

RAHUL  
**DOWNTOWN**

**2 & 3 BHK  
SPACIOUS HOMES**

# RAHUL CONSTRUCTION CO.

Building Dream's Since 1977

**Home Is Where The Heart Is** - And this is the emotion that we strive to infuse in all our projects. At Rahul Construction, through our eventful 45+ years, we strive to understand people's evolving priorities while choosing a home. In a family business with humble beginnings, we focus on creating the ideal space to uphold the values that can enable a family to prosper. Thoughtful planning, customer-centric designs and excellence in construction quality are our hallmarks. We endeavour continuously to deliver value for each penny of yours.



RAHUL CAPITAL (PUNE CORPORATE OFFICE)

**4+**

Decades Of Legacy

**40+**

Completed Projects

**10+ Million**

Total Sq. Ft. Delivered

**5+ Million**

Total sq. ft. In Pipeline

**10,000+**

Happy Customers





Artistic Impression

### When You Think About Downtown, What Comes To Your Mind?

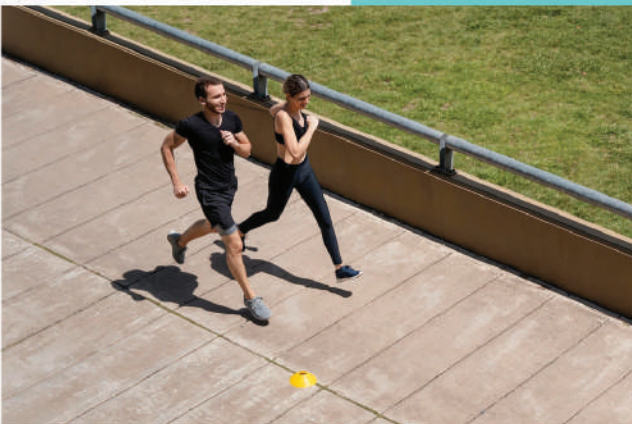
The skyscrapers, the fun living, and the people? The answer is probably Yes. However, if you are living in a city and don't have a downtown area to call your own, you may be in for a real treat.

Rahul Downtown - A perfect place for you to live if you're looking to stay in the city and away from city hustle. Millennials have been the driving force in the development of Tathawade, as it attracts young professionals between the age of 25-35. Downtown paints a picture to their lifestyle that cohorts **Creativity, Comfort, Connectivity and of all, Happiness.**

A Centre offering Spacious Homes that fit you and your whole family with signature experience that manifests a **Lifestyle Everyone Loves!**



# 50+ AMENITIES



Images Used For Representation Purpose Only



# LUXURY YOU LOVE



## SPECIFICATIONS

- ✦ Video Door Phone
- ✦ Smoke & Gas-Leak Detectors, Fire-Sprinklers In Every Apartment
- ✦ Fire Alarm
- ✦ High Speed Elevators With Auto Rescue Device (ARD)
- ✦ Elegant Compound Wall
- ✦ Beautifully Designed Entrance gate
- ✦ Boom Barrier At Entrance Gate
- ✦ Security Cabin With Monitoring System
- ✦ CCTV For Entire Campus & Entrance Lobbies
- ✦ Drop-Off Space To Building
- ✦ Aluform Technology Construction

## AMENITIES

- ✦ Space For Air Hockey, Dart Board, Card Table, Chess Board, Carom Board, Table Tennis
- ✦ Ample Outdoor Seating Spaces
- ✦ Senior Citizen's Zone
- ✦ Perennial Garden With Drip Irrigation System
- ✦ Jogging Track
- ✦ Swimming Pool With Kids Pool
- ✦ Well-equipped Gym (Approx. 2500 Sq. Ft.)
- ✦ Multipurpose Hall With Pantry For Society Functions, Yoga, Indoor Games & Other Activities
- ✦ Mini Multipurpose Court
- ✦ Outdoor Kids Play Area
- ✦ Multipurpose Lawn Ground
- ✦ Huge 2-Acre Podium Garden

