

# AUSTIN ONE

3 & 4 BHK VILLAMENTS | PIMPLE SAUDAGAR

# OUR LEGACY

**19+**  
YEARS

**7+**  
LOCATIONS

**1500+**  
HAPPY FAMILIES

**16+**  
LAC SQ.FT.  
DEVELOPED

## OUR COMPLETED LANDMARKS

|             |              |                 |         |              |              |                 |
|-------------|--------------|-----------------|---------|--------------|--------------|-----------------|
| Austin Park | Austin Plaza | Triose          | Panache | Green Estate | Golden Palms | Bluewoods       |
| 2 & 3 BHK   | 2 BHK        | 2 & 3 BHK       | 2 BHK   | 1 & 2 BHK    | 1 & 2 BHK    | 2 & 3 BHK       |
| Tathawade   | Wakad        | Pimple Saudagar | Wakad   | Chakan       | Moshi        | Pimple Saudagar |

## LANDMARKS IN PROGRESS

|                |                 |                 |              |               |
|----------------|-----------------|-----------------|--------------|---------------|
| Austin Vallabh | Austin Park NXT | Austin County   | Austin Arena | Splendid Park |
| 1 & 2 BHK      | 2 & 2.5 BHK     | 2 & 3 BHK Homes | 2 & 3 BHK    | 1,2 & 2.5 BHK |
| Kasarwadi      | Tathawade       | Tathawade       | Tathawade    | Dudulgaon     |

## OUR AWARDS

AESA KUMAR AWARDS 2018 FOR TRIOSE, PIMPLE SAUDAGAR

AESA KUMAR AWARDS 2019 FOR AUSTIN PARK, TATHAWADE

TIMES REALTY ICON

SAKAAL ACHIEVERS OF MAHARASHTRA



THE ONE & ONLY  
in Pimple Saudagar





Artistic Impression





Artistic Impression

## HIGHLIGHTS

 3 & 4 BHK Spacious Villaments

 Premium Rooftop Amenities

 Majestic Club House

 Fully Covered Swimming Pool  
with Party Deck

 Well-designed Double Height Entrance Lobby

 Spaciously Planned Homes

 Located in Peaceful Environs  
of Kunal Icon Road





**A ONE -IN-A-  
MILLION**  
**HOME FOR A SAVVY LIFE!**





Artistic Impression

**GRAND DROP-OFF FOYER**





Artistic Impression

**DESIGNER ENTRANCE LOBBY**



## LAVISH LIVING ROOM



Artistic Impression



## LUXURIOUS MASTER SANCTUARY



Artistic Impression



## UTILITY-RICH KITCHEN



Artistic Impression





A ONE -OF-A-  
KIND  
**CLUB LIFE!**



# CLUB ONE

## LIVE THE CLUB LIFE

-  Fully Covered Swimming Pool & Kids Pool with Deck Area
-  Multi-Purpose Hall
-  Landscaped Garden / Party Lawn
-  Children's Play Area
-  Zumba & Aerobics Hall
-  Senior Citizen Sit-outs
-  Amphitheatre
-  Gymnasium



## CLUB ONE



Artistic Impression



## FULLY COVERED SWIMMING POOL & KIDS POOL WITH DECK AREA



Artistic Impression



## CHILDREN'S PLAY AREA



Artistic Impression



SKY ONE

## THE SKY LOUNGE



Open-Air Gymnasium



Yoga Deck



Party Lounge



Co-working Area with Charging Point



Children's Play Area



Designer Sit-outs



## OPEN-AIR GYMNASIUM



Artistic Impression



## DESIGNER SIT-OUTS





TIN@ONE

## COMMON AMENITIES

-  Video Door Phones
-  Centralised TV Cable Connection
-  Provision for Electric Car Charging Point in Parking
-  Branded Elevators
-  CCTV Camera at the Entrance Gate
-  Garbage Chute
-  Solar Heated Water in all Bathrooms
-  Rain Water Harvesting
-  Fire Fighting System
-  Generator Backup for Common Areas
-  Sewage Treatment Plant
-  Pickup & Drop Point for School Bus & Cabs
-  Entrance Gate with Security Cabin
-  Designer Entrance Lobby in Each Building



