
THE BIG START

THERE'S SPACE FOR EVERYTHING,
EXCEPT COMPROMISE.



ASTONIA ROYALE

Ambegaon-Pune

AMIT ENTERPRISES – THE LEGACY

We at Amit Enterprises Housing Limited (AEHL) believe that our best is yet to arrive. The promise to build more and give more every time keeps us going. With a strong foundation, we constantly strive to build a safer apex. Being a mission-driven company, we want to achieve and maintain highest quality standards for our customers in the real estate business.

We not only build houses but also believe in providing harmony and safety for the people living in it.

The pursuit of excellence will never come to an end.

It rarely does for those who are built for more.

For the past 35 years this has been our philosophy.

With over 70 completed projects across Pune and 4500 homes successfully delivered in Pune, Nasik and Mumbai, we've made excellence an integral part of our working process.

T H E V I S I O N

A meticulously planned Mediterranean style mix use development, Amit's Astonia Royale is now at Ambegaon, Pune dedicated to make you experience the joy of 'Living Together'. With a huge area, urban facilities, luxurious 2 and 3 BHK flats and ample car parking spaces, the experience is just about to begin.

Enjoy spacious 2 BHK flats in buildings K and L, 3 BHK flats in building P, where all buildings are surrounded by a calm, green and peaceful environment.

Unwind around 2 lakh sq.ft amenity spaces, centralized garden area and a club house designed by Singaporean architects. With excellent connectivity to all important facilities in Pune, Amit's Astonia Royale is everything you imagined your dream home would be. Bask in the comfort of your spacious abode where next door neighbours become friends for life. Where awkward silences magically give way to unending laughter. Where coming home is a celebration in itself!

Amit's Astonia Royale - The joy of Living Together.



Artistic Rendition. Actual site may differ. In the right corner for both.

AN ADDRESS THAT ADDRESSES ALL YOUR NEEDS.



- Poddar International School - 1.5 km



- JSPM, Zeal College - 1 km
- Sinhgad College - 2 km
- Rasiklal Dhariwal Group of Institute - 3 km



