







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!





WORK-LIFE - HOBBIES - TECHNOLOGY - LEISURE 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



2 BHK Homes

4 Proposed towers of 22 storeys each

Dedicated lifestyle amenities

Prominent location in the heart of Wakad





### MANGAL NAGAR DANCE CHOWK ROAD WAKAD POLICE **STATION KALA KHADAK** ROAD GANESH MANDIR WAKAD YAMUNA NAGAR RD BHUMKAR **CHOWK** CHOWK ROAD BRIDGE WAKAD POLARIS HEALTHCARE PUNE-BENCALURU HICHWAY EURO PHOENIX SCHOOL MARKETCITY (PROPOSED) WAKAD CENTRAL 8 0 GREEN DR ROAD SAYAJI HOTEL MAULI CHOWK SHANKAR KAKADE **DATTA** NAGAR **MANDIR** ROAD yashwin **♦ CHHATRAPATI CHOWK RD** ENCORE PIZZA HUT WAKAD POST OFFICE 👩 **KASPATE** 0 WAKAD-BHOSARI ROAD HINJAWADI WASTI BRIDGE 1 **MULA RIVER MULA RIVER**

### 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



Pizza Hut Tatva **Cheesy Bite** Pan Asian **Bird Valley** Paratha King



### Restaurant / Cafes

**Green Ways** 100 m 1 min Domino's Pizza 170 m 1 min 2 min 500 m 550 m 3 min 600 m 3 min 650 m 3 min 3 min 650 m 750 m 3 min 1.1 km Sai Kaveri 4 min **Mumbai's Corner** 4 min 1.1 km Flavours 5 min 1.2 km

### Salon / Spa

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

### Banks / ATMs -

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

### Entertainment —

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

### **Public Transport**

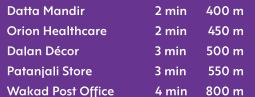
**Cab Point** 100 m 1 min **PMPML Bus Stop** 650 m 3 min **Metro Line** 4 min 1 km

### Schools

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

### Health / Fitness

**Abs Fitness** 210 m 1 min Kalamkar Health Club 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



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









# 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 & SEGURITY

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!





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

### SUSTAINABLE & ECO-FRIENDLY

Community farming "kund" area

Water saving & efficient usage

Solar power generation

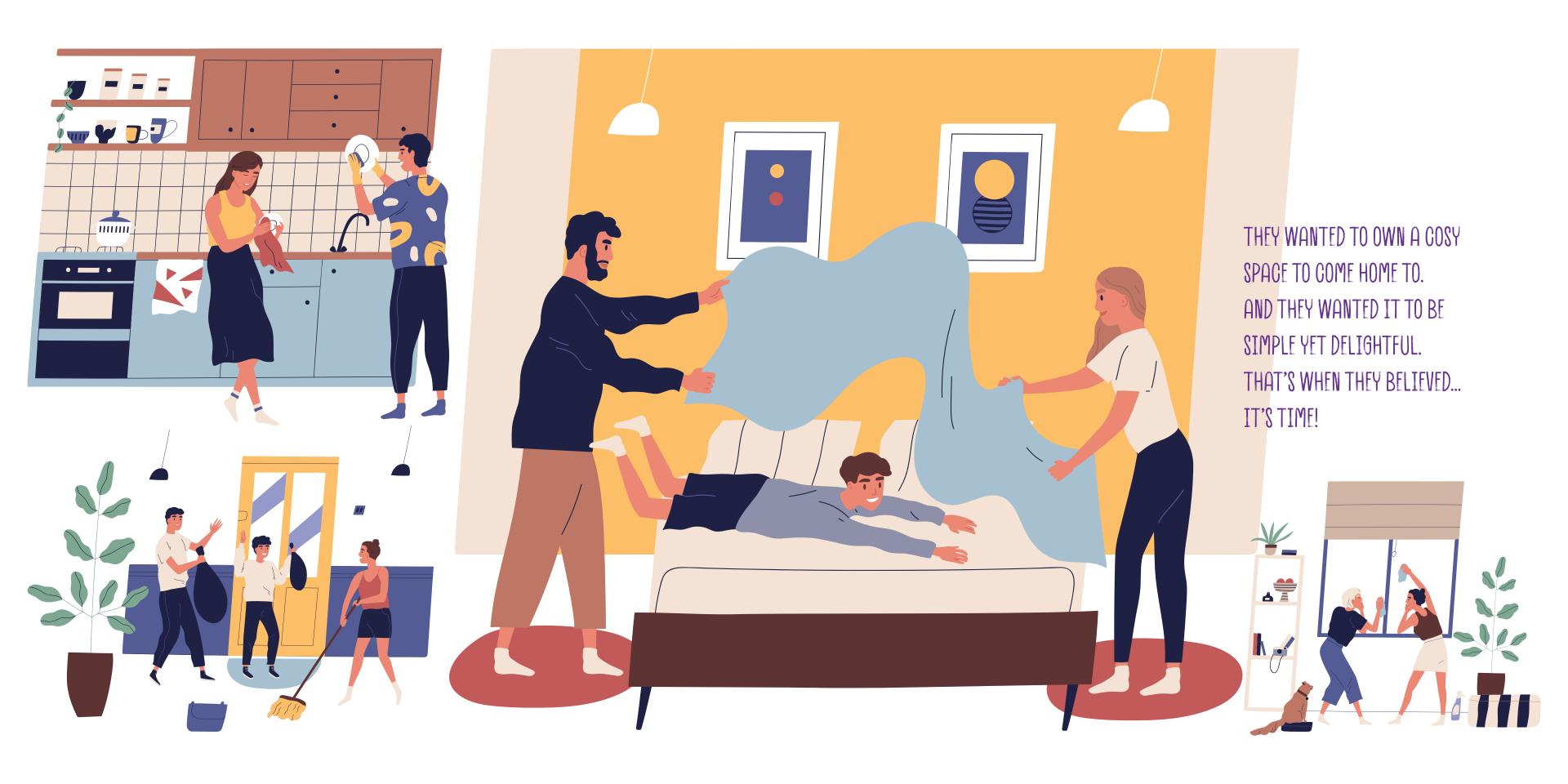
Fruit bearing trees / plants

Zero wet garbage















## 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.







SITE ADDRESS: S. No. 173/2/2A/3+4, 173/2/2B/2+3+4, Village Wakad, Taluka Mulshi, District Pune

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