



Get it **right**



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palladio

Wakad - Tathawade



Get it **right**

Phew! Another grinding week over and looking forward to unwind...but also have to spend time with the kids... wifey dear deserves that special coffee moment and more too!...Oh!...and it's been long since friends came together for a do!!!

Well, if that's the kind of thoughts running in your mind on a Friday evening, then you know that it's tough to get it right! But what if you have a home that promises to fulfill all your weekend wishes and keeps you rejuvenated to take on the manic Monday?

Here's presenting **Palladio** an ensemble of 2 and 2 ½ BHK apartments, where life is an exciting combination of fun and relaxation. With arenas to unwind present within the premises, it perfectly pampers your entertainment quotient. Spaciously designed in layouts of 1020 to 1265 sq. ft, **Palladio** lets you savor life with some enjoyable bites and scoops.



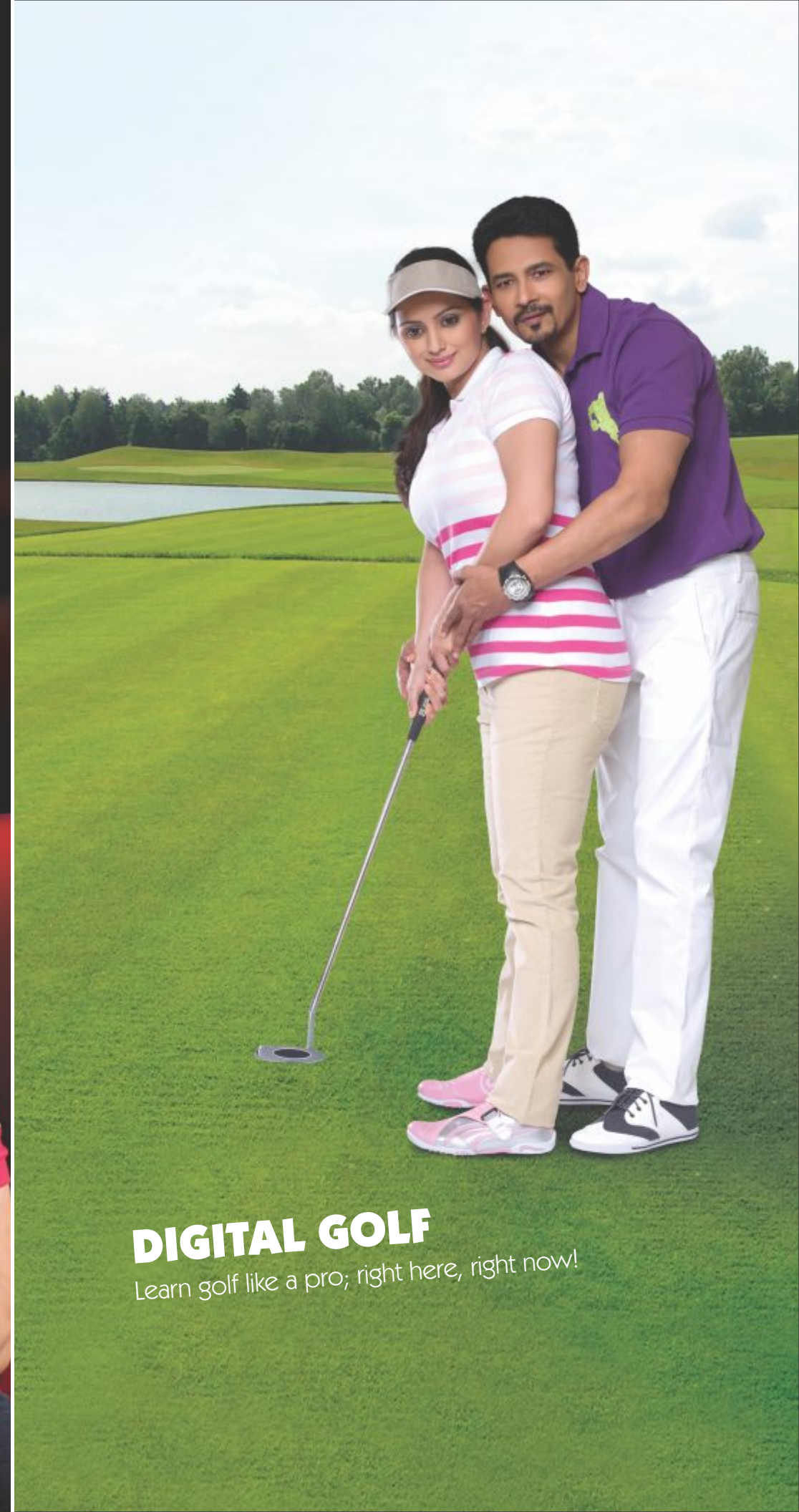


CRICKET PITCH

Give it away to this 'Little Master' who can actually create a stir by regular practice and encouragement!

MICROPLEX

Melt those scary movie moments, in the company of your loved one and some crunchy popcorn!



DIGITAL GOLF

Learn golf like a pro; right here, right now!

POOL SIDE

"Well done dear".
Cheers and celebration
can be anywhere, anytime!



PODIUM GARDEN

Give your Fun and Fitness quotient
a head start in this vehicle - free zone

BEACH VOLLEYBALL



BASKETBALL







1

Main Door
Hi-tech video door phone for added security of your family 24x7.

2

Utility Area
Electrical and plumbing provision for washing machine.

3

Children Bedroom
Play or study, enough space for your kids.

6

Master Toilet
Under-counter wash basin along with full body premium wall mounted European W.C and C.P fittings.

5

Kitchen, Living & Dining
Premium quality paint, giving a rich look to your walls.

4

Flooring
Premium vitrified tile flooring in entire apartment.



This lovingly done up 2-bedroom apartment is Palladio's high point. Unwind and you be yourself.