- Navle Hospital - 2 km



- D Mart - 1 km

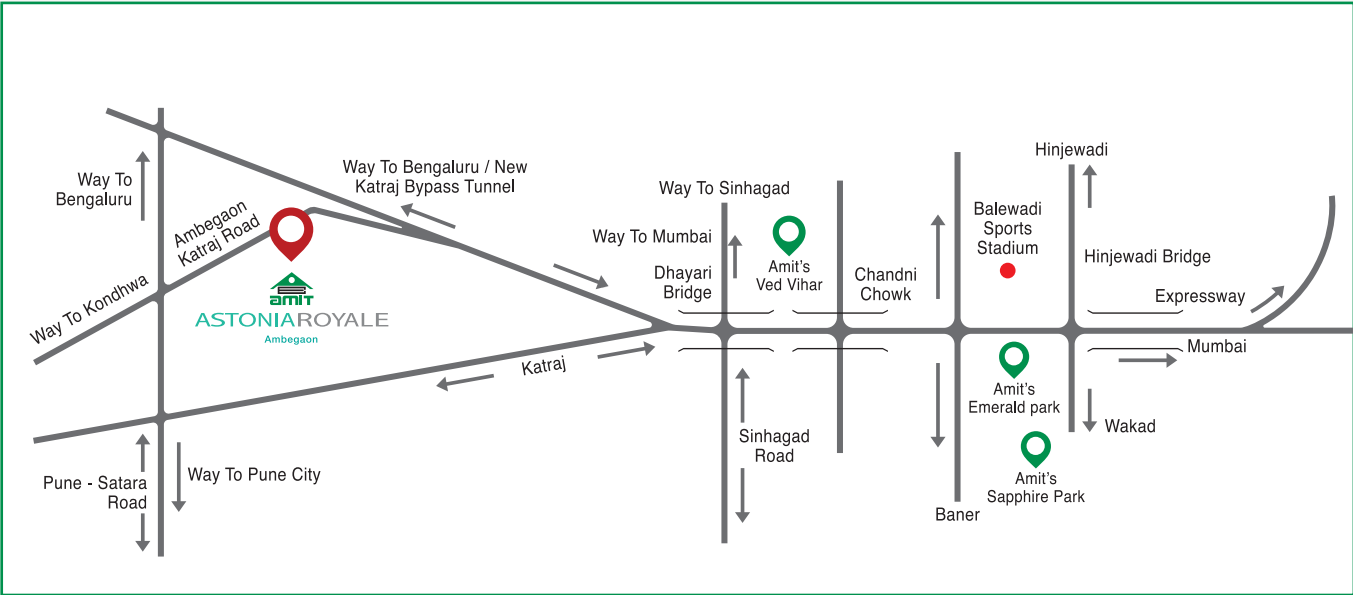


- Swami Narayan Temple - 500 m
- Jain Mandir, Katraj - 2.5 km

— OTHER ADVANTAGES —

- Mumbai - Bangalore Highway
- Navle Bridge - 1 km
- Sinhgad Road - 2 km
- Katraj Junction Chowk - 2 km
- Swargate - 8 km
- Babji Petrol Pump - 1 km
- Dattanagar Chowk, Katraj Depot - 1 km
- Satara Road - 3 km

