

AUSTIN ONE

3 & 4 BHK VILLAMENTS | PIMPLE SAUDAGAR

OUR LEGACY

19+
YEARS

7+
LOCATIONS

1500+
HAPPY FAMILIES

16+
LAC SQ.FT.
DEVELOPED

OUR COMPLETED LANDMARKS

Austin Park
2 & 3 BHK
Tathawade

Austin Plaza
2 BHK
Wakad

Triose
2 & 3 BHK
Pimple Saudagar

Panache
2 BHK
Wakad

Green Estate
1 & 2 BHK
Chakan

Golden Palms
1 & 2 BHK
Moshi

Bluewoods
2 & 3 BHK
Pimple Saudagar

LANDMARKS IN PROGRESS

Austin Vallabh
1 & 2 BHK
Kasarwadi

Austin Park NXT
2 & 2.5 BHK
Tathawade

Austin County
2 & 3 BHK Homes
Tathawade

Austin Arena
2 & 3 BHK
Tathawade

Splendid Park
1,2 & 2.5 BHK
Dudulgaon

OUR AWARDS

AESA KUMAR AWARDS 2018 FOR TRIOSE, PIMPLE SAUDAGAR

AESA KUMAR AWARDS 2019 FOR AUSTIN PARK, TATHAWADE

TIMES REALTY ICON

SAKAAL ACHIEVERS OF MAHARASHTRA



THE ONE & ONLY

in Pimple Saudagar



Artistic Impression



Artistic Impression

HIGHLIGHTS

 3 & 4 BHK Spacious Villaments

 Premium Rooftop Amenities

 Majestic Club House

 Fully Covered Swimming Pool
with Party Deck

 Well-designed Double Height Entrance Lobby

 Spaciously Planned Homes

 Located in Peaceful Environs
of Kunal Icon Road



A ONE -IN-A- MILLION
HOME FOR A SAVVY LIFE!



Artistic Impression

GRAND DROP-OFF FOYER



Artistic Impression

DESIGNER ENTRANCE LOBBY

LAVISH LIVING ROOM



Artistic Impression

LUXURIOUS MASTER SANCTUARY



Artistic Impression

UTILITY-RICH KITCHEN



Artistic Impression



A ONE -OF-A-
KIND
CLUB LIFE!

CLUB ONE

LIVE THE CLUB LIFE

-  Fully Covered Swimming Pool & Kids Pool with Deck Area
-  Multi-Purpose Hall
-  Landscaped Garden / Party Lawn
-  Children's Play Area
-  Zumba & Aerobics Hall
-  Senior Citizen Sit-outs
-  Amphitheatre
-  Gymnasium

CLUB ONE



Artistic Impression

FULLY COVERED SWIMMING POOL & KIDS POOL WITH DECK AREA



Artistic Impression

CHILDREN'S PLAY AREA



SKY ONE

THE SKY LOUNGE



Open-Air Gymnasium



Yoga Deck



Party Lounge



Co-working Area with Charging Point



Children's Play Area



Designer Sit-outs

OPEN-AIR GYMNASIUM



Artistic Impression

DESIGNER SIT-OUTS



TIN ONE

COMMON AMENITIES

-  Video Door Phones
-  Centralised TV Cable Connection
-  Provision for Electric Car Charging Point in Parking
-  Branded Elevators
-  CCTV Camera at the Entrance Gate
-  Garbage Chute
-  Solar Heated Water in all Bathrooms
-  Rain Water Harvesting
-  Fire Fighting System
-  Generator Backup for Common Areas
-  Sewage Treatment Plant
-  Pickup & Drop Point for School Bus & Cabs
-  Entrance Gate with Security Cabin
-  Designer Entrance Lobby in Each Building

SPECIFICATIONS

STRUCTURE

- ☞ RCC Framed Structure
- ☞ AAC Block Masonry Work for External & Internal Walls
- ☞ External Sand Faced Cement Plaster
- ☞ Internal Gypsum Finish

DOORS & WINDOWS

- ☞ Main Door - Both Side Laminated Flush Doors
- ☞ Bedroom Doors - Laminated Flush Doors
- ☞ Toilet Doors - Granite Door Frame with Both Side Laminated Flush Doors
- ☞ Aluminum Sliding Windows with Mosquito Net & MS Safety Grills

TERRACE

- ☞ Glass Railings

FLOORINGS

- ☞ Italian Finished Vitrified Tiles Flooring for all Rooms
- ☞ Antiskid Tiles in Toilets, Bathrooms and Terraces

BATHROOMS

- ☞ Ceramic Designer Dado Tiles Upto Lintel Level
- ☞ CP and Sanitary Fittings
- ☞ Concealed Plumbing

