AURA

WATERS

Luxuriously perfect vibe

Home is a feeling, a connect and an emotion. It is a dream that is the most cherished one. And while everyone has a different image of it, there is one thing that is constant; the warmth that surrounds and the vibe that makes it your own. Aura is rightly the vibe that responds to the desire for a perfect lifestyle. It is an idea conceptualized and configured to match your dreams, the one detailed to bring solace and vigour to your life.

SUSTAINABLE LIVING

A lifestyle designed to promote responsible living by ensuring energy conservation and reducing carbon footprint.
This is made possible with bigger openings that result in cross ventilation and ample natural light to breeze into every corner of the home.

OVERALL WELL-BEING

A wholesome vibe, Aura is conceptualized with details like the conscious use of colours, plants that promote cleaner air, natural materials and amenities that fulfil the need for relaxation and rejuvenation.
To sum it up, Aura is crafted to soothe all your senses and ensure the well-being of mind, body and soul.

THOUGHTFUL DESIGN

Vastu compliant homes with a design that ensures utmost privacy and well-planned layout that ensures optimal utilization of space.
The efficiency of this design is such that it minimizes circulation spaces in the homes as well as amenity areas. As a result, what you get at Aura is bigger individual spaces.

*Artistic impression

AURA
WATERS

Sublime luxury

Adding a dimension of luxury
to Sinhagad Road, Aura Waters brings
spacious 2 & 3 BHK apartments
with carefully curated amenities
and chique specifications.
Serene, Immersive and Happy
is how life flows here.

The intersection of quiet and liveliness

Set in a rapidly extending location Sinhagad Road, Aura Waters brings a mesmerising blend of tranquillity and vigour. Efficiently designed to promote physical as well as mental well-being, Aura Waters is a seamless flow of a modern contemporary lifestyle. Homes here are in harmony with nature and promote sustainable and responsible living.

**Artistic impression*

AURA

WATERS

Astoundingly Calming Views

Why Sinhagad Road?