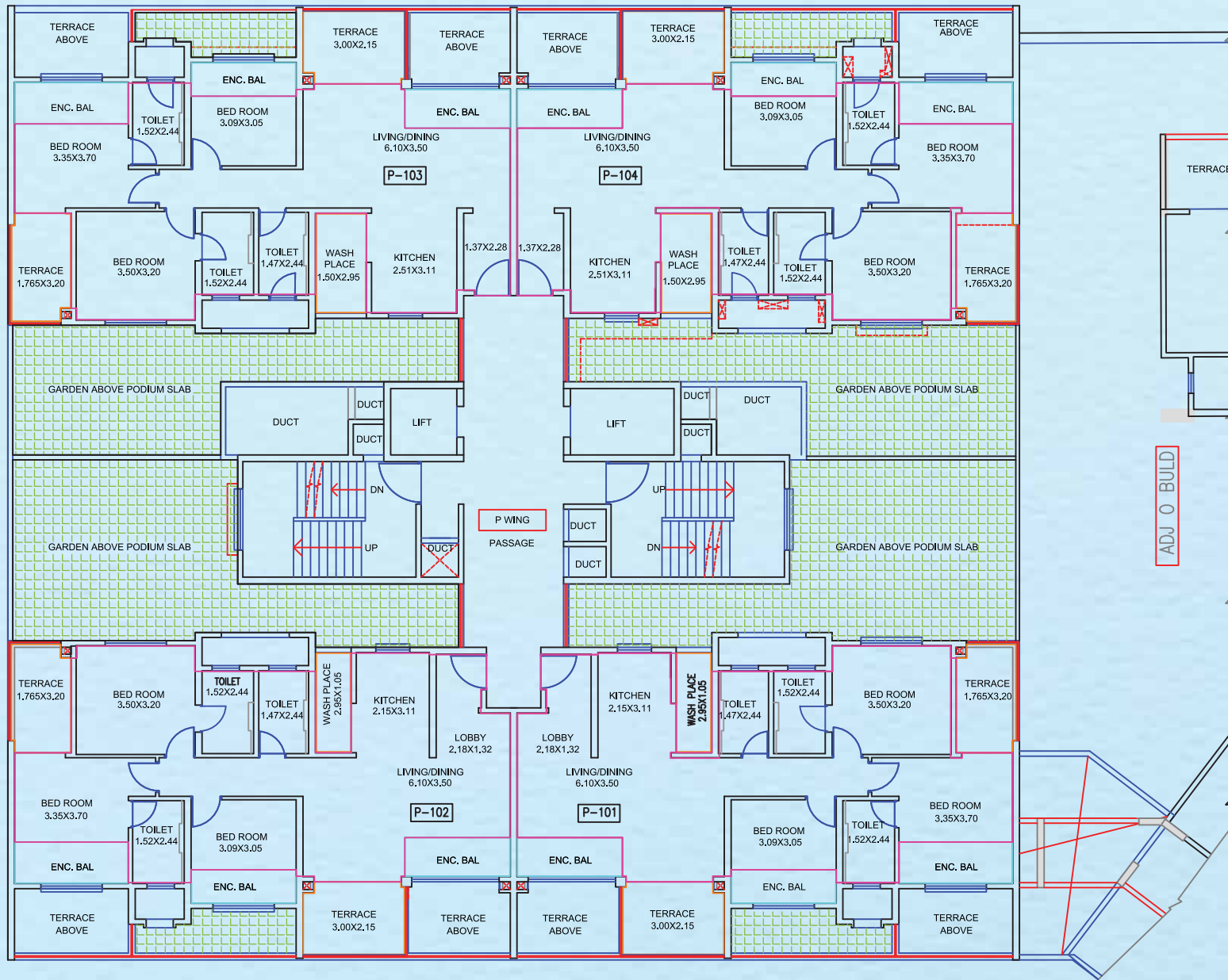
LOCATION MAP



**AMIT ASTONIA ROYALE, S NO: 56, OFF MUMBAI-BENGALURU HIGHWAY,
AMBEGAON, PUNE - 411 046 INDIA.**

ASTONIA ROYALE - P BUILDING

1ST FLOOR PLAN



MahaRERA Reg. no- P52100001045

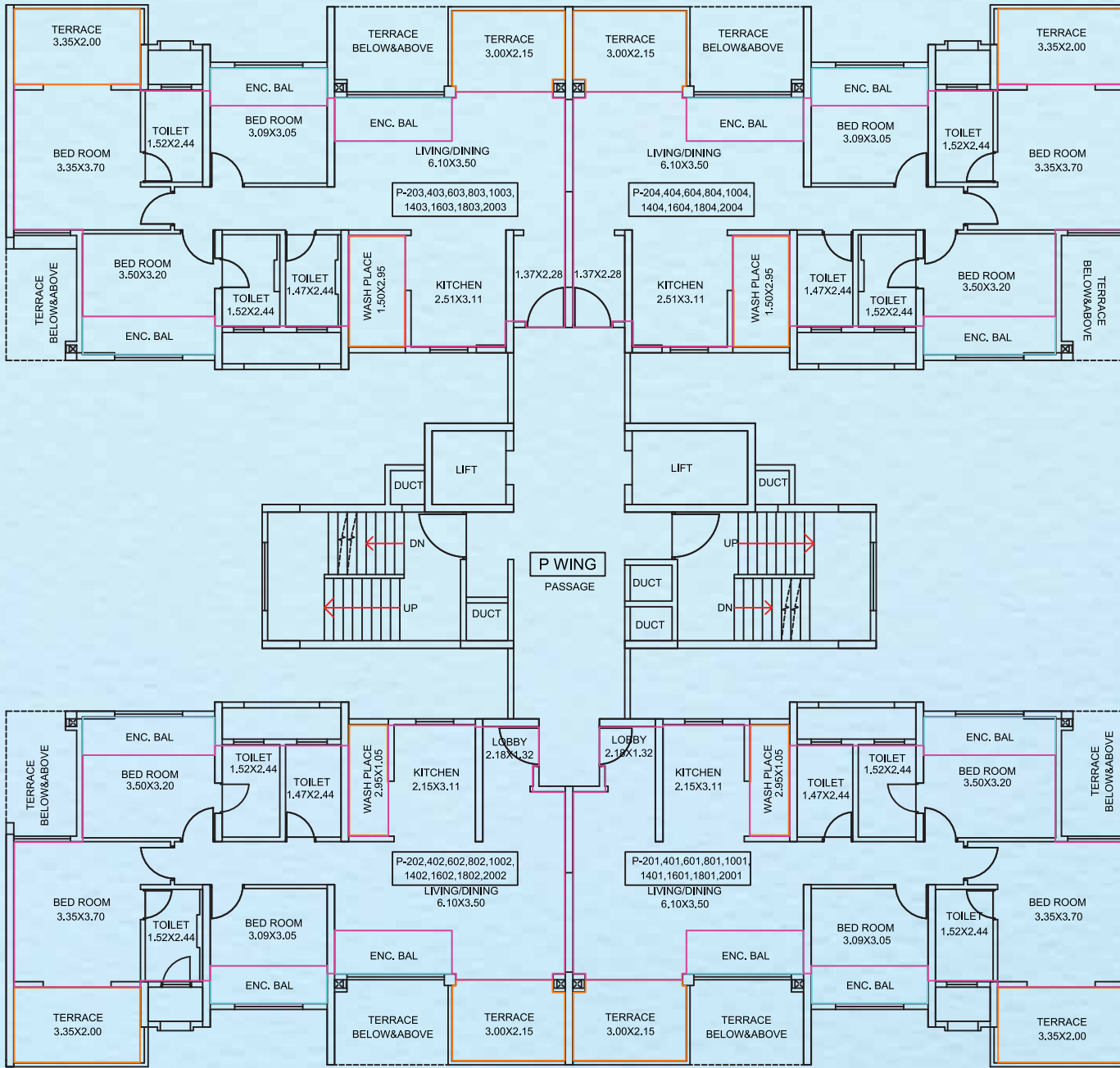
ASTONIA ROYALE P BUILDING							
SR.NO	APARTMENT TYPE	APARTMENT. NO.S	FLAT CARPET AREA (IN SQMTS)	ENCLOSED BALCONY AREA (IN SQMTS) 'B'	DRY BALCONY CARPET (IN SQMTS)	TERRACE AREA (IN SQMTS)	GARDEN AREA
1	FIRST FLOOR	101, 102	78.39	10.55	2.95	11.62	51.19
		103, 104	77.60	10.55	4.26	11.62	40.19

