



SPRING VALLEY

— Sky High Luxury —



Panoramic Lifestyle



### Hospitals

- YCM Hospital
- Lokmanya Hospital
- Sant Dnyaneshwar Hospital



### Education

- Sharad Pawar International School
- D. Y. Patil International School
- Galaxy School
- NCRDS Sterling School
- MIT Academy of Engg.



### Temples

- Sant Dnyaneshwar Temple
- Saibaba Temple
- Balaji Temple



### Shopping Malls

- Big Bazaar
- Jai Ganesh Samrajya
- Phoenix Market City
- Sanskar Mall



### Exhibition Centers

- Auto Cluster Exhibition Center
- Pimpri Chinchwad Regional Science Center



### Industrial Areas

- Bhosari MIDC
- Chakan MIDC
- Pimpri-Chinchwad MIDC
- Pimpri MIDC



### Banks & ATMs

- Central Bank of India
- HDFC Bank
- Dena Bank
- Canara Bank



### Airport

- Pune International Airport



### Restaurants

- Cloud 9 Restaurant
- Hotel Prajwal
- Hotel Neelam
- Agatya Pure Veg
- Abhinandan Non-Veg



### Convenience

- Pune Railway Station
- Hinjewadi IT Park
- Pune-Nagar Highway
- Pune-Nashik Highway
- Talawde IT Park



### Entertainment

- BIG Cinemas
- Appu Ghar
- Dolphin Water Park
- Sentosa Resorts & Water Park
- Durga Tekdi
- Bhakti Shakti Garden

Life 360°

Spring Valley  
is a name that's synonymous with  
**'Convenience'**



Mesmerizing  
Hills

The fresh air,  
beautiful mist and rocky terrain,  
will all engulf your home.

Spring Valley is a project on top of the hills, amidst the hills  
and engulfed by the enigmatic beauty of the hills.

## Your Home, at the pinnacle of Cloud 9.

The abundant blue sky, mesmerizing ambience and a romantic aura are some of the things that will nourish your home every day.

Spring Valley is a project of residential spaces situated on the hills in the lap of nature that will nourish you with the unconditional love.



Everlasting  
Views



Mesmerizing  
Cityscape

Spectacular panoramic views,  
till eternity.

A beautiful view and the shimmering lights is indeed a treat for your eyes.

Spring Valley has been elevated to ensure an experience of visual delight and exquisiteness. It's a rare sight of beauty at its best.



Finesse 360°

A locale  
that offers the **awesome lifestyle**  
within a radius of a few kilometers.

Situated in the hilly areas of Pune-Alandi road, closely connected to all the metropolitan areas of Pune. Spring Valley is a project of 1 & 2 BHK convenient residential spaces designed to provide the finest lifestyles.

The project's strategic location within PCMC limits, nature blessed surroundings and pristine environment make it one of the best places to settle down.



