



*An exclusive lifestyle expression!*

SWOJAS

*Aavishkar*

2 & 3 BHK LUXURIOUS TERRACE APARTMENTS

  
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## *Express your heart*

We would love to reciprocate your feelings

Raise the bars. Extend your hands to touch the stars. Make way for magic. Realise your dream to own the classic. Here is a home that sets you free to explore your wishes and desires. Here is a creation that lets you express your heart and be what you are. 'Swojas Aavishkar', a true expression of refined living !

*Express your needs*

We are poised to full them with ease

'Swojas Aavishkar' is strategically placed right amidst the life's topmost essentials. On the refined, vibrant and elite Shantisheela Society, off Law College Road, this ultra premium collection of eighteen two and three BHK residences is surrounded by a rare feast of connectivity, lifestyle, recreation, cuisine, entertainment and comfort !

  
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## *Express your love*

We give you abundant space to share and care

Take time out for yourself. Revive the bonds of love. Welcome the smiles of joy and sparkles of delight. Connect with beautiful memories. Create new possibilities. Rekindle the magic in your own cosy den with your near and dear ones. The lavishly embellished terrace apartments at 'Swojas Aavishkar' are a perfect setting to indulge and luxuriate.



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## *Express your dreams*

for achievers like you, life has so much to offer

This home comes with not only the Swojas stamp of sophistication and grandeur, but also with one of the highest appreciation prospect in Pune. What's more, it comes with a timeless, matchless, flawless living experience that is so precious and so cherished today. 'Swojas Aavishkar' is a treasure trove in the true sense of the term. Own it and your life will be transformed!

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## *Lifestyle Amenities*

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- Spacious Designer Entrance Lobby.
- Earthquake Resistant R.C.C. Structure.
- Aerated concrete blocks / Red Bricks.
- Gypsum / POP Plaster for Entire Apartment.
- Double Coat Sand Face Plaster from outside.
- 2 Elevators of reputed makes, such as Kone, Otis, Schindler etc.
- Battery Back-up for elevators, common lights and water pump, mechanical parking.
- Solar Water heating system for Master Bedroom.
- Attractive L.E.D. lights for common area and around the building.
- Video Door Phone.
- Rain Water Harvesting for conservation of water.
- Common toilet in parking area for servants.
- Letter Box for each apartment.
- Water level control system with standby pump.
- Borewell ( if available ) for additional water supply for common use.
- Fire fighting system for building.
- Intercom system for all apartments.

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## Specifications

### TILING WORK :

- Imported marble flooring in living & dining room
- 3 x 3 vitrified Tiles for other rooms
- Designer dado tiles in all toilets up to ceiling
- Anti-skid designer flooring in all toilets
- Granite kitchen platform
- Designer dado tiles up to lintel level above kitchen platform
- All toilet door frames in marble / granite
- All window frames and sills in marble / granite.
- Anti-skid designer flooring for attached Terraces

### WINDOWS :

- Anodised aluminium sliding windows with plain glass and mosquito net
- Terrace adjoining living room will have aluminium sliding door
- MS safety grills for all windows

### PAINTING :

- Eco friendly luster paint for entire apartment
- Oil paint for all window grills
- Weather proof paint for external surface

### ELECTRICAL :

- Concealed copper wiring for entire apartment
- TV point in all rooms
- Telephone point in all rooms
- A.C. point in all Bed Rooms & Living
- Adequate light points for entire apartment
- Provision of Exhaust fan points in kitchen and all toilets
- Designer modular switches
- Three phase electric supply for each apartment
- Power distribution boards with MCB'S and ELCB

### PLUMBING / SANITARY :

- Concealed plumbing
- Hot and cold water mixer with necessary geyser provision in kitchen
- Hot and cold water mixer in all toilets
- Wall hung commodes of reputed make such as American standard, Duravet, Hindware etc
- Designer C.P. Fittings in all toilets
- Designer basins in all toilets
- Water purifier provision in kitchen
- Kitchen platform with S.S. Sink

### DOORS & FITTINGS :

- Main door frame in teakwood and 30mm marine door shutters with attractive Brass SS fittings and both side veneer with melamine polish
- Internal bedroom door frames in Plywood with 30 mm door shutters with mortice locks and both side veneer with melamine polish



# 1ST FLOOR PLAN



FLAT NO.	BHK	FLAT CARPET AREA	FLAT SALABLE AREA	TERRACE CARPET AREA	TERRACE SALABLE AREA	TOTAL SALABLE AREA in Sq.Ft.
101	2 BHK	739	983	199	265	1248
102	2 BHK	775	1031	199	265	1296

## 2ND, 4TH & 6TH FLOOR PLAN



FLAT NO.	BHK	FLAT CARPET AREA	FLAT SALABLE AREA	TERRACE CARPET AREA	TERRACE SALABLE AREA	TOTAL SALABLE AREA in Sq.Ft.
201	3 BHK	1084	1442	199	265	1706
202	3 BHK	1097	1459	199	265	1724
401	3 BHK	1084	1442	199	265	1706
402	3 BHK	1097	1459	199	265	1724
601	3 BHK	1084	1442	199	265	1706
602	3 BHK	1097	1459	199	265	1724



## 3RD & 5TH FLOOR PLAN



FLAT NO.	BHK	FLAT CARPET AREA	FLAT SALABLE AREA	TERRACE CARPET AREA	TERRACE SALABLE AREA	TOTAL SALABLE AREA in Sq.Ft.
301	3 BHK	1084	1442	199	265	1706
302	3 BHK	1097	1459	199	265	1724
501	3 BHK	1084	1442	199	265	1706
502	3 BHK	1097	1459	199	265	1724

## 7TH & 9TH FLOOR PLAN



FLAT NO.	BHK	FLAT CARPET AREA	FLAT SALABLE AREA	TERRACE CARPET AREA	TERRACE SALABLE AREA	TOTAL SALABLE AREA in Sq.Ft.
701	3 BHK	1211	1611	199	265	1875
702	3 BHK	1193	1587	199	265	1851
901	3 BHK	1211	1611	199	265	1875
902	3 BHK	1193	1587	199	265	1851



## 8TH FLOOR PLAN



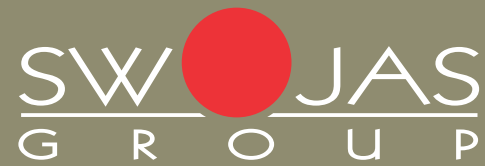
FLAT NO.	BHK	FLAT CARPET AREA	FLAT SALABLE AREA	TERRACE CARPET AREA	TERRACE SALABLE AREA	TOTAL SALABLE AREA in Sq.Ft.
801	3 BHK	1211	1611	199	265	1875
802	3 BHK	1193	1587	199	265	1851



# LOCATION



**Site Address :**  
 F.P. No. 76/11+12, C.T.S. No. 51B+127,  
 Shantisheela Society, Off Law College Road,  
 Erandawane, Pune - 411 004.



## UNITED ASSOCIATES

"Swojas House", 5th Floor, C.T.S. No. 116 B, F. P. No. 44 B,  
 Prabhat Road Lane No. 14, Income Tax Office Lane,  
 Erandawane, Pune - 411 004. INDIA. Contact : +91 20 67256700

[www.swojas.com](http://www.swojas.com)

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