



17 **FEAST**
Indulge in the Grandness

3 BHK PREMIUM HOMES

B A L E W A D I

PRODUCT DECK

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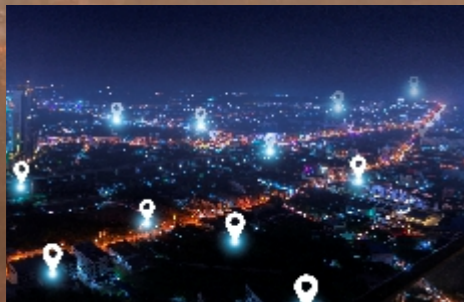
Overview



Located on Mumbai Highway NH-48, Balewadi is a well developed location in the north-western part of Pune



The Balewadi High Street's growth has contributed to the recognition and appreciation of the locality



It is surrounded by prominent localities like Baner, Hinjewadi, Aundh, Wakad and Pimple Nilakh



The area witnesses a persistent housing demand



Every year, it sees an upswing in the property market



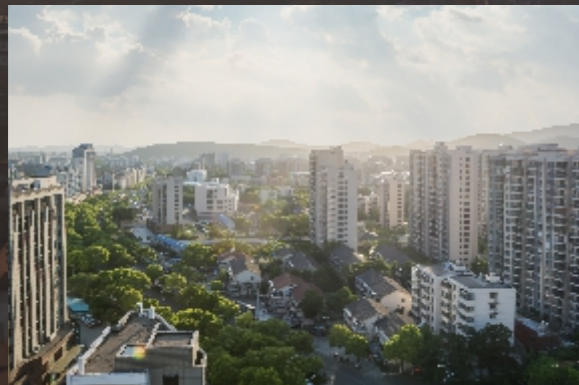
Wide range of ongoing and upcoming mid to high-end residential properties from leading developers

Top 3 Reasons to Invest in Balewadi



Excellent Connectivity

Due to the highway, the area is well-connected to work and pleasure. Hinjewadi is just 8 km away, while the Pune airport is 25 km and railway station is 15 km away



Growth of Residential Properties

Opportunity for education, employment and a comfortable lifestyle attracts home seekers to buy in Balewadi. Properties have a higher chance of increasing in value due to the rise in demand



Well-developed Social Infrastructure

Comprehensive social infrastructure with schools, malls, hospitals, entertainment zones, etc. to cater to the needs of all kinds of families.

Future in Balewadi

- Lots of infrastructural development in the future including Metro connectivity
- Residential accommodation is at a high demand
- Easy commute to the city and close to the Bangalore – Mumbai highway, making it a great investment opportunity
- High appreciation rates for properties in Baner-Balewadi
- Lots of upcoming projects by prominent builders
- Major employment hubs coming up rapidly



A Trusted Developer



Reliable and dependable name in the real estate industry



End-to-end support throughout the sales and after-sales process



Timely possession assurance



High-quality construction



Rapidly growing portfolio

LAUNCHING

17 EAST

IN BALEWADI

Premium 3 BHK private homes where you can indulge in the grandness



Project Details

3 BHK ₹1.80* Cr. ONWARDS

- Welcome to the Opulent Life
- Biggest Carpet Area in Balewadi
- Only 2 Flats Per Floor – Lots of Privacy
- Roof-top Amenities for a Luxury Lifestyle
- Low on Maintenance
- Possession – March 2026



