



DISCOVER THE ABSOLUTE
TRUE NATURE OF YOUR LIFE!



Presenting 2 & 3 BHK semi-furnished luxury apartments with masterpiece of architecture, in a prime location of Pune City, Punawale!
A residential complex with the collection of 94 luxury residences that exemplifies beauty and urban lifestyle!
Elegantly designed with the state-of-the-art infrastructure, equipped with all the must-have features, modern technology and premium lifestyle amenities that are thoughtfully designed for your modern lifestyle choices!

A perfect union of modern features with modern lifestyle, seamlessly blending together comfort, convenience and luxury.

45
SHASHWAT
AVENUE



The Bedroom

The bedroom features spacious layout. Its gracious entry leads to the balcony from where you can enjoy the comforting view of outside and the fresh air!

Offering

Queen Size Beds with Side table

Wardrobe

Master Bedroom with AC

Balcony

Each of the apartments has 2 balconies offering cross ventilation and natural light. Living Room and the Master Bedroom is attached with the Balcony.



The Living Room

We have an expansive living room with a balcony attached to it. The larger windows offers stunning view to admire the outdoors. The space also offers a decent dining area.

Offering

Alexa enabled Home Automation

Video Door Phone

3 Tier Security



The Kitchen

The kitchen accomplishes the most luxurious design. We offer a modular kitchen, with a perfect design & fittings that provides style, convenience & hassle-free cooking experience.

Offering

Modular Kitchen Trolleys

Chimney and Hob

Granite Kitchen counter



Reflexology path

Inspired from a Reflexology Paths of Japan, we have crafted a foot massage walking surface made up of stones and pebbles. Walking on these different stones and pebbles helps elevate your senses and relaxes the tired foot.



Yoga space indoors and outdoors

Practice of Yoga around the nature makes the process of doing yoga more interesting and peaceful.



Casual sit out area

Sipping on a hot coffee sitting on a magnanimous rock and raw wood coffee table during winter evenings with your friends at the terrace of clubhouse itself brings the Zen at those moments!



Business lounge with wifi

How can a small presentation or a business meeting go wrong when they are surrounded by nature. Everything goes ahead peacefully!



Party lawn and Club House

Be it a birthday party, engagement ceremony or anniversary celebration, the evenings at Zen It landscape makes the event memorable for years to come!





Jogging Track

Rejuvenate your running and your life at Jogging Track. The goal here is not just to burn calories or improve performance but to experience meditation in motion! Surrounded by the greenery around, this jogging track is designed to allow your mind and body to harmonize and feel more alive and strong.



Amphitheater

A leisure seating place for family and guests! It's a central point of the development from where you can go around any place in the premises. All your events, activities and social function here will have a perfect blend of Nature in it!



Elderly Sit out

A beautiful place for blissful evenings around the Japanese bamboo trees and shrubs. The area has been planned right next to Temple which gives peaceful and pure vibe to the place. The flooring is done with minor stones and pebbles which acts as acupressure.



Zen Garden

A garden which is adorned with Rocks, Sand and Gravel that has long been the significant feature of Japanese gardens symbolizing purity. The swirling patterns on the sand represents the element water which has a calming effect on mind. Simply strolling in this park will help you to combat stress and depression.



Sculptural temple

Placed on the North-East corner as per Vastu, this place is the highest point of the garden area, it can be viewed from every point in the garden. Even while you are driving by, you can get the glimpse of Temple.



Children's Play Area

Adorned with Zen stones replicated flooring of granules, the area is well surrounded with greenery. Parents here can easily keep an eye on their children. The playground provides kids with an exciting recreational area where they can have fun, improve physical strength and flexibility.

