

**YASHONE**  
WAKAD CENTRAL







THEY LOVED THE CITY, BUT HAD TO  
PUT THEIR DREAMS ON HOLD, MORE THAN ONCE.  
THEY LOVED COMFORT, BUT WERE ALWAYS  
PUSHED OUT OF THEIR COMFORT ZONE.  
THAT'S WHEN THEY DECIDED...  
IT'S TIME!

**YASHONE**  
WAKAD CENTRAL



WORK-LIFE ♡ HOBBIES ♡ TECHNOLOGY ♡ LEISURE  
ME-TIME ♡ METRO ♡ SUSTAINABLE ♡ DOWNTOWN  
SENIOR CITIZENS ♡ IT PROFESSIONALS ♡ REJUVENATION  
TECHNOLOGY ♡ RELAXATION ♡ COMMUNITY LIVING  
TOGETHERNESS ♡ FAMILY TIME ♡ SMART ♡ ECO-FRIENDLY  
CONVENIENCE ♡ FUTURE-READY ♡ COMFORT ♡ CONNECT  
APPRECIATION ♡ SMILES ♡ LIKE-MINDED ♡ WAKAD  
IT'S TIME TO COME HOME TO ALL OF THIS...

IT'S TIME TO  
FLAUNT YOUR ADDRESS

**YASHONE**  
WAKAD CENTRAL

2 BHK Homes

4 Proposed towers of 22 storeys each

Dedicated lifestyle amenities

Prominent location in the heart of Wakad



Artist's impression of the elevation



THEIR 9 TO 5 TOOK THEM AWAY FROM HOME.  
AND THEY HAD TO TRAVEL FAR TO MAKE  
THEIR 5 TO 9 LIFE ENJOYABLE.  
THAT'S WHEN THEY DECIDED...  
IT'S TIME!



## IT'S TIME TO STAY CONNECTED.

From workplaces to schools and colleges, and from restaurants to grocery stores and banks, everything is close by for those who choose to live at YashONE.



### Restaurant / Cafes



|                 |       |        |
|-----------------|-------|--------|
| Green Ways      | 1 min | 100 m  |
| Domino's Pizza  | 1 min | 170 m  |
| Pizza Hut       | 2 min | 500 m  |
| Tatva           | 3 min | 550 m  |
| Cheesy Bite     | 3 min | 600 m  |
| Pan Asian       | 3 min | 650 m  |
| Bird Valley     | 3 min | 650 m  |
| Paratha King    | 3 min | 750 m  |
| Sai Kaveri      | 4 min | 1.1 km |
| Mumbai's Corner | 4 min | 1.1 km |
| Flavours        | 5 min | 1.2 km |

### Salon / Spa



|                |       |        |
|----------------|-------|--------|
| Kara Salon     | 3 min | 550 m  |
| Golden Touch   | 3 min | 600 m  |
| Beauty Box     | 3 min | 650 m  |
| Jazz Up        | 4 min | 800 m  |
| Four Fountains | 4 min | 800 m  |
| Hair18         | 4 min | 950 m  |
| Lakme          | 5 min | 1.4 km |

### Banks / ATMs



|          |       |        |
|----------|-------|--------|
| IndusInd | 1 min | 210 m  |
| ICICI    | 4 min | 1 km   |
| Union    | 7 min | 2.2 km |
| Axis     | 7 min | 2.2 km |
| HDFC     | 7 min | 2.2 km |

### Entertainment



|                         |       |        |
|-------------------------|-------|--------|
| Phoenix Mall - Proposed | 4 min | 750 m  |
| Club 29 & Banquet Hall  | 4 min | 1 km   |
| The Address Commercia   | 5 min | 1.2 km |

### Public Transport



|                |       |       |
|----------------|-------|-------|
| Cab Point      | 1 min | 100 m |
| PMPML Bus Stop | 3 min | 650 m |
| Metro Line     | 4 min | 1 km  |

### Schools



|                      |       |        |
|----------------------|-------|--------|
| Early Nest           | 2 min | 280 m  |
| Vivero International | 2 min | 400 m  |
| Little Millenium     | 3 min | 500 m  |
| Euro School          | 3 min | 800 m  |
| Mount Litera         | 5 min | 1.2 km |

### Health / Fitness



|                      |       |       |
|----------------------|-------|-------|
| Abs Fitness          | 1 min | 210 m |
| Kalamkar Health Club | 1 min | 220 m |
| Metafit              | 2 min | 350 m |
| Force Fitness        | 2 min | 400 m |
| Velocity Health Club | 3 min | 550 m |
| Multifit             | 4 min | 1 km  |
| Cheatan's Danza      | 4 min | 1 km  |

### Others



|                   |       |       |
|-------------------|-------|-------|
| Datta Mandir      | 2 min | 400 m |
| Orion Healthcare  | 2 min | 450 m |
| Dalan Décor       | 3 min | 500 m |
| Patanjali Store   | 3 min | 550 m |
| Wakad Post Office | 4 min | 800 m |

Disclaimer: This layout is for explanation purpose only. Some details may differ at actuals due to uncontrollable factors like traffic, roadblocks, weather etc.



