



TEERTH •  
avila

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## ABOUT TEERTH AVILA

Teerth Avila is a development of 458 new homes, 38 shops & landscaped communal area tucked away between the serenity of Sus Hills and Baner link road. 3 Towers reaching 15 & 19 storeys offer 3 & 4 RLK flats and terrace garden flats on the podium floor.

Shared amenities include a party lawn, clubhouse, pool, landscaped garden, kids play zone, gym, games room and connected outdoor spaces for ad-hoc gatherings.

The modern straight line design ensures the buildings are not overlooking each other, maintaining privacy of users and reinventing it for contemporary residents.





## MASTER LAYOUT

1. A & B Entry/ Exit
2. A Building
3. DG
4. Transformer Room
5. Ganesh Temple
6. Garden with Stage
7. Swimming Pool with Deck
8. Childrens Play Area
9. B Building
10. Convenience Shops
11. Clubhouse with Gym
12. Yoga/ Meditation Zone
13. Landscaped Stairs
14. Senior Citizen Sitouts
15. Party Lawn
16. Indoor Games Room
17. Outdoor Patio
18. C1 Wing
19. C2 Wing
20. Parking
21. Visitor's Parking
22. C1 & C2 Entry/ Exit

Vidya Valley School

Sus Chowk

24m

**DEVELOPMENT TYPE**

Mixed Use  
3 RLK, 4RLK & Shops

**CONFIGURATION**

458 Flats & 38 Shops

**DEVELOPMENT SIZE**

~5,00,000 square feet

**AREA UNDER AMENITIES**

21,378 square feet

**PROJECT AREA**

2,46,775 square feet

**3 TOWERS**

**OPEN TO SKY**

1,62,963 square feet

**FLOORS**

19 & 15 floors



**WORK**

- Teerth Exchange
- Teerth Technospace
- Amar Madhuban Tech Park
- Balewadi Highstreet
- Hinjewadi Phase I
- Hinjewadi Phase II
- Hinjewadi Phase III

**SCHOOLS**

- Vidya Valley School
- Dhruv International School
- DLRC
- PICT Model School
- Vibgyor School
- Orchid School

**PRESCHOOL/DAY CARE**

- Little Berries
- Saplings
- Kidzee
- Rangoli
- Paathshala
- Little Millenium

**SUPER MARKETS**

- Balaji Super Market
- Vijay Super Mart
- MG Mart
- D-Mart

**HOSPITAL**

- Sus
- Surya
- Symbiosis
- SP Multispeciality
- Jupiter
- Columbia Asia

**LEISURE**

- Sunny's World
- Balewadi Sports Complex
- Oxford Country Club
- Butterfly Transpoline Park

**ENTERTAINMENT / SHOPPING**

- Xion Mall
- Westend Mall
- Decathlon
- Pavilion
- Phoenix (Upcoming)

**CONNECTIVITY**

- Sus Bus Stand : 200 meters
- Mumbai-Bangalore Highway : 2.7 Km
- BHS Metro Station : 4 Km
- Chandani Chowk : 8.7 Km
- University Circle : 10 Km
- Hinjewadi IT Park : 10 Km
- Pune Rly Station : 15 Km
- Pune-Mumbai Expressway : 15 Km
- Airport : 21 Km



## REDEFINING YOUR LIFESTYLE

Teerth Avila blends in modern design, urban living and a beautiful hillside setting at Sus. Come home to a pleasant escape everyday.

The development is thoughtfully designed to meet the demands of a healthy family. It is planned to keep up with the post - pandemic lifestyle. An extra room in every flat can be tailored to use and can enable distraction free work/study from home. Convenience shopping saves on commute time and fuels costs and outdoor amenities ensure everyone is active and engaged. Cut the week monotony by putting on your hiking shoes to trail the neighbouring hills over the weekend.

Teerth Avila is well - connected and just minutes away from Hinjewadi, Balewadi High Street, Balewadi Sports Complex, Pancard Club Road & Baner.

## FOSTER A SENSE OF COMMUNITY LIVING



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Yoga/Meditation Zone

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Party Lawn

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Garden with Performance Stage

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Temple of Lord Ganesha

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Kids Play Area

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Landscaped Sit Outs & Stairs

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# CLUBHOUSE

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Gym on Ground Level

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Indoor Games Floor

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Swimming Pool

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Senior Citizen Sitouts







## LIVING ROOM & DINING

The living area is a welcoming zone which is supplemented with a multipurpose room that can be customised as per individual family needs. The living features a terrace overlooking the hills or the city.



