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A Commitment with
ASHA-BALGHARE
Realty

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Filament



*Live
Smart*



Courtyard 15

1, 2 & 3 BHK Smart Homes & Retail Spaces
@ Sector 15, Pradhikaran, Kudalwadi

Courtyard 15 is your invitation to 'live smart'. To discover and enjoy the advantages of smart planning, smart location and smart designing in a 'smart creation' that combines residential offerings with commercial opportunities.

Courtyard 15 is a sprawling project of 6 residential towers and select commercial spaces. In the first phase of the project, we present a single elevation of 1, 2 & 3 BHK apartments and exclusive 1 & 2 BHK penthouses, planned to perfection in a well-designed architectural structure.

*Live
Smart*



Smart



*Live
Smart*

Fine amenities for recreation & wellbeing.



LIFESTYLE AMENITIES

- Solar water heater
- Fully equipped gymnasium
- Children's play area
- Amphitheatre
- Acupressure path
- Indoor games
- Senior citizen's corner
- Walking track & outdoor exercise zone
- Lily pond
- Party lawn
- Landscaped gardens

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Fine amenities for recreation & wellbeing.



OTHER AMENITIES

- Vermiculture pit
- CCTV cameras in common area
- Energy efficient common lighting
- Fire fighting system
- Rain water harvesting
- Boundary wall
- Intercom facility
- Automatic lift
- Backup for lift and common area lighting

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Smart*

Live Smart

Quality features for elegance & durability.



PREMIUM SPECIFICATIONS

CONVENIENCE

- Wi-Fi enabled homes
- Decorative railings
- Dish TV connection in living room & master bedroom
- Intercom facility
- Decorative entrance lobby with name board and letterbox

ELECTRIFICATION

- Concealed copper wiring with MCB
- Telephone point in living room
- A.C. point in all bedrooms

FLOORING & TILING

- 2x2' Vitrified tiles in entire flat with skirting
- Anti-skid flooring in toilets & terraces
- Designer ceramic tiles in bathrooms

DOORS

- Decorative entrance door with safety lock and nameplate
- Both side laminated flush doors
- Marble/Granite door frames for bathrooms

WINDOWS

- Anodised aluminum windows with mosquito net
- M.S. safety grills for windows

PAINTING

- OBD Paint for internal walls & ceilings
- Superior quality acrylic paint for external walls

BATHROOMS

- Jaquar or equivalent make fixtures in all bathrooms
- Designer EWC and washbasins in all bathrooms
- Hot water connectivity from solar water heater in master bathroom
- Concealed plumbing
- Bathroom locks accessible from both sides to ensure safety for kids

Live Smart



USHA RANGARAJAN
CEO, Landmark Design Group

The architect of Courtyard 15 is Usha Rangarajan, CEO of Landmark Design Group.

Landmark Design Group, founded in 1993, has been witness and a participant in the physical manifestation of the stupendous growth and progress of the city of Pimpri-Chinchwad.

“ Courtyard 15 is a shining example of holistic planning to maximize openness, access to outdoor views, ample ventilation and daylight. Free flowing organic forms of nature are harmonized with geometrical forms of the building structure.

Indeed, I have designed and manipulated interior spaces so that every apartment feels larger than expected because I firmly believe that dimensional restrictions need not be a constraint for gracious and comfortable living.

”

AWARDS AND RECOGNITION:

1. AESA Jury Award for group housing project
2. AESA Jury Award for 'private residence'
3. AESA Award for Institutional Building- Administrative building for PCNTDA at Akurdi
4. 5-Star GRIHA rating awarded at the hands of Hon. President of India to 'Administrative building for PCNTDA' - the first Govt. Sector building to receive this rating
5. 'Pune's Pride'- awarded by Ishanya for contribution in the field of sustainable architecture
6. 'Pride of Design Award' from A&I magazine
7. International Property Awards (UK Based) for office interiors India



Elegance, Akurdi (Pradhikaran)



Gulmohar County, Talegaon



Tiara, Akurdi (Pradhikaran)



Primera, Wagholi

ABC PROPERTIES PVT. LTD. is a diversified construction company with over 15 years of experience in land development, commercial & residential construction. The company also operates in hospitality, township and infrastructure development. Enormous experience, highly proficient construction team, advanced techniques of construction and craving for excellence has helped us to build a strong reputation in the realty sector.

*Live
Smart*

Enjoy the convenience of shopping on site.

SMART COMMERCIAL SPACES COMING SOON



Courtyard 15 also offers a variety of smart commercial spaces for the ambitious businessman. High-end, high-visibility retail spaces offer a golden opportunity for progress and prosperity.

Smart

Live Smart

Excellent location for ease & convenience.



LOCATION MAP

Distances:

KSB Pumps - 3 min.

IECC - 5 min.

International Convention Centre - 5 min.

Double Tree - 8 min.

Talwade IT Park - 10 min.

Telco - 10 min.

Gold Adlabs Chinchwad - 10 min.

Nigdi Bhakti-Shakti - 12 min.

Spine Road - 0.5 kms