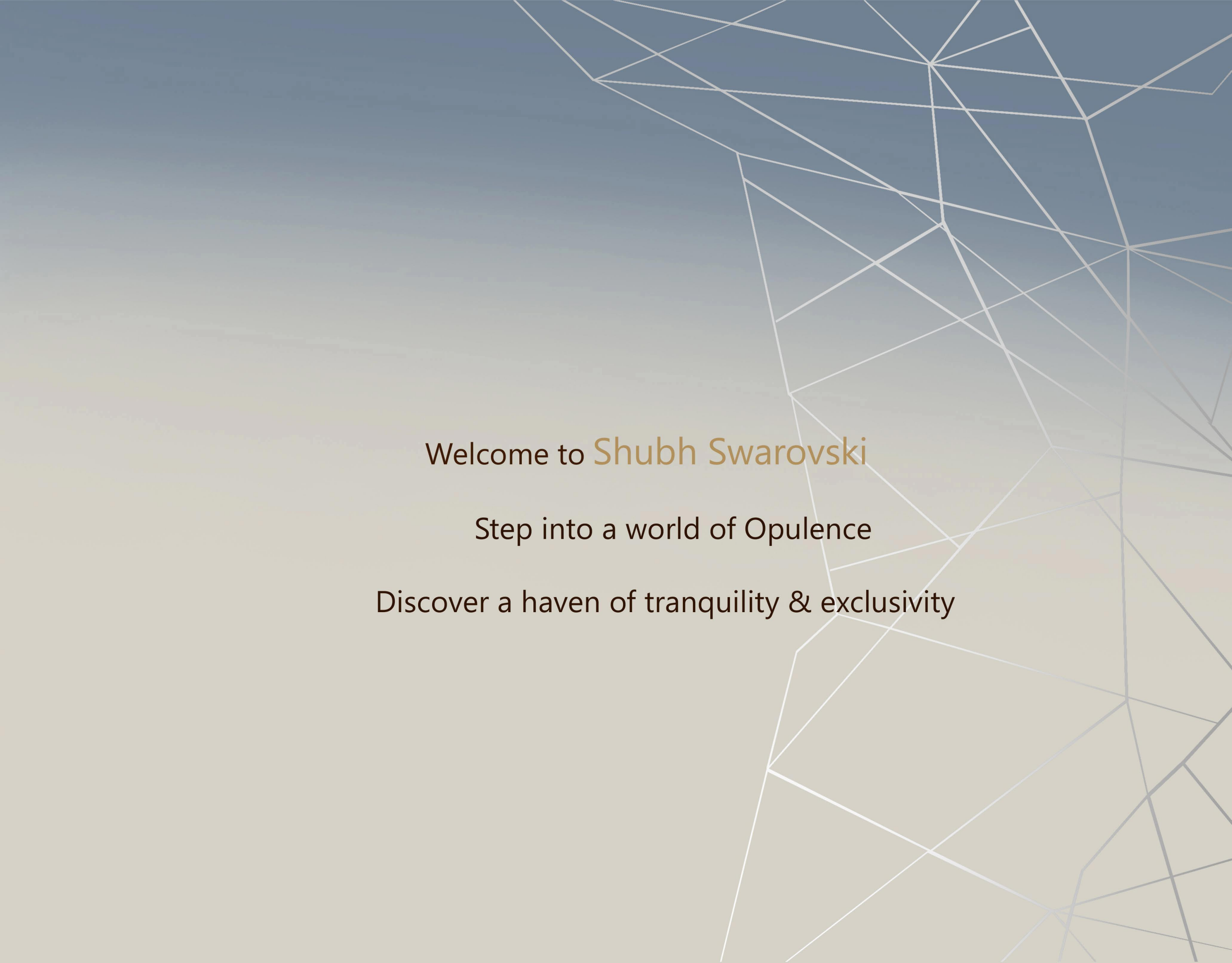




SHUBH
SWAROVSKI
Where Dreams Become Reality





Welcome to **Shubh Swarovski**

Step into a world of Opulence

Discover a haven of tranquility & exclusivity



Grand Entrance Gate
Designed to captivate &
leave a lasting Impression.

Enter into a World of Elegance
and Sophistication.



Discover a heaven of **Tranquility** & **Exclusivity**, where every detail has been meticulously crafted to offer you the ultimate living experience.