# SPECIFICATIONS

## STRUCTURE

- ✎ RCC Framed Structure
- ✎ AAC Block Masonry Work for External & Internal Walls
- ✎ External Sand Faced Cement Plaster
- ✎ Internal Gypsum Finish

## DOORS & WINDOWS

- ✎ Main Door - Both Side Laminated Flush Doors
- ✎ Bedroom Doors - Laminated Flush Doors
- ✎ Toilet Doors - Granite Door Frame with Both Side Laminated Flush Doors
- ✎ Aluminum Sliding Windows with Mosquito Net & MS Safety Grills

## TERRACE

- ✎ Glass Railings

## FLOORINGS

- ✎ Italian Finished Vitrified Tiles Flooring for all Rooms
- ✎ Antiskid Tiles in Toilets, Bathrooms and Terraces

## BATHROOMS

- ✎ Ceramic Designer Dado Tiles Upto Lintel Level
- ✎ CP and Sanitary Fittings
- ✎ Concealed Plumbing

## KITCHEN

- ✎ Granite Platform with Sinks in Kitchen
- ✎ Provision for Electric & Water Connection for Water Purifier
- ✎ Provision for Electric & Water Connection for Washing Machine in Dry Balcony
- ✎ Dado Tiles Up to 2ft Above the Platform
- ✎ Provision for Natural Gas Pipeline

## ELECTRIFICATION

- ✎ Concealed Fire Resistant Copper Wiring with Circuit Breakers
- ✎ Modular Switches
- ✎ Provision for AC Points in all Bedrooms & Living Rooms
- ✎ Exhaust Fan in Kitchen & Bathroom
- ✎ Provision for Electric Point for Inverter

## PAINTS

- ✎ External Acrylic Paint
- ✎ Internal Emulsion Paint

AUSTIN



## OUR ASSOCIATED BRANDS

*American Standard*

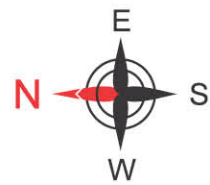
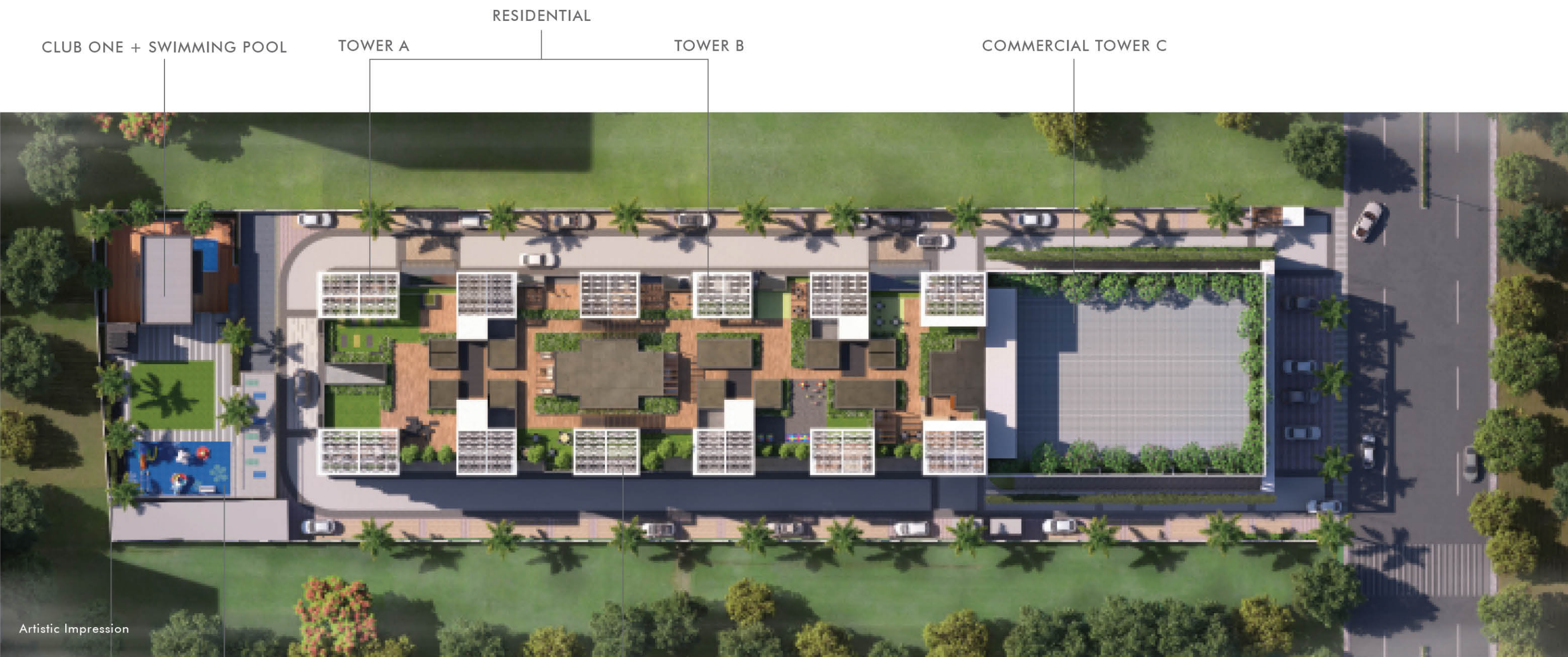


