



ADVITIYA
LIFE REIMAGINED

A LIMITED COLLECTION OF LUXURY RESIDENCES FOR
A SELECT FEW

A PROJECT BY



LIVE EXCEPTIONAL



ADVITIYA

PUSH THE
LIMITS OF LUXURY,
OF EVERYTHING
YOU THOUGHT POSSIBLE,
EVERY DAY,
IN EVERY WAY.

Discover the allure of a red carpet moment
every time you step into your home. With
spectacular design, enticing amenities, and a
prime location, every arrival is a special
occasion.

ELEVATE
YOUR
STATUS



FORGET THE SPA.
THIS IS ALL
THE STRESS RELIEF
YOU NEED!

If you feel like the cat who got the cream, who can blame you? After all, Advitiya is no ordinary residence; it's your sanctuary, where every detail is crafted to let you experience the satisfaction of knowing your home is just right. Life's purrfect!



EVERYTHING JUST AROUND THE CORNER

Strategically located in central Baner, Advitiya offers proximity to IT parks, academic institutions, shopping, and entertainment. Embrace the convenience of having everything you need a hop skip and jump away



SCENIC SERENITY

Enjoy captivating views both within and beyond your home. Advitiya offers a visual feast, with thoughtfully designed interiors and picturesque surroundings that redefine the meaning of great views.

ADVITIYA



EXCLUSIVE LIVING

3 BHK Luxury Residences & 5 BHK Duplexes

Panoramic Views

Custom Designed Interiors: Support Provided

Top Terrace Amenities

Indulge in the epitome of luxury in Advitiya's uber-exclusive duplexes. Panoramic views, custom-designed interiors, and terrace amenities transform your lifestyle into an indulgent and extraordinary experience.



GOOD
LOOKING
FROM EVERY
ANGLE



LET
YOUR
SENSE OF
STYLE REIGN
SUPREME



ELEVATE YOUR DAY, REJUVENATE YOUR WAY

Experience opulence in every corner of your home, starting with plush bathrooms designed for relaxation and indulgence.

ADVITIYA

SPECIFICATION

STRUCTURE & MASONRY

- Use of 5" AAC block for external & internal walls.
- Internal wall plaster with POP finish.
- Sand Face External Plaster.

PAINTING

- Plastic paint for ceiling and luster paint for wall.
- Oil Paint for all window grills.
- Weatherproof paint for external surfaces.

PLUMBING / SANITARY WORK

- Concealed plumbing in CPVC pipe.
- Hot and cold diverter in all rest rooms.
- European commodes of reputed make like Jaquar / Toto.
- Sink in all rest rooms.
- Kitchen platform with S.S. Sink.

DOORS & FITTINGS

- The main entrance door designed door, with video door phones.
- Frame in Plywood and flush shutters and doors with laminated finish.
- Granite frame and flush shutters on both sides. laminated for rest room doors.
- Basic approach of MAINTENANCE - FREE creation wherever possible.

WINDOWS

- UPVC windows with plain glass and mosquito net.
- The terrace /Balcony adjoining the living room will have a sliding door.
- MS safety grills for all windows and railings with oil paint Finish.

ELECTRICAL WORK

- Concealed Electrification (Polycab wires & Legrand switches, having motion sensors in identified areas.)
- Modular switches.
- Motion sensors in identified areas
- Safety protections specially for kitchen devices

ADDITIONAL COMMON AMENITIES

- Elevators of make Schindler.
- Air Conditioner in every BR make Daikin.
- Battery or D G backup for common areas.
- Solar PV heating system for hot water.
- Video Door Phone with Access Control.
- OH and UG RCC tanks with water level control.
- Parallel Borewell support.
- CCTV surveillance.
- Provision for connection with MNGL.
- Fire protection system



YOUR HAVEN OF TRANQUILLITY AND STYLE

Unwind in spacious and quiet bedrooms that offer a tranquil retreat from the hustle and bustle of daily life.



GOOD TEST IS ABOUT
SURROUNDING YOURSELF
WITH AWESOMENESS

ADVITIYA

Step into kitchens that invite you to unleash
your inner Masterchef. The perfect space for
culinary exploration and manifesting
memorable moments.



ADVITIYA

WHEN YOU
MEDITATE, YOU
UNLOCKS
PEACEFUL
HORIZONS



SOAK UP THE SUNSHINE AS YOU INDULGE YOUR SENSES

Viewing Deck

Open Air Gymnasium

Yoga & Meditation Area

Senior Citizen Sitout

Children's Play Area

Outdoor Board Games

Advitiya's unique amenity area on the terrace elevates your lifestyle literally and figuratively! Enjoy a viewing deck, open-air gym, yoga area, kid's play zone, and more, all complemented by breathtaking views to take your experience to a higher level.



A PLACE
TO CALL YOUR H'OM'E

ADVITIYA

PEACE ON THE TOP

Find your inner harmony at our dedicated yoga and meditation zone. A serene space to rejuvenate your mind, body, and soul, this is the perfect place to discover the path to true Zen mastery.



The image shows a rooftop outdoor gym and lounge. On the left, there is a large piece of orange and grey fitness equipment. In the center, two men are sitting on a grey modular sofa under a wooden pergola with hanging greenery. To the right, there is a small table with chess pieces and several colorful beanbag chairs. The floor is made of blue and grey interlocking tiles. The background is filled with lush green plants and a clear blue sky.

FINALLY, A ONE-STOP SPOT FOR FITNESS AND RELAXATION

Combine fitness and leisure at Advitiya's outdoor gym cum lounge, complete with board games and comfortable seating for an active yet relaxing experience.

THE BEST TIME OF YOUR LIFE IS NOW!

Relive cherished moments or create new memories
in our senior's park surrounded by greenery a
serene sanctuary for relaxation and enjoyment.



PLAYFUL OUTDOORS

Engage in outdoor fun at our gaming zone equipped with gaming zones and comfortable seating everything you need to create the perfect interlude for leisurely afternoons.



DUPLEX LOWER FLOOR
(SMART HOME)



The layouts are designed to bring out the individuality of the residences, whilst infusing every corner with a feeling of luxury.

DUPLEX UPPER FLOOR
(SMART HOME)



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3 BHK PREMIUM APARTMENT



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PROPMATES
peace of mind

SITE ADDRESS

Advitiya, Plot No - 5, Prathamesh Park Society, Chakankar Mala, Balewadi Road,
Opposite Moti Deep Building, Baner, Pune - 411045

PUNE OFFICE

Flat No 1, 60/13, "Niwara" Bharati Niwas Colony, 14th Lane, Prabhat Road,
Near Dhyan Mandir, Pune 411004

CONTACT NO

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This brochure is a conceptual representation and need not be to scale.
All plans are subject to accommodate the changes as per sanctioning authorities.
All amenities and specifications are as per availability and discretion of the developer.
All furniture items/accessories are indicative and are not part of overall package.
Terms and conditions as applicable.