



PURTI

FUTURE READY

PUNE'S LUXE LIVING

Welcome to a realm of opulence and innovation in the heart of Pune. Our prestigious project redefines the art of living, seamlessly blending the high-end specifications with cutting-edge smart home amenities.





इसलुएवैहि

Discover a life of unrivaled comfort, sophistication, and convenience as we invite you to the future of luxury living.





रवौहरा

We are happy to present a cove that will bring you happy memories and be the witness to the fulfilment of your dreams.

PURTI



*Artist Impression



*Artist Impression



इवमइथाानम

Our seven-storeyed architectural gem features a subtle and captivating façade. The balconies, thoughtfully designed in an abstract pattern, lend an artistic touch to the building's exterior. This adds depth and charm, harmoniously merging modernity with a touch of creativity. Bathed in the serene blue hue, it quietly asserts its unique presence in the cityscape, an ode to refined design and sophistication.

PURTI



*Artist Impression

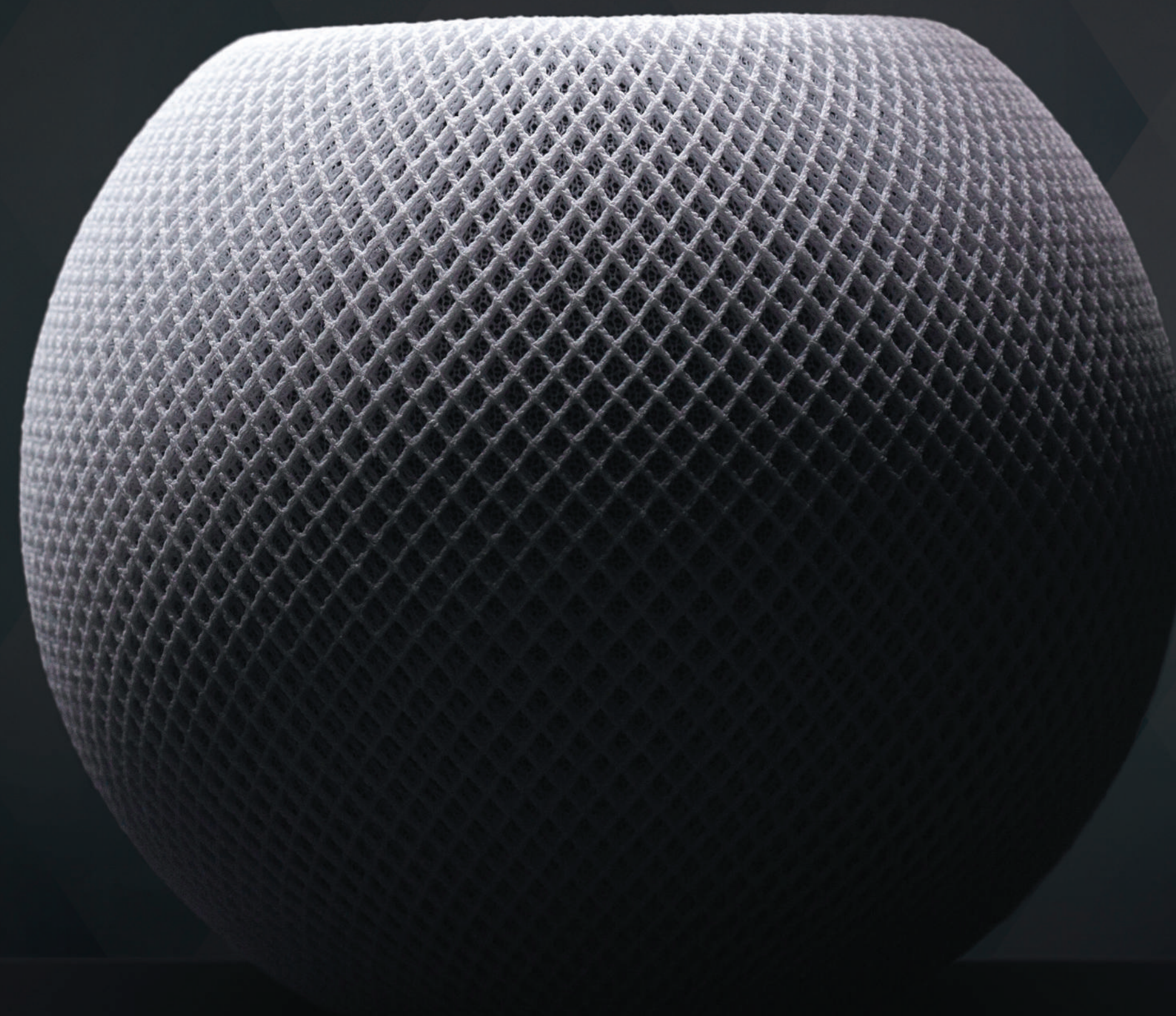
07
STOREY

LOCATION
HEART OF THE
CITY

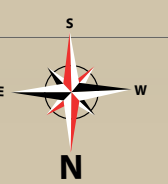
SIGNATURE
ADDRESS

Futuristic Smart Living

Elevate your lifestyle with state-of-the-art smart home amenities. Our project seamlessly integrates cutting-edge technology into every aspect of daily living. Welcome to a future where luxury meets innovation, where your every need is effortlessly met.

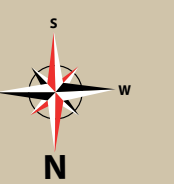
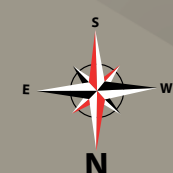


PURTI



3 BHK
1438 SQ.FT

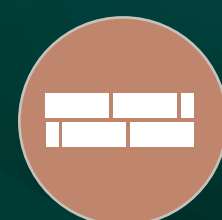




Premium Specifications Crafted for You



Amenities Curated for the Elite



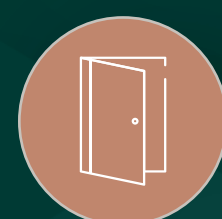