**HIKVISION**<sup>®</sup>





# THE SPACIOUS LAYOUT





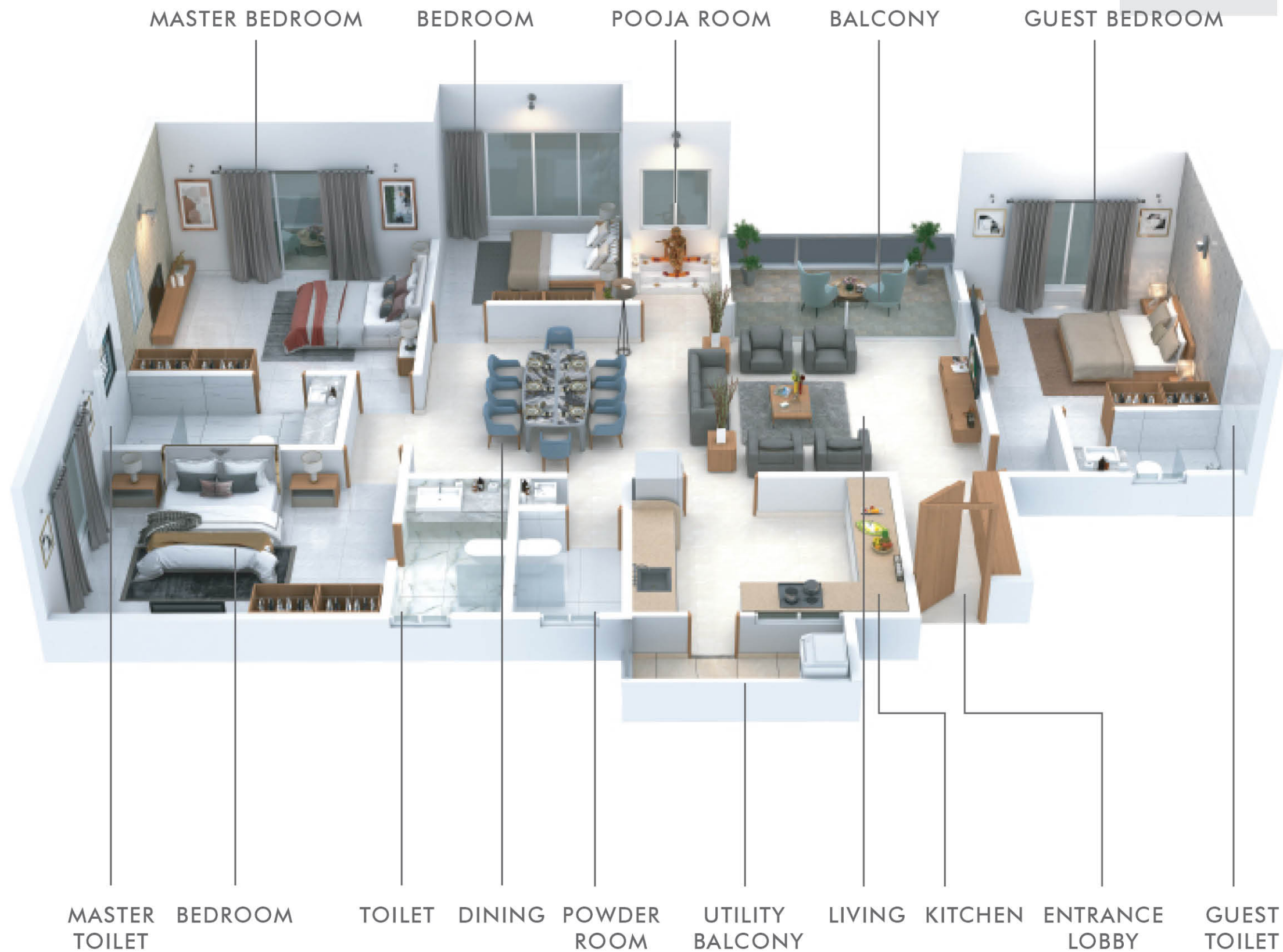


A **ONE** -OF-A-  
**KIND**  
**SPACIOUS VILLAMENTS**



4 BHK

AUSTIN



CARPET AREA: 1770 SQ.FT.



