

COMING SOON TO
BALEWADI

2 & 3 BHK BOUTIQUE LUXURY



**BOUTIQUE LIVING
COMES TO BALEWADI**



Conceptual Image



2500+

Happy Families Served

20+

Residential Completed Projects

2.5M+

Sq. Ft. Area Developed

6+

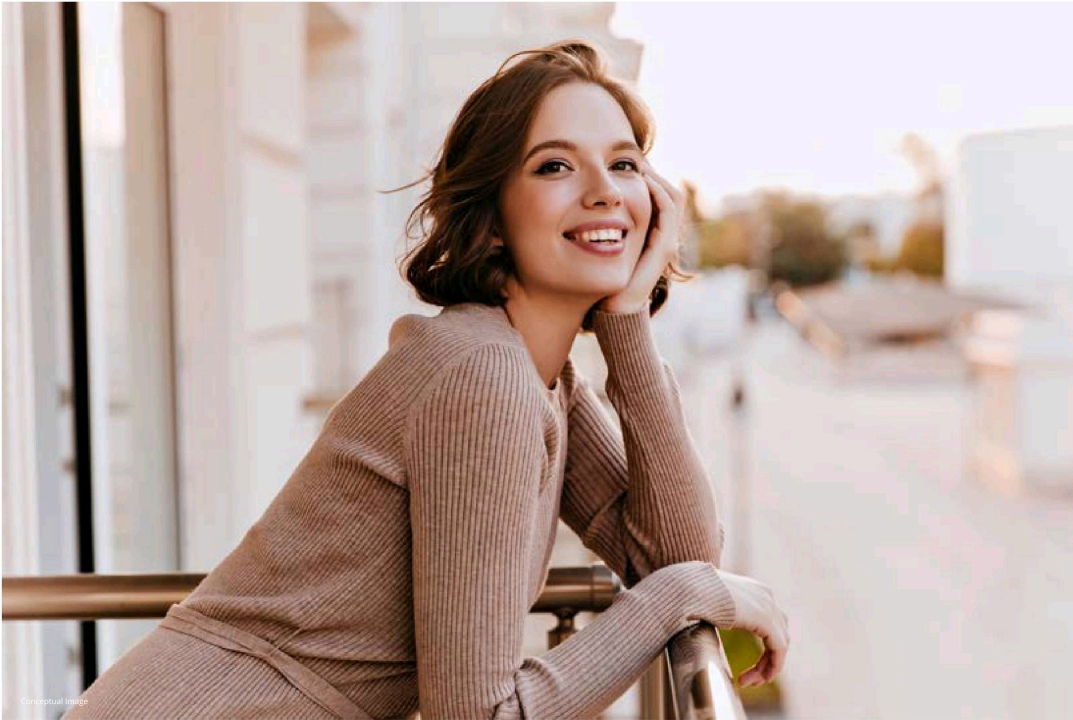
Residential On-going Projects

20+

Years Of Excellence

**EXPERIENCE
BALEWADI
LIKE NEVER
BEFORE**





JULIET BALCONIES IN BEDROOMS

**INTEGRATED
RETAIL,
COMMERCIAL
AND BUSINESS
CENTER**

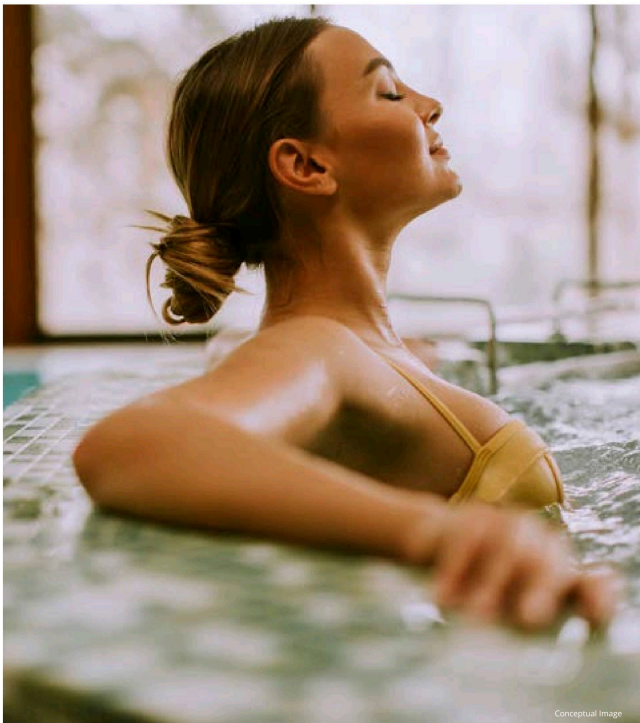


Conceptual Image



**DESIGNER SKY DECK
WITH CURATED INDULGENCES**

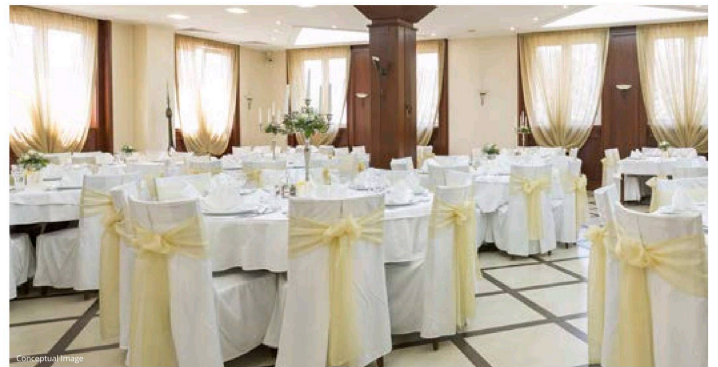
AMENITIES



Jacuzzi