Walls

- 5" Internal walls and 6" External Walls, AAC blockwork masonry
- Elegant POP / Gypsum finish for all walls and ceilings
- Smooth, durable lustre paint for a refined look (Asian Paints / Nerolac)



Electrification & Power Backup

- Concealed Polycab copper wiring for safety and reliability
- Premium Legrand switches
- Dedicated AC points in all bedrooms
- 1.5 kVA Inverter backup for each residence



Doors

- Main door with veneer finished laminate and a wooden safety door
- Bedrooms with flush doors
- Toilets with laminated flush doors on both sides
- Granite door frames for all toilets
- Europa/Godrej locks for enhanced security
- French doors for the Sit-Out



Kitchen & Dry Balcony

- 12 ft. jet-black granite kitchen platform
- Premium anti scratch Nirali sinks in the kitchen and dry balcony
- 18" wide RCC loft for storage
- 600 mm x 1200 mm designer dado tiles
- Chrome-plated premium Kohler fittings
- Dedicated 15 Amp points for refrigerator, mixer/ microwave in the kitchen, and washing machine in the dry balcony
- Exhaust fans of reputed make



Flooring

- 1200 mm x 1800 mm (6' X 4') glazed vitrified tiles in living, dining, and kitchen (Kajaria / Johnson)
- Elegant wooden flooring in the master bedroom
- Anti-skid tiles for the terrace, sit-out and dry balcony



Windows

- Premium UPVC windows for superior insulation
- Powder-coated safety grills
- Black granite framing around all windows



Bathrooms

- Continuous hot water supply with Heat Pump provision
- 600 mm x 600 mm anti-skid floor tiles
- 600 mm x 1200 mm full-height dado tiles
- Chrome-plated Kohler fittings for a touch of luxury
- Glass partition for one master bedroom toilet
- Exhaust fans of reputed make