KITCHEN

- ☞ Granite Platform with Sinks in Kitchen
- ☞ Provision for Electric & Water Connection for Water Purifier
- ☞ Provision for Electric & Water Connection for Washing Machine in Dry Balcony
- ☞ Dado Tiles Up to 2ft Above the Platform
- ☞ Provision for Natural Gas Pipeline

ELECTRIFICATION

- ☞ Concealed Fire Resistant Copper Wiring with Circuit Breakers
- ☞ Modular Switches
- ☞ Provision for AC Points in all Bedrooms & Living Rooms
- ☞ Exhaust Fan in Kitchen & Bathroom
- ☞ Provision for Electric Point for Inverter

PAINTS

- ☞ External Acrylic Paint
- ☞ Internal Emulsion Paint

AUSTIN ON

OUR ASSOCIATED BRANDS

American Standard



HIKVISION[®]



THE SPACIOUS LAYOUT



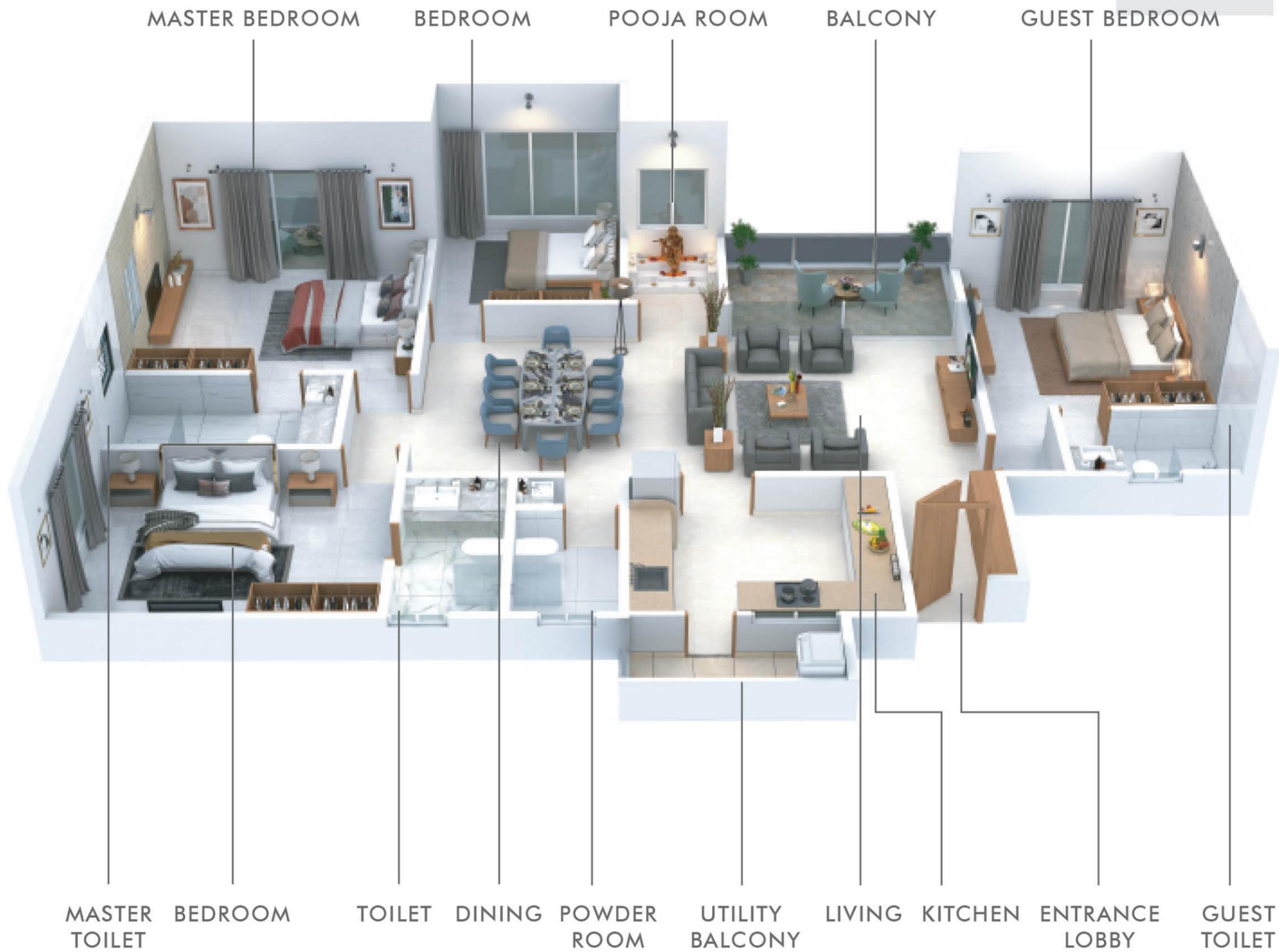


A ONE -OF-A-
KIND

SPACIOUS VILLAMENTS

4 BHK

AUSTIN



CARPET AREA: 1770 SQ.FT.

