



Representative Image

For your endless search for ABUNDANCE!



Enriching partnership.
Magnificent brainchild.

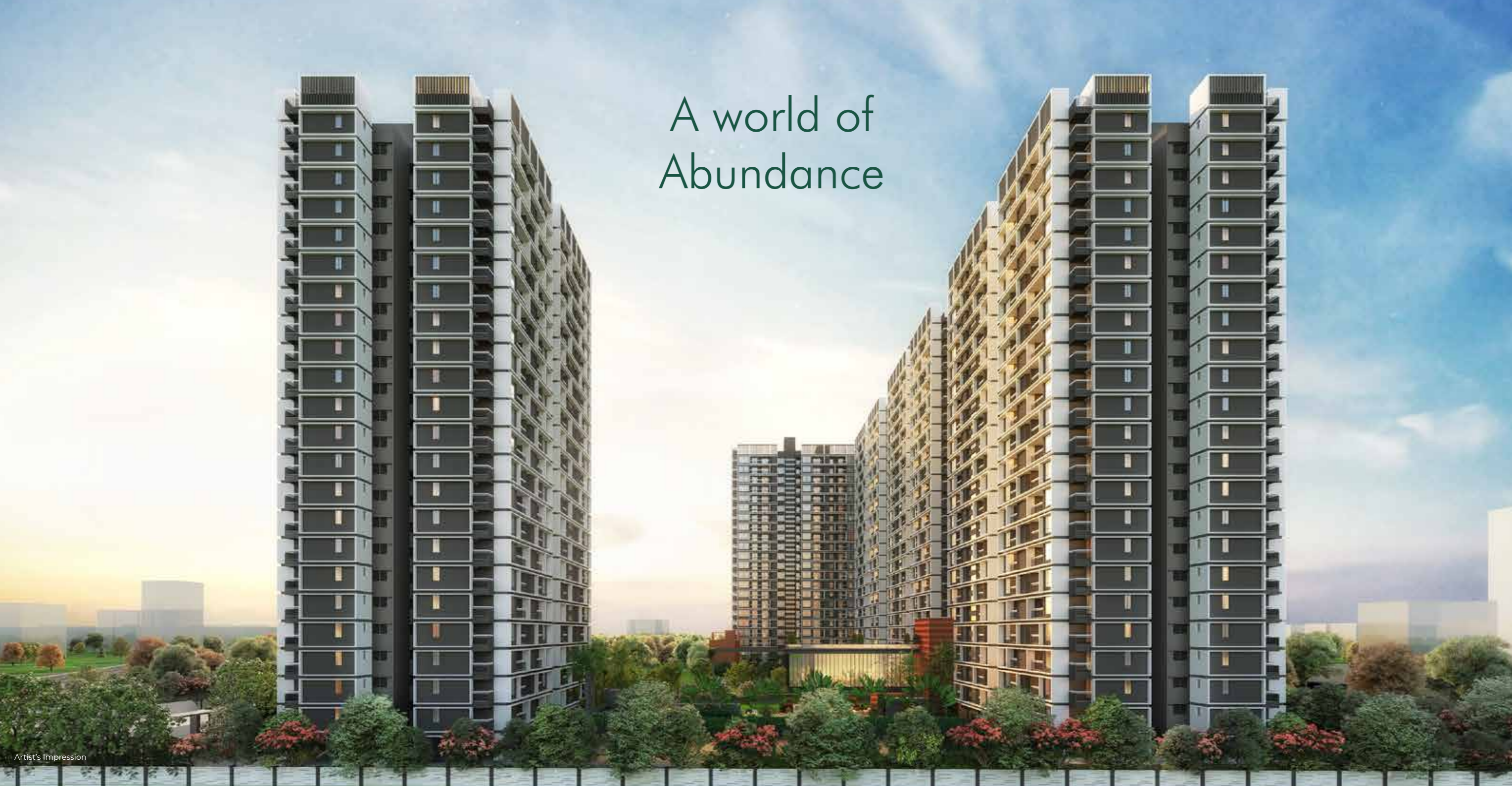


At Austin, we believe in creating living spaces that reflect the individualistic requirements of the 21st- century. All our projects are undertaken by blending cutting-edge technology with age-old craftsmanship; this unique blend of two worlds helps us create masterpieces that you and your family can happily dwell in.



Representative Image

We believe in innovation and an attention to detail to create one-of-a-kind homes. We put the customers experience at the focal point of every decision, delivering a space that is perfect canvas for lifelong memories. We have created residential complexes, premium homes and commercial facilities that stand the test of time.