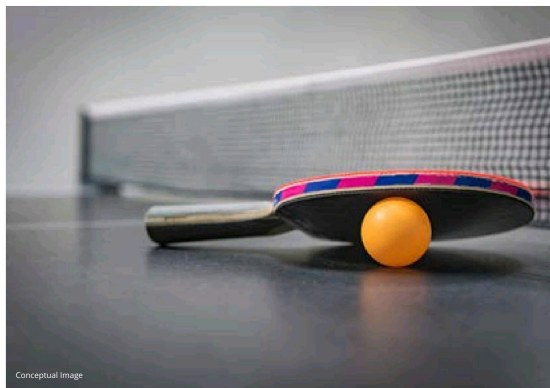
Yoga/Meditation Zone



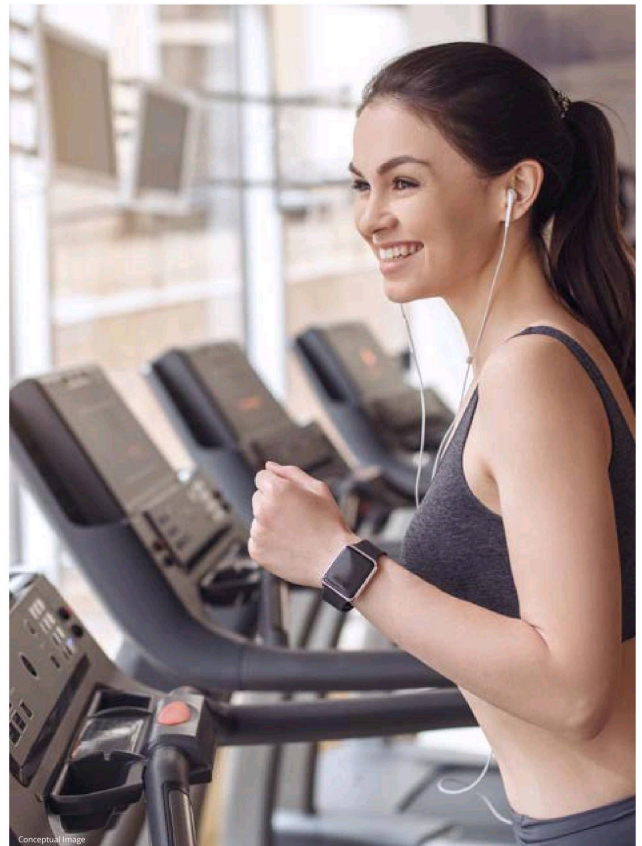
Multipurpose Hall



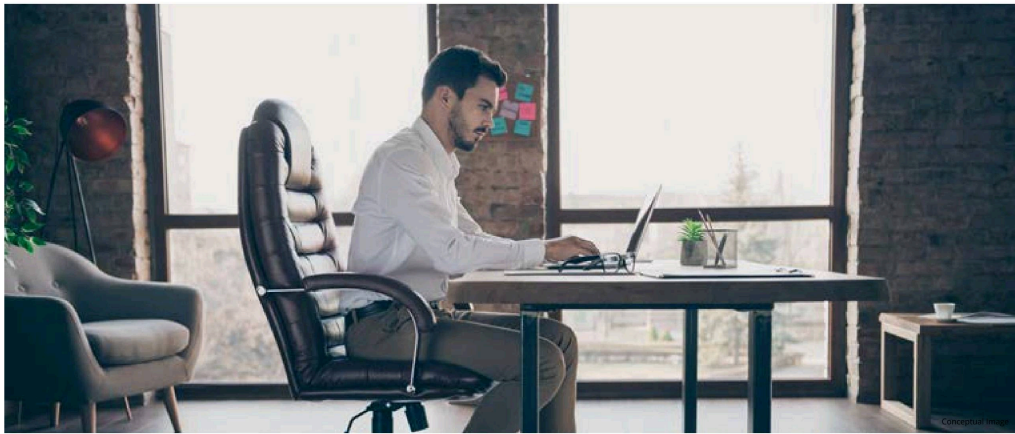
Kids Zone



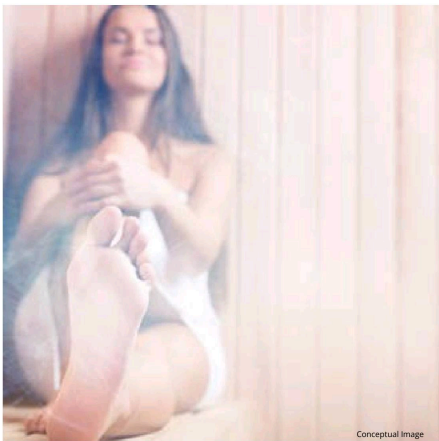
Indoor games



Modern Equipped Gymnasium



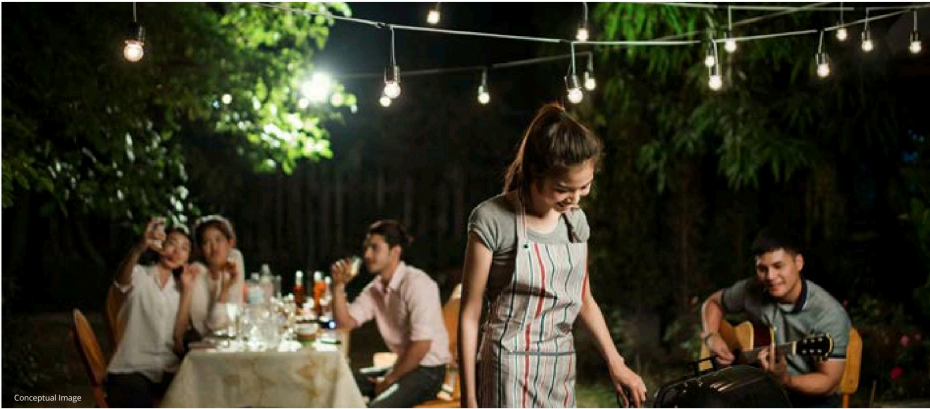
Work Stations for professionals



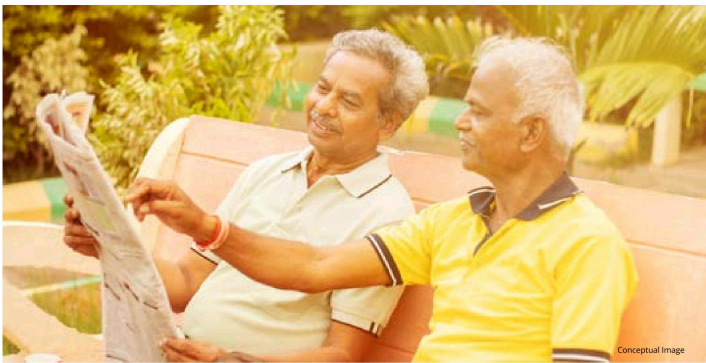
Steam sauna



Multiple landscaped areas



Party area with bar counter & seating



Senior sit out area

Others

- Conference Room
- Gazebo
- Grand entrance lobby
- EV car & EV bike charging provision
- CCTV cameras for common area
- 3-Tier security

SPECIFICATIONS



STRUCTURE

- 1) Earthquake Resistant Structure

DOORS

- 1) Main Door with Lamination on Both Sides
- 2) Night Latch for Main Door
- 3) Internal Doors with Fixtures and Lamination on Both Sides
- 4) Locks for Main & Bedroom Doors
- 5) Video Door Phone

WINDOWS

- 1) Powder Coated Aluminium Windows with Mosquito Mesh
- 2) MS Safety Grills/Railings
- 3) All Windows with Granite/ Marble Sills

WALL FINISHES

- 1) Internal OBD
- 2) External Acrylic Emulsion Paint

FLOORING & DADO

- 1) Designer Flooring in all Rooms
- 2) Anti-skid Tiles for Utility Terrace and Toilet.
- 3) Dado tiles in Utility Balcony up to 3' height