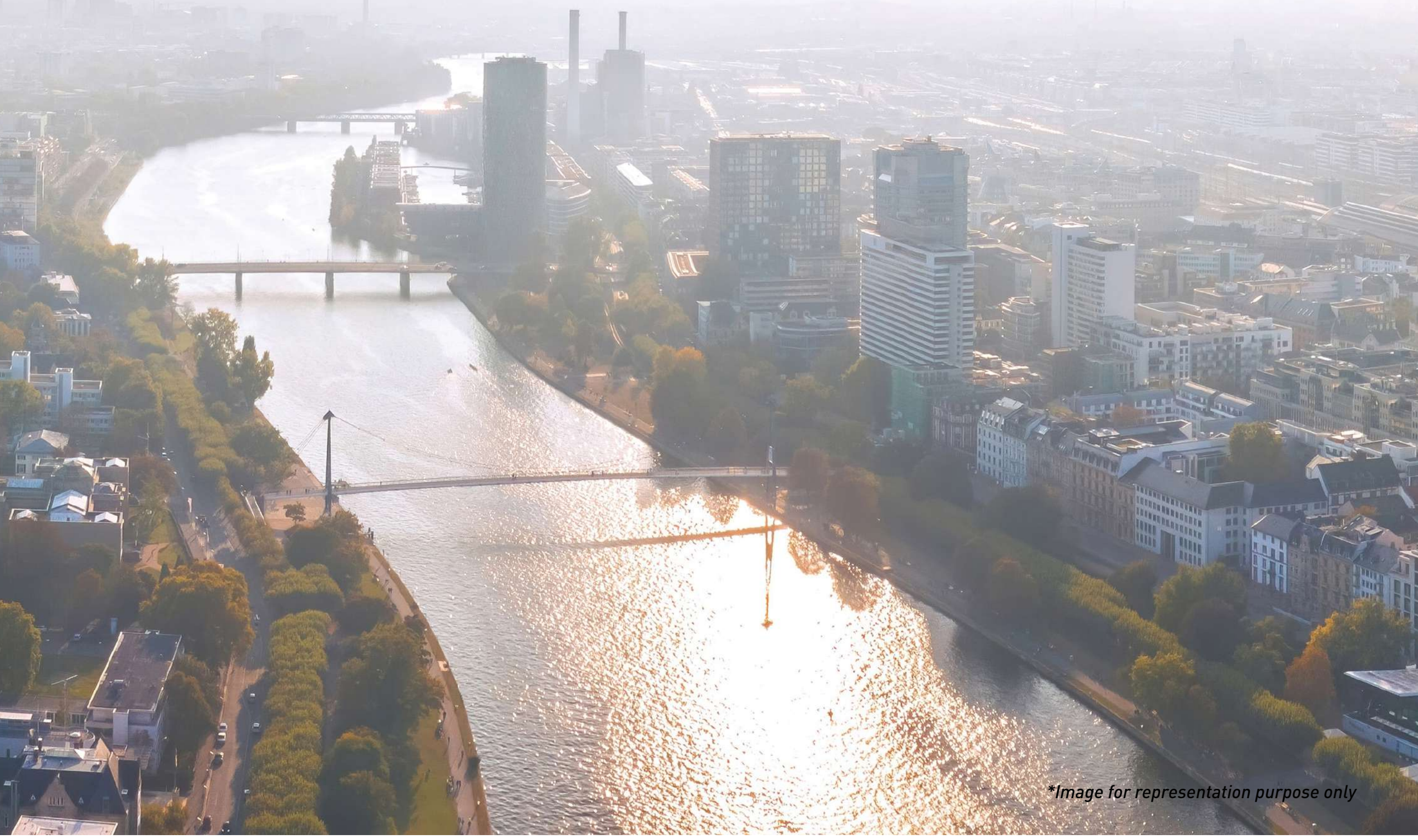


*Image for representation purpose only

EXCEPTIONAL CONNECTIVITY

Seamless connectivity to the prime locations of the city

Easy connectivity to the popular IT hub of Hinjawadi

Links to the newly developed Chandani Chowk

EVER EVOLVING STRETCH

Consistent infrastructural development resulting in capital appreciation

Increasing demand amongst home buyers and investors

NEXUS OF ENTERTAINMENT AND LIFESTYLE

Proximity to tourist destinations like Khadakwasla Dam, Sinhagad Fort etc.

Presence of recreational centres, gardens and restaurants

Shopping destinations and everyday needs at an insignificant distance

ROBUST INFRASTRUCTURE

Upcoming metro that will add to convenience of commute

Principal road connecting the Pune-Mumbai & Pune-Bengaluru National Highways

Developing to become a sought-after locale like Karve Nagar

THE BIG PART OF YOUR COMMUTE MADE EASY

Upcoming bridge connecting Sinhagad Road to Kothrud & Karve Nagar

Key Distances

ENTERTAINMENT & SHOPPING

Fun Time Multiplex	2.9 Km
P. L. Deshpande Garden	3.5 Km
Abhiruchi Mall	3.8 Km
D Mart	3.8 Km
Publiq Mall	4.9 Km
Rajiv Gandhi Zoological Park	8.3 Km
Khadakwasla Dam View Point	8.6 Km

SCHOOLS & COLLEGES

Helios International School	550 m
Tree House High School	3.0 Km
Cummins Engineering College	3.7 Km
Sinhagad College, Vadgaon	4.4 Km
Navale Medical College	4.4 Km
Sinhagad Spring Dale School	6.5 Km

TRANSPORT

Swargate Bus Stand	7.3 Km
Shivajinagar Bus Stand	9.1 Km
Pune Railway Station	11.0 Km
Airport	18.0 Km

LANDMARK

Santosh Hall	1.5 Km
Rajaram Bridge	2.8 Km
Mumbai-Bengaluru Highway	3.0 Km
Nanded City	5.9 Km
Saras Baug	6.4 Km
Deccan	7.1 Km
Kothrud	7.3 Km

HEALTHCARE

Jagtap Hospital	2.0 Km
Mai Mangeshkar Hospital	2.5 Km
Pulse Multispeciality Hospital	3.6 Km
Shashwat Hospital	3.9 Km
Deenanath Mangeshkar Hospital	4.6 Km
Global Hospital	4.8 Km
Navale Hospital	5.9 Km

The list labeled as 'Future Development' is not a part of Phase 1 and is proposed to be made in near future. There is a possibility that there may be changes in the same.

