



# PRUDENTIA TOWERS

2 AND 3 BEDROOM RESIDENCES

# SENSATIONAL OUTSIDE SENSIBLE INSIDE

Presenting Prudentia Towers, an address of 2 and 3 Bedroom Residences in the heart of Wakad that is designed keeping in mind the future. Here, the elevation and the residences come with a set of distinctive and defining features. While the elevation stands out, the indoor space complements it perfectly with maximum space optimisation.

TALLEST BUILDING IN WAKAD

NO DEAD SPACES

21 RESIDENTIAL FLOORS

MORE NATURAL LIGHT AND VENTILATION

INNOVATIVE BUILDING DESIGN

DESIGNATED WARDROBE AND DRESSER NICHES

LANDMARK ELEVATION

LARGE PARKING BAYS AND DRIVEWAYS

## A SPECIAL MAINTENANCE MODEL

A prudent way of taking care of the maintenance of the facilities offered at Prudentia Towers is delivered by a unique pre-formulated maintenance model that includes:

- ◆ DEDICATED FUNDS FOR EACH EXPENDITURE HEAD
- ◆ DEDICATED AND EXPERIENCED MANAGEMENT PERSONNEL FOR SOCIETY MAINTENANCE
- ◆ EMP BUDGET ENSURES ADHERENCE TO SUSTAINABLE, ENVIRONMENT-FRIENDLY LIVING
- ◆ LOWER RECURRING COSTS
- ◆ READY RECKONER FOR SOCIETY MAINTENANCE
- ◆ SOCIETY EARNS INTEREST ON EACH DEPOSIT





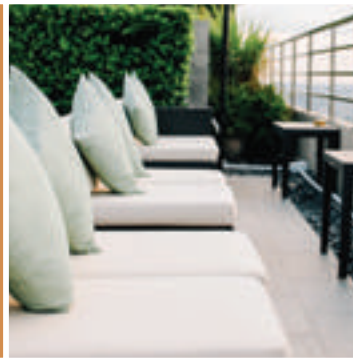
# SUPERLATIVE FEATURES

While a premium location, a landmark elevation and unique floor plans, makes Prudentia Towers stand out from others, what makes it truly stand apart is a set of thoughtfully integrated amenities.



## BRANDED SPA WITH CRECHE FACILITY

Give every stressful day a soothing touch by indulging in soulful and rejuvenating treatments while your kids learn and play under professional supervision.



## ROOF TOP SKY LOUNGE

Experience solitude at the tallest point in Wakad, where you rendezvous with the sky. End your day by putting your feet up in the landscaped garden, as the stars look at you.

## CARDIO STUDIO

Work your body and Amind with specialised imported cardio equipment in a spacious, dedicated facility that is designed to inspire and motivate. A fit body and a healthy mind is what you get here.



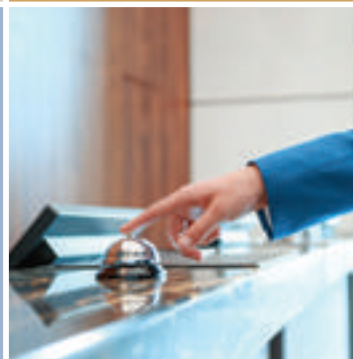
## BRANDED BISTRO/CAFE

Enjoy at a cozy European-styled café, where a steaming cup of coffee accompanied by delicious refreshments, make your conversations memorable and moments unforgettable.



## BUSINESS CENTRE WITH MEETING ROOMS

Work from home and maximise your professional potential in a fully-equipped business centre. Allow your mind and skills to fetch you greater success, in this ultra-modern facility.



## CONCIERGE SERVICES

Well-trained professionals offer a range of services for your comfort and convenience. Gift yourself the luxury of peace of mind and your guests a warm welcome.