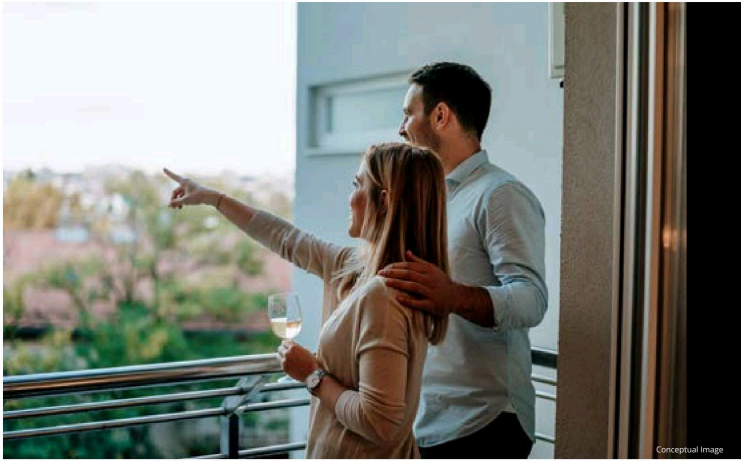
KITCHEN

- 1) Granite Platform with SS Sink
- 2) Glazed Dado Tiles up to Lintel Level
- 3) Provision for Exhaust Fan, Water Purifier, Refrigerator, Washing Machine & Microwave
- 4) Gas Leak Detector

ELECTRICAL

- 1) Concealed copper wiring
- 2) Modular Switches
- 3) AC Points in Living Room and Bedroom
- 4) TV & Telephone Points in Living Room and Master Bedroom
- 5) Provision for Inverter Back-up





TOILETS

- 1) Concealed Plumbing
- 2) CP Sanitary Fittings in All Toilets
- 3) Wall-hung Commode
- 4) Diverter
- 5) Provision for Exhaust Fan
- 6) Partition Glass for Wet & Dry Area in Master Bathroom
- 7) Provision for geyser in Bathrooms
- 8) Solar water connection in Master Bathroom

CONVENIENCE/ AUTOMATION

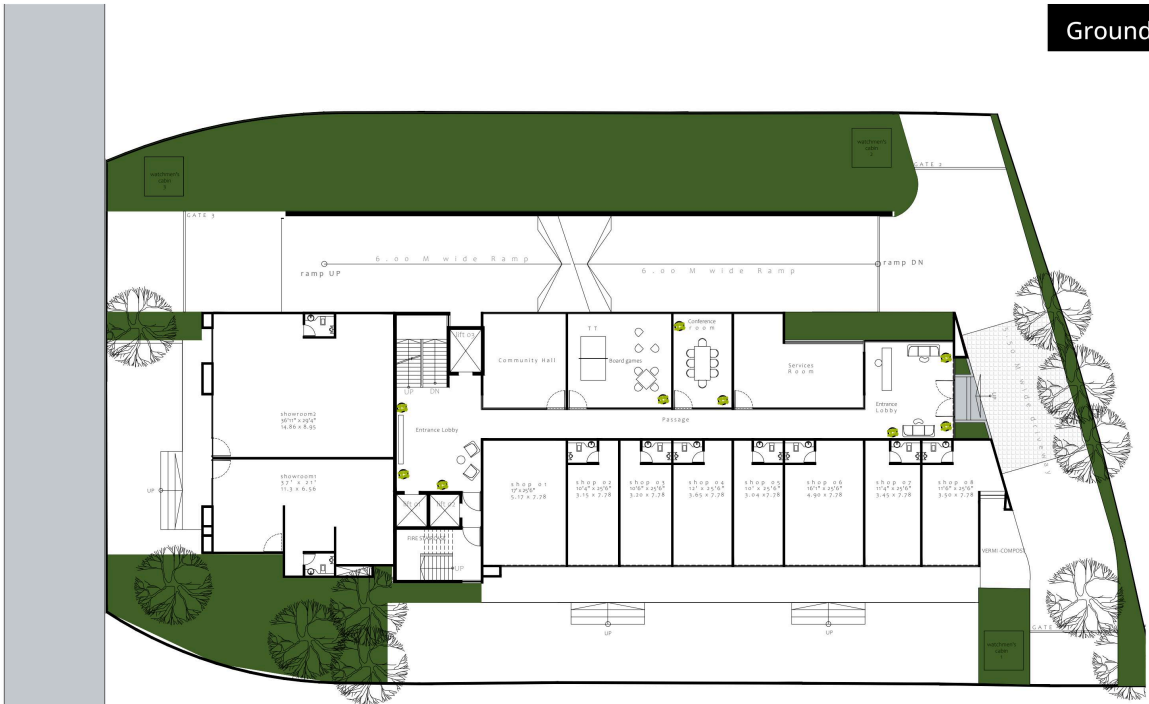
- 1) Video Intercom Security
- 2) Rain Water Harvesting
- 3) Solar Water Heating System
- 4) Generator Back-up for Common Areas
- 5) Fire- Fighting System
- 6) Provision for Wifi provision in Each Flat
- 7) Premium Quality High Speed Elevators
- 8) Home Automation