**Artistic impression*

Podium Amenities

PHASE 1

1. INDOOR GAMES ARENA
2. CO-WORKING SPACE
3. LIBRARY
4. MEDITATION NEST IMMERSED IN LANDSCAPE

FUTURE DEVELOPMENTS

5. PARTY LAWN
6. MULTI-FUNCTIONAL GYM
7. CRÈCHE FOR TODDLERS
8. KIDS' PLAY AREA

The list labeled as 'Future Development' is not a part of Phase 1 and is proposed to be made in near future. There is a possibility that there may be changes in the same.

**Artistic impression*

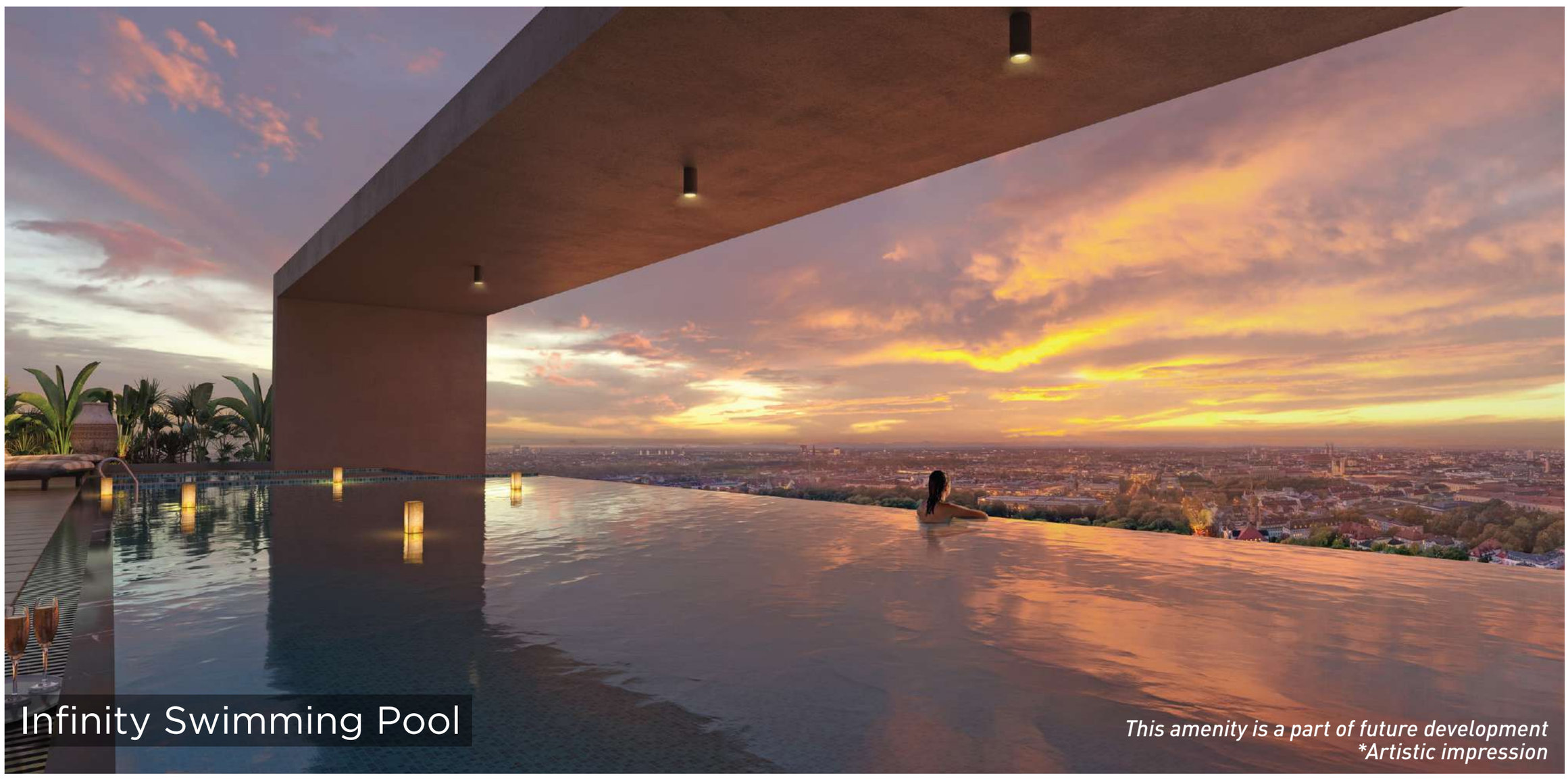
Ground & Rooftop Amenities

PHASE 1

1. LANDSCAPE SEATING AREAS
2. OBSERVATORY SKY DECK
3. ZEN GARDEN
4. ROOFTOP LANDSCAPE GAZEBO
5. CABANA SEATINGS

FUTURE DEVELOPMENTS

6. ACUPRESSURE PATHWAY
7. AMPHITHEATRE
8. TEMPLE
9. MULTI-PURPOSE PLAY COURT
10. NET CRICKET BOX
11. OPEN AIR THEATRE
12. INFINITY SWIMMING POOL
13. BABY POOL
14. HAMMOCK GARDEN
15. OPEN AIR CAFÉ AND FIRE PIT
16. SENIOR CITIZEN SIT-OUTS
17. BARBECUE AREA
18. ROOFTOP YOGA DECK