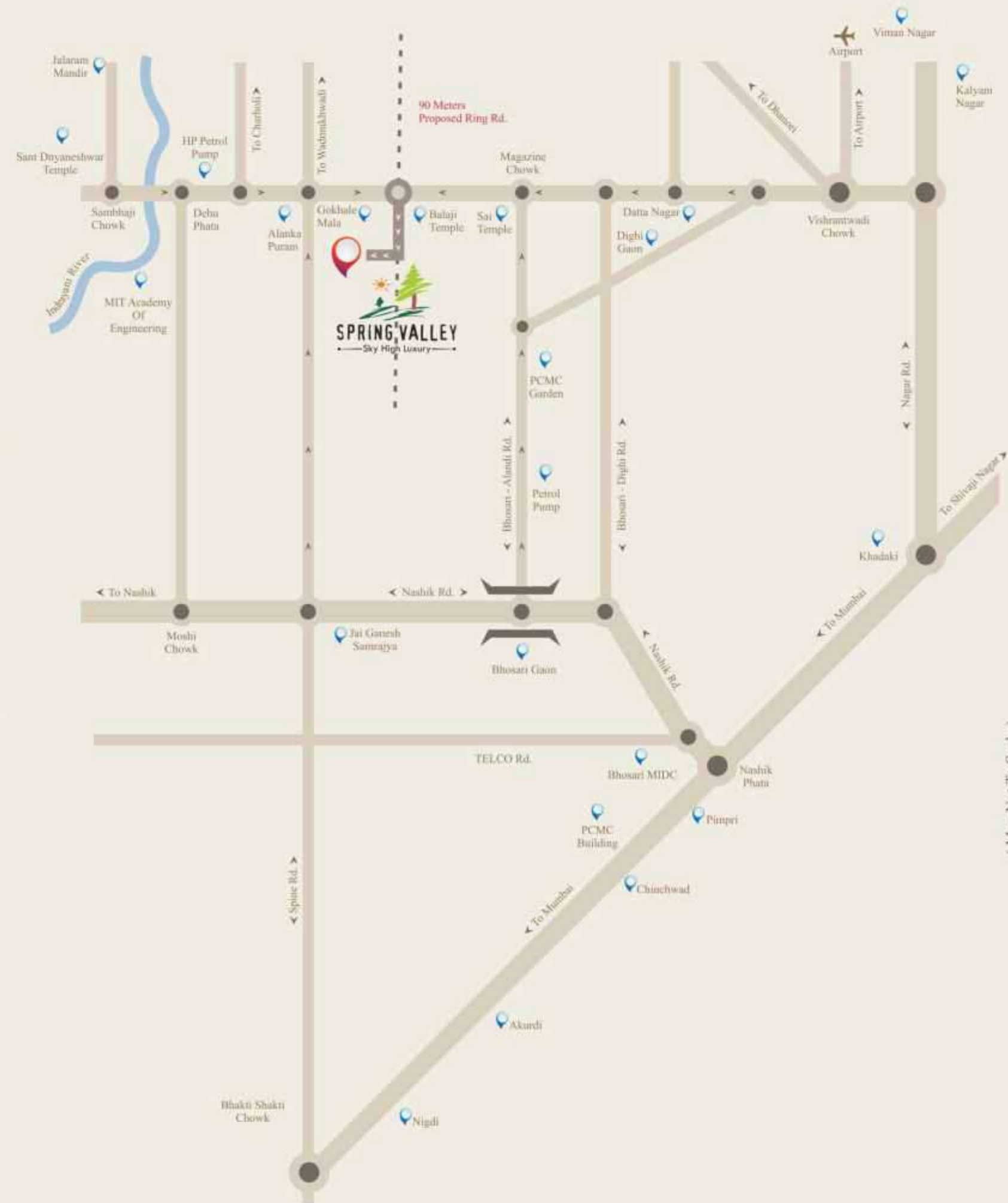
A flaunt-worthy  
& envy attracting permanent address.  
What more can one ask for!



Easy to find, easy to access, easy to reach and most of all easy to go to any part of the city is how we define Spring Valley. The locale, Pune-Alandi road is one location that offers convenience at its best.

Whether you need to go to work or drop your kids at school or hangout with your buddies at the mall, it's all easily possible from here. Also, when your friends decide to pay you a visit, Spring Valley will act as a landmark that anybody will recollect.

## LOCATION MAP



( Map Not To Scale )

### DISTANCES

Saibaba Temple	1 Kms.	Bhosari MIDC	6 Kms.	Nagar Highway	12 Kms.
Sanskar Shopping Mall	3 Kms.	Big Bazaar (Vishrantwadi)	6 Kms.	PCMC Building	12 Kms.
MIT Academy of Engg.	3 Kms.	Moze School	7 Kms.	Phoenix Mall	12 Kms.
Alandi Temple	4 Kms.	Podar International School	7 Kms.	Shivajinagar	13 Kms.
Nashik Highway	4 Kms.	Commerzone (Yerwada)	9 Kms.	Pune Station	16 Kms.
RJSPM (MBA)	5 Kms.	Pune Airport	9 Kms.	Chakan MIDC	18 Kms.
Vishrantwadi	6 Kms.	YCM.Hospital	9 Kms.	Swargate Stand	19 Kms.

