



AVAANTI
RESIDENCES





Avaanti Residences is very well situated at a convenient location in the midst of the city on Tilak Road.

Avaanti Residences offers 3.5, 4.5 & 5.5 BHK apartments, duplexes and Penthouses with specification which are thoughtfully curated keeping your penchants in mind.

Tilak road is one of the most prominent roads in Pune, and is easily accessible from most destinations. It is surrounded by prominent localities such as Laxmi Road, Appa Balwant Chowk, Tulsi Baug, Swargate, Saras Baug and Deccan Gymkhana.

Avaanti Residences is bespoke luxury living in Pune's most iconic and verdant location.

ART DECO INSPIRED ARCHITECTURE

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HOST OF AMENITIES

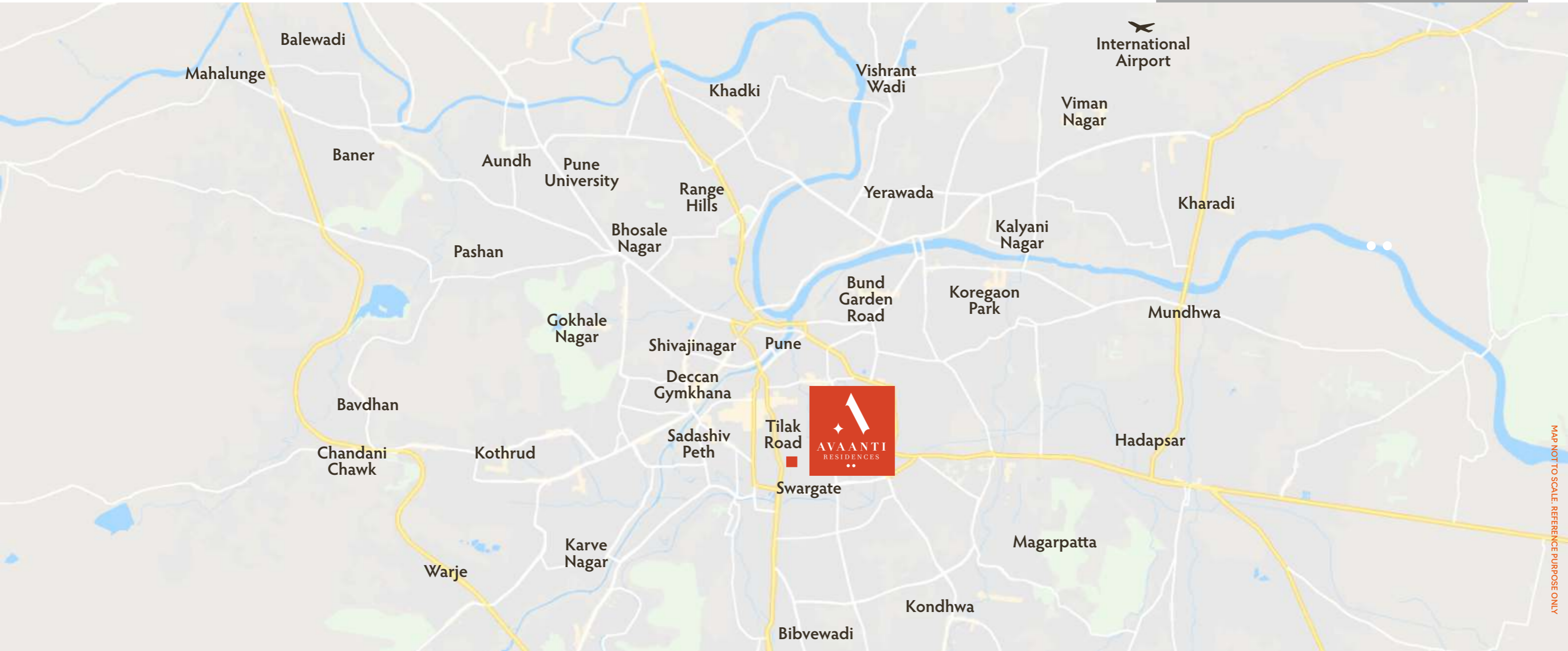
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MODERN AND ICONIC BUILDING

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LUXURY IN EVERY DETAIL

3.5, 4.5 & 5.5 BEDROOM ULTRA LUXURY
APARTMENTS, DUPLEXES AND PENTHOUSES



MAP NOT TO SCALE. REFERENCE PURPOSE ONLY

City Map



SHOT ON LOCATION

Panoramic View

BANKS

Janata Sahakari Bank | Bank Of Baroda | Bank Of Maharashtra | Cosmos Bank

RESTAURANTS

Jayashree Garden | Masemari Sea Food Restaurant | S P Biryani House | Satvik Thali | Durvankur Maharashtra Thali