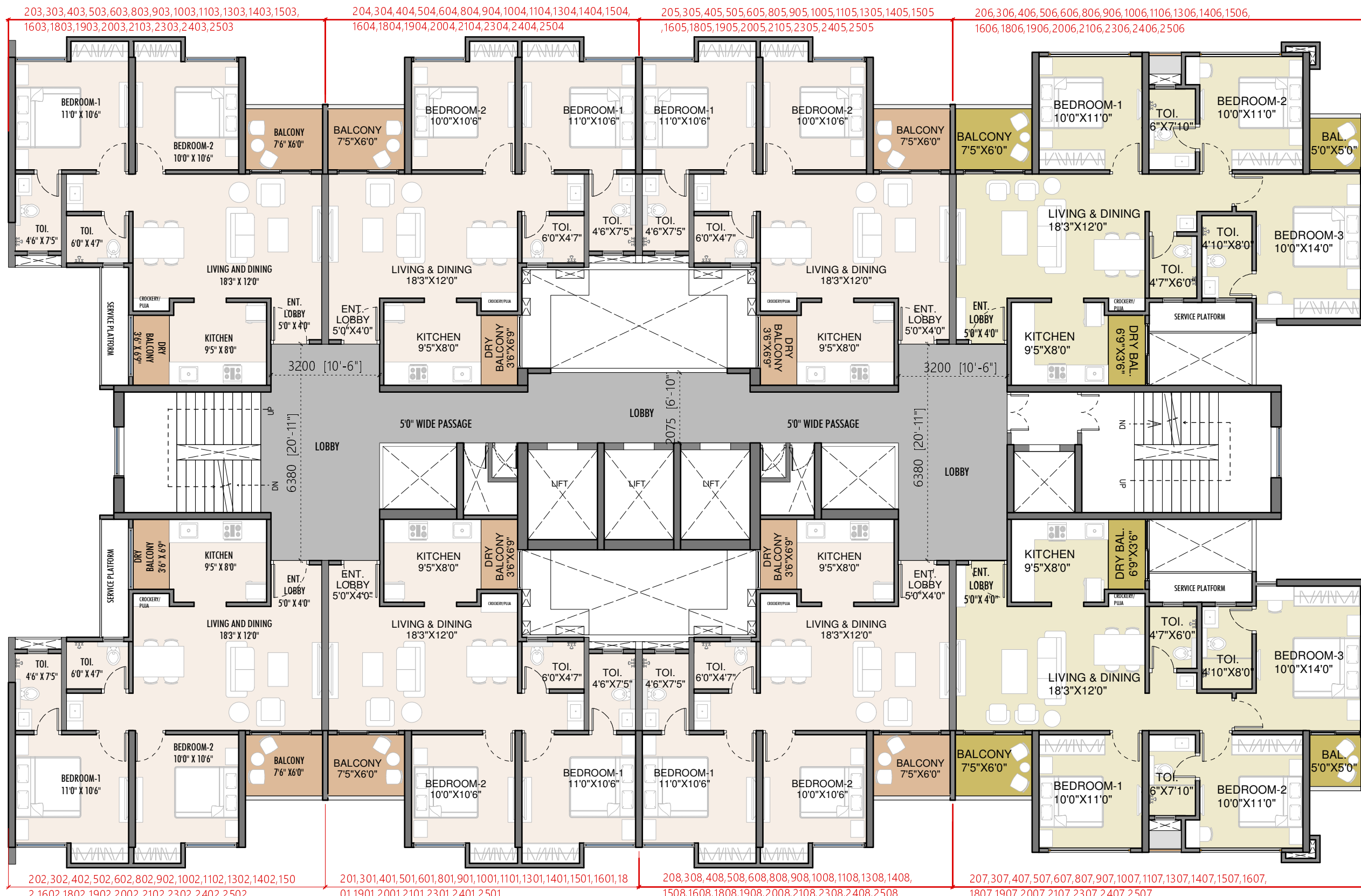


# RAHUL DOWNTOWN

## MASTER LAYOUT

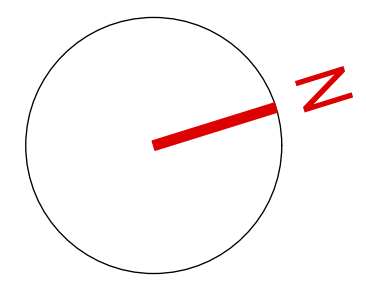


- 01 Swimming Pool With Changing Room
- 02 Club
- 03 Tree Court With Seating
- 04 Pathway/ Jogging Track
- 05 Toddler Play Area
- 06 Party Lawn
- 07 Kids Play Area
- 08 Covered Seating Area
- 09 Senior Citizen Seating Area
- 10 Main Entrance
- 11 Water Feature