Savor those delicious meals with space that breathes comfort and togetherness. Make every moment a reason to celebrate.



Specifications

Structure & Architecture



- The structure rests on strong organic architectural principles that promote harmony between human habitation and nature through design.
- RCC Frame structure with anti-termite treatment.
- Use of industrial waste like fly ash reducing thermal cracks.
- Structure designed in accordance with solar passive principles, ensuring natural ventilation & ample daylight.
- Use of rmc for the structure, ensuring better strength & quality.
- RCC construction designed as per earthquake resistant norms.

Garden & Landscaping



- Elegant designer outdoor vitrified tiles and natural stone flooring for entrance lobby.
- Decorative compound wall with super strong entrance gate in oil paint.
- Aesthetic signage and letter box for each apartment in common areas.
- Aesthetically designed Trimix roads with decorative light posts.
- Flower beds and greenery at locations around the site

Kitchen & Utility Area



- Jet black granite kitchen platform 12 feet long with 2" granite skirting.
- Modular kitchen under counter shelves and trolleys.
- 12" x 18" patterned/ textured glazed wall tiles up to ceiling above kitchen platform.
- Stainless steel kitchen sink with swivel-type cock.
- Adequate electric points for appliances with exhaust fan provision.
- Washing machine provision (electrical and plumbing) in utility area.
- Skid-free flooring in utility area with dado up to 4' ht.

Toilets



- "Pressure tested" concealed plumbing for long life
- Traditional chemical water proofing in toilets and terraces.
- Rust free eco-friendly CPVC plumbing pipes for all toilets.
- Solar heated water connection in master toilet.
- Premium CP fittings of reputed make.
- Master toilet suite with under-counter wash basin along with full body premium wall mounted European WC and CP Fittings.
- 12" x 18" patterned/ textured glazed wall tiles up to 7' high.
- Sanitary ware of reputed brand.