RECREATION / PARKS

Nehru Stadium | Saras Baug | Baburao Sanas Athletics Stadium | Peshwe Park | Ganesh Kala Krida Mancha

SHOPPING MALLS

Kumar Pacific | Sanas Plaza

GROCERY STORES

Grahak Peth | Market Yard

SCHOOLS & COLLEGES

Abhinav Kala Mahavidyalaya | BKPS Architecture College | Suryadatta Group Of Institutes | S P College
Tilak College Of Education | S. P. M. School | Bharati Vidyapith | M.V. High School & Jr. College

HOSPITALS

Ameya Hospital | Gokhale Hospital | Kelkar Children Hospital | Dr Chitale ENT Hospital | Chavan Nursing Home
Chaitanya Hospital | Ranka Hospital | Purandare Hospital | Ajinkya Clinic | Siddhant Maternity Home
Poona Hospital

PLAY SCHOOLS

Jingle Bell Play Group & Nursery | Twinkle Stars | Sunshine Kids Preschool | Morning Glory School

LANDMARKS

Laxmi Road | Tulsi Baug | Appa Balwant Chowk | Shankar Sheth Road | Swargate

CINEMAS

City Pride Satara Road | Laxmi Narayan Theater | Neelayam Theatre | Alka Talkies | R Deccan

PLACES OF WORSHIP

Saras Baug Ganpati | Jain Swetambar Dadawadi Temple | Lakshmi Nrusinha Mandir | Parvati Ganesh Mandir
Dagdusheth Halwai Ganpati Temple | Datta Mandir | Narad Mandir | Swami Samartha Math



REPRESENTATIVE IMAGE

Blessed Neighbourhood



Living Room



ACTUAL PHOTOGRAPH

Master Bed Room



ACTUAL PHOTOGRAPH

Bed Room



ACTUAL PHOTOGRAPH

Sit-Out Area



Bath Room



ARTIST'S IMPRESSION

Amenity Area

Multipurpose Hall | Gymnasium | Landscaped Podium Deck | Board Games Room | Podium Level Children's Play Area
Podium Level Swimming and Kid's Pool | Society Meeting Room

Project Specifications

LIVING/ DINING/ FOYER/ PASSAGE

Floor: Marble

Walls: Plastic emulsion paint with POP punning/Gyp plaster

Ceiling: Plastic emulsion with POP punning/Gyp plaster/Gyp Board

BEDROOMS

3BHK: Marble flooring in Master Bed & engineered wooden flooring in other bedrooms

4BHK: Marble flooring in Master Bed, Bed 4 & engineered wooden flooring in other bedrooms

Duplex: Marble flooring in Master Bed, Bed 2 & Bed 3. Engineered wooden flooring in other bedrooms

Walls: Plastic emulsion paint with POP punning/ Gyp plaster

Ceiling: Plastic emulsion with POP punning/Gyp plaster/Gyp Board

KITCHEN

Floor: Stone/ Marble

Walls: Dado up to 2 feet above counter in stone/designer tiles & rest of the area finished in plastic emulsion paint with POP punning

Ceiling: Plastic emulsion with POP punning/Gyp plaster/Gyp Board

Kitchen Counter Top: Granite or equivalent

Fittings & Fixtures: Premium CP fittings Single bowl SS sink with single drain board with faucet, Heat & gas leak detection

Cabinetry: Modular Kitchen Cabinetry with overhead cabinets.

Electrical/Plumbing provision for Hob, Chimney, Refrigerator, Microwave, Oven, Dishwasher & Water Purifier

TOILETS

Flooring: Marble in all toilets except servant's toilet

Walls: Master toilet & Powder room: Combination of Marble & Plastic emulsion paint

Other toilets: Combination of Marble/Artificial Stone/Vitrified Tiles & Plastic emulsion paint

Ceiling: Modular/MR board false ceiling

Counter: Marble/Artificial Stone counter in all toilets except servant's toilet

Fittings and Fixtures:

4 fixtures in premium quality fittings & fixtures & glass shower partition in master toilet of Duplex, 3 & 4 BHK & Bedroom 02 (4 BHK)

3 fixtures in premium quality fittings & fixtures & glass shower partition.