INDEX	
CARPET AREA	COLOUR
FLAT CARPET	—
ENCLOSED BALCONY CARPET	—
DRY BAL. CARPET	—
TERRACE CARPET	—

The plans and dimensions shown are indicative,
The final plans will be annexed with Agreement to sale.

ASTONIA ROYALE - P BUILDING

2, 4, 6, 8, 10, 12, 14, 16, 18, 20th FLOOR PLAN



ASTONIA ROYALE P BUILDING						
SR.NO	APARTMENT TYPE	APARTMENT. NO.S	FLAT CARPET AREA (IN SQMTRS)	ENCLOSED BALCONY AREA (IN SQMTRS) 'B'	DRY BALCONY CARPET (IN SQMTRS)	TERRACE AREA (IN SQMTRS)
1	EVEN FLOOR (TYPE 3)	201, 202, 401, 402, 601, 602, 801, 802, 1001, 1002, 1201, 1202, 1401, 1402, 1601, 1602, 1801, 1802, 2001, 2002	78.7	10.03	2.95	12.83
2	EVEN FLOOR (TYPE 4)	203, 204, 403, 404, 603, 604, 803, 804, 1003, 1004, 1203, 1403, 1404, 1603, 1604, 1803, 1804, 2003, 2004	77.9	10.03	4.26	12.83