A world of
Abundance



LUSH
Residences

2, 3 & 4 BHK condominiums
at **Tathawade**



Key Distances

SCHOOLS

- | Ashwini International School (1 mins)
- | Poddar International School (2 mins)
- | Indira kids school (3 mins)
- | Akshara International school (5mins)
- | Indus Champs School (5 mins)
- | Euro Kids School (7 mins)

HOSPITALS

- | Golden Care (5 mins)
- | LifePoint (7 mins)
- | MediPlus Speciality (7 mins)
- | Surya Mother and Child (8 mins)
- | Aditya Birla Memorial (10 mins)
- | Ruby Hall Hinjawadi (12 mins)

COLLEGES

- | Indira College (3 mins)
- | DY Patil Institute of Hotel Management (5 mins)
- | IBMR College (5 mins)
- | Institute Of Science Poona's College Of Computer Science (5 mins)
- | Balaji Institute (3 mins)

ESSENTIALS

- | Vision One Mall (2 mins)
- | SBI Bank (5 mins)
- | David Lloyd Club (5 mins)
- | Xion Mall (10 mins)
- | White Square Mall (6 mins)
- | Hinjewadi IT Park (10 mins)
- | The Social Street Hinjewadi (10 mins)
- | Balewadi High St. (15 mins)
- | Upcoming Phoenix Mall (5 mins)
- | Mumbai-Bangalore Highway (2 mins)

INFRASTRUCTURE

- | Phoenix Market City
- | Decathlon
- | World Trade Center
- | Dmart
- | Metro Connectivity
- | Hilton Hotel
- | City Pride CBSE School
- | Hyperloop between Mumbai and Pune
- | Panchshil IT park
- | Indialand Global High Street & Shopping Mall

HOTELS

- | Ginger Hotel (2 mins)
- | Sayaji (4 mins)
- | Vivanta (5 mins)
- | Courtyard by Marriott (5 mins)
- | The Orchid (7 mins)



Amenities

- 1. Swimming Pool With Kids Pool
- 2. Hot Water Jacuzzi
- 3. A.C. Gymnasium
- 4. Open Gym Equipment
- 5. Multipurpose Hall
- 6. Landscape Garden
- 7. 24 Hours Oxygen Emitting Plantation
- 8. Mosquito And Insect Repellent Shrubs
- 9. Children's Play Area
- 10. Pets Grooming Area
- 11. Multipurpose Play Court
- 12. Indoor Games Zone
- 13. Climbing Wall
- 14. Open Air Amphitheatre
- 15. Yoga & Meditation Zone
- 16. Space For Cafeteria
- 17. Senior Citizen Sit Out
- 18. Zumba & Aerobics Studio
- 19. Coffee Lounge
- 20. Flag Hoisting Pole
- 21. Gazebo
- 22. Creche
- 23. Futsal Court



Specifications

Structure

- Earthquake-Resistant RCC Frame Structure

Wall

- Combination of RCC and ACC Blocks.
- External Texture Finish.
- Internal - Emulsion Paint.

Toilets

- Ceramic Designer tiles upto lintel level.
- CP fitting of Premium make and quality
- Sanitary Fittings with innovative designs.
- Concealed Plumbing work.
- Provision for Exhaust Fan.

Flooring

- Vitrified tiles in all rooms.
- Antiskid Tiles for Toilets and Terraces

Paint

- External - Texture Finish.
- Internal - Tractor Emulsion Paint.

Kitchen

- Dado tiles upto 2'0" above Kitchen.
- Granite Platform with S.S Sink.
- Provision of water purifier.
- Provision for Exhaust Fan.
- Provision for Washing Machine.

Electrical

- Copper Wiring with Circuit breaker.
- Modular Switches.
- Provision for T.V in Living and Master Bed Room.
- Provision for Invertor.

Windows

- Powder Coated Aluminium Sliding windows with mosquito net.