Only 3 fixtures in powder room & servant's toilet

Project Specifications

FAMILY ROOM

Floor: Engineered wooden flooring

Ceiling: Plastic emulsion with POP punning/Gyp plaster/Gyp Board

STORE ROOM/DRY PANTRY

Floor: Stone/Vitrified Tiles

Ceiling: Plastic emulsion with POP punning/Gyp plaster/Gyp Board

BALCONY/ SIT-OUTS

Flooring: Combination of anti-skid/ vitrified tiles and granite

Ceiling: False ceiling or texture paint

UTILITY BALCONY

Floor: Anti-skid/Vitrified tiles

Walls: Acrylic/Durable Exterior Paint

Ceiling: False ceiling or texture paint

Counter Top: SS sink with granite counter top

SERVANT'S ROOM

Flooring: Vitrified tiles

Walls: Plastic emulsion paint with POP punning/ Gyp plaster

Ceiling: Plastic emulsion paint/Gyp Plaster/Gyp Board

SERVANT'S TOILET

Floor: Vitrified tiles

Walls: Combination of tiles/plastic emulsion paint

Ceiling: Plastic emulsion paint/Gyp Plaster/Gyp Board

Fixtures and Fittings: CP fittings and fixtures of standard make

APARTMENT DOORS

Main Door: Polished Veneer flush door/Solid Core molded skin door

Internal Door: Veneered/Painted flush door/Solid core molded skin door

Project Specifications

FACADE

Windows: Aluminium with approved glass thickness

Railing: SS/CI/Aluminium Railing with laminated glass/ Heat soaked glass

Durable External paint/cladding

TYPICAL LIFT LOBBY

Flooring: Combination of stone/vitrified tiles

Walls: Combination of stone/tiles & plastic emulsion paint

STAIRCASE

Flooring: Kota stone

Wall: Gypsum/wall putty finish

Railing: MS railing

SERVICES (ELECTRICAL)

Fittings and Fixtures:

- Master control switch in each apartment

- Branded modular switches, sockets and copper wiring

- Electrical points: Provision for TV, data and telephone points in all rooms

- Provision for 1 fan each in bedrooms, family room & kitchen

Lights:

- Provision for ceiling lights in living, dining, bedrooms and toilets

- Provision for 1 Chandelier or 1 Fan in living and dining each

Geyser: Provision for geyser in all bedroom toilets

PLUMBING

Piping system: CPVC pipes for internal water supply and UPVC/ HDPE pipes for drainage

HOME AUTOMATION

Lighting: Switch on/ switch off provision in living, dining (except fan/chandelier) and master bedroom

Curtains: Provision of curtain control in living, dining areas and master bedroom

Project Specifications

HVAC

Ductable split system for all apartments except for areas like kitchen, utility, toilets, sit-outs and servant's rooms

Exhaust fans/inline fans for kitchen & toilet extracts

Lift pressurization as per CFO NOC

FIRE FIGHTING

Automatic Sprinkler System with wet riser, fire detection alarm system & safety equipment as per norms

FIRE ALARM SYSTEM

Multi detectors, smoke detectors for alarm system in lift lobbies, amenity spaces and parking areas

Addressable FA panel with smoke detectors in all rooms, lobby and parking areas as per CFO NOC, with two-way talk back system, hooters, MCP etc.

SECURITY

CCTV surveillance for common areas

Main door with digital lock

Video door phone

Intercom facility in each apartment

EQUIPMENT

3 passenger elevators and 1 service lift with intercom facility

EXTERNAL INFRA SERVICES

DG backup for electrical work in each apartment except backup for air conditioning

Water Supply: Hydro-pneumatics system for water supply. Solar water supply in the kitchen and servant's room only

Fire Fighting Pumps: Multi stage main hydrant and sprinkler, jockey & booster pumps

Garbage Treatment: Garbage collection system with garbage chute at each level

Piped Gas System: Provision for Piped Gas System for kitchen



MahaRERA Registration No. P52100009000
www.maharera.mahaonline.gov.in

Avaanti Residences & Premium Commercial Spaces

**C/O Olympia, Abhinav Kala Mahavidyalaya Chowk,
Sadashiv Peth, Tilak Road, Pune - 411 002**

E: sales@abilgroup.com

T: 90119 88882

www.avaantiresidences.com

HEAD OFFICE

ABIL House

Plot No. 2, Ganesh Khind Road, Next to Pune University,
Range Hills Corner, Pune 411007,

Maharashtra India

T: +91-20 2557 8877

MUMBAI OFFICE

ABIL Office

33rd Floor, St. Regis Hotel, Phonenix Mills,

462 Senapati Bapat Marg,

Lower Parel, Mumbai 400013, Maharashtra, India

T: +91-22 2488 8888

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We are currently in the process of revising project details in consonance with the Real Estate (Regulation and Development) Act, 2016 and the Rules made there under ("RERA"), which have been brought into effect from 1st May, 2017 and accordingly may not be fully in terms thereof as of date. You are therefore requested to directly verify all details and aspects including but not limited to area, amenities, services, terms of sales and payments and other relevant terms directly with our authorised representatives. Please do not rely on the information contained in this presentation, until our revision and updation is complete.

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