



WELCOME TO
PRIDE OF CHINCHWAD

FOR EVERYONE
IT'S CHINCHWAD'S
NEW LANDMARK

FOR YOU, **IT'S HOME**
FOR US, IT'S A DREAM



THIS IS

TREND

PALACIO

PRIDE OF CHINCHWAD

3,4 & 4.5 BHK
LUXE RESIDENCES




**A NEW
LIFESTYLE SENSATION
TAKES BIRTH AT
CENTRAL CHINCHWAD**

Step into a world where your home is not just a residence; it's a statement of sophistication. Where the boundary between indoors and outdoors dissolves.

Here, each floor is a testament to meticulous design. Each room is a canvas showcasing the beauty of Chinchwad's natural landscape.

Imagine waking up to the gentle embrace of fresh air, or winding down with a sunset painting the sky. That's everyday at ITrend Palacio.





LUXURY IS KNOWING
THAT TOMORROW'S ICON,
IS ONE YOU
ALREADY OWN.

THE **LEGACY** OF



15+	1.5	3.5	2+
Years of Building Trust	Million Sq. Ft. Delivered	Million Sq. Ft. Ongoing	Million Sq. Ft. Upcoming

OUR BRAND **ETHOS**



Perfection takes the center-stage for us when it comes to crafting timeless abodes of sophistication and endless comfort.



We have raised our bars in terms of commitment, perfection, and precision to bring home buyers closer to their aspirations, one brick at a time.



Investing in a home is more than an emotional decision for a home buyer. Because he is investing his dreams in it. And we leave no stone unturned in providing them with abodes that are a reflection of highest standards of construction.



We're not just into the business of constructing walls and indows. We're the architects who ignite happiness and satisfaction in the lives of customers who aspire to own a home of their dreams.



OUR VISION

Pioneering the future of premium real estate, our vision encompasses an innovative landscape where premium quality, affordability & sustainability harmonize seamlessly, heralding a new era of inclusive futuristic living experiences

OUR MISSION

Redefining premium real estate standards by embracing innovation ,sustainability & forward - thinking design, curating exceptional living spaces that inspire individuals to embrace the future with affordability , accessibility & an upgraded lifestyle.

COMPLETED PROJECTS

ITREND LIFE, WAKAD | ITREND HOMES, HINJAWADI II
BUSINESS HOUSE, MOSHI | SAHEEL FORTUNE PARK-I, MOSHI
SAHEEL CALYSTA, WAKAD | SAHEEL RESIDENCY, PIMPRI
SAHEEL ELEGANCE, THERGAON | ITREND LIFE 3, WAKAD
ITREND LIFE 2, WAKAD | SAHEEL FORTUNE PARK-II, MOSHI

ONGOING PROJECTS



**ITREND
FUTURA**
2 & 3 BHK Future Ready
Homes at Baner NX

Rera Date
Mar - 28 & Dec - 28
Expected Delivery Date
Mar - 27 & Dec - 27



**ITREND
CityLife**
Convertible 2 & 3 BHK,
Retail Spaces in Hinjewadi P- I

Rera Date
Dec - 27
Expected Delivery Date
Dec - 26



**ITREND
WATERFRONT**
Bonus 1 & 2 BHK Homes, RAVET
1 & 2 BHK Homes in Ravet

Rera Date
Sep - 25
Expected Delivery Date
Aug - 24



**ITREND
Life+**
CENTRAL WAKAD
2 & 3 BHK Plush Homes
in Central Wakad

Rera Date
Mar - 25
Expected Delivery Date
Oct - 24

WELCOME
TO A WORLD OF
DISTINCT & EXCLUSIVE
LUXURY

WORLD CLASS FITTINGS
KOHLER OR EQUIVALENT



SPLENDID VIEWS
WITH NO COMMON WALLS



GEM OF A LOCATION



HEALTHCARE SERVICES

Aditya Birla Memorial Hospital • Lokmanya Hospital



EDUCATIONAL INSTITUTES

Elpro International School • SNBP International School
Podar International School