VALUE ADDITION

- 1) Glass Railing for Balcony

PLANS

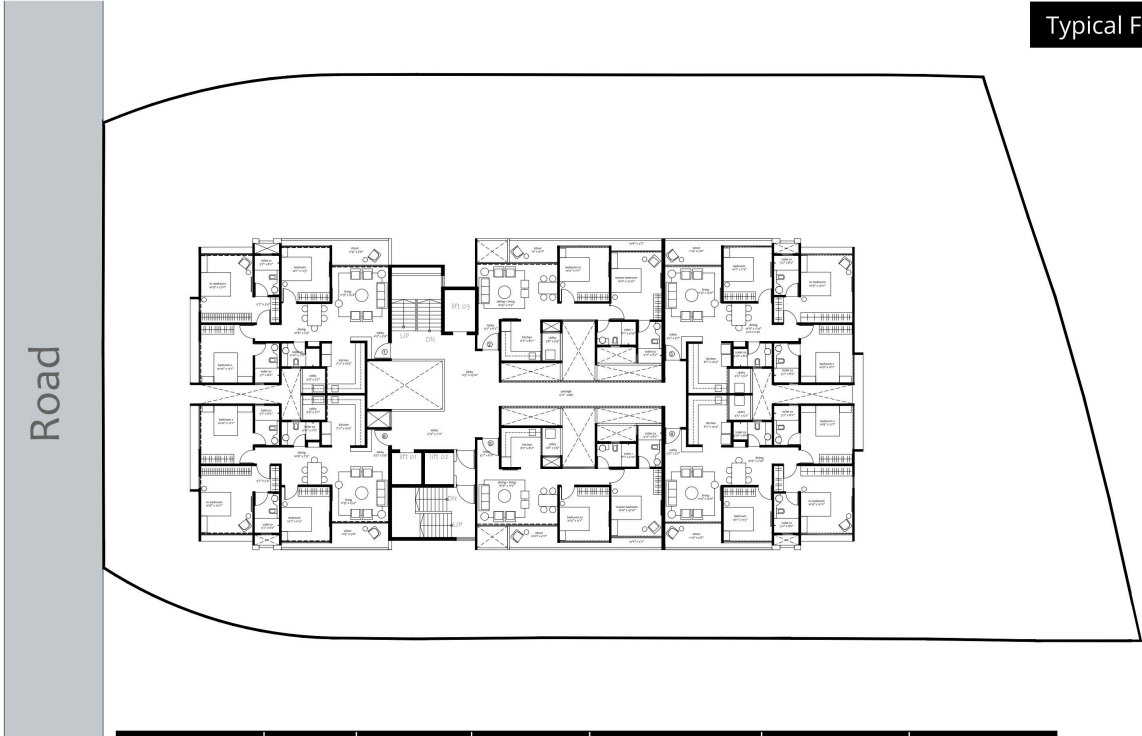
Ground Floor Plan



	Type	Carpet Area	Balcony Area	Total Carpet Area (sq.ft.)	Total Units
1	Shop	418	0	418	1
2	Shop	260	0	260	1
3	Shop	260	0	260	1
4	Shop	298	0	298	1
5	Shop	250	0	250	1
6	Shop	401	0	401	1
7	Shop	281	0	281	1
8	Shop	325	0	325	1
9	Showroom 1	777	0	777	1
10	Showroom 2	1085	0	1085	1
				4355	10
Floor	Ground Floor				