Amenities Layout



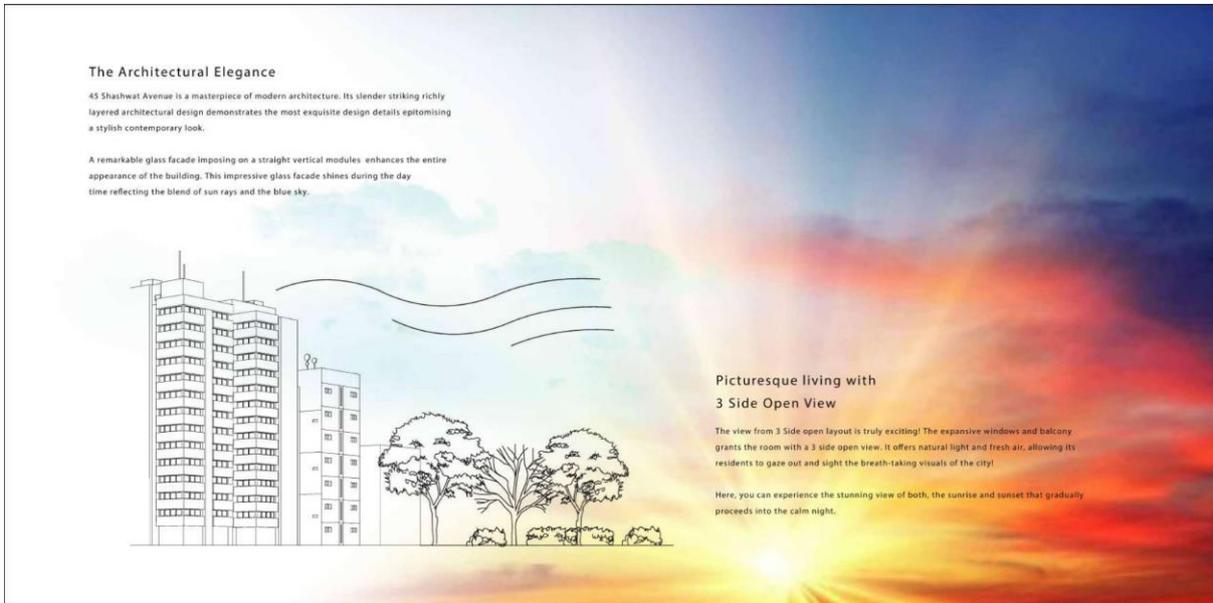




The Building

We have planned out 2 towers which are 12 storeys tall. A separate building in the center of the premise will serve as an amenity area. The frontage of the project will feature commercial shops.

Artistic Impression



The Architectural Elegance

45 Shashwat Avenue is a masterpiece of modern architecture. Its slender striking richly layered architectural design demonstrates the most exquisite design details epitomising a stylish contemporary look.

A remarkable glass facade imposing on a straight vertical modules enhances the entire appearance of the building. This impressive glass facade shines during the day time reflecting the blend of sun rays and the blue sky.

Picturesque living with 3 Side Open View

The view from 3 Side open layout is truly exciting! The expansive windows and balcony grants the room with a 3 side open view. It offers natural light and fresh air, allowing its residents to gaze out and savor the breath-taking visuals of the city.

Here, you can experience the stunning view of both, the sunrise and sunset that gradually proceeds into the calm night.



Specification

R.C.C Structure

Earthquake resistant R.C.C frame structure

Walls

External Walls - 5" thick
Internal Walls - Combination of 4" & 5" thick masonry walls

Flooring & Tiles

Victorized Tiles for all rooms
Designer Tiles for Toilets
Anti-skid ceramic tiles to attached Terrace

Kitchen

Black Granite Platform for Kitchen counter
Stainless Steel Sink
Kitchen Dado Tiles - 2 Ft. High

Windows

Safety M.S. Grill for Windows
Aluminium Powder Coated sliding Windows

Internal Finish

Gypsum Finish with O.B.D Paint
Laminated Main Flush Door
Toilet Doors: Granite Door Frame with Laminated Flush Door

Bathroom

Sanitary Fittings - Jaguar or equivalent make
CP (Chrome Plated) Fittings - Jaguar or equivalent make
Solar Water System Supply For Master Bedroom Only
Anti-skid Flooring Tiles
Toilet: Dado tiles - 7 feet height
Wall mounted EWC

Internal Finish

Gypsum Finish with O.B.D Paint
Laminated Main Flush Door
Toilet Doors: Granite Door Frame with Laminated Flush Door
Other Doors: Plywood Door Frame with Laminated Flush Door

General facilities

Electrical Fixtures - Standard make
House Wire - Polycab or equivalent make
TV and Telephone Point in Living Room and Master Bedroom

