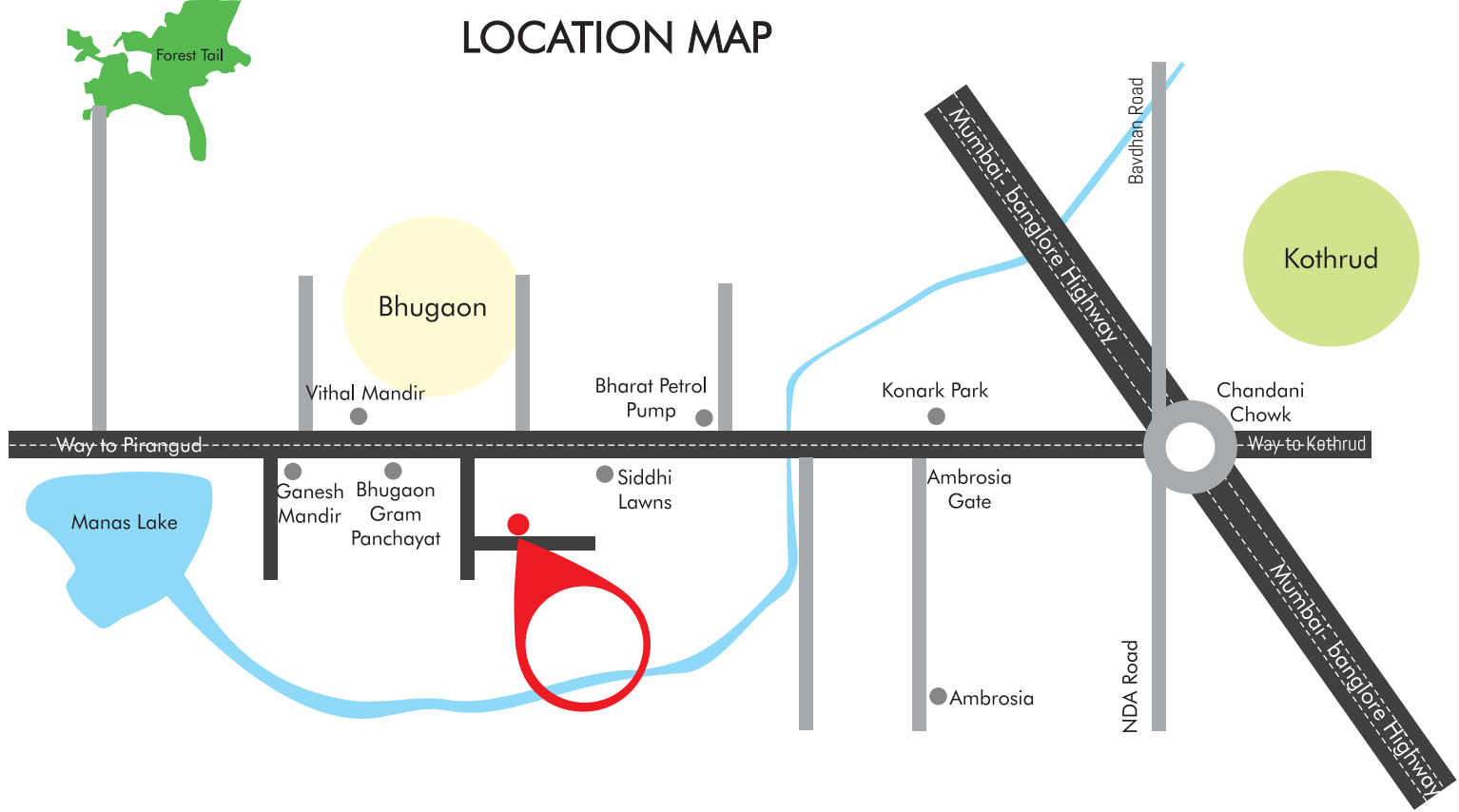


KEY DISTANCE

- Hospital - 2 min
- School / College - 3 min
- Bank - 3 min
- Market - 1 min
- PMT Bus Stop - 1 min
- Petrol Pump - 1 min
- Paud Road - 1 min
- Chandani Chowk - 8 min
- Mumbai - Bangalore Highway - 8 min



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Registration No. : <https://maharera.mahaonline.gov.in>

MAKE IN INDIA
PIXELNINE 997575 6009

+91 8728 007 007 / 7219 621 600 / 8669 138 018

- 📍 SITE ADD: Padmavati Avenue, Sr. 06/01, Near Padmavati Mandir, Paud Road, Bhugaon, Pune - 412 115
- 📍 OFFICE ADD: Prestige Point, A Wing, Office No. 301, 3 Rd floor, Near RMD Sinhgad College, Warje, Pune - 411 058

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This Brochure is purely conceptual and not a legal offering. The developer reserves all the rights to add, delete, alter any detail, specifications, elevation mentioned herein. The brochure is indicative of how the furniture can be arranged in the residential unit. No. furniture is to be supplied to purchaser by developer unless otherwise mentioned. All images, unless otherwise indicated are used for illustrative purpose only.