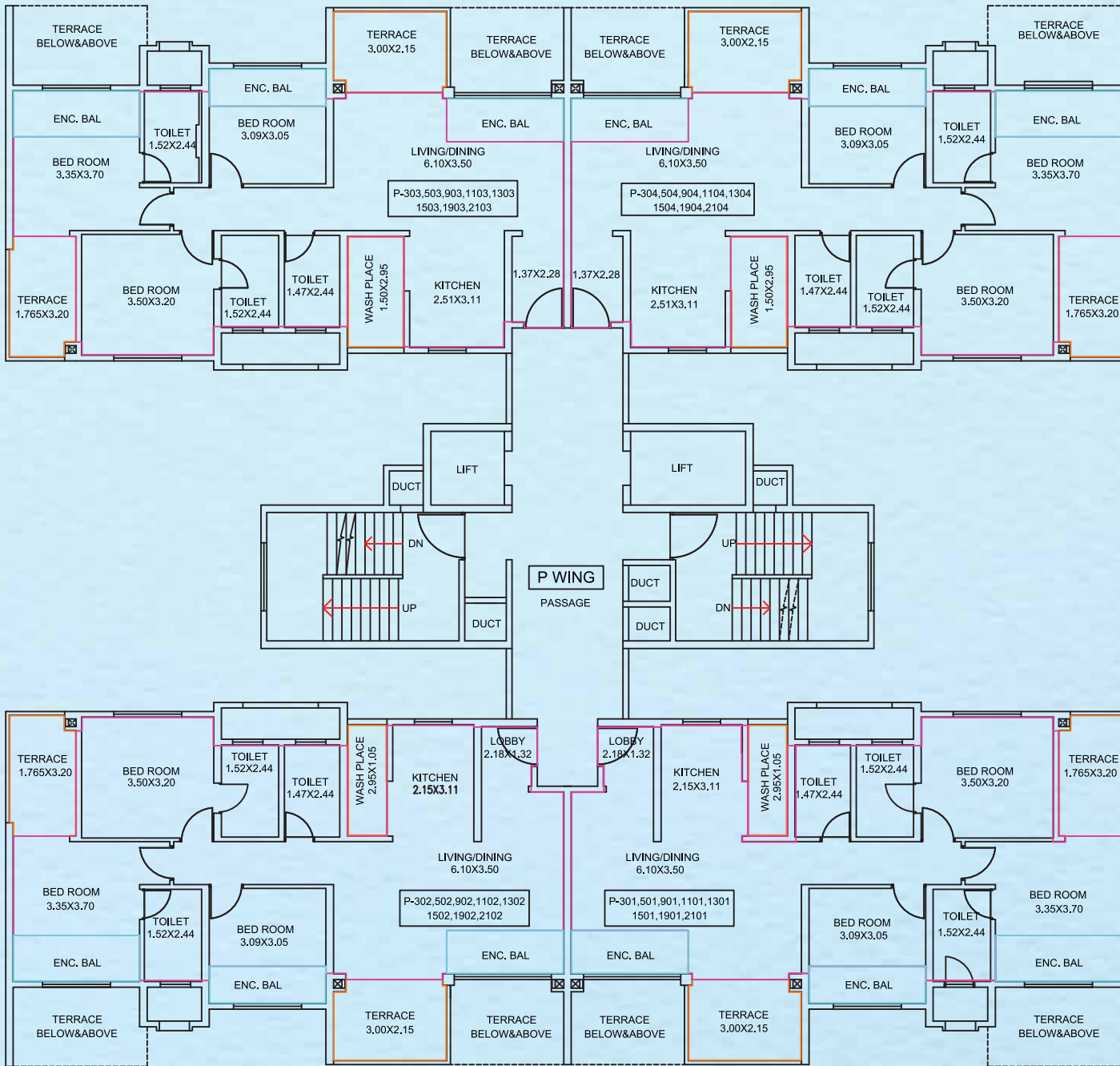
MahaRERA Reg. no- P52100001045

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CARPET AREA	COLOUR
FLAT CARPET	
ENCLOSED BALCONY CARPET	
DRY BAL. CARPET	
TERRACE CARPET	

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ASTONIA ROYALE - P BUILDING

3, 5, 9, 11, 13, 15, 19 & 21 FLOOR PLAN.



ASTONIA ROYALE P BUILDING						
SR.NO	APARTMENT TYPE	APARTMENT. NO.S	FLAT CARPET AREA (IN SQMTS)	ENCLOSED BALCONY AREA (IN SQMTS) 'B'	DRY BALCONY CARPET (IN SQMTS)	TERRACE AREA (IN SQMTS)
1	ODD FLOOR (TYPE 1)	301, 302, 501, 502, 901, 902 1101, 1102, 1301, 1302, 1501, 1502 1901, 1902, 2101, 2102	78.39	10.55	2.95	11.62
2	ODD FLOOR (TYPE 2)	303, 304, 503, 504, 903, 904, 1103, 1104, 1303, 1304, 1503, 1703 1903, 1904, 2103, 2104	77.6	10.55	2.95	11.62



