



KALEIDOSCOPE OF  
FINER SHADES OF  
HAPPINESS...

*s w ā n a n d*



2, 2.5 & 3 RHKDT HOMELY ABODE  
B A V D H A N

**EXPERIENCE  
HAPPINESS  
THAT EXUDES  
FROM WITHIN...**



Happiness is that soft n silky feeling. It is that deepmost emotion that energizes the entire life. When it comes from within, you feel like having wings & flowing with the wafts of joyful wind...like being on top of this world. This happiness is a cascading impact of small joys that you keep on experiencing at a place you love from the bottom of your heart. Feel blessed by such invigorating joys that ripple from within. Swanand is such a bundle of endless joys that bestow upon eternal happiness...for today & forever!





HAPPINESS FROM WITHIN!

2, 2.5 & 3 RHKDT HOMELY ABODE

B A V D H A N



Artistic Impression

## A REALTY GEM AT AN ENVIABLE LOCATION!

Presenting the next level of upmarket living, carved with precision, imagined with a refined vision! It is Swanand at unarguably the most eminent location of Bavdhan. A realty gem with two high-rise towers nestling chick 2,2.5,3 RHKDT homes, amazing amenities, inviting open spaces and a lot more to explore. The creation is an intelligently lay-outed plan and a meticulously designed architecture. It boasts of a sense of lavish comfort & luxurious lifestyle. The homes are cleverly masterminded living suites for finest lifestyle you deserve. Where excellence in space planning would let you utilize every inch productively and relish ecstatic moments of life with utmost contentment.





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HAPPINESS FROM WITHIN!

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Artistic Impression

## THE **UPGRADE** YOU DESERVE AWAITS YOU...

Feel elevated. Sense the upliftment. A home that exceedingly fulfills all your expectations is here. It's a total upgrade of your life. A true transformation that will bestow upon smarter, richer, happier ways of celebrating life. Come forward. Raise your status. A state-of-the-art high-rise masterpiece studded with finest standards of residential development is for sensible families like yours. Make this icon of premium living...your next prestigious address.



●● A M E N I T I E S



FUN FROLIC FIESTA

- CHILDREN RECREATION SPACE
- INDOOR GAMES
- SENIOR CITIZEN SIT-OUT
- AMPHITHEATER
- PARTY LAWN & DECK
- GAZEBO



FEATURES

- |                        |                                |
|------------------------|--------------------------------|
| CCTV CAMERA            | ELEVATORS WITH BACK UP         |
| 3 TIRE SECURITY SYSTEM | SOLAR WATER HEATER SYSTEM      |
| RAIN WATER HARVESTING  | POWER BACK UP FOR COMMON AREAS |
| FIRE FIGHTING SYSTEM   | VIDEO DOOR PHONE               |
| INTERCOM FACILITY      | APP BASED SECURITY SYSTEM      |



ROOF TOP AMENITIES

- TOP TERRACE GARDEN
- YOGA DECK
- BARBEQUE CORNER



- LANDSCAPED GARDEN
- OPEN GYMNASIUM
- KIDS FLOOR GAMES

# ● SPECIFICATIONS



## STRUCTURE

- ENVIRONMENTAL SENSITIVE BUILDING, DESIGNED TO RESISTS SEISMIC FORCE OF ZONE III



## WALL FINISH

- ACC BLOCK MASONRY
- SAND FACED EXTERNAL PLASTER
- INTERNAL WALL & CEILING IN GYPSUM FINISH



## PAINT

- INTERNALLY DOUBLE QUOTED OBD PAINT
- EXTERNALLY SEMI ACRYLIC PAINT



## DOORS & DOORS FRAME

- DESIGNER LAMINATED FINISHED MAIN DOOR
- BOTH SIDE LAMINATED DOORS IN BEDROOMS
- FRP DOORS IN BATHROOMS
- PREMIUM ACCESSORIES & FIXTURES IN ALL ROOMS
- POWDER COATED FRENCH DOORS FOR LIVING TERRACE



## WINDOW & GRILLS

- 3 TRACK POWDER COATED ALUMINIUM SLIDING WINDOWS WITH MOSQUITO MESH
- SAFETY GRILL FOR WINDOW
- ALUMINIUM LOUVERS WITH EXHAUST FAN PROVISION IN BATHROOMS
- GLASS & SS RAILING FOR BALCONIES