SHOPPING & ENTERTAINMENT

Elpro City Square Mall • Phoenix Mall



NEARBY TRANSPORT NODES

Old Mumbai - Pune Highway
Proposed Metro Station • Chinchwad Railway Station

PLUSH BATHTUBS





GRAND FOYER



HOME AUTOMATION



SWITCHLESS TOUCH PANEL



MOTION SENSOR LIGHTS



VIDEO DOOR PHONE

DISTINCTIVE LIFESTYLE AMENITIES



Podcasting Studio



Guest Room in Each Wing



WFH Room in Each Wing





ONE ADDRESS

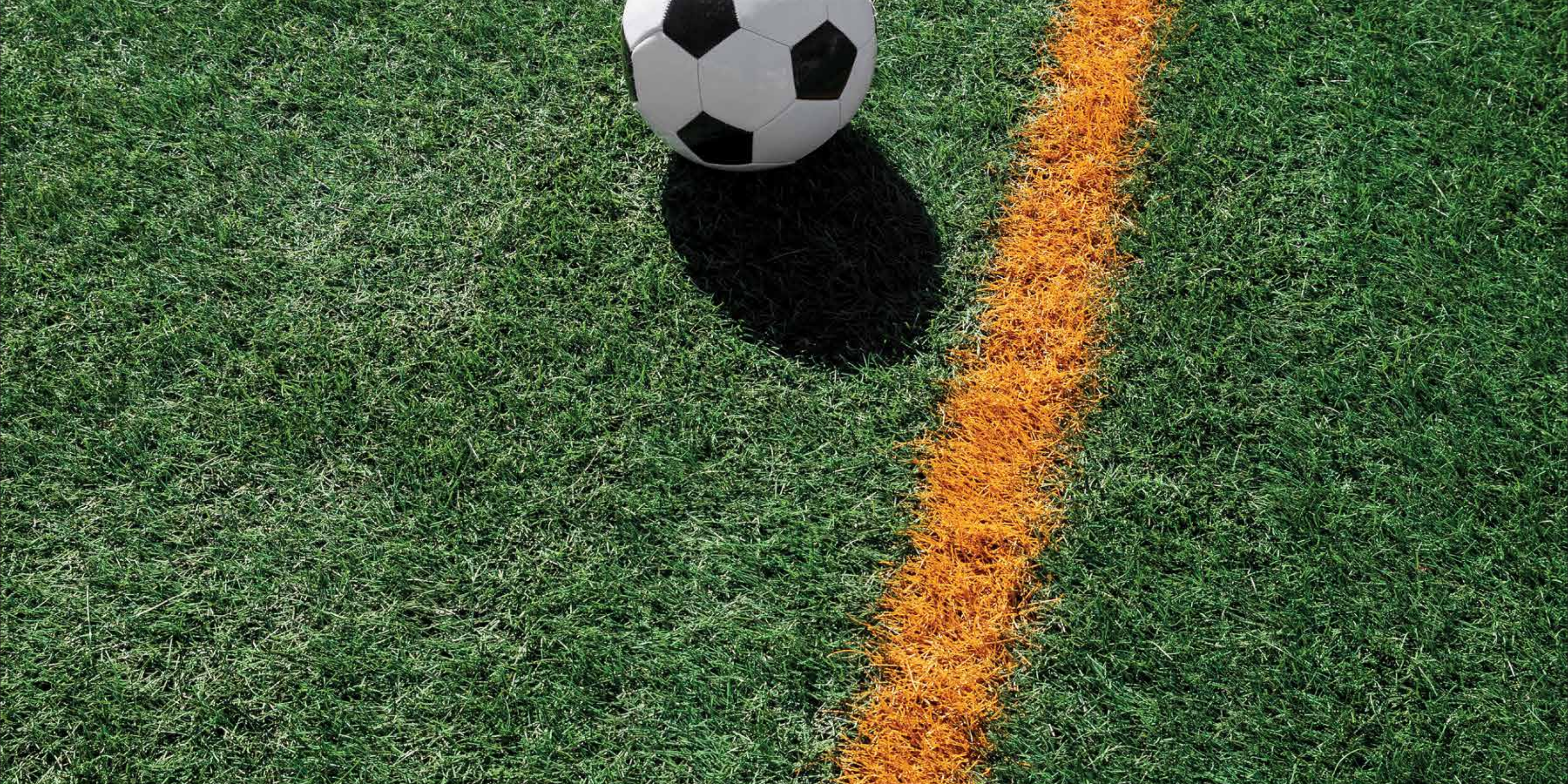
**35+ DIFFERENT WAYS
TO ELEVATE YOUR LIFESTYLE.**

LUXE
LIFESTYLE AMENITIES



CLUB PALACIO

With its contemporary design, sleek furnishings, and vibrant ambiance, This splendid party pad sets the stage for memorable events that will be talked about for years to come.



MULTI PURPOSE PLAY COURT

Whether it's a spirited game of basketball, a friendly match of tennis, or simply honing your skills at your favorite sport, the play court provides the perfect backdrop for staying active and healthy.



Representative image

BANQUET HALL

Grand wedding receptions. Corporate galas. Intimate family get-togethers. Our Banquet Hall is a perfect place where celebrations turn into unforgettable moments. Impeccably appointed with modern amenities, our banquet hall effortlessly combines timeless elegance with contemporary comforts.

ROOFTOP INFINITY POOL





Representative image

ROOFTOP STARGAZING DECK

Stare at the expansive universe and its star-studded revelations from the star-gazing deck and bring out the space researcher within you.



ROOFTOP PARTY LOUNGE & GARDEN

Designed to be the epicenter of activity and relaxation, this expansive green space invites residents to unwind, connect, and play. It's the perfect setting for creating lasting memories and fostering community.



Representative image

ROOFTOP EXERCISE DECK

Whether you prefer a brisk morning workout or a serene yoga session at sunset, our deck provides the ideal setting to embrace an active lifestyle.



Representative image

ROOFTOP GYMNASIUM

From the moment you step onto the sleek flooring to the exhilarating challenge of our diverse equipment selection, Every aspect of our gymnasium is crafted with your wellness journey in mind.



MOVIE UNDER THE STARS

Indulge in a cinematic experience like no other with our sky theatre amenity, where movie nights under the stars take on a whole new meaning.

**EXQUISITELY
PLUSH LIVING.**
EXCLUSIVELY YOURS.



Representative image

DINING AND LIVING ROOMS WITH ITALIAN GLAZE MARBLE

Let the richness of Italian Marble flooring in the living and dining area transport you to a world where luxury knows no bounds and every moment is adorned with refinement.