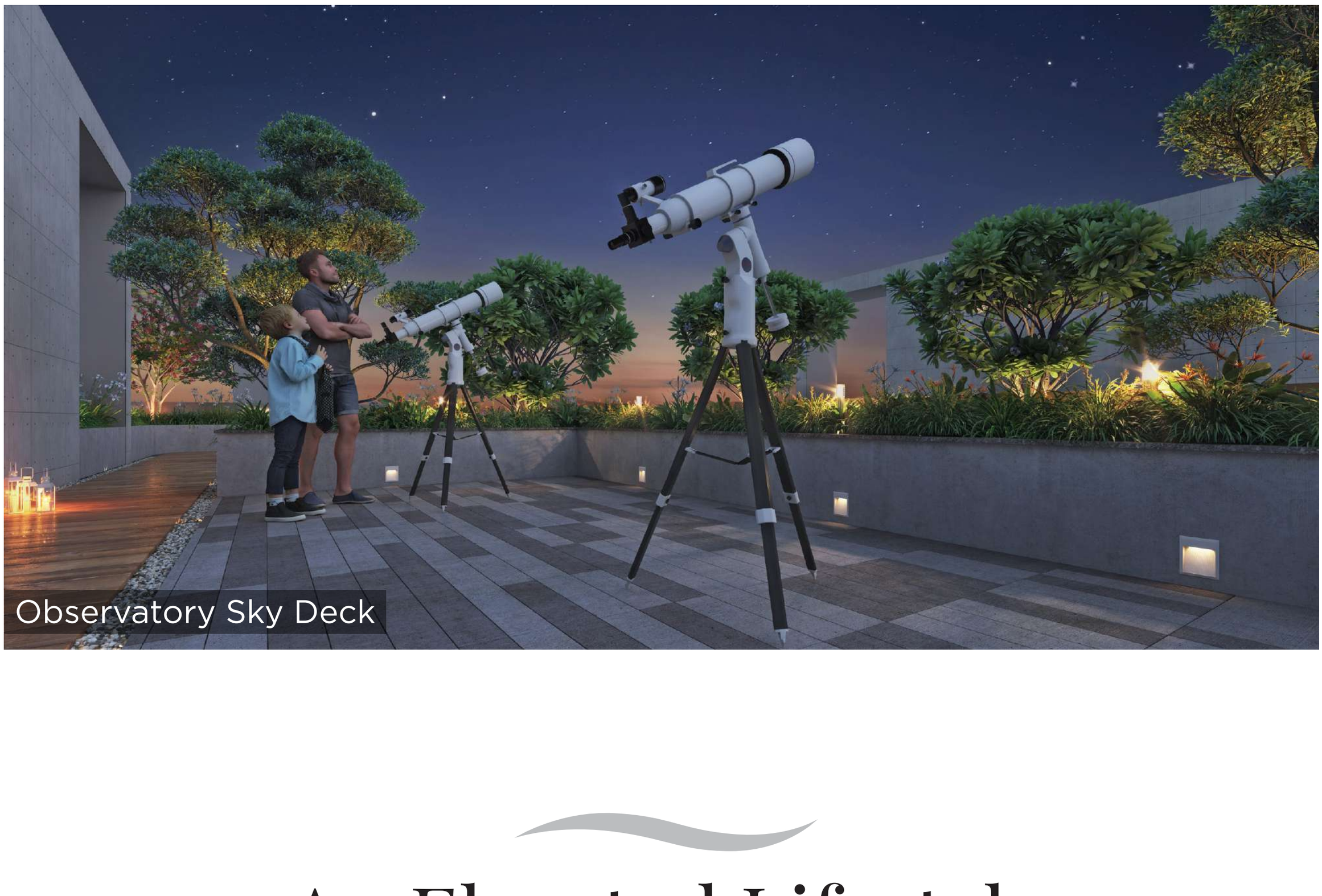


Infinity Swimming Pool

This amenity is a part of future development
**Artistic impression*

Cabana Seatings

