

Ceratec
WESTWINDS

Where the **winds** bring you home!



2 to 5.5 BHK Airy Home & **Duplex**

Maan Road, Hinjewadi - Phase 1

A serene beginning to a splendid chapter.



We aren't developing living spaces.
We are enriching **freedom.**



We aren't amplifying sunlight.
We are maximizing **life.**



We aren't easing connectivity.
We are perfecting **convenience.**

The gateway to a timeless lifestyle blend.

Come to the winds, for here is rest.



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WESTWINDS







Plentiful Amenities, Perfectly Balanced!



- **Swimming Pool**
- **Gymnasium**
- **Multipurpose Play Court**
- **Open Play Zones**
- **Children's Play Area**
- **Senior Citizen's Area**
- **Multipurpose Party Lawn**
- **Open Air Sit-out**
- **Recreational Corner**
- **BBQ Area**
- **Club House**













Refined Specs, Elevated Living!



- Video Door Phone
- Branded Vitrified Designer Tiles
- Designer Fittings
- Designer Sanitary Ware
- UPVC Windows
- Water Purifier Point in the Kitchen
- Geyser Point in Bathrooms
- Wooden Finish Tiles for the Balcony
- Modular Switches
- Internal Paint - Tractor Emulsion
- AC Point in Bedroom
- Inverter Point
- Fire fighting system in flat as per norm
- Both side laminated doors
- Bathroom Dado up to 6'9" height with mirror
- Kitchen Platform and Dado Tiles up to 4' height as per design
- Wooden finished PVC ceiling in hall balcony along with the common light



D
WING

C
WING

B
WING

A
WING

Flawless experience, forever impression!



3D VIEW 2 BHK

CARPET AREA 775-790 sq.ft.



