

## A LIMITED COLLECTION OF LUXURY RESIDENCES FOR A SELECT FEW





LIVE EXCEPTIONAL



# 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 purfect!





### SHOPPING CENTRE • Balewadi Highstreet Bonsaii Mart Pvt Ltd • Pheonix Mall **EDUCATION** The Orchid School • Daffodil International School Vibgyor School IT PARKS & OFFICES Teerth Technospace Amar Madhuban Tech Park Amar Sadanand Tech Park ADVITIYA LIFE REIMAGINED ENTERTAINMENT Cinepolis Cinemas PVR (Pavallion Mall) • E-Square Multiplex CONVENIENCE Baner Metro Station 11 > Mumbai-Bangalore Highway Mumbai-Pune Expressway Strategically located in central Baner, Advitiya offers proximity to IT parks, academic institutions, HEALTH-CARE shopping, and entertainment. Embrace the Dhanwantari Hospital convenience of having everything you need a hop Jupiter Hospital skip and jump away Nucare Hospital



## EXCLUSIVE LIVING

3 BHK Luxury Residences & 5 BHK Duplexes

Panoramic Views

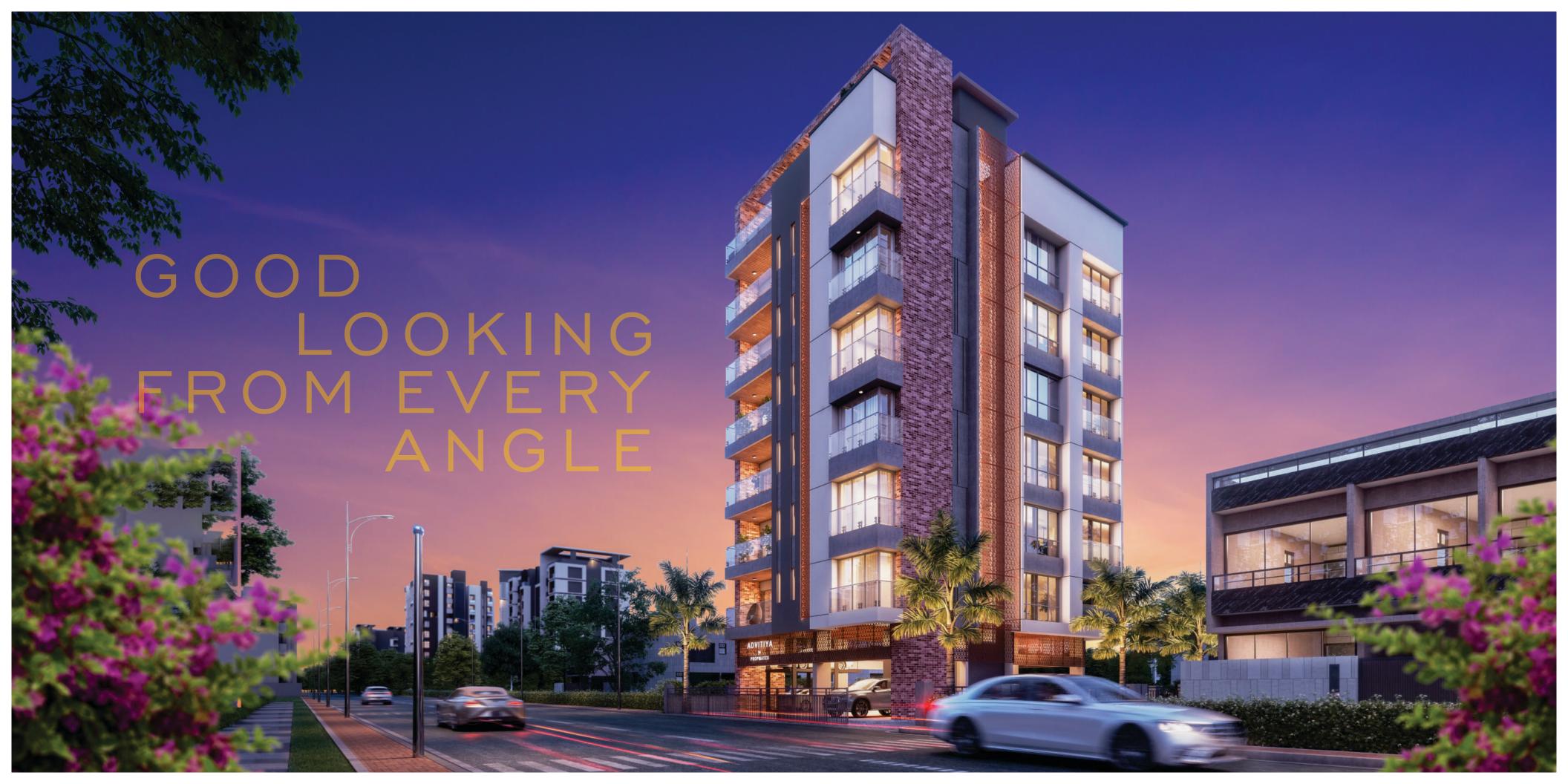
Custom Designed Interiors: Support Provided