Representative image

KING SIZE BEDROOM

Designed for those who appreciate the finer things in life, our king-size bedrooms offer the perfect blend of style and functionality.



Representative image

KITCHEN

Adorned with top-of-the-line appliances, designer finishes, and ample space for culinary creativity, the lavish kitchen is more than just a chopping place. It's a masterpiece of modern living.



Representative image

LAVISH BATHROOM

Whether it's a refreshing morning routine or a blissful unwind after a long day, our lavish bathrooms elevate everyday moments into extraordinary experiences.

MASTER LAYOUT

LEGENDS

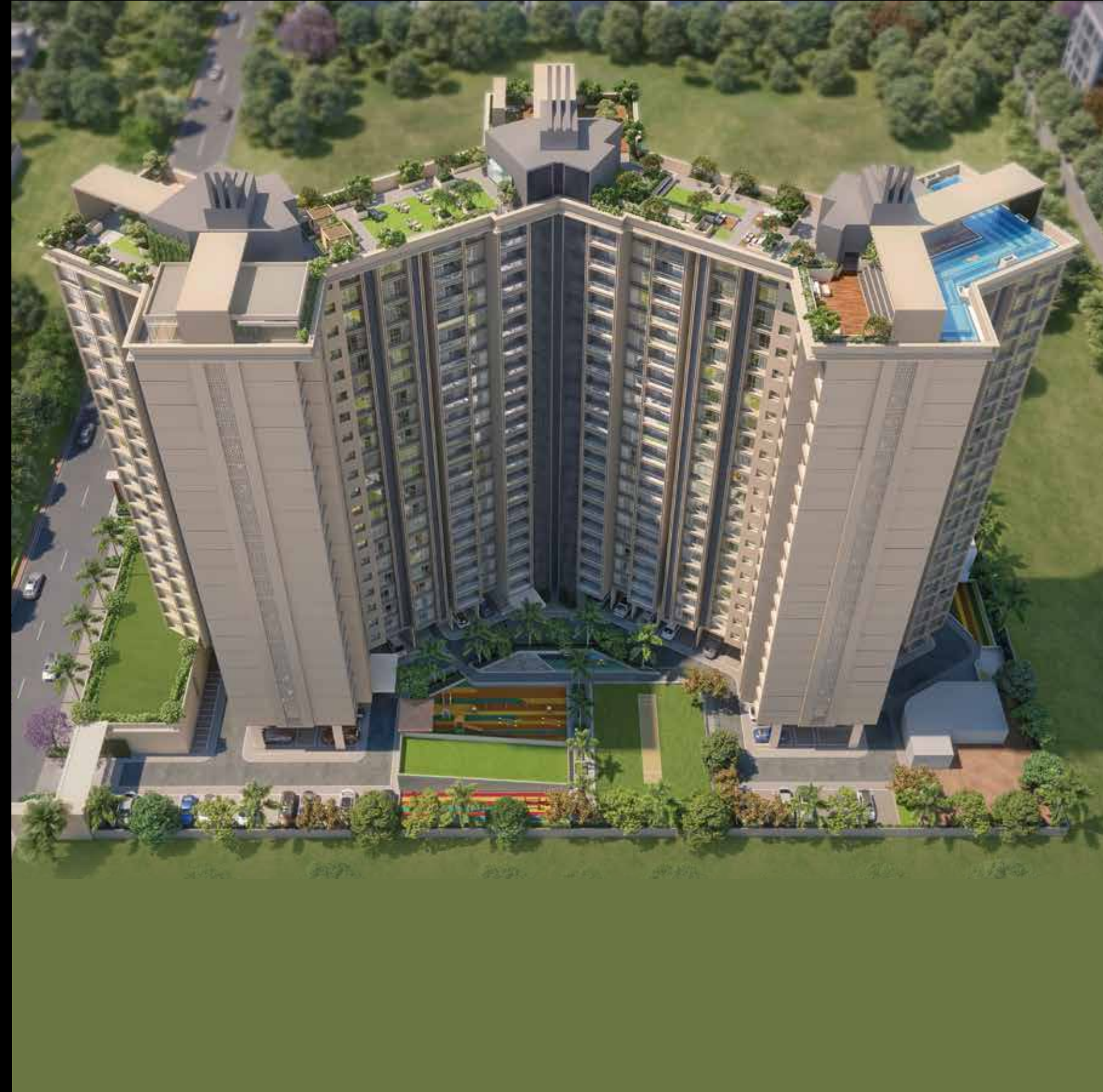
TERRACE FLOOR

- 01 STARGAZING DECK
- 02 LAWN WITH BAR COUNTER
- 03 OPEN DINING
- 04 GAZEBO SEATING
- 05 GAZEBO SEATING
- 06 BAR COUNTER
- 07 GLASS HOUSE
- 08 MALE TOILET
- 09 FEMALE TOILET
- 10 YOGA ROOM AND ZUMBA
- 11 GYM
- 12 TRESLLIS WITH SEATING
- 13 TRESLLIS WITH SEATING
- 14 MULTIPURPOSE LAWN
- 15 MOVIE SCREENING
- 16 OPEN GYM
- 17 SWINGS
- 18 ENTRY TO FESTIVE COURT
- 19 FESTIVE COURT
- 20 HERBAL GARDEN
- 21 AMPHITHEATRE SEATING
- 22 OPEN GYM
- 23 LAWN
- 24 DECK SEATING
- 25 DECK SEATING
- 26 OPEN GYM
- 27 PARTY DECK
- 28 AMPHITHEATRE SEATING
- 29 SCULPTURE PEDESTAL
- 30 KID'S POOL
- 31 ADULT'S POOL
- 32 VANISHING EDGE
- 33 STEPS WITHIN POOL
- 34 WATER FOUNTAIN

