

PROJECT BY



UTTAM GROUP  
Since 2006

**PRAMMUKH  
ASSOCIATES**



**Luxuria**  
THE PINNACLE OF LUXURY LIVING



P52100078634

# COMPLETED PROJECTS



UTTAM GROUP  
Since 2006

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ASSOCIATES**

Meadows



Elements



Atlanta Square



Crown



Harmony



Lotus



Serenity



Flora



Paramount



Atmosphere



Serenity Bungalow





UTTAM GROUP  
Since 2006

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ASSOCIATES**

## Welcome to Prammukh Associates

Founded in 2006, UTTAM GROUP is one of TALEGAON DABHADE'S leading real estate company. A recipient of several appreciations in design and quality, we have created defining landmarks and set new standards in real estate development for over a decade.

Book your home in Heaven. Yes you heard it right! Talegaon Dabhade is located near Pune surrounded by lush greenery, mountains and beautiful nature with birds chirping around.

**Luxuria** a stylish project at Talegaon Dabhade welcomes you to a stunning exterior and luxury within, 2BHK & 3BHK residential apartments where compromise is unheard off...



**LUXURIA**  
THE PINNACLE OF LUXURY LIVING

# PARKING FLOOR PLAN



# TYPICAL FLOOR PLAN



A - Wing

B - Wing



A - Wing			B - Wing		
FLAT 1	FLAT 2	FLAT 3	FLAT 4	FLAT 5	FLAT 6
3 BHK (TYPE 1)	2 BHK (TYPE 1)	2 BHK (TYPE 2)	3 BHK (TYPE 2)	3 BHK (TYPE 3)	3 BHK (TYPE 4)
792	604	603	841	819	785

# A- Wing



**FLAT 1**



**FLAT 3**



**FLAT 2**



A - Wing		
FLAT 1	FLAT 2	FLAT 3
3 BHK (TYPE 1)	2 BHK (TYPE 1)	2 BHK (TYPE 2)
792	604	603

# A- Wing



# B - Wing



B - Wing		
FLAT 4	FLAT 5	FLAT 6
3 BHK (TYPE 2)	3 BHK (TYPE 3)	3 BHK (TYPE 4)
841	819	785

# B - Wing



# SPACIOUS 2BHK



- A** Entrance
- B** Living Room
- C** Kitchen
- D** Common Toilet /Bathroom
- E** Toilet/Bathroom
- F** Bedroom
- G** Master Bedroom
- H** Balcony

## AMENITIES & SPECIFICATIONS

### AMENITIES

- Automatic lift with battery back up
- Ample parking space
- Intercom facility
- CCTV cameras at gates and Lobby Area
- False Ceiling in Living Room with LED Spot Lights
- Double Height Designer Entrance Lobby

### SPECIFICATIONS

#### ROOMS

- Vitrified flooring for entire flat
- Premium quality oil bond distemper on internal walls and ceiling.
- Powder coating aluminum sliding windows with granite.
- Wooden frame with premium quality flush door with laminates.

#### KITCHEN

- Black granite platform with stainless steel sink.
- Full height ceramic tiles above kitchen platform
- Exhaust fans provision above the window

# SPACIOUS 3BHK



- A** Entrance
- B** Living Room
- C** Kitchen
- D** Common Toilet/Bathroom
- E** Bedroom
- F** Master Bedroom
- G** Balcony
- H** Toilet/Bathroom