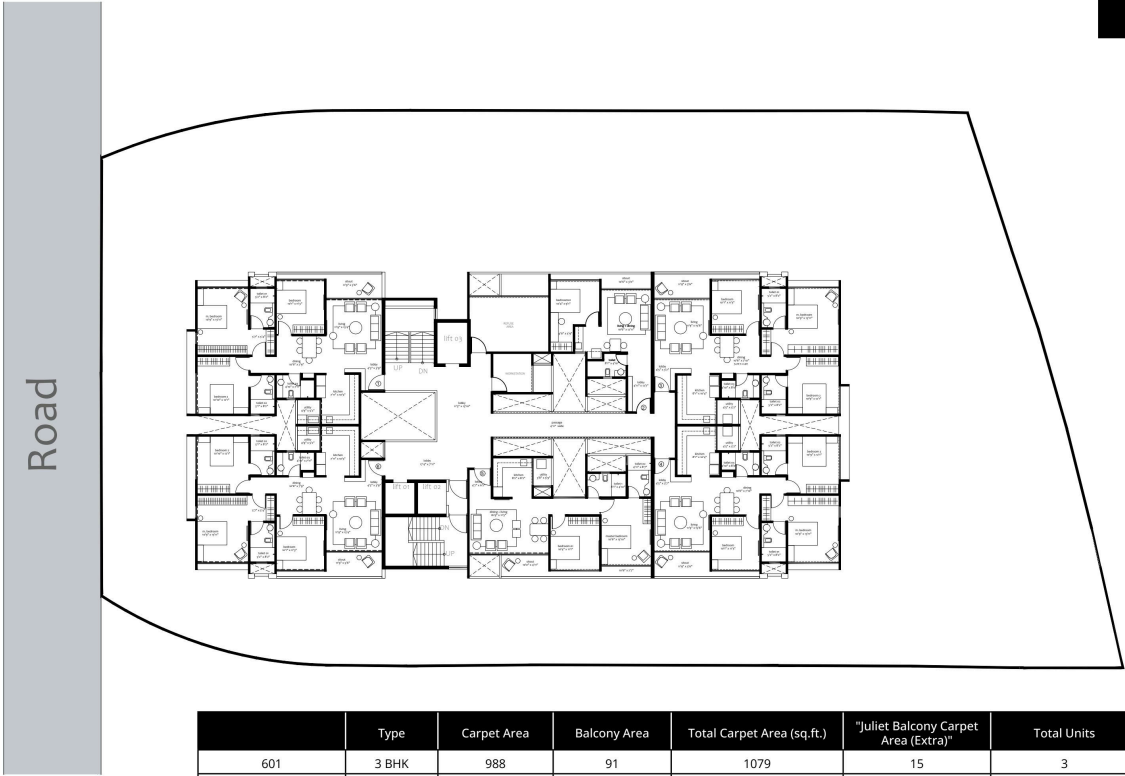
Typical Floor Plan



	Type	Carpet Area	Balcony Area	Total Carpet Area (sq.ft.)	"Juliet Balcony Carpet Area (Extra)"	Total Units
401	3 BHK	988	91	1079	15	13
402	2 BHK	710	68	778	33	13
403	3 BHK	1001	82	1083	11	13
404	3 BHK	1003	82	1085	11	13
405	2 BHK	710	68	778	33	13
406	3 BHK	988	91	1079	15	13
	Per Floor		Total	5882		78
	No Of Floor		13	76466		
Floor	4th , 5th, 7th , 8th , 9th , 10th, 12th, 13th, 14th, 15th, 17th, 18th, 19th					



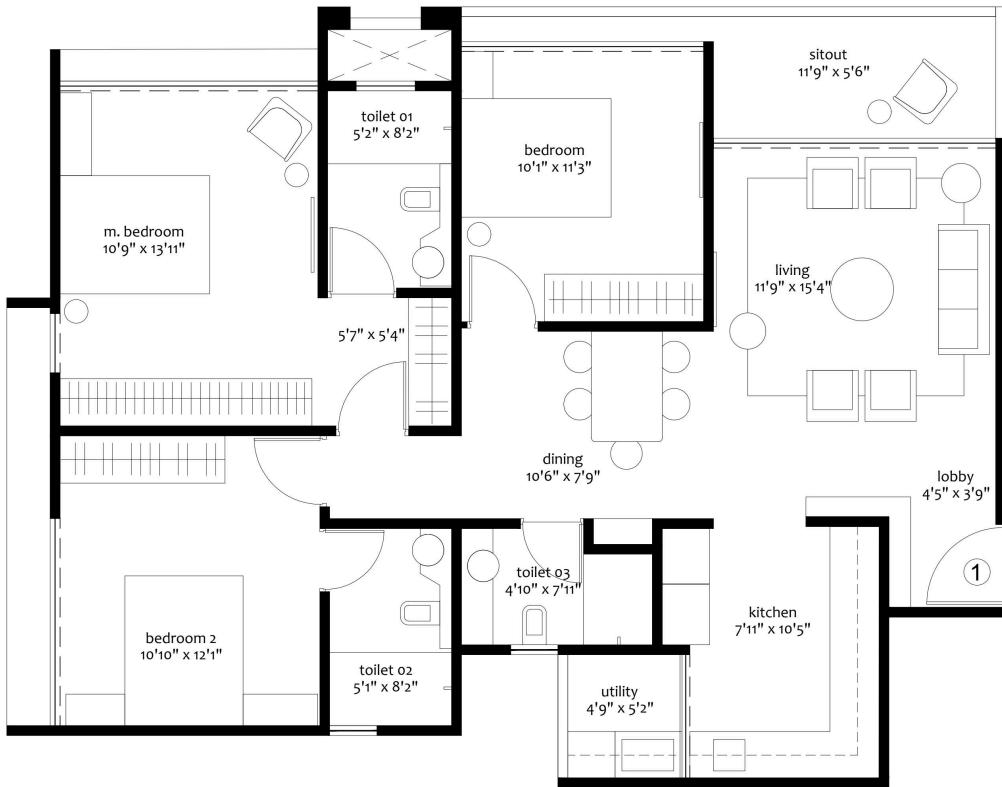
Refuge Floor Plan



	Type	Carpet Area	Balcony Area	Total Carpet Area (sq.ft.)	"Juliet Balcony Carpet Area (Extra)"	Total Units	
	601	3 BHK	988	91	1079	15	3
	602	1 BHK	412	32	444	12	3
	603	3 BHK	1001	82	1083	11	3
	604	3 BHK	1003	82	1085	11	3
	605	2 BHK	710	68	778	33	3
	606	3 BHK	988	91	1079	15	3
		Per Floor		Total	5548		18
		No Of Floor	3	16644			
Floor	6th, 11th , 16th						
Total Residential Area					93110		

