



VENKATESH
LAUREL

4 & 3 BHK LUXEDOMS

CENTRAL SHIVAJINAGAR

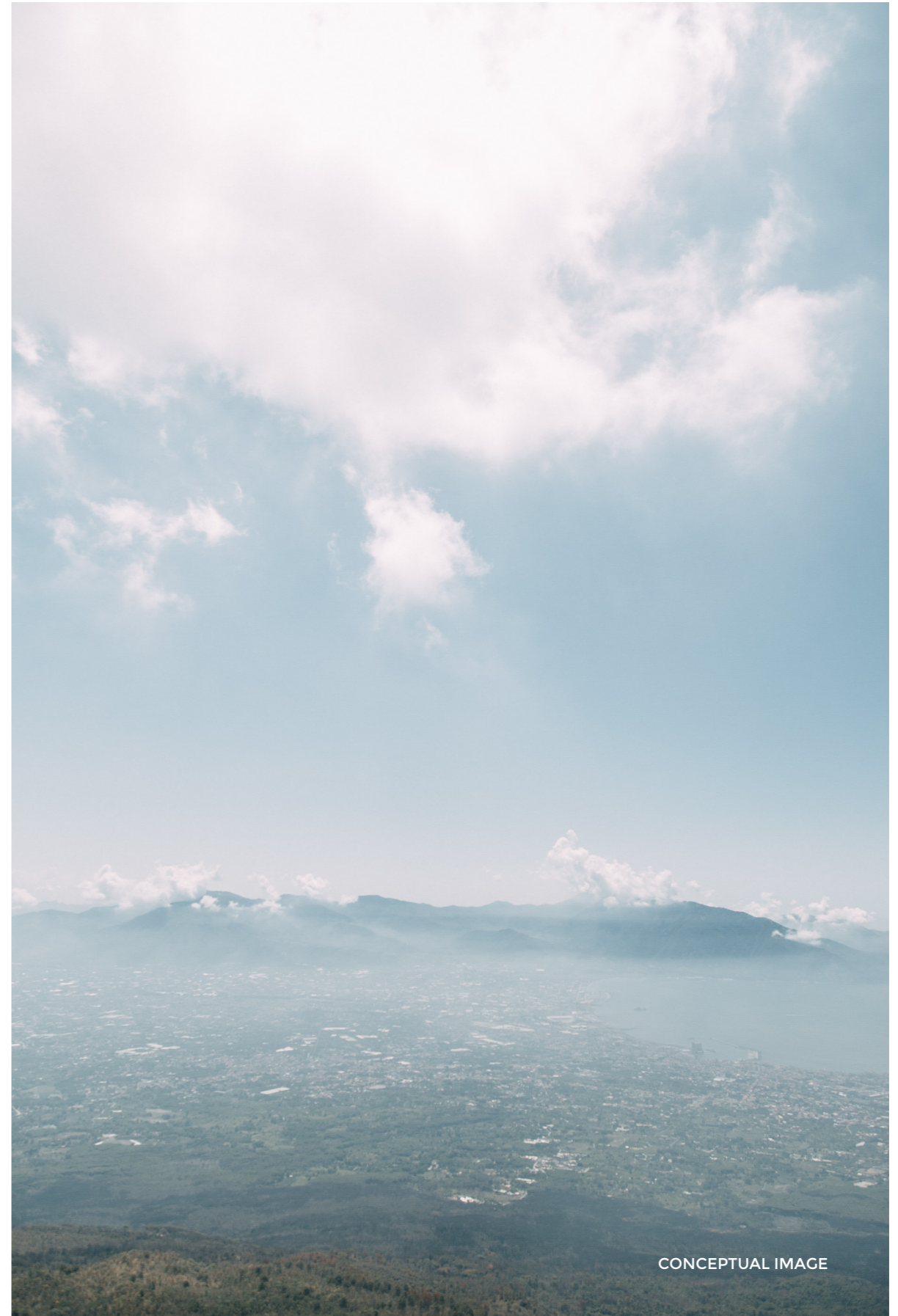
An aerial view of Pune, India, at sunset. The sky is a vibrant orange and yellow, with a large, bright sun in the upper center, surrounded by a prominent white and yellow halo. The city below is silhouetted against the bright sky, with numerous buildings and skyscrapers visible. The overall atmosphere is warm and dramatic.