## MASTER BEDROOM

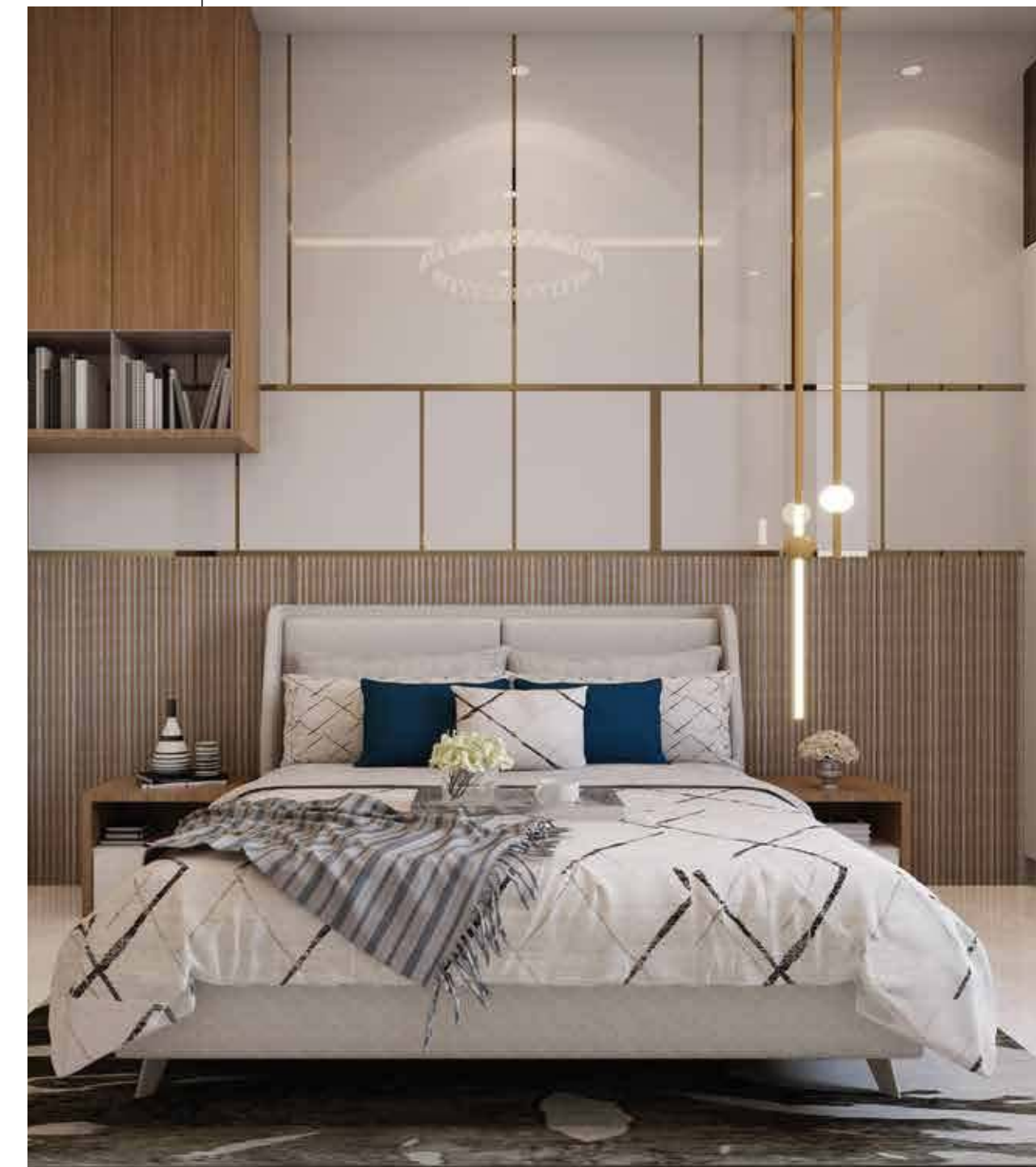
Dive into the mix of comfort and lavishness that marks your zone of tranquillity.

Generously proportioned bedroom with natural light and an attached toilet for comfort.

## BEDROOM TWO

Contemporary room with flowing natural light and great outdoor views with easy access to toilet right outside the door.

All Bedrooms are secured with a door having cupboard niche to save space & hidden from living room.