- 35 MAINTENANCE DECK
- 36 SHOWER AREA
- 37 CHANGING ROOMS
- 38 PANTRY
- 39 STORE
- 40 OPEN DINING

GROUND FLOOR

- 41 ENTRY WITH CAB & BUS PICK UP & SECURITY CABIN
- 42 DROP OFF
- 43 DRIVEWAY
- 44 WALKING TRAIL
- 45 WATERBODY
- 46 CLIMBING WALL
- 47 BOX CRICKET
- 48 SENIOR CITIZEN COURT
- 49 PARENT'S SEATING AREA
- 50 FEATURE WALL
- 51 GAZEBO SEATING
- 52 SEATING COURT
- 53 CONNECTING BRIDGE
- 54 ACUPRESSURE PATHWAY
- 55 OUTDOOR EXERCISE STATION
- 56 TEMPLE AND TEMPLE COURT
- 57 ADVENTURE'S PLAY AREA
- 58 PARTY LAWN
- 59 CHILDREN AREA
- 60 SEAT
- 61 AMPHITHEATER
- 62 MULTIPURPOSE HALL (DOUBLE HEIGHT)
- 63 INDOOR GAMES
- 64 PETS PARK
- 65 PODCAST STUDIO
- 66 EXIT WITH SECURITY CABIN





SPECIFICATIONS

STRUCTURE

- ▶ RCC framed earthquake resistant structure.

INTERNAL FINISH

- ▶ Ceiling & wall Gypsum finish plaster with semi acrylic paint in living, Kitchen, Utility & Bedrooms.
- ▶ Grid false ceiling in Toilets.

EXTERNAL FINISH

- ▶ Acrylic paint on external walls.

TILING

- ▶ Italian Marble in living and dining.
- ▶ 800mm X 1600mm vitrified flooring in Kitchen & bedroom.
- ▶ Anti-skid flooring tiles in Toilets, Utility and Terrace.
- ▶ Designer glazed tiles for Toilets, Kitchen & Utility dado.
- ▶ Artificial stone/Granite platform with stainless steel sink in Kitchen.
- ▶ Granite stone platform with table top basin in Toilets.
- ▶ Granite window frame.

PLUMBING

- ▶ CPVC concealed supply plumbing in Kitchen, Utility & Toilets.
- ▶ SWR PVC slung plumbing for drainage & storm water in Kitchen, Utility, Toilets & Terraces.
- ▶ Branded CP & Sanitary fittings in Toilets.
- ▶ Washing machine point provision in Utility.
- ▶ Separate Stainless steel sink in Utility for washing.

ELECTRICAL

- ▶ Concealed copper wiring with modular switches.
- ▶ TV & Telephone point in Living & Master bedroom.
- ▶ Exhaust fan provision in Kitchen & Toilets.
- ▶ AC point provision in Living & all bed room.
- ▶ Invertor point provision.
- ▶ Geyser point provision in Toilets.

- ▶ Wi-fi point provision in Living passage area.
- ▶ Fridge, chimney, aqua guard & washing machine point provision in Kitchen.

AUTOMATION

- ▶ Digital Video Door Phone – 3 tier.
- ▶ Automation system: Lights, fans, and geysers are on automation. (Flat automation: One switchboard controls all its points in every room except toilets and all balconies)
- ▶ Combination of Switchless touch panels & Branded modular switches
- ▶ Sensor based lights in all toilets
- ▶ Digital Door Lock (Finger Print Sensor & Numerical)

DOOR & FRAMES

- ▶ Laminated door frames for Main & bedroom doors.
- ▶ Granite door frames for toilets.
- ▶ Laminated Moulded door shutters.
- ▶ Laminated Moulded door shutters with mortise lock for Bedroom & Toilet doors.

WINDOWS

- ▶ 3 Track Aluminium sliding windows with mosquito net.
- ▶ Aluminium openable window in Toilets with exhaust provision.
- ▶ Designer Toughened glass railing in Living & bed room terraces.

SECURITY SYSTEM

- ▶ CCTV in common areas
- ▶ Fire alarm system

SOLAR SYSTEM

- ▶ Solar PV system for common area

COMMON AREAS

- ▶ Automatic Elevators
- ▶ Power backup for common areas
- ▶ Decorative entrance lobby on ground floor



