

# LIVE LARGE

AN EXCEPTIONAL LIVING

45  
SHASHWAT  
AVENUE





## THE ARCHITECTURE ELEGANCE

45 Shashwat Avenue Is A Masterpiece Of modern Architecture. Its Splendour Striking Richly Layered Architectural Design Demonstrates The Most Exquisite Design Details Epitomising The Stylish Contemporary Look.

A Remarkable Glass Facade Imposing On A Straight Vertical Module Enhance The Entire Appearance Of The Building. This Impressive Glass Facade Shines Duing Day. Time Reflecting The Blend Of Sun Rays & Blue Sky.



## PICTURESQUE LIVING WITH 3 SIDE OPEN VIEW

The View From 3 Side Open Layout Is Truly Exciting. The Expansive Windows & Balcony Grants The Room With 3 Side Open View. It Offers Natural Light And Fresh Air Allowing Its Residents Gazing Out The Breath Taking Visuals Of The Cities.

Here, You Can Experience The Stunning View Of Both, The Sunrise And Sunset That Gradually Proceed Into Calm Night.





PROPOSED

PROPOSED

Artist's Impressions





45 SHASTI WAT AVENUE

PROPOSED

Artist's Impressions



# PROJECT HIGHLIGHTS



Premium Gated Community



2 Staircase & 2 Lift In Each Tower



Premium Large Residences



Located On The 18m/60ft Road Frontage



Amenities For All Age Group



With All Conveniences At Your Fingertips, Experience A Peaceful Life



4 Tower 12 Storeys



Frontage Of The Project For Commercial Use- Shops



Privacy With 4 Apartment Per Floor

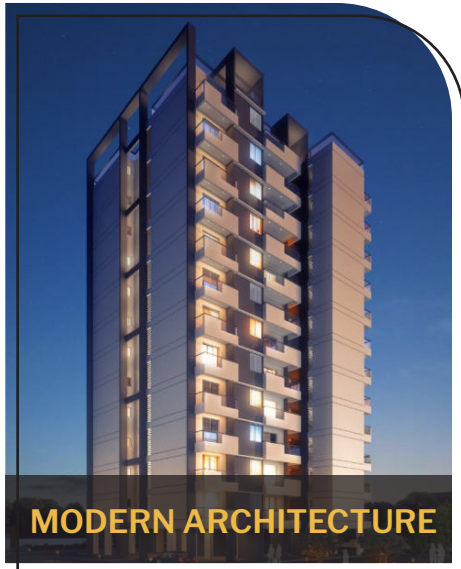


# CLUBHOUSE

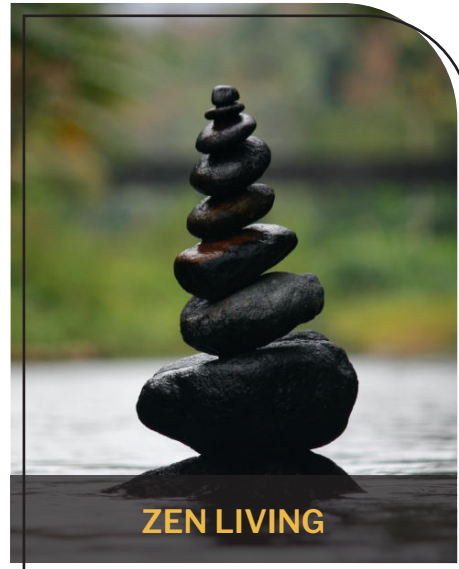




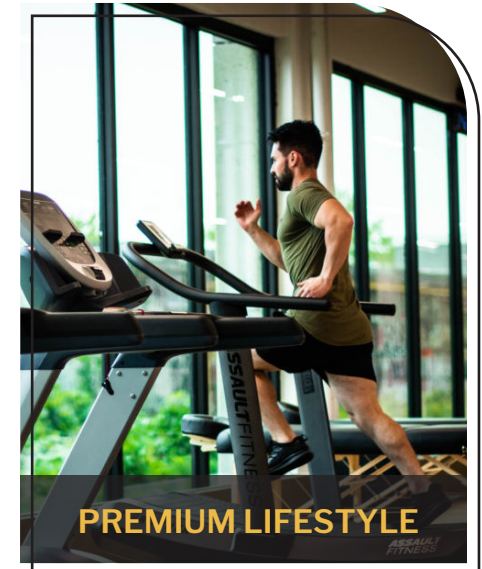
# KEY FEATURES



- 3 Side Open View
- Premium Elevation Design With Glass Facade



- Minimalist Design & Elements
- Zen Landscape Garden
- Meditation & Yoga Zone
- Balance Of Modern & Traditional Adaption



