Hospital	15 mins

---



### Employment Hubs

EON IT Park (west)	15 mins
Nalanda SEZ IT park	20 mins
Hinjewadi IT Park	20 mins

---



### Malls

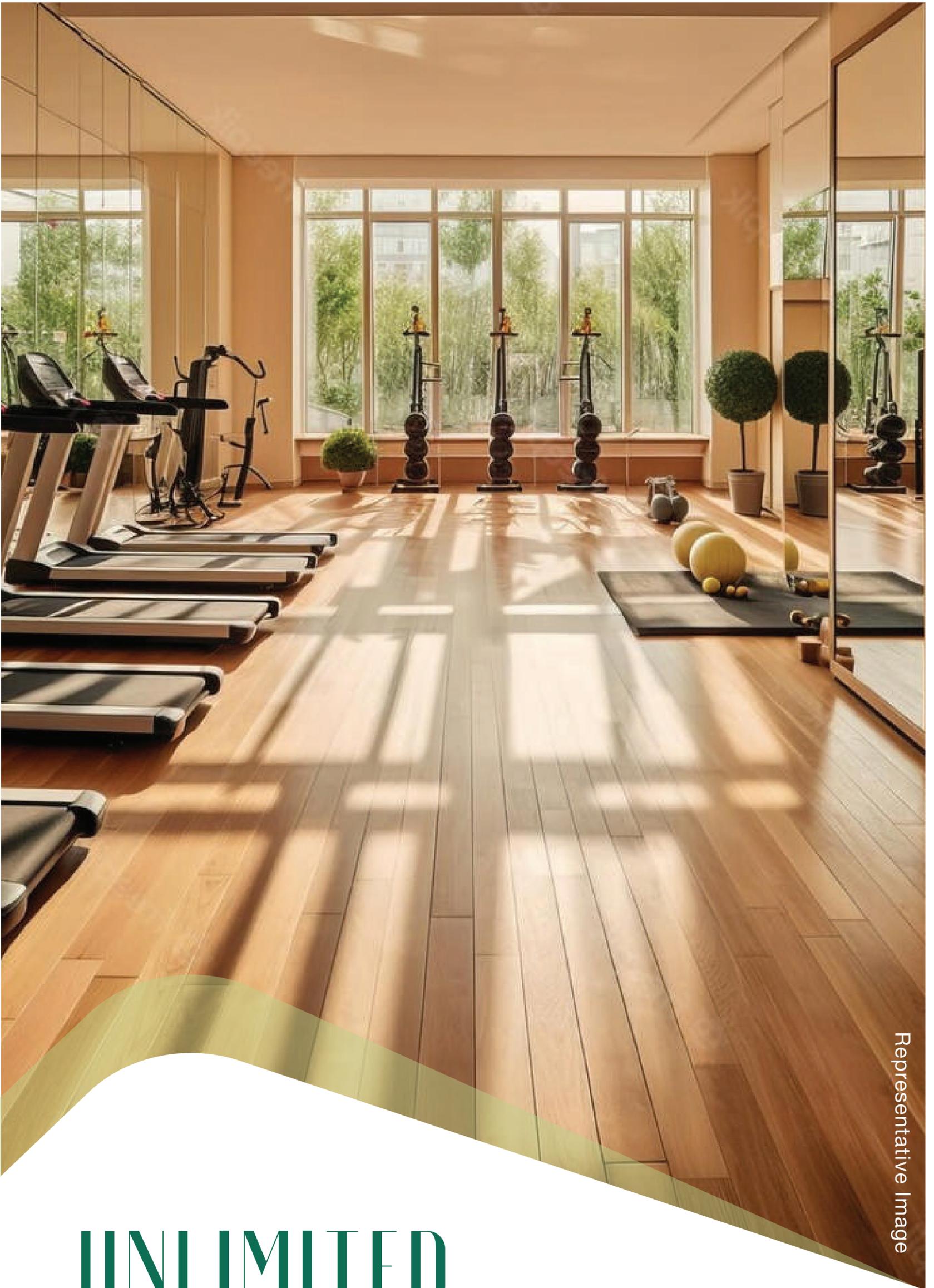
Reliance Smart Superstore BRT	5 mins
Phoenix Marketcity, Wakad	15 mins
PVR City One Mall	20 mins
Carnival Cinemas	20 mins

---



### Hotels

Sayaji Hotel	10 mins
Hotel Tip Top International	10 mins



Representative Image

# UNLIMITED

access to 30+ amenities

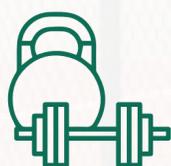
Discover **30+** amenities across three floors, offering leisure and comfort right at your doorstep.

