



ADDRESS ONE

AT **BIBWEWADI**



BIBWEWADI, NOW GET READY TO LIVE THE **A1** LIFE

The wait is over. Life in Bibwewadi is now set to be tuned to contemporary living. Contemporary by design, architecture, and lifestyle. Welcome a pioneering life space that will redefine luxury living in Bibwewadi. Welcome to A1 - a majestic 16 storey tower with contemporary designs that will redefine luxury in Bibwewadi. Luxury that will weave seamlessly into each of the 120 apartments & 7 shops / showrooms built to support a modern integrated lifestyle. Get ready for A1 living!



LUXURY HAS A
FINE CALLING
IN BIBWEWADI



Artistic Impression



HOME SO **SPACIOUS** YOU WOULD CALL IT **A1** LIFE

Each one of these 3 BHK & 4 BHK homes come with one of the best carpet areas in Bibwewadi. Get ready to welcome a new definition of space where you get to make the most of life. Keep a few planters in your living room; get your long awaited library done or simply add your favourite chest of drawers. Find time for doing things that you've always longed for; spend time with friends and family and live life kingsize.









INDULGE IN A QUALITY LIFESTYLE THAT MEETS THE **A1** STANDARD

Explore amenities that set a new bar of living in Bibwewadi. From the covered pool to the dance floor, pool side deck and the reading room; everything here is curated with careful thought. The 2 levels of amenities include roof-top sky recreation areas with curated indulgences to give you a never before imagined lifestyle. It's time to elevate your living in Bibwewadi.



LOCATION MAP



KEY DISTANCES

NEARBY HOSPITALS

» Bhagali Hospital	0.350 Kms
» Sangam Nursing Home	0.750 Kms
» Sahyadri Hospital	1.3 Kms
» Rao Nursing Home	1.6 Kms
» Kothari Hospital	2.5 Kms

NEARBY LANDMARKS

» Anna Bhau Sathe Auditorium (Vivekanand Statue)	0.60 Kms
» Market Yard	2.60 Kms
» Swargate Bus Stand	3.90 Kms
» Pune Railway Station	8.0 Kms
» Airport	17.0 Kms

NEARBY MALLS

» D Mart	1.5 Kms
» Kumar Pacific Mall	5.9 Kms
» S.G.S Mall	7.7 Kms
» Dorabjee Mall NIBM	8.8 Kms

NEARBY SCHOOLS & COLLEGES

» VIT College	1.7 Kms
» Bharati Vidyapeeth University	2.7 Kms
» Crescent High School	4.0 Kms
» The Bishop's School Camp	7.2 Kms



A LOCATION SO CENTRAL YOU WOULD CALL IT **A1**

A1 is located at a prime area in Bibwewadi with easy connectivity to all areas. Reaching the Mumbai Bengaluru highway is easy while you are close to the proposed ring road. It is close to schools, colleges and recreational areas like malls and restaurants. With commuting being the least of your problems, you can now spend much time with your loved ones.





