



AAJI CRYSTAL
— make this your home —

NXT LEVEL LIVING

2 & 3 BHK PREMIUM LUXURY APARTMENTS

**CRYSTAL is the Tallest Tower in Tingre Nagar Airport Road Pune, Masterfully
Designed and Positioned to Capture the Breath-Taking Views of the
Pune Airport & Dighi Hills.**

PROJECT BY



AAJI CRYSTAL
TINGRE NAGAR AIRPORT ROAD PUNE



AAJI CRYSTAL

Artistic Impression. Not an actual Photograph. Note : Sanctioned and RERA received of A wing 13 Floors .Rest A wing up to 15 Floors, B & C wings are proposed.

“ WE DO MORE
THAN LUXURY,
WE DO THE
IMPOSSIBLE ”

Josef Kleindienst

ABOUT US

AAJI CRYSTAL

Started in 2003, Aaiji Group prides itself at being adjudged as one of the most renowned names amongst real estate companies, based out of Pune. It has been our endeavor to pioneer path-breaking and exemplary projects that speak of an amalgamation between the gifts of nature and futuristic aesthetic trends. Over a span of one decade, our impeccable team of civil engineers, as well as the stalwart workforce at every level, has propelled the Aaiji Group to secure irrefutable acclaim in all its architectural projects.

The aspirations of our customers are of paramount importance to us, and form the foundation of all that we create. Our designs are thus inspired to instill a sense of pride and peace in all its inhabitants.



Property development, lettings, management & sales



Placemaking - designing for prosperity, sociability, security and context



Mixed-use specialists - integrating high-quality homes with amenities and commercial spaces



A one-stop service for the entire real estate investment spectrum

PROJECTS AAJI DEVELOPERS



1500 +
HAPPY FAMILIES



10 +
PROJECTS ACROSS
PUNE



1.3
MILLION SQUARE FEET
DELIVERED

Artists Impression



**AAJI
PALACE TINGRE NAGAR**



**AAJI
AURA CITY**



**AAJI
SOYAL PALACE LOHEGAON**



**AAJI
CAPITAL**



**AAJI
PINK CITY**



**AAJI
LAKESHORE RESIDENCE**



NYATI EMPORIUS



AAJI DHAM



NYATI ENVIRON

AAJI CRYSTAL
TINGRE NAGAR AIRPORT ROAD PUNE

AAJI CRYSTAL

“A PERFECTLY
SELECTED
LOCATION
FOR A
PICTURESQUE
LIFE”

Artists Impression

AAJI CRYSTAL
TINGRE NAGAR AIRPORT ROAD PUNE



AAJI CRYSTAL



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BIRD EYE VIEW OF AAJI CRYSTAL



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LOCATION ADVANTAGES TINGRE NAGAR AIRPORT ROAD PUNE



AAJI CRYSTAL

A Well - Connected Location TINGRE NAGAR AIRPORT ROAD , PUNE.

PASSPORT TO CONNECTIVITY:

- Pune Airport – 2.2 Kms.
- Ramwadi Metro Station – 4.4 Kms.
- Nagar Highway – 4 Kms.
- Kalyani Nagar – 4.5 Kms.
- World Trade Center – 8 Kms.
- Pune Railway Station – 7.5 Kms.

PASSPORT TO CONVENIENCE:

SCHOOLS

- Symbiosis International School – 2 Kms.
- Canary High International School – 4.5 Kms.
- The Bishops Co-Ed School – 4.5 Kms.
- Euro Kids – 3.5 Kms.
- Vibgyor High – 2.6 Kms.

HOSPITALS

- Apollo Clinic 3.9 Kms.
- Sayadri Speciality Hospital - 3.5 Kms.
- Medpoint Hospital – 2 Kms.
- Columbia Asia Hospital – 7 Kms.
- Jehangir Hospital – 7 Kms.

MALLS

- Phoenix Market City – 4.2 Kms.

OFFICES / COMMERCIAL SPACES

- WNS – 4 Kms
- Amazon Development Centre – 5 Kms.
- Bajaj Finserv – 3.5 Kms.