Artistic Impression

Celebrate the Refreshing Life

Project Highlights

Landscaped Gardens



Tree Plantation

Ultra Modern Gymnasium



Rain Water Harvesting

Children's Play Area



Solar Water System

Senior Citizen Sitouts



Backup for Lift & Common Areas

Gazebo



Spacious Parking



Work Towards a Fitter & Healthier Life



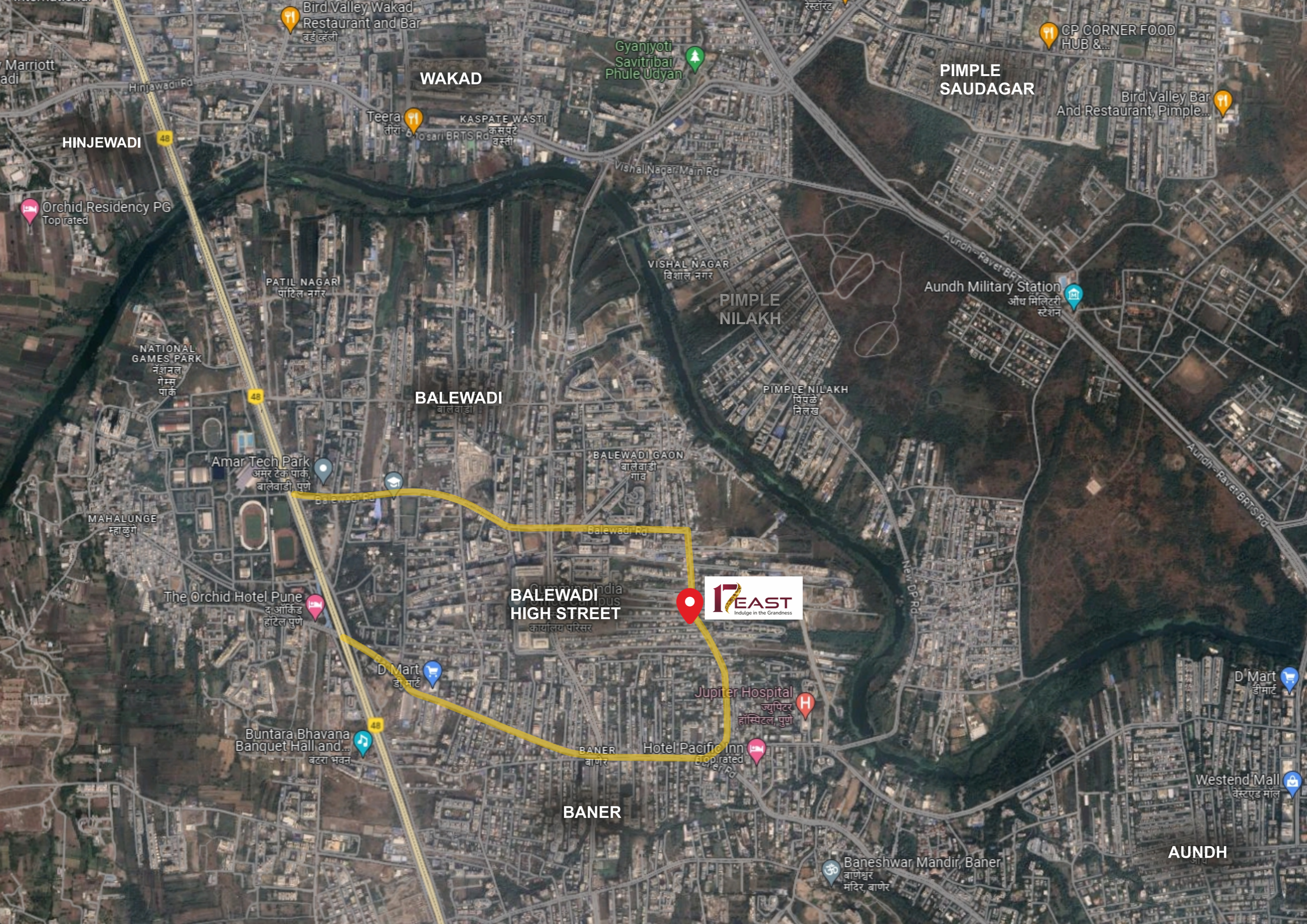
Embrace the Calm & Composed Life



Enjoy the Socially Vibrant Life



Relish the Playful & Beautiful Life



Bird Valley Wakad
Restaurant and Bar
बर्ड वॉली

CP CORNER FOOD
HUB &...

Marriott
adi

WAKAD

PIMPLE
SAUDAGAR

Bird Valley Bar
And Restaurant, Pimple...

HINJEWADI

Teera
तीरा

KASPATE WASTI
कसपटे
वस्ती

Gyanjyoti
Savitribai
Phule Udyan

Orchid Residency PG
Top rated

PATIL NAGAR
पाटिल नगर

Vishal Nagar Main Rd

VISHAL NAGAR
विशाल नगर

PIMPLE
NILAKH

Aundh Military Station
औंध मिलिटरी
स्टेशन

NATIONAL
GAMES PARK
नेशनल
गेम्स
पार्क

BALEWADI
बालेवाडी

PIMPLE NILAKH
पिंपळे
निलख

Amar Tech Park
अमर टेक पार्क
बालेवाडी, पुणे

BALEWADI GAON
बालेवाडी
गाव

MAHALUNGE
म्हाळुगे

17 EAST
Indulge in the Grandness

BALEWADI
HIGH STREET
कार्यालय परिसर

D Mart
डीमार्ट

Jupiter Hospital
ज्युपिटर
हॉस्पिटल, पुणे

The Orchid Hotel Pune
द ऑर्किड
हॉटेल पुणे

Buntara Bhavana
Banquet Hall and...
बंठरा भवन

Hotel Pacific Inn
Hotel operated
Baner Rd

BANER

Westend Mall
वेस्टएंड मॉल

Baneshwar Mandir, Baner
बाणेश्वर
मंदिर, बाणेर

AUNDH

Nearby Destinations



Schools and Colleges

- C M International School
- Bharati Vidyapeeth School
- MITCON International School
- F.I. International School
- Future Indian School
- Little Millennium Preschool & Day Care



