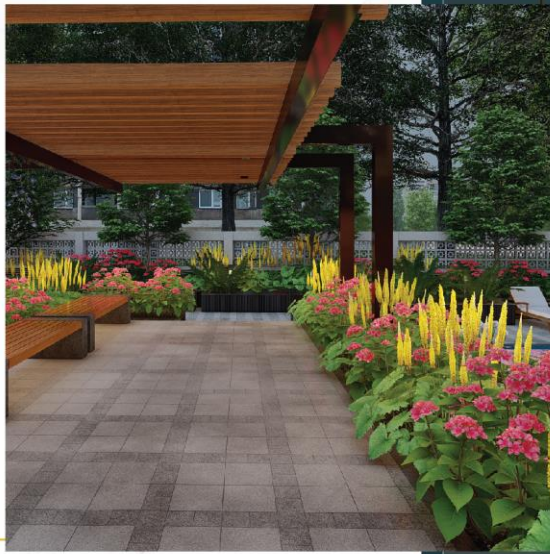




NANCY HILL VIEW

Project by Sarsan Aawishkar Properties

THE EXEMPLAR OF EXQUISITE LIVING
FOR THE RARE ONES



PRESENTING

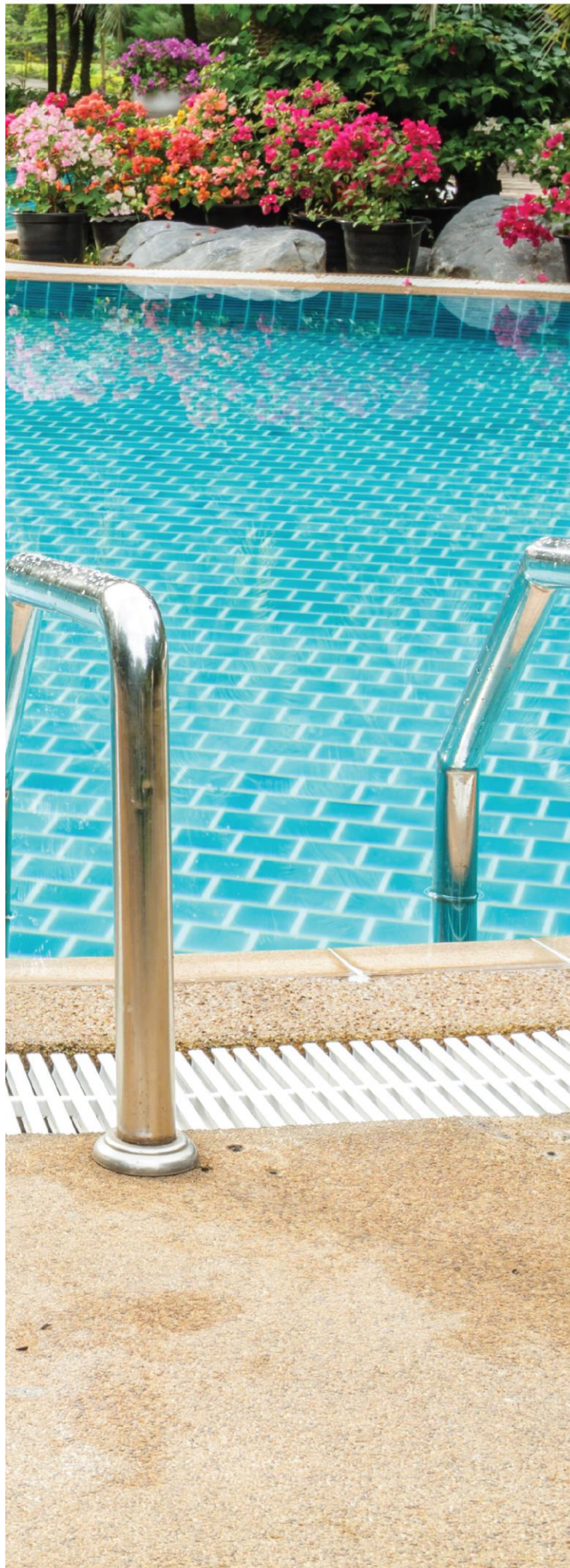
NANCY HILL VIEW

luxury residences

Spread across 3.5 acres and nestled amidst the pristine forests of Baner, Nancy Hill View provides the perfect setting for the ultimate luxurious residences that offer the perfect blend of stylish living with great connectivity, lavish amenities & blissful surroundings. Perched on the hilltop meadow with panoramic views of the forest, these idyllic abodes serve as the ultimate retreat that transport you from the hectic everyday life to a serene environment.



RESIDENCE FINISHES



○ Electrical

- Concealed wiring with modular switches – (GM or equivalent brand).
- TV points in the living room & bedrooms.
- Provision for DTH, Broadband & Inverter Point.
- AC point in living room & bedrooms.
- Electrical exhaust fan point in washrooms.
- Separate MCB / ELCB for each flat.

○ Plumbing

- Concealed plumbing of CPVC.
- CP fittings of JAQUAR or equivalent brand.
- Sanitary ware of TOTO or equivalent brand.
- Conventional/Chemical water proofing in washrooms, balcony and dry balcony.

○ Flooring

- 800mm*800mm vitrified tiles in full flat.
- 1200mm*600mm anti-skid tiles in washrooms & balcony.
- 7ft high designer dado tiles in washrooms.

○ Windows & Grills

- Granite framing on all sides of windows.
- Three track powder coated aluminum sliding windows with mosquito mesh.
- Safety grills for windows.
- Glass louvers with exhaust fan provision in washrooms.
- MS railings for balcony.
- Sliding doors for balconies.