Sustainable & Energy-Efficient Features

- Solar water heating with heat pump for uninterrupted hot water supply
- Net metering system for efficient electricity generation
- Rainwater harvesting designed as per PMC norms
- Energy-efficient LED lighting across all common areas and parking zones



Safety & Security

- Security cabin at the entry gate with intercom connectivity
- High-resolution CCTV surveillance with night vision and secure storage
- Video door phones in every flat for enhanced security
- Firefighting systems in compliance with PMC safety norms
- Seamless intercom facility connecting flat-to-flat and security cabins



Convenience & Comfort

- Stretcher lift (13-person capacity) of premium make
- Battery backup for common area lighting and elevators
- MNGL piped gas connection provision up to the kitchen after possession
- Locker-style letter boxes and name plates in the entrance lobby



Aesthetics & Landscaping

- Grand entrance lobby with refined décor and ramp access
- Weatherproof external paint from reputed brands, ensuring lasting elegance
- Well-paved driveways with premium paving blocks



Parking & Utilities

- Two covered car parking
- Ample water storage with underground and overhead tanks, auto-controllers, borewell, and water softening plant



THE BOLD LOOK
OF **KOHLER**.



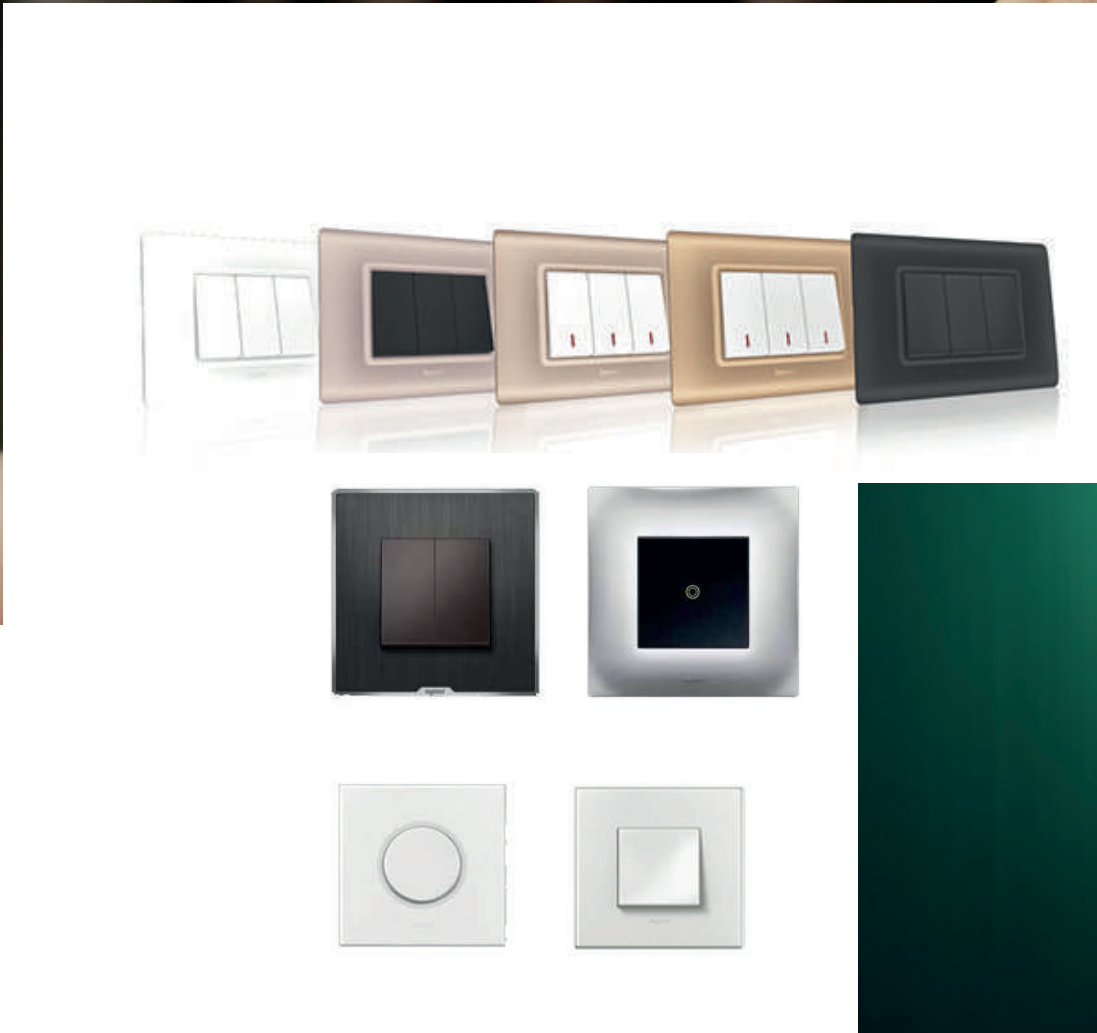
* Artist Impression

Kajaria

JOHNSON
DESIGNERS' CHOICE






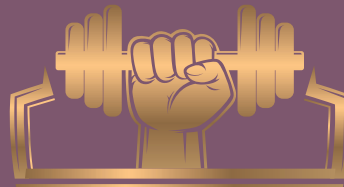
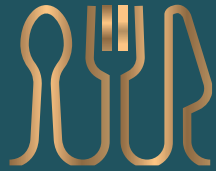
* Artist Impression