Top Hospitals

- Jupiter Hospital
- Benecare Mother & Child Superspecialty Hospital
- Accord Hospital
- Manipal Hospitals
- Surya Mother & Child Super Specialty Hospital



Shopping

- Zudio
- Croma
- Westside
- Dmart
- Westend Mall
- Phoenix Mall



Corporate

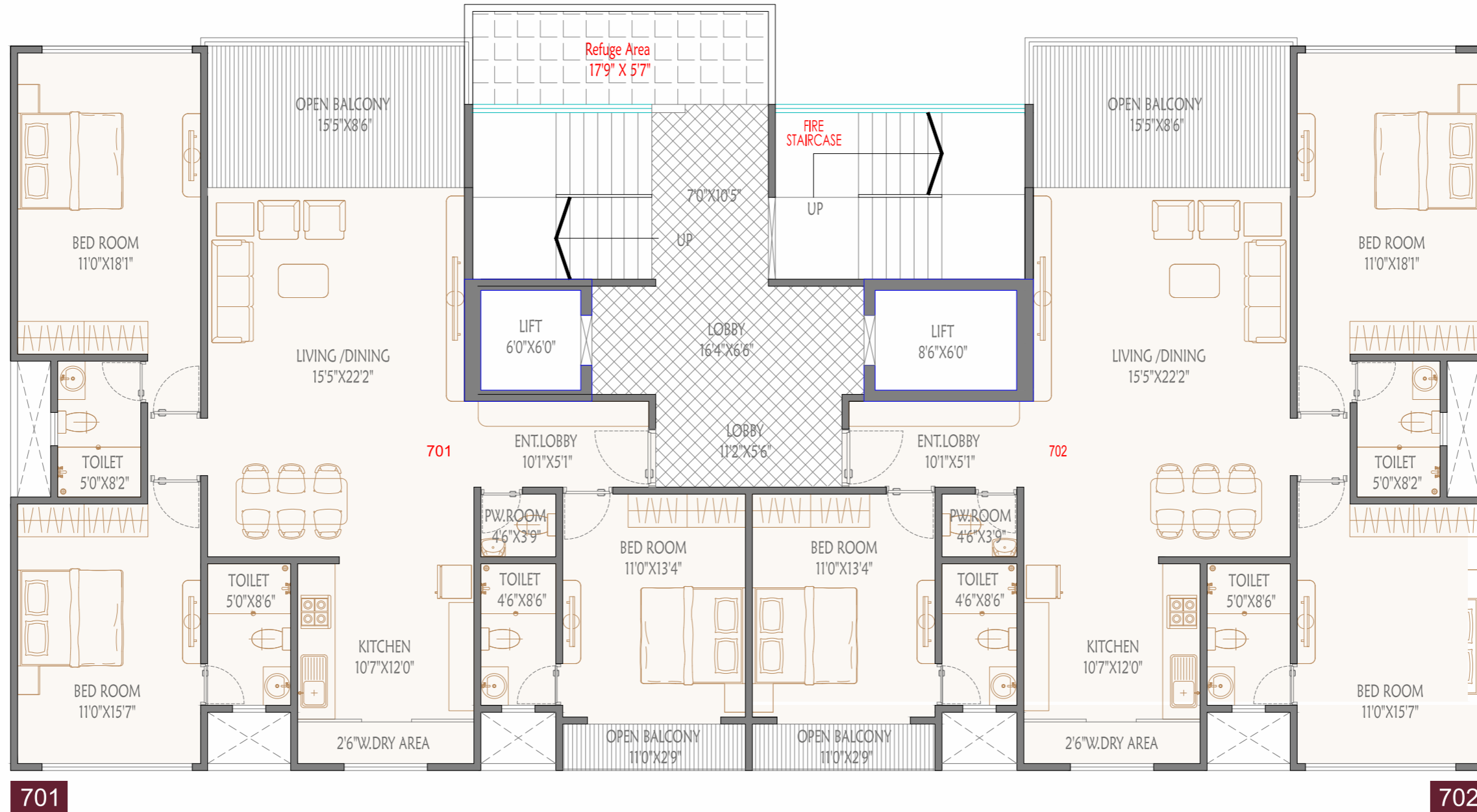
- Cummins India
- Amar Tech Park
- Bitwise Solutions Pvt. Ltd.
- Nyati Emporiums
- Teerth Technospace
- Merkle Sokrati