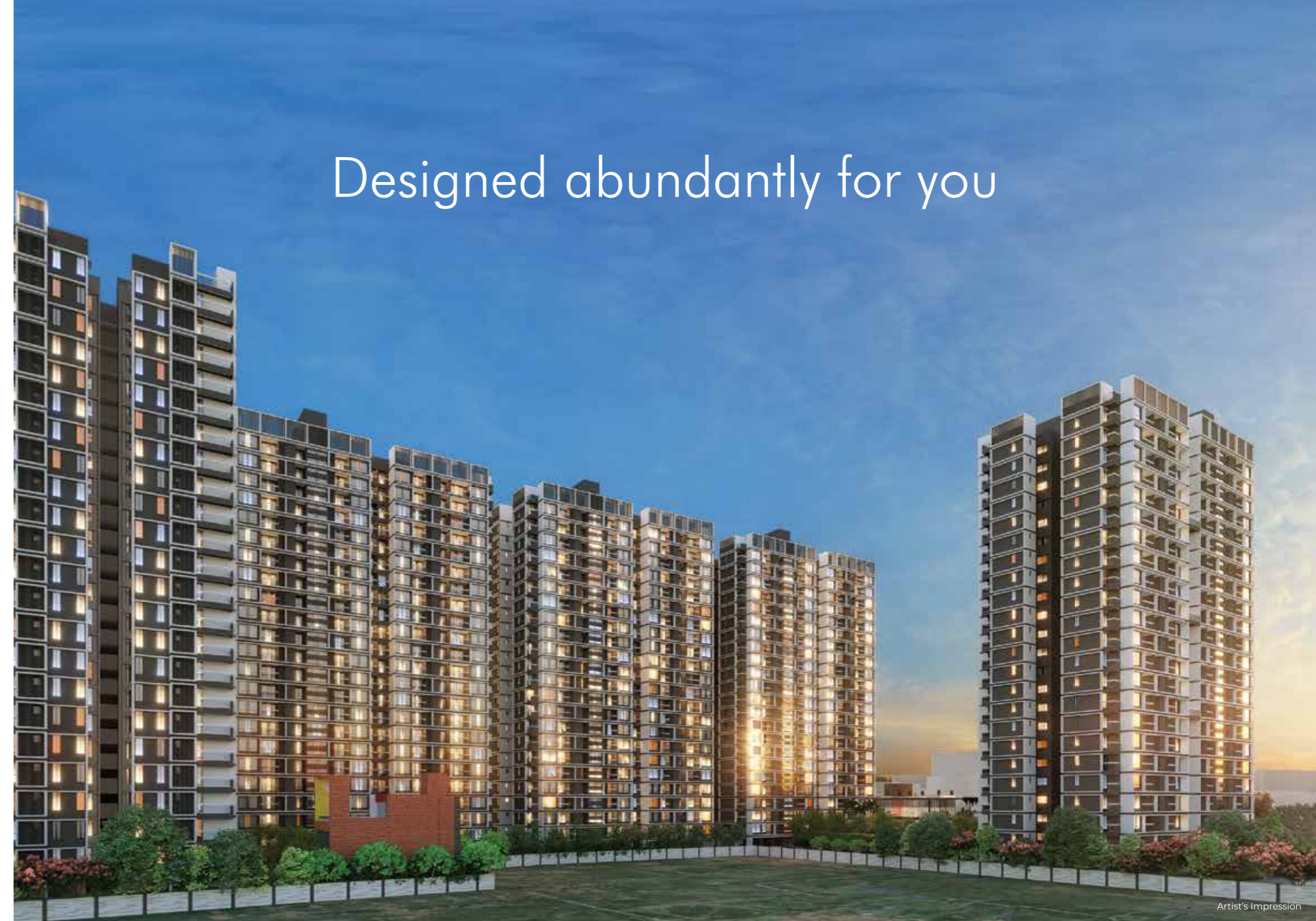
Terraces

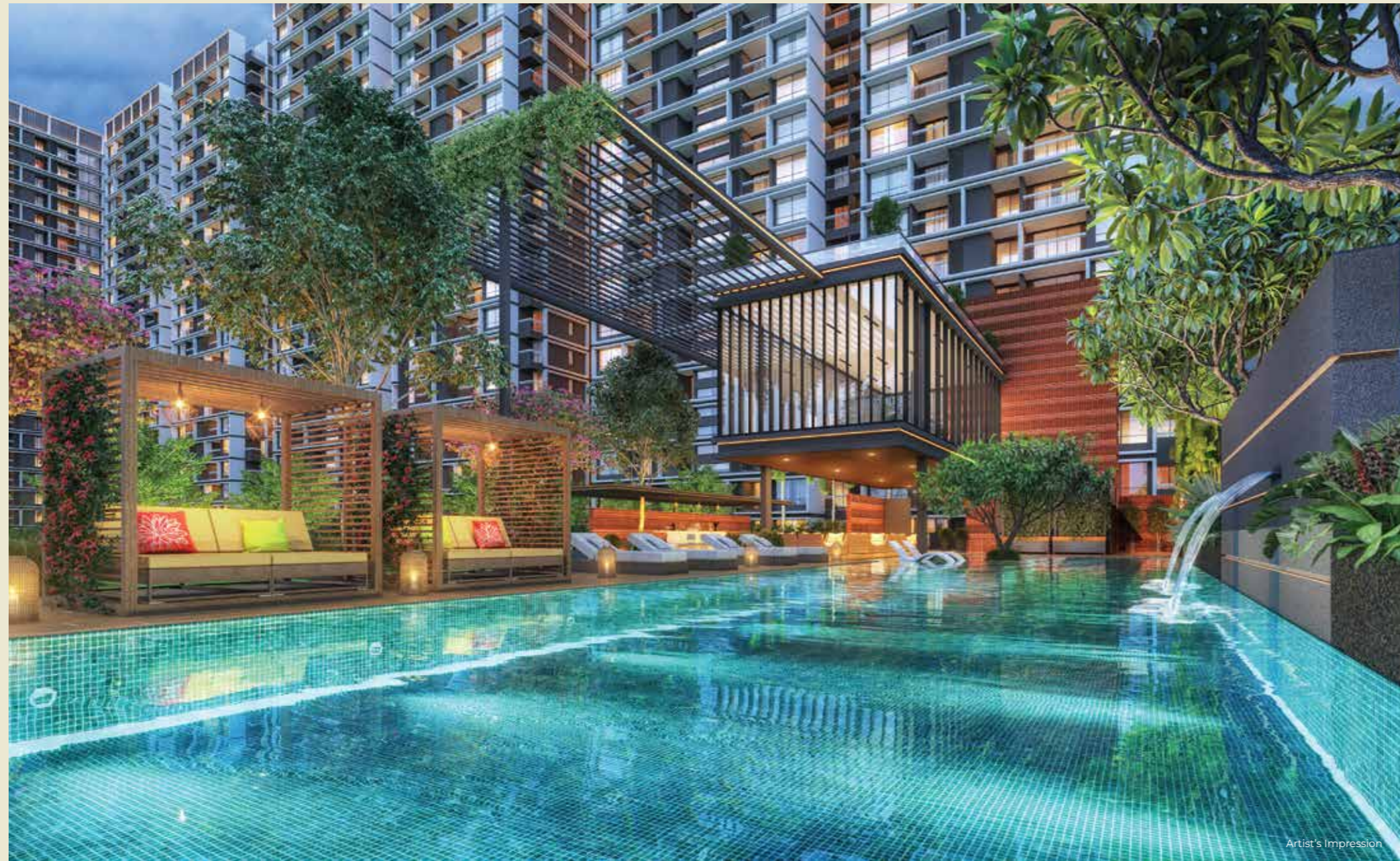
- Combination of RCC Pardi and M.S Railing.
- Antiskid Tiles for Flooring.
- Aluminium Sliding Door for Terraces.

Doors

- Both Side Laminated Flush Doors with Frame.

Designed abundantly for you





Artist's Impression



Artist's Impression



Artist's Impression



Artist's Impression



Artist's Impression

F Building - Typical Floor Plan



201,301,401,501,601,701,901,1001,1101,1201,1401,1501,1601,1701,1901,2001,2101,2201

202,302,402,502,602,702,902,1002,1102,1202,1402,1502,1602,1702,1902,2002,2102,2202

203,303,403,503,603,703,903,1003,1103,1203,1403,1503,1603,1703,1903,2003,2103,2203

206,306,406,506,606,706,906,1006,1106,1206,1406,1506,1606,1706,1906,2006,2106,2206

205,305,405,505,605,705,905,1005,1105,1205,1405,1505,1605,1705,1905,2005,2105,2205

204,304,404,504,604,704,904,1004,1104,1204,1404,1504,1604,1704,1904,2004,2104,2204

A STATEMENT IN SQ.FT.

FLAT NO.	TYPE	CARPET	BALCONY	SITOUT	TOTAL
01,301,401,501,601,701,901,1001,1101,1201,1401,1501,1601,1701,1901,2001,2101,2201 06,306,406,506,606,706,906,1006,1106,1206,1406,1506,1606,1706,1906,2006,2106,2206	2BHK	708	61	-	769
02,302,402,502,602,702,902,1002,1102,1202,1402,1502,1602,1702,1902,2002,2102,2202,	3BHK B	940	46	30	1017

AREA STATEMENT IN SQ.FT.