**BUILDING E- TYPICAL FLOOR**

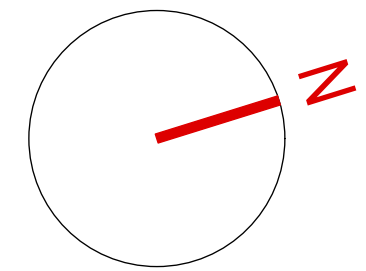
UNIT TYPE	FLAT NO.	CARPET AREA (SQ.FT) (ENCLOSED BALCONY)	OPEN BALCONY (SQ.FT)	TOTAL AREA (SQFT)
2 BHK A	201,301,401,501,601,801,901,1001,1101,1301,1401,1501,1601,1801,1901,2001,2101,2301,2401,2501	683	68	751
2 BHK A	202,302,402,502,602,802,902,1002,1102,1302,1402,1502,1602,1802,1902,2002,2102,2302,2402,2502	683	68	751
2 BHK A	203,303,403,503,603,803,903,1003,1103,1303,1403,1503,1603,1803,1903,2003,2103,2303,2403,2503	683	68	751
2 BHK A	204,304,404,504,604,804,904,1004,1104,1304,1404,1504,1604,1804,1904,2004,2104,2304,2404,2504	683	68	751
2 BHK A	205,305,405,505,605,805,905,1005,1105,1305,1405,1505,1605,1805,1905,2005,2105,2305,2405,2505	683	68	751
3 BHK A	206,306,406,506,606,806,906,1006,1106,1306,1406,1506,1606,1806,1906,2006,2106,2306,2406,2506	887	92	979
3 BHK A	207,307,407,507,607,807,907,1007,1107,1307,1407,1507,1607,1807,1907,2007,2107,2307,2407,2507	887	92	979
2 BHK A	208,308,408,508,608,808,908,1008,1108,1308,1408,1508,1608,1808,1908,2008,2108,2308,2408,2508	683	68	751