Every following SFT. The Height is extravagantly Crafted to display the richness of the **LIFESTYLE**



Swimming pool



Recreational Garden Space



Entrance

PROJECT FEATURES



Multi level parking



High speed automatic safe branded elevators



Rain water harvesting



Solar water supply for common wash room



Firefighting system as per norms



Charging points for electrical vehicles as per norms



Generator backup for all common areas



Refuge area as per norms for emergency evacuation



Modern Rooftop Recreational Area



Highly efficient 24x7 security system with CCTV Surveillance for common area



Provision for internet point in each flat



Typical Floor Plan

A building

Flat Type	Carpet Area sq.ft.	Bal./Sitout sq.ft.	Total Area sq.ft.
4BHK - 01 Flat	1731.17	288.69	2019.86
3BHK - 01 Flat	1064.34	139.72	1204.06
3BHK - 02 Flat	1069.18	139.72	1208.90



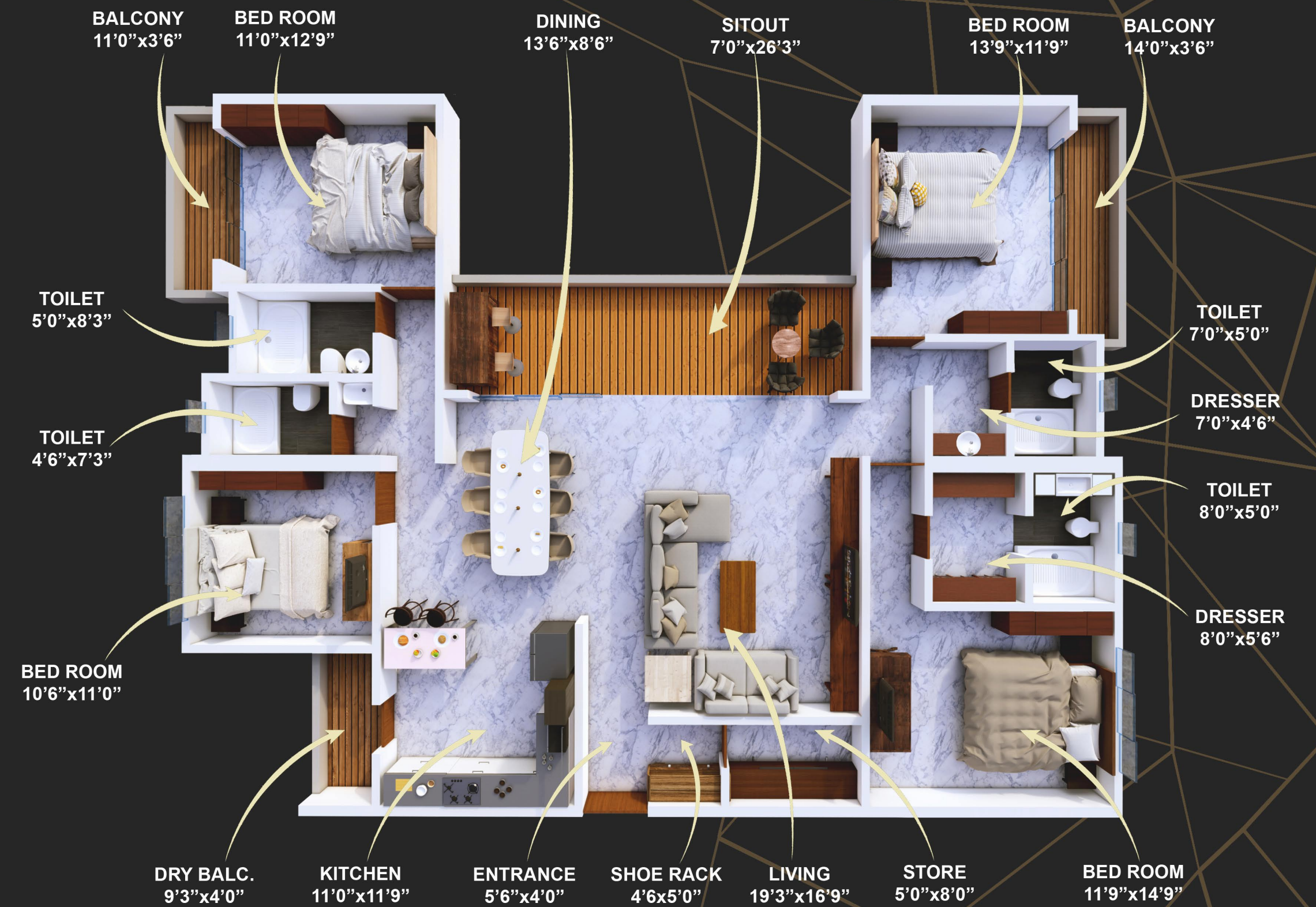
B building

Flat Type	Carpet Area sq.ft.	Bal./Sitout sq.ft.	Total Area sq.ft.
4BHK - 02 Flat	1311.59	192.24	1503.83
4BHK - 03 Flat	1358.20	188.15	1546.46
3BHK - 01 Flat	1064.34	139.72	1204.06
3BHK - 03 Flat	1069.83	139.72	1209.55



3 BHK

A building



4 BHK



Mini Theatre



Carrom Room



Skyline Dining



Entertainment Area



Creche



Fitness Center

SPECIFICATIONS



FLOORING

- * Vitrified branded flooring for living room, kitchen, bedrooms, passages.
- * Anti-skid tiles for terraces



KITCHEN

- * Parallel/L-Shaped kitchen platform
- * Stainless steel sink
- * RO UV Water Purifier point
- * Dado Tiles upto 2' height
- * Ample electrical points for appliances along with Exhaust fan point



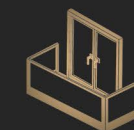
BATHROOMS

- * Designer tiles in bathroom upto lintel level
- * Anti-skid flooring tiles in bathrooms
- * False ceiling in all bathrooms
- * Exhaust fan point for all bathrooms
- * Solar hotwater in common bathroom
- * High Quality CP and sanitary fittings
- * Kohler/Equivelant with wall hung commode in all toilets
- * Concealed plumbing with Provision for geyser in all bathrooms



WALL FINISH