3 BHK - TYPE A

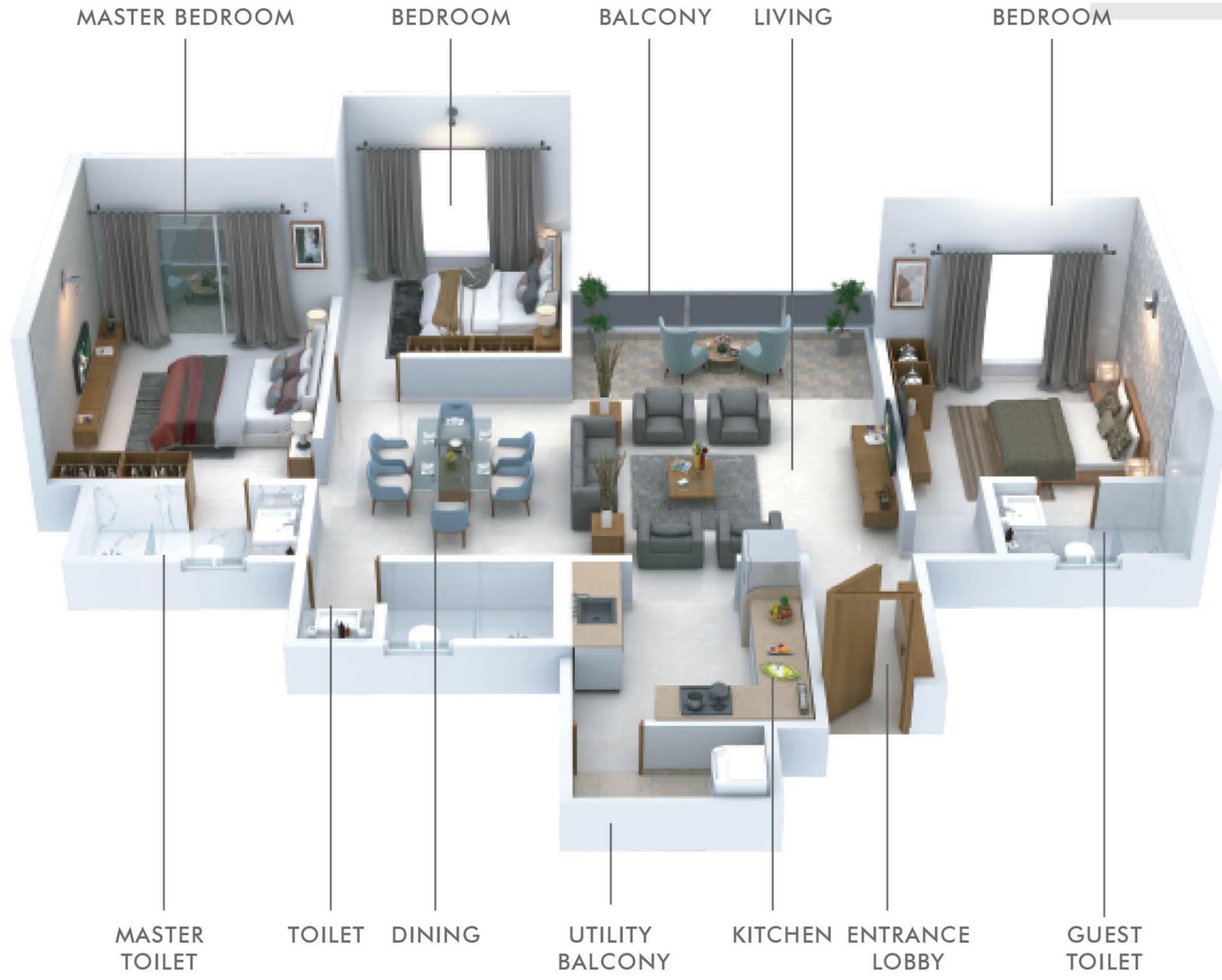
AUSTIN



CARPET AREA: 1420 SQ.FT.

3 BHK - TYPE B

AUSTIN



CARPET AREA: 1244 SQ.FT.

