

MEET A BETTER YOU FROM THE FUTURE

Presenting Phase III



Site : Off Pune - Mumbai Highway, Punawale, Near Hinjewadi, Pune (West)
Call : 1800-3002-5072 | Website : www.puneville.com
www.pharandespaces.com

Follow us on :



MahaRERA Registration No.: Phase I : P52100000441, Phase II : P52100000440, Phase III: P52100029522
Available at website: maharera.mahaonline.gov.in

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Punawale

- Punawale's biggest integrated township
- Designed by AEDAS (Singapore)

Here's why
Pharande Spaces
is a brand to reckon -

27
Years of rich
Legacy

5000+
Happy families

3000+
Homes delivered in
Pune and PCMC

10+
Million sq. ft.
developed



MEET
THE **CREATORS**
FROM
THE FUTURE.

Pharande Spaces has always strived to be a step ahead in time. It has time and again proved itself to be the pioneer in innovation, and has crafted homes that offer futuristic features. All this, while staying true to its commitment towards excellence.
Homes at Puneville spell this very excellence, and are a reflection of this hunger to seek newer and more efficient features.





MEET THE TRENDSETTER FROM THE **FUTURE.**

Designed by the world-renowned AEDAS, (Singapore) the aesthetic elevation is just one of the many contributing factors to Puneville's unrivalled popularity. Sprawled across 28 acres, Punawale's biggest integrated township is home to 18 towers of 22 storeys, which have made a mark on more than 700 happy families.

These 2, 3 & 4.5 BHK residences ooze opulence with their truly world-class features, and stand out with their meticulously planned layout, which we have been told is the best in the vicinity.

Project highlights -

- > 40+ world-class amenities
 - > Design by AEDAS (Singapore)
 - > Well-planned independent towers
 - > Just 2 mins from Mumbai-Pune Expressway
-

Meet
Puneville's
finest offering
from the
future.





Presenting Puneville Phase 3,

a development that inherits all the merits of Puneville, and adds many more of its own to offer you truly futuristic homes, and introduce you to a better you



Here's how
Phase 3 of Puneville
leaves its mark
on you -

- > Super-spacious homes with sprawling balconies
 - > Just 4 or 6 units per floor
 - > 3-side open apartments
 - > Futuristic lifestyle features
 - > Best-in-class specifications from international brands
- And more!



Meet the
better You,
from the
future.



Presenting Puneville Phase 3, a development that inherits all the merits of Puneville, and adds many more of its own to offer you truly futuristic homes, and introduce you to a better you

Here's how Phase 3 of Puneville leaves its mark on you -

Super-spacious homes with sprawling balconies | Just 4 apartments per floor | 3-side open apartments | Futuristic lifestyle features | Best-in-class specifications from international brands

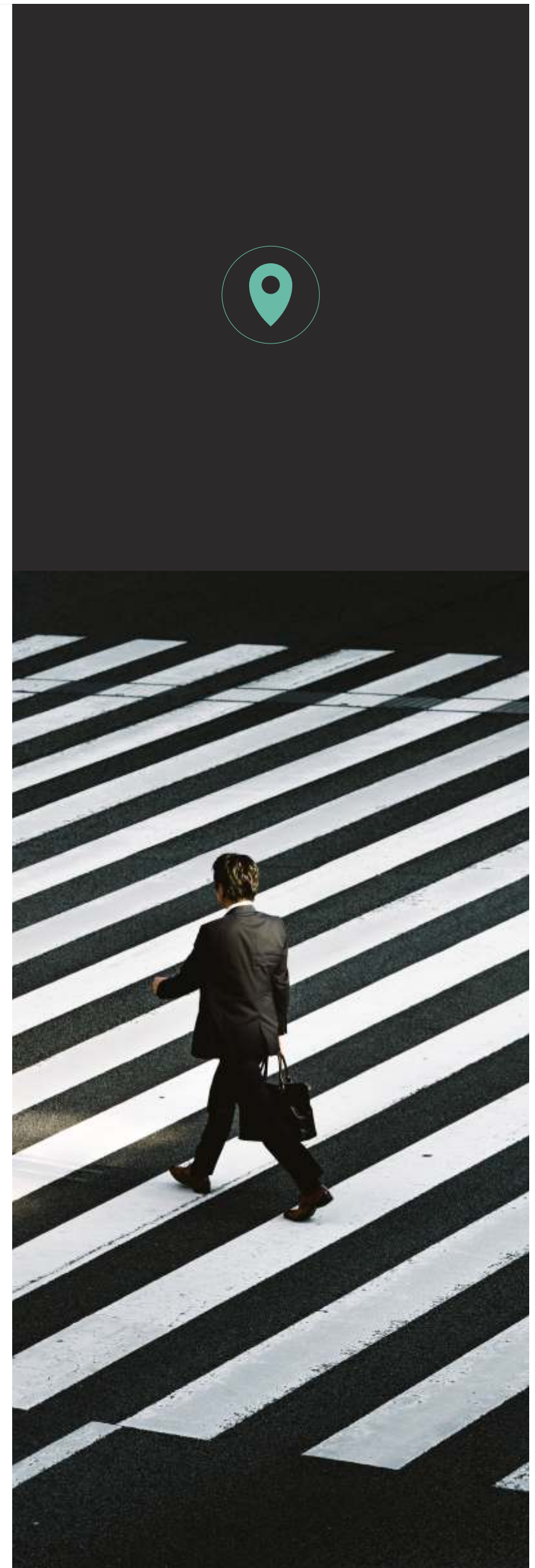
And more!



