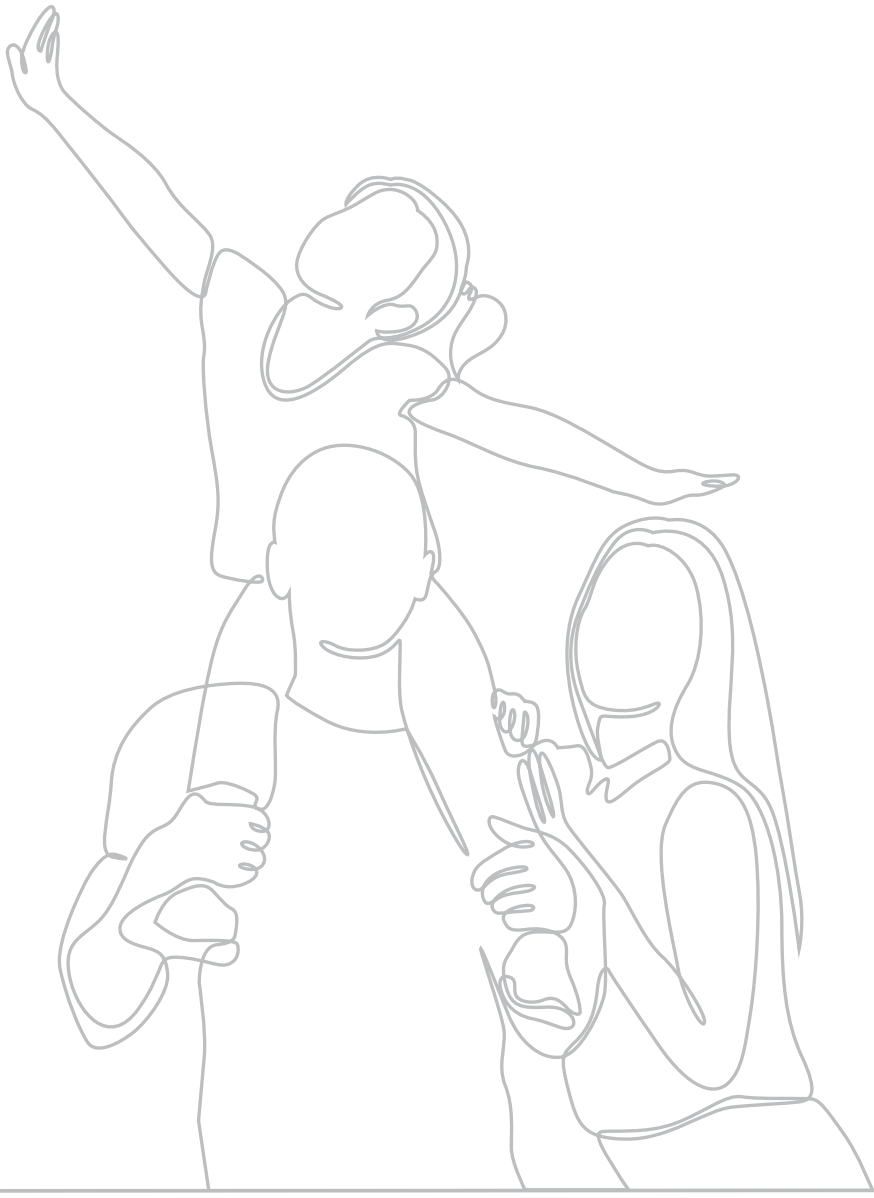




38 DIVINE

KONDHWA

2 & 3 BHK PREMIUM RESIDENCES
DESIGNED BY AR. IMRAN SHAIKH



ABOUT THE DEVELOPERS



ELISEO
VENTURES



TRIAA

MILESTONES

30+
YEARS OF
SUSTAINED GROWTH

35+
LACS SQ.FT.
DELIVERED

43
LANDMARK
PROJECTS

5K
HAPPY
FAMILIES

COMPLETED PROJECTS

FORTUNE 108
— WAKAD —

PRIME PLUS
— PIMPLE SAUDAGAR —

**TRIAA
HILLOME**
— LOHEGAON —

AUGUSTAA
— KHARADI —

SAACHEE ERA
— MOSHI —

ACROPOLIS
— BANER —

**CASTLE
ROYALE**
— LOHEGAON —

PUNYAVAASTU
— AKURDI —

POLARIS
— HADAPSAR —

**FORTUNE
MIRADOR**
— BANER —

**TRIAA
PRINCETOWN**
— SHIKRAPUR —

ONGOING PROJECTS



K CITY, KESHAV NAGAR



K PUNE, BAVDHAN



TRIAA GALAXY CITY CENTRE, HINJEWADI