UNIT PLANS

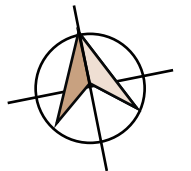
3 BHK - A UNIT PLAN

Carpet Area
1236 sq.ft



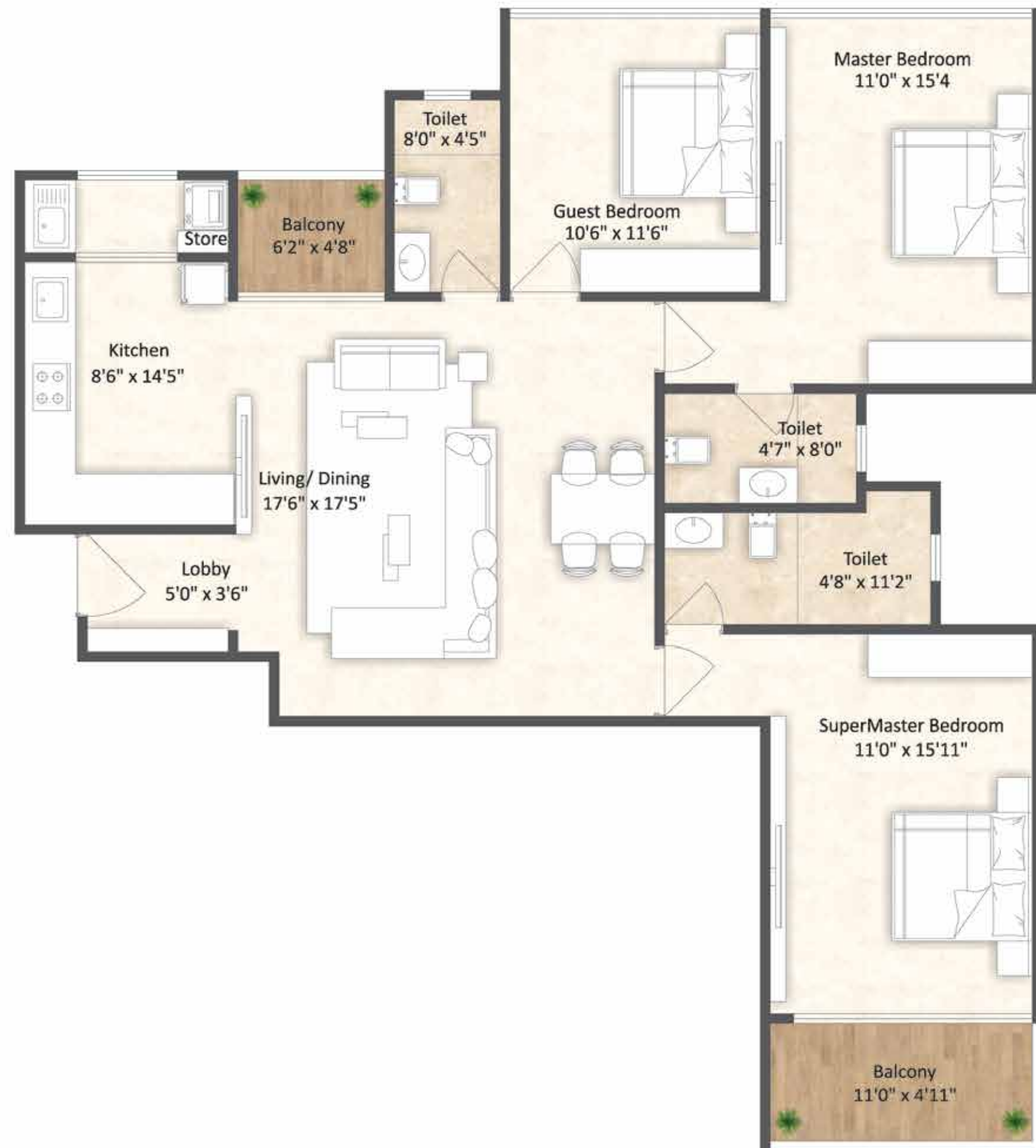
3 BHK - B UNIT PLAN

Carpet Area
1230 sq.ft



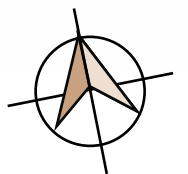
3 BHK - C UNIT PLAN

Carpet Area
1210 sq.ft



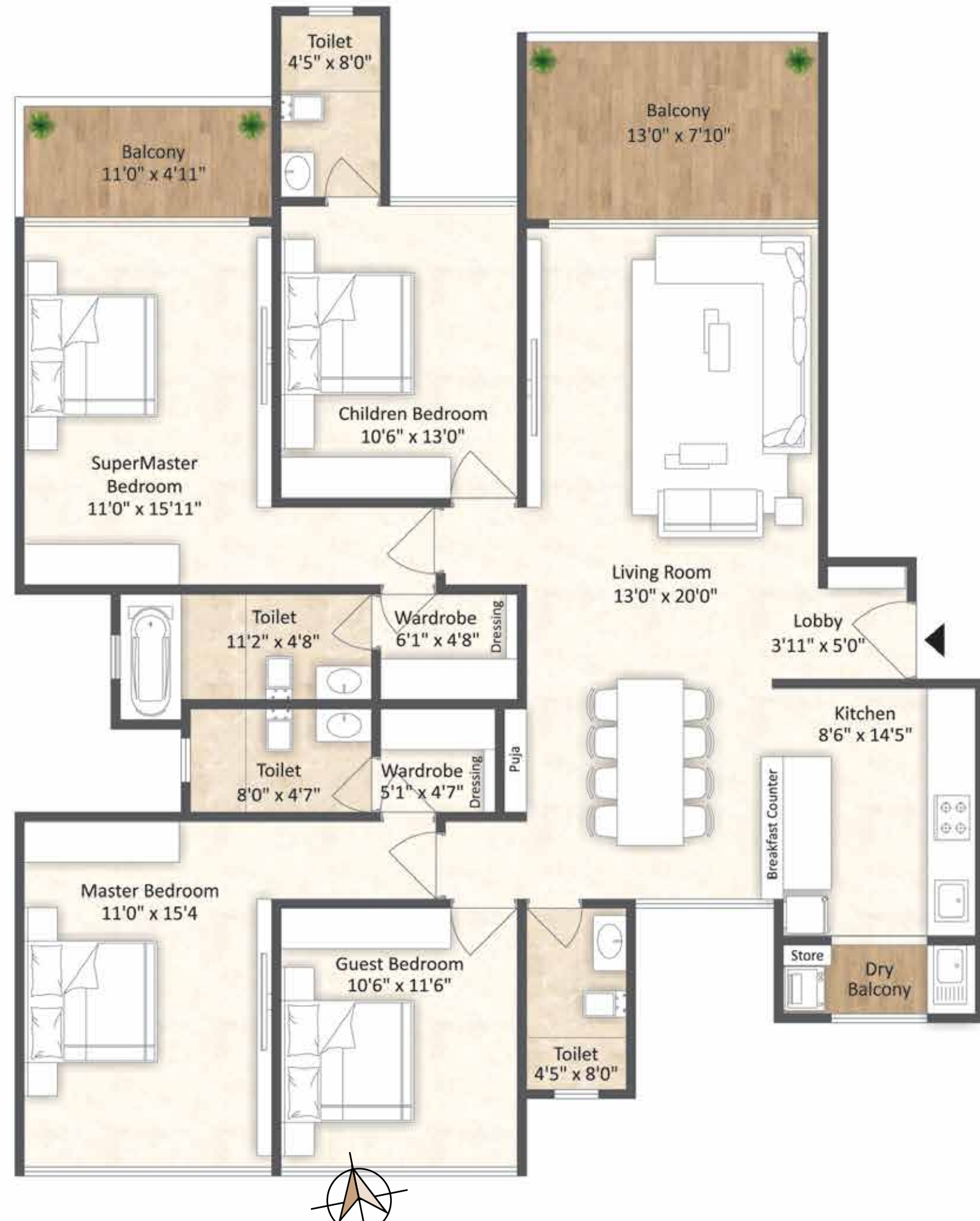
3.5 BHK UNIT PLAN

Carpet Area
1365 sq.ft



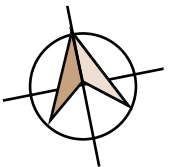
4 BHK UNIT PLAN

Carpet Area
1641 sq.ft



4.5 BHK UNIT PLAN

Carpet Area
1736 sq.ft



3+3 BHK UNIT PLAN

Carpet Area 2460 sq.ft



LOWER FLOOR PLAN



UPPER FLOOR PLAN

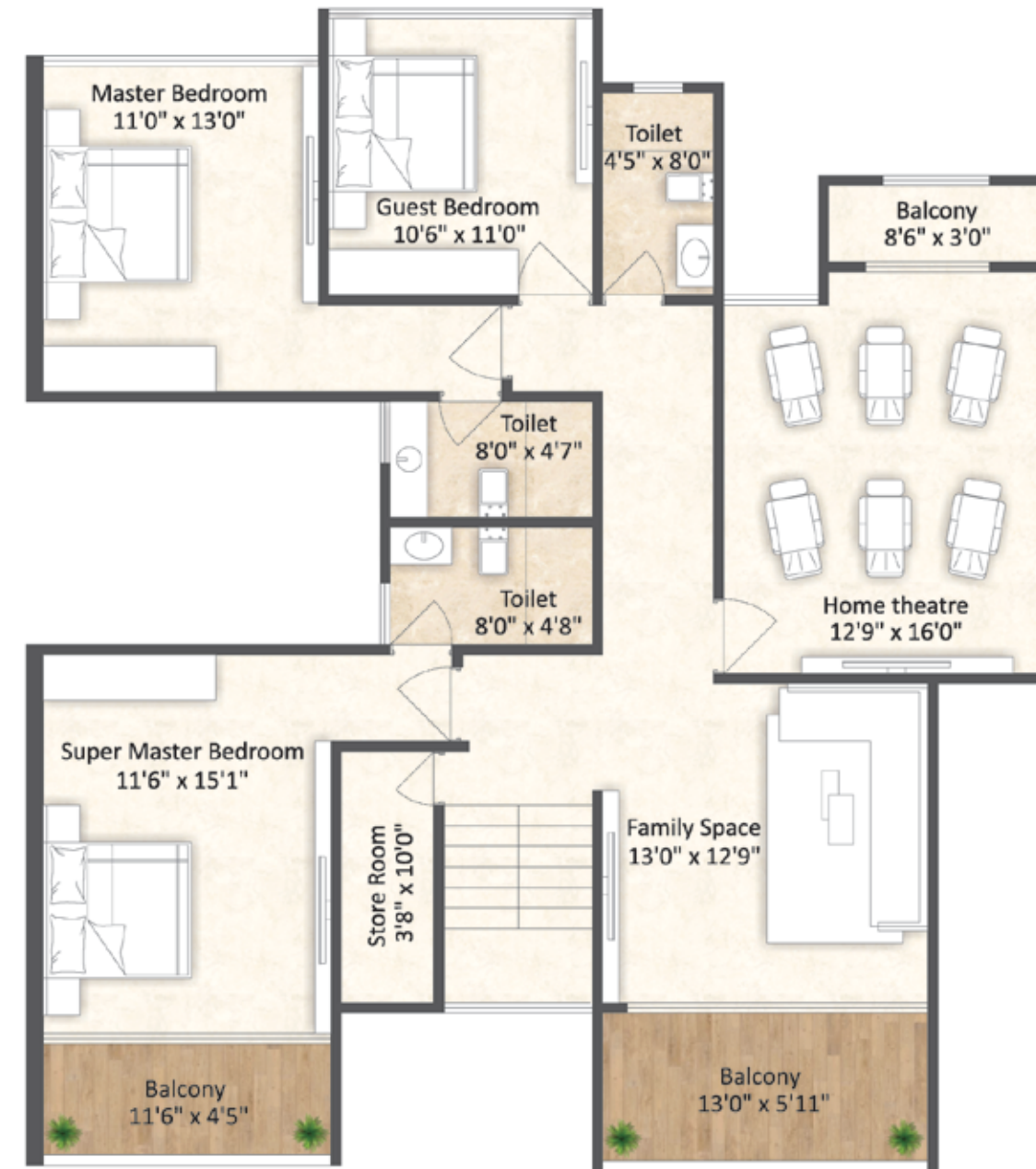


3.5+3.5 DUPLEX UNIT PLAN

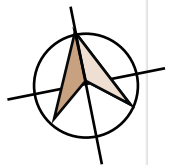
Carpet Area 2730 sq.ft



LOWER FLOOR PLAN



UPPER FLOOR PLAN

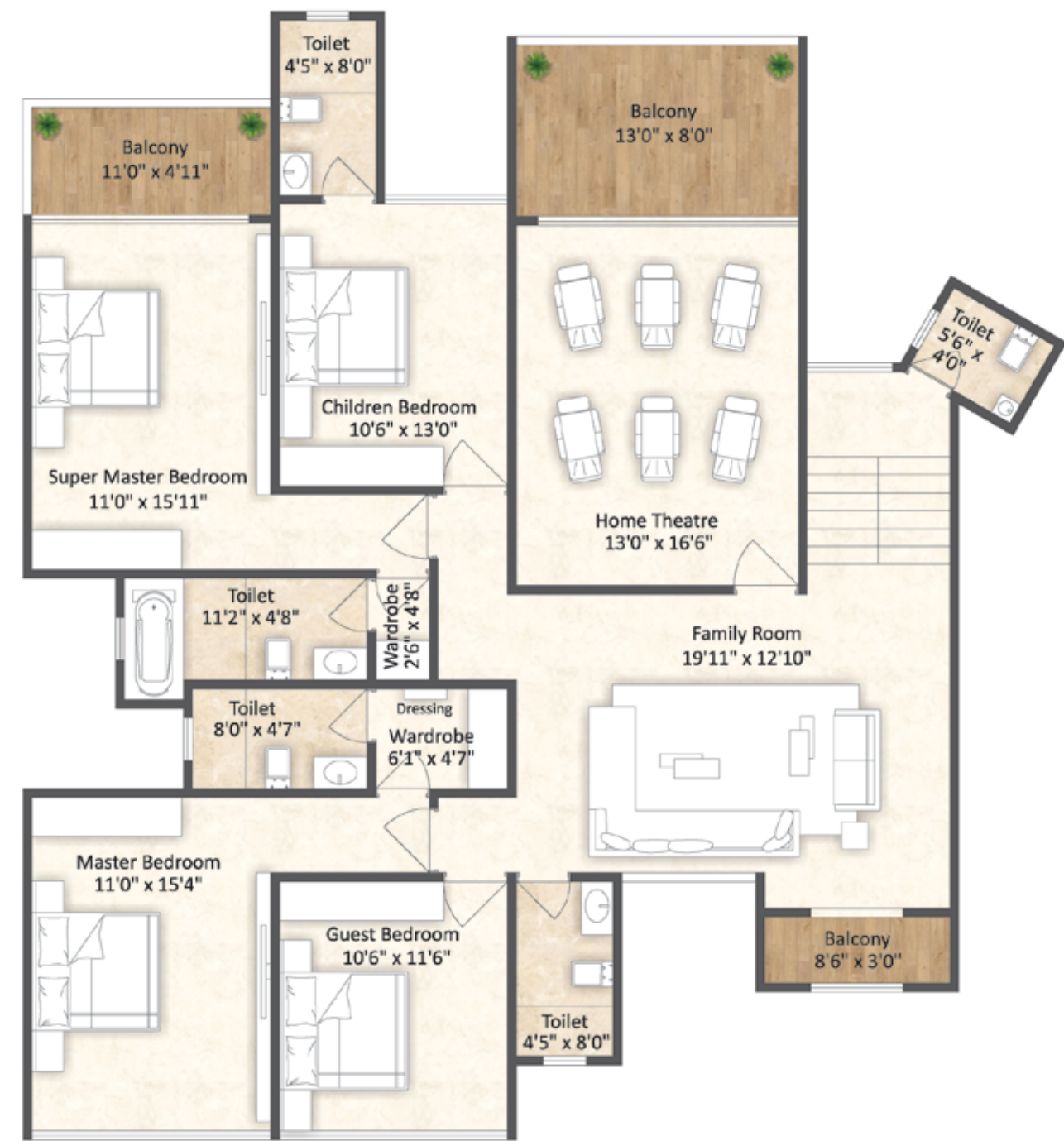


4.5+4.5 DUPLEX UNIT PLAN

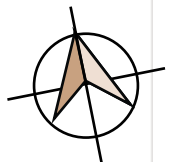
Carpet Area 3472 sq.ft



LOWER FLOOR PLAN



UPPER FLOOR PLAN



TOWER - A | TYPICAL FLOOR PLAN



Flat No.	Flat Type	Carpet Area	Balcony Area	Total Carpet Area	
		Sq. M.	Sq. M.	Sq. M.	Sq. Ft.