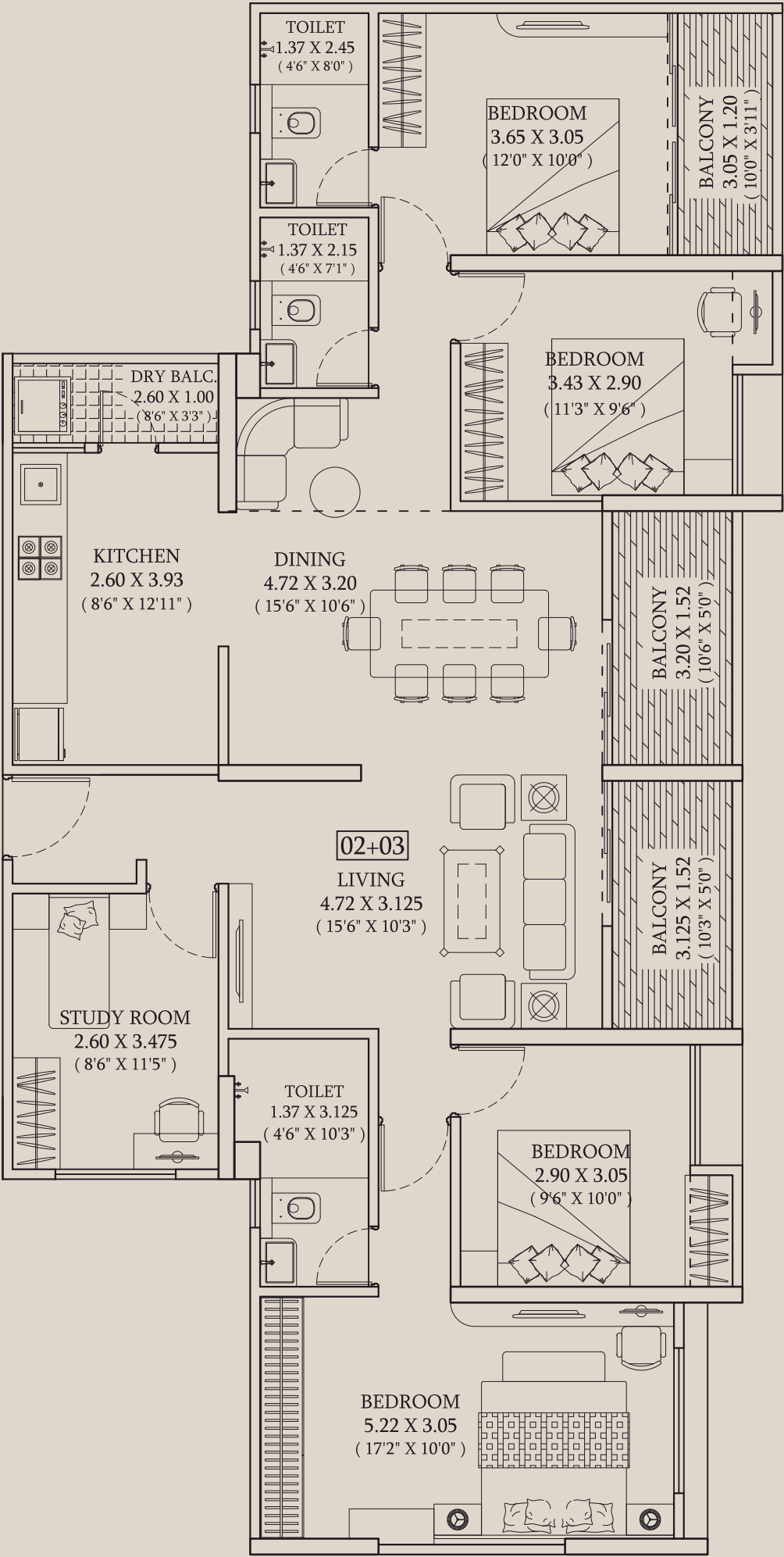
3D VIEW 3 BHK

CARPET AREA 985-1006 sq.ft.