FLAT NO.	TYPE	CARPET	BALCONY	SITOUT	TOTAL
203,303,403,503,603,703,903,1003,1103,1203,1403,1503,1603,1703,1903,2003,2103,2203	4BHK A	1237	124	-	1360
204,304,404,504,604,704,904,1004,1104,1204,1404,1504,1604,1704,1904,2004,2104,2204	4BHK B	1209	124	-	1333
205,305,405,505,605,705,905,1005,1105,1205,1405,1505,1605,1705,1905,2005,2105,2205	3BHK A	951	46	30	1027

F Building - 1st Floor Plan



AREA STATEMENT IN SQ.FT.

FLAT NO.	TYPE	CARPET	BALCONY	SITOUT	TOTAL
101 / 106	2BHK	708	61	-	769
102	3BHK B	940	46	30	1017
103	4BHK A	1237	124	-	1360
104	3 BHK C	1032	124	-	1156
105	2 BHK A	776	46	30	853

F Building - Refuge Floor Plan



AREA STATEMENT IN SQ.FT.

FLAT NO.	TYPE	CARPET	BALCONY	SITOUT	TOTAL
801,1301,1801 / 806,1306,1806	2BHK	708	61	-	769
802,1302,1802	3BHK B	940	46	30	1017
803,1303,1803	4BHK A	1237	124	-	1360
804,1304,1804	4BHK B	1209	124	-	1333
805,1305,1805	1BHK	630	46	-	676

D Building - Typical Floor Plan



AREA STATEMENT IN SQ.FT.

FLAT NO.	TYPE	CARPET	BALCONY	SITOUT	TOTAL
201,301,401,501,601,701,901,1001,1101,1201,1401,1501,1601,1701,1901,2001,2101,2201 / 205,305,405,505,605,705,905,1005,1105,1205,1405,1505,1605,1705,1905,2005,2105, 2205	3BHK Compact	910	42	30	982
202,302,402,502,602,702,902,1002,1102,1202,1402,1502,1602,1702,1902, 2002,2102,2202 / 206,306,406,506,606,706,906,1006,1106,1206,1406,1506,1606,1706,1906,2006,2106,2206	3BHK Regular	943	55	30	1028
203,303,403,503,603,703,903,1003,1103,1203,1403,1503,1603,1703,1903,2003,2103,2203 / 204,304,404,504,604,704,904,1004,1104,1204,1404,1504,1604,1704,1904,2004,2104,2204	2BHK A	698	61	-	758
207,307,407,507,607,707,907,1007,1107,1207,1407,1507,1607,1707,1907,2007,2107,2207 / 208,308,408,508,608,708,908,1008,1108,1208,1408,1508,1608,1708,1908,2008,2108,2208	2BHK B	652	61	-	713

D Building - 1st Floor Plan



AREA STATEMENT IN SQ.FT.

FLAT NO.	TYPE	CARPET	BALCONY	SITOUT	TOTAL
101 / 105	3BHK Compact	910	42	30	982
102 / 106	3BHK Regular	943	55	30	1028
103 / 104	2BHK A	698	61	-	758
107	2BHK B	652	61	-	713

D Building - Refuge Floor Plan



AREA STATEMENT IN SQ.FT.

FLAT NO.	TYPE	CARPET	BALCONY	SITOUT	TOTAL
801,1301,1801 / 805,1305,1805	3BHK Compact	910	42	30	982
802,1302,1802 / 806,1306,1806	3BHK Regular	943	55	30	1028
803,1303,1803 / 804,1304,1804	2BHK A	698	61	-	758
807,1307,1807 / 808,1308,1808	1BHK	479	38	-	516



C R E D I T S

ARCHITECT

Sankalp Designers

Structural Consultant

Hansal Parikh
&
Associates

MEP CONSULTANTS

Unicorn M.E.P.
Consultants Pvt. Ltd.

Landscape Consultant

Nimesh Porwal
&
Associates

E C Consultant

Green Step Enviro
Solutions

IGBC Consultant

Shashwat

3D visualizers

Digital Art

STRATEGIC PARTNERS

Relation Realtech Pvt. Ltd.

COMMUNICATION & STRATEGY PARTNER

Paradigm Plus Marketing Communications Pvt. Ltd.

A Project by



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Maharera Registration No.: Lush Phase 1 - P52100046871. Available on website: maharera.mahaonline.gov.in

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