- 1 Entrance Gate
- 2 Commercial Space
- 3 A Wing
- 4 B Wing
- 5 C Wing
- 6 D Wing
- 7 Hill Tree Plantation Zone
- 8 Open Parking
- 9 Multipurpose Court
- 10 Gazebo
- 11 Amphitheater
- 12 Open Air Children's Play Area
- 13 Cup-Shup Area
- 14 Senior Citizen Area
- 15 Stage
- 16 Party Lawn
- 17 Club House
- 18 Swimming Pool
- 19 Future Development

Panoramic views,  
 beautiful sights and **breathhtaking scenery**  
 are what your eyes deserve to see. Every single day!

Elevated for a spectacular view and sculpted for a breezy experience, each apartment at Spring Valley is being designed to receive an abundant supply of fresh air.

The cozy terraces make an ideal sitting spot and when you open the window, sleep will come naturally as you stargaze. Beautiful isn't it!



Admiration  
360°



The beautiful  
admirable architecture and **flawless engineering**  
will make your home into an abode of fine living.

The design and precision in construction of Spring Valley has been done by some of the finest minds in the construction industry. Having said this, all efforts have been taken to make this project aesthetically as well as technically perfect. Your apartment at Spring Valley will earn you compliments and envy.

Spacious internal roads,  
easy driving within the premises and an aura  
of spaciousness spread everywhere.



Perfection  
360°



The layout and planning of Spring Valley has been done strategically to provide residents with spaciousness like never before. Ample space has been given for the buildings, amenity areas, landscaped garden and club house. The wide internal roads will make maneuvering your vehicle simple, easy and seamless.



Opulence everywhere,  
classiness all around and **luxury at its best.**  
This is the benchmark set at Spring Valley.

The entrance lobby at Spring Valley is truly a class apart. The lighting, flooring, décor and other minute details of the interiors have been meticulously done to generate a feeling of optimism. This is the place that we call as aesthetic finesse.

Classic spaces,  
luxurious living and a star rated experience  
is what your apartment will promise to deliver you.

Luxury  
360°



Every inch of your apartment at Spring Valley has been designed to deliver you a feeling of premiumness. From the design to the décor, your living space will be a look at modern aesthetics and artistic excellence. This place will pamper your senses with luxury and make you feel special always.



A good night's sleep,  
freshness all day long and a **positive mindset**  
is one thing Spring Valley will assure you.

Rejuvenation  
360°

The strategic placement of the master and kids bedroom will enable the freshness from the hills to enter your home and nourish it with nature's goodness. Whether it your sleep at night or just an afternoon siesta, your bedroom will become your habitat of relaxation thus enabling you to leave the stress behind and recharge your body and mind.



## SPECIFICATION



### STRUCTURE

- Earthquake resistant RCC structure



### WALLS

- 5" external walls and 4" internal walls



### DOORS

- Attractive main entrance door with both side laminates
- Moulded door for bedrooms, washrooms
- Granite door frame for washrooms



### WINDOWS

- Powder coated 3 track aluminum sliding with mosquito nets
- Powder coated aluminum lowered window in washrooms
- Provision for exhaust in kitchen and washrooms



### PAINT

- Superior quality oil bound distemper for internal walls
- Semi acrylic paint for external walls



### FLOORING

- 600 X 600 mm Vitrified flooring in apartment
- Anti-skid flooring in terraces, washrooms and dry terrace



### ELECTRICAL

- Concealed electrical copper wiring
- Modular switches of reputed brand
- Adequate number of electrical points
- TV Point in living room and master bedroom
- AC point in master bedroom



### LIFTS

- 2 automatic lifts for each building with gen. backup



Quality 360°



### WASHROOMS

- Designer glazed dado tiles up to lintel height
- Jaguar or equivalent brand CP fittings
- Concealed internal plumbing
- Hot and cold water mixer
- Premium sanitary wares
- Solar system water provision in master washroom

### KITCHEN

- Granite kitchen platform with branded S.S. Sink
- Designer dado tiles up to lintel height
- Provision for water purifier

Compact spaces,  
clutter free living and most of all an abundance of **exquisiteness**  
is what you'll be able to embrace here.