CENTRAL SHIVAJINAGAR

THE APEX POINT OF PUNE!

HISTORY AND CULTURAL INFLUENCES

- Reflects a blend of cultural influences from a variety of communities, forming a multicultural tapestry
- Close to historical landmarks like Shaniwar Wada, Lal Mahal, etc.
- The city has evolved tremendously from a historical standpoint



CONCEPTUAL IMAGE

THE WORLD WITHIN YOUR REACH

- Located in the heart of the city
- Minutes away from the Shivajinagar Metro Station & Old Mumbai Highway
- Well-connected to the city through an extensive road network



CONCEPTUAL IMAGE

THE ORIGINAL CENTRAL BUSINESS DISTRICT OF PUNE

- Pivotal hub in Pune's economic landscape
- Has numerous commercial establishments, corporate offices, and financial institutions
- The strategic location and connectivity make it a preferred choice for businesses

PROJECT HIGHLIGHTS



**SPACIOUS 4 AND 3 BHK
LUXEDOMS OVER 1.5 ACRES**



**LOCATED IN THE
CORE OF PUNE**



**2 MAGNIFICENT
TOWERS OF 30 STOREYS**



**GRADE - A PREMIUM
RETAIL SPACES**



**20+ OUTSTANDING
AMENITIES ON THE
PODIUM AND ROOFTOP**



**MINUTES AWAY
FROM SHIVAJINAGAR
METRO STATION**



**CLOSE TO SHIVAJINAGAR
RAILWAY STATION
AND BUS STAND**



**EASY ACCESS TO
PUNE AIRPORT**

AMENITIES

Open Space

- Open Badminton Court
- Kids' Play Area
- Tree Deck
- Seating Area

Podium Level

- Floating Wooden Deck
- Indoor Games
- Lounge Seating
- Multipurpose Hall
- Walking Trail
- Crèche
- Swimming Pool / Baby Pool
- Yoga, Aerobics, Dance
- Gym - Fitness Centre
- BBQ Pavilion
- Multipurpose Lawn
- Co-working Space
- Video Game & Simulation Room
- Digital Zone