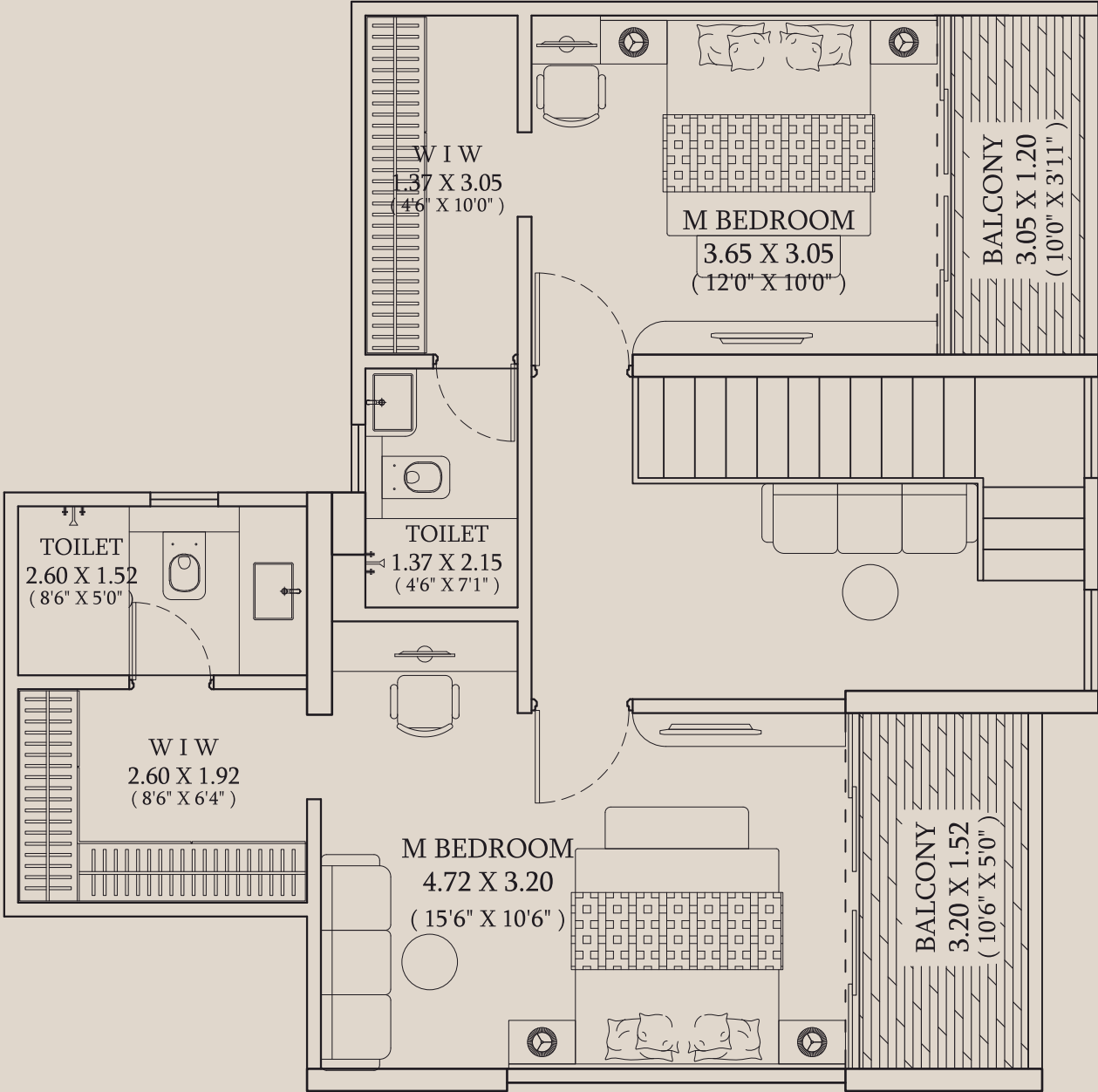
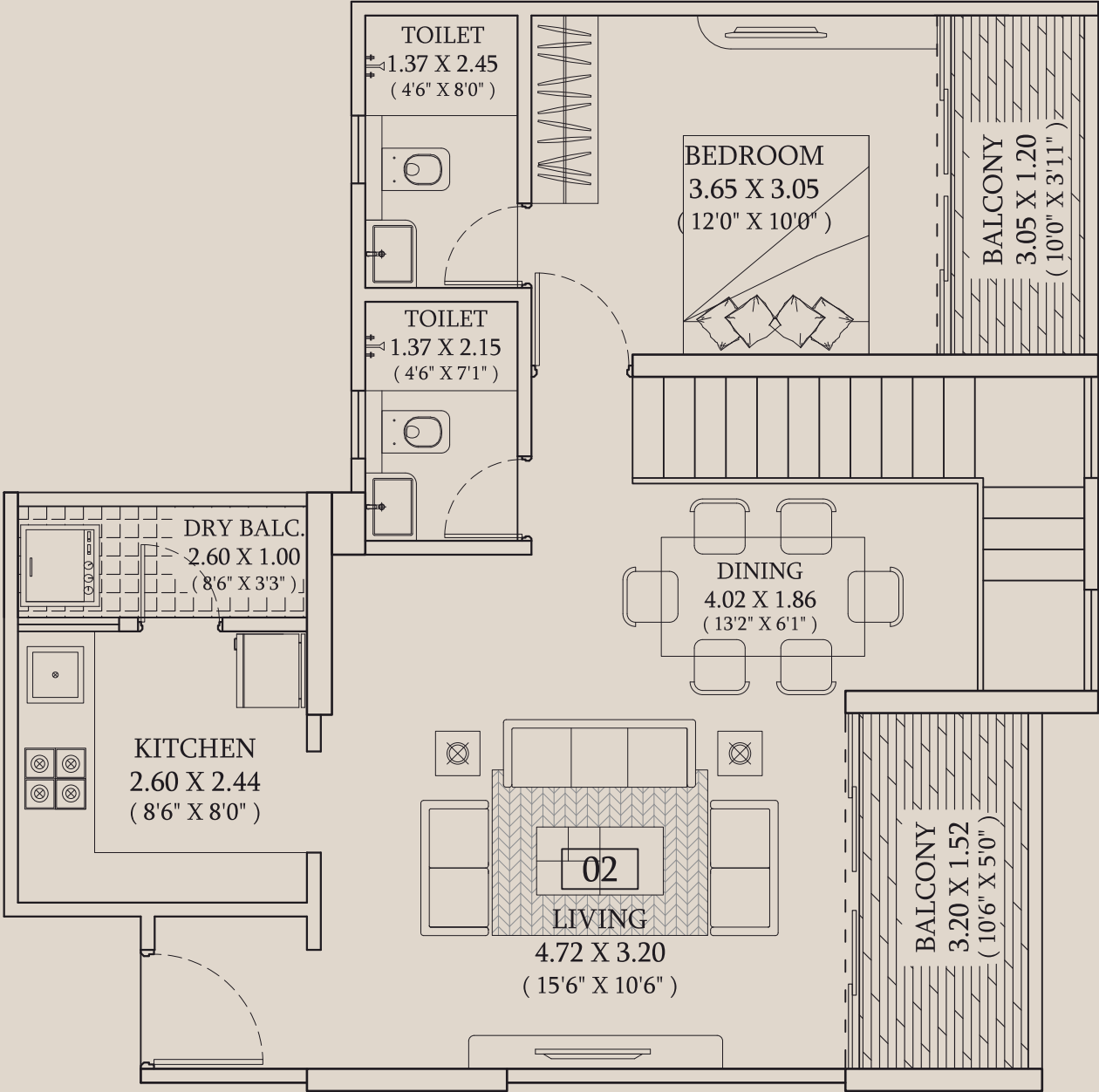
UNIT PLAN 4.5 BHK

CARPET AREA 1570 sq.ft.

