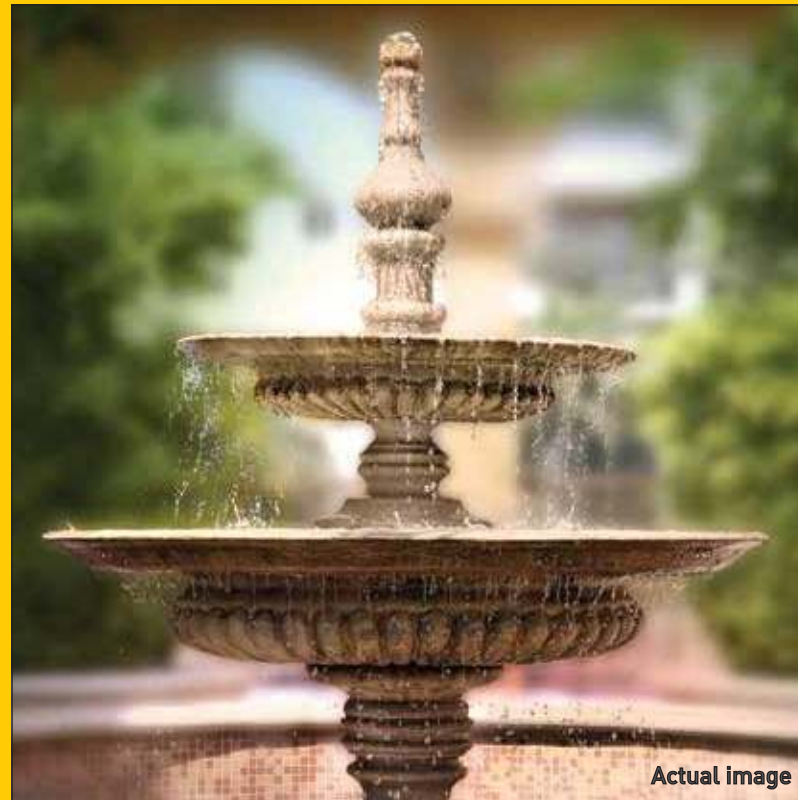


**JOIN 500 FAMILIES
IN EXPERIENCING
SPANISH-INFLUENCED
LIFESTYLE**





EXPERIENCE BEAUTIFUL COMFORTS OF SPANISH-INFLUENCED LIVING



PURANIKS
Aldea Espanola

1, 2 & 3 BHK SPANISH THEMED HOMES
BANER ANNEXE, MAHALUNGE, PUNE



Actual image

Did you know that the daily routine of a lot of Pune-kars involves indulgence in entertainment and ample of time for their loved ones?

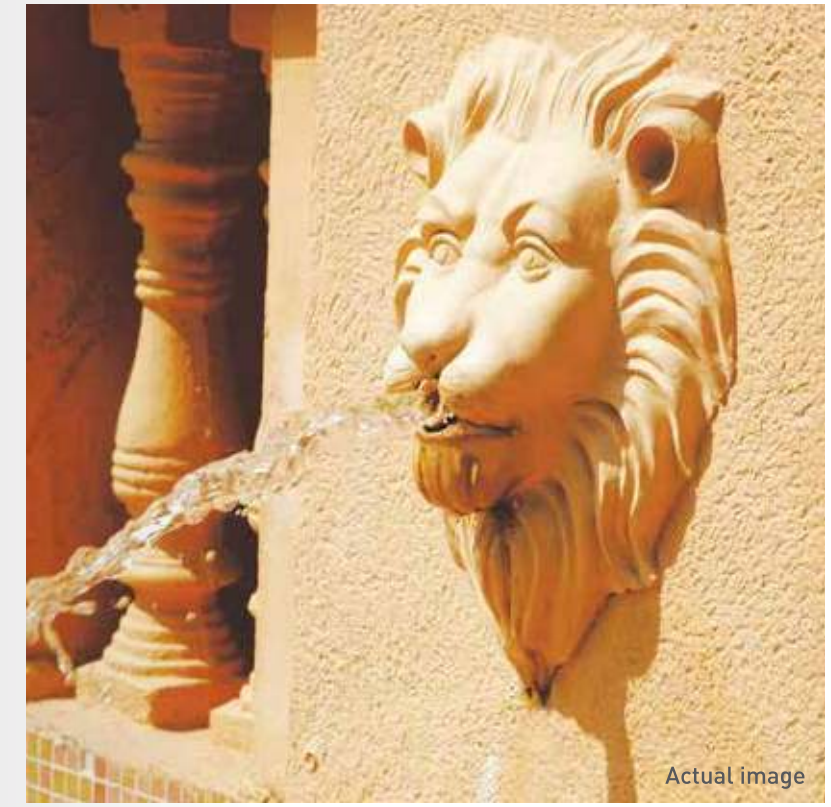
These known traits of Spanish lifestyle are rarely seen in today's hurried urban living. But Puraniks Aldea Espanola offers such a rarity. It brings alive these lifestyle traits, in Pune itself!