**Artistic impression*

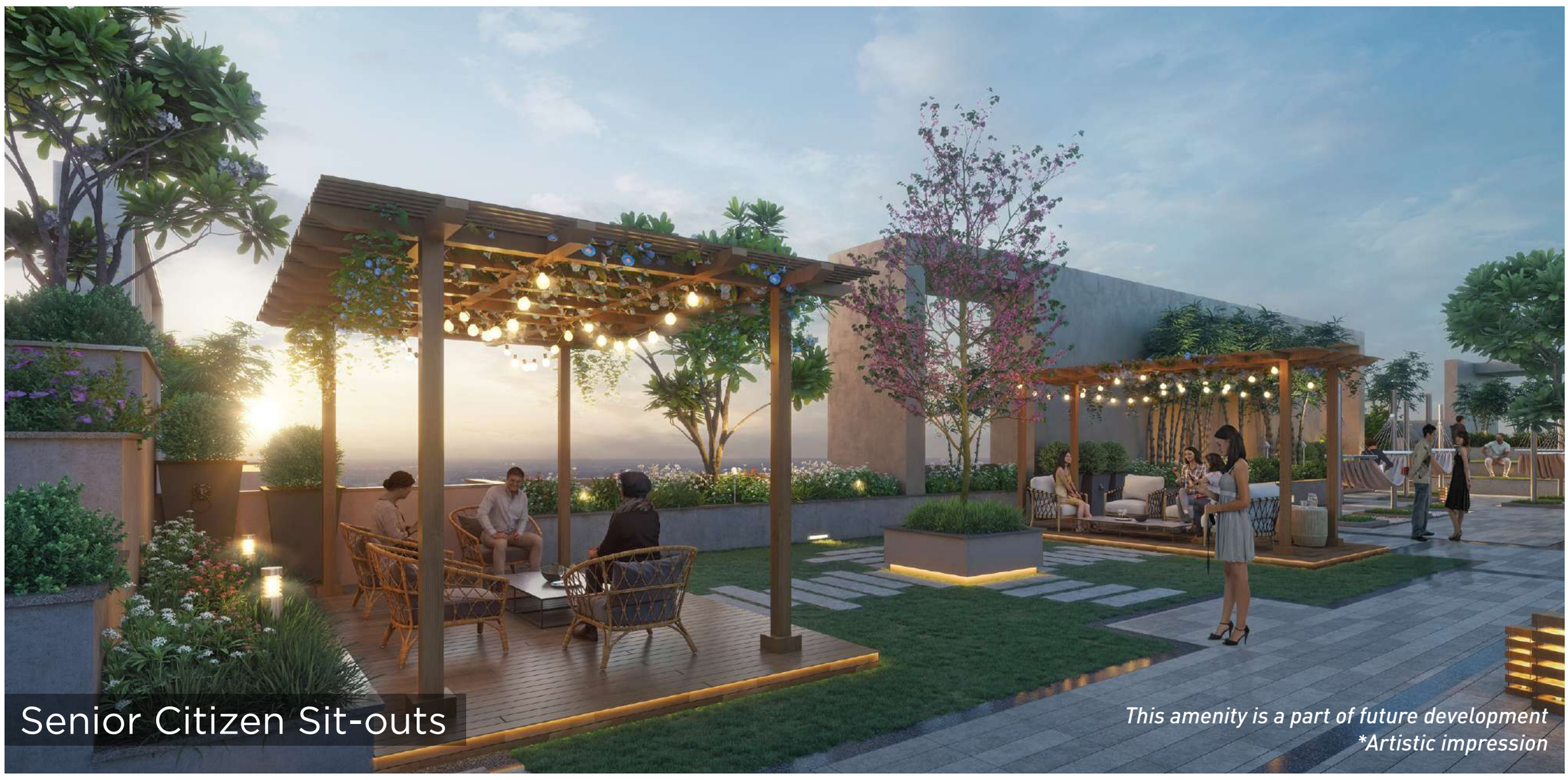


Observatory Sky Deck

An Elevated Lifestyle

Zen Garden

*Artistic impression