- ◆ All-season Indoor Play Arena
- ◆ Fully-equipped Society Administration Office
- ◆ Game Zone for Wii and PlayStation
- ◆ Lord Ganesh Worship Area
- ◆ Outdoor Kids' Play Zone
- ◆ Pharmacy and Home-Delivery Grocery Store
- ◆ Sanitation Facilities for Service Staff
- ◆ Themed Landscaped Garden
- ◆ Yoga and Aerobics Hall
- ◆ Wheel-chair Friendly Design
- ◆ 24 x 7 Sports Centre (with Big Screen TV)



# SUPERIOR SPECIFICATIONS

## STRUCTURE

- ◆ Earthquake-resistant RCC structure with anti-termite treatment
- ◆ Heat-resistant AAC brickwork
- ◆ High-speed elevators with Auto-Rescue Device and V3F technology for lower power consumption

## FLOORING AND TILING

- ◆ 2' x 2' full body vitrified tiles and 3" skirting in the entire apartment
- ◆ Anti-skid ceramic tiles in terrace and toilets
- ◆ Designer Dado vitrified tiles in kitchen
- ◆ Vitrified Dado tiles in toilets up to 7'

## KITCHEN

- ◆ Modular kitchen trolley equipment
- ◆ Hi-Black granite kitchen platform with SS sink
- ◆ Adequate electrical points for kitchen appliances (microwave, fridge, induction cooker, etc.)
- ◆ Cockroach preventive traps

## PAINTING

- ◆ High quality Oil-Bound Distemper (OBD) for all inside walls
- ◆ External weather-proof acrylic paint for building facade
- ◆ POP / Gypsum finish for inner side of all the walls in the apartment
- ◆ Ceiling inside the apartment finished in super-white POP

## DOORS AND WINDOWS

- ◆ Designer laminated wooden main door with anti-theft fittings

- ◆ Bedroom doors with both-side laminate and chrome fittings
- ◆ Grey granite for toilet door frames
- ◆ Sliding 3-track aluminium windows with imported bearings
- ◆ Powder-coated window sections along with mosquito mesh
- ◆ Mild Steel window grills with granite sill

## PLUMBING

- ◆ High quality waterproofing and drainage for long life
- ◆ Branded sanitary and CP fittings in kitchen and toilets
- ◆ Rust-free CPVC plumbing in the entire apartment
- ◆ Exhaust fan and boiler provision in all toilets
- ◆ Solar water heater supply in master bathroom

## ELECTRICAL

- ◆ Branded fire-retardant copper wiring with ELCB
- ◆ Modular sockets and switches
- ◆ TV and satellite dish provision in living and master bedroom
- ◆ DG backup for building's common area
- ◆ Inverter backup for 3 tubelights and 1 fan
- ◆ Power point for washing machine in dry terrace
- ◆ Video door phone for additional security

# TYPICAL 2 BHK

## FLOOR PLAN



**1: Living & Dining**  
20'8"x10'

**2: Entrance Lobby**  
4'4"x 4'5"

**3: HVAC Space**  
10'4" x 4'4"

**4: Kitchen**  
8'x8'

**5: Dry Terrace**  
5'11"x 3'7"

**6: Master Bedroom**  
10'x10'

**6.1: Wardrobe Space**  
7'1"x 2'

**6.2: Study Space**  
2'11"x 1'

**6.3: Bedside Utility Space**  
5'5"x 1'

**6.4: Lobby**  
2'5"x 3'5"

**6.5: Toilet - Master Bedroom**  
4'5"x 7'7"

**7: Children's Bedroom**  
10'x10'

**7.1: Wardrobe Space**  
7'1"x 2'

**7.2: Study Space**  
2'11"x 1'

**7.3: Toilet - Common**  
4'5"x 7'7"

**8: Terrace Space**  
7'1"x8'6"

274

88

131

117

33

33

64



**PRUDENTIA  
TOWERS**

# TYPICAL 3 BHK

## FLOOR PLAN



274

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**2: Entrance Lobby**  
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5'5" x 1'

