

ANEESHA

*above all*

3<sup>+</sup> BHK PLUSH RESIDENCES  
AT THE HILLS OF BANER

# Ancsha

A plush, luxurious designer residence with a name that reflects the idea of being above all is now one of the most talked-about boutique projects in west Pune. With every element bringing in a special kind of artistry, this project caters to the distinguished elite with only a limited number of 56 apartments where each space is curated to perfection.

These spacious only 3+ BHK residences hold no compromise in terms of design, class and privacy. With an architecturally striking building, these homes are designed to be airy with natural light reflecting positivity and with the view of the grand hills bringing in calmness. Much like its magnificent view, this project also reflects a splendid appearance that is framed amidst the charm of the hills.



# *Yugal Constructions | Maheshwari Developers*

Established and working for the past three decades, the company has been operating with a single purpose in mind: "To transform spaces and, more importantly, lives." Collaboration has always been key in our work as we commit to mutual support, respect and transparent communication. Achievement of excellence is our top goal and we work towards multiple innovations and methods to improve existing standards.

With 15 Lakh sq.ft. completed and 3 Lakh. sq.ft under construction, we have today delivered over 1500 apartments in more than 50 projects. Following the principle of a customer-centric approach, we build every space with utmost thoughtfulness to improve the quality of lifestyle for our residents. Our concentration has always been on achieving effective and positive outcomes while we adhere to protocols and procedures.

Our core value system is based on integrity and transparency. Each of our actions is determined with the utmost fairness, forthrightness, and accountability. From our team to our stakeholders we conduct each operation with legitimacy in a seamless manner. Our work culture nurtures an environment of respect, trust, openness, knowledge sharing, and camaraderie. We provide complete assurance and ensure that the ecosystem we operate in the society, around us, as well as all people who experience, engage with, or align with any aspect of the spaces we create, truly feel the differentiation and positive impact on the quality of life.

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*Vision*

To create spaces that enhance the quality of life

*Mission*

To build homes that connect people and families  
creating a community of like minded individuals

# *Above All*

It's a medley of prevailing design and exclusive living. A space that is a gateway into modernism while being luxurious and convenient. In the vicinity of green hills, it is an address of the elite where one can enjoy luxury along with privacy. A plush lifestyle combined with the comfort of your home is the ideal way of life in today's modern times; it's almost like living at a retreat with the ease of your own home.





## YOUR IMAGINATION, YOUR STYLE.

Being a 3+ apartment, you own the power of choice for your extra intimate space. Design, create, and bring your imagination to fruition.



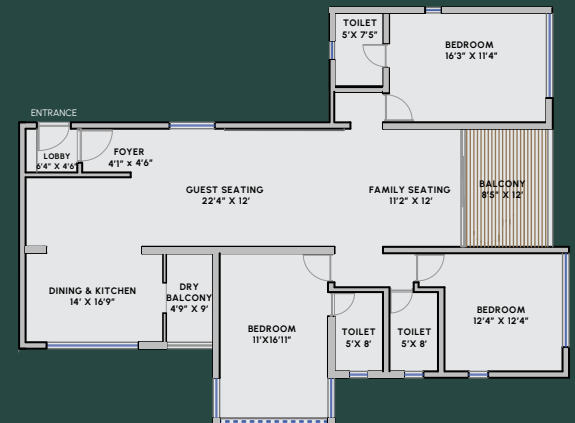
Customize the extra space that will embrace your exquisite sense of style. Spruce up the space and make it functional or playful, or simply turn it into pure leisure.

# UNIT PLAN TYPE - A

Proposed Interior Layout for Show Flat



1570 sq.ft.



UNIT PLAN TYPE - A

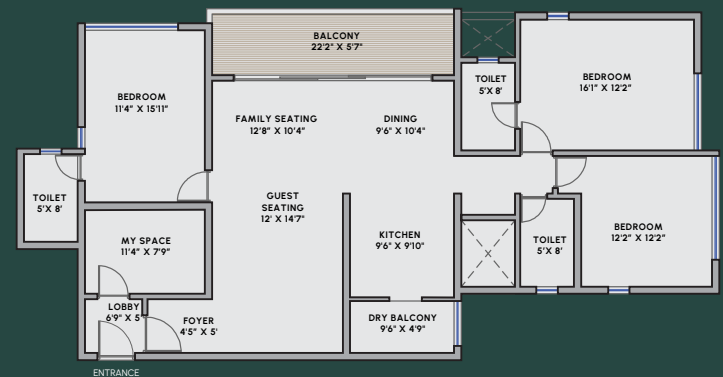


# UNIT PLAN TYPE - B

Proposed Interior Layout for Show Flat



1576 sq.ft.