Spanish-themed architecture with thoughtful amenities will pleasure your eyes, body and soul. The location will let you spend more time with your loved ones, and less on commuting to offices or malls.

Over 500 families are already residing here. Now it's your turn to join them in living the desirable Spanish-influenced lifestyle.



**GET THE COMFORT
OF HOME,
OUTSIDE OF IT, TOO**





Actual image

The outdoors is an integral part of Spanish living. Inspired by it, Puraniks Aldea Espanola offers a wide variety of top-class amenities.

For the fitness-crazed, there's a state-of-the-art clubhouse, a fully equipped gym, and a swimming pool. While a quality cricket pitch, and an open lawn, keep children and grown-ups busy; the seniors can rest in the meditation corner. These amenities are designed to let everyone, irrespective of their age, feel rejuvenated as well as make new friends.

Here, the Spanish-influenced lifestyle can be enjoyed within, as well as outside, the home, with equal ease.



**A HOME YOU'LL LOVE
COMING HOME TO**





The furniture shown in the picture is for representation purpose only, and shall not be provided with the residential unit.

Spanish homes have a unique design, blending style, substance and space. Drawing influence from these, we have created living spaces that are warm and welcoming, inspiring a spirited lifestyle.

The designer lobby will welcome you with all its grandeur, and then lead you to the panelled main door with antique brass-finish fittings. Inside the home, vitrified flooring along with walls covered in fresh O.B.D paint, together, lend a plush feel to the house. The finer details have a distinct Mediterranean appeal, making the interiors charming as well as captivating.



**OFFICES AND MALLS
ARE CLOSE TO HOME.
STRESS, FAR AWAY.**



LOCATION MAP



Puraniks Aldea Espanola doesn't just bring alive a Spanish-influenced lifestyle, it does so right here in Pune!

Strategically situated right off the Mumbai Bengaluru National Highway, the project enjoys an especially advantageous location with excellent connectivity - something very few boast of, and most desire.

Orchid Hotel, Balewadi Stadium, Hinjewadi IT Park, Pan Card Club, Aundh, University of Pune and Kothrud, to name a few, can be reached in a jiffy. This means, right from education to work to entertainment, all is taken care of, even your stress.

- 🏢 **Workplace**
 Rajiv Gandhi Infotech Park, Hinjewadi : 15 mins
 Auto & Manufacturing, Pimpri Chinchwad : 25 mins

- 🎓 **Education**
 Pune University : 20 mins
 Symbosis, Lavale : 20 mins
 Vibgyor School, Mahalunge : 5 mins
 BTIS School, Mahalunge : 5 mins
 Tree House, Mahalunge : 5 mins
 Orchid School, Baner : 5 mins
 Daffodil International School, Baner : 4 mins

- + **Hospital**
 Medipoint : 16 mins | Aditya Birla Memorial : 15 mins

- 🏟️ **Sports**
 Shree Shiv Chhatrapati Shivaji Sports Complex, Balewadi : 2 mins
 MCA Internation stadium, Ghavanje : 25 mins

- 🍴 **Entertainment**
 Pan Card Club : 9 mins | Oxford Golf Resort : 15 mins

- 🛒 **Retail**
 Balewadi High Street: 5 mins | D-Mart : 5 mins
 Westend Mall : 15 mins

- 🏠 **Hotels**
 Orchid : 2 mins | Sayaji : 10 mins | Holiday Inn : 7 mins

- 📶 **Connectivity**
 Mumbai - Pune - Bengaluru Expy : 2 mins

- ★ **Key Locality**
 Kothrud : 17 mins | Aundh : 16 mins | Bavdhan : 12 mins



**OUR LOCATION
HAS EVERYTHING
GOING FOR IT. ARE YOU?**





Actual image

Spanish-influenced architecture adorned with new-age amenities, easy connectivity, and a prime location at Baner Annexe, Mahalunge... Sounds like an ideal investment*, right? Well, that is Puraniks Aldea Espanola for you.

Proximity to Mumbai and the ascent of Baner in the recent past makes it all the more tempting.

A silent town for decades, Baner, came into limelight when it hosted the Commonwealth Youth Games in 2008. Since then, it has only moved up in every aspect: infrastructural, commercial as well as residential. In fact, in the last five years, Baner has witnessed phenomenal growth in property prices!

What added to its splendid rise is the proximity to major IT companies, which made it a high rental market.

In fact, the city of Pune, as a whole, has been experiencing stupendous growth. It features amongst the Top-10 cities in India by per capita income*. It is also the 2nd best city in India by standard of living**. The selection of Aundh-Baner-Balewadi belt for advancement under Union Urban Development Smart City Project*** is undoubtedly delightful news.

Pune has been basking in glory, attracting everyone from home-buyers to corporates. It's a clear sign that this is the right time to invest, and feel proud of your smart decision in the coming years.

*www.mapsofindia.com/top-ten-cities-of-india

**www.indiatimes.com/culture/who-we-are/this-city-has-beaten-delhi-and-mumbai-to-become-the-best-indian-city-to-live-in-257810.html

***indianexpress.com/article/cities/pune/smart-city-plan-pmc-to-develop-aundh-baner-part-of-balewadi

*Basis past experiences/statistics

THE PURANIKS LEGACY

Puraniks Group is a leading real estate developer.