Whether it's the ground floor or the rooftop, you and your family will find ample opportunities to embrace joy and indulge in activities that make life truly fulfilling.

# 30+ Amenities



Swimming  
Pool



Gymnasium



Kids  
Play Zone



Multipurpose  
Lawns



Landscaped  
Gardens



Planter-lined  
Avenues



Yoga &  
Meditation



Rooftop  
Party Lawn



Community  
Activity



Walking  
Path



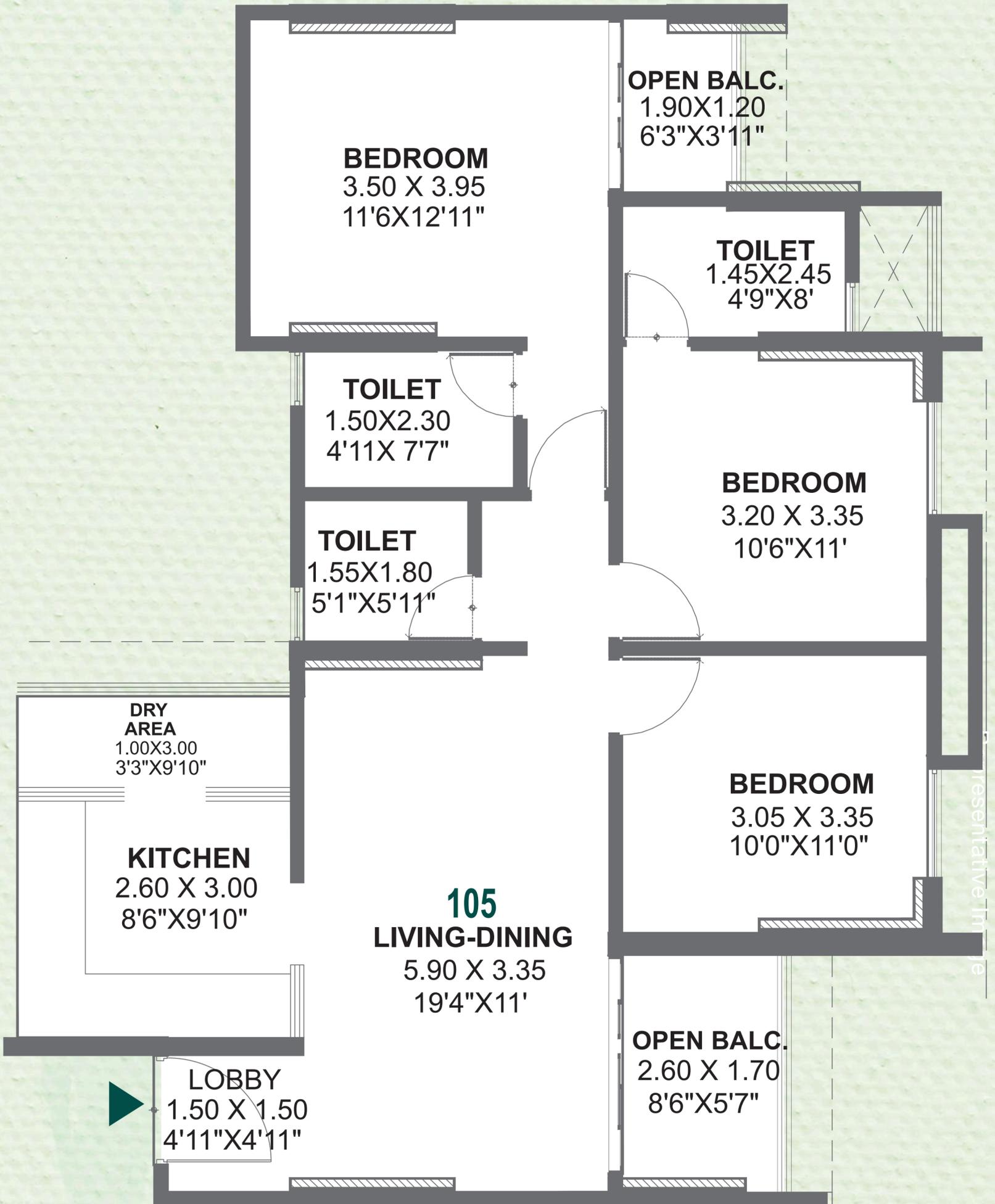
Multi-sport  
Court



Rooftop  
Co-Working  
Pavillion

# FLOOR PLAN

exquisitely planned for you





# UNLOCK

luxury with top-notch fittings

Every aspect of **GK ARYABAN** is thoughtfully designed to exceed expectations. From architecture to interiors, these specifications reflect our commitment to delivering a home that resonates with your lifestyle.