UNIT PLAN TYPE - B



## Specifications

### STRUCTURE

- + Earthquake resistant RCC structure

### INTERNAL FINISH

- + Gypsum finish walls with plastic emulsion paint

### DOORS & WINDOWS

- + UPVC sliding windows with mosquito net
- + Laminated Flush Doors for Bedrooms with Ply Frame
- + Pre-Laminated Veneer Finish Main Entrance Door
- + Water Proof Laminated Flush Doors for Bathrooms



## KITCHEN

- ✦ Parallel/L-shaped Granite Kitchen Platforms with Stainless Steel Sink
- ✦ Provision for Water purifier
- ✦ Glazed ceramic dado tiles
- ✦ Dry Balcony with Platform and Sink
- ✦ Provision for dishwasher and washing machine in dry balcony

## ELECTRIFICATION

- ✦ Concealed Copper Wiring With MCB and ELCB fittings
- ✦ Adequate electrical points with modular switches
- ✦ One two way light and fan point in each bedroom.
- ✦ Broadband provision
- ✦ Cable and telephone points in living room and all bedrooms
- ✦ AC provision in living room and all bedrooms



## BATHROOM

- + Concealed Plumbing with Chromium Plated Bathroom Fixtures and White Ceramic Sanitary Fittings
- + Dado Tiles to Walls and Anti Skid Matt Finish Flooring to all Bathrooms
- + False Ceiling in all Bathrooms
- + Exhaust Fan
- + Glass Partition in all Bathrooms

## FLOORING

- + Exclusive 1000\*1000 Flooring in Living, Kitchen, Bedrooms And Dining
- + Anti Skid Flooring in Dry Balcony and Balcony

# Amenities

## HEALTH ZONE

Get your daily work-out going with a fully equipped health space that is planned for daily motivation

- ✦ Well Equipped Gymnasium
- ✦ Changing Rooms and Toilets
- ✦ Deck along Pool and Gymnasium for Yoga, Pool Side Activities, etc.
- ✦ Swimming Pool with visual privacy
- ✦ Access Controlled Entry to the Health Zone



# GAME ZONE

Enjoy fun indoor games with your family and friends and build your own gaming community.

+ Pool Table + Carrom + Chess + Foosball + Darts



# WORK ZONE

Complying to the new-age work-life, the building has a dedicated work zone to provide a professional atmosphere without having to travel or compromise your living space at home

- + Conference Room
- + Work Desks
- + Reading & Library Space



# ROOF-TOP RECREATION & ENTERTAINMENT ZONE

A full fledged entertaining rooftop is designed for you to unwind, relax and soak in the peace and quiet with the stunning view. This area is crafted for you to come together and create memories with your family, neighbours and friends.

## MEDITATION & YOGA AREA

- + Buddha Statue
- + Lotus Pond
- + Meditation & Yoga Deck
- + Restroom
- + Plantation

## ROOF GARDEN - SENIOR CITIZEN'S AREA

- + Tulsi Court (Tulsi Vrundavana)
- + Reflexology Track
- + Seating under Gazebo
- + Plantation

## KIDS ZONE

- + Play Area
- + Seats
- + Selfie Wall
- + Plantation
- + Restroom

## PARTY/BUFFET AREA

- + Feature Wall with Water Curtain
- + Party Stage
- + Seating under Gazebo
- + Buffet Counter & Seats
- + Plantation
- + Restroom

## BARBEQUE AREA

- + Barbeque & Bar Counter
- + Deck
- + Seats
- + Plantation

## TERRACE GARDEN

- + Herb Garden
- + Movie Wall
- + Audience Sitting Area
- + Restroom
- + Plantation