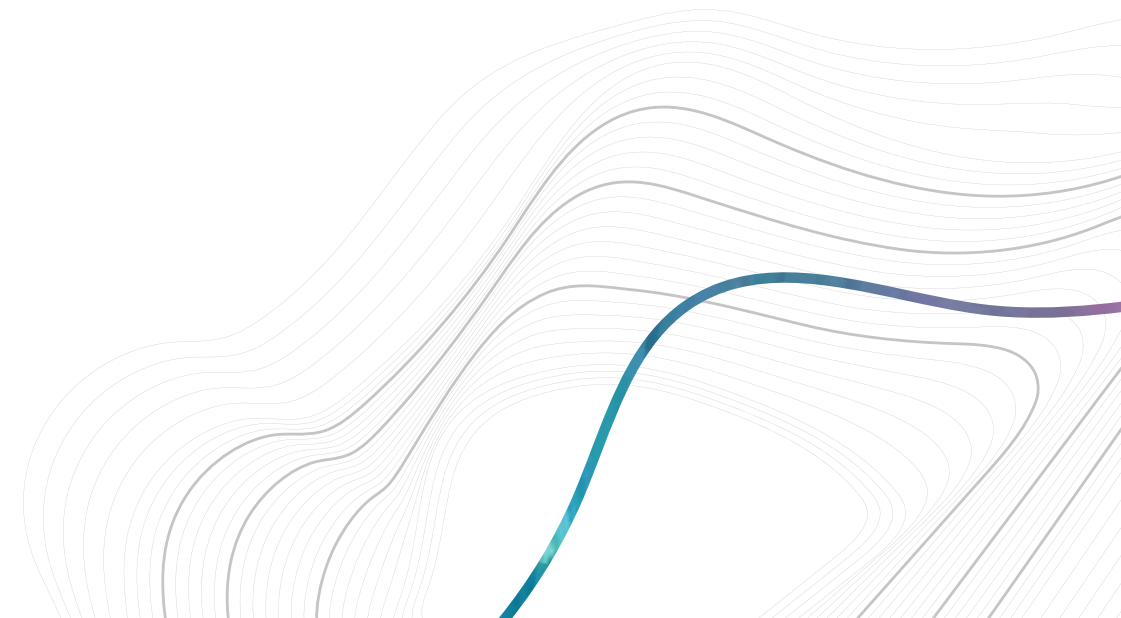




## MULTIPURPOSE ROOM

Customise the study room to suit your individual family needs.

It can be tailored to be a study room, home office, puja room, store, TV room or a kids bedroom.





## PRIVATE KITCHEN

The kitchen is not visible from the living area & ideal for Indian cooking & preparation. It has an attached dry balcony & a big window for sunlight to seep in.

The kitchen wall comes with easy to clean wall dado tiles 2 feet above kitchen platform.

# SPECIFICATIONS

## INTERIOR

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### LIVING ROOM, KITCHEN & BEDROOM

- Vitrified tile flooring (600 X 600 mm)
- Black Granite kitchen platform with stainless steel sink
- Glazed tiles dado on kitchen platform upto 2ft
- Provision of exhaust fan in kitchen

### BATHROOMS & TOILETS

- Well designed bathrooms & toilets with glazed tiles up to lintel level
- Good CP fittings
- Provision of exhaust fan
- Sanitary ware of premium quality
- Common wash basin

### DOORS & WINDOWS

- Designed laminated door frames with laminated doors
- Bathrooms & Toilet door frames in granite
- Powder coated aluminium sliding windows with mosquito net

### ELECTRIFICATION

- Good quality concealed wiring
- Modular switches
- Inverter Provision

## EXTERIOR

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### BASIC BUILDING STRUCTURE

- RCC Framed Structure
- Internal walls with 4” AAC block work
- External walls with 5” AAC block work
- Plaster with Meru Gypsum finish inside and sand faced plaster outside
- Oil bond distemper on tunnel walls and ceiling

### ENTRANCE, COMMON PASSAGES, LIFT & PARKING

- Well Designed & Decorated entrance lobby & Lift Passages
- Lifts with inverter backup
- Total 10 Elevators for residential buildings
- Trimix/ tiles in parking
- LED lights for common areas

### ADDITIONAL AMENITIES

- Solar lights for common areas
- Letter box and lobby listing for each flat
- Security Cabin at Entrance Gate
- Provision for EV Charging





## CUT SECTION

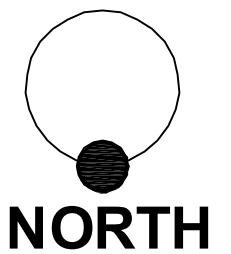
The flat design flows from its private entrance lobby, a light-flooded living, study space, terrace side dining, private kitchen and spacious bedrooms.

- The living features a terrace overlooking the hills or the city
- Customise the study room to suit your individual family needs
- The kitchen has an attached dry balcony & a big window for sunlight to seep in
- Bedrooms are secured with a door having cupboard niche to save space & hidden from living room.

# TYPICAL EVEN FLOOR PLAN



FLAT NO.	CARPET AREA	DRY BALCONY	TERRACE	TOTAL AREA	
	SQFT	SQFT	SQFT	SQ MTR	SQFT
1	692	33	67	73.58	792
2	635	36	67	68.56	738
3	642	36	67	69.21	745
4	692	33	67	73.58	792
5	692	33	67	73.58	792
6	705	36	67	75.07	808
7	638	36	67	68.84	741
8	692	33	67	73.58	792



# TYPICAL ODD FLOOR PLAN



FLAT NO.	CARPET AREA	DRY BALCONY	TERRACE	TOTAL AREA	
	SQFT	SQFT	SQFT	SQ MTR	SQFT
1	700	30	67	74.04	797
2	643	33	67	69.03	743
3	647	33	67	69.40	747
4	700	30	67	74.04	797
5	700	30	67	74.04	797
6	713	33	67	75.53	813
7	649	33	67	69.58	749
8	700	30	67	74.04	797





# TYPICAL REFUGE FLOOR PLAN



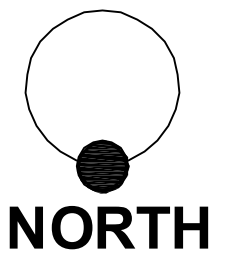
FLAT NO.	CARPET AREA	DRY BALCONY	TERRACE	TOTAL AREA	
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3	647	33	67	69.40	747
4	700	30	67	74.04	797
5	700	30	67	74.04	797
6	713	33	67	75.53	813
Refuge Area					
8	857.00	33.00	67	88.91	957



# TYPICAL PODIUM FLOOR PLAN



FLAT NO.	CARPET AREA	DRY BALCONY	LIVING TERRACE	BEDROOM TERRACE	TOTAL AREA	
	SQFT	SQFT	SQFT	SQFT	SQ MTR	SQFT
1	703	0	198	-	83.70	901
2	705	33	141	55	81.66	879
3	712	33	141	58	82.31	886
4	760	0	141	57	83.70	901
5	705	0	351	-	98.10	1,056
6	723	0	490	-	112.69	1,213
7	656	0	498	-	107.21	1,154
8	705	0	351	-	98.10	1,056



# LOCATION MAP

DISCLAIMER: This map showing the location of developments is stylized and only shows the approximate direction/s towards locations of developments. Direction/s of roads and public transport routes, distances and connection times are based on publically available timetables and the burden of determining the accuracy and correct travel time for or the appropriateness for use rests solely with the user accessing the information. No express or implied liability is assumed for the accuracy of the delineated data towards the developer.





## ABOUT TEERTH

Teerth Realities is a privately owned property development company which harnesses land opportunities through built environment projects in commercial, residential, educational and industrial domain.

Founded in 2008 by Vijay Raundal, Teerth has built a strong reputation for delivering well planned occupier - centric properties. Our portfolio covers 2 million square feet development in western Pune and over 200 acres of land acquired for future developments. Teerth works closely with experts, designers, planners, advisors, professionals, authorities, officers and engineers of Pune Municipal Corporation, Pimpri Chinchwad Municipal Corporation and Pune Municipal Regional Development Authority to bring projects from scratch to fruition.

We believe in knowledge sharing and collaboration to overcome the challenges of a dynamic business environment. Being Members of CREDAI Pune, Naredco and MBVA enable us to be abreast with latest information, technology and industry best practices. While we are a for profit company, we believe in social responsibility and giving back to our society.

### SITE ADDRESS

9158 500600 | [www.teertherealities.com](http://www.teertherealities.com)

Teerth Avila, S.No. 127, Near Sus Chowk, Vidya Valley School Road, Sus, Pune 411021

### MAHARERA NO. : P52100034662

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# PROJECTS OF TEERTH GROUP



<span style="color: yellow;">●</span>	- INDUSTRIAL
<span style="color: blue;">●</span>	- COMMERCIAL
<span style="color: green;">●</span>	- RESIDENTIAL
<span style="color: red;">●</span>	- UPCOMING PROJECTS