- Business Lounge With Wi-fi
- Kids Play Area, Indoor Games
- Jogging Track, Full Fledge Gym
- Open Amphitheatre, Extravagant Clubhouse





Artist's Impressions





PROPOSED

Artist's Impressions



# LAYOUT PLAN



Artist's Impressions





PROPOSED

PROPOSED

Artist's Impressions



# C - WING (FLOOR PLAN)

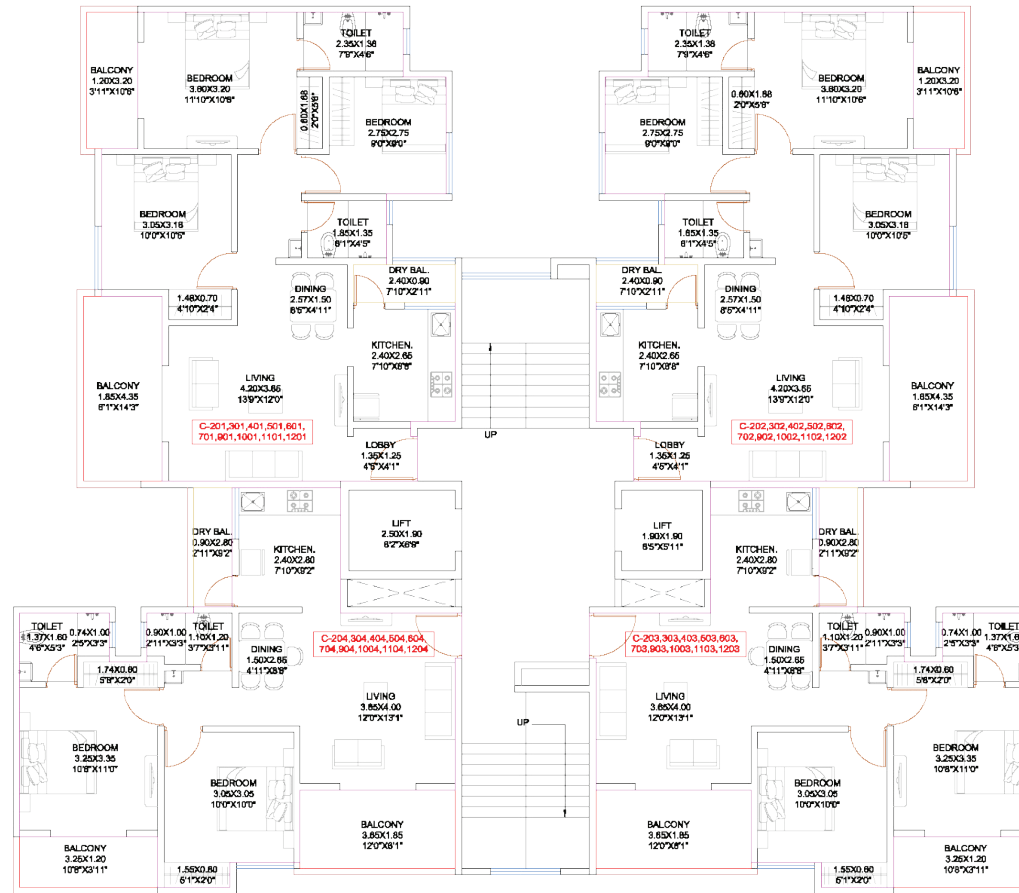


1ST FLOOR PLAN

C-WING FIRST FLOOR SALE AREA STATEMENT					
Flat No.	TYPE	CARPET AREA UNDER RERA	OPEN TERRACE & SERVICE AREA	BALCONY & VERANDHA	TOTAL(SQ.M)
101	3BHK	74.22	0	14.03	88.25
102	3BHK	73.59	0	10.21	83.8
103	2BHK	59.61	0	13.17	72.78
104	2BHK	59.61	0	13.17	72.78