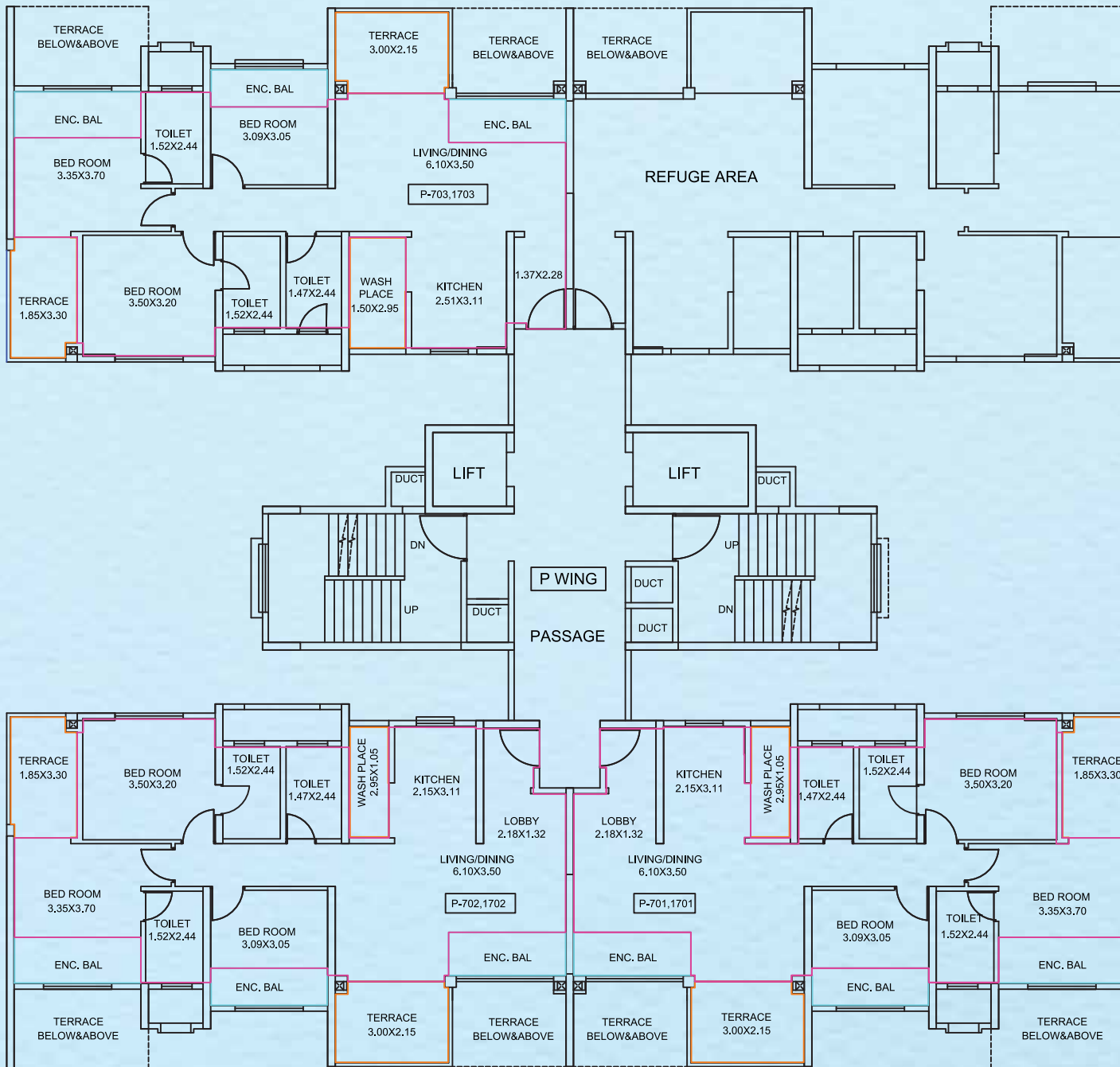
MahaRERA Reg. no- P52100001045

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CARPET AREA	COLOUR
FLAT CARPET	—
ENCLOSED BALCONY CARPET	—
DRY BAL. CARPET	—
TERRACE CARPET	—