## BATHROOMS

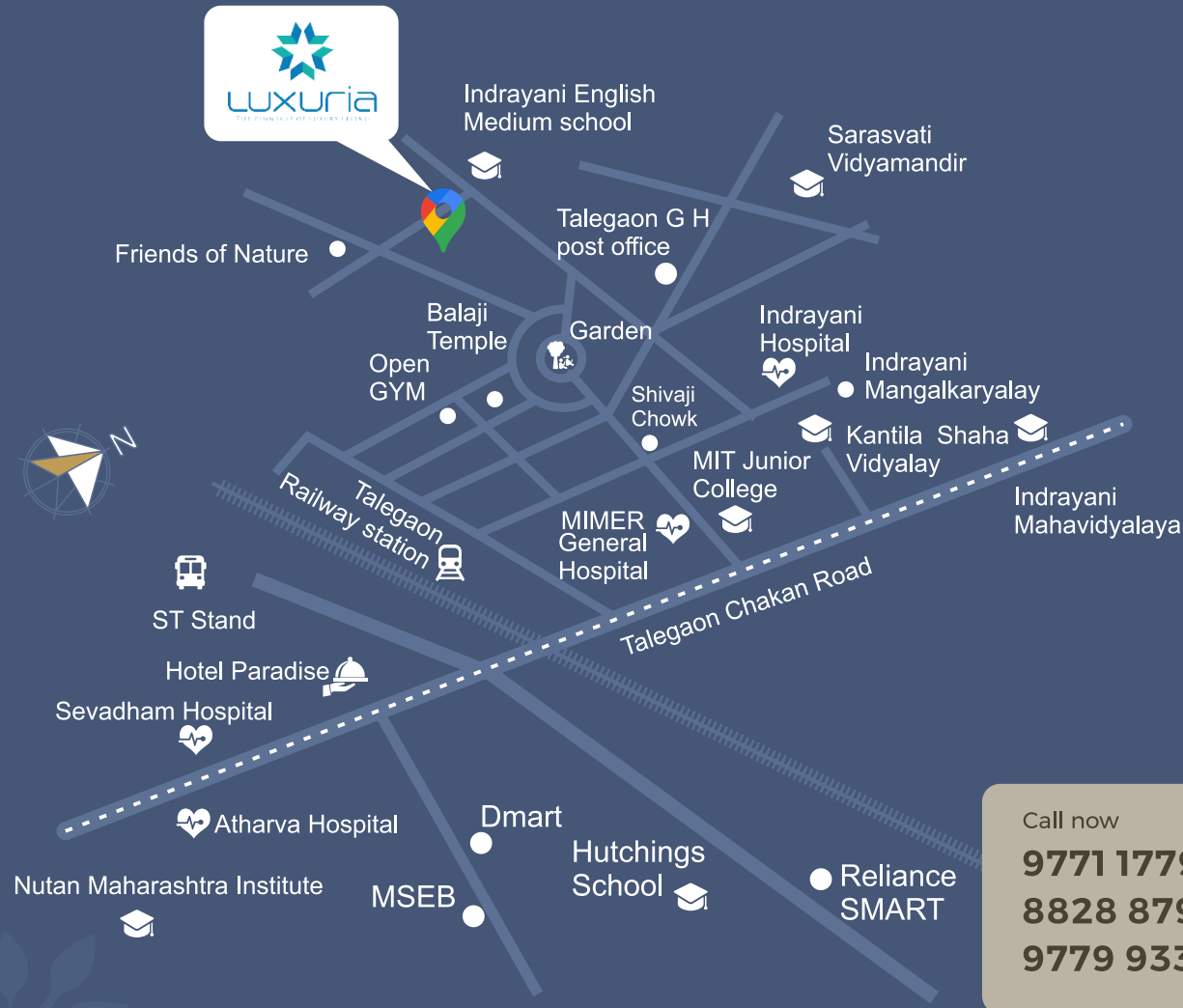
- Gloss / Matt finished ceramic tiles flooring
- Superior quality CP fittings and fixtures
- Concealed plumbing
- Premium quality WC and basin

## BALCONY AREA

- Matt finished ceramic tile floorings
- Synthetic enamel paint ms railing for balcony and terrace

## ELECTRICAL FITTINGS

- Modular switches
- Concealed copper wiring
- AC points for bedrooms
- Sufficient points in all rooms



### Distance From Site

Talegaon Railway Station & Bus Stand	- 5 min
Talegaon - Chakan Highway	- 2 min
Talegaon MIDC Road	- 2 min
Mumbai - Pune Highway	- 5 min
Harneshwer Hospital	- 2 min
Nagre Hospital	- 2 min
Atharva Hospital	- 2 min
Talegaon General Hospital	- 5 min
Nutan College Of Eng. And Research	- 2 min
Navin Samarth Vidyalaya	- 2 min
MIMER Medical College	- 5 min
Podar International School	- 2 min
Eden International School	- 5 min
Mount St. Ann High School	- 2 min
Sai Baba Mandir	- 2 min
Shree Samartha Mandir	- 2 min

### Our Consultants

- ARCHITECT**  
The Architect Studio, Talegaon
- CONSULTING ARCHITECT**  
Dattani & Associates, Mumbai
- RCC CONSULTANT**  
N.D. Jarag & Associates, Pune
- LEGAL CONSULTANT**  
Adv : Sachin Navale, Talegaon

Call now  
**9771 1779 71**  
**8828 8799 90**  
**9779 9339 90**

Disclaimer: The Location map is indicative only. Not to scale.



### Developed By Prammukh Associates

**SITE OFFICE :** Plot. No.155,156, CTS No.108,117, Behind Golwakar Guruji Maidan, Near Friends Of Nature, Yashwant Nagar, Talegaon Dabhade, Pune - 410 507

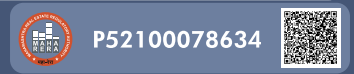
**CORPORATE OFFICE :** Plot no.12, opp. Khandge Petrol Pump, beside Reliance Trends, Laxmibaug Colony, Talegaon Dabhade, Maharashtra 410506

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SCAN QR CODE FOR LOCATION

This brochure is an imaginary concept and the plan shown need not be to scale. All plans are subject to accommodate the changes required as per the sanctioning authorities. All amenities and specifications are as per availabilities and discretion of the developer. Nature and locations of all amenities and proposed development shown in the proposed master plan can be added, omitted or shifted as per the developer's discretion. (For Private circulation only)



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