4 BHK | TYPICAL UNIT FLOOR PLAN

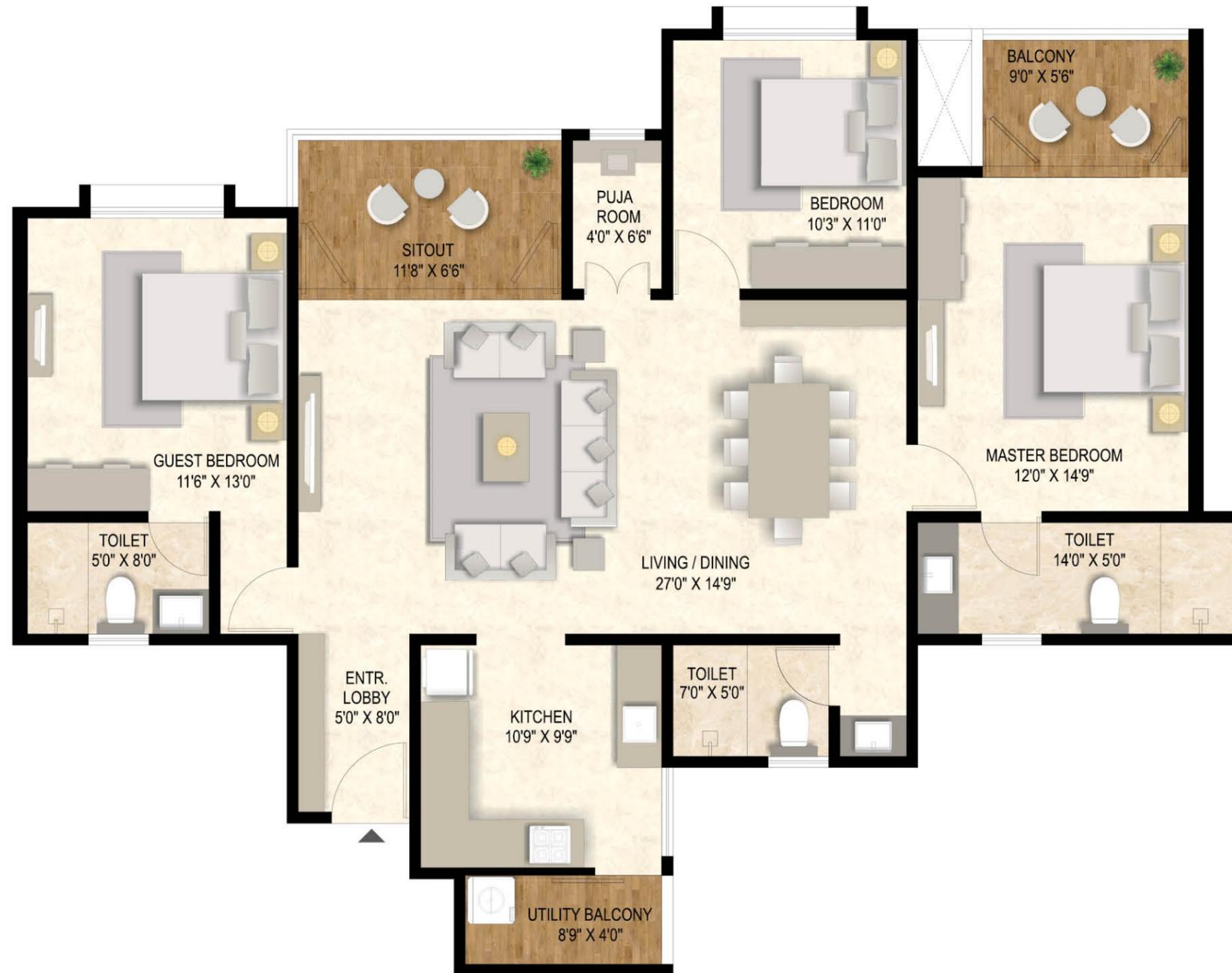


AREA STATEMENT

Type	Carpet Area (Sq.m.)	Balcony (Sq.m.)	Utility Balcony (Sq.m.)	Total RERA Area (Sq.m.)	Total RERA Area (Sq.Ft)
4 BHK	148.105	12.900	3.420	164.425	1770



3 BHK | TYPICAL UNIT FLOOR PLAN



AREA STATEMENT

Type	Carpet Area (Sq.m.)	Balcony (Sq.m.)	Utility Balcony (Sq.m.)	Total RERA Area (Sq.m.)	Total RERA Area (Sq.Ft)
3 BHK	116.948	11.813	3.180	131.941	1420



3 BHK | TYPICAL UNIT FLOOR PLAN



AREA STATEMENT

Type	Carpet Area (Sq.m.)	Balcony (Sq.m.)	Utility Balcony (Sq.m.)	Total RERA Area (Sq.m.)	Total RERA Area (Sq.Ft)
3 BHK	127.665	12.900	3.420	143.985	1550