Artistic Impression



Artistic Impression

ROOFTOP AMENITIES

1. Open Air Gym

2. Children's Play Area

3. Stargazing Deck

4. Pergola

5. Gazebo

6. Feature Wall

7. Stage

8. Party Lawn (Artificial Lawn)

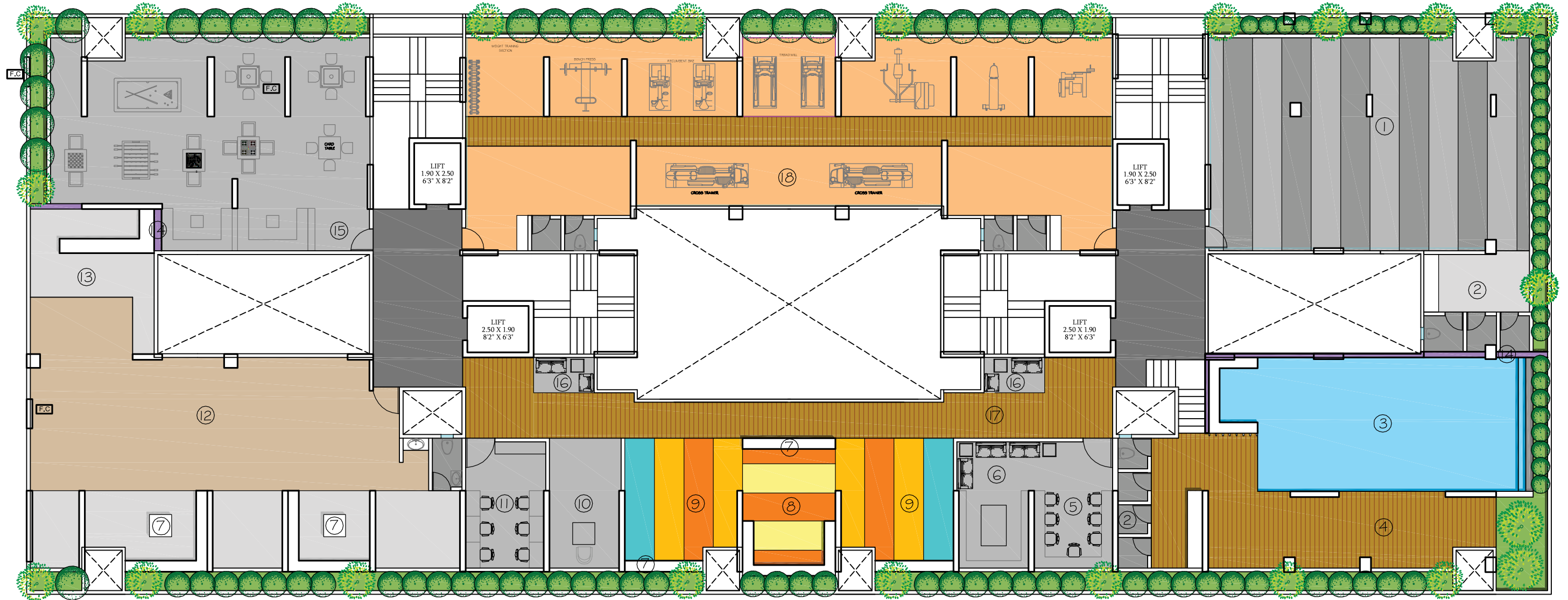
9. Buffet Area

10. Jhula (Swing)

11. Senior Citizen's Area

12. Yoga/Meditation Area

LAYOUT PLAN



KEY AMENITIES

1. Dance Studio/Zumba/Yoga Space

2. Toilet & Changing Room

3. Swimming Pool

4. Pool Side Deck Area

5. Reading Area

6. Library

7. Seating

8. Senior Citizen's Area

9. Children's Play Area

10. Hobby/Activity Area

11. Co-working Space

12. Party Area

13. Buffet Area

14. Feature Wall

15. Indoor Games

16. Lounge Seating

17. Pathway

18. Indoor Gym



AMENITIES

ROOFTOP AMENITIES

- » Open Air Gym
- » Children's Play Area
- » Stargazing Deck
- » Pergola
- » Gazebo
- » Feature Wall
- » Stage
- » Party Lawn (Artificial Lawn)
- » Buffet Area
- » Jhula
- » Senior Citizen's Area
- » Yoga/Meditation Area

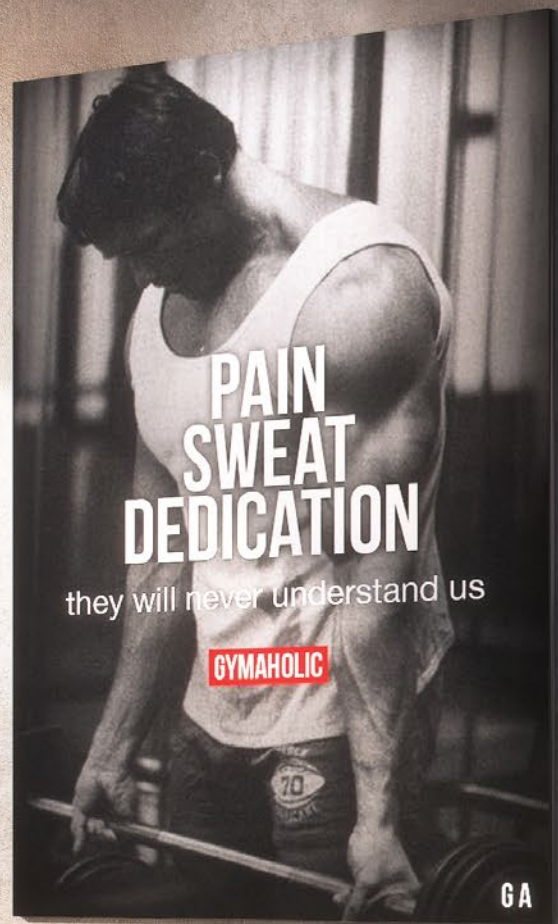
RECREATIONAL FLOOR AMENITIES

- | | |
|---------------------------------|------------------|
| » Dance Studio/Zumba/Yoga Space | » Buffet Area |
| » Toilet & Changing Room | » Feature Wall |
| » Swimming Pool | » Indoor Games |
| » Pool Side Deck Area | » Lounge Seating |
| » Reading Area | » Pathway |
| » Library | » Indoor Gym |
| » Seating | |
| » Senior Citizen's Area | |
| » Children's Play Area | |
| » Hobby/Activity Area | |
| » Co-working Space | |
| » Party Area | |

An artistic rendering of a modern indoor swimming pool. The pool is rectangular, filled with clear blue water, and has a mosaic tile floor. To the left of the pool is a wooden deck with several lounge chairs, some of which are occupied by people. A man stands near the pool's edge, and a woman is sitting on a lounge chair. In the background, there are large potted plants and a glass wall that looks out onto a sunset. The ceiling is high with recessed lighting. On the right side, there is a wall with a wavy, textured pattern. The overall atmosphere is relaxed and luxurious.