The layout of each apartment at Spring Valley has been done keeping in mind the optimum utilization of space. The thinking that we've applied in space management will give you the spaciousness you've been looking for. From the living room to the bedrooms and from the washrooms to the kitchen, spaciousness will enable you to relish the luxury like never before.



Reconnect with nature.  
After all, you too are a part of its majestic empire.

Workout at your own pace,  
sweat it out and stay energized always.

That's the new stay fit mantra.

The ultra-modern club house at Spring Valley will be equipped with some of the best stay fit facilities. From a gymnasium to a swimming pool and from various outdoor to indoor sports amenities, you have a variety to choose from. Amidst the hills, your daily dose of fitness will be truly a pleasurable one.

Dynamism  
360°





Splash some fun,  
dive into freshness or simply swim in the **crisp water.**  
That's the way we changed the perception towards this sport.

Freshness  
360°

The designer swimming pool at Spring Valley comprises of two sections i.e. for adults and kids. Whether you're a pro or a beginner, this place will give you the platform to enjoy the sport, get flexible and enjoy its numerous benefits.

Peace,  
bliss and a strong relationship  
with the great outdoors is what you'll enjoy here.



Bliss 360°

The landscaped garden at Spring Valley will perhaps be the best place to stroll around and breathe the freshness, witness the majestic hills and engulf the gifts of nature.

The seating area adjoining the landscaped garden will be the perfect place to sit down, think, contemplate and introspect. It will enable you to enjoy some time alone or if you're an outgoing kind of person, you can gather your buddies and have a nice time.



Play a game,  
get sporty, flout your competitive  
edge and challenge yourself.

The open air basketball and tennis court is the place for the ones who love outdoor sports. You may play just for yourself to be fit or challenge your friends to a game; here you can do it all. You can do all this in the lap of nature on the hills surrounded by the pristine greens.

Fitness  
360°

#### AMENITIES

##### HEALTH

- Swimming pool to unwind yourself
- State of the art club house
- Fully equipped gymnasium

##### ENTERTAINMENT

- Children's play park
- Senior citizens seating area
- Amphitheater
- Relaxation area with benches
- Wi-Fi Connectivity in common areas
- Common T.V. antenna

##### SAFETY & SECURITY

- Firefighting systems
- CCTV monitoring for common areas
- Security system with intercom facility
- Generator back up for common areas & lifts
- Attractive entrance gate with security cabin

##### NATURE & LANDSCAPE

- Beautifully landscaped lush green gardens with flower beds
- Garden walkways
- Hill Zone (Tree planted area)



Vibrance  
360°



Being indoors  
is more fun and you too need  
to experience this.

From a state of the art gymnasium to other indoor sports facilities like carom, table tennis and chess, the club house will provide you with an array of indoor sports amenities. The days when the outdoors might not excite you, at such times this club house will help you recharge your mind once again.



#### OTHER ONGOING PROJECTS

PROJECT	LOCATION
Polite Paradise	Dhanori
Polite Panorama	Dighi
Polite Castellum	Dighi
Casa Feliz	Magarpatta
Shubh Kalp	Manjari
Green Heaven	Udaybaug
J.D.Shubharambh	Wagholi
Shubh Vihar	Kharadi
Jay Ganesh	Kharadi
Nisarg Vatika	Vadgaon Maval