101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301, 1401, 1501, 1601, 1801, 1901, 2001	3.5 BHK	115.00	11.84	126.84	1365
102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402, 1502, 1602, 1802, 1902, 2002	4 BHK - A	137.97	14.51	152.48	1641
103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403, 1503, 1603, 1803, 1903, 2003	3 BHK - B	101.92	12.33	114.25	1230

TOWER - A | REFUGE FLOOR PLAN 7TH, 12TH & 17TH



Flat No.	Flat Type	Carpet Area	Balcony Area	Total Carpet Area	
		Sq. M.	Sq. M.	Sq. M.	Sq. Ft.
701, 1201, 1701	3.5 BHK	115.00	11.84	126.84	1365
702, 1202, 1702	3 BHK - C	104.73	7.69	112.42	1210
703, 1203, 1703	3 BHK - B	101.92	12.33	114.25	1230

TOWER - B | TYPICAL FLOOR PLAN



Flat No.	Flat Type	Carpet Area	Balcony Area	Total Carpet Area	
		Sq. M.	Sq. M.	Sq. M.	Sq. Ft.
101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301, 1401, 1501, 1601, 1801, 1901, 2001	4BHK - B	146.78	14.51	161.29	1736
102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402, 1502, 1602, 1802, 1902, 2002	3BHK - B	101.92	12.33	114.25	1230
103, 203, 301, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403, 1503, 1603, 1803, 1903, 2003	3BHK - B	101.92	12.33	114.25	1230