Though being just 10 min from the **Hinjewadi IT hub** is the most talked about highlight of **Punawale**, this amazing location has much more to it.

Its robust civic and social infrastructure places you right in the centre of convenience, and its upcoming developments ensure enhanced connectivity and great dividends on your investment.

-
- > Just 10 min from Hinjewadi
 - > Near renowned educational institutes, hospitals,
 - > malls and multiplexes
 - > Right next to Pune-Bengaluru Highway
 - > Near Pune-Mumbai Expressway
 - > Near upcoming Metro station and Ring Road.
-



LOCATION MAP & KEY DISTANCES



AIRPORT

Lohegaon
55 mins



HOSPITALS

Aditya Birla Hopital - 20 mins
Life Point Multi Speciality Hospital - 10mins



STADIUMS

MCA Stadium,Pune - 15mins
The Shree Shiv Chhatrapati
Sports Complex Stadium (Balewadi) - 15 mins



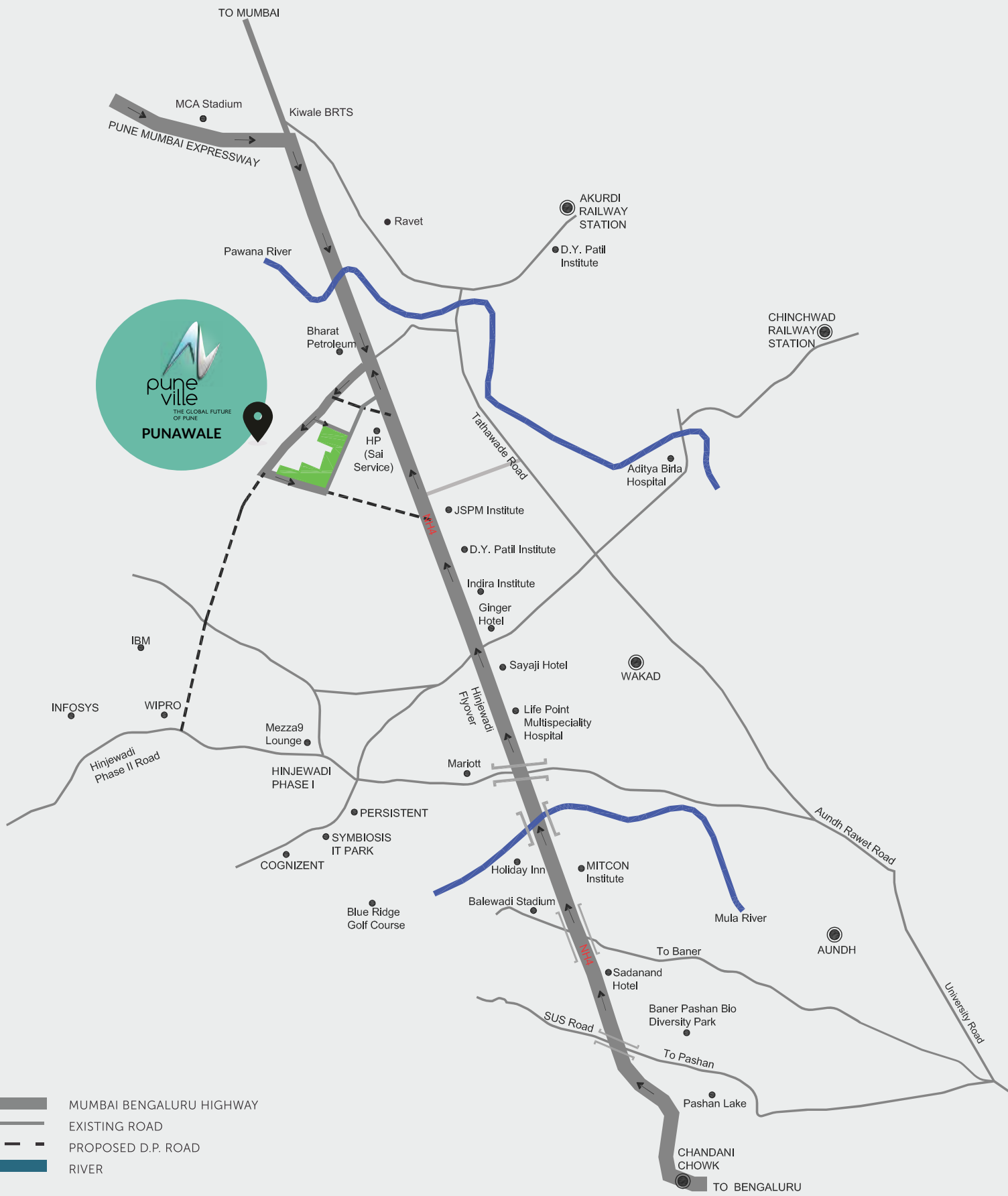
STATIONS

Akurdi Railway Station - 15 mins
Chinchwad Railay Station - 25 mins
Railway Station - 45 mins
Metro Station - 10 mins



HOTELS

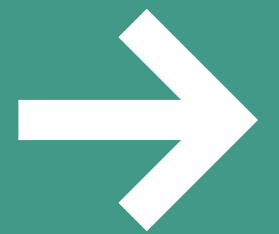
Ginger Hotel, Wakad - 10 mins
Sayaji Hotel, Wakad - 10 mins
Holiday Inn - 10 mins
Courtyard - 15 mins
Taj Gateway - 15 mins

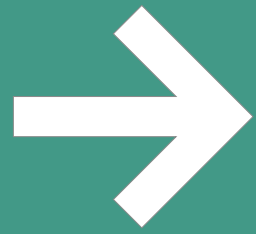


MAKE
YOUR
**SMART
DECISION**
FROM THE
FUTURE.