# C - WING (FLOOR PLAN)

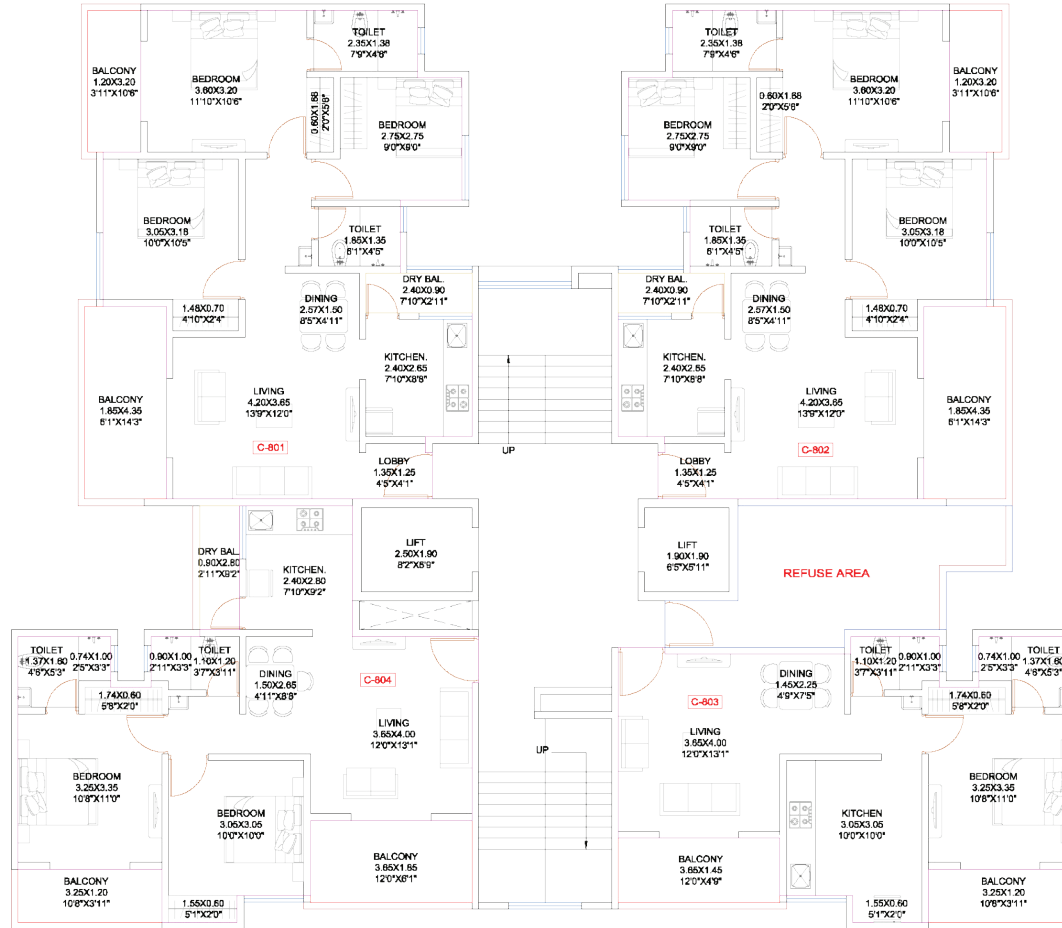


TYPICAL 2ND TO 12TH FLOOR PLAN

C-WING 2ND,3RD,4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 22TH & 12TH FLOOR SALE AREA STATEMENT					
Flat NO.	TYPE	CARPET AREA UNDER RERA	OPEN TERRACE & SERVICE AREA	BALCONY & VERANDHA	TOTAL(SQM)
201,301,401,501,601,701,901,1001,1101,1201	3BHK	74.22	0	14.03	88.25
202,302,402,502,602,702,902,1002,1102,1202	3BHK	74.22	0	14.03	88.25
203,303,403,503,603,703,903,1003,1103,1203	2BHK	59.61	0	13.17	72.78
204,304,404,504,604,704,904,1004,1104,1204	2BHK	59.61	0	13.17	72.78