Lustre Paint

UPVC windows

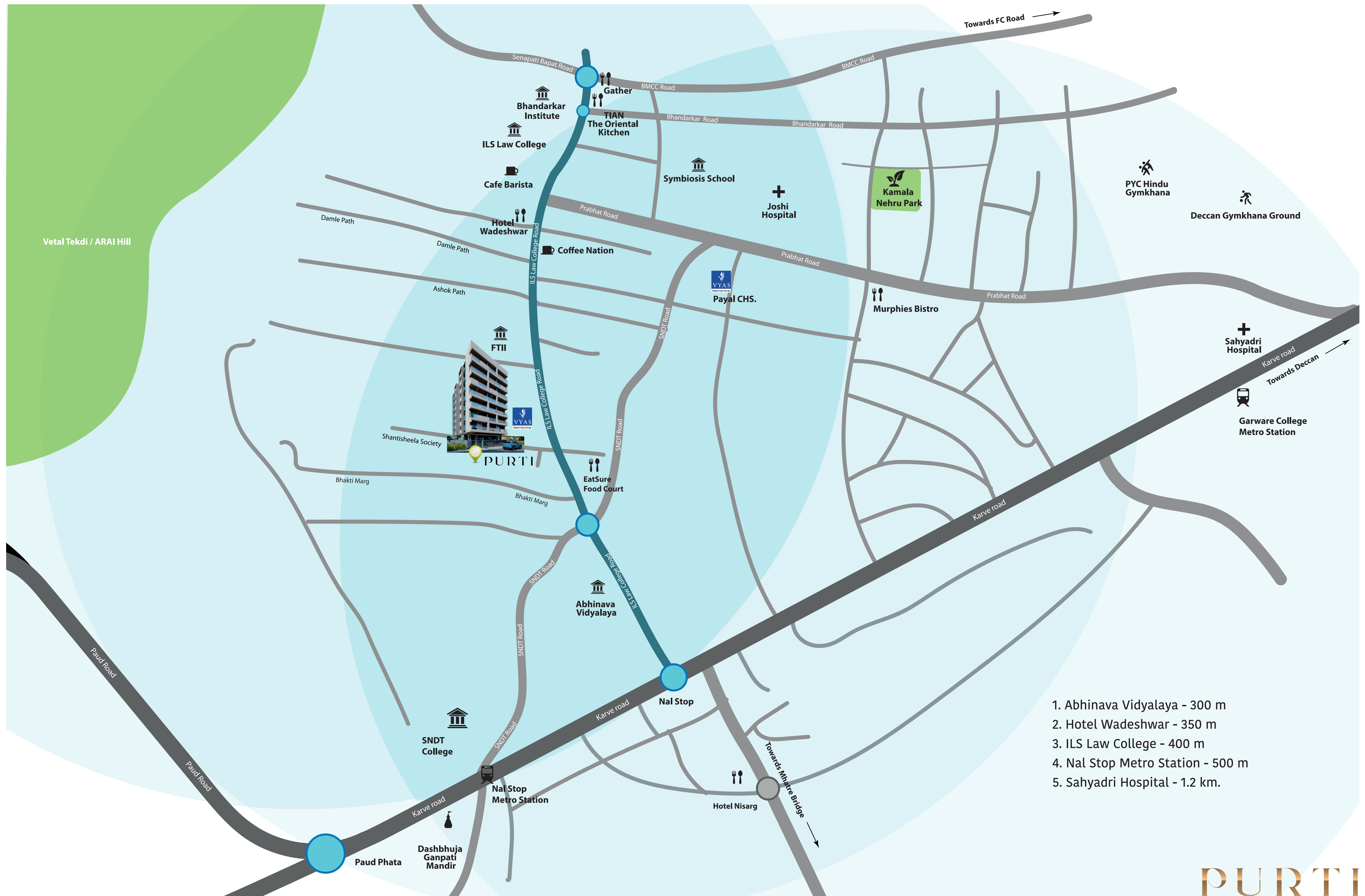


 HOSPITALS Joshi Hospital Sahyadri Poona Hospital Deenanath Sanjeevan Ratna Memorial	 SCHOOLS Abhinava Vidyalaya Vikhe Patil Memorial Symbiosis Primary Panditrao Agashe Karnataka High School	 COLLEGES Law College FTII Symbiosis College SNDT BMCC Garware College	 GYM AND FITNESS Deccan Gymkhana PYC Hindu Gymkhana Urbounce Gym Gold's Gym	 RESTAURANTS Starbucks Wadeshwar Gather Krishna Dining EatSure Food Court Atithi Veg Coffee Nation
---	---	---	--	--

Location

Nestled in Pune's most coveted locale, our project offers the ultimate address for discerning residents. Situated in the heart of the city, it effortlessly combines the tranquility of lush surroundings with the convenience of urban life.





1. Abhinava Vidyalaya - 300 m
2. Hotel Wadeshwar - 350 m
3. ILS Law College - 400 m
4. Nal Stop Metro Station - 500 m
5. Sahyadri Hospital - 1.2 km.



For Enquiry:- 020 – 3504 2100

Website:- www.vyasbuildcon.com

Email :- sales@rajeshvyasgroup.com

Office Address:- Vyas Buildcon Private Limited, 4th Floor, Geetai Sankul, Above Reliance Digital, Ideal Colony, Paud Road, Kothrud, Pune, 411038.

Working Hours :- 10 am to 6.30 pm



MahaRERA Number: PR1260002501388
<https://maharera.maharashtra.gov.in>



This brochure is purely conceptual and tentative and is designed in good faith 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. Photographs are not comprehensive or current. Nothing contained in this brochure will take precedence in the final agreement. Number of buildings, areas, flats/ units, amenities, specifications, floors, roads, open space, etc. may be revised. Promoters reserve the right to amend the layout, plans, elevations, designs, specifications, amenities, areas, etc. The printed material does not constitute a contract/ offer of any type between the developer/ owner and the recipient. Any purchase of this development shall be governed by the terms and conditions of the agreement of sale/lease entered into between parties and no details mentioned in this printed material shall in anyway govern such transaction. The viewers affirm that he/she shall not make a purchase or booking decision solely based on this brochure. The developer/ owner is not responsible for the viewer's decision to book or purchase a unit relying on this brochure. The brochure contains artistic impressions and conceptual visuals.