**BLDG A
ODD & EVEN FLOOR PLAN**

**TOTAL CARPET AREA
1770 SQ.FT.**

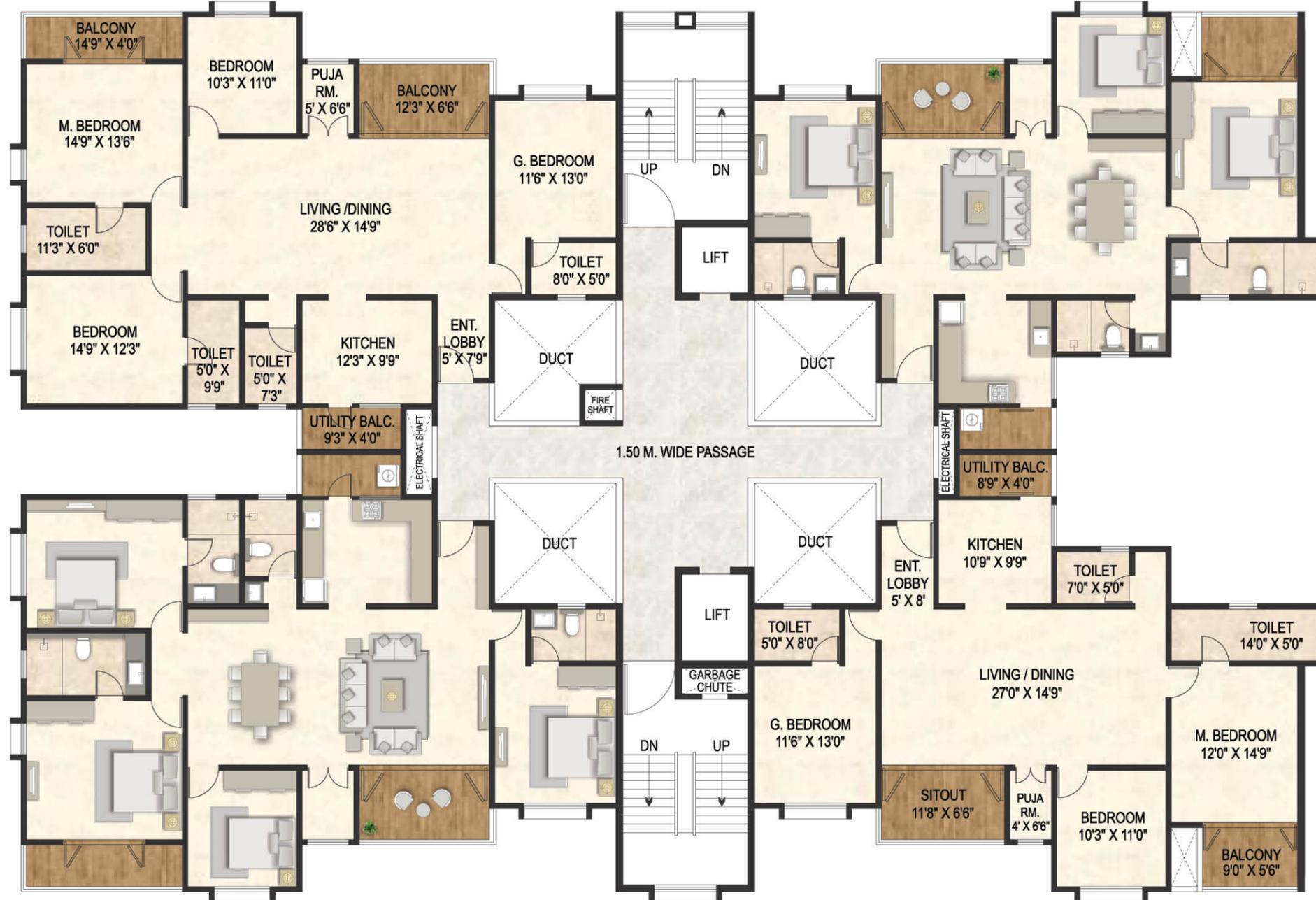
4 BHK

201,301,401,501,601,701,
901,1001,1101,1201,1401

**TOTAL CARPET AREA
1420 SQ.FT.**

3 BHK LUXURY

202,302,402,502,602,702,
902,1002,1102,1202,1402



204,304,404,504,604,704,
904,1004,1104,1204,1404

4 BHK

**TOTAL CARPET AREA
1770 SQ.FT.**

203,303,403,503,603,703,
903,1003,1103,1203,1403

3 BHK LUXURY

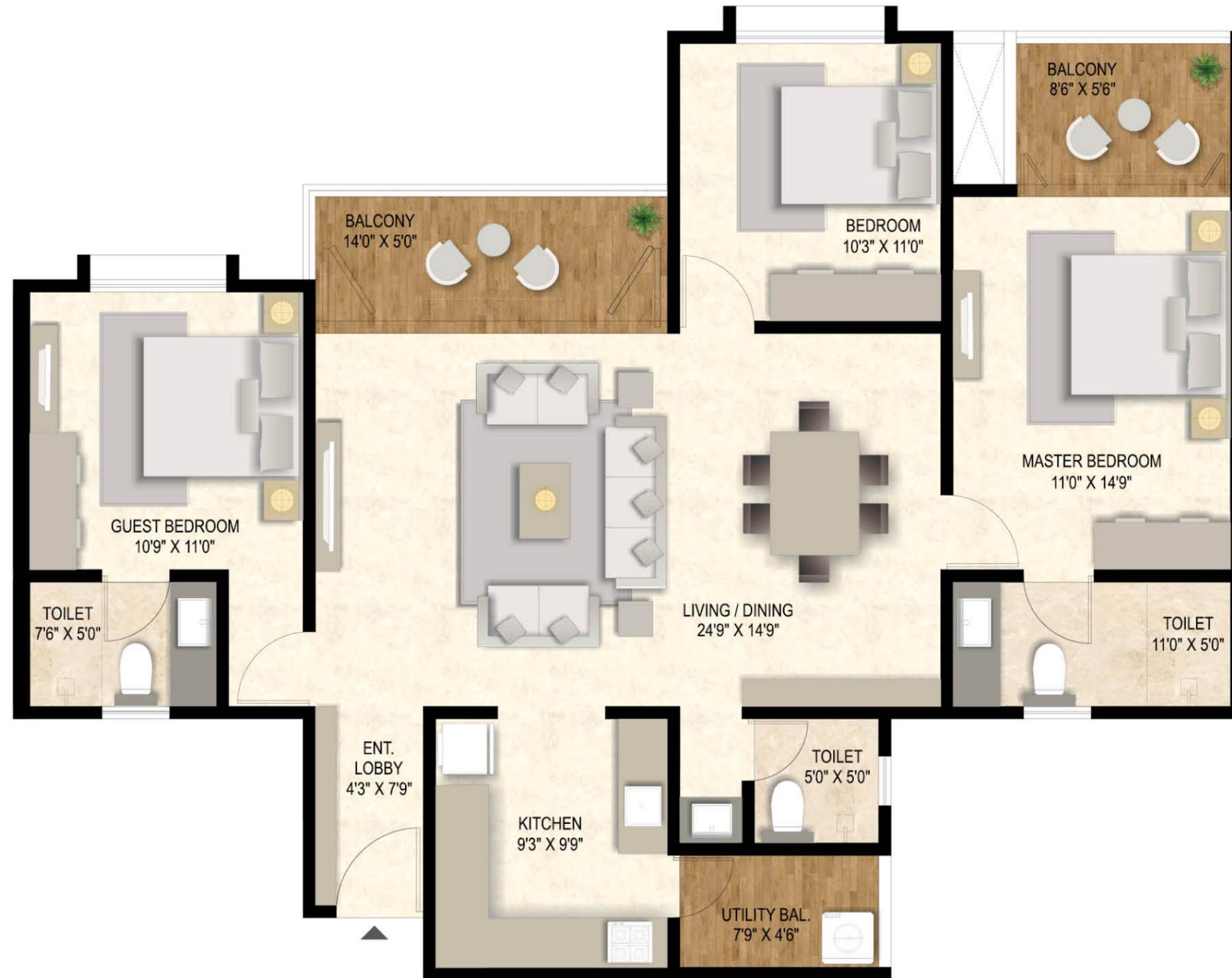
**TOTAL CARPET AREA
1420 SQ.FT.**



BLDG A
8TH & 13TH REFUGE FLOOR PLAN



3 BHK | TYPICAL UNIT FLOOR PLAN



AREA STATEMENT

Type	Carpet Area (Sq.m.)	Balcony (Sq.m.)	Utility Balcony (Sq.m.)	Total RERA Area (Sq.m.)	Total RERA Area (Sq.Ft)
3 BHK	102.298	10.770	3.240	116.308	1252



3 BHK | TYPICAL UNIT FLOOR PLAN



AREA STATEMENT

Type	Carpet Area (Sq.m.)	Balcony (Sq.m.)	Utility Balcony (Sq.m.)	Total RERA Area (Sq.m.)	Total RERA Area (Sq.Ft)
3 BHK - A	102.180	10.769	2.640	115.589	1244
3 BHK - A1	102.576	10.778	3.240	116.594	1255



BLDG B
ODD & EVEN FLOOR PLAN

TOTAL CARPET AREA
1244 SQ.FT.