HOTELS

- Novotel Hotel – 4.2 Kms.
- Hyatt Regency – 4 Kms.




Approximate distance as per Google Maps.

Source: Google Maps Map not to scale.

LOCATION ADVANTAGES TINGRE NAGAR AIRPORT ROAD PUNE

AAJI CRYSTAL TINGRE NAGAR AIRPORT ROAD

NEXT LEVEL LOCATION

 300 M FROM MAIN RD & 2 KM FROM AIRPORT


NEXT LEVEL SIZES

 BIGGEST IN SEGMENT CARPET AREA

NEXT LEVEL AMENITIES

 20+ LUXURY AMENITIES AND ROOF TOP AMENITIES

NEXT LEVEL LAYOUT

 ULTRA SPACIOUS AND AREA EFFICIENT LAYOUT


NEXT LEVEL VENTILATION

 BEST DESIGN THAT ALLOWS MAXIMUM AIR AND LIGHT

NEXT LEVEL NEIGHBORHOOD

 ELITE AND COSMOPOLITAN CROWD AROUND VICINITY


NEXT LEVEL POSSESSION TIMELINE

 CONSTRUCTION IN FULL SWING


NEXT LEVEL HEIGHT

 TALLEST TOWER IN VICINITY


NEXT LEVEL CONNECTIVITY

 2 - 5 MIN DRIVE TO AIRPORT, VIMAN NAGAR, COMMERCE ZONE IT PARKS - , ETC


NEXT LEVEL QUALITY

 BEST IN INDUSTRY QUALITY CONSTRUCTION ASSURANCE

NEXT LEVEL FITTING

 HIGH SPEC AND BRANDED FITTINGS

NEXT LEVEL SERVICE

 THE CUSTOMER CENTRIC / WOW EXPERIENCE APPROACH

NEXT LEVEL

AAJI CRYSTAL
TINGRE NAGAR AIRPORT ROAD

SCHOOL / COLLEGE / INSTITUTE

- Symbiosis International School - 2 Kms.
- Canary High International School - 4.5 Kms.
- The Bishops Co-Ed School - 4.5 Kms.
- Euro Kids - 3.5 Kms.
- Vibgyor High - 2.6 Kms.
- Lexicon - 3.9 Kms
- Pune International School - 1 Kms
- D Y Patil - 6 Kms
- COEP College - 8.5 Kms

HOSPITALS

- Apollo Clinic - 3.9Kms.
- Sayadri Speciality Hospital - 3.5 Kms.
- Medpoint Hospital - 2 Kms.
- Columbia Asia Hospital - 7 Kms.
- Jehangir Hospital - 7 Kms.
- Seren Hospital - 1.6 Kms
- Vinod Hospital - 1.9 Kms

KEY AREAS:

- Phoenix Market City - 4.2 Kms.
- WNS - 4 Kms
- Amazon Development Centre - 5 Kms.
- Bajaj Finserv - 3.5 Kms.
- Novotel Hotel - 4.2 Kms.
- Hyatt Regency - 4 Kms.
- Giga Space - 4.1 Kms
- Commerce Zone - 2 Kms
- Business Bay - 4 Kms
- Sky Corporate - 1.5 Kms
- Shoppers Orbit - 2 Kms
- Dorabjee - 3.5 Kms
- Golf Course - 3.7 Kms

YOUR HOME FROM THE NEAREST LANDMARKS



10 mins from
DIGHI HILLS



5 mins from
PUNE AIRPORT



Approximate distance as per Google Maps.