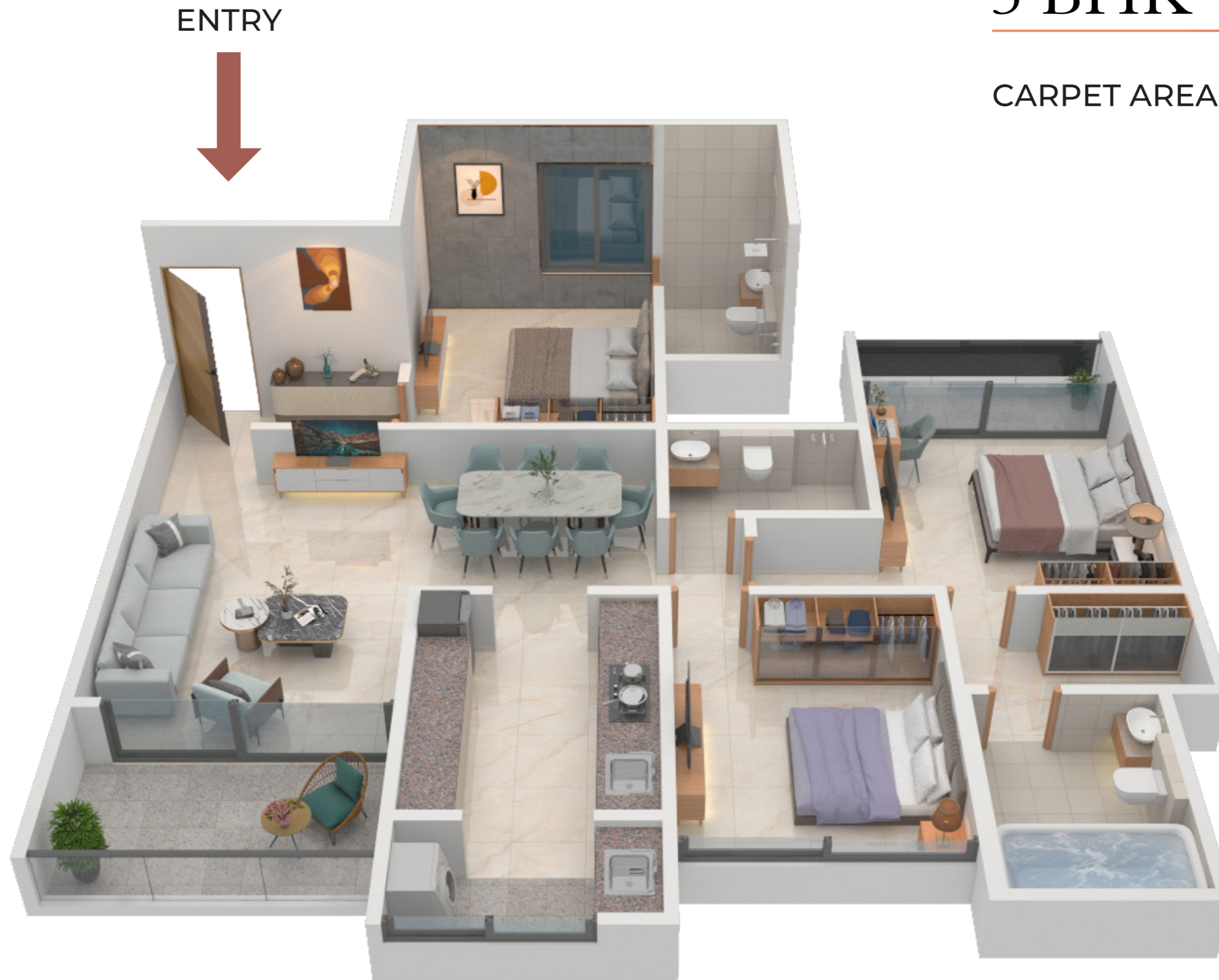
Top Floor

- Lounge Seating
with Service Counter

CUT SECTIONS

3 BHK

CARPET AREA - 1278 SQ.FT.



4 BHK

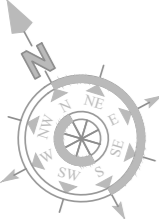
CARPET AREA - 1778 SQ.FT.