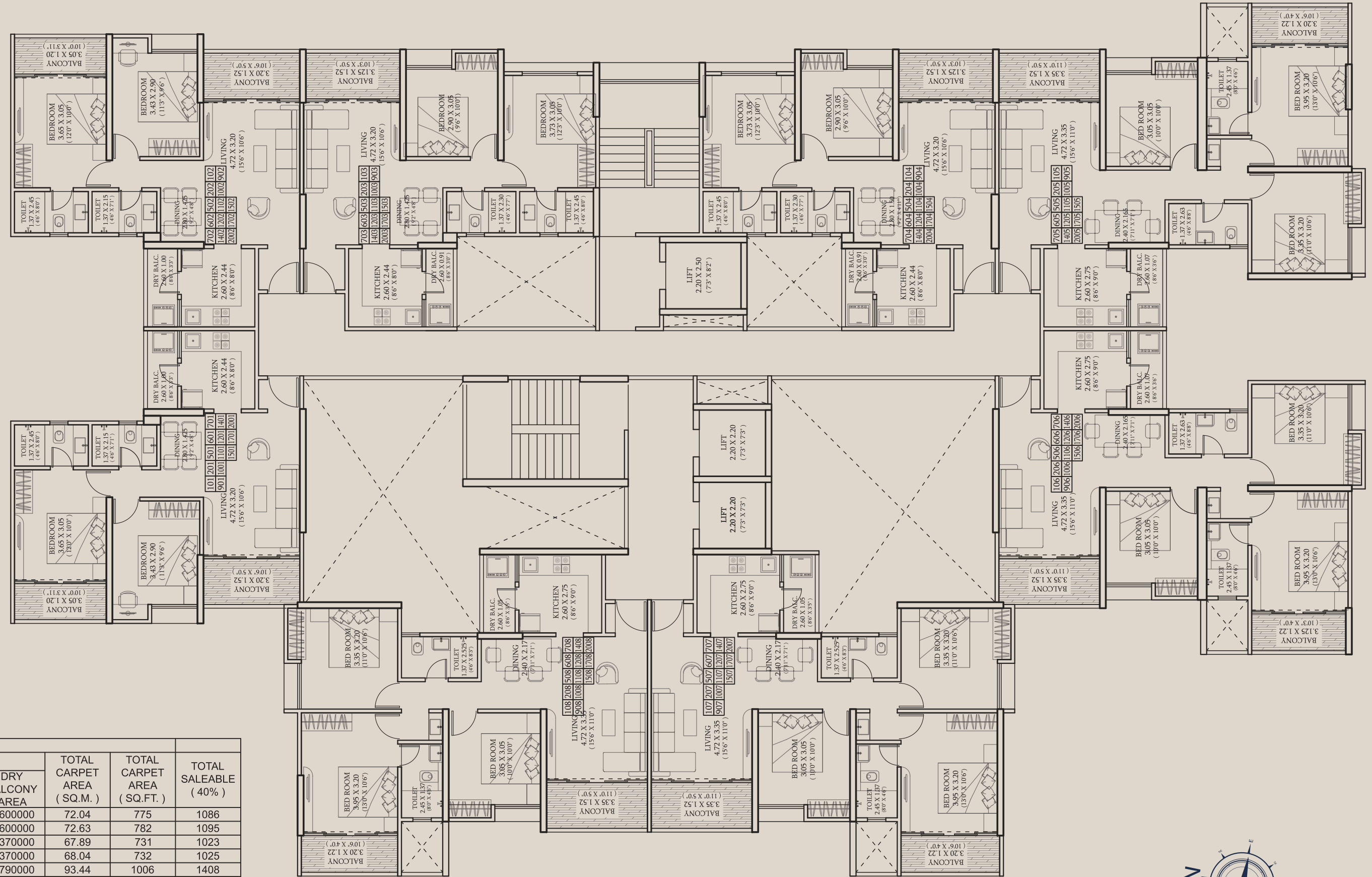


UNIT PLAN 3.5 BHK DUPLEX

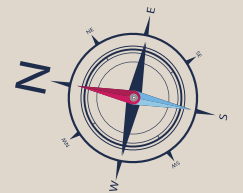
CARPET AREA 1561 sq.ft.