Walls & Ceiling



- 8" thick Fly-Ash Brick walls for increased thermal insulation and lower water absorption.
- Edges between walls and ceilings are reinforced with expandable material to minimize the cracks caused by seasonal temperature variations.
- 20 mm thick double coated external plaster for increased protection against weathering and fungal formations.
- All Internal walls smooth finished in superior grade POP.
- All Ceilings finished with super white POP.

Flooring



- Premium 600mm x 600mm vitrified tile flooring in entire apartment.
- Anti-skid flooring (rough / outdoor finish) in all bathrooms and terraces.
- 3" matching skirting in entire apartment with groove.

Electrification



- "Shock-proof" concealed electrification with circuit breaker safety system.
- Fire-retardant copper wiring with mcb
- Two-way light and fan point in master bed-room.
- T.V. Points in living room & master bedroom.
- Provision for telephone connection in living & master bedroom.
- Exhaust fan provision in kitchen & all toilets.
- Provision for internet connection in master bedroom.
- Generator back-up (supply of 1KW per apartment).
- Provision of Split AC point in master bedroom.
- Modular switches of reputed brand.

Windows



- Superior quality powder coated aluminium 3t-3s sliding windows & terrace doors (with mosquito mesh).
- Long-life bearing for all sliding doors and windows.
- M.S. Safety window grills.
- Granite window sill with full width in entire flat.

Doors



- Elegant & rich laminated main door (both-side) with classy door fittings.
- Laminated plywood door jambs.
- Premium quality door fixtures & fittings with brass / C.P.
- Main door and bedroom doors both side laminated and toilet doors both sides oil painted.
- Internal doors with both side laminated doors and premium mortise "child-safety" door locks.

Painting



- Eco-friendly paint (low voc) in entire apartment complex ensuring minimal environmental damage.
- External acrylic paint for long life in Indian sub-tropical conditions.
- Living & Kitchen - dining area in premium quality plastic paint.
- Other rooms in rich oil-bound distemper paint.

Eco-Friendly Features



- The building structure is in accordance with solar passive design principles.
- Minimum common walls for maximum natural light and ventilation.
- Low-e glass for less heat transmission.
- Fully automatic garbage chute with dry-wet garbage separator.
- Intelligent electrical design reducing electrical load.
- Rainwater harvesting.
- Water and wastewater treatment plant.
- LED/CFL lights in common areas.
- Automatic water level controller.

Digital Plus Features



- Video door phone
- Panic and emergency assistance system
- Smoke detector
- Gas leak detector
- DTH connection with set top box

Specifications +

- Modular Kitchen under counter shelves and trolleys.
- Solar heated water in master toilet.
- Generator power back up of 1KW in every apartment
- All internal walls in superior grade POP
- All ceilings in super white POP
- Elegant and rich laminated main door with classy door fittings
- DTH Connection with set top box
- Fire fighting system with hooter alarm



Children Play Area with Sand Pit Acupressure Track Proposed Wing E Microplex Half Basketball Court Jogging Track Club House Beach Volleyball Cricket Pitch Swimming Pool

My Notes:

Type of flat:

Available Flats:

Building No.:

Possession by:

Home Loan:

Other Details:

Eco Philosophy @ Palladio

We ardently follow the 4R's



Reuse
Reusing alternative eco-friendly building material like fly-ash bricks.

Recycle
Recycling water can reduce consumption by 35%.

Reduce
Reducing the ecological impact by top soil conservation.

Renew
Renewable energy from the sun for domestic water heating.

Distances

- **Hinjewadi:** 5 mins drive
- **Aundh:** 8 mins drive
- **Expressway:** 0 min drive
- **University of Pune:** 13 kms
- **Deccan:** 16 kms
- **Hospital:** 2 kms Aditya Birla Hospital
- **Mumbai:** 2 hrs through Mumbai - Bangalore Bypass and Expressway
- **School:** Mercedes Benz Intl School, Saplings, Orchid School, etc. 5 to 15 mins drive

Credits

Project Architect
VK.a architecture

Quality Controller

QualCon

Landscape Architect
Kshitija Kolhatkar