



 LOGIN TO A **WONDERFUL LIFE**



Artistic Impression

A LOGIN OF ANOTHER KIND AWAITS YOU

A home is no longer just a place to live but a place where each of the residents can thrive. Where every moment adds up to create wonderful memories. Where you can look forward to a fabulous today and tomorrow. An abode that is truly perfect for you and your family. Here's a home that can truly match your aspirations.





Artistic Impression

LOGIN TO A WONDERFUL LIFE

Some projects are simply a league apart. Every facet is so well planned that you will fall in love with it instantly. Get set to open a new chapter. Log in to the happier side of life with Sukhwani Palms. Planned astutely and executed meticulously, Sukhwani Palms lets you thrive with all its offerings. Featuring the best of amenities, features and facilities, it is way beyond your expectations. Right from safety to recreation, this project takes care of every aspect. If you are looking for a home in Wagholi, this is the perfect choice for you. Visit any of our two phases and you'll believe us.





Artistic Impression



LOGIN TO A EXCITEMENT



Log out of stress. Say hello to a new lifestyle where you can recharge every single day. How about a game of table tennis after a tiring day at the office? How about hitting a few straight drives on the cricket pitch? If you love peace of mind, simply sit by the serene water body or take a stroll in the landscaped garden. With an assortment of amenities for all the age groups complemented by a two-tier clubhouse, every single day will be special. So simply step out and take your pick.





CONNECTIVITY:

Pune- Nagar road - .0.2 km
 PMT bus stop : 0.5 km
 MSRTC bus stop - 0.5 km
 Pune railway station- 15 km
 Airport - 11 km
 Proposed metro station - 0.5 km
 Solapur road 13 km



MALL/ SHOPPING:

Wagholi vegetables market- 0.7 km
 Star bazaar - 0.6 km
 Reliance Trends- 1.3 km
 Decathlon - 2 km
 Reliance smart -2. 6 km
 Reliance fresh - 2.6 km
 Phoenix marketcity- 9 km
 Amanora mall - 12 km

CINEMA THEATRE:

PVR at Phoenix - 9 km
 Bollywood khaadi 8.9 km
 Carnival cinema, kalyaninagar - 12 km
 Inox at Amanora - 12 km



RESTAURANTS:

Domino pizza - 1.6 km
 McDonald's - 1.6 km
 Blue cherry family restaurant - 1.8 km
 Panjabi spice -3. 7 km
 Kapita resort - 5 km
 Chokhi Dhani - 5.7 km

COLLEGES:

JSPM imperial College of engineering & research - 3 km
 RH Rasoni college of Arts, commerce ,science & Engineering- 1.4 km
 Moze college of Engineering & pharmacy- 1.2 km
 Dhole Patil collage of engineering- 5.6 km



GYM/ SPORTS CLUB:

RC fitness club - 0.3 km
 Aero fitness club & academy- 0.7 km
 O2 fitness club- 2.4 km
 Cross station- 2.4 km
 Decathlon - 2.4 km
 Circuit 77 & kart drone - 5 km
 Satav patil sport club- 3 km



HOSPITALS:

Care multi specialty hospital- 0.28 Km
 Life line Hospital- 0.7 km
 Columbia Asia Hospital - 8.5 km



SCHOOLS:

Lexicon international School - 1.6 km
 Sanskriti school- 1.2 km
 Podar international School-4. 5 km
 Dhole Patil school - 5.1 km
 Kendriya Vidhyalay No3 - 7 km



LOGIN TO A GREAT CONNECTIVITY

Wagholi is the new jewel of eastern Pune. In the last decade, it has emerged as one of the most thriving suburbs of the city. With unmatched connectivity to the prime locations like Kharadi, Viman Nagar and Magarpatta, Wagholi offers the best lifestyle at a smart price while staying within reach. Be it healthcare centres or world-class schools, everything is located at a convenient distance. The easy access to highways makes life even more convenient for you. In the years to come, the proposed Ring Road can prove to be a game changer for this suburb.

SUPERCOOL AMENITIES

TWO TIER CLUB HOUSE

- Party Lawn
- Multi Purpose Community Hall
- Meditation & Yoga Area
- Indoor Games
 - Table Tennis
 - Carom Board
 - Chess Corner

CHILDREN'S RECREATION

- Children Play Area
- Senior Citizen Zone

OUTDOOR SPORTS

- Multi Utility Court
- Basket Ball Court
- Jogging / Reflexology Track

LANDSCAPE GARDEN

- Garden
- Sitting Alcove
- Herbal Plants

AUTOMATION

- Provision for Broad Band
- Provision for DTH
- Power Backup for Common Utilities / Areas
- Provision for Inverter Point
- Automatic Hi-Speed Elevator

