

THE ADDRESS OF
HAPPINESS

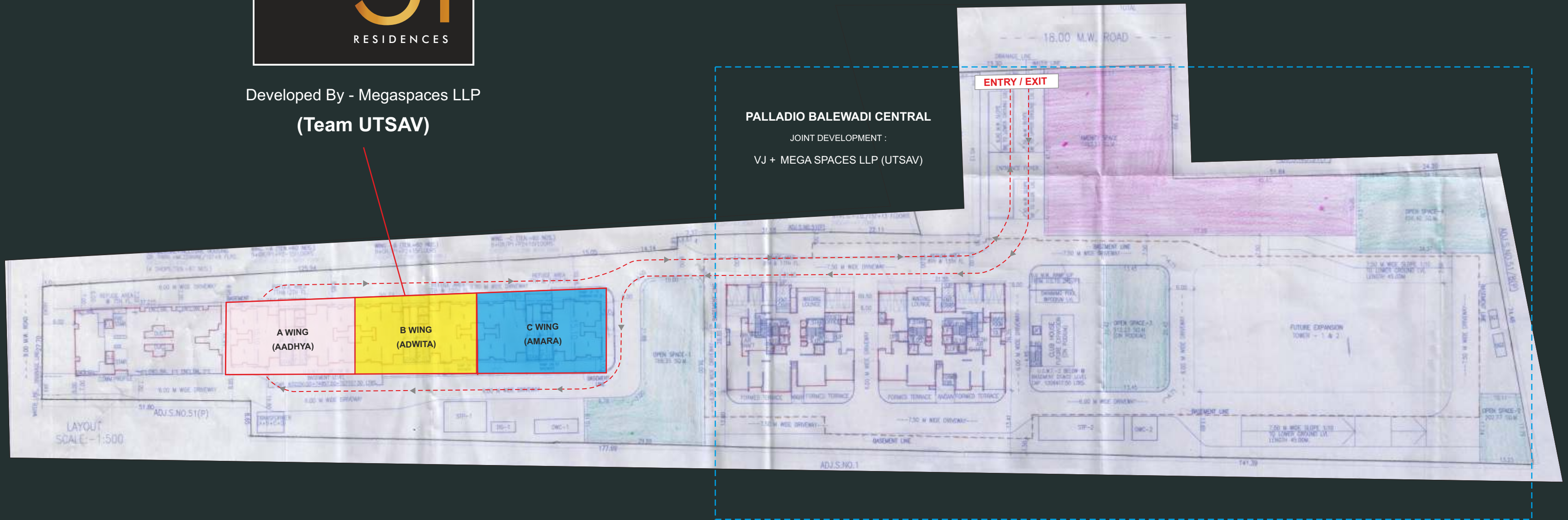
NEAR BALEWADI HIGH STREET



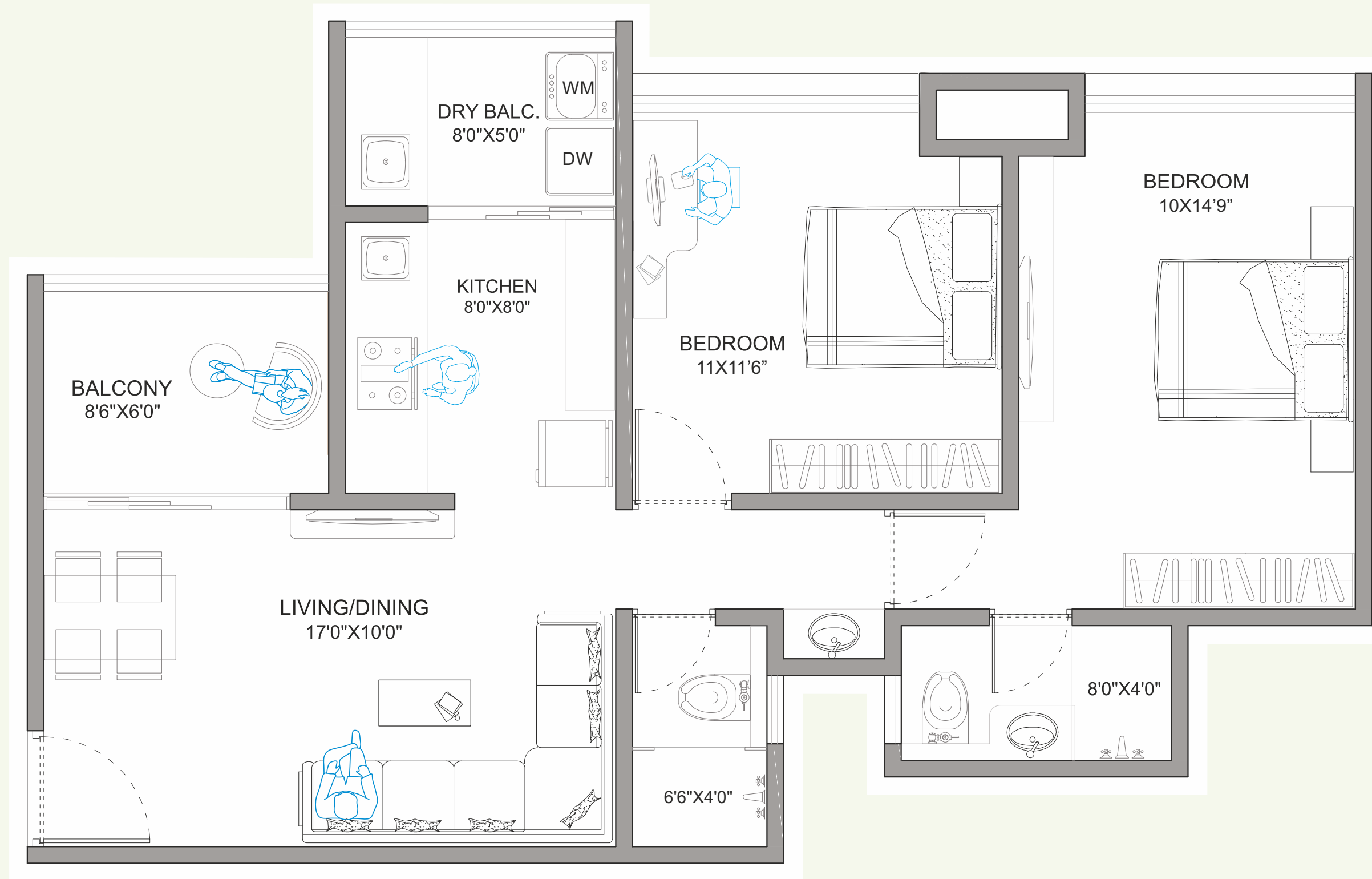


Developed By - Megaspaces LLP
(Team UTSAV)

PALLADIO BALEWADI CENTRAL
JOINT DEVELOPMENT :
VJ + MEGA SPACES LLP (UTSAV)

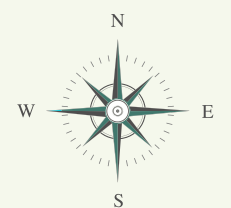


2 BHK UNIT PLAN



TYPE	CARPET AREA	BALCONY AREA	TOTAL USABLE AREA
2 BHK	59.36 SQ.M.	8.54 SQ.M.	67.90 SQ.M.
	639 SQ.FT.	92 SQ.FT.	731 SQ.FT.

Kindly Note: This drawing is only for presentation purpose in order to suggest furniture placement. ■ Structural columns are not shown in the above drawings.

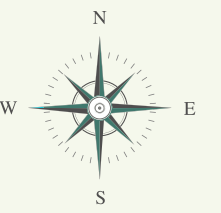


AADHYA



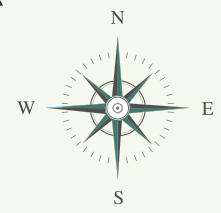
1st/2nd/3rd/4th/5th/6th/8th/9th/10th/11th/13th/14th/15th FLOOR PLAN

AADHYA



7th & 12th FLOOR PLAN

ADWITA



12th FLOOR PLAN

ADWITA & AMARA



13th/14th/15th FLOOR PLAN

SPECIFICATIONS



• STRUCTURE

- | Earthquake Resistant RCC structure.