INDOOR SWIMMING POOL WITH POOL SIDE DECK

INDOOR GYM



DANCE/ZUMBA STUDIO



PARTY LAWN



CHILDREN'S PLAY AREA



OPEN AIR GYM



CHILDREN'S PLAY AREA
& SENIOR CITIZEN'S PARK



INDOOR GAMES AREA



PARTY & BUFFET AREA



SPECIFICATIONS

STRUCTURE

- » Earthquake resistant RCC structure

ELECTRICAL

- » Concealed copper wiring
- » Fire-resistant wires/cables
- » Adequate electric points with quality modular switches
- » Earth leak circuit breaker
- » Distribution board with MCB

PLASTER

- » **External:** Sand-faced double coat finish plaster
- » **Internal:** Gypsum smooth finish plaster to wall & ceiling

DOORS

- » Decorative main door with digital lock
- » Internal laminated door with mortise lock
- » FRP door for bathrooms & toilets with cylindrical lock
- » Powder coated galvanized folding door for terrace of living or bedroom

WINDOWS

- » 2 / 3 Track powder-coated aluminum sliding windows with mosquito mesh
- » Granite window sill

FLOORING

- » 4'x2' or '5x2.5' vitrified tiles with skirting in entire flat except master bedroom
- » Marble finish tile flooring in master bedroom
- » Anti-skid ceramic flooring in attached terrace

SAFETY & SECURITY

- » CCTV surveillance in common area
- » Fire staircase and refuge area for emergency

GREEN DESIGN

- » Sewage treatment plant
- » OWC
- » Rain water harvesting
- » Solar water heater for master bathrooms

BATHROOM

- » Anti-skid ceramic flooring
- » Half glass partition
- » False ceiling
- » Dado tiles up to lintel level
- » Sanitary ware of standard make
- » Diverter for hot & cold mixer unit
- » Standard make exhaust fan
- » Provision for geyser

KITCHEN

- » Kitchen platform with stainless steel sink
- » Glazed tile dado up to 2' height above kitchen platform
- » Provision for chimney
- » Provision for washing machine with water inlet
- » Provision for water purifier
- » Gas leak detector in the kitchen

ELECTRIFICATION

- » Concealed electrical points with FR copper wiring
- » Telephone & cable point in living & one master bedroom
- » AC Point in all bedrooms
- » Provision for inverter back-up

PAINT

- » Emulsion paint in entire flat
- » External finish - Apex paint
- » Oil paint for grills & M.S. Railings

PLUMBING

- » Concealed plumbing
- » Jaquar/Grohe/TOTO/Kolher or equivalent fitting in bathroom, toilets & kitchen

TERRACE

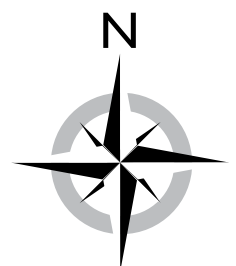
- » Designer glass railing



WING A

TYPICAL FLOOR PLAN

AREA STATEMENT WING A												
Unit No	Unit Type	Flat Type	Carpet Sq.m	Carpet Sq.ft	Balcony Sq.m	Balcony Sq.ft	Encl.Balcony Sq.m	Encl.Balcony Sq.ft	TERRACE Sq.m	TERRACE Sq.ft	Total Carpet Sq.m	Total Carpet Sq.ft
201	Flat	3 BHK	85.56	921	8.79	95	7.94	85	0	0	102.29	1101
202	Flat	3 BHK	85.56	921	8.79	95	7.94	85	0	0	102.29	1101
203	Flat	4 BHK	107.12	1153	10.19	110	14.23	153	0	0	131.54	1415
204	Flat	3 BHK	89.69	965	10.19	110	9.14	98	0	0	109.02	1173





WING A

1ST FLOOR PLAN

WING B

AREA STATEMENT WING A												
Unit No	Unit Type	Flat Type	Carpet Sq.m	Carpet Sq.ft	Balcony Sq.m	Balcony Sq.ft	Encl.Bal cony Sq.m	Encl.Bal cony Sq.ft	Terrace Sq.m	Terrace Sq.ft	Total Carpet Sq.m	Total Carpet Sq.ft
101	Flat	3 BHK	87.82	945	8.79	95	5.68	61	18.23	196	120.52	1297
102	Flat	3 BHK	93.5	1006	8.79	95	0	0	5.32	57	107.61	1158
103	Flat	4 BHK	107.01	1151	10.19	110	14.34	154	6.15	66	137.69	1482
104	Flat	3 BHK	89.69	965	10.19	110	9.14	98	18.26	196	127.28	1370

