



Site Address :- S.No. 283/2, Vadgaon Maval, Next to Hotel Sheetal, Talagaon.

**Credits**

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A Gul H. Setpal Initiative



A Project By - **Setpal Properties Pvt. Ltd.**

**Builders, Promoters & Developers**

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**SETPAL PALAZZO**  
 1 & 2 BHK Homes at Vadgaon Maval, Talagaon  
*The Kingly Grandeur. The Royal Opulence.*

A Project By  
*Setpal Properties Pvt. Ltd.*

Building lifestyles,  
creating marvels  
since last three  
decades



Founded in 1980, Setpal Properties Pvt. Ltd. is a renowned brand in real estate sector. Having created a plethora of amazingly worthwhile edifices at Mumbai and Pune, the company is known for its touch of aristocracy. The list of masterpieces includes over lacs of square feet of supreme residential development at prime & fast growing locations. The company's successful diversification in other sectors like hospitality has added an edge to the excellence in high-end luxury. With the corporate vision of '**Converting Dreams into Realty**' Setpal Properties is proud to announce its new living paradise **SETPAL PALAZZO** at Vadgaon Maval (Talegaon). The majestic life for the connoisseurs of luxury living.





View your  
imagination  
Carved to perfection



**SETPAL PALAZZO** is what you have dreamt for yourself. A state-of-the-art creation from Setpal Properties, a name that has redefined trust and quality in various sectors. Located at the plush locality of Vadgaon Maval (Talegaon), which is higher in altitude than the famous nearby hill station Lonavla (2000 ft.), thus has pleasant weather throughout the year. Touching Old Pune – Mumbai Highway, **SETPAL PALAZZO** comes with a signature living for highbrow maestros like you. Finely crafted luxury suites reflect the global standards of living value.



# A richer panache, an enhanced way of living

A new dream home is awaiting you at **SETPAL PALAZZO**. It will add a new charm to your persona and enhance your lifestyle to a great extent. Living here with your loved ones is a fresh beginning of a brand new era. Where everyday will be an utterly delightful joyride and each moment will turn into a precious memory. Live amongst the like-minded, progressive neighbours and feel inspired to bring out the best in you.

## Location An extra offering



Pratishirdi



Birla Ganesh



Parshwa Pradnyalay (Jain Temple)



Pune - Mumbai Expressway



Proposed Chakan & Panvel Airport



International Cricket Stadium at Gahunje



Pimpri Chinchwad



Hinjewadi IT Park



Talegaon & Chakan MIDC

- Talegaon Dabhade - 5 min • Dehu Road - 10 min • Lonavala - 20 min • PCMC - 15 min
- Hinjewadi IT Park - 20 min • Talawade Bio-Tech Park - 20 min • International Cricket Stadium at Gahunje - 10 min
- Expressway - Only 1 km • Mumbai less than 2 hours • Pune City - 40 min

## Legends

### Master Layout

- A** Grand Entrance
- B** Club House
- C** Garden & Kids Play Area
- D** Ample Parking Area
- E** Old Mumbai Pune Highway
- F** 100 ft. Proposed DP Road



## Just the perfect blend of space and sophistication

SETPAL PALAZZO comes with exquisite features that equal with your heart's inner most chords. Just the perfect blend of style, comfort, luxury and extra-wide space! And if it pleases you, it does not end here! In fact, much more is on the offer...



Club House



Garden



Kids Play Area



Well Equipped Gymnasium



Intercom



Solar Water



Power Back-up for Lifts & Common Area



CCTV Surveillance with Security



Grand Entrance



Table Tennis

## Quality Specifications

### Structure

Earthquake resistant RCC Construction of superior quality.

### Masonry/Plaster

6"/4" thick brickwork masonry for external & internal walls. Internal- Gypsum finished and External- Sand Faced plaster

### Doors

Decorative main entrance door.  
All doors will be flush doors with RCC door frames with quality fittings.

### Windows

Powder coated aluminum sliding windows with mosquito net and M.S. Grill.

### Flooring

2'x2' Vitrified tiles flooring in entire flat with matching skirting.

### Kitchen

Granite kitchen platform with stainless steel sink and colour glazed tiles dado up to 2' height. Provision for Water Purifier & Exhaust Fan.

### Bathroom/WC

Coloured glazed tiles dado up to 7' height in bathrooms, & upto 4' height in WC. Hot and cold mixer in bathrooms.

### Plumbing

Concealed plumbing with renowned fixtures and fittings.

### Electrification

Concealed copper wiring with modular switches and adequate power points.