GAZEBO & MEDITATION DECK,
FITNESS ZONE



Gazebo



Fitness Zone



STAR GAZING & SEATING
AREA



THE MASTER LAYOUT PLAN AAJI CRYSTAL



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A WING AMBER

1st TO 15th

AAJI CRYSTAL



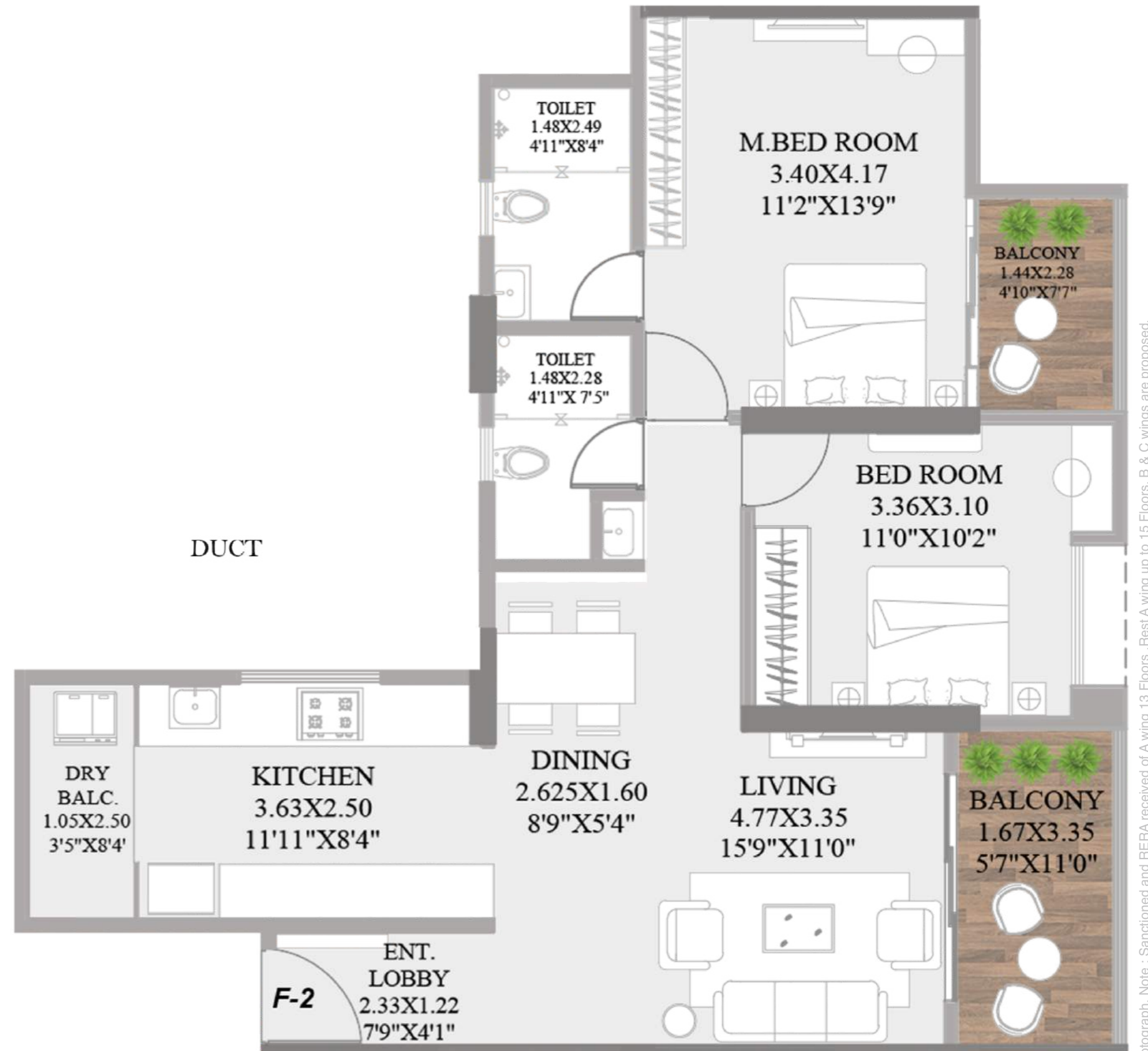
