



**premium residences!**

The best homes in the sprawling neighborhood of Baner. Over the next several years, Baner is likely to be one of the largest hubs for development in Pune offering untapped growth potential from an end-user as well as an investment perspective.

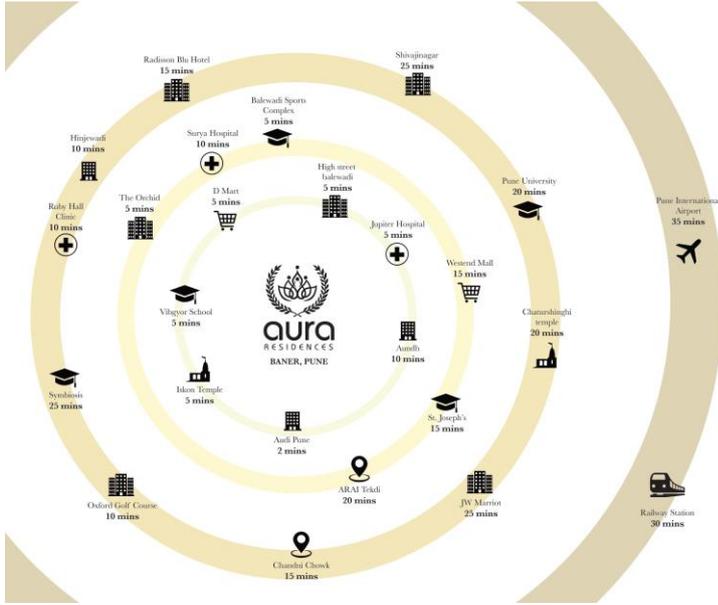
Aura Residences offers the best aspects of modern city life. Weekend getaways, proximity to workplaces, highway connectivity to Mumbai, Bengaluru, proximity to the proposed Metro and many more.



**live between!**

Live Connected  
Live a Balanced Life

At Aura Residences Baner, a well connected locale with good infrastructures and public transport which makes life much more convenient and let's you to enjoy the privacy of your elegant living space.



# Location

BANER - A Location fuelled by progress. Aura Residences is located off the Bengaluru-Mumbai highway by-passing Pune City. Baner in Pune is one location, which has gained prominence as a residential destination in recent years. This neighborhood strategically commands Pune's movement towards other parts of Maharashtra. It enjoys great urban connectivity the city has to offer - directly along the National Highway connecting the city to various parts of Pune as well as the suburbs.

- Established IT parks like Cummins, Wipro, Infosys, Malpani Agile etc.
- Renowned schools like Vidyog, Kalmadi, Aadiya International, Orchid School, Euro kids etc.
- Well developed Retail, Restaurants and shopping centres like Dmart, Westend Mall, Phoenix mall [upcoming], etc.
- Entertainment and luxury hub with malls.
- Luxury hotels like JW Marriot, Hyatt, Sayaji, Taj etc.
- Best urban infrastructure like Balewadi Stadium, Metro [upcoming], etc.

**Upcoming infrastructure**

- Metro Ph. 3
- Viman-nagar Airport 20 km

**Pune - smart city developments**

# Typical Cut Section View

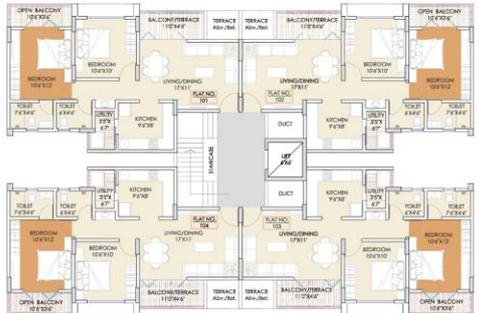


Living/Dining room	17' x 11'
Terrace	11' x 4'6"
Kitchen	9'6" x 8'
Utility	3'5" x 6'7"
Master Bedroom	10'6" x 12'
Toilet	7'6" x 4'6"
Open Balcony	10'6" x 3'6"
Guest Bedroom	10'6" x 10'
Toilet	6' x 4'6"

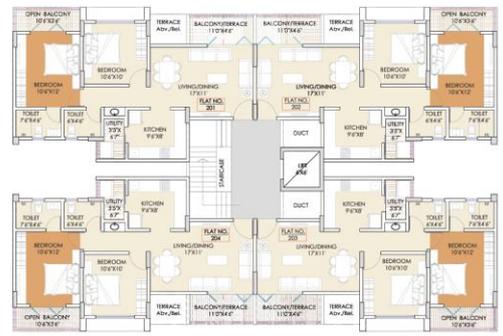
Aura Residences are spacious enough to reflect the many personalities, ideas and ways of life of every individual within the family.

Typical Cut section view of 2BHK  
artist's impression

# layouts



odd floor plan



even floor plan

Note : All areas mentioned are in **sq.ft.**

Type	Carpet Area	Terrace	Open Balcony	Utility	Total area
2 bhk	625.45	24.00	61.03	25.19	733.67



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## be pampered

Aura Residences brings you close to nature while residing in luxury. The landscaped terraces are calm, private, reprieves from the daily grind of life. Even the simplest change of environment from indoor to outdoor can be extremely refreshing and rejuvenating for each individual.

Amenities provided on the terraces are:

- Party Lawn Area
- Jogging Track
- Senior Citizens Sitout
- Landscape Garden
- Childrens Play Zone
- Yoga and Meditation Point
- Chit Chat Space
- Green Gymnasium
- Carrom/Chess/Ludo/ Equivalent Play Deck
- CCTV Surveillance
- Video Door Phone + intercom facility
- MyGate/Equivalent Security System
- Security Cabin [Main Entrance]
- Solar Water Heater [Master Bedroom]
- Power Backup in Common Areas and Lift
- Inverter point
- Proposed Ganesh Temple [Entrance]
- Adequate Parking Spaces



## amenities

- Party Lawn Area
- Jogging Track
- Senior Citizens Sitout
- Landscape Garden
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# specification

## STRUCTURE

- Earthquake Resistant RCC Structure Framework

## KITCHEN

- L Shaped Granite Platform with Sink, Water Purifier Connection Point

## WINDOWS

- Three track sliding windows with mosquito mesh

## SANITARY AND BATHROOMS

- Jaguar/Hindware/Equivalent Sanitary and CP Fittings, Solar Water Heater Connection in Master Bedroom washroom, Provision for exhaust fan.
- Concealed Plumbing

## TERRACES/BALCONY

- SS Railing with glass panel.

## ELECTRICAL

- Legrand/Philips/Equivalent electrical fittings.

## PAINT

- Internal Walls - OBD Paint
- External - Durable Textured Finish

## ELEVATORS

- Schindler/Kone/Equivalent with power backup.

## TILES

- Vitrified flooring in flat, Anti Skid Tiles in Washrooms, Balcony and Terrace, Wooden Finished Tiles in Master Bedroom and Balcony.

## COMMON FACILITIES

- Fire Fighting System
- Rain Water Harvesting



Disclaimer: The images shown in this brochure are perspective and indicative in nature and may not be to the scale or they may not represent actual developments. The details of materials, paints, fixtures, fittings, etc. are in these perspective are an artist's impression and may differ in actual construction of building and development. The developer reserves the right to change the floor plans, specifications, amenities, dimensions, fixtures or fittings without prior notice or obligation. The developer remains liable for the development. The images are provided for the purpose of illustration and are not intended to be used for any other purpose. The company is not responsible for the accuracy of the reader's looking/ purchasing a unit relying on this perspective.

artira's impression