KIDS ZONE

ROOF GARDEN  
SENIOR CITIZEN'S AREA

MEDITATION &  
YOGA AREA

PARTY/BUFFET AREA

BARBEQUE AREA

TERRACE GARDEN



# DESIGNER CONVENIENCE

Small conveniences go a long way and we have made sure that every little detail is designed to assist your day to day activities

- + Designed lift lobbies at all levels
- + Society Desk
- + Space for receiving deliveries
- + Space for letter boxes with designer resting centre table



# DAILY COMFORTS

Provision for a safe, secure & effortless lifestyle is of utmost priority in every design aspect of Aneesha

- + CCTV Security Installation
- + Security Cabin
- + Rainwater harvesting pits
- + Provision for installing EV charger in car park for each flat
- + Separate Ladies & Gents Toilets in the Parking
- + Photovoltaic solar panels with net metering
- + Designated garbage collection area and vermiculture pits
- + Automated pumping mechanism with water level controllers for overhead tanks

# SPECIAL FEATURES

- ✦ Contemporary Elevation
- ✦ Grand entrance lobby with Seating area and welcome desk
- ✦ Access controlled premises
- ✦ Two lifts in each wing, one 8 passenger and one 13 passenger Stretcher lift, both from lower ground upto the terrace floor
- ✦ Lift lobby seating in both wings
- ✦ Centrally designed landscaped podium courtyard
- ✦ Cross ventilation & ample sunlight with large windows and maximum sides of the apartments open.
- ✦ Flat Layouts Comprising with Basic Principles of Vaastu Shastra
- ✦ Large size common lobbies on each floor with external light and ventilation to it, overlooking the central landscaped podium courtyard.
- ✦ With the hills reserved for bio-diversity just 150 mts. from the project, a stunning view of the famous Baner Hills is a gift from nature. Every flat, a hill view flat.
- ✦ Wide driveways with propsoed one direction vehicular movement for ease of driving and better convenience.
- ✦ Power backup up to 6 amp through DG to the entire flat except the 15 AMP power points
- ✦ Designer nameplate for your adobe at the entrance of every home
- ✦ Pedistrain gate for walkers' convenience.
- ✦ Exclusive designer signages throughout the project premises.



# THE LIMITED EDITION LIFESTYLE



# BANER

Baner is Pune's most revered locale, and living by the hills of Baner is a truly sought-after lifestyle. With easy connectivity to the prime locations of Pune, this location also has everything one needs for a luxe lifestyle just 2 minutes away.

# KEY PROXIMITIES

Baner Hill - Backyard	1 Min
Panchshil Business Park	2 Min
Proposed METRO Station	3 Min
Mumbai Bangalore Highway	3 Min
Solitaire Business Hub - Baner	4 Min
D-Mart	7 Min
Balewadi High Street	8 Min
Prabhavee Tech Park	8 Min
Jupiter Hospital	9 Min
Aundh	12 Min
University of Pune	15 Min
EuroKids Pre-School	2 Min
Vibgyor High School	8 Min
Orchid School Baner	7 Min
Indira College	15 Min



← Mumbai-Bangalore Highway →

← Mumbai-Bangalore Highway →

Towards Highway ↑

ANEESHA



Hotel Sadanand



D Mart



Balewadi High Street

Baner Road ↑  
↓

← Pancard Club Road



Hotel Green Park

Baner Road ↑  
↓

Aundh Road →



Abhimanshree Society



National & Sindh Society

Pashan Road

Pashan Road

Baner Road ↑  
↓



University Of Pune

[CLICK HERE FOR GOOGLE MAPS](#)

# ANEESHA

*above all*

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[www.aneeshabaner.com](http://www.aneeshabaner.com)

## OUR CONSULTANTS

Principal Architect - ANA Consortium Private Limited | RCC Consultant - Sunil Mutalik & Associates  
Landscape Architect - Landart Designs | Plumbing Consultant - Swami Consultancy & Services  
Electrical Consultant - Federal Engineering Works | Branding Consultant - BrandMatterz  
Interior Designing Consultant - Whitewater Architects | Legal Consultant - Adv. Girish Shedge and Associates



**CREDAI**  
PUNE METRO

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The project has been registered via MahaRERA registration number: P52100047232 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

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