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2'5" x 3'5"

33

**7.3: Toilet - Common**  
4'5" x 7'7"

106

**8: Guest Bedroom**  
10'x10'

**8.1: Wardrobe Space**  
6'3" x 1'

33

**6.5: Toilet - Master Bedroom**  
4'5" x 7'7"

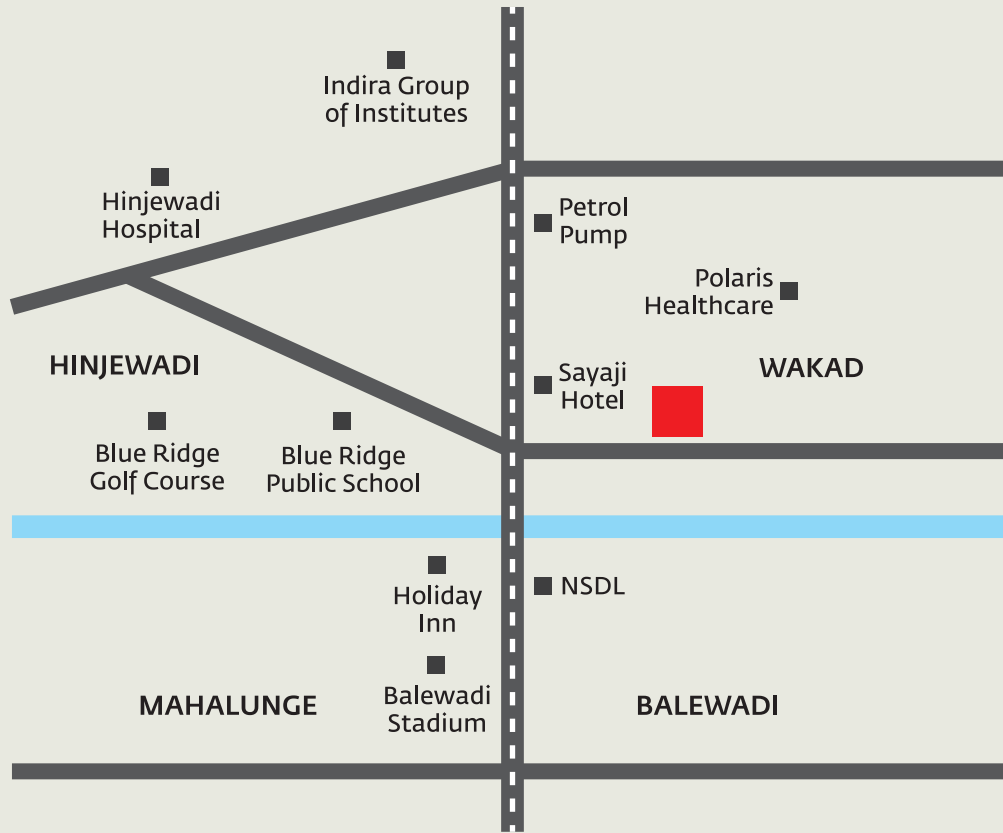
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**9: Terrace Space**  
7'1" x 8'6"



**PRUDENTIA  
TOWERS**

## WAKAD: A SPECTACULAR NEIGHBOURHOOD



### EDUCATION

Euro School - 700 metres  
 Wisdom World School - 3.1 km.  
 Indira Education Campus - 3 km.



### WELLNESS AND MEDICARE

Polaris Healthcare - 250 metres  
 Lotus Hospital - 1.9 km.  
 Aditya Birla Hospital - 4 km.



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### Food and Entertainment

Hotel Sayaji - 1.7 k.m.  
 Hotel Marriott (Courtyard) – 2.5 km.  
 Hotel Holiday Inn - 1.5 km.  
 Sentosa Water Park - 7.9 km.



**VILAS  
 JAVDEKAR**  
 DEVELOPERS

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- MEMBER -

**CREDAI**  
 PUNE METRO

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