## FLOORING

- VITRIFIED TILES IN APARTMENT
- ANTI-SKID CERAMIC TILES IN BATHROOM & BALCONY



## KITCHEN

- GRANITE TOP FOR KITCHEN PLATFORM
- DADO TILES UPTO LINTEL LEVEL IN KITCHEN
- ELECTRICAL POINT FOR FRIDGE, MICROWAVE, WATER PURIFIER
- PROVISION FOR EXHAUST FAN



## LIFT & LOBBIES

- DESIGNER ENTRANCE LOBBY
- LIFT (SCHINDLER OR EQUIVALENT)



## ELECTRICAL

- CONCEALED WIRING ( POLYCAB ) WITH MODULAR SWITCHES
- TV AND TELEPHONE POINT IN LIVING AND MASTER BEDROOM
- AMPLE LIGHT POINTS IN COMPLETE APARTMENT
- PROVISION FOR AC LIVING AND MASTER BEDROOM



## PLUMBING

- CONCEALED PLUMBING WITH STANDARD CP FITTINGS & SANITARY FIXTURES ( JAQUAR OR EQUIVALENT )
- BRICKBAT/ DOUBLE COAT WATER PROOFING IN BATHROOMS AND TERRACES

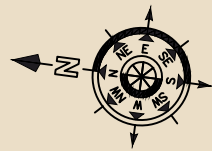




## LAYOUT PLAN



WING A - TYPICAL FLOOR PLAN (1ST TO 7TH)						
RESIDENCE NO.	TYPE	CARPET (SQ.M)	BALCONY (SQ.M)	CARPET AREA (SQ.M)	CARPET AREA (SQ.FT)	BUILT UP AREA (SQ.FT)
101-701	2.5BHK	80.24	4.95	85.19	917	1238
102-702	2 BHK	66.38	8.10	74.48	802	1082
103-703	2 BHK	59.45	4.95	64.40	693	936
104-704	2 BHK	66.85	8.10	74.95	807	1089
105-705	3 BHK	87.21	8.10	95.31	1026	1385







C R E D I T S

- **DESIGN ARCHITECT**  
ANKUR ASSOCIATES
- **STRUCTURAL DESIGNER**  
G. A. BHILARE  
CONSULTANTS PVT. LTD.
- **LEGAL ADVISOR**  
Adv. MUKESH SORTE
- **BRAND CONSULTANT**  
RJ DESIGN
- **3D CONSULTANT**  
GRAPHIC VISIONS

AMAZING  
CONNECTIVITY  
AT BAVDHAN

KEY DISTANCES



SCHOOL

- |                                      |        |
|--------------------------------------|--------|
| • Eurokids Pre School                | 900 M  |
| • Chetan Dattaji Gaikwad High School | 1.1 Km |
| • Spring Orchid School               | 2.1 Km |
| • Suryadatta National School         | 2.3 Km |
| • Rayan International School         | 2.4 Km |
| • City International School Kothrud  | 2.7 Km |



COLLEGE

- |   |        |
|---|--------|
| • Suryadatta College [SCMIRT]           | 2.2 Km |
| • PVPIT College Of Engineering Bavdhan  | 4.4 Km |
| • MIT College Of Engineering            | 5.5 Km |
| • Sanjay Ghodawat IIT & Medical Academy | 1.3 Km |



HOSPITAL

- |                             |        |
|-----------------------------|--------|
| • Chellaram Hospital        | 0.5 Km |
| • Kothrud Hospital          | 3.0 Km |
| • Sahyadri Hospital Kothrud | 3.4 Km |
| • Mai Mangeshkae Hospital   | 5.2 Km |
| • Jupiter Hospital Baner    | 9.1 Km |



SHOPPING MALL

- |                       |        |
|-----------------------|--------|
| • Vijay Sales Kothrud | 4.2 Km |
| • Reliance Fresh      | 5.5 Km |
| • Big Bazaar          | 6.0 Km |
| • Croma Karve Nagar   | 6.0 Km |
| • D Mart -karve Nager | 6.6 Km |
| • Pune Central        | 11 Km  |



ENTERTAINMENT

- |                          |        |
|--------------------------|--------|
| • City Pride Kothrud     | 6.0 Km |
| • Abhiruch City Pride    | 9.4 Km |
| • Eleganza City Pride    | 9.6 Km |
| • E Square Carnival Xion | 13 Km  |





Project By



VIRINCHI  
GROUP

Foundation of Prosperity

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