A - WING AMBER





2 BHK ROYAL

Artists Impression



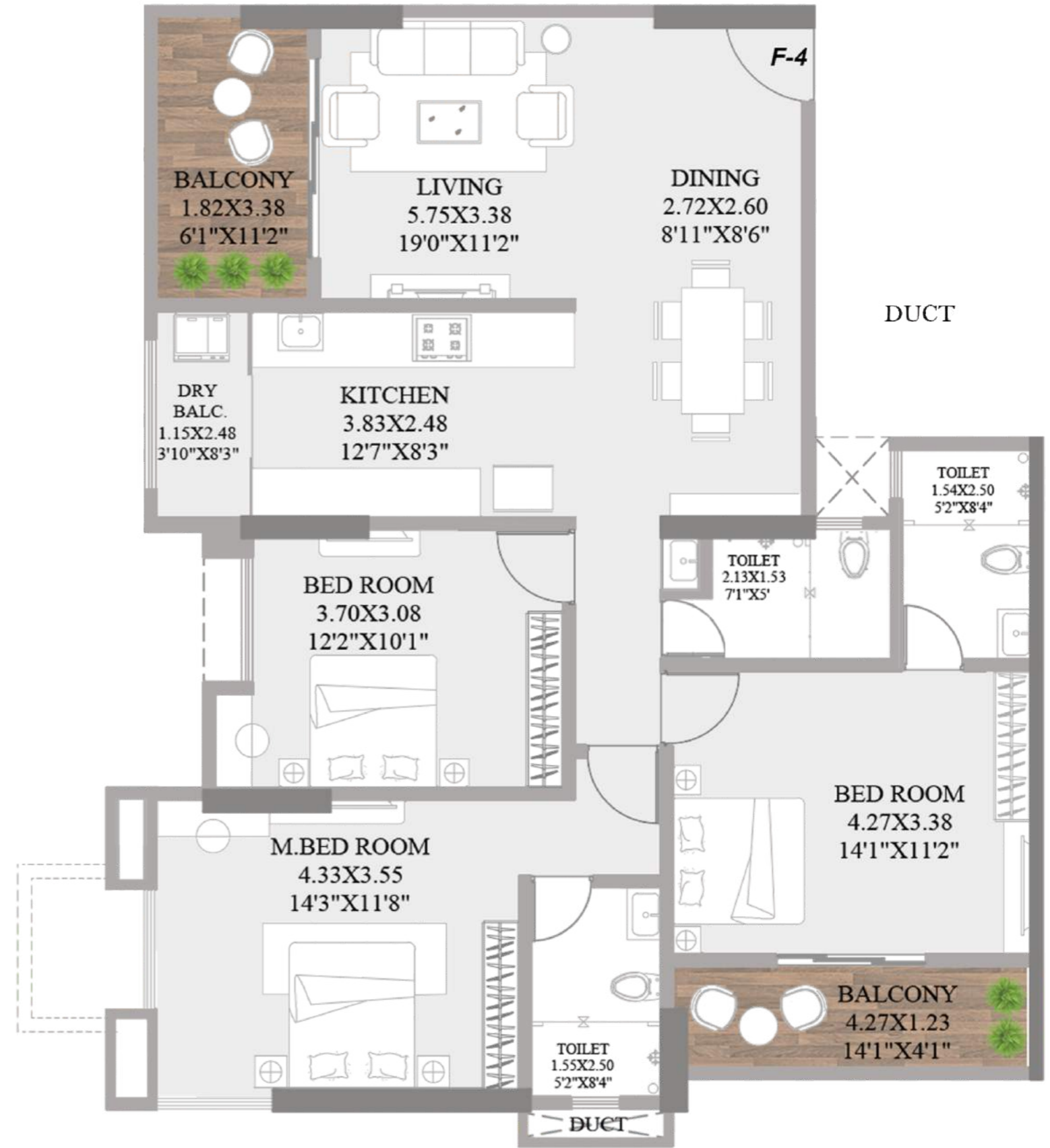
FLAT NO	CONFIGURATION	CARPET AREA SQMT	BALCONY AREA SQMT	TOTAL USEABLE AREA SQMT
01 - 1 st to 15 th	2 BHK	70.18	11.74	81.65
02 - 1 st to 15 th				