TOWER - B | REFUGE FLOOR PLAN 7TH, 12TH & 17TH



Flat No.	Flat Type	Carpet Area	Balcony Area	Total Carpet Area	
		Sq. M.	Sq. M.	Sq. M.	Sq. Ft.
701, 1201, 1701	3BHK - A	107.10	7.69	114.79	1236
702, 1202, 1702	3BHK - B	101.92	12.33	114.25	1230
703, 1203, 1703	3BHK - B	101.92	12.33	114.25	1230

TOWER - C | TYPICAL FLOOR PLAN



C - 101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301, 1401, 1501, 1601, 1801, 1901, 2001

C - 103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403, 1503, 1603, 1803, 1903, 2003

Flat No.	Flat Type	Carpet Area		Total Carpet Area	
		Sq. M.	Sq. M.	Sq. M.	Sq. Ft.
101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301, 1401, 1501, 1601, 1801, 1901, 2001	4BHK - B	146.78	14.51	161.29	1736
102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402, 1502, 1602, 1802, 1902, 2002	3BHK - B	101.92	12.33	114.25	1230
103, 203, 301, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403, 1503, 1603, 1803, 1903, 2003	4BHK - A	137.97	14.51	152.48	1641

TOWER - C | REFUGE FLOOR PLAN 7TH, 12TH & 17TH



C - 701, 1201, 1701