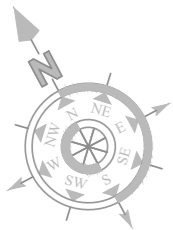
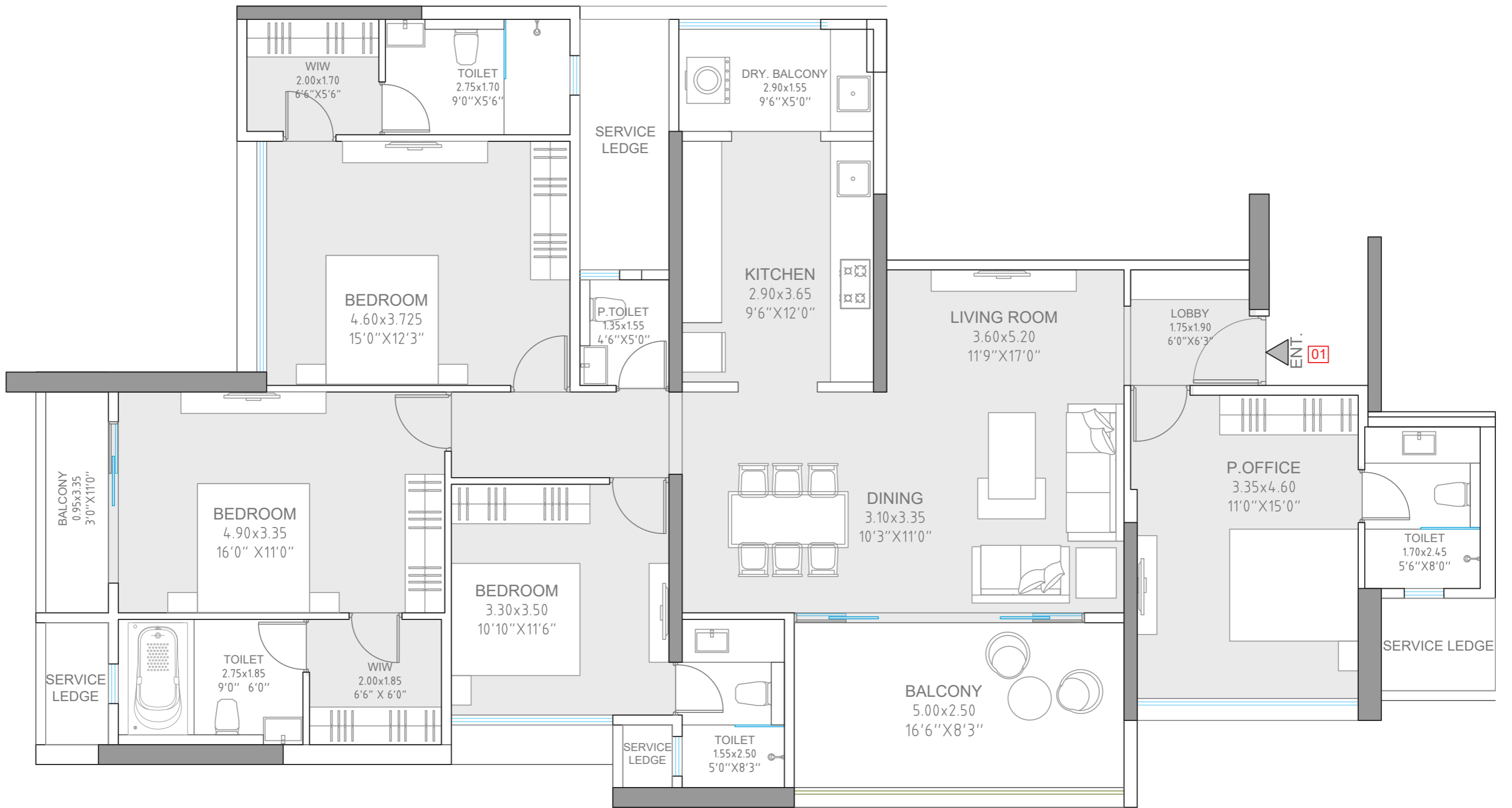