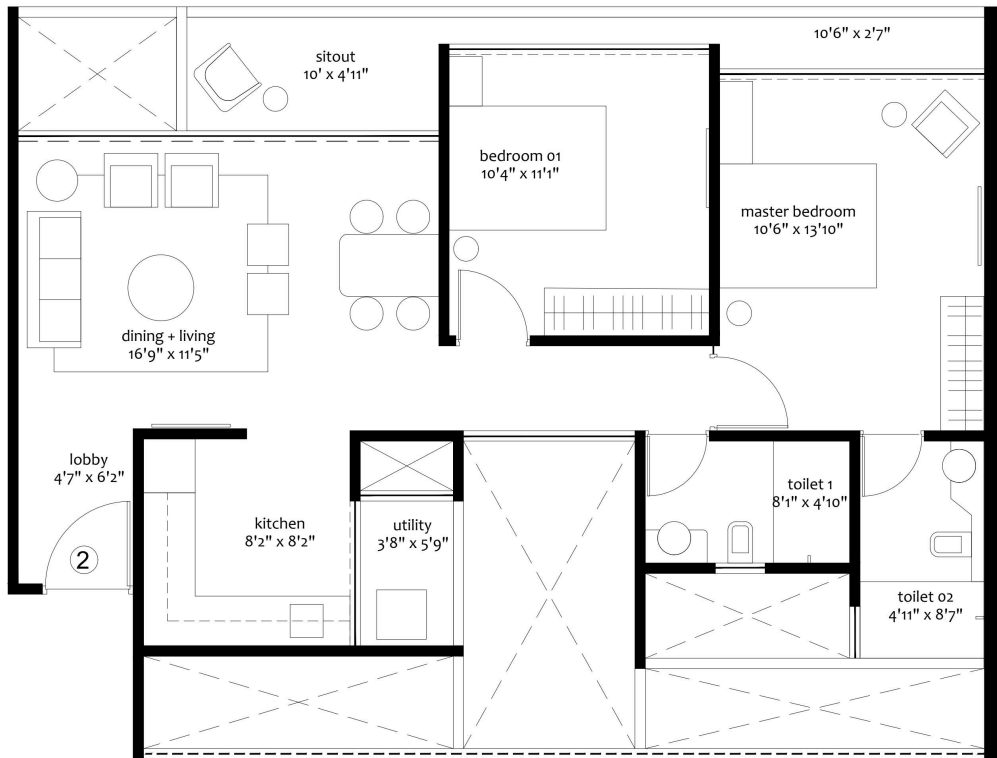


3 BHK Unit Plan



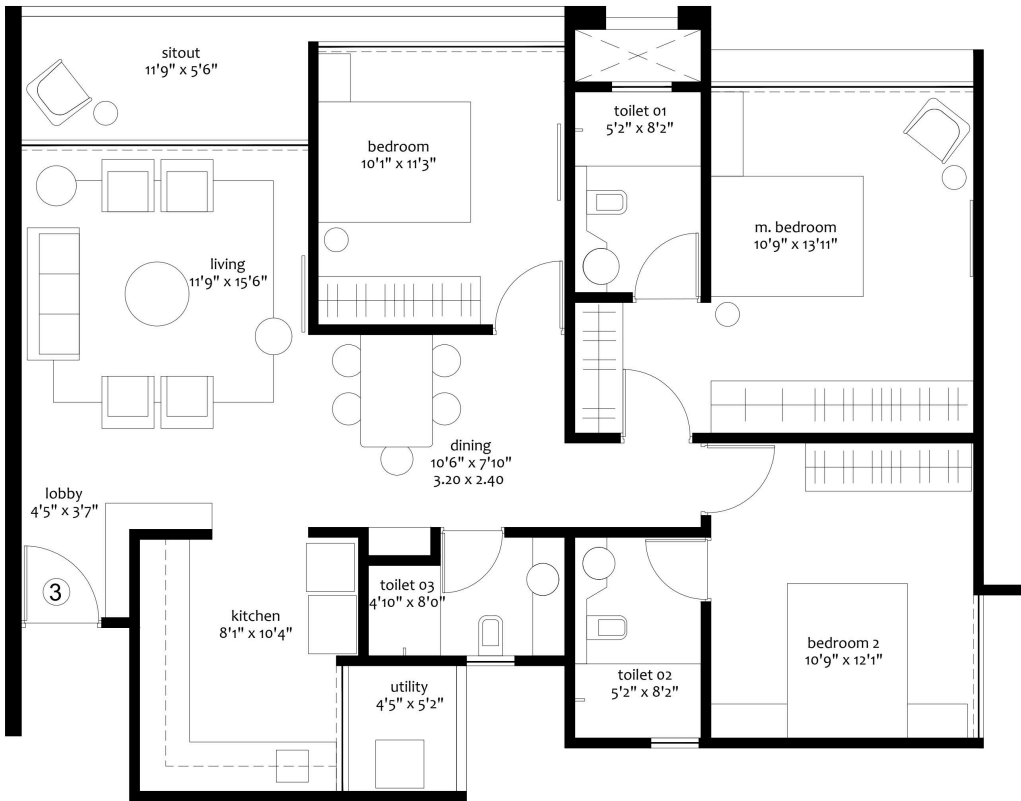
Series No.	Unit	CARPET AREA (Sq.ft.)	BALCONY AREA (Sq.ft.)	TOTAL AREA (Sq.ft.)
1	3 BHK	988	91	1079