## 3 BHK - TYPE A

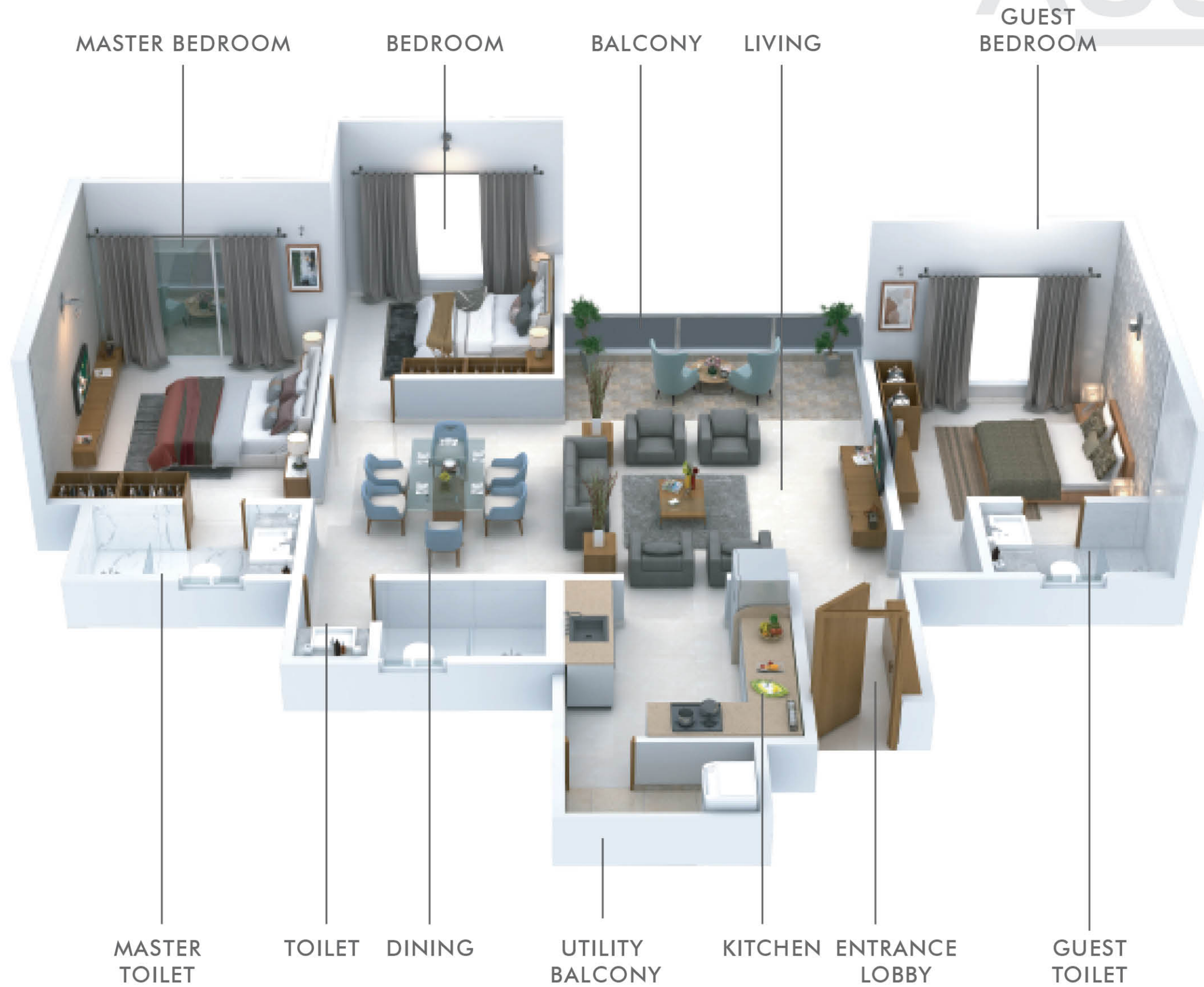
AUSTIN



**CARPET AREA: 1420 SQ.FT.**



## 3 BHK - TYPE B



**CARPET AREA: 1244 SQ.FT.**



4 BHK

TYPICAL UNIT FLOOR PLAN



AREA STATEMENT

| Type  | Carpet Area<br>(Sq.m.) | Balcony<br>(Sq.m.) | Utility<br>Balcony<br>(Sq.m.) | Total<br>RERA Area<br>(Sq.m.) | Total<br>RERA Area<br>(Sq.Ft) |
|-------|------------------------|--------------------|-------------------------------|-------------------------------|-------------------------------|
| 4 BHK | 148.105                | 12.900             | 3.420                         | 164.425                       | 1770                          |





3 BHK

TYPICAL UNIT FLOOR PLAN



AREA STATEMENT

| Type  | Carpet Area<br>(Sq.m.) | Balcony<br>(Sq.m.) | Utility<br>Balcony<br>(Sq.m.) | Total<br>RERA Area<br>(Sq.m.) | Total<br>RERA Area<br>(Sq.Ft) |
|-------|------------------------|--------------------|-------------------------------|-------------------------------|-------------------------------|
| 3 BHK | 116.948                | 11.813             | 3.180                         | 131.941                       | 1420                          |





3 BHK

TYPICAL UNIT FLOOR PLAN



AREA STATEMENT

| Type  | Carpet Area<br>(Sq.m.) | Balcony<br>(Sq.m.) | Utility<br>Balcony<br>(Sq.m.) | Total<br>RERA Area<br>(Sq.m.) | Total<br>RERA Area<br>(Sq.Ft) |
|-------|------------------------|--------------------|-------------------------------|-------------------------------|-------------------------------|
| 3 BHK | 127.665                | 12.900             | 3.420                         | 143.985                       | 1550                          |