- * All external and internal walls in light weight AAC blocks
- * Gypsum Punning finish internal walls
- * Low VOC paint for all internal walls (Except terrace/toilet/utility area)
- * External walls finished with textured plaster and Acrylic Weather proof external paint



BALCONY

- * S.S. Railing with toughened glass
- * All covered balconies - Secured not open to sky



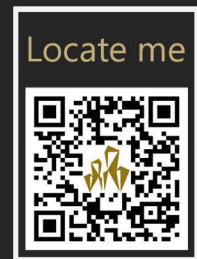
DOORS / WINDOWS

- * Veneer finish maindoor with digital lock
- * Laminated internal doors with post form with mortise locks
- * Sliding shutters with mosquito net for all windows and terrace doors.



ELECTRICAL

- * High quality modular switches and I.S.I. copper wiring with adequate light and socket points in entire flat.
- * Inverter wiring for the entire flat, video door phone and intercom for all flats.
- * Provision for AC point in living room and bedrooms.
- * TV points in living and master bedroom



Phoenix mall 1.40 km.



Sayaji hotel 2.00 km.



Pristine mall 1.40 km.



Podar Int. school 500 m.



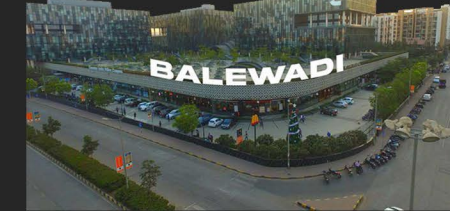
Petrol Pump 200 m.



Euro school 2.00 km.



Hinjewadi IT park 3.00 km.



Balewadi highstreet 5.00 km.



Jupiter Hospital 4.00 km.

RCC DESIGNER



ARCHITECT



MEP CONSULTANT



Site address :

Shubh Swarovski, S. no. 242/1 (p),
Wakad chowk, Wakad, Pune - 411057.

For inquiry :

+91 8188 05 8188



Rera no. : P52100055505

<https://maharera.maharashtra.gov.in>



SHUBH DEVELOPERS
INFLUENCING SKYLINES
SINCE 1992

Disclaimer

The perspective images may not be to the scale or may not represent actual facade / elevation. The details of windows, paintsm elevational features, landscaping, ground development, trees etc. in the perspectives is an artist's impression and would be different to actual construction of building and development. The views affirm that he / she has not taken his / her decision of purchase / booking by viewing these perspective. The company is not responsible for the action of the viewer's booking / purchasing a unit replying on these perspective.