A & B WING LAYOUT



“A WING” 7TH FLOOR PLAN REFUGE

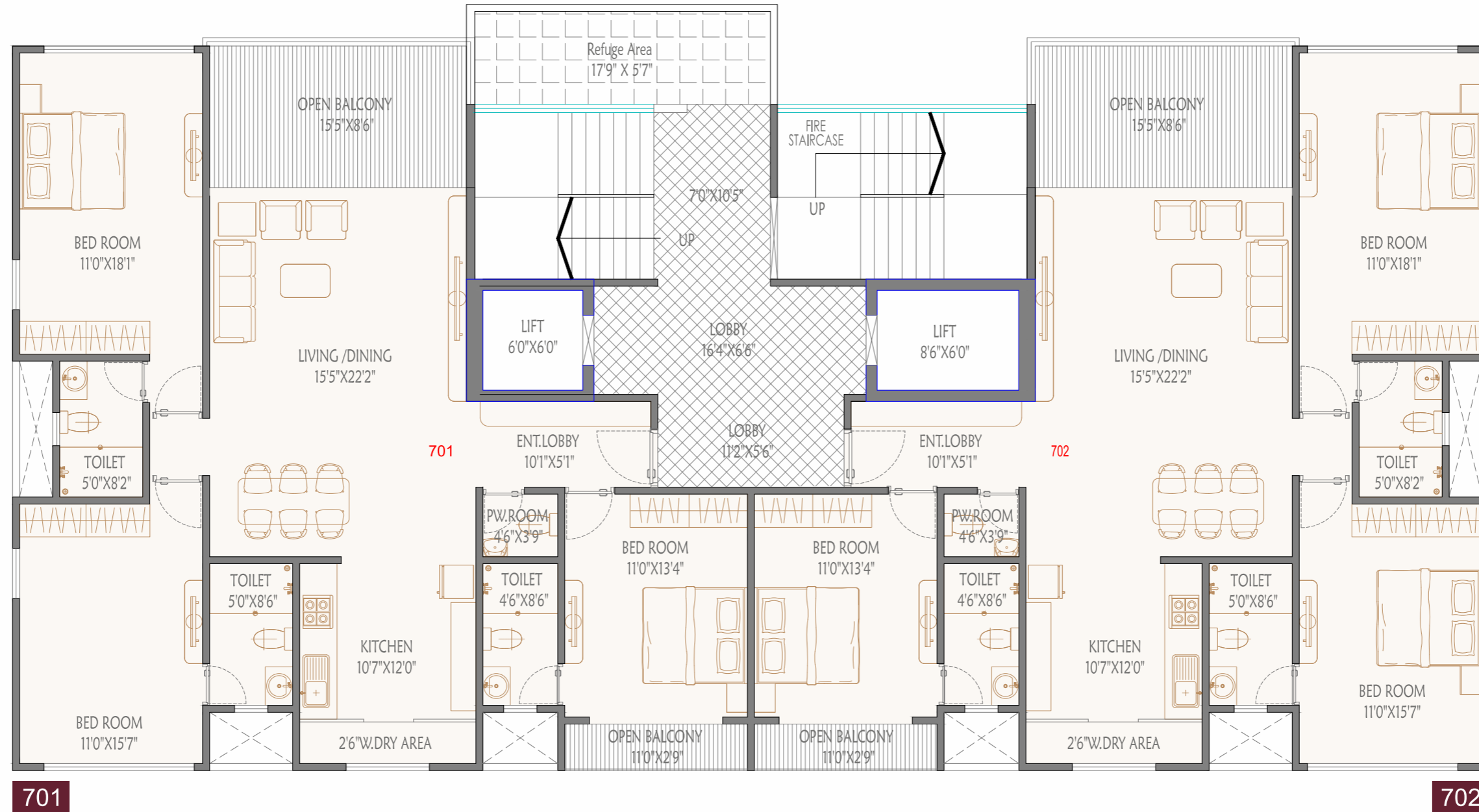


AREA STATEMENT

SR. NO.	FLAT NO.	TYPE	CARPET AREA	OPEN BAL.	TOTAL CARPET AREA
1	01	3 BHK	1264	161	1425