FLOOR PLANS

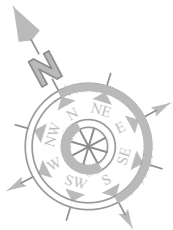
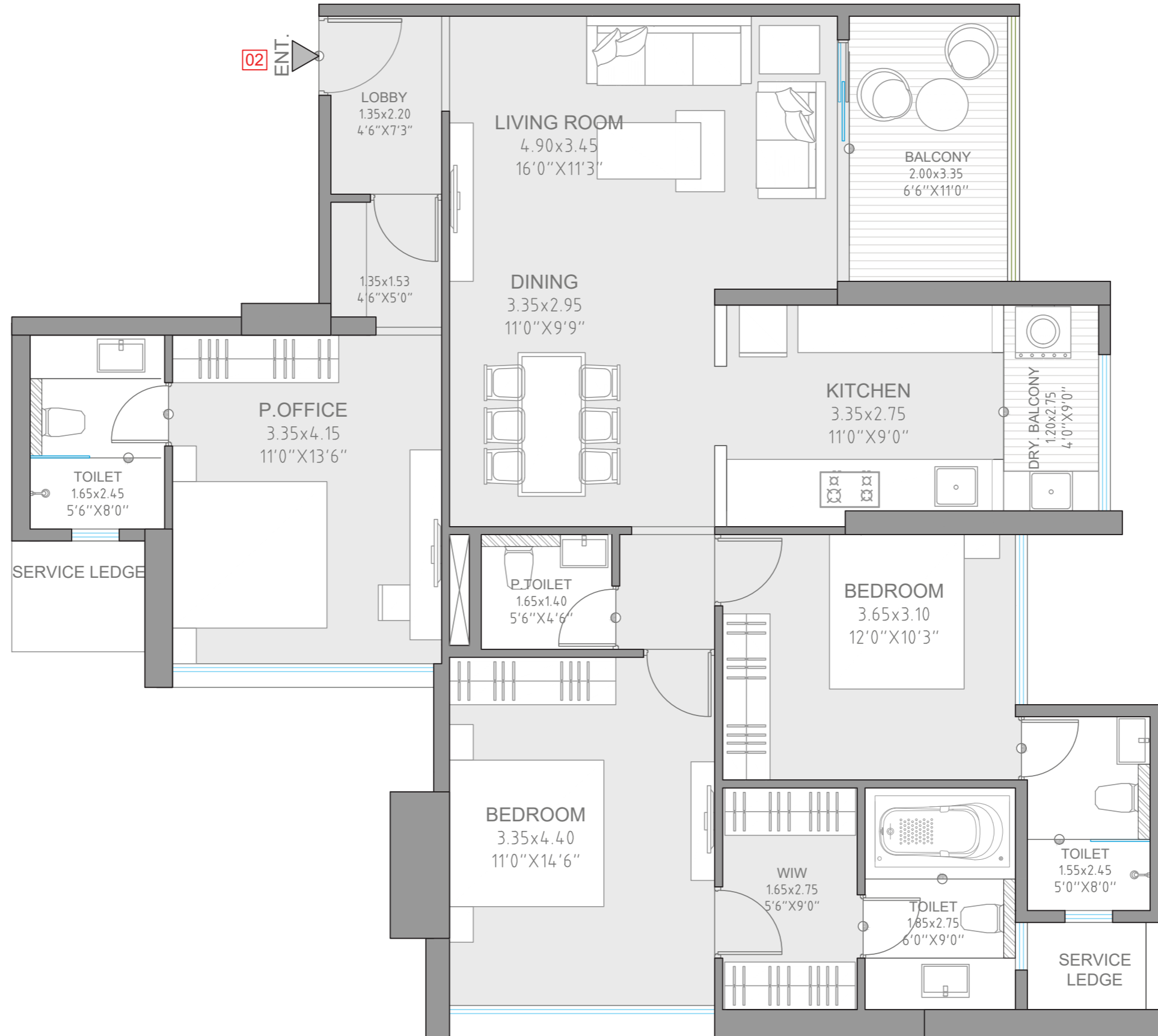
TYPICAL FLOOR PLAN