SAFETY & SECURITY

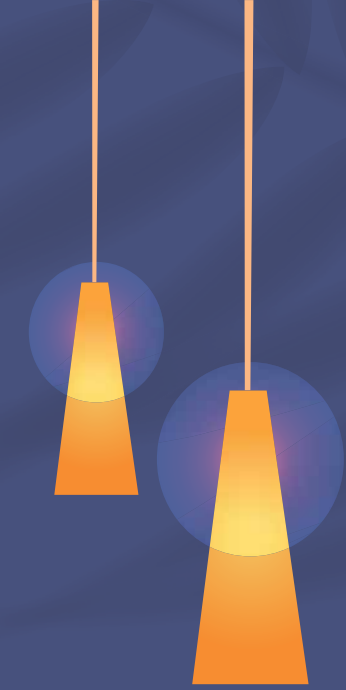
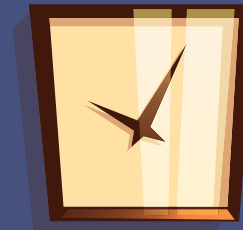
- Designer Entrance Lobby
- C.C. TV Surveillance System
- Intercom Facility
- Grand Entrance Gate with Security

GREEN FEATURES

- Rain Water Harvesting
- Fire Fighting System
- Solar System in 1 Washroom
- Sewage Treatment Plant
- Centralized RO System For Drinking water



SUPERLATIVE SPECIFICATIONS



STRUCTURE:

Earthquake Resistant Rcc Structure
Aesthetically Designed Elevation

WALL FINISH:

Masonry:

- 6" Thick AAC Internal & External Walls
- Neeru Finish Plaster Internally
- Sand Faced Plaster Externally

Paint:

- Internally Premium Quality OBD Paint
- Externally Semi Acrylic Paint

Tiles:

- Designer Dado Glazed Tiles In The Washroom, Toilets & Above Kitchen Platform

FLOORING:

Living Room, Bedroom & Kitchen:

- Imported 32" X32" Vitrified Tiles

Washroom, Toilet:

- Branded Antiskid Floor Tiles

Terrace:

- Antiskid Glazed Tiles

DOORS:

Entrance Door:

- Elegant Designer Laminated Flush Door
- Brass Finish Branded Accessories & Fixtures
- Europa Locks for the doors

Bedroom:

- Moulded Flush Door

Toilets:

- Granite Frame With Frp Doors

Terrace:

- Steel Frame With French Door & M.S. Railing

Windows:

- 3 Track Powder Coated Aluminium Sliding
- Insect Mesh
- M.S. Safety Grill Four Side Granite Frame & M. S. Safety Grill

KITCHEN:

- Granite Platform With Nirali / Equivalent
- Stainless Steel Sink
- Attached Dry Balcony

ELECTRICAL:

- Concealed Fire Retardant Low Smoke Copper Wires
- Circuit Breaker
- Cable, T.V. & Telephone Point In Living Room
- Premium Quality Modular Switches
- Split A.C. Provision In Master Bedroom
- Fridge, Oven & Food Processor Point In Kitchen
- Provision For Exhaust Fan In Kitchen & Washrooms
- Provision For Washing Machine Point In Dry Balcony
- Provision For Water Purifier In Kitchen
- Provision For Inverter Point

PLUMBING:

- Separate Wet & Dry Area
- Concealed Piping
- Premium Quality Sanitary & Bath Fittings
- Premium Range Branded C.P. Fittings
- Hot & Cold Mixers In Bathrooms
- Provision For Geyser



1. LIVING AREA	10'0" x 15'3"
2. KITCHEN & DINNING AREA	8'0" x 13'0"
3. TERRACE	8'9" x 6'0"
4. DRY BALCONY	7'9" x 3'6"
5. TOILET	4'9" x 6'0"
6. MASTER BEDROOM	10'0" x 11'3"
7. M. TOILET	5'0" x 8'0"
8. BEDROOM	10'0" x 10'0"

IDENTICAL 2 BHK PERSPECTIVE VIEW



TYPICAL 1st, 3rd, 5th & 7th FLOOR PLAN



TYPICAL 2nd, 4th, 6th & 8th FLOOR PLAN



C - BLDG. AREA STATEMENT

FLAT NO.	CARPET AREA	BALCONY AREA	TERRACE AREA	TOTAL AREA
101,301,501,701	SQ.MT	2.49	4.82	63.61
102,302,502,702	56.30			
103,303,503,703	SQ.FT.	26.80	51.88	685.00
104,304,504,704	606.00			

B - BLDG. AREA STATEMENT

FLAT NO.	CARPET AREA	BALCONY AREA	TERRACE AREA	TOTAL AREA
101,301,501,701	SQ.MT	2.49	4.82	63.61
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103,303,503,703	SQ.FT.	26.80	51.88	685.00
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FLAT NO.	CARPET AREA	BALCONY AREA	TERRACE AREA	TOTAL AREA
201,401,601,801	SQ.MT	2.49	4.82	63.61
202,402,602,802	56.30			
203,403,603,803	SQ.FT.	26.80	51.88	685.00
204,404,604,804	606.00			

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Note: • The carpet area of the unit mentioned is the usable flat area, after excluding external walls, but including the area under internal partition walls, as defined in the Real Estate (Regulation and Development) act, as shown in circular No. 4/2017 (MahaRera/ Secy/ File No. 27/84/2017) of MahaRera dated: 14/06/2017. • For internal room dimensions written in sale plan is as per sanction plans. • Furniture shown in the sale plan are indicative and as per the design imagination of the Architect.