Senior Citizen Sit-outs

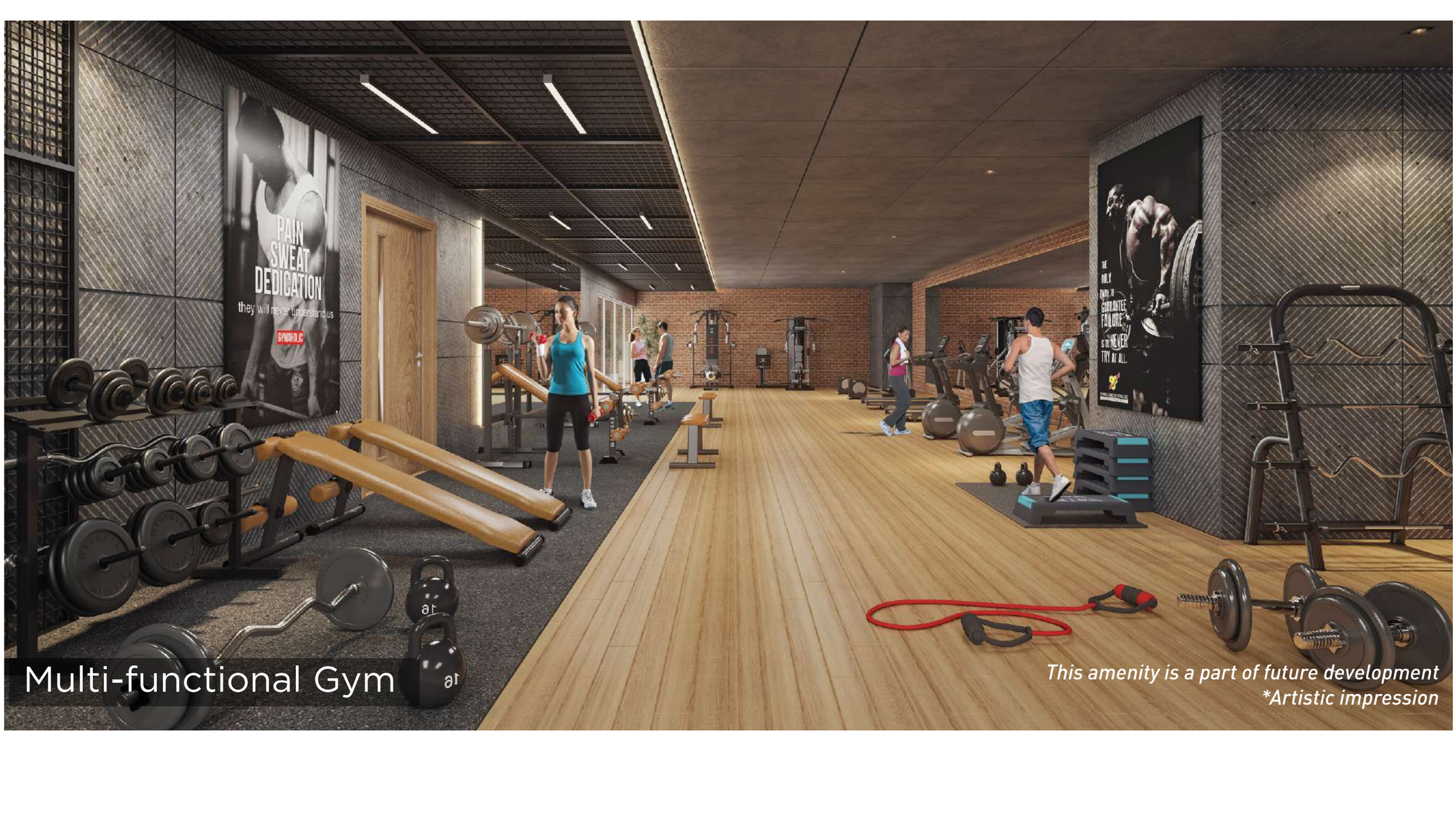
This amenity is a part of future development
**Artistic impression*