2	02	3 BHK	1264	161	1425



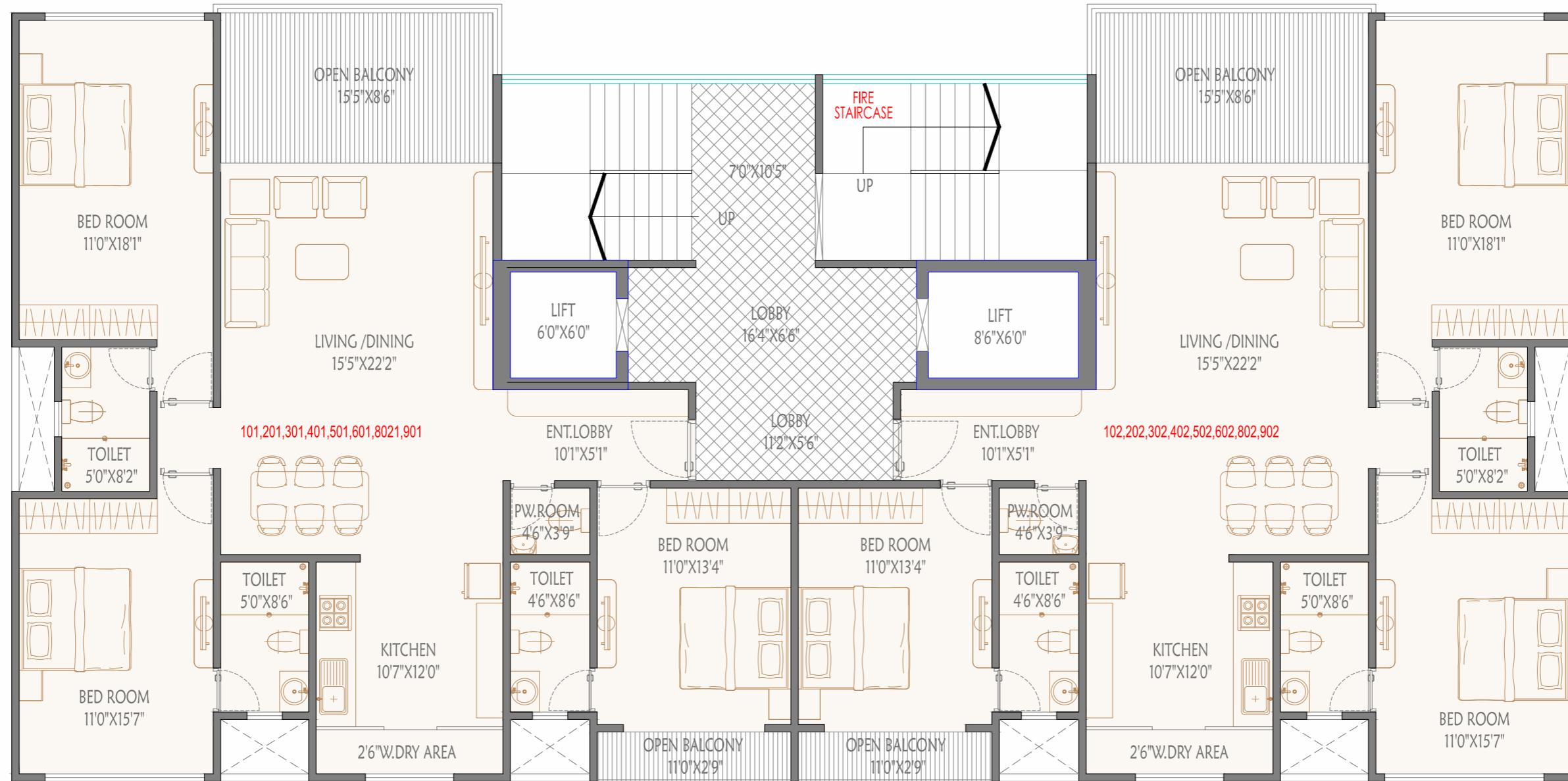
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“A WING” 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH - TYPICAL FLOOR PLAN