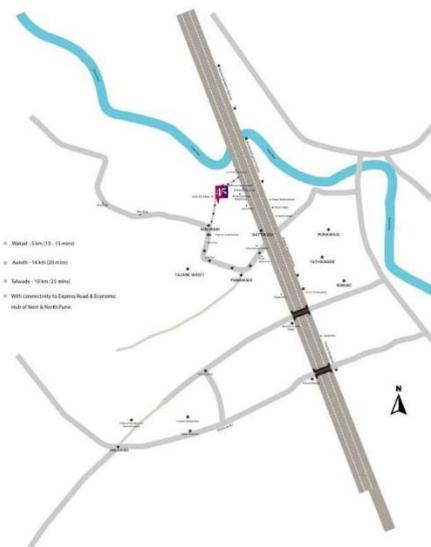
SUSTAINABLE FEATURES

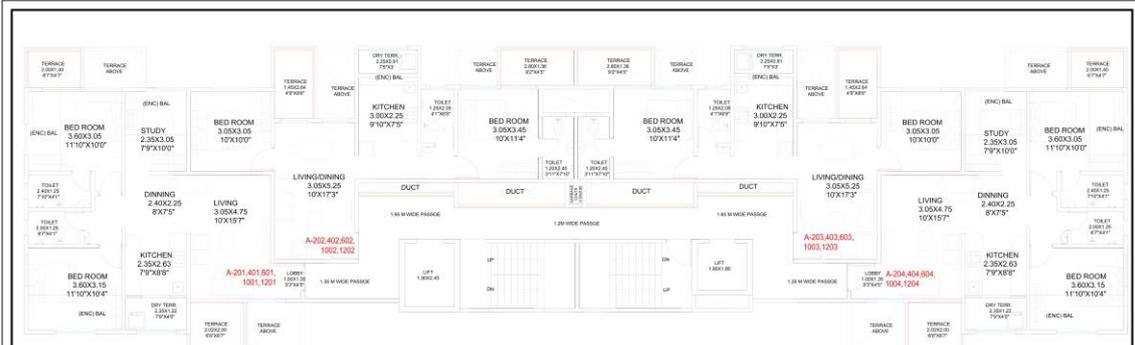
Solar heating
Sewage treatment plant
Rain water harvesting

Location Map

Key Distances

- 100 Feet from 17th Mile - 6 km (17 - 18 mile)
- Shree Baldevnagar Park - 10 km (12 - 17 mile)
- MSR - 300 meters
- Old City Road - 10 km (28 miles)
- Wakal - 5 km (15 - 18 mile)
- Anand - 14 km (28 miles)
- Saundaly - 10 km (21 mile)
- With connectivity to Express Road & Economic Hub of West & North Pune





A-WING

2nd,4th,6th,10th,12th FLOOR PLAN

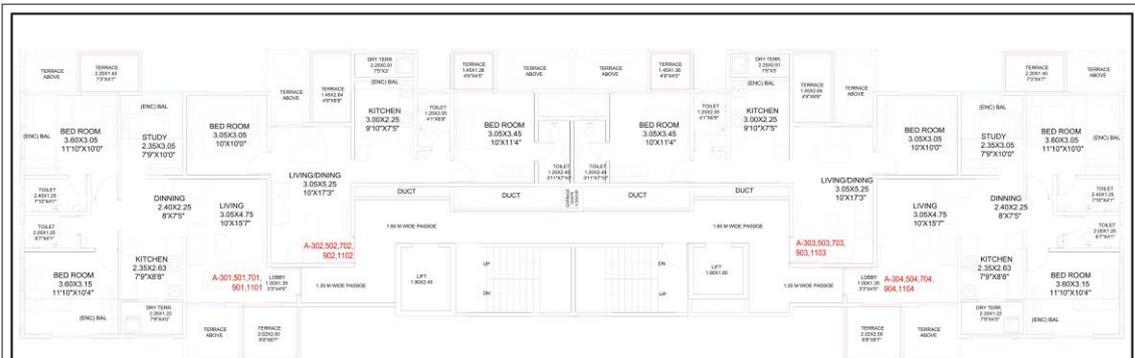
2ND, 4TH, 6TH, 10TH, 12TH FLOOR SALE AREA STATEMENT							
FLAT NO.	TYPE	CARPET AREA UNDER RERA	OPEN TERRACE & SERVICE AREA	BALCONIES & VERANDHA	TOTAL (SQ.M.)	SALABLE 35%	TOTAL (SQ.FT.)
201, 401, 601, 1001, 1201	3BHK	56.86	6.85	16.71	80.42	108.57	1168.62
202, 402, 602, 1002, 1202	2BHK	53.89	7.62	3.27	64.78	87.45	941.34
203, 403, 603, 1003, 1203	2BHK	53.89	7.62	3.27	64.78	87.45	941.34
204, 404, 604, 1004, 1204	3BHK	56.86	6.85	16.71	80.42	108.57	1168.62
TOTAL						429.92	

A WING

(RESIDENTIAL)

PROJECT : 11/04/2020
 PROPOSED RESIDENTIAL & COMMERCIAL BUILDING AT SURVEY NO. : 45, PUNAWALE.

I. P. ASSOCIATES
 At. ADITYA A. PUNGAVKAR
 At. SATYAJEET R. INAMDAR
 OFFICE NO.17,18 KUNAL RIVERSIDE,
 NEAR HOTEL RIVERSIDE,
 CHINCHWAD,PUNE -411034.
 CONTACT NO. 962311177,9552307777



A-WING

3rd,5th,7th,9th,11th FLOOR PLAN

3RD, 5TH, 7TH, 9TH, 11TH FLOOR SALE AREA STATEMENT							
FLAT NO.	TYPE	CARPET AREA UNDER RERA	OPEN TERRACE & SERVICE AREA	BALCONIES & VERANDHA	TOTAL (SQ.M.)	SALABLE 35%	TOTAL (SQ.FT.)
301, 501, 701, 901, 1101	3BHK	56.95	7.13	16.71	80.79	109.07	1173.99
302, 502, 702, 902, 1102	2BHK	53.93	5.79	3.27	62.99	85.04	915.33
303, 503, 703, 903, 1103	2BHK	53.93	5.79	3.27	62.99	85.04	915.33
304, 504, 704, 904, 1104	3BHK	56.95	7.13	16.71	80.79	109.07	1173.99
TOTAL						4178.65	

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