# Specifications

## STRUCTURE

- RCC frame structure
- 

## MASONRY

- External walls 6" thick brickwork/ AAC blocks
  - Internal walls 6" thick brickwork/AAC blocks
- 

## PLASTER

- Neru/Gypsum finish plaster for internal walls
  - Sand faced cement plaster for external walls
- 

## DOORS

- Decorative main entrance door with veneer finish
  - All other doors with both side laminate
- 

## WINDOWS

- Powder coated 3 track aluminium sliding windows with mosquito mesh and sunban glass
  - M.S. safety grills with oil paint
  - Granite window sills
- 

## FLOORING

- Vitrified tile flooring of standard make except master bedroom and toilet
  - In master bedroom ceramic wooden textured flooring
- 

## TOILETS

- Anti-skid ceramic flooring
  - Designer glazed dado tiles upto 7 feet
  - Jaguar/Hindware or equivalent make sanitary ware
  - Hot & cold mixer for shower area
  - Provision for exhaust fan and geyser point
  - Solar hot water in concealed diverter in master bathroom for specific timing
  - Single lever concealed diverter for shower area.
- 

## LIVING & DINING

- Two T.V. points for convenient positioning with your furniture layout

# Specifications

## KITCHEN

- Black granite kitchen platform L shape or parallel.
  - Additional granite platform with stainless steel sink in utility area.
  - Glazed tiles dado above platform upto lintel level
- 

## ELECTRIFICATION

- Adequate concealed electrical points with copper wiring
  - T.V. & telephone point in living and master bedroom
  - Modular switches of Anchor / Roma / equivalent
  - Provision for broadband connection
  - AC point in master bedroom
  - Inverter back-up for each flat
- 

## PAINTING

- Internal oil bond distemper paint in the entire flat
  - External acrylic weather proof paint for entire building
- 

## PLUMBING

- Concealed plumbing
  - Jaguar / equivalent fittings in toilet and kitchen
- 

## BALCONY

- SS Railing with toughened glass in open balcony with living area for better view.
- 

## GREEN

- Rain water harvesting
  - STP plant
  - Garbage chute
  - OWC
  - Fire fighting system
- 

## OTHERS

- VDP Letter box LED name plate
- Lifts of standard make
- D.G. for common areas and lifts



Artistic Impression

# UNPARALLELED

## Legacy of Excellence

- A PROJECT BY -



**ASSOCIATES™**  
PROMOTERS & BUILDERS  
... happy homes ...  
ISO 9001:2015 Certified Company



At GK Associates, we know luxury like the back of our hand.

With 30 years of experience, we strive for constant improvement and never settle. Our attention to detail ensures top-notch quality that meets every need.

Beyond Building Homes. Delivering Happiness

**30+** Years of experience

**12+** Location

**30000+** Happy families

**8+** Ongoing Projects

An array of Achievements

# Brand Partners

hindware

SOMANY

CP PLUS

---

Jaquar  
GROUP

POLYCAB

EXIDE

---

RR✓KÄBEL

ANCHOR

SAINT-GOBAIN

---

Kajaria  
TRANSFORM YOUR WORLD

asianpaints

UltraTech  
CEMENT  
The Engineer's Choice

# UNWIND

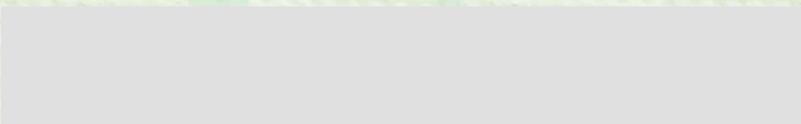
IN STYLE

·BY·



# ARYABAN

SIGNATURE 3 BED RESIDENCES



MahaRERA No: P52100052225  
maharera.mahaonline.gov.in