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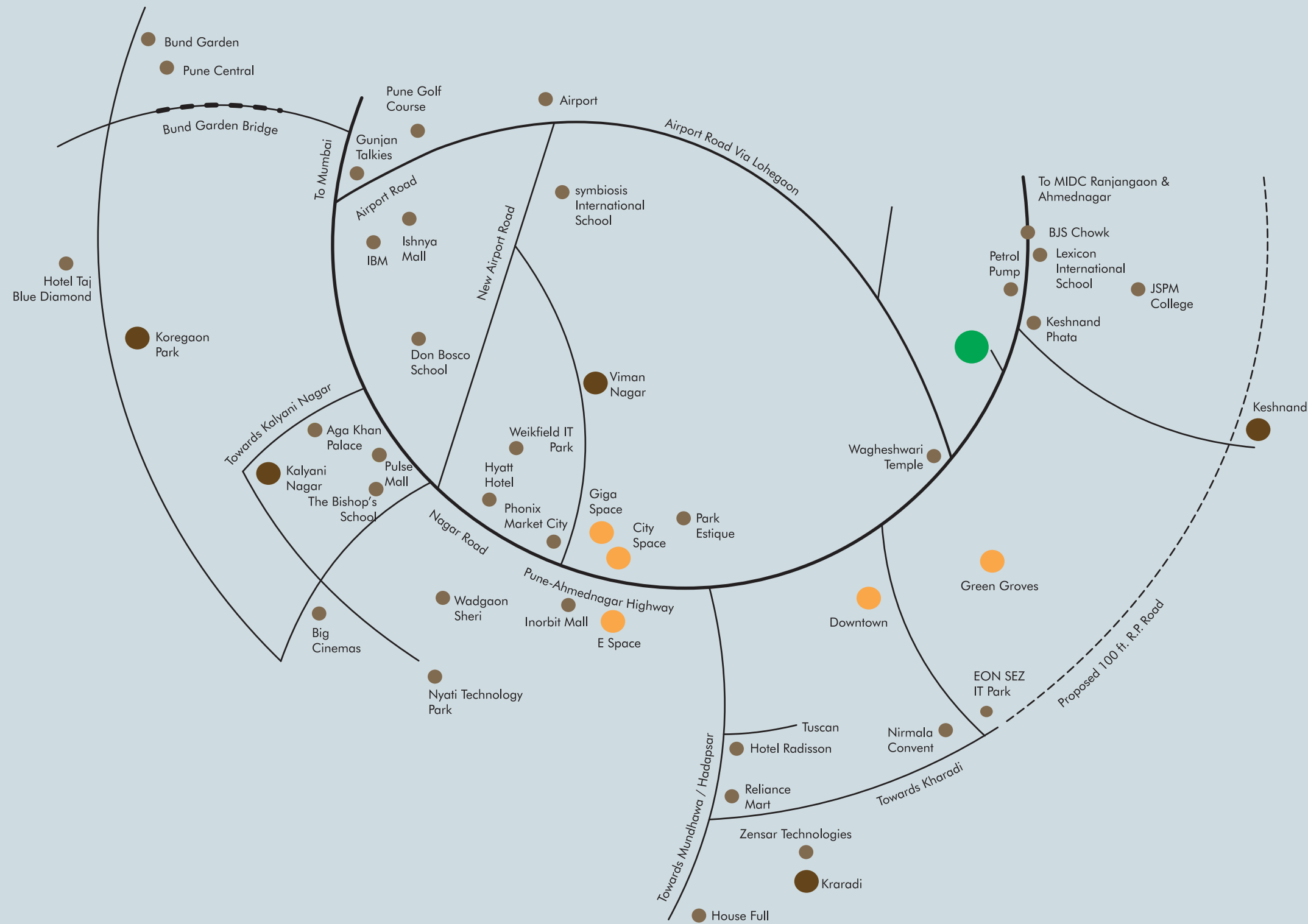
CREATING EXCELLENCE



Excellence is a way of life at Sukhwani Associates. With an unmatched passion and dedication behind every project, we deliver nothing short of brilliance. We set the benchmark and exceed the limitations. Every creation is crafted keeping the aspirations of the modern-day buyer in mind. No wonder, we are always ready to deliver a lifestyle that is a class apart. So, choose a Sukhwani Associates' home for a lifetime of happiness.



Location Map



Credits

Architect
Sandeep Hardikar

R.C.C. Consultant
G A Bhilare & Associates

Landscape & Interiors
Himanshu D. Palan

Plumbing Consultant
Rahul Dhadphale

Legal
Prasanna Darade

Brand & Media
Silk Route



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