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3 BHK GRAND

Artists Impression



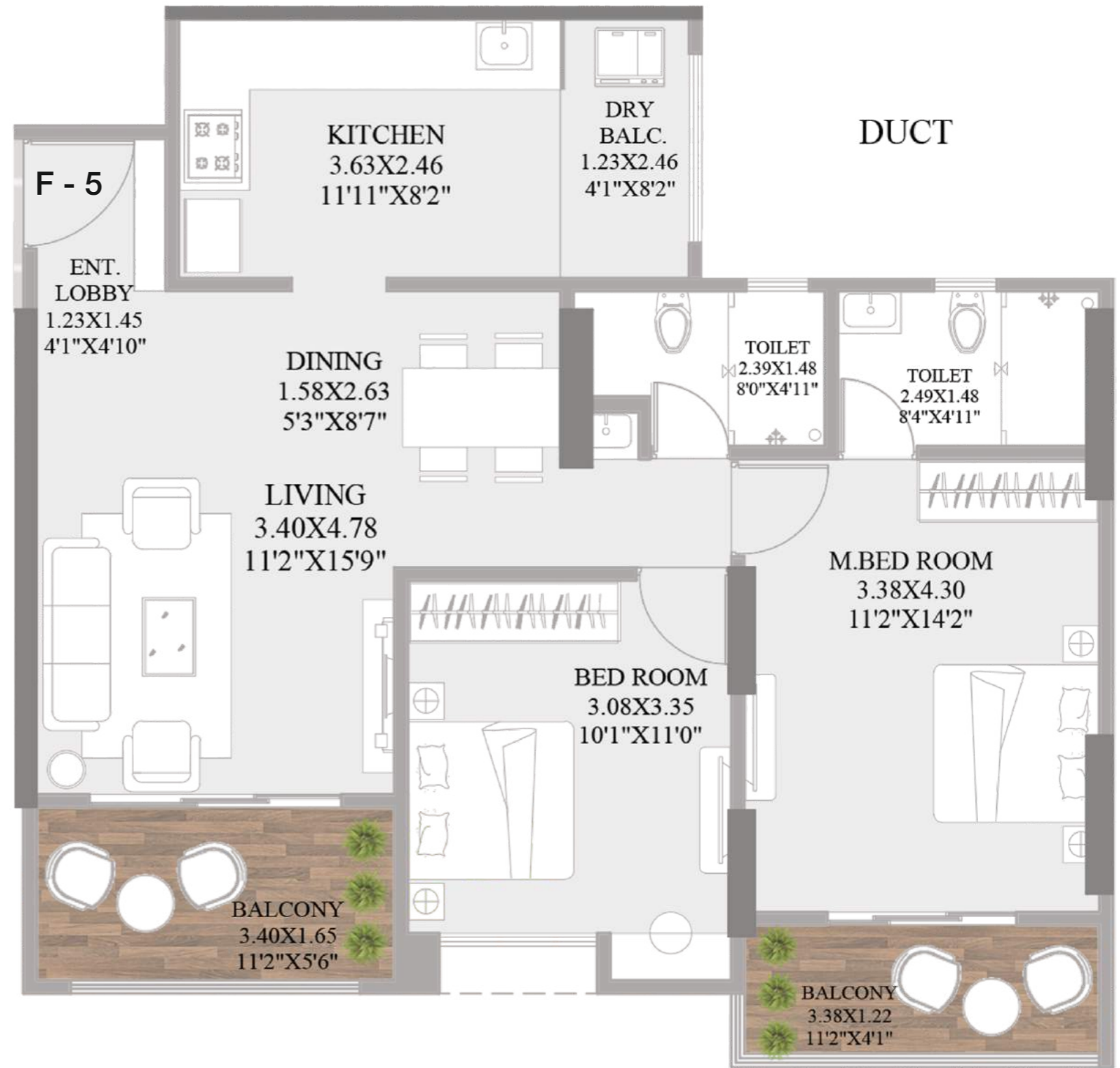
FLAT NO - FLOOR	CONFIGURATION	CARPET AREA SQMT	BALCONY AREA SQMT	TOTAL USEABLE AREA SQMT
03, 08 - 1 st to 12 th	3 BHK	101.23	14.02	115.25
03, 08 - 13 th to 15 th	3 BHK	101.46	15.65	117.11
04, 07 - 1 st to 12 th	3 BHK	99.79	14.02	113.84
04, 07 - 13 th to 15 th	3 BHK	100	15.65	115.65