Top Terrace Amenities

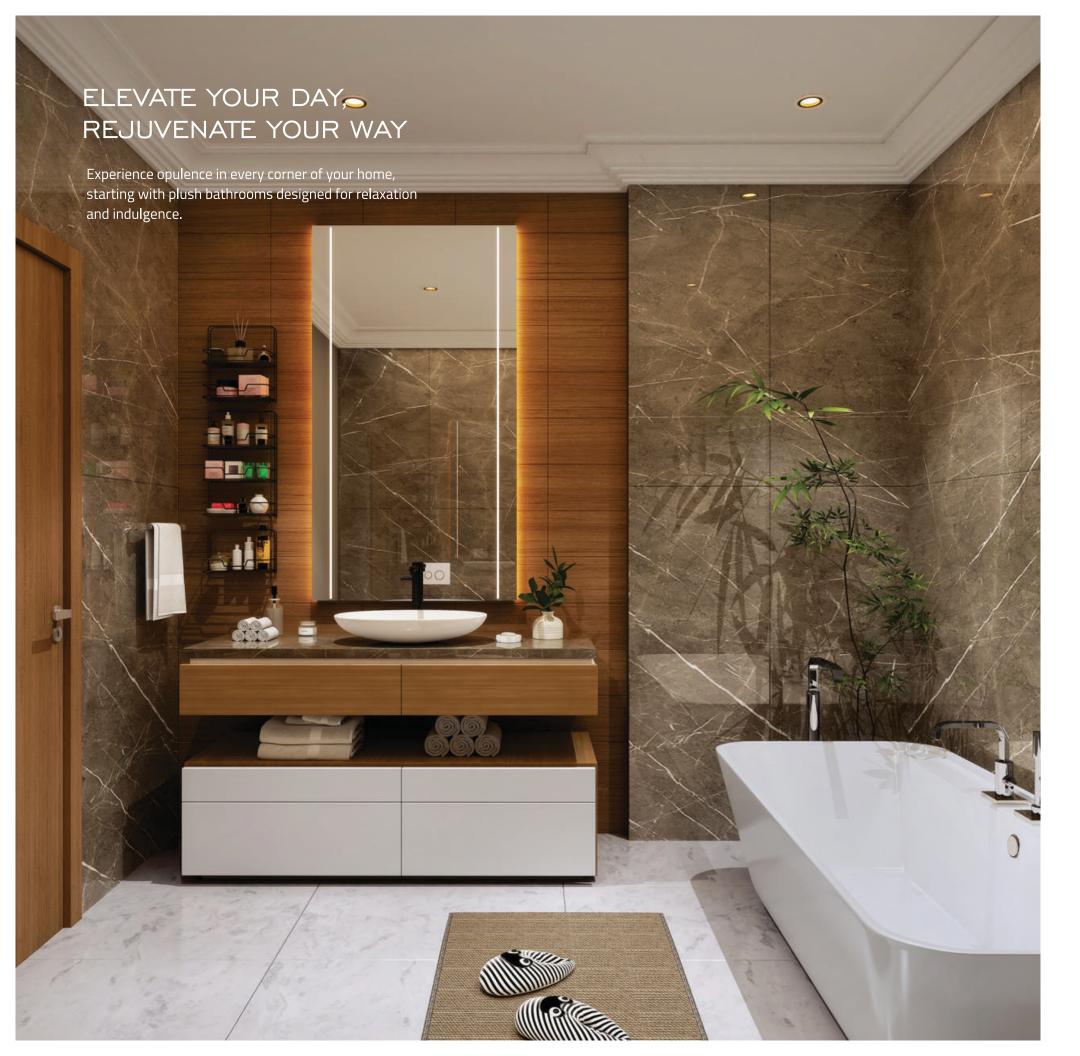
Indulge in the epitome of luxury in Advitiya's uber-exclusive duplexes. Panoramic views, custom-designed interiors, and terrace amenities transform your lifestyle into an indulgent and extraordinary experience.











