

Spandan

Feel the pulse of contemporary living...

2 & 2½ BHK luxurious terrace apartments @ Warje



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Perfection is just the beginning!

Tucked into the charismatic neighborhood of Warje, Spandan is a place where you can relax, letting your soul fill with the natural beauty that surrounds you. For convenience and location it doesn't get much better than this - excellent connectivity to Kothrud, Bavdhan, Katraj, Ambegaon and Sinhagad Road and close proximity to most prestigious schools, shopping arcades, healthcare facilities, commercial and industrial establishments - living in the high-rise Spandan is convenient, beyond imagination. The three side open air design comprising of two ten storied buildings with 72 flats of 2 & 2½ BHK each, ranging from 1101 sq. ft. to 1383 sq. ft. give a feel of spaciousness and a sense of being.



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LOCATIONS ADVANTAGES

- ☑ Rapidly developing residential area adjacent to Kothrud
- ☑ Adjacent to Mumbai - Pune by pass service road
- ☑ Easy accessibility to prominent schools like Millennium, Springdale, Sinhgad Institute etc.
- ☑ Easy accessibility to prominent colleges like MIT, Cummins college, Sinhgad Institute etc.
- ☑ Easy accessibility to market places, hospitals, gardens etc.

Project layout not to scale



Amenities

HIGHLIGHTS

- ☑ Three/Two side open design of flats.
- ☑ Smooth internal paved concrete/paving block roads
- ☑ Walking track
- ☑ Party lawn for small functions
- ☑ Children play area
- ☑ Excellent designed landscape between two buildings from renowned designer planted with lush green lawns and water cascade etc.

CLUB HOUSE

- ☑ Exquisitely designed club house.
- ☑ Well equipped ultra modern gymnasium

COMMON AMENITIES

- ☑ 2 automatic elevators to each building of KONE or equivalent make with 24 hrs generator backup
- ☑ Tastefully decorated entrance lounge
- ☑ Generator back up for lifts, water pumps & common lighting

SECURITY

- ☑ All flats & front gate connected with intercom
- ☑ Fire Fighting system

CONVENIENCES

- ☑ Piped gas supply to every apartment
- ☑ Garbage collection chute for each building
- ☑ Solar heated water to master bed toilets





Specifications

STRUCTURE

- ☑ Strong earthquake resistant RCC frame structure as per IS code
- ☑ Anti-termite treatment to foundations

FLOORING

- ☑ 24" x 24" Vitrified tiles in all rooms
- ☑ Designer ceramic flooring in toilets and special antiglare ceramic flooring for terrace
- ☑ 3" matching skirting all over

WALLS & CEILINGS

- ☑ 6/4" thick bricks / fly ash bricks / ACC block for external and internal walls
- ☑ Sponge finished external plaster for increased protection from weathering and formations
- ☑ Smooth neer u finish plaster for internal walls
- ☑ POP finish ceiling

PAINT

- ☑ Acrylic paint for external walls.
- ☑ Rich Oil Bond paint for internal walls & ceilings

DOORS

- ☑ Decorative laminated main door
- ☑ Water proof flush doors with one side laminate and laminated box frame for internal doors
- ☑ Water proof flush doors with marble / granite door frame for toilets

WINDOWS

- ☑ Superior quality powder coated aluminum sliding 2/3 track windows
- ☑ M.S. safety grills with oil paint for all windows
- ☑ Granite /marble window sills

ELECTRICAL

- ☑ Concealed copper wiring of ISI mark with ELCB
- ☑ Modular switches of reputed make with 5 year guarantee
- ☑ Fire retardant copper wiring with MCB
- ☑ Adequate electrical points in every rooms
- Provision of electric points for:
 - ☑ Split AC in master bedroom
 - ☑ TV and telephone points in living and master bedroom
 - ☑ Water purifier, exhaust fan and chimney in kitchen
 - ☑ Water heater and exhaust fan in toilets
 - ☑ Washing machine in dry terrace

KITCHEN

- ☑ Granite platform with single bowl stainless steel sink
- ☑ Designer dado in ceramic tiles

TOILETS

- ☑ Jaquer or equivalent make CP bath fittings in all toilets
- ☑ White/ivory colored sanitary ware in all toilets with 7 high dado of good quality ceramic tiles
- ☑ Pressure tested concealed plumbing for long life
- ☑ Anti-rust c-PVC piping for long life
- ☑ Double coat water proofing to all toilets
- ☑ Solar heated water to Master Bed toilet of each apartment