# C - WING (FLOOR PLAN)

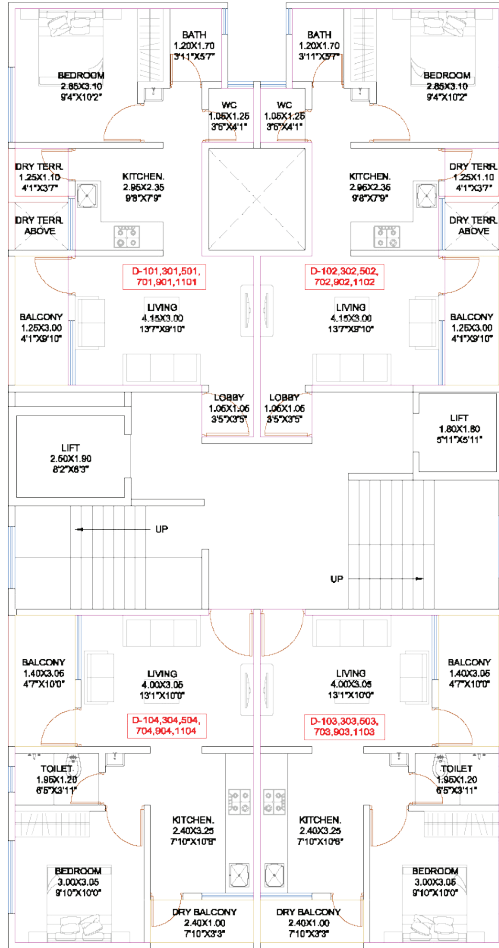


## REFUSE FLOOR PLAN

C-WING REFUSE FLOOR SALE AREA STATEMENT					
Flat NO.	TYPE	CARPET AREA UNDER RERA	OPEN TERRACE & SERVICE AREA	BALCONY & VERANDHA	TOTAL(SQM)
801	3BHK	74.22	0	14.03	88.25
802	3BHK	74.22	0	14.03	88.25
803	2BHK	51.31	0	9.2	60.51
804	2BHK	59.61	0	13.17	72.78

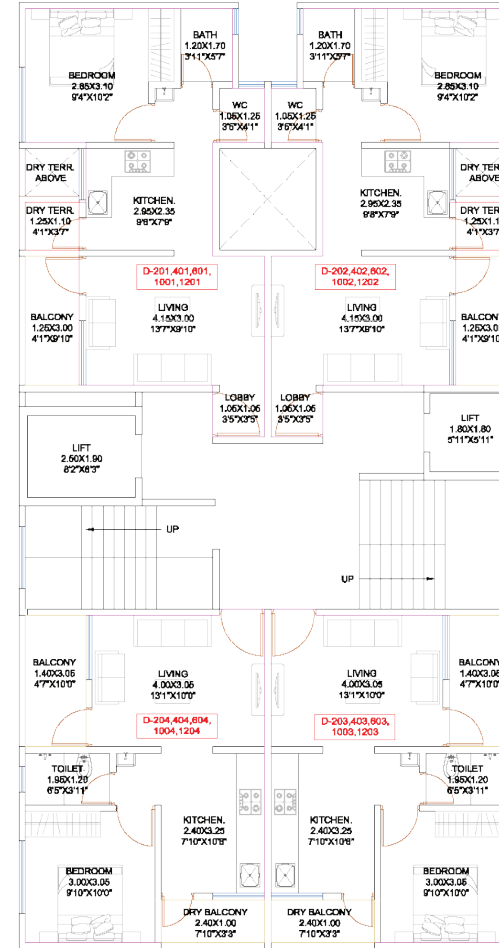


# D - WING (FLOOR PLAN)



ODD FLOOR PLAN

D-WING 1ST,3RD,5TH,7TH,9TH & 11 TH FLOOR SALE AREA STATEMENT					
Flat NO.	TYPE	CARPET AREA UNDER RERA	OPEN TERRACE & SERVICE AREA	BALCONY & VERANDHA	TOTAL(SQ.M)
101,301,501,701,901,1101	1BHK	38.35	1.38	3.75	43.48
102,302,502,702,902,1102	1BHK	38.35	1.38	3.75	43.48
103,303,503,703,903,1103	1BHK	35.67	0	6.67	42.34
104,304,504,704,904,1104	1BHK	35.67	0	6.67	42.34