RESIDENCE FINISHES



- Doors and Door Frames
 - Elegant designer laminated main door & main door frame.
 - Both side laminated doors & door frames for bedrooms & washrooms.
 - Premium accessories & fixtures for doors in all the rooms.
 - Aluminum sliding doors in living and bedroom balconies with mosquito mesh.
- Kitchen and Dry Balcony
 - Parallel counter granite top kitchen platform with SS sink.
 - Designer dado tiles above platform up to lintel level.
 - Electrical points for Refrigerator, Microwave & Water Purifier.
 - Washing Machine point in dry balcony.
 - Additional sink in dry balcony.
- Paint
 - OBD Paint Internal Finish.
 - Semi- Acrylic Paint External Finish.
 - Oil Paint for Window Grills.
- Special Features
 - Digital Lock for main door.
 - IP enabled Video Door Phone.
 - Fan and tube light in the entire flat.
 - Water purifier in kitchen.
 - USB points in the living and master bedroom.
 - Geyser in master bathroom.



BANER



THE CENTRE OF ALL THE ACTION

Baner is extremely well-connected to all parts of Pune. Nancy Hill View finds itself strategically located with easy access to the IT Parks in Hinjewadi, the industrial area of Pimpri-Chinchwad, the Mumbai Pune Expressway, and the city of Pune. Your daily commute will be a breeze. The neighbourhood is just a few kilometers away from the best destinations in shopping, entertainment, fine dining, party hangouts and reputed educational institutions.

SOCIAL INFRASTRUCTURE



EASY CONNECTIVITY

- Mumbai-Pune Expressway - 0.2km
- Hinjewadi IT Park - 8.5km
- Khadki Station - 10km
- Pune City - 12km
- International airport - 20km
- Metro Station - 11km



SCHOOLS/EDUCATIONAL INSTITUTIONS

- Sapling Diya Montessori - 0.1km
- Dolphin English Medium School - 1km
- Ten Little Fingers Pre-School - 1.7km
- VIBGYOR High School - 2.7km
- Educon International School - 3.1km



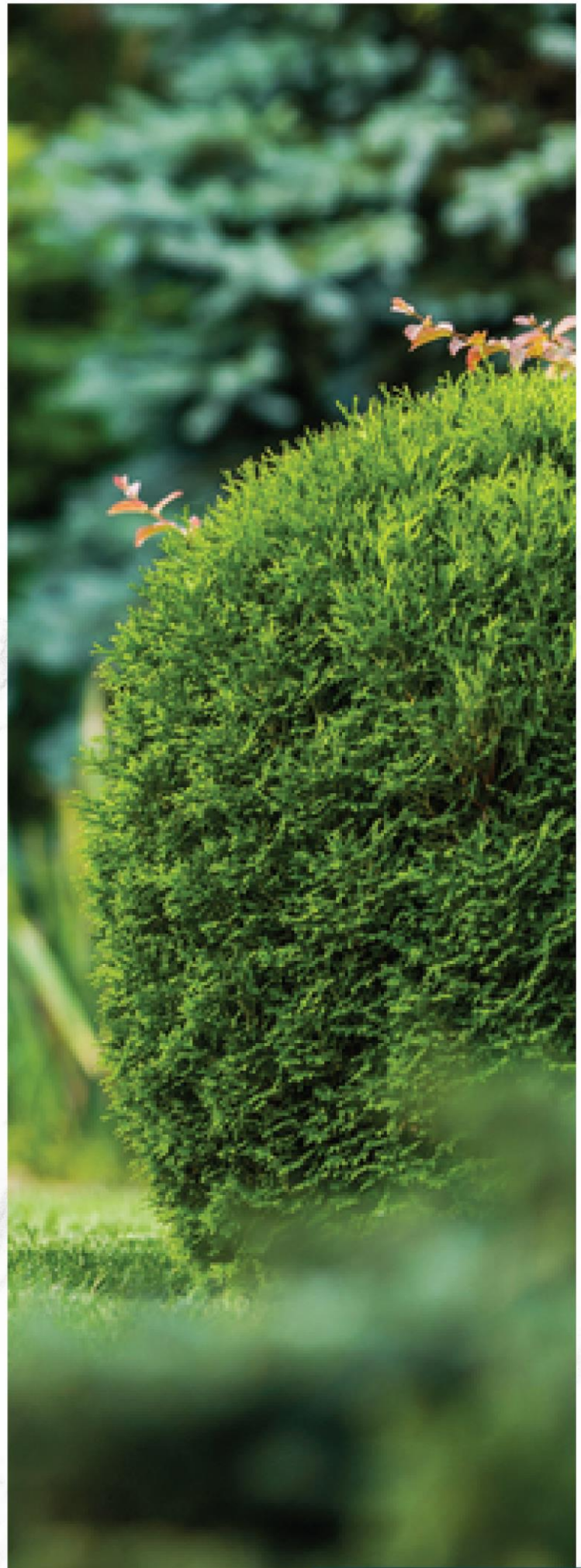
SHOPPING & ENTERTAINMENT

- Westend Mall: 6.4km
- D'Mart - 3.4 kms
- The Pavilion Mall - 9.8 Kms
- Vivanta Pune - 7.4 Kms
- Max Mall - 6.3km



HOSPITALS

- Sus-Hospital - 2.3km
- Prime Multispecialty Hospital - 1.6km
- Jupiter - 3.8km





NANCY HILL VIEW

A PROJECT BY SANSAN AAWISHKAR PROPERTIES

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Site Address: S. NO. 53/9, 53/10 (PART), 53/11/1 (PART), BANER, PUNE - 411045.



Maha RERA registration no. P521000046913 - Tower A1 Only.

Available at website: <http://maharera.mahaonline.gov.in>

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