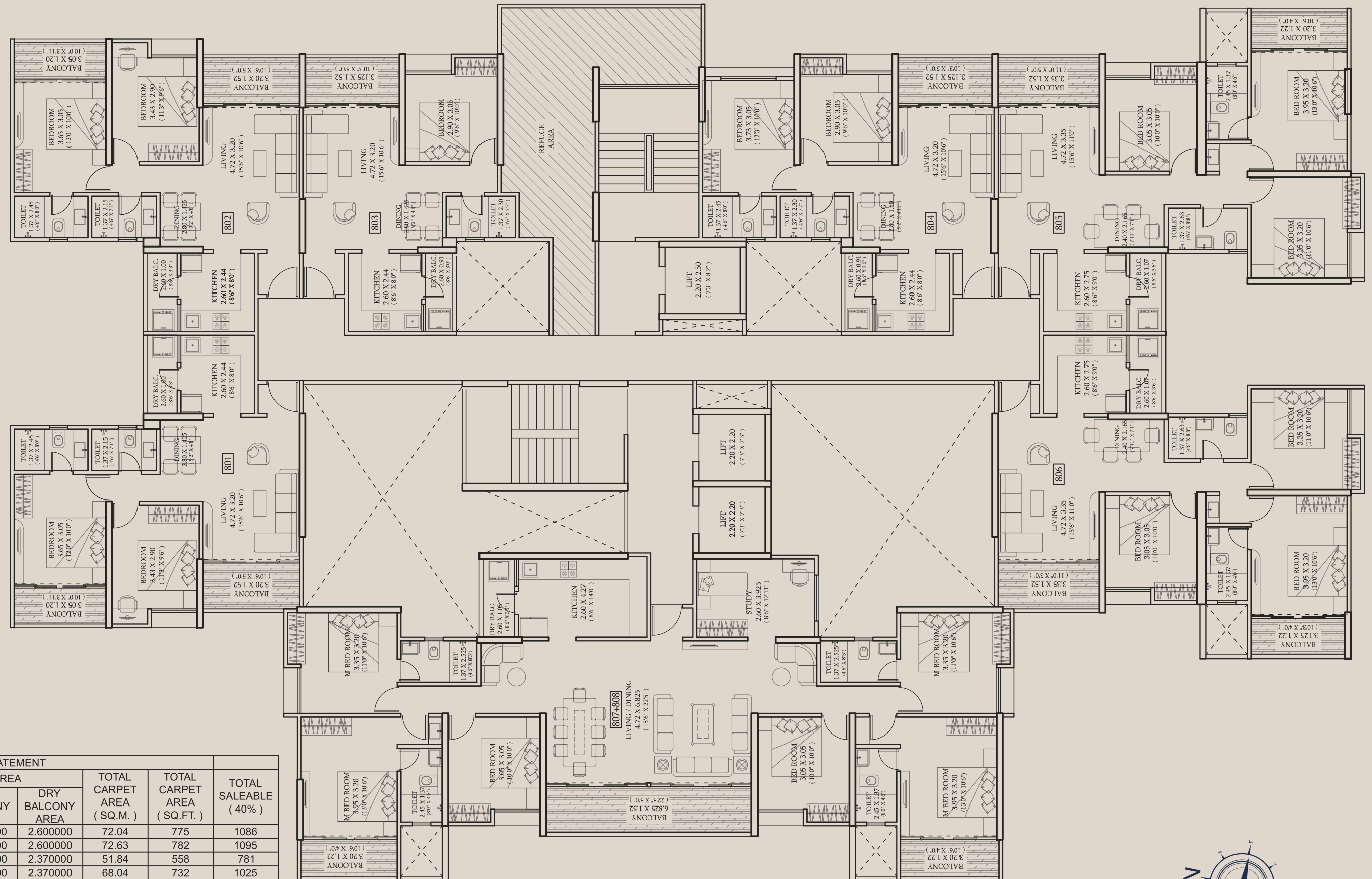
Typical Floor Plan Phase I - Wing A



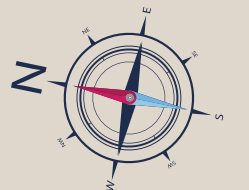
FLAT NO.	FLAT TYPE	AREA STATEMENT			TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (40%)
		CARPET AREA					
		FLAT CARPET	OPEN BALCONY AREA	DRY BALCONY AREA			
101	2 BHK (B)	60.920000	8.520000	2.600000	72.04	775	1086
102	2 BHK (B)	61.510000	8.520000	2.600000	72.63	782	1095
103	2 BHK (S)	60.770000	4.750000	2.370000	67.89	731	1023
104	2 BHK (S)	60.920000	4.750000	2.370000	68.04	732	1025
105	3 BHK	81.650000	9.000000	2.790000	93.44	1006	1408
106	3 BHK	81.050000	8.900000	2.790000	92.74	998	1398
107	3 BHK	79.870000	9.090000	2.730000	91.69	987	1382
108	3 BHK	79.870000	9.000000	2.730000	91.60	986	1380
					650.07	6997	9796