**TYPE PLAN - BUILDING E**

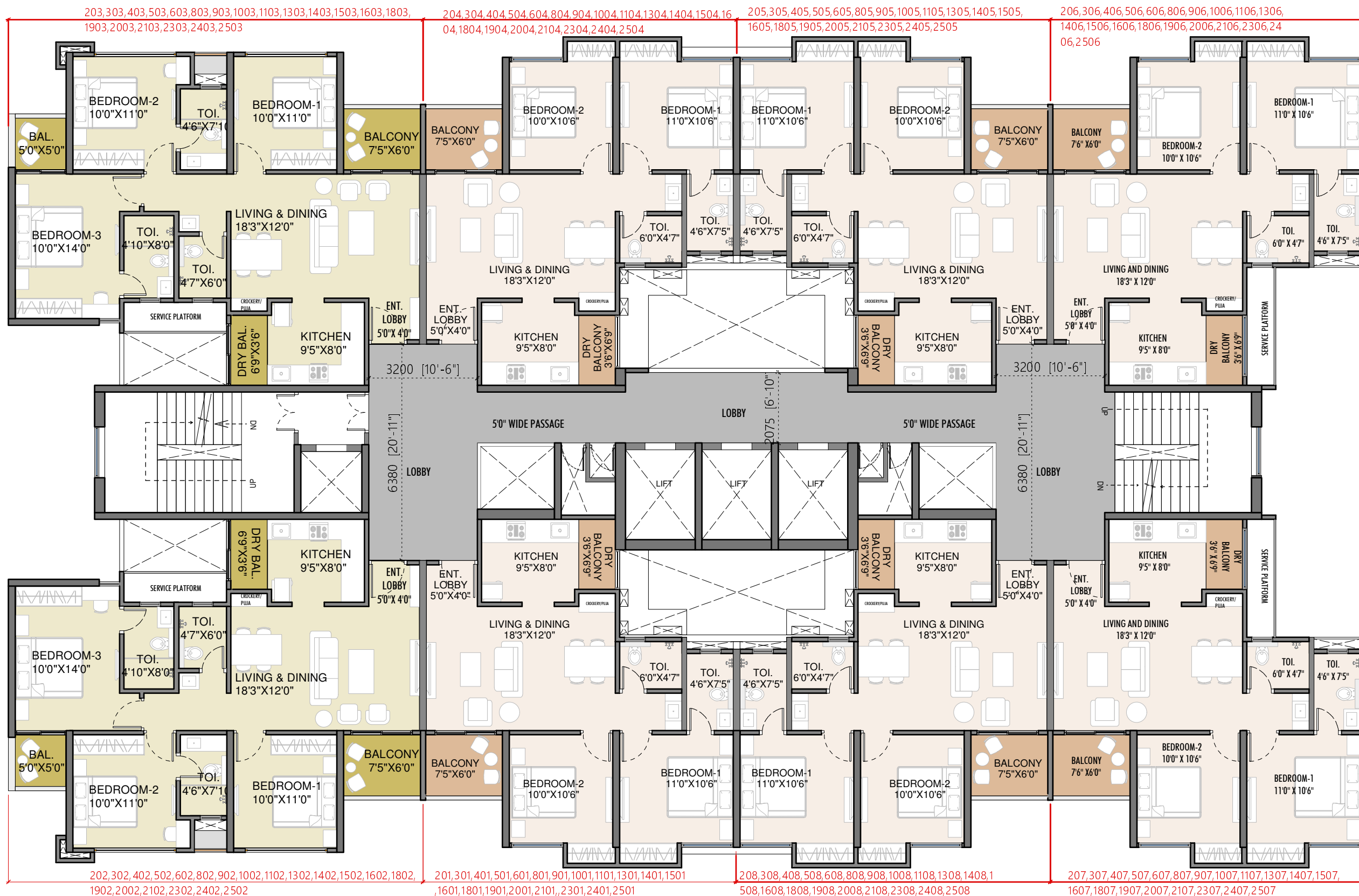


BUILDING E- REFUGE FLOOR				
UNIT TYPE	FLAT NO.	CARPET AREA (SQ.FT) (ENCLOSED BALCONY)	OPEN BALCONY (SQ.FT)	TOTAL AREA (SQFT)
2 BHK A	701,1201,1701,2201	683	68	751
2 BHK A	702,1202,1702,2202	683	68	751
2 BHK A	703,1203,1703,2203	683	68	751
2 BHK A	704,1204,1704,2204	683	68	751
2 BHK A	704,1204,1704,2204	683	68	751
3 BHK A	706,1206,1706,2206	887	92	979
3 BHK A	707,1207,1707,2207	976	92	1068



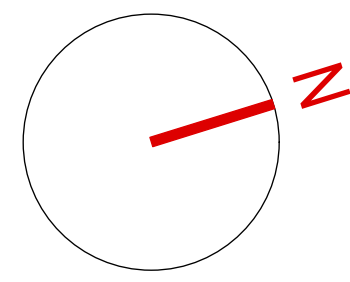
**REFUGE PLAN - BUILDING E**





**BUILDING F- TYPICAL FLOOR**

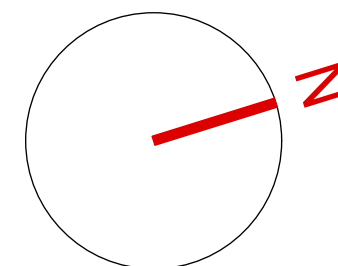
UNIT TYPE	FLAT NO.	CARPET AREA (SQ.FT) (ENCLOSED BALCONY)	OPEN BALCONY (SQ.FT)	TOTAL AREA (SQFT)
2 BHK A	201,301,401,501,601,801,901,1001,1101,1301,1401,1501,1601,1801,1901,2001,2101,2301,2401,2501	683	68	751
3 BHK A	202,302,402,502,602,802,902,1002,1102,1302,1402,1502,1602,1802,1902,2002,2102,2302,2402,2502	887	92	979
3 BHK A	203,303,403,503,603,803,903,1003,1103,1303,1403,1503,1603,1803,1903,2003,2103,2303,2403,2503	887	92	979
2 BHK A	204,304,404,504,604,804,904,1004,1104,1304,1404,1504,1604,1804,1904,2004,2104,2304,2404,2504	683	68	751
2 BHK A	205,305,405,505,605,805,905,1005,1105,1305,1405,1505,1605,1805,1905,2005,2105,2305,2405,2505	683	68	751
2 BHK A	206,306,406,506,606,806,906,1006,1106,1306,1406,1506,1606,1806,1906,2006,2106,2306,2406,2506	683	68	751
2 BHK A	207,307,407,507,607,807,907,1007,1107,1307,1407,1507,1607,1807,1907,2007,2107,2307,2407,2507	683	68	751
2 BHK A	208,308,408,508,608,808,908,1008,1108,1308,1408,1508,1608,1808,1908,2008,2108,2308,2408,2508	683	68	751