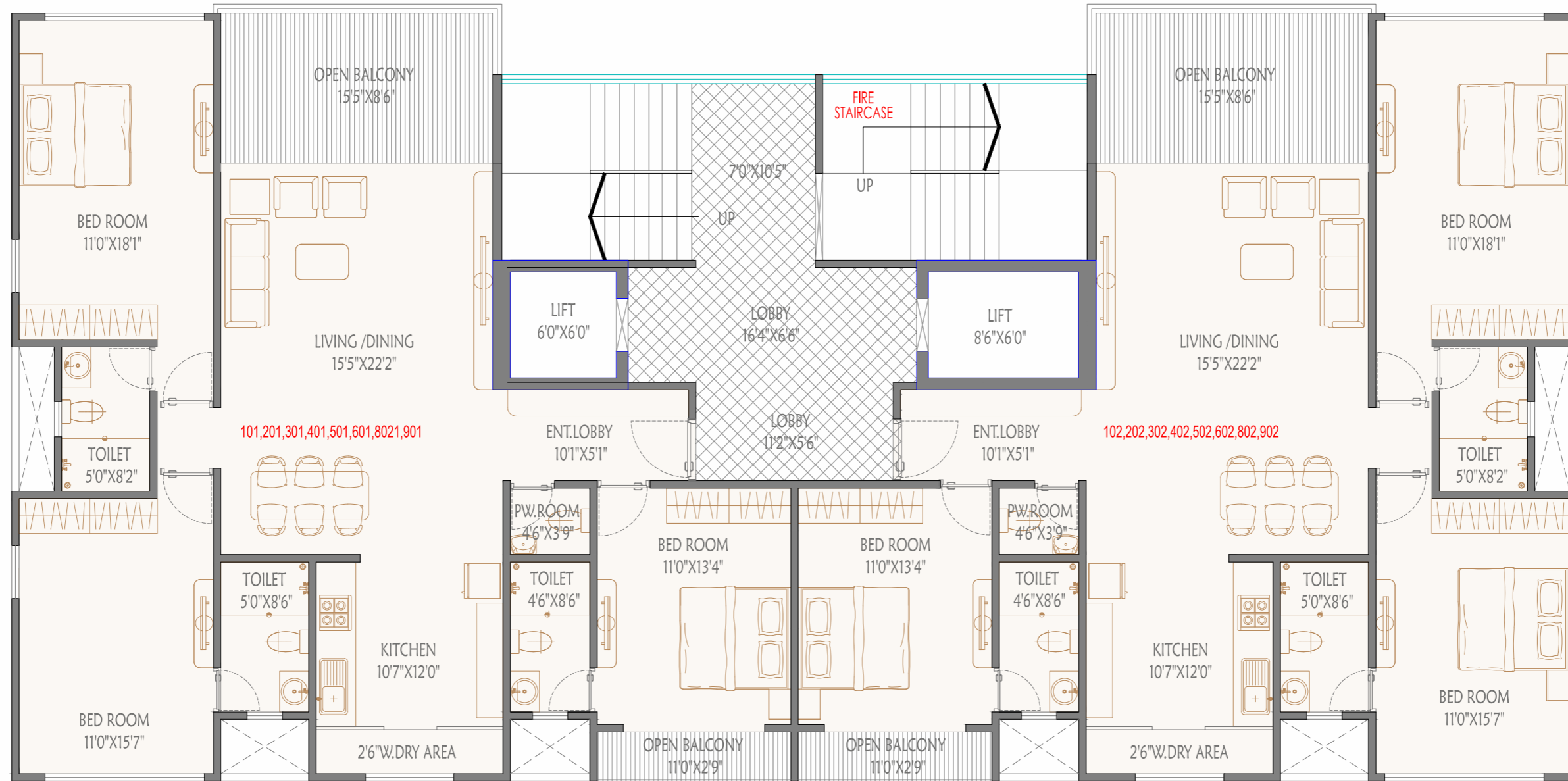
101,201,301,401,501,601,8021,901

102,202,302,402,502,602,802,902

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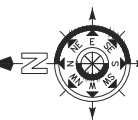
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3 BHK ISOMETRIC VIEW



1. Living 15'5" X 22'2"
2. Balcony 15'5" X 8'6"
3. Kitchen 10'7" X 12'0"
4. Dry Balcony
5. Dining
6. Common Washroom 4'6" X 3'9"
7. Bedroom 11'0" X 13'4"
8. Balcony 11'0" X 2'9"
9. Washroom 4'6" X 8'6"
10. Bedroom 11'0" X 18'1"
11. Washroom 5'0" X 8'2"
12. Bedroom 11'0" X 15'7"
13. Washroom 5'0" X 8'6"





THANK YOU