WING - B

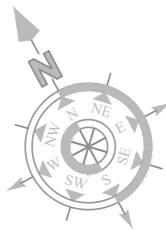
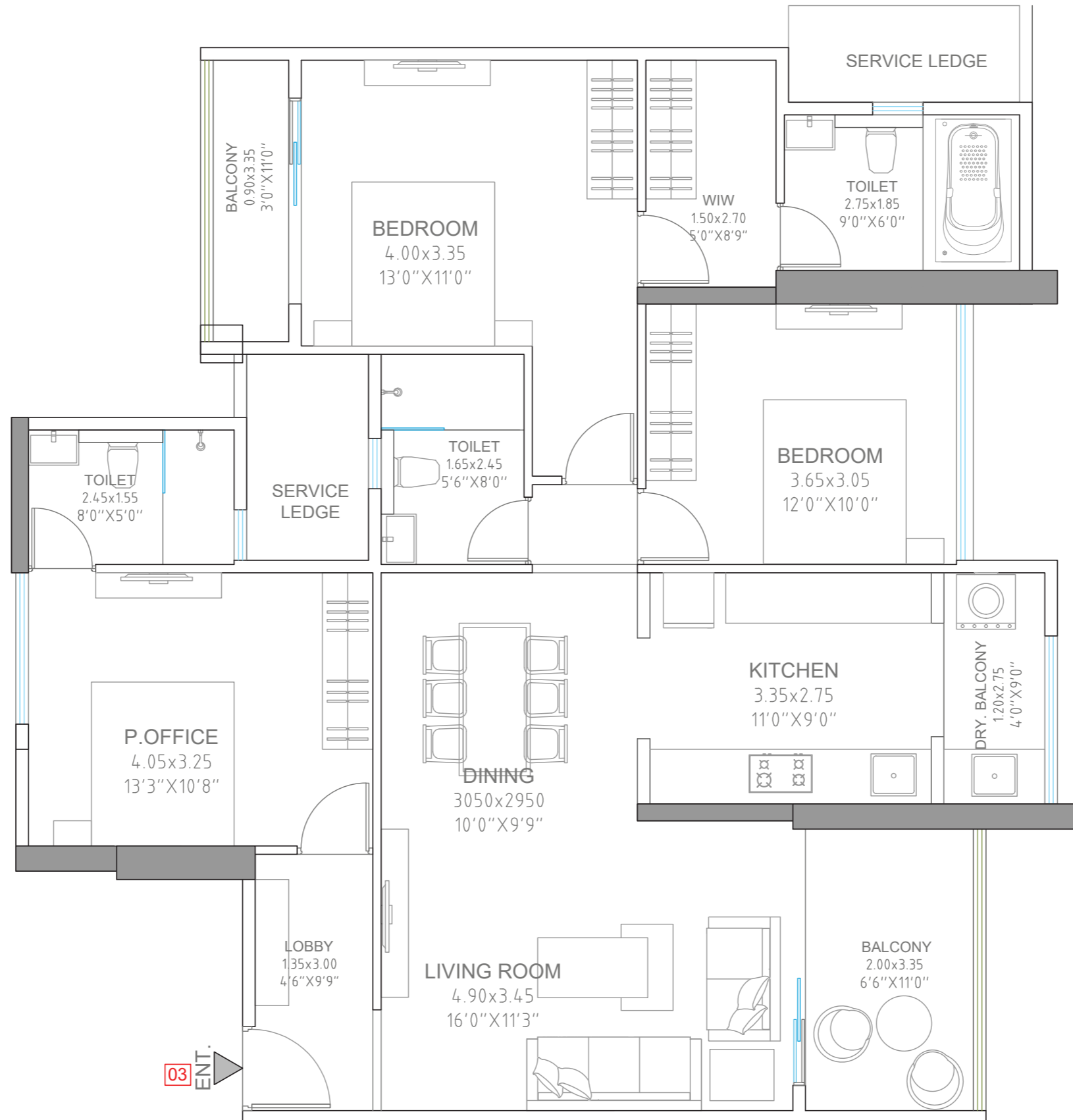




Series	Configuration	Total Carpet (Sq.mtr)	Total Carpet (Sq.Ft.)
01	4 BHK	165.19	1778



Series	Configuration	Total Carpet (Sq.mtr)	Total Carpet (Sq.Ft.)
02	3 BHK	120.44	1297



Series	Configuration	Total Carpet (Sq.mtr)	Total Carpet (Sq.Ft.)
03	3 BHK	118.73	1278

PRICE GRID

Typology	RERA Carpet	Tentative Pricing (₹)
3 BHK - Type 1	1278 Sq.Ft.	2.76 to 2.87 Cr
3 BHK - Type 2	1297 Sq.Ft.	2.80 to 2.91 Cr
4 BHK	1778 Sq.Ft.	3.86 to 3.99 Cr

Terms & Conditions -

1. Prices are effective to change at anytime without prior intimation
2. Above packages are exclusive of floor rise, amenity view & on possession charges

PROJECT BY:

VENKATESH LUXE
BY ANKUSH ASABE



MahaRERA No.:P52100055058
<https://maharera.mahaonline.gov.in>