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ASTONIA ROYALE - P BUILDING

7 & 17th FLOOR PLAN



MahaRERA Reg. no- P52100001045

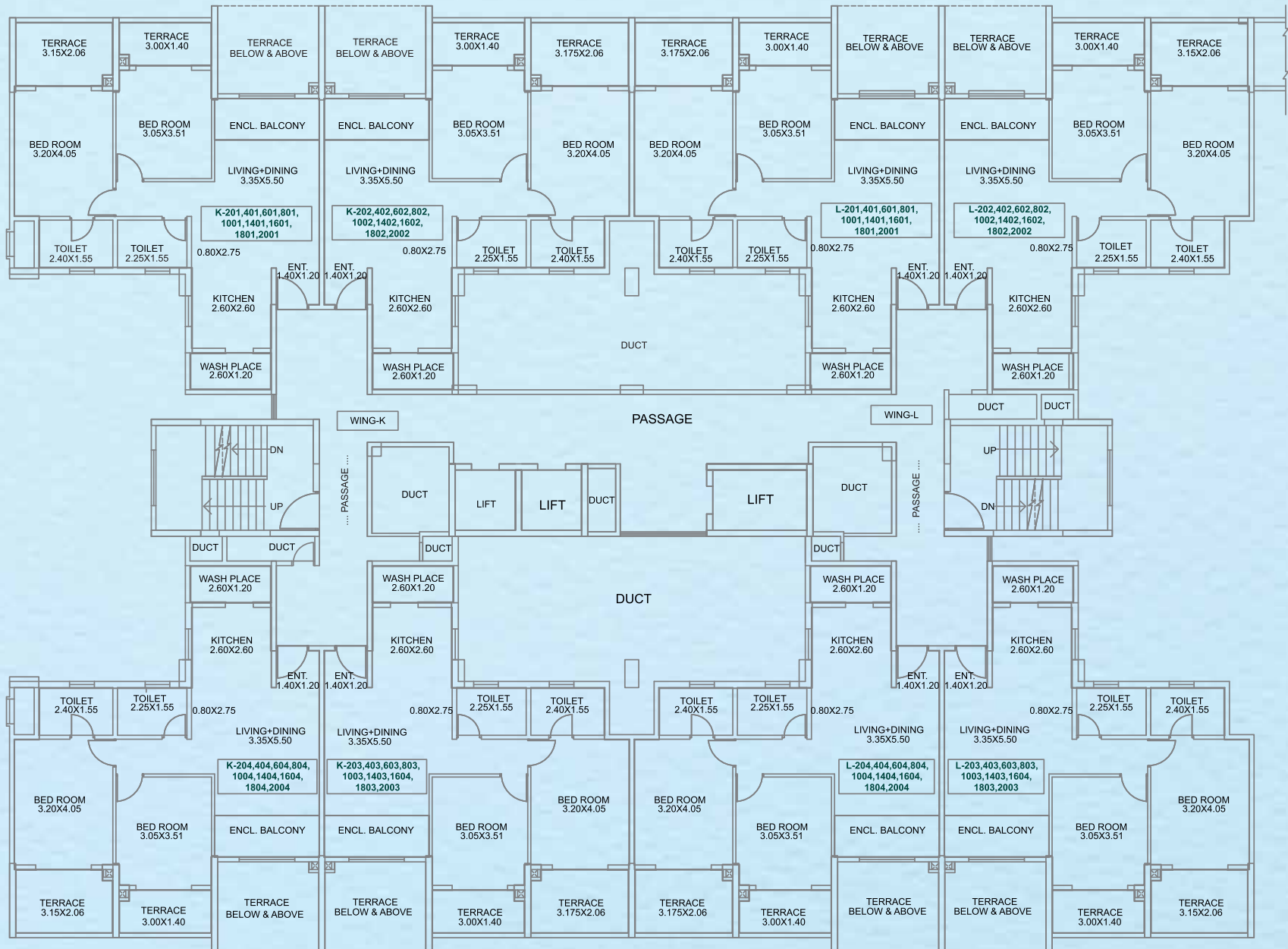
ASTONIA ROYALE P BUILDING						
SR.NO	APARTMENT TYPE	APARTMENT. NO.S	FLAT CARPET AREA (IN SQMTS)	ENCLOSED BALCONY AREA (IN SQMTS) 'B'	DRY BALCONY CARPET (IN SQMTS)	TERRACE AREA (IN SQMTS)
1	ODD FLOOR (TYPE 1)	701, 702, 1701, 1702	78.39	10.55	2.95	11.62
2	ODD FLOOR (TYPE 2)	703, 1703	77.60	10.55	4.26	11.62

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TERRACE CARPET	

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ASTONIA ROYALE - K & L BUILDING