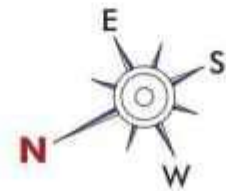
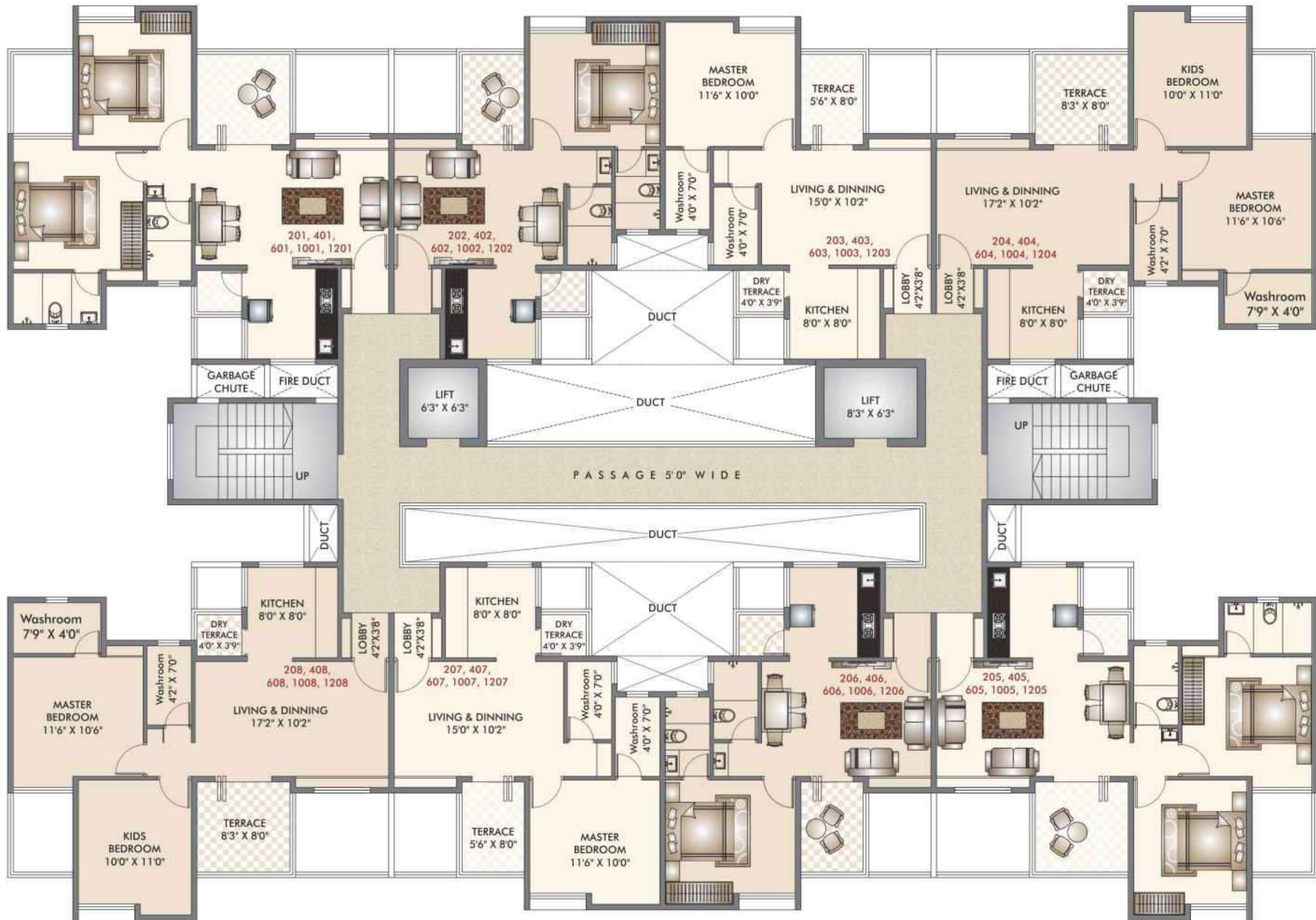
#### CREDITS

Architect	RCC Consultant	Legal Consultant
Design 11	Mr. G. L. Bhilare	Adv. Madhukar Kokane

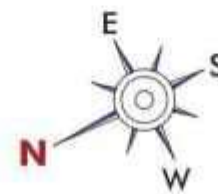


# WING "A" - EVEN FLOOR PLAN

## 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 10<sup>th</sup> & 12<sup>th</sup> Floor



# WING "A" 8<sup>th</sup> FLOOR PLAN



A Project By

**Shubh**  
**GANESH**  
Properties



**SITE ADDRESS:**

Spring Valley, Sr. No.-134, Near Sai / Balaji Temple,  
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Wadmukhwadi, Pune – 412105, Maharashtra

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Promoters reserve the right to amend layouts, plans, elevations, designs, specifications, amenities, areas etc. without notice. The use of clubhouse shall be strictly in accordance with the rules and regulations. "Future Development" may consist of high-rise buildings.