3 BHK - STANDARD | TYPE - B

201,301,401,501,601,701,
901,1001,1101,1201,1401

TOTAL CARPET AREA
1252 SQ.FT.

3 BHK - STANDARD | TYPE - A

202,302,402,502,602,702,
902,1002,1102,1202,1402

TOTAL CARPET AREA
1247 SQ.FT.

3 BHK - STANDARD | TYPE - B1

203,303,403,503,603,703,
903,1003,1103,1203,1403



206,306,406,506,606,706,
906,1006,1106,1206,1406

3 BHK - STANDARD | TYPE - B

TOTAL CARPET AREA
1244 SQ.FT.

205,305,405,505,605,705,
905,1005,1105,1205,1405

3 BHK - STANDARD | TYPE - A1

TOTAL CARPET AREA
1255 SQ.FT.

204,304,404,504,604,704,
904,1004,1104,1204,1404

3 BHK - STANDARD | TYPE - B1

TOTAL CARPET AREA
1247 SQ.FT.

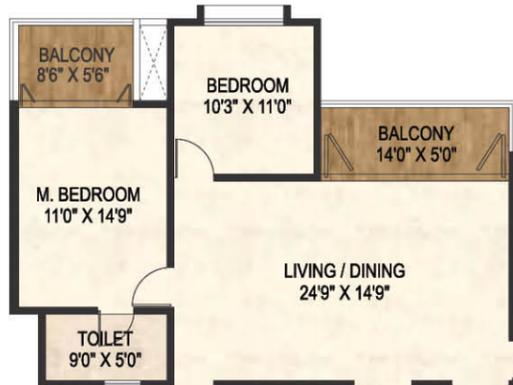


BLDG B
8TH & 13TH REFUGE FLOOR PLAN

TOTAL CARPET AREA
1244 SQ.FT.

3 BHK - STANDARD | TYPE - B

801,1301



TOTAL CARPET AREA
1252 SQ.FT.

3 BHK - STANDARD | TYPE - A

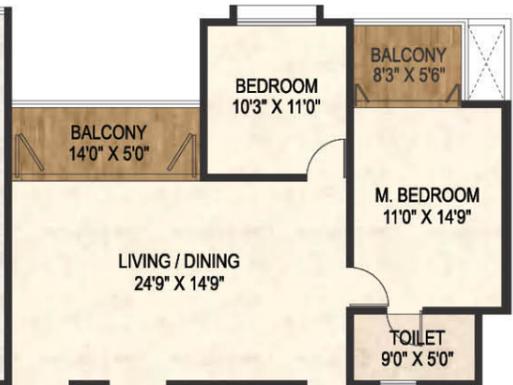
802,1302



TOTAL CARPET AREA
1059 SQ.FT.

2 BHK - STANDARD

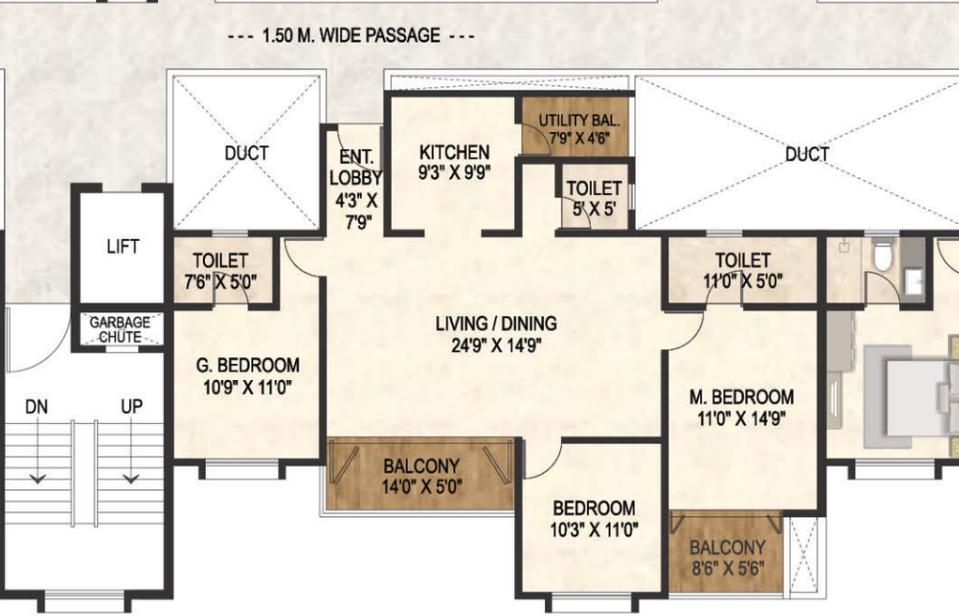
803,1303



3 BHK - STANDARD | TYPE - B

806,1306

TOTAL CARPET AREA
1244 SQ.FT.