C - 703, 1203, 1703

Flat No.	Flat Type	Carpet Area		Total Carpet Area	
		Sq. M.	Sq. M.	Sq. M.	Sq. Ft.
701, 1201, 1701	3BHK - A	107.10	7.69	114.79	1236
702, 1202, 1702	3BHK - B	101.92	12.33	114.25	1230
703, 1203, 1703	4BHK - A	137.97	14.51	152.48	1641



**CHINCHWAD'S
PRIDE**
IS NOW YOURS TO OWN

TEAM SAHEEL

CHAIRMAN & MANAGING DIRECTOR

MR. SACHIN GARG

DIRECTOR- EXECUTION

MR. ASHISH AGARWAL

DIRECTOR -SALES

MR. SAHEEL GARG

DIRECTOR-MARKETING

MRS.NIVEDITA GARG

TEAM PALACIO

ARCHITECT

STUDIO INTEGRATE ARCHITECT

RCC

DESIGN WORKEZ RCC CONSULTANT

MEP

MEP SYSTEM SOLUTION

LANDSCAPE

DESIGNTERRA LANDSCAPE CONSULTANTS

INTERIOR

NSA (NEHA SINHA ASSOCIATES)

3D View

SQUARE ONE STUDIO

EC

GREEN STEP ENVIRO SOLUTIONS

STRATEGY & BRAND COMMUNICATION

PARADIGM PLUS

HIGH ROLLERS

DON'T GET TO GREAT HEIGHTS
BY WAITING.

EXPERIENCE CHINCHWAD
LIKE NEVER BEFORE.



SAHEEL
BUILDING FUTURE SPACES

SCAN FOR
RERA DETAILS



SITE ADDRESS

ITrend Palacio, Sr.No : 192A, CTS No. 3876, Chinchwad Station Road,
Udyog Nagar, Chinchwad - 411033.

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