**BLDG A**  
**ODD & EVEN FLOOR PLAN**

**TOTAL CARPET AREA**  
**1770 SQ.FT.**

**4 BHK**

201,301,401,501,601,701,  
901,1001,1101,1201,1401

**TOTAL CARPET AREA**  
**1420 SQ.FT.**

**3 BHK LUXURY**

202,302,402,502,602,702,  
902,1002,1102,1202,1402



204,304,404,504,604,704,  
904,1004,1104,1204,1404

**4 BHK**

**TOTAL CARPET AREA**  
**1770 SQ.FT.**

203,303,403,503,603,703,  
903,1003,1103,1203,1403

**3 BHK LUXURY**

**TOTAL CARPET AREA**  
**1420 SQ.FT.**





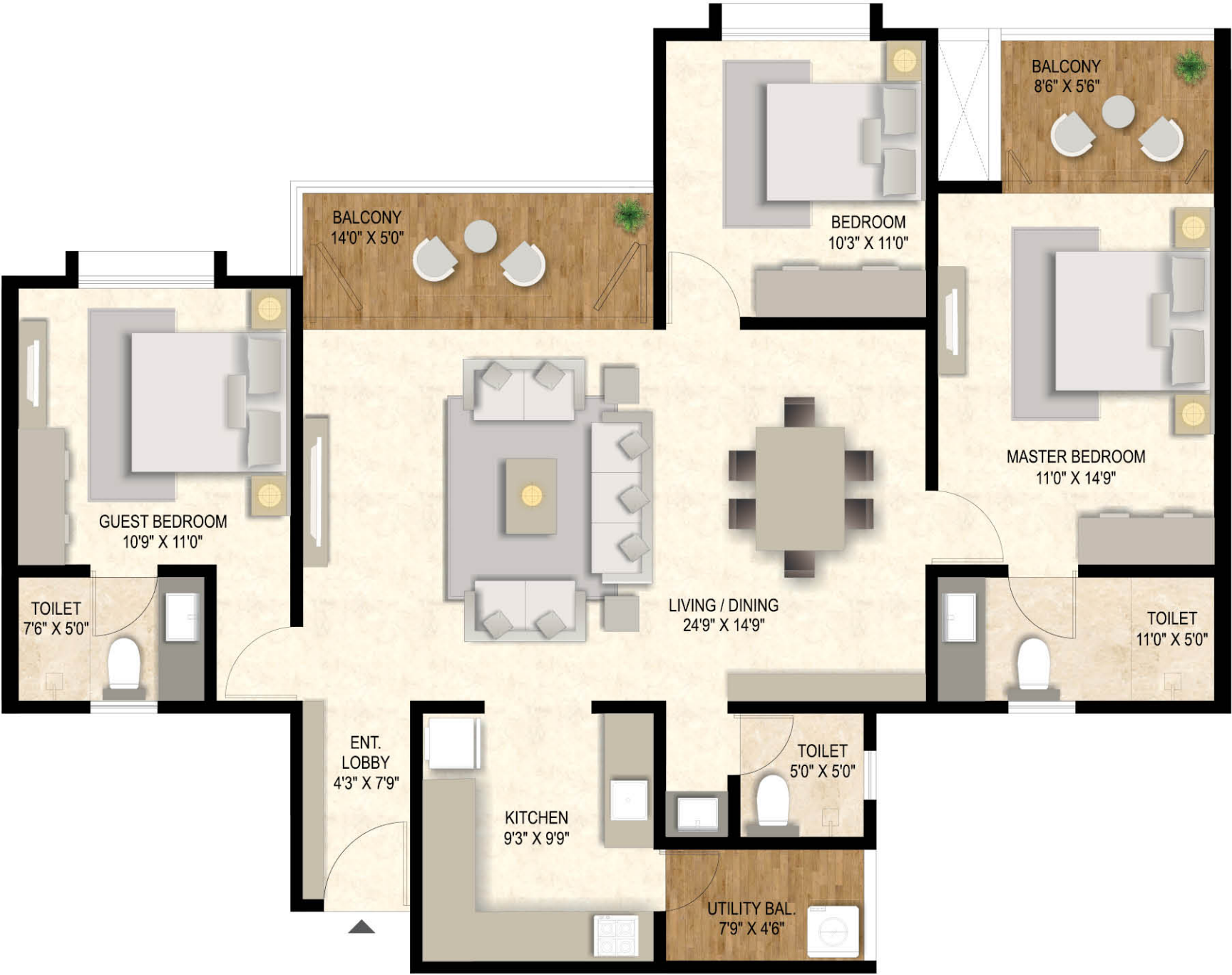
**BLDG A**  
**8TH & 13TH REFUGE FLOOR PLAN**





3 BHK

TYPICAL UNIT FLOOR PLAN



AREA STATEMENT

| Type  | Carpet Area<br>(Sq.m.) | Balcony<br>(Sq.m.) | Utility<br>Balcony<br>(Sq.m.) | Total<br>RERA Area<br>(Sq.m.) | Total<br>RERA Area<br>(Sq.Ft) |
|-------|------------------------|--------------------|-------------------------------|-------------------------------|-------------------------------|
| 3 BHK | 102.298                | 10.770             | 3.240                         | 116.308                       | 1252                          |