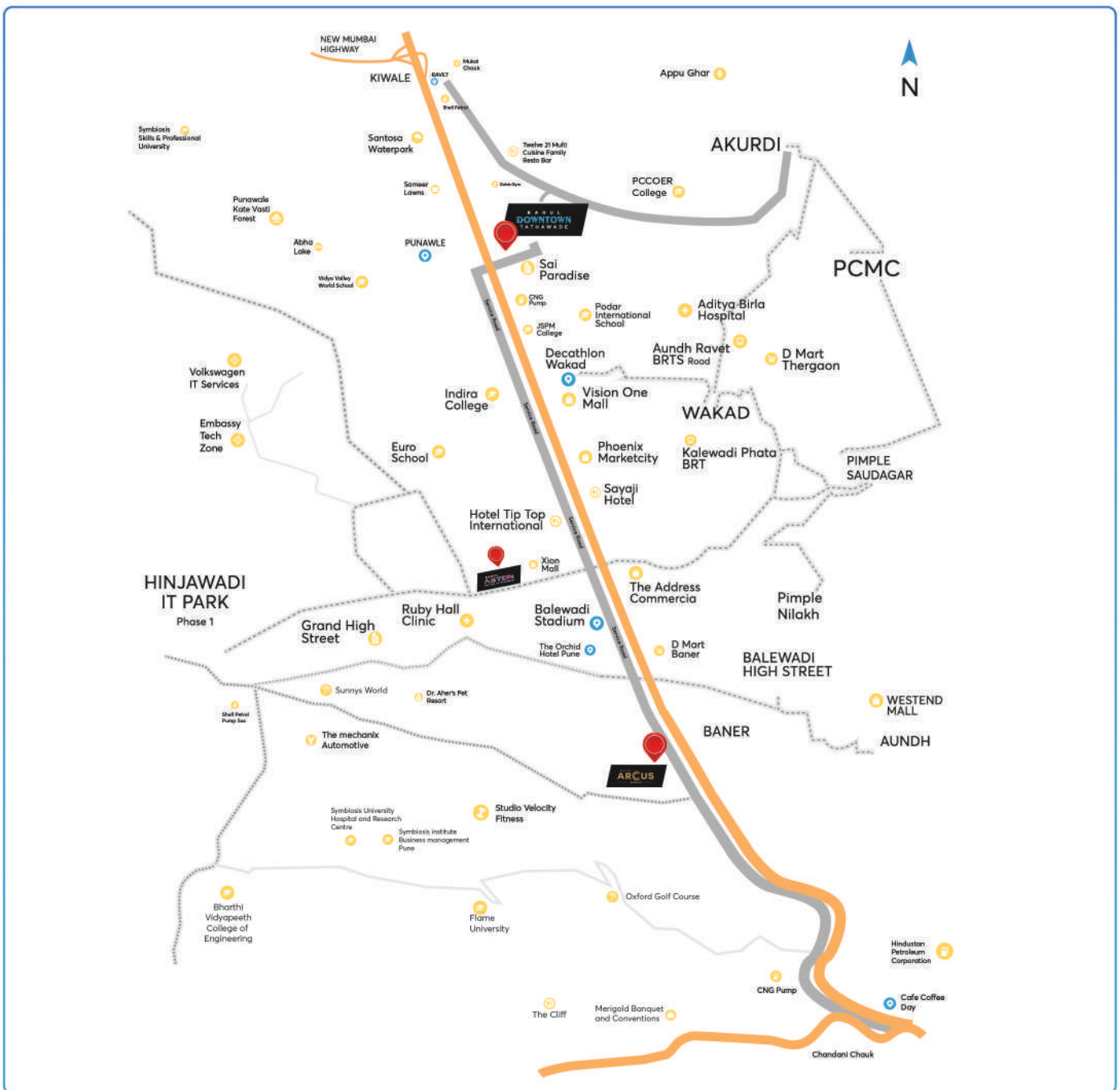
**TYPE PLAN - BUILDING F**



BUILDING F- REFUGE FLOOR				
UNIT TYPE	FLAT NO.	CARPET AREA (SQ.FT) (ENCLOSED BALCONY)	OPEN BALCONY (SQ.FT)	TOTAL AREA (SQFT)
3 BHK A	702,1202,1702,2202	976	92	1068
3 BHK A	703,1203,1703,2203	887	92	979
2 BHK A	704,1204,1704,2204	683	68	751
2 BHK A	705,1205,1705,2205	683	68	751
2 BHK A	706,1206,1706,2206	683	68	751
2 BHK A	707,1207,1707,2207	683	68	751
2 BHK A	708,1208,1708,2208	683	68	751



REFUGE FLOOR PLAN - BUILDING F



# RAHUL DOWNTOWN

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MAHARERA REGISTRATION NUMBER: P52100045552

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