### Painting

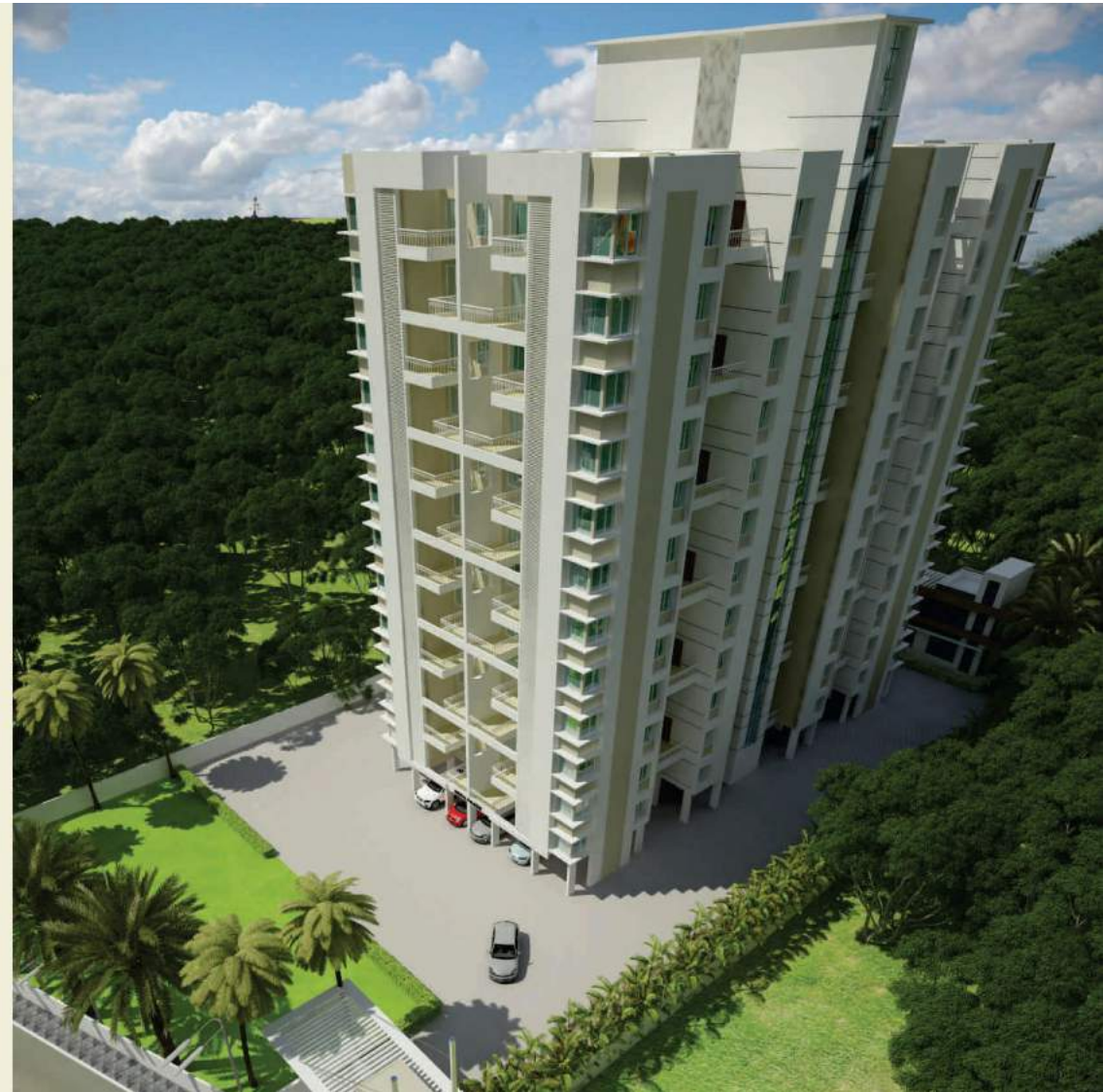
External Acrylic paint and internal oil bond distemper.

### Lifts

One auto lift (8 persons capacity) and one stretcher lift (15 persons capacity) with power back-up.

### Common Amenities

Fire Fighting System  
Rain Water Harvesting  
Garbage Chute  
Decorative Entrance Lobby  
Society Office  
Letter Box & Name Plate for each flat



# 1 BHK

660 Sq. Ft.

## Legends

- A** Entrance
- B** Living
- C** Kitchen
- D** Terrace
- E** Bedroom
- F** Bathroom



# 2 BHK

1020 Sq. Ft.

## Legends

- A** Entrance
- B** Living
- C** Kitchen
- D** Terrace
- E** Master Bedroom
- F** Bedroom
- G** Bathroom
- H** Dry Balcony



## Typical Odd Floor Plan (1st, 3rd, 5th, 7th, 9th, 11th)

### Well Planned 1 & 2 BHK Terrace Apartments



Area Statement in Sq. Ft.

FLAT TYPE	FLAT NOS.	CARPET	TERRACE	SALEABLE
1BHK	101, 301, 501, 701, 901, 1101 104, 304, 504, 704, 904, 1104 105, 305, 505, 705, 905, 1105 108, 308, 508, 708, 908, 1108	417	72	660
2BHK	102, 302, 502, 702, 902, 1102 103, 303, 503, 703, 903, 1103 106, 306, 506, 706, 906, 1106 107, 307, 507, 707, 907, 1107	686	68	1020



## Typical Even Floor Plan (2nd, 4th, 6th, 10th, 12th)

### Well Planned 1 & 2 BHK Terrace Apartments



Area Statement in Sq. Ft.

FLAT TYPE	FLAT NOS.	CARPET	TERRACE	SALEABLE
1BHK	201, 401, 601, 1001, 1201 204, 404, 604, 1004, 1204 205, 405, 605, 1005, 1205 208, 408, 608, 1008, 1208	417	72	660
2BHK	202, 402, 602, 1002, 1202 203, 403, 603, 1003, 1203 206, 406, 606, 1006, 1206 207, 407, 607, 1007, 1207	686	68	1020