3 BHK

TYPICAL UNIT FLOOR PLAN



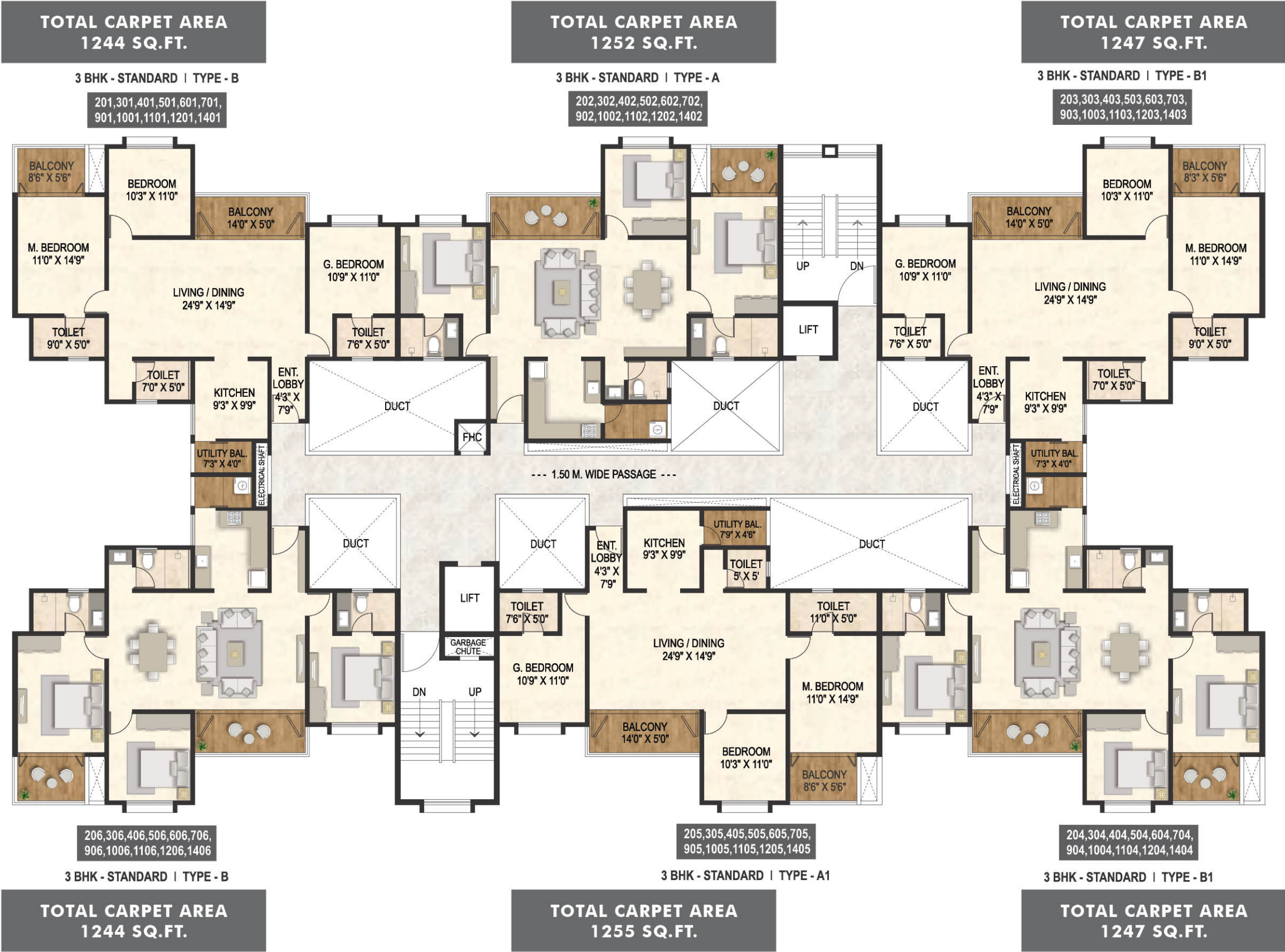
AREA STATEMENT

| Type       | Carpet Area<br>(Sq.m.) | Balcony<br>(Sq.m.) | Utility<br>Balcony<br>(Sq.m.) | Total<br>RERA Area<br>(Sq.m.) | Total<br>RERA Area<br>(Sq.Ft) |
|------------|------------------------|--------------------|-------------------------------|-------------------------------|-------------------------------|
| 3 BHK - A  | 102.180                | 10.769             | 2.640                         | 115.589                       | 1244                          |
| 3 BHK - A1 | 102.576                | 10.778             | 3.240                         | 116.594                       | 1255                          |