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2 BHK LUXURY

Artists Impression



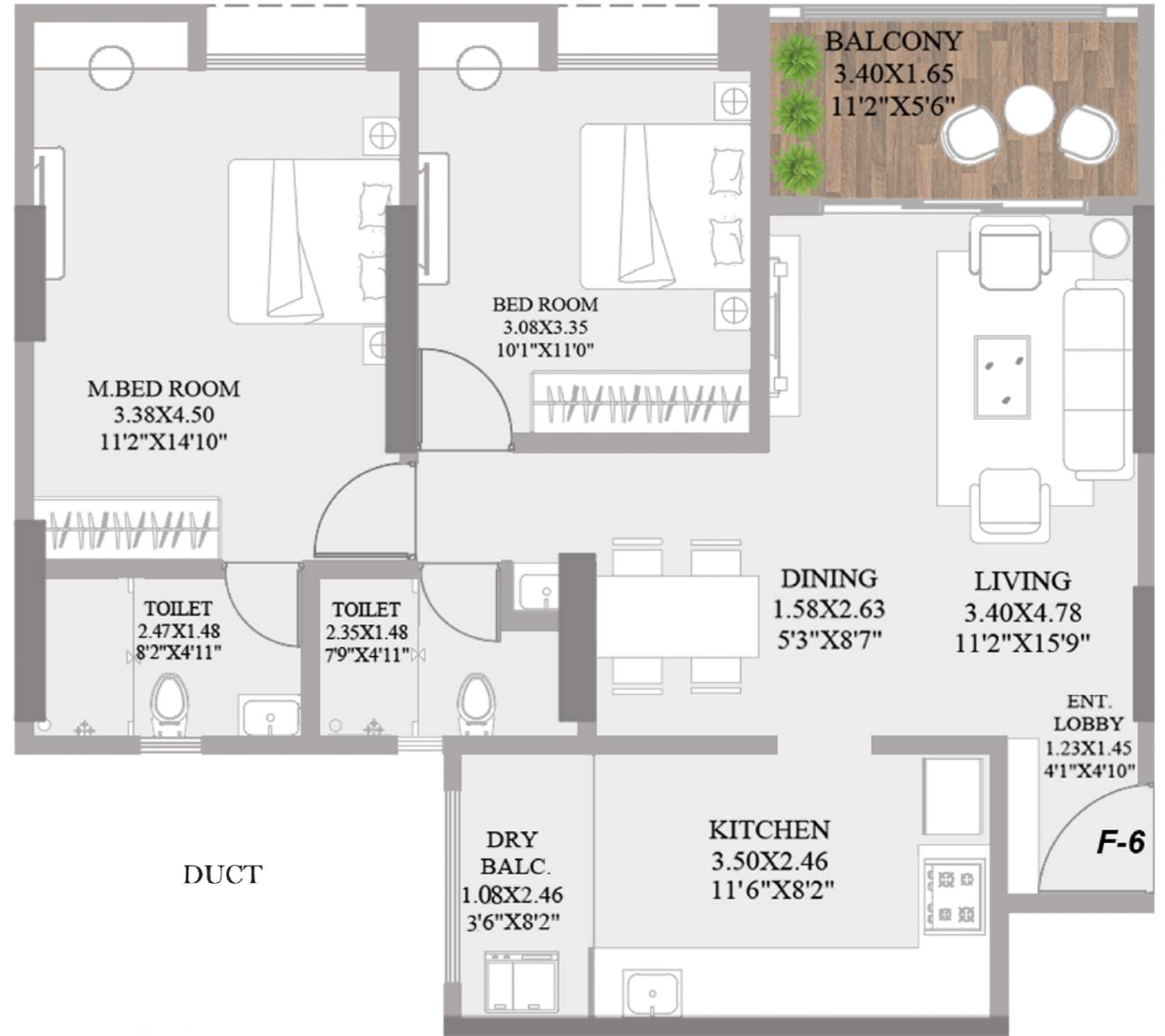
FLAT NO	CONFIGURATION	CARPET AREA SQMT	BALCONY AREA SQMT	TOTAL USEABLE AREA SQMT
05 - 1 st to 15 th	2 BHK	69.78	12.24	82.02