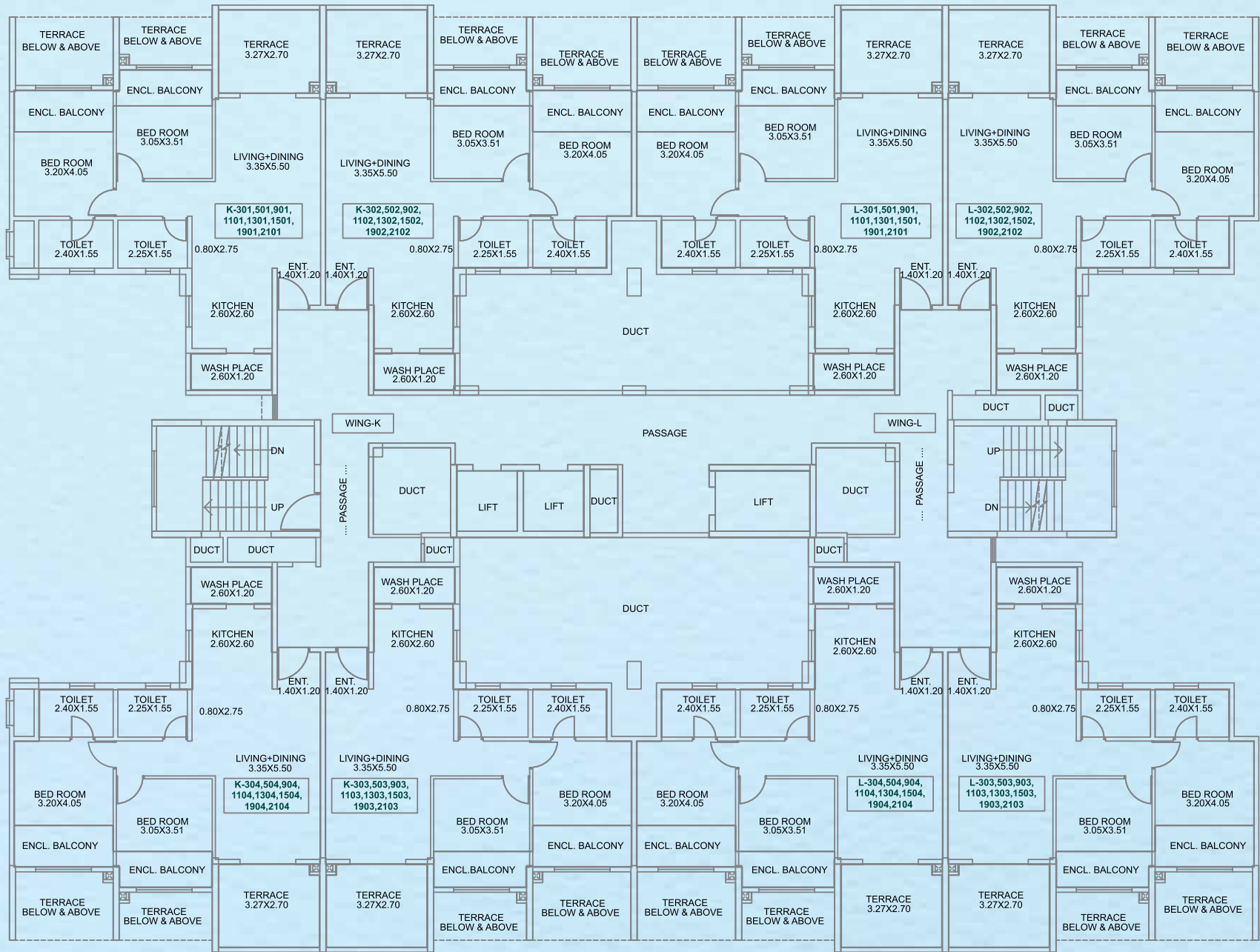
EVEN FLOOR PLAN



ASTONIA ROYALE K & L BUILDING						
SR.NO	APARTMENT TYPE	APARTMENT. NO.S	FLAT CARPET AREA (IN SQMTS)	ENCLOSED BALCONY AREA (IN SQMTS) 'B'	DRY BALCONY CARPET (IN SQMTS)	TERRACE AREA (IN SQMTS)
1	EVEN FLOOR	201, 202, 203, 204, 401, 402, 403, 404, 601, 602, 603, 604, 801, 802, 803, 804, 1001, 1002, 1003, 1004, 1401, 1402, 1403, 1404, 1601, 1602, 1603, 1604, 1801, 1802, 1803, 1804, 2001, 2002, 2003, 2004	61.68	4.46	2.95	10.27

ASTONIA ROYALE - K & L BUILDING

ODD FLOOR PLAN



ASTONIA ROYALE K & L BUILDING						
SR.NO	APARTMENT TYPE	APARTMENT. NO.S	FLAT CARPET AREA (IN SQMTS)	ENCLOSED BALCONY AREA (IN SQMTS) 'B'	DRY BALCONY CARPET (IN SQMTS)	TERRACE AREA (IN SQMTS)
1	ODD FLOOR	301, 302, 303, 304, 501, 502, 503, 504 901, 902, 903, 904, 1101, 1102, 1103, 1104 1301, 1302, 1303, 1304, 1501, 1502, 1503, 1504 1901, 1902, 1903, 1904, 2101, 2102, 2103, 2104	58.06	7.82	2.97	8.60





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MAHA RERA Registration No: Astonia Royale Phase III P Building- P52100001045
MAHA RERA Registration No: Astonia Royale Phase II K And L Building - P52100001124

**Site Address: Amit Astonia Royale, S No: 56, Off Mumbai-Bengaluru Highway,
Ambegaon, Pune - 411 046 India.**

AMIT ENTERPRISES HOUSING LIMITED | SINCE 1983

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