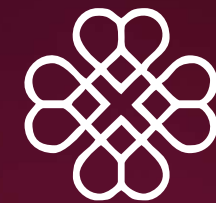


Padmavati Avenue

YOUR TRANQUIL ABODE

1&2 BHK LUXURIOUS FAMILY HOMES





Padmavati Avenue

YOUR TRANQUIL ABODE

Welcome to "Padmavati Avenue". These 1BHK, 2BHK homes by Jawalkar Realities & Chondhe Infra are not just residents but these homes are "Confluence". Confluence of high "connectivity" to the all over city of pune , the creation besides Pune-Bengaluru National highway and luxurious and urban "lifestyle" in Bhugaon with blissful "Nature" having awesome hillside views.

We, Jawalkar Realities & Chondhe Infra build it to perfection, seamlessly blending casual comfort with thoughtful & smart conveniences with all lifestyle amenities those today's families requires. Located in Bhugaon, on the well defined growth center with great connectivity because of Pune-Bengaluru highway is the key neighbor to "Padmavati Avenue", it redefines the neighborhood with raised standards. It is a ideal place to live & flourish. Large apartments, sun soaked spaces, shining interiors and thoughtful amenities fill excitement at every moment.

1&2 BHK LUXURIOUS FAMILY HOMES





1 BHK TYPICAL

- A - ENTRANCE
- B - LIVING
- C - KITCHEN
- D - BEDROOM
- E - BATH
- F - W.C.
- G - BALCONY
- H - DRY BALCONY

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2 BHK TYPICAL



- A - ENTRANCE
- B - LIVING
- C - KITCHEN
- D - BEDROOM
- E - TOILET
- F - BALCONY
- G - DRY BALCONY

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AREA STATEMENT

FLAT NO	CARPET AREA(Sqft)	SALABLE AREA (Sqft)
101, 201, 301, 401, 501, 601, 701	424.85	573.55
102, 202, 302, 402, 502, 602, 702	457.36	617.44
103, 203, 303, 403, 503, 603, 703	431.31	582.27

FLAT NO	CARPET AREA(Sqft)	SALABLE AREA (Sqft)
104, 204, 304, 404, 504, 604, 704	602.24	813.03
105, 205, 305, 405, 505, 605, 705	445.20	601.02
106, 206, 306, 406, 506, 606, 706	440.57	594.77

SPECIFICATIONS



- RCC :**
- Earthquake-resistant framed structure



- BLOCKWORK :**
- External Walls - 6" AAC Block work
 - Internal Walls - 5" AAC Block work



- PLASTER :**
- External Walls - Double-coat plaster with water proofing chemical
 - Internal Walls – Single-coat plaster and POP finish for walls & ceilings



- FLOORING AND TILING :**
- Vitrified 2'X2' flooring
 - Anti-skid ceramic flooring for toilets, Balcony and Terrace



- DOORS :**
- Decorative main Entrance Door
 - PVC Door for Toilet, Bathroom & W.C.
 - French Door/ Sliding Door For Balcony
 - Flush Door For Dry Balcony



- WINDOWS :**
- Aluminum powder-coated windows with mosquito net (wherever possible)
 - Granite four-side double-framed sill for all windows



- KITCHEN :**
- Granite Kitchen platform with SS Sink
 - Designed Glazed Tile dado up to 7' height
 - Jaquar or equivalent make CP fittings



- WASHROOMS :**
- Jaquar or equivalent make CP fittings
 - Dado tiles up to 7' height
 - Concealed CPVC / UPVC plumbing with diverter/ Mixer for hot & cold water
 - Provision for water heater & exhaust fan
 - Wash Basin in every Flat



- ELECTRIFICATION :**
- Concealed Electrical Piping
 - Branded MCB & ELCB (Earth Leakage Circuit Breaker)
 - Adequate points with branded modular switches (Anchor/Roma/Legrand)
 - Provision For Ac And inverter Point
 - TV points for living room and bedroom



- PAINTING :**
- Apex paint for all external walls
 - OBD paint for all internal walls



- LIFT :**
- Lift with standard make
 - ARD Sytem / Battery Backup

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AMENITIES

- Elegant entrance lobby
- Well designed top terrace
- Solar water heater system
- 2 & 4 wheeler Parking
- Automatic door elevator of reputed make
- Sensor Lights For Passage
- CCTV cameras for Common Area
- Power backup (DG) for lift, Common area lighting
- Sufficient Hot and Cold Water
- Shop Name Standee Board (Common)
- Rain Water harvesting
- ARD System For Lift

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