BLDG B  
ODD & EVEN FLOOR PLAN

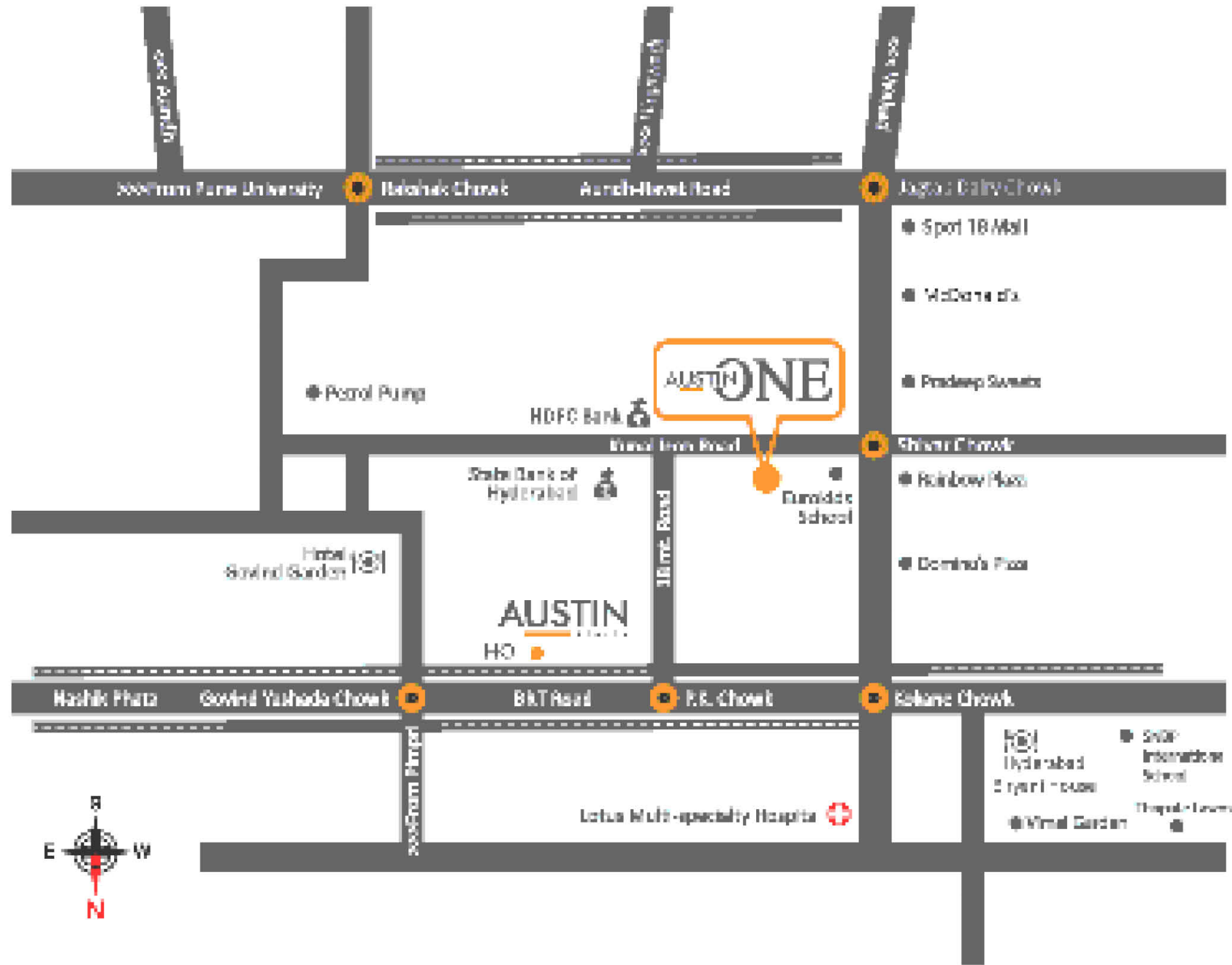








## LOCATION MAP



### KEY DISTANCES

|                           |         |
|---------------------------|---------|
| Euro Kid's School         | 2 Mins  |
| Dange Chowk               | 7 Mins  |
| Nashik Phata              | 6 Mins  |
| Bhumkar Chowk             | 7 Mins  |
| Aundh                     | 9 Mins  |
| Baner                     | 8 Mins  |
| Hinjawadi IT Park         | 10 Mins |
| Pune University           | 10 Mins |
| Pune-Bengaluru Expressway | 10 Mins |