Open Air Café and Fire Pit

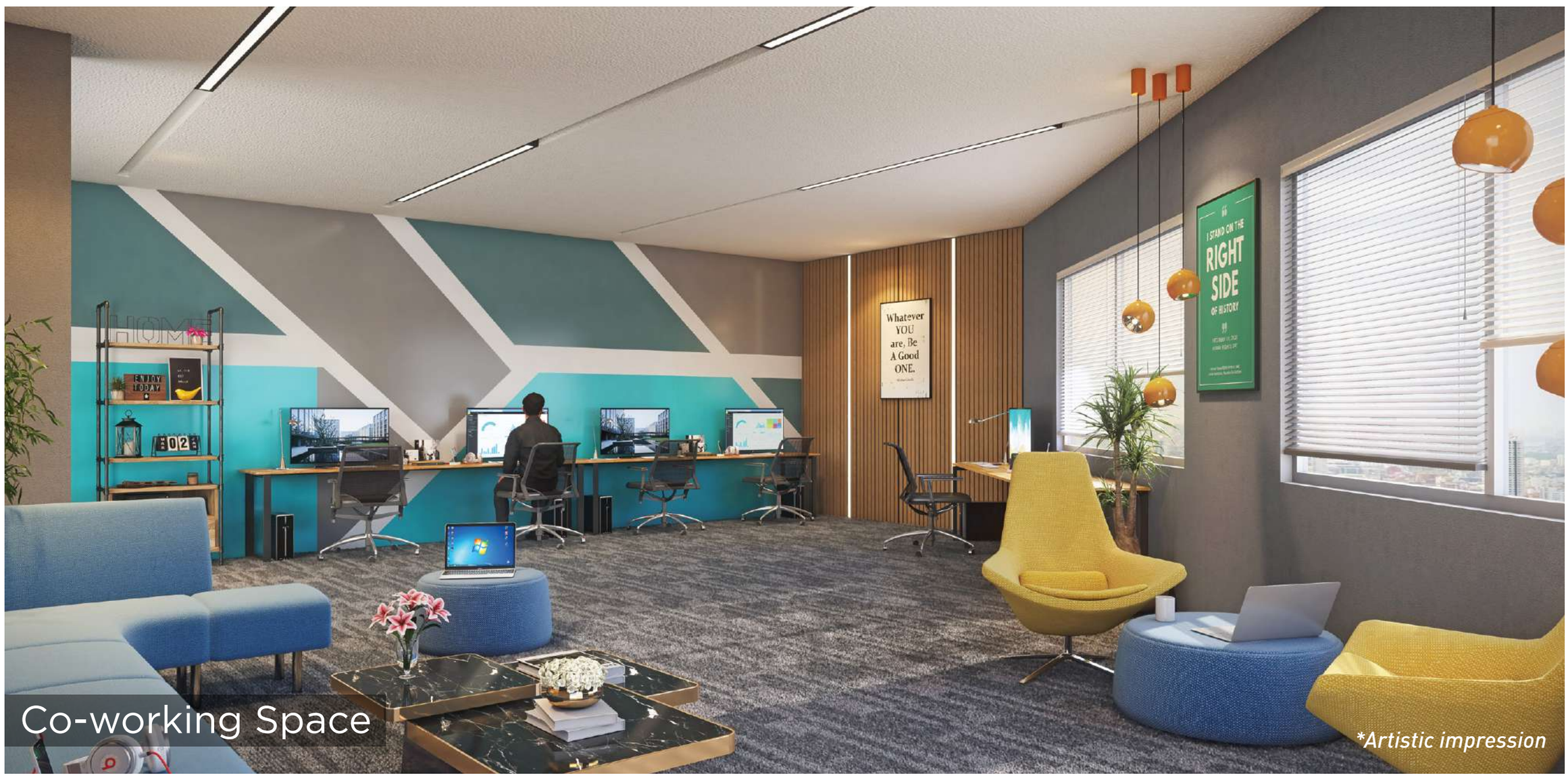
This amenity is a part of future development
**Artistic impression*