Established in 1968, we have been providing

comprehensive residential and commercial solutions

across various categories over a span of four decades.

We have successfully developed over 5.20 Lakh sq. mt.,

while over 1.29 million sq. mt. is under development.

Our key values - consistency in quality structures,

innovative designs and concepts, strict adherence

to delivery schedules and budget estimates - have made

us a trustworthy name.

We continuously strive to raise the bar by going beyond

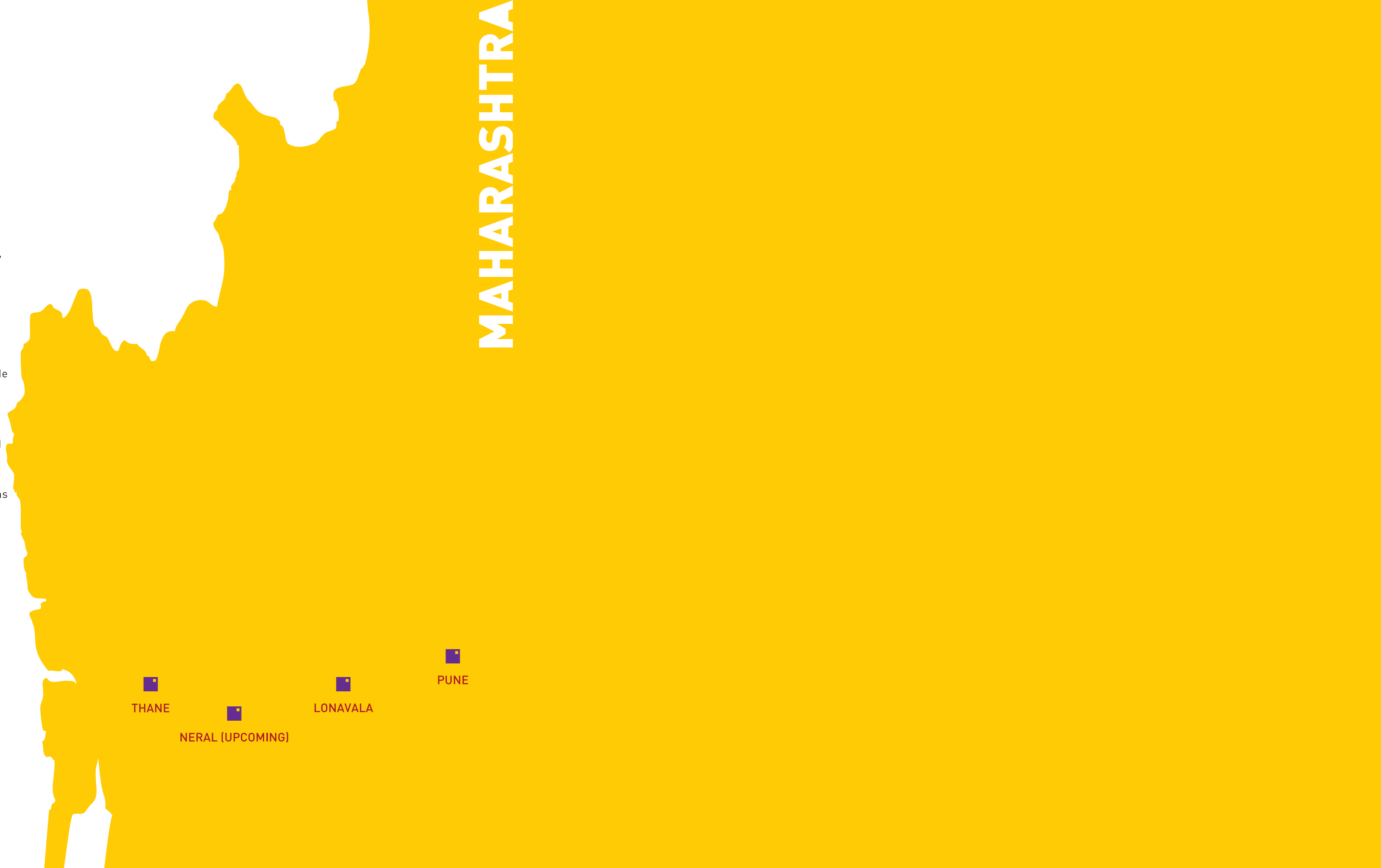
mere amenities. We believe in offering lifestyles that

will delight you for years. We believe in delivering 'Ideas

that stay with you'.

Milestones

- 46 Landmark Projects
- Symbol of trust since 1968
- Over 5.20 Lakh sq. mt. delivered
- More than 1.29 million sq. mt. under development
- Over 6000 happy customers
- Presence in Thane, Lonavala, Pune & Neral





MAHA RERA Reg. No.: Aldea Espanola Phase 5 - P52100000572, Phase 6 - P52100000537

Above project details are available at website: <http://maharera.mahaonline.gov.in>