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2 BHK GRAND

Artists Impression



FLAT NO	CONFIGURATION	CARPET AREA SQMT	BALCONY AREA SQMT	TOTAL USEABLE AREA SQMT
06 - 1 st to 15 th	2 BHK	70.67	8.2	78.87

AMENITIES
AAJI CRYSTAL



IT'S A
GOOD LIFE
INSIDE OUT



Enjoy plush interiors with a balance of outdoor activities

STRUCTURE, MASONRY WALLS & PLASTER / PAINTS

RCC Framed Structure
Masonry Walls In A/C Blocks
External Walls with Sand Faced Plaster
Internal Walls & Ceilings - Gypsum On Walls & Ceilings

FLOORING

Living, Passage, Kitchen
Bedrooms - Vitrified / Ceramic Tiles Flooring & Skirting
Toilets- Balconies & Attached Terrace - Anti Skid Tiles Flooring

DADO TILES

Toilets - Coloured Glazed Vitrified / Ceramic Tile Dado Up to Beam Bottom

KITCHEN

Granite Top Kitchen Platform, With S. S. Sink & Vitrified / Ceramic Tile Dado Up to 2 Ft Above Kitchen Platform

WINDOWS

3 Track Aluminum Powder Coated Sliding Window with Mosquito Net
Aluminum / PVC Louvered Windows for All Toilets

LIFTS

2 NOS Automatic Door Elevator

ELECTRIFICATION & CABLING

Concealed Wiring with Modular Switches.
Brand - Legrand / Anchor / Schnieder
Wiring Brand - Polycab / Havells / Kei
Electrical Points - For Video Door Phone, Exhaust Fan, Chimney, Water Purifier, Fridge, AC & TV Point In Hall & Master Bedroom

DOORS

Main Door- Both Side Laminate with Plywood Door Frame
Bedroom Door- Both Side Laminate With Plywood Door Frame
Toilets Door- Laminated Door With Granite Door Frame
Terrace Door- Folding Door / Aluminum Powder Coated Doors With Mosquito Net.

PAINTING

Internal Walls & Ceilings - OBD / Emulsion Paint.
Brand - Asian / Burger / Nerolac
Inside Toilets & Ceiling - OBD / Emulsion
External Walls - Acrylic Paint. Brand - Asian / Burger/nerolac

TOILETS

Concealed Plumbing
Brand - Ajay / Prince / Supreme / Astral
Cp Fittings Brand - Jaguar / Grohe/ Parryware
Sanitary Wares Brand - Hindware / Jaguar / Toto
Solar Water Heating System for Master Toilets Only.
Wash Basin With Granite Counter In Toilet

COMMON AMENITIES FOR PROJECT

Gazebo	BBQ Area	Senior Citizen Sitting Area
Cricket Pitch	Fire Fighting System	Children's Play Area With Equipment's
Meditation Deck	Open / Party Lawn	Designer Entrance Gate With Security Cabin
Driver Room	GYM & Fitness Zone	Organic Waste Converter Machine
Reflexology Area	Rain Water Harvesting	Power Back Up For Lift And Common Area
Super Tree (Garden By The Bay)	Children Pool	Sewage Treatment Plant
Sand Pit	Club House With Multipurpose Hall	
Jogging & Cycling Track	Swimming Pool	
Star Gazing Area	Multi- Purpose Court	



AAIJI CRYSTAL

PROJECT BY



STRATEGIC PARTNER



OFFICE ADDRESS

A-7, Sunanda Apartment, Kasturba Society, Opp. Shoppers Orbit,
Vishrantwadi, Pune - 411 015.

SITE ADDRESS

Sr. No. 67/25/7/2B, Lane No 7 D, Airport - Tingrenagar Road, Tingrenagar,
Pune- 411 015 , Maharashtra

+91 81810 04400 | www.aaijigroup.com | info@aaijigroup.com



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CREDITS

DESIGN ARCHITECT

Somnath Kerur & Ethique -
Architects & Associates

STRUCTURAL DESIGN

Samishthi Techno Services
Consultant LLP

LEGAL ADVISOR

Adv. Chandan Parwani
& Associates