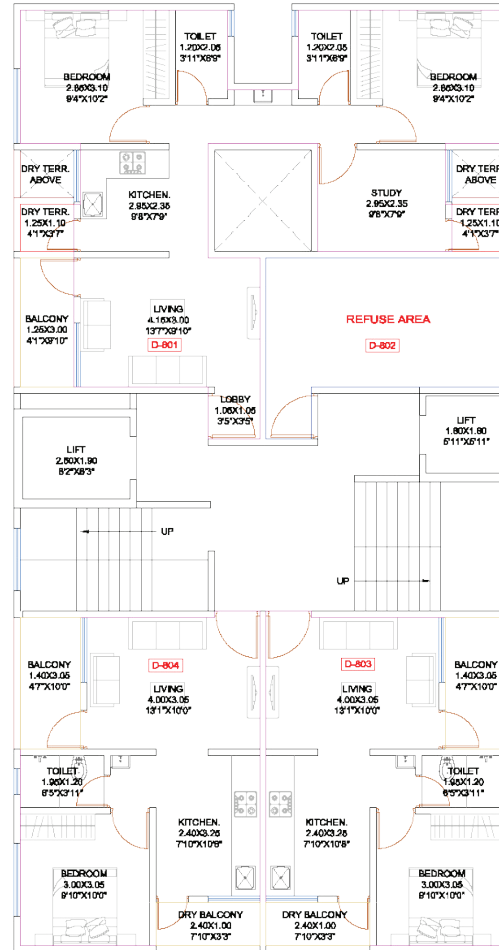


EVEN FLOOR PLAN

D-WING 2ND,4TH,6TH,10TH & 12TH FLOOR SALE AREA STATEMENT					
Flat NO.	TYPE	CARPET AREA UNDER RERA	OPEN TERRACE & SERVICE AREA	BALCONY & VERANDHA	TOTAL(SQ.M)
201,401,601,1001,1201	1BHK	38.16	1.38	3.75	43.29
202,402,602,1002,1202	1BHK	38.16	1.38	3.75	43.29
203,403,603,1003,1203	1BHK	35.67	0	6.67	42.34
204,404,604,1004,1204	1BHK	35.67	0	6.67	42.34



# D - WING (FLOOR PLAN)



REFUSE FLOOR PLAN

D-WING REFUGE FLOOR SALE AREA STATEMENT					
Flat NO.	TYPE	CARPET AREA UNDER RERA	OPEN TERRACE & SERVICE AREA	BALCONY & VERANDHA	TOTAL(SQ.M)
801	2.5BHK	38.35	1.38	3.75	43.48
802					
803	1BHK	35.67	0	6.67	42.34
804	1BHK	35.67	0	6.67	42.34



# SPECIFICATIONS

## RCC STRUCTURE

- Earthquake Resistant R.C.C Frame Structure

## FLOORING & TILES

- Vitrified Tiles For All Rooms
- Designer Tiles For Toilets
- Anti - Skid Ceramic Tiles To Attached Terrace

## BATHROOM

- Sanitary Fittings - Jaquar
- Chrome Plated Fittings - Jaquar
- Solar Water System
- Anti- Skid Flooring Tiles
- Toilet Dado Tiles- 7 Ft.high

## KITCHEN

- Black Granite Platform For Kitchen Counter
- Stainless Steel Sink
- Kitchen Dado Files Till Beam Bottom

## GENERAL FACILITIES

- Electrical Fixtures - Legrand
- House Wire - Polycab Or Equivalent Make
- Tv And Telephone Point In Living And Monster Bedroom
- Video Door Phone & CCTV Cameras

## INTERNAL FINISH

- Gypsum Finish With O.B.D Paint
- Laminated Pine Wood Main Flush Doors
- Toilet Doors - Granite Door Frame With Laminated Pine Wood Main Flush Doors
- Other Doors - Plywood Door Frame With Laminated Pine Wood Main Flush Doors