Refuge Floor Plan Phase I - Wing A

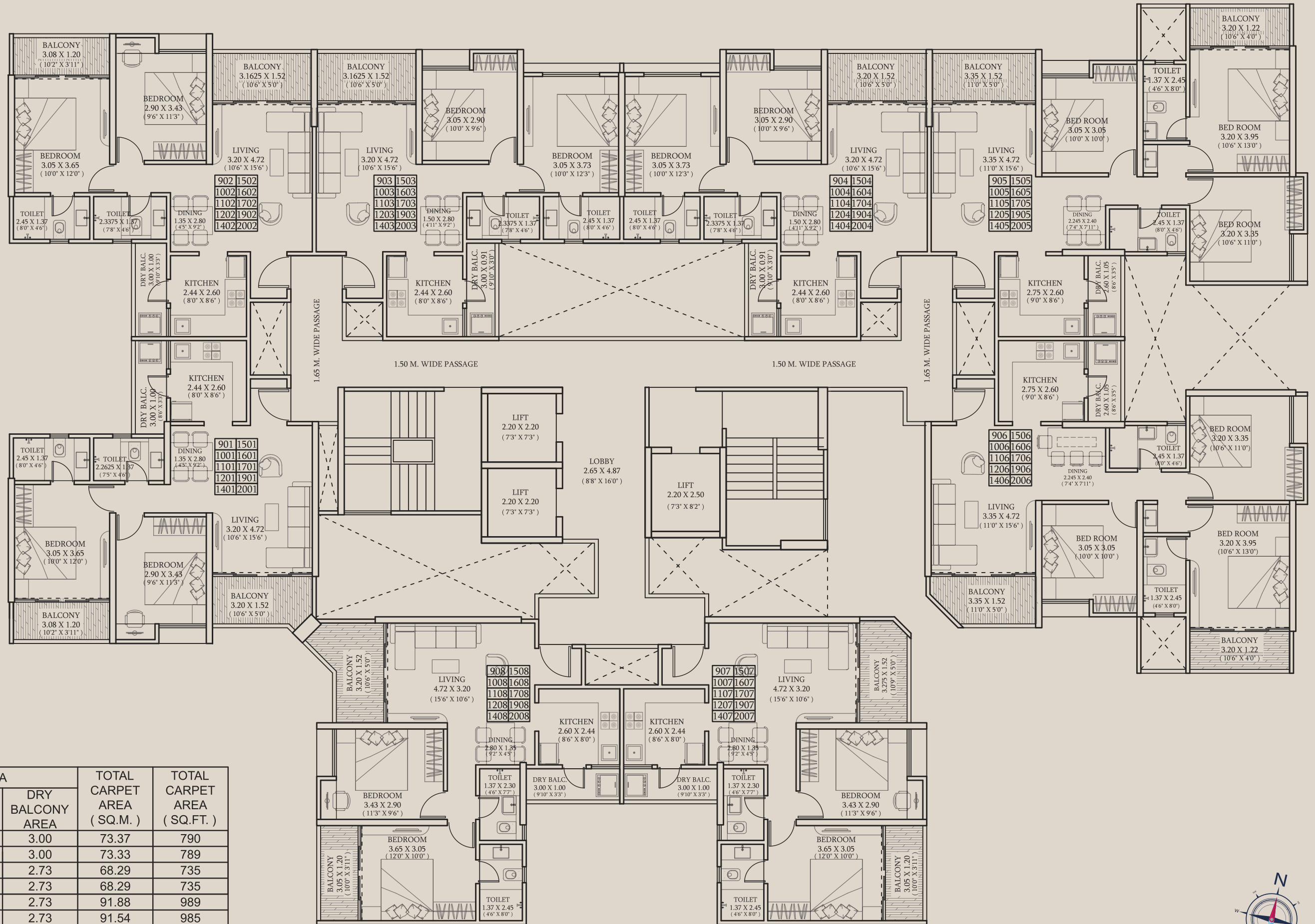


FLAT NO.	FLAT TYPE	AREA STATEMENT					
		CARPET AREA			TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (40%)
		FLAT CARPET	OPEN BALCONY AREA	DRY BALCONY AREA			
801	2 BHK (B)	60.920000	8.520000	2.600000	72.04	775	1086
802	2 BHK (B)	61.510000	8.520000	2.600000	72.63	782	1095
803	1 BHK	44.720000	4.750000	2.370000	51.84	558	781
804	2 BHK (S)	60.920000	4.750000	2.370000	68.04	732	1025
805	3 BHK	81.650000	9.000000	2.790000	93.44	1006	1408
806	3 BHK	81.050000	8.900000	2.790000	92.74	998	1398
807+808	6.5 BHK SIMPLEX	165.610000	18.270000	2.730000	186.61	2009	2812
					637.34	6860	9604