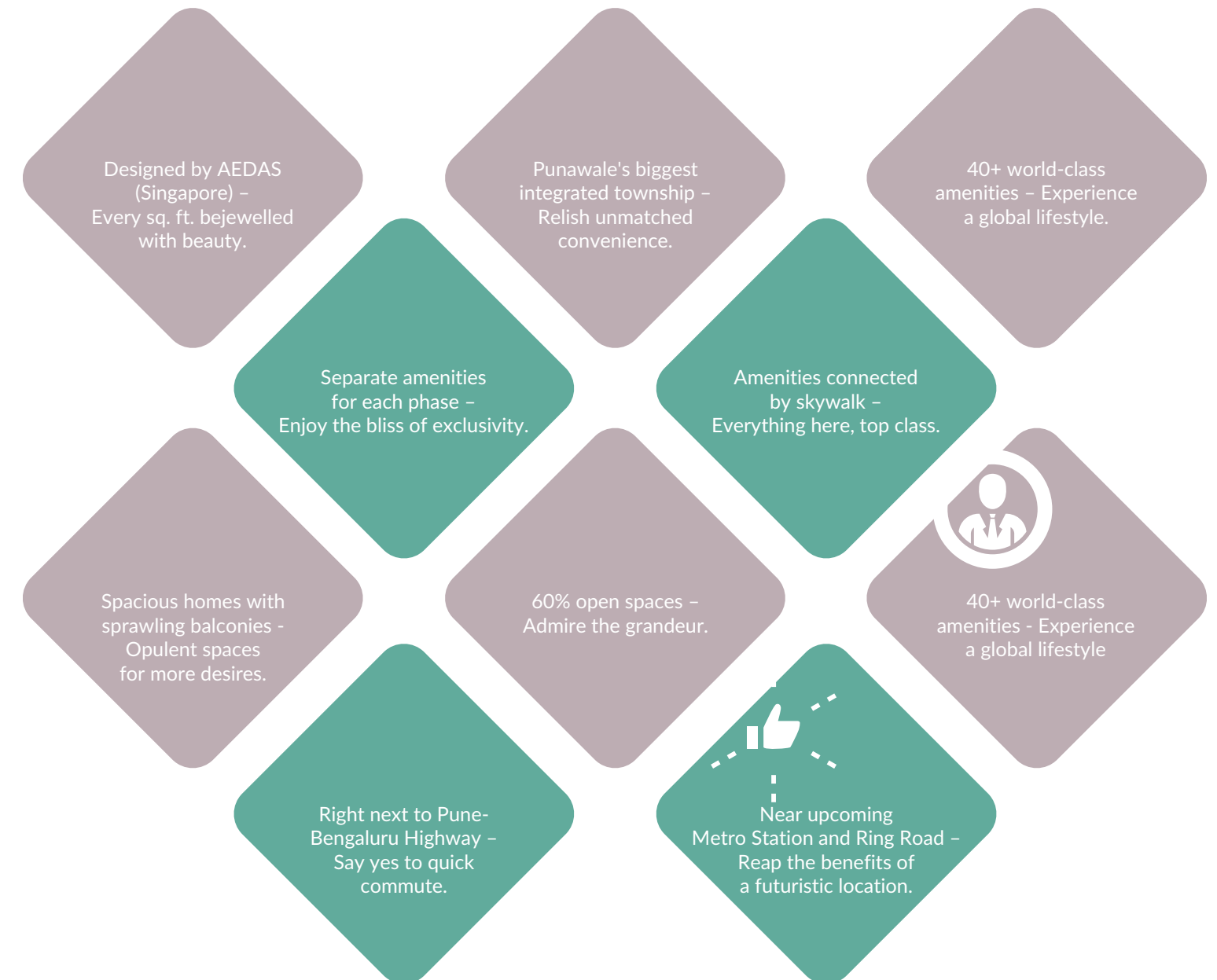
With so many irresistible reasons, Puneville Phase 3 gives you more than enough reasons to call it home.

Make a smart decision by coming home to Puneville Phase 3, meet a better You from the future, and reap the benefits of choosing the best Punawale has to offer.





HERE ARE 10 IRRESISTIBLE REASONS TO COME HOME TO PUNEVILLE PHASE -



Master layout



Isometric views

2.5 BHK - Cut Section



2.5 BHK - Cut Section



M Building 3 BHK Section



AMENITIES



- > Children's plays area
- > Club House
- > Community Hall
- > Gymnasium,
- > Tennis court etc.
- > Multipurpose Court
- > Well-designed swimming pool
- > Children Pool
- > Jogging track.
- > Skywalk at a height of 22 feet, connecting all residential towers to the Central common amenities.
- > Indoor Games
- > Multiple Pocket Gardens
- > Open Play Area
- > Open Amphitheater
- > Outdoor Children Games Area
- > Multiple Entrance Gate
- > Garden & Lawn
- > Yoga Area
- > Electrical Vehicles Charging Access Point Provision
- > Power Backup For Lift & Common Area
- > Meditation Area
- > Cycle Track

- > Senior Citizen Sitting Area
- > Separate Garden Space
- > Society office
- > Well Designed Main Entrance Gate with security cabin.
- > Well-designed landscaping.
- > Servant/Common Toilet Facility.
- > Separate podium area for car parking.
- > Garbage chute facility.
- > Rain water Harvesting.
- > Library
- > Open Gym
- > Sandpit
- > Steam Room
- > Massage Room
- > Locker Room
- > Special Guest Waiting Area
- > Party Lawn
- > Gazebo
- > Restaurant provision
- > Common Washrooms in each building Lobby
- > Toddlers Play Area
- > Skating Area
- > Solid Waste Management