A Tranquil Lifestyle

Embrace the Leisure Moments



Enlivening Way of Life



Co-working Space

*Artistic impression

Multi-purpose Play Court

This amenity is a part of future development
*Artistic impression

Library

*Artistic impression

Work-Read-Play

Party Lawn

*Artistic impression

Temple and Acupressure Walkway

*Artistic impression

A Balance of Solace and Vigour

Specifications

CONSTRUCTION
- A-class, Earthquake Resistant RCC Construction

FLOORING
- Vitrified Tile Flooring
- Designer Wall & Floor Tiles in Toilets
- Anti-skid Tiles for Balconies/Terraces

DOORS
- Decorative Main Door
- Thermo Laminated Flush Doors With SS Fittings for Bedrooms
- Water Resistant Door Shutters for Toilets

SECURITY
- Boom Barrier & Security Cabin on Entrance Gate
- Intercom Facility with VDP and Access Control
- CCTV Surveillance for Common Areas

BBM AND PLASTERING WORK
- Brickwork in AAC Blocks
- External Double Coat Plaster

KITCHEN
- Granite Kitchen Counter
- Stainless Steel Sink
- Provision for Water Purifier

PLUMBING, BATHROOM AND TOILETS
- Concealed Plumbing
- White/Colored Ceramic Sanitaryware of a Reputed Brand
- Top of the Line CP Fittings
- Provision for Boilers and Exhaust Fans in All Toilets

PAINT
- Internal Acrylic Premium Emulsion Paint
- Exterior Building Textured Paint

WINDOWS
- Powder Coated Aluminium Windows with Mosquito Nets
- MS Safety Grills for Windows

LIFTS
- Automatic Lifts of Reputed Make with Genset/Inverter Back Up

ELECTRICALS
- Concealed Copper Wiring With ELCB and MCB Switches
- Electrical Switches of a Reputed Brand
- Adequate Points for Lights, Fans and TV
- Provision for Split AC in Living Room and All Bedrooms

WALL
- Gypsum Punning on Walls

Key features

- Double Height Grand Entrance Lobby
- Designer Grand Entrance Gate
- Common Solar Panels for Hot Water
- Outdoor Light System for Driveways and Exterior of Building
- Common Toilet on Parking Floors
- Society Office

About Ranawat Group

A legacy of 30 years, Ranawat Group strives to bring innovative solutions that add value to people's lives. Inclusivity, sustainability and responsibility towards the ecosystem reflect in every project that the company undertakes. With a customer-centric approach, Ranawat Group aims to create happy experiences for everyone hence quality, timeliness and transparency are at its core. Known for quality construction, the company holds strong technical expertise and is continuously creating benchmarks for quality in the real estate industry.

1000+ SMILES PAINTED

30+ YEARS OF EXPERIENCE

4 MILLION SQ. FT. AREA DEVELOPED

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BE MORE. DO MORE.

Our Projects

KATRAJ-KONDHWA ROAD

Commercial Plotting Project

BT KAWADE ROAD

Premium Showrooms & Office Spaces

GANGADHAM CHOWK

Premium Showrooms & Office Spaces

WANOWRIE

Premium Commercial Spaces

MARKET YARD

2 & 3 BHK Luxurious Homes

SOPAN BAUG NXT

2 BHK Homes

KARVE NAGAR

2 & 3 BHK Premium Homes

MOHAMMADWADI

2 BHK Apartments, Shops & Office Spaces

AURA
WATERS

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Mitra Mandal Chowk, Parvati Paytha, Pune - 411009

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Credits

PRINCIPAL ARCHITECT
Ethique Architects & Associates

LIASIONING ARCHITECT
Group Consultants

STRUCTURAL CONSULTANT
Sunil Mutalik & Associates

LEGAL CONSULTANT
Kamlesh Chajjed

MEP CONSULTANT
Skyline MEP Consultants

LANDSCAPE CONSULTANT
Mahesh Nampurkar

MEDIA & DESIGN
Square One Media Solutions Pvt. Ltd.

A Project By
RANAWAT
GROUP
BE MORE. DO MORE.

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