• PLASTER

- | Sand faced Plaster for external surfaces.
- | Gypsum / Putty & plaster for internal surfaces.

• FLOORING

- | 1600 x 800 mm vitrified tiles.
- | Anti Skid flooring in all toilets.
- | Anti skid flooring for balconies.

• KITCHEN

- | Kitchen platform with stainless sink steel.
- | Additional Sink in Dry Balcony.
- | Dado tiles above platform upto beam bottom.
- | Provision for water purifier.
- | Inlet outlet provision for washing machine in dry balcony.
- | Power point for kitchen appliances.

• ELECTRIFICATION

- | Concealed electrification with circuit breaker.
- | Set of Legrand or equivalent make Switches.
- | Genset Power Back up for lifts & common areas.
- | Provision for Air Conditioner.

• DOORS

- | Digital Biometric lock for main door
- | Flush door both side laminated with name plate for main door.
- | Flush door both side laminated for all internal doors.

• WINDOWS / BALCONY DOORS

- | Powder Coated Aluminum Sliding Window.

• TOILET & BATH

- | Jaquar/Essco or equivalent make sanitary ware.
- | Jaquar or equivalent make C.P Fittings.
- | Concealed plumbing, hot & cold mixer for shower.

• PAINT

- | Oil Bond Distemper paint for internal
- | Exterior paint for external.

LIFESTYLE AMENITIES



- | Entry Portal
- | Well-designed building entrance lobby
- | Party Lawn
- | Club House with Community Hall
- | Indoor Games
- | Gymnasium/Fitness Arena
- | Swimming Pool
- | Kid's Play Zone
- | 2 Lifts for each building
- | Common Dish Antenna
- | Compound wall/fencing with elegant entrance gate
- | Solar Water Heating system in master bathroom
- | Rain Water Harvesting
- | CCTV cameras for surveillance of common areas
- | Fire Fighting System for Building
- | Video Door Phone

LOCATION MAP

SCHOOLS / COLLEGES / SPORTS FACILITIES WITHIN 3 KMS:

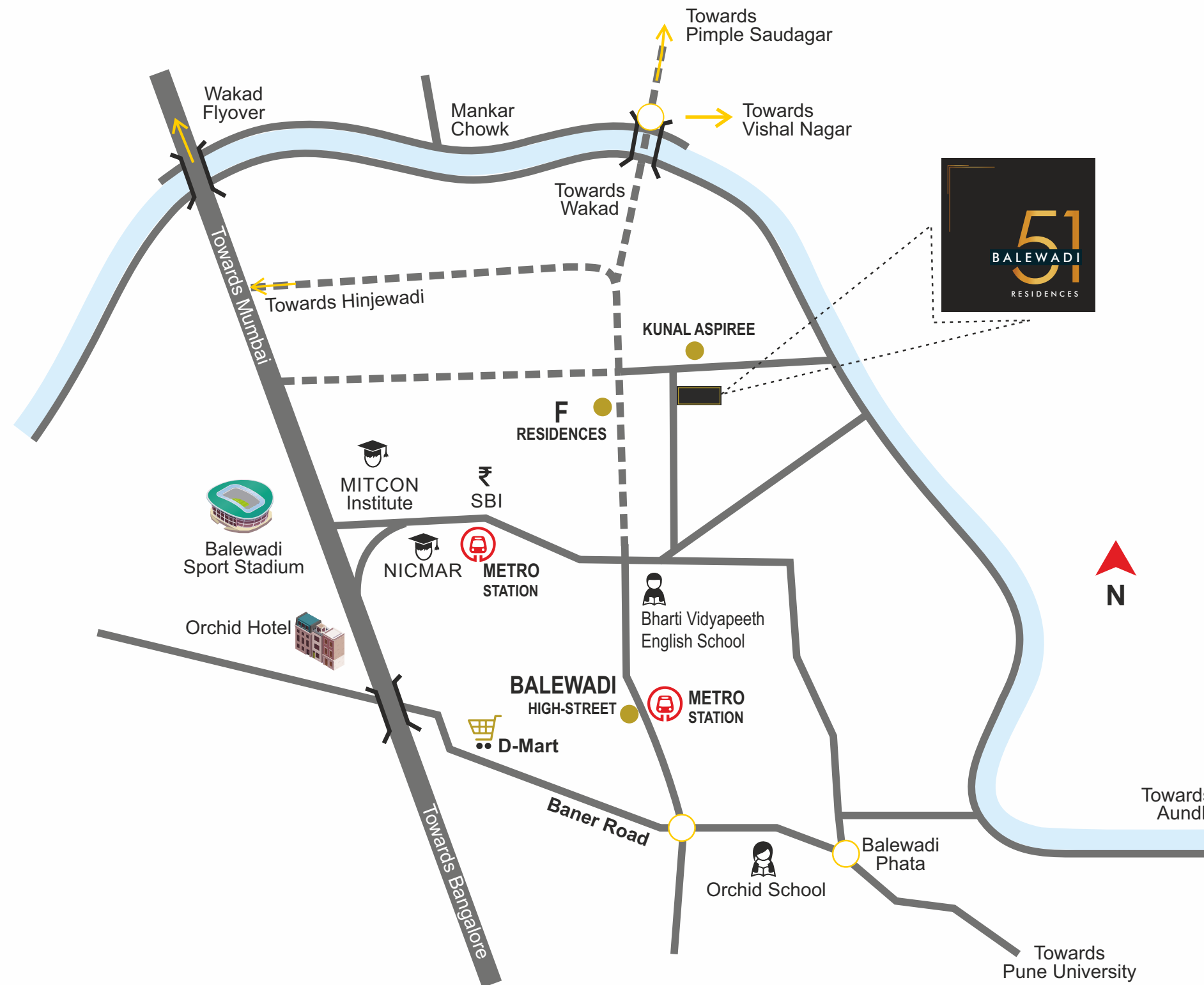
- Balewadi Sports Complex
- Bharati Vidyapeeth - Rabindranath Tagore School of Excellence
- Vibgyor High
- The Orchid School
- DAV Public School
- Eurokids
- Tulips Academy
- MITCON
- NICMAR
- CM International
- Footprints Play School

HEALTHCARE WITHIN 15 MINUTES:

- Jupiter Hospital
- Asia Columbia Hospital
- Lifepoint Multispeciality Hospital
- Golwilkar Metropolis
- Healing Hands Clinic
- Surya Hospital
- Umarji Mother & Child Care

MAJOR IT & WORK SPACES NEARBY:

- SIEMENS
- BITWISE
- CUMMINS INDIA
- VERITAS
- AMAR BUSINESS PARK
- TEERTH TECHNO SPACE



MALLS / HYPER MARKETS / HIGH STREET:

R - MART	0.5 KMS
K K BAZAR	0.5 KMS
Main Vegetable Market	0.5 KMS
Balewadi High Street	0.9 KMS
D-MART (BANER)	2.0 KMS
D-MART (AUNDH)	4.5 KMS
Westend Mall - Aundh	5.0 KMS
Aundh Market - Parihar Chowk	5.5 KMS
WESTSIDE	2.0 KMS
Baner Road Market	1.5 KMS
PHOENIX MALL (Wakad)	4.0 KMS

PUBLIC TRANSPORT & CONNECTIVITY:

Metro Station	0.9 KMS
Bus Stop	0.5 KMS
Mumbai - Bangalore Bypass	2.0 KMS
Airport	20 KMS
Central Railway Station	14 KMS

TEAM UTSAV

90283 81181 / 83800 13280

Disclaimer: This brochure is purely conceptual and tentative and is designed merely to give a fair and general view of the project and is not a legal offering, nor will it be deemed to be part of any agreement. Number of buildings, areas, flat/units, amenities, specifications, floors, roads, open spaces, etc shall be revised at the discretion of the promoters. This printed material does not constitute a contract/offer of any type between the promoter and the recipients. Any purchase of this development shall be governed by the terms and conditions of the agreement of sale entered into between the parties.

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