AREA STATEMENT WING B												
Unit No	Unit Type	Flat Type	Carpet Sq.m	Carpet Sq.ft	Balcony Sq.m	Balcony Sq.ft	Encl.Bal cony Sq.m	Encl.Bal cony Sq.ft	Terrace Sq.m	Terrace Sq.ft	Total Carpet Sq.m	Total Carpet Sq.ft
101	Flat	3 BHK	87.82	945	8.79	95	5.68	61	17.84	191.96	120.13	1292.6
102	Flat	3 BHK	84.32	907	8.79	95	8.91	96	5.32	57.243	107.34	1154.98
103	Flat	4 BHK	107.01	1151	10.19	110	14.34	154	5.40	58.104	136.94	1473.47
104	Flat	3 BHK	98.84	1064	10.19	110	0.00	0	23.77	255.77	132.80	1428.93



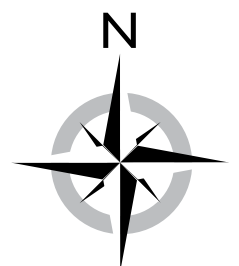


WING A

REFUGE FLOOR PLAN

5TH, 10TH & 15TH

AREA STATEMENT WING A												
Unit No	Unit Type	Flat Type	Carpet Sq.m	Carpet Sq.ft	Balcony Sq.m	Balcony Sq.ft	Encl. Balcony Sq.m	Encl. Balcony Sq.ft	Terrace Sq.m	Terrace Sq.ft	Total Carpet Sq.m	Total Carpet Sq.ft
501	Flat	3 BHK	85.56	921	8.79	95	7.94	85	0	0	102.29	1101
502	Flat	3 BHK	85.56	921	8.79	95	7.94	85	0	0	102.29	1101
503	Flat	4 BHK	107.12	1153	10.19	110	14.23	153	0	0	131.54	1415
504	Flat	3 BHK	89.69	965	10.19	110	9.14	98	0	0	109.02	1173



3 BHK



1. Lobby

2. Living Room

3. Balcony 1

4. Kitchen

5. Dining Area

6. Bedroom

7. Toilet

8. Master Bedroom 1

9. Master Toilet 1

10. Master Bedroom 2

11. Master Toilet 2

12. Balcony 2

4 BHK



1. Lobby

2. Living Room

3. Balcony 1

4. Kitchen

5. Dining Area

6. Bedroom

7. Toilet

8. Master Bedroom 1

9. Master Toilet 1

10. Master Bedroom 2

11. Master Toilet 2

12. Balcony 2

10. Master Bedroom 3

11. Master Toilet 3

ONGOING PROJECTS



Green Hive Plus, Phursungi



Ram House, Gangadham Road

COMPLETED PROJECTS



Green Hive, Phursungi



Heritage Plus - Gangadham,
Katraj Road



Unnati Privilege,
Kondwa Khurd



Livogue, Hadapsar



Life Park,
Mohammadwadi NIBM



Unnati Heritage - Gangadham,
Katraj Road

COMPLETED PROJECTS



Dew Drops, Saswad



Crimson Crest - Hadapsar



Mayur Vatika, Dapodi



Green Divine, Hadapsar



Unnati, Market Yard Annex



Mayur Nagari, New Sangvi




Mayur Trade, Chinchwad



Site Address: S.No. 678/18+19/1A, CTS No. 992/11, Old Sugandha Lawns, Near Bhagali Hospital,
Bibwewadi, Pune - 411 037.

Call: 8793936627, 8793934428 | www.ramindiagroup.com | www.addressone.in

 MaharERA NO.: P52100050511 | <https://maharera.mahaonline.gov.in>

Disclaimer: This brochure is purely conceptual and tentative and is designed in good faith to give a fair and general view of the project and is not a legal offering. Nor will it be deemed to be part of any agreement. Photographs are not comprehensive or current. Nothing contained in this brochure will take precedence in the final agreement. Number of amenities, specifications etc. shall be revised at the discretion of the promoters. The plans, specifications, images and other details herein are only indicative and the developer/owner reserves the right to change any or all. This material does not constitute a contract/offer of any type between the developer/owner and the recipient. Any purchase/lessee of this development shall be governed by the terms and conditions of the agreement of sale/lease entered into between parties and no details mentioned in this material shall in any manner govern such transaction. It is used only for training purposes and should not be considered as the final one.