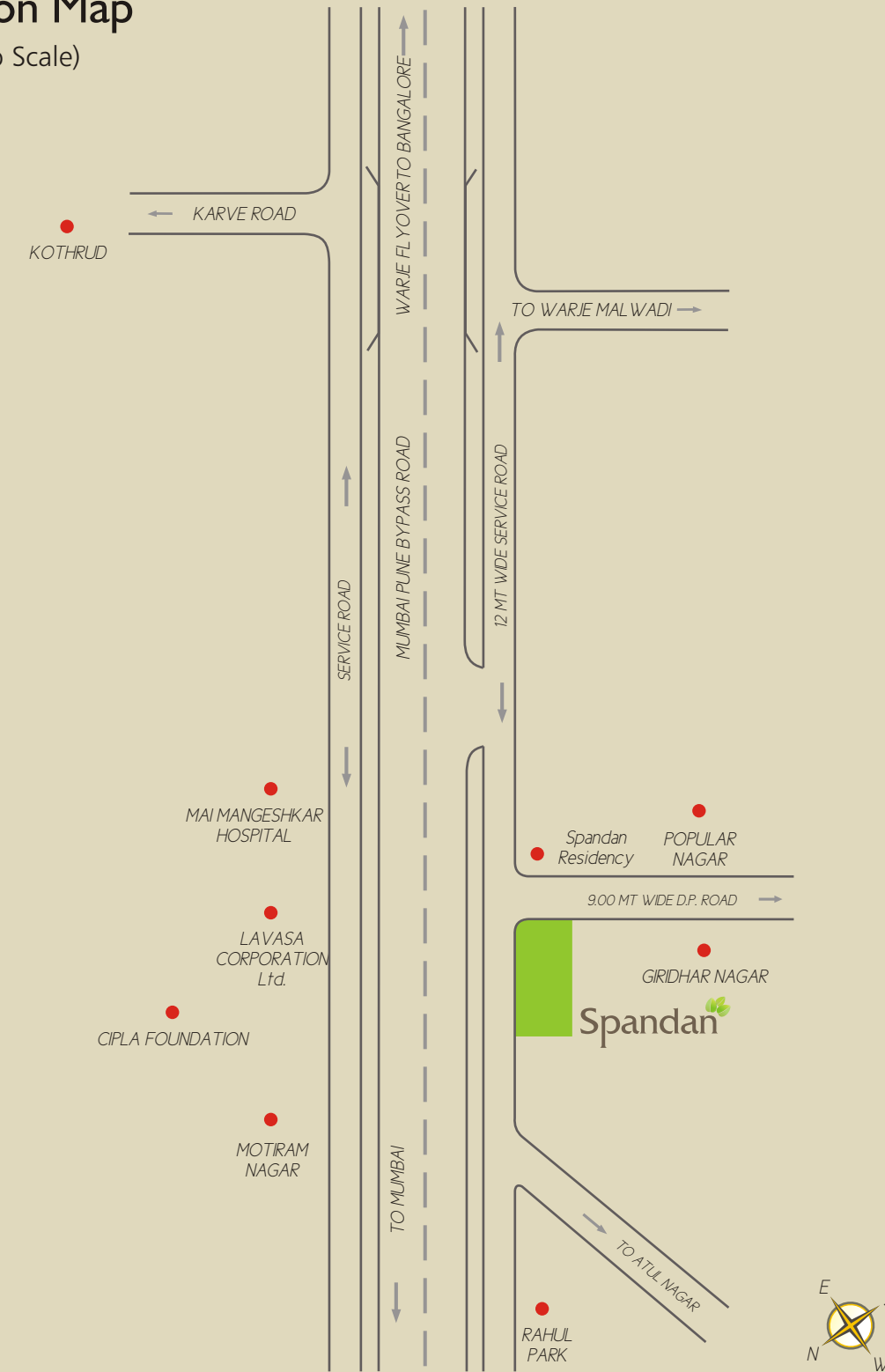


Eco-friendly Features

- ☑ Solar heater water provision to master bed toilets
- ☑ Heat reflective exterior paint for better thermal insulation
- ☑ Rain water harvesting for preservation of ground water
- ☑ Preservation of native flora and fauna through effective plantation in surrounding
- ☑ Low energy devices like V3F lifts, soft start motors for lower energy consumption
- ☑ Vermiculture system for garbage treatment.

Location Map

(Not To Scale)



Spandan

S. No. 117/1, Popular Nagar, Opp. Mai Mangeshkar Hospital, Mumbai Pune Bypass, Warje, Pune 411051

Distance from key points

- ☒ Pune Bangalore Highway 0 km
- ☒ Sinhgad Road 1.5 km
- ☒ Kothrud 2.0 km
- ☒ Bavdhan 3.0 km
- ☒ Deccan 6.0 km
- ☒ Swargate 7.0 km
- ☒ Katraj Bus Depot 7.0 km
- ☒ Hinjewadi

Ongoing project



Meghsparsh @ Ambegaon

Completed commercial projects



Bonita @ Ghole road



Times Square @ Bund Garden road

Completed residential projects



Madhupushpa @ Wakad



Arista @ Warje



Celista @ Baner-Balewadi



Tejovalay @ Ghole road



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Site address: S. No. 117/1 Popular Nagar, Opp. Mai Mangeshkar Hospital, Mumbai Pune Bypass, Warje, Pune 411051

Call:
+91 8888 14 9000
+91 8888 15 9000

Architect - Mr. Aniruddha Shinde (Base Architects) • RCC Consultant - Mr. Sunil Mutalik • Legal Advisor - Adv. Sudhakar S. Kale



Regd Office: 2, 66/3, Happy Home Co-op. Hsg. Society, Law College Road, Erandawane, Pune - 411 004
Tel : +91-20-64011111 Telefax : +91-20-25667922 E-mail: spandan@sharadaalliance.com
Website: www.sharadaalliance.com