2 BHK Unit Plan



Series No.	Unit	CARPET AREA (Sq.ft.)	BALCONY AREA (Sq.ft.)	TOTAL AREA (Sq.ft.)
2	2 BHK	710	68	778

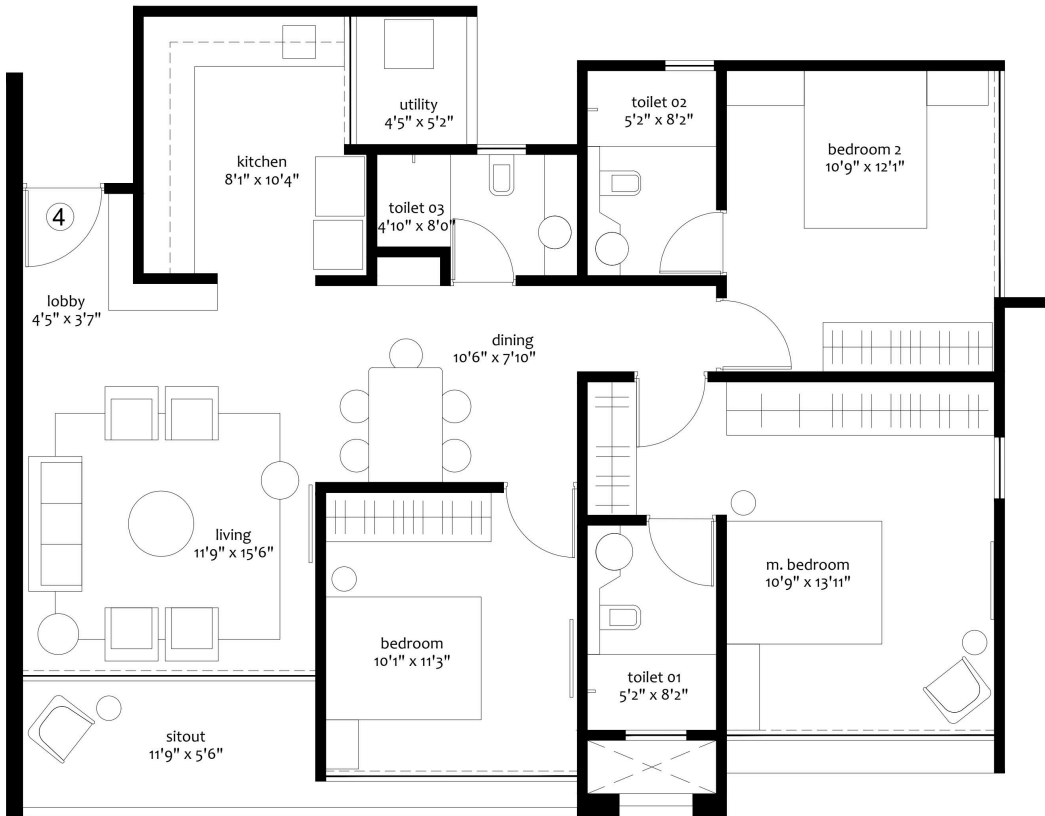
3 BHK Unit Plan



Series No.	Unit	CARPET AREA (Sq.ft.)	BALCONY AREA (Sq.ft.)	TOTAL AREA (Sq.ft.)
3	3 BHK	1001	82	1083



3 BHK Unit Plan



Series No.	Unit	CARPET AREA (Sq.ft.)	BALCONY AREA (Sq.ft.)	TOTAL AREA (Sq.ft.)
4	3 BHK	1003	82	1085

CREDITS

DESIGN ARCHITECT
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STRUCTURAL CONSULTANT
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