## WINDOWS

- Safety M.S. Grill For Windows
- Aluminium Powder Coated Sliding Windows

## SUSTAINABLE FEATURES

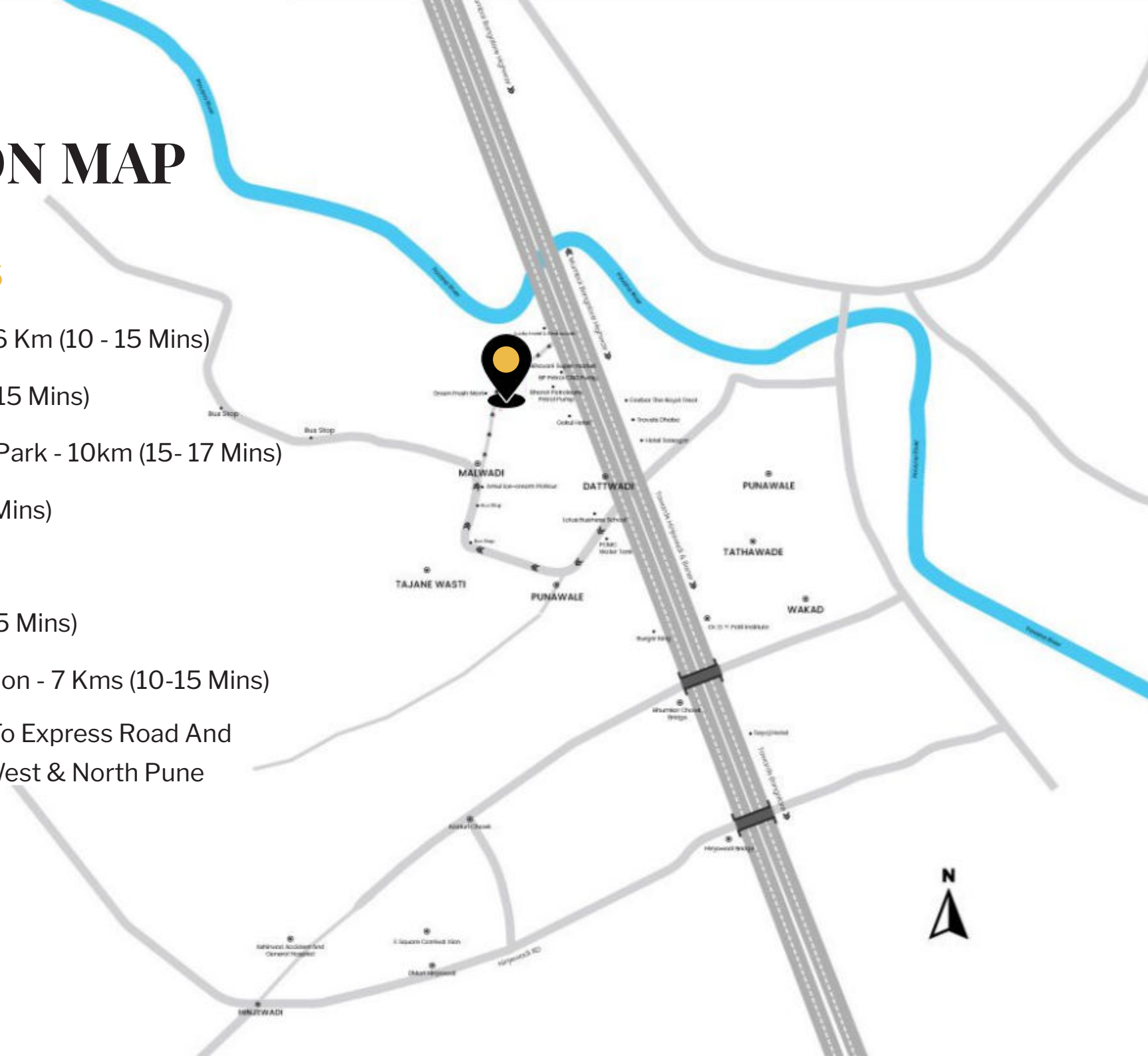
- Solar Heating
- Garbage Chute
- Sewage Treatment Plant
- Rainwater Harvesting



# LOCATION MAP

## KEY DISTANCES

- Hinjawadi IT Park - 6 Km (10 - 15 Mins)
- Wakad - 5 Km (10 - 15 Mins)
- Baner/ Balewadi IT Park - 10km (15- 17 Mins)
- Aundh - 14 Km (20 Mins)
- Nh4 - 500 Meters
- Talwade - 10 Km ( 25 Mins)
- Akurdi Railway Station - 7 Kms (10-15 Mins)
- With Connectivity To Express Road And Economic Hub Of West & North Pune



MAHARERA REG NO: P52100029494 / P52100029501

PROJECT BY

SHRADDHA  
CONSTRUCTIONS

SR SHASHWAT  
REALTY

STRATEGIC PARTNER

 Neuleaf  
L I F E S P A C E

FOR ENQUIRY:

020 - 7196 7800 | [www.45shashwatavenue.com](http://www.45shashwatavenue.com)

SITE ADDRESS:

Survey No.45 Hissa No.6/7/7. Village Punawale , Tai - Mulshi, Dist- Pune.