#### **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







# SOAK UP THE SUNSHINE AS YOU INDULGE YOUR SENSES

Viewing Deck

Open Air Gymnasium

Yoga & Meditation Area

Senior Citizen Sitout

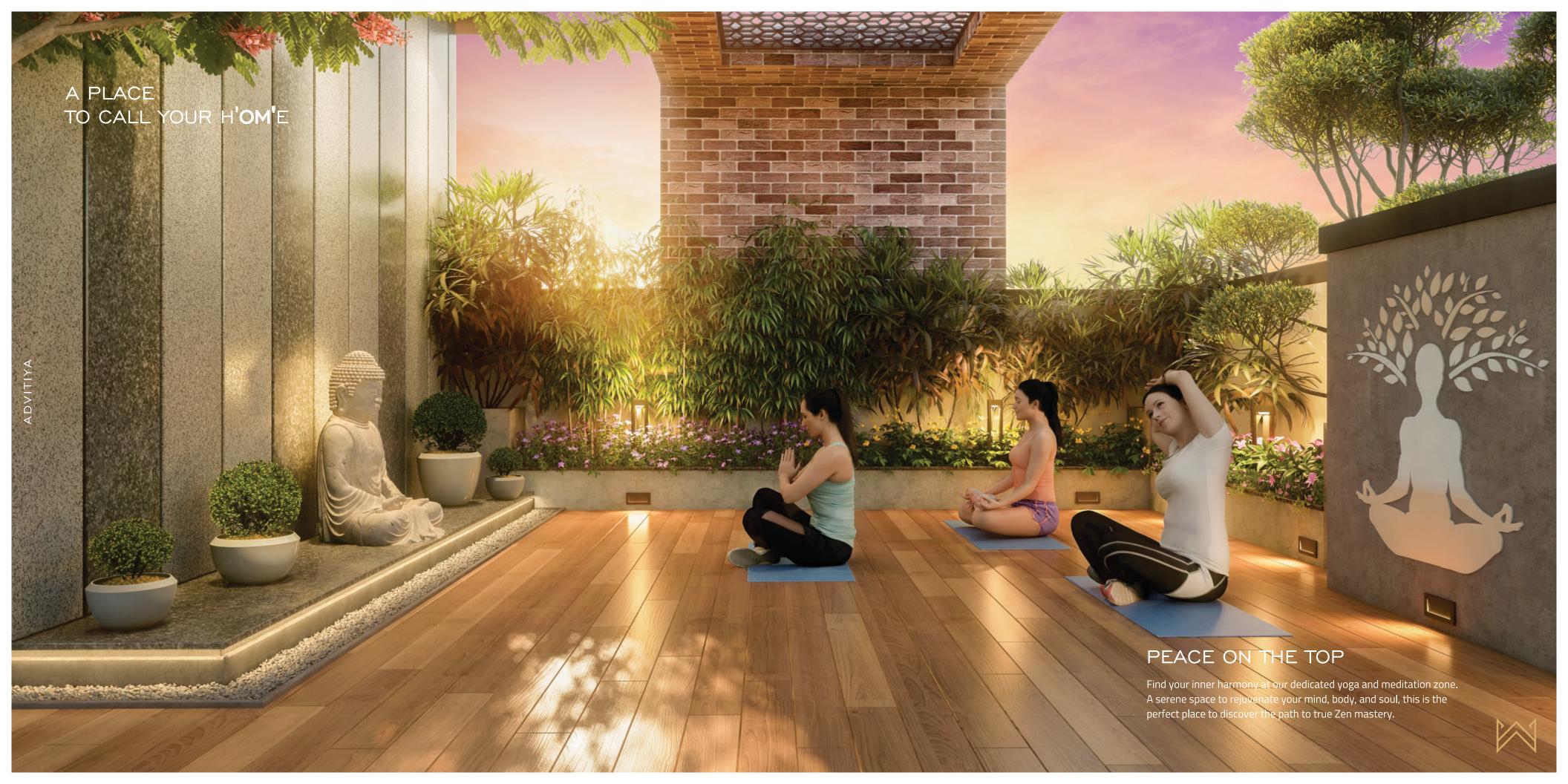
Children's Play Area

Outdoor Board Games

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