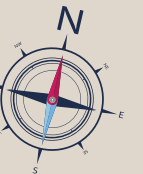


Typical Floor Plan

B Wing

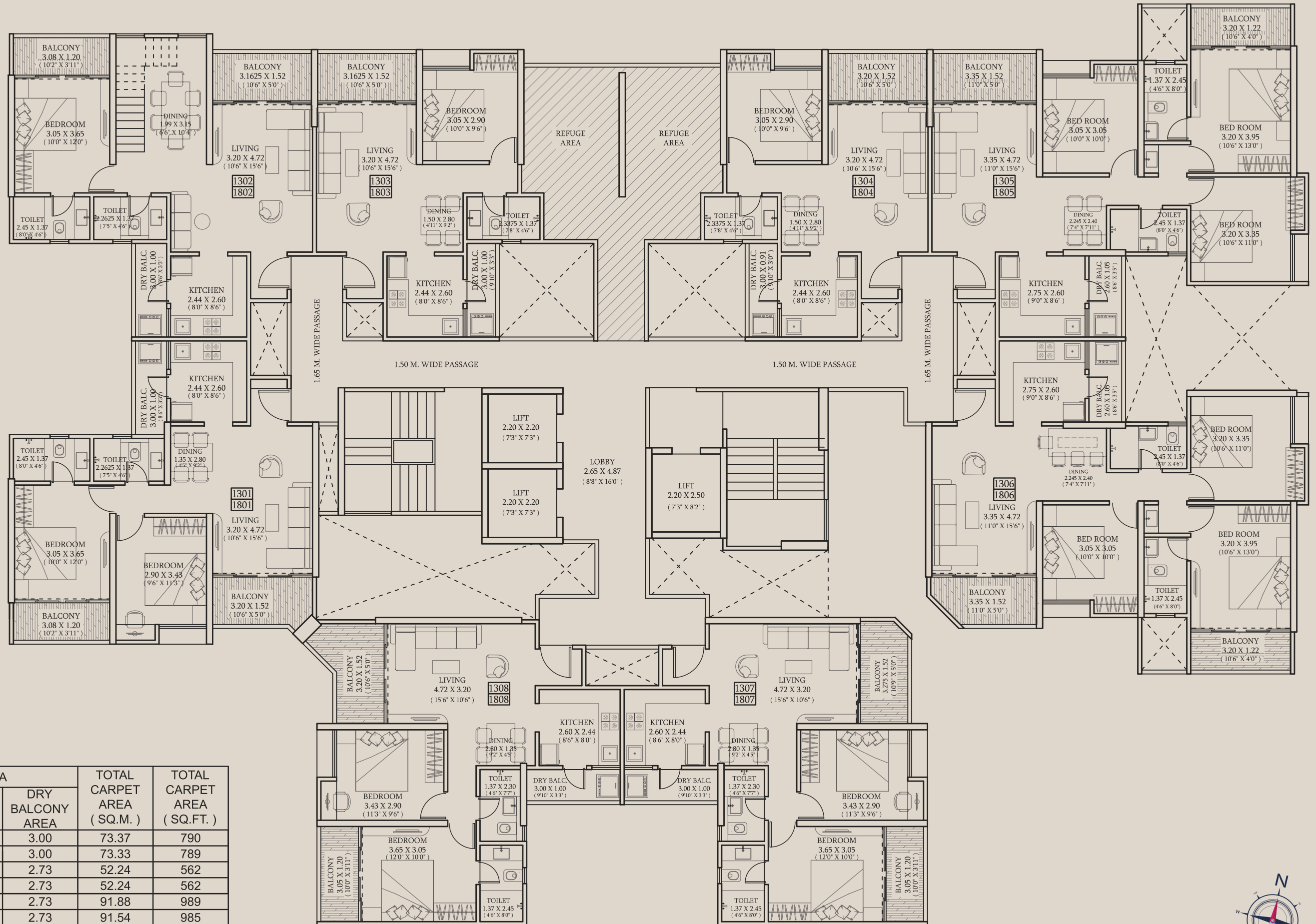


FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALCONY AREA	DRY BALCONY AREA		
101	2 BHK (B)	61.82	8.55	3.00	73.37	790
102	2 BHK (B)	61.82	8.51	3.00	73.33	789
103	2 BHK (S)	60.76	4.80	2.73	68.29	735
104	2 BHK (S)	60.76	4.80	2.73	68.29	735
105	3 BHK	80.21	8.94	2.73	91.88	989
106	3 BHK	80.21	8.60	2.73	91.54	985
107	2 BHK (B)	61.77	8.53	3.00	73.30	789
108	2 BHK (B)	61.77	9.42	0.3	74.19	799

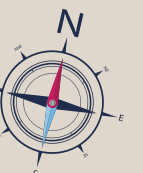


Refuge Floor Plan

B Wing



FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALCONY AREA	DRY BALCONY AREA		
801	2 BHK (B)	61.82	8.55	3.00	73.37	790
802	2 BHK (B)	61.82	8.51	3.00	73.33	789
803	1 BHK	44.71	4.80	2.73	52.24	562
804	1 BHK	44.71	4.80	2.73	52.24	562
805	3 BHK	80.21	8.94	2.73	91.88	989
806	3 BHK	80.21	8.60	2.73	91.54	985
807	2 BHK (B)	61.77	8.53	3.00	73.30	789
808	2 BHK (B)	61.77	9.42	00.3	74.19	799



Elegance and Brilliance in the **Heart of Hinjewadi**



Key Distances

Rudiment Int. School	950 m
Apollo Diagnostics	1.3 km
Nexus Care Hospital	1.4 km
Fountain Market	1.6 km
Grand High Street	3.1 km
Hinjewadi IT Park	3.2 km
Euro Kids Pre-School	3.4 km
Reliance Fresh	3.5 km
Pawar Public School	3 km
Wipro	4 km
XION Mall	5.6 km
Big Bazaar	5.6 km
D Mart	5.7 km
Phoenix Marketcity Wakad	7.4 km
Symbiosis College	11 km
Chinchwad Station	13 km
Metro Station (proposed)	2.3 km
Pune Mumbai Expressway	6 km
HP, Indian Oil Petrol Pumps	300 m
SBI	3.0 km



In the heart of IT companies

Completed Projects:



CERATEC CITY
Katraj-Kondhwa Road



CERATEC GREENS
Katraj



ANTARA
Katraj-Kondhwa Road



PRISTINE PACIFIC
Ambegaon



AVIKA
Katraj-Kondhwa Road



D-MART
Kondhwa, Ambegaon & Kiwale



GARIMA PAVILION
Kiwale

About Ceratec:



Founded in 2000, this journey has come a long way since its inception. A family-run group with deeply rooted values has made Ceratec Group one of Pune's leading Real Estate brands. Ceratec has the vision to provide futuristic state-of-the-art lifestyle spaces suiting every budget. Our personal involvement at each level goes into every project.

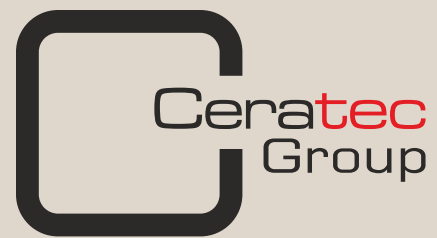
- 24 Years of Experience
- 16 Million Sq. Ft. Area Developed
- 12+ Successful Projects



Let the winds of excellence
take you towards your dreams!







 **88 22 89 89 89** | www.ceratecgroup.com

SITE: Maan Road, Hinjewadi Phase 1, Pune.

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