3 BHK - STANDARD | TYPE - A1

805,1305

TOTAL CARPET AREA
1255 SQ.FT.



3 BHK - STANDARD | TYPE - B1

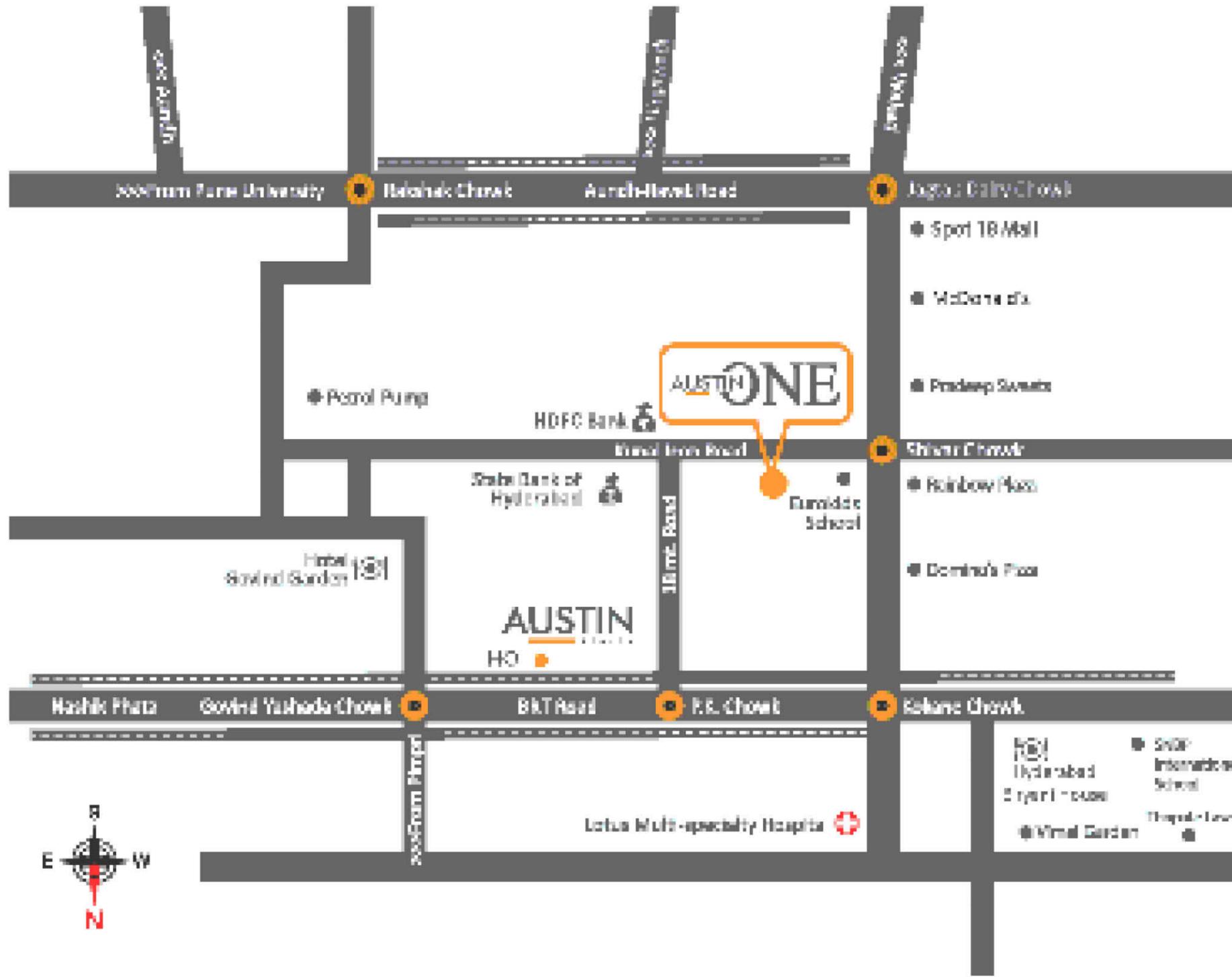
804,1304

TOTAL CARPET AREA
1247 SQ.FT.

--- 1.50 M. WIDE PASSAGE ---



LOCATION MAP



KEY DISTANCES

Euro Kid's School	2 Mins
Dange Chowk	7 Mins
Nashik Phata	6 Mins
Bhumkar Chowk	7 Mins
Aundh	9 Mins
Baner	8 Mins
Hinjawadi IT Park	10 Mins
Pune University	10 Mins
Pune-Bengaluru Expressway	10 Mins

Project By:



SITE ADDRESS:

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