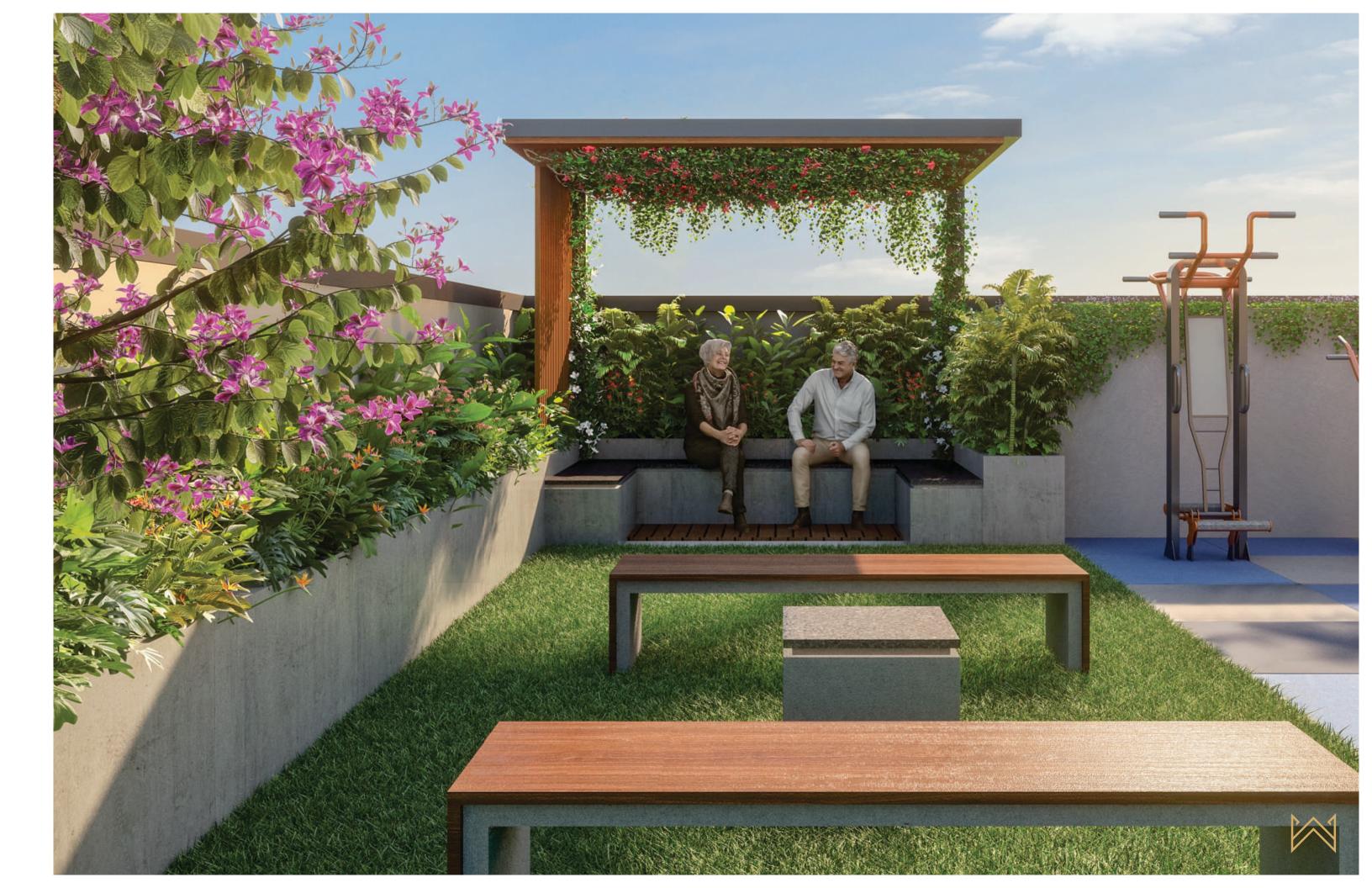






Relive cherished moments or create new memories in our senior's park surrounded by greenery a serene sanctuary for relaxation and enjoyment.







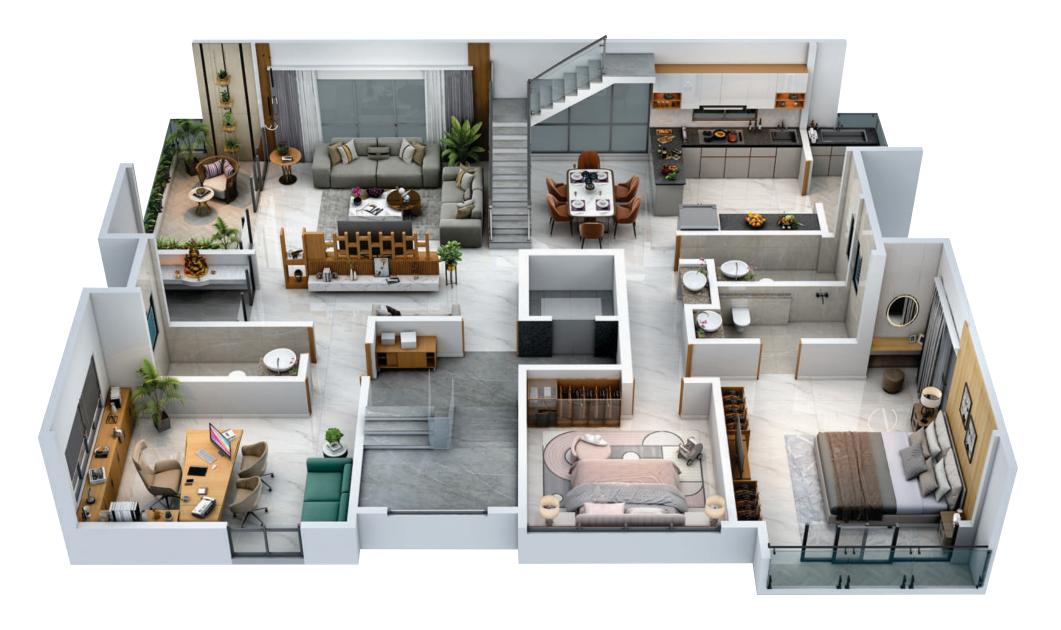
## PLAYFUL OUTDOORS

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)

# DUPLEX UPPER FLOOR (SMART HOME)





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

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## 3 BHK PREMIUM APARTMENT







#### 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**

For Sales 6262 0909 37 | 9823 4423 73 | 9712 9623 73

MAIL mohit.advitiya@gmail.com

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.