Artist's impression of central podium





Artist's impression of central podium



THEY SOUGHT AN EXTENDED FAMILY  
AROUND THEIR HOME.  
THEY HOPED FOR NOT JUST 4 WALLS,  
BUT A WORLD AROUND IT.  
THAT'S WHEN THEY DECIDED...IT'S TIME!



## TELL YOUR MIND & BODY... IT'S TIME TO EXPRESS!

### KIDS AND FITNESS

Play park for kids of all ages

Pet-friendly zone

Multipurpose play court

Walking track

Open gym stations

Yoga court





TELL YOUR FEARS & WORRIES...  
IT'S TIME TO RELAX!

### SAFETY & SECURITY

- CCTV coverage
- Elevator CCTV coverage
- Integrated fire safety system
- Detailed entrance gate complex
- Card entry to building / Face recognition entry
- Top-end security team
- Hospital / Ambulance tie-up





# TELL YOUR OCCASIONS & RELATIONS... IT'S TIME TO CELEBRATE!

## LIFESTYLE

- Clubhouse
- Celebration deck
- Multipurpose lawn
- Barbeque area
- Multi-brand retail\*
- Cafes / Bistro\*
- Restaurants\*



\*Available at the proposed commercial space/s



## TELL YOUR COMFORT & ROUTINE... IT'S TIME TO UPDATE!

### FOR FAMILY AND FRIENDS

3-Star guest rooms

Covered seating for school bus / cab pick-up & drop-off at security cabin

Temple court

Leisure pavilion

Urban katta

Building arrival court / lobby

Flag hoisting pole



TELL YOUR INDOOR SPACES...  
IT'S TIME TO FEEL ALIVE!

**IAQ**  
Internal Air Quality

- Lesser pollution
- Better sunlight
- More cross-ventilation
- Better health



TELL YOUR PEOPLE & CONVENIENCE...  
IT'S TIME TO ENJOY!

SUSTAINABLE & ECO-FRIENDLY

- Community farming "kund" area
- Water saving & efficient usage
- Solar power generation
- Fruit bearing trees / plants
- Zero wet garbage
- Electric car charging points





Artist's impression of open space





Artist's impression of multipurpose court



THEY WANTED TO OWN A COSY  
SPACE TO COME HOME TO.  
AND THEY WANTED IT TO BE  
SIMPLE YET DELIGHTFUL.  
THAT'S WHEN THEY BELIEVED...  
IT'S TIME!





Artist's impression of living/dining



Artist's impression of kitchen



## SPECIFICATIONS

### STRUCTURE

Composite structure- RCC walls with blockwork  
Structural design for earthquake seismic zone-III

### WALLS & CEILINGS

Gypsum finish surface to inner walls in the entire apartment  
All ceilings in the apartment finished in POP  
Water-based acrylic emulsion interior paint to all walls  
External acrylic paint

### KITCHEN

Granite kitchen platform with SS sink  
Glazed tiles upto 3 ft. from kitchen platform  
Electrical points for kitchen appliances as per electrical layout  
Washing machine plumbing provision and electrical point in utility balcony  
RO water purifier

### DOORS & FITTINGS

Both side laminated main door & all internal doors  
Bathroom doors frames in granite / natural stone  
All door fittings in stainless steel / brass with mortise locks  
Video door phone

### FLOORING & TILING

800 x 800 mm vitrified tiles with matching 75 mm skirting in the entire apartment  
400 x 400 mm ceramic anti-skid tiles in utility balcony  
Ceramic tiles for attached terraces  
300 x 300 mm anti-skid ceramic tiles for all bathrooms  
300 x 600 mm tiles for all bathroom walls

### ELECTRICAL WIRING & SWITCHES

Fire-retardant copper wiring with ELCB, MCBs  
Modular sockets and switches  
TV and telephone point in living and master bedroom  
Provision for Wi-Fi connection  
DG backup for building's common area  
Inverter backup inside apartment for 3 tubelights and 1 fan  
USB charging point in living room and master bedroom  
AC point in living room and master bedroom

### TOILETS & BATHROOMS

CPVC plumbing and ceramic sanitaryware  
Glazed tiles up to 7 ft. height  
Cockroach preventive traps  
Provision for exhaust fan point & electrical boiler point  
Solar-heated water supply in master bathroom

### WINDOWS & SLIDING DOORS

Sliding 3-track aluminum powder-coated windows along with mosquito mesh  
MS safety grills with oil paint to all windows  
Granite window sills from inside  
Glass railing in attached terraces

### ECO FEATURES

Rainwater harvesting  
Organic waste composter  
Intelligent plumbing for water usage  
Water-saving flush valves in toilets for water conservation  
Sewage treatment plant



Developer

**Vilas Javdekar Eco Shelters Pvt. Ltd.**

Principal Architect

**Laxman Thite AOP**

Landscape Architect

**Designterra Landscape Consultants**

Structural Designer

**Strudcom Consultants Pvt. Ltd.**

Plumbing Consultant

**Amit Infrastructure Consultants**

Electrical Consultant

**Abhiyanta Consulting Engineers LLP**

Hydro-Geological Consultant

**Envision Consultants**

Brand Consultant

**Setu Advertising Pvt. Ltd.**

Architectural Rendering and Virtual Reality

**Digital Art India Pvt. Ltd.**



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JAVDEKAR**  
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