SPECIFICATIONS

COMMON AMENITIES AND FACILITIES

- › Swimming Pool with Club House, Cafeteria, Community Hall, Gym, Children Play area, indoor game.
- › Provision of Walkway at a height of 22 feet, connecting all residential towers to the Central common amenities.
- › Society office
- › Servant /Common Toilet facility
- › Common drainage, STP, electrical transformer and DG set.
- › Ground water storage tanks and overhead water tank and plumbing machinery, pumps etc.
- › Compound walls, fencing and gates.
- › Power back-up for lift and common area.
- › Well-planned internal concrete cement road\Bituminous road
- › Rain water harvesting
- › Security wall with entrance gates and Security cabins.
- › Firefighting system for each building with sprinkler.

COMMON AREAS AND LIMITED COMMON AREAS

- › Partition walls between the two units shall be limited common property of the said two units.
- › Terrace on the top of the building and portions thereof.
- › Stair cases, lifts and lift lobbies, lift escapes and common entrances and exits of buildings.

SPECIFICATIONS OF THE APARTMENT

RCC Structure

- › Earthquake resistance RCC structure Confirming to IS 1893 - 1984 & IS 456 2000 with pune city in zone 3

Door

- › Earthquake resistance RCC structure Confirming to IS 1893 - 1984 & IS 456 2000 with pune city in zone 3
 - (i) Well designed exclusive quality shutter for main door, Bed and Toilet doors
 - (ii) Decorative fittings for Doors

Windows

- › Powder coated Aluminum Sliding Windows.
- › M.S. Grills from inside for Living Rooms, Bedrooms & Kitchen
- › Powder coated Aluminum Windows with provision for Exhaust Fan for Bath, Toilets & Kitchen
- › Marble Window Sills

Flooring

- › Vitrified flooring for entire flat of 2/3 BHK & Anti Skid ceramic flooring to open balcony, dry balcony, bathroom & toilets

Railing

- › Terrace railing-Toughen glass with SS round pipe for open balcony railing.

Kitchen

- › Black Granite for Kitchen platform with stainless steel sink & outlets for Gyser / Water Purifier for 2/3 BHK flats.
- › Decorative designed tile dado above Kitchen platform

Toilets

- › Concealed plumbing with chromium plated fittings of exclusive quality.
- › Hot & Cold Mixing units in Toilets
- › Well designed tile dado in Toilets upto Door top level.
- › Exclusive quality sanitaryware
- › Glass partition between shower area & dry area

Fire Fighting

- › Sprinklers for fire fighting in Hall, Dining, Kitchen and Bedrooms.

Electrification & Cabling

- › Concealed copper wiring and exclusive quality switches in entire flat.
- › Telephone & T.V. Points in Living room and bedrooms
- › Generator Backup for Lifts, Staircase & Parking
- › Provision for Inverter for each flat
- › AC Point provision in Hall, Bedroom.

Painting

- › Plastic emulsion paints to walls & ceilings internally & Apex / texture paint externally.

Water Supply

- › Water supply through Over Head Water Tank

Lifts

- › Two Lifts with Auto floor rescue device
- › Well designed entrance lobbies.

List of the items that would be covered as maintenance :

- › House Keeping and cleaning.
- › Security Guards.
- › Security at entrance gate and entire project.
- › Total project housekeeping team.
- › MSEB charges (for common areas)
- › AMC Charges (Fire fighting, Swimming pool, Water Pumps, Common DG, Gym Equipments, Lift, STP etc.) Water Charges.
- › Diesel expenses for common area DG.
- › Society Manager.
- › Assistants to Manager in society office and requires staff.
- › Environment Monitoring.
- › Landscaping.
- › Solid Waste Management.
- › Rain water Harvesting.

And it excludes following items:

- › Property taxes and other local authorities/Municipal Taxes concerned with the individual flat holders and building/buildings.
- › Insurances or sinking funds concerned with the individual flat holders and Building/buildings.
- › Personal PCMC water charges/Bills and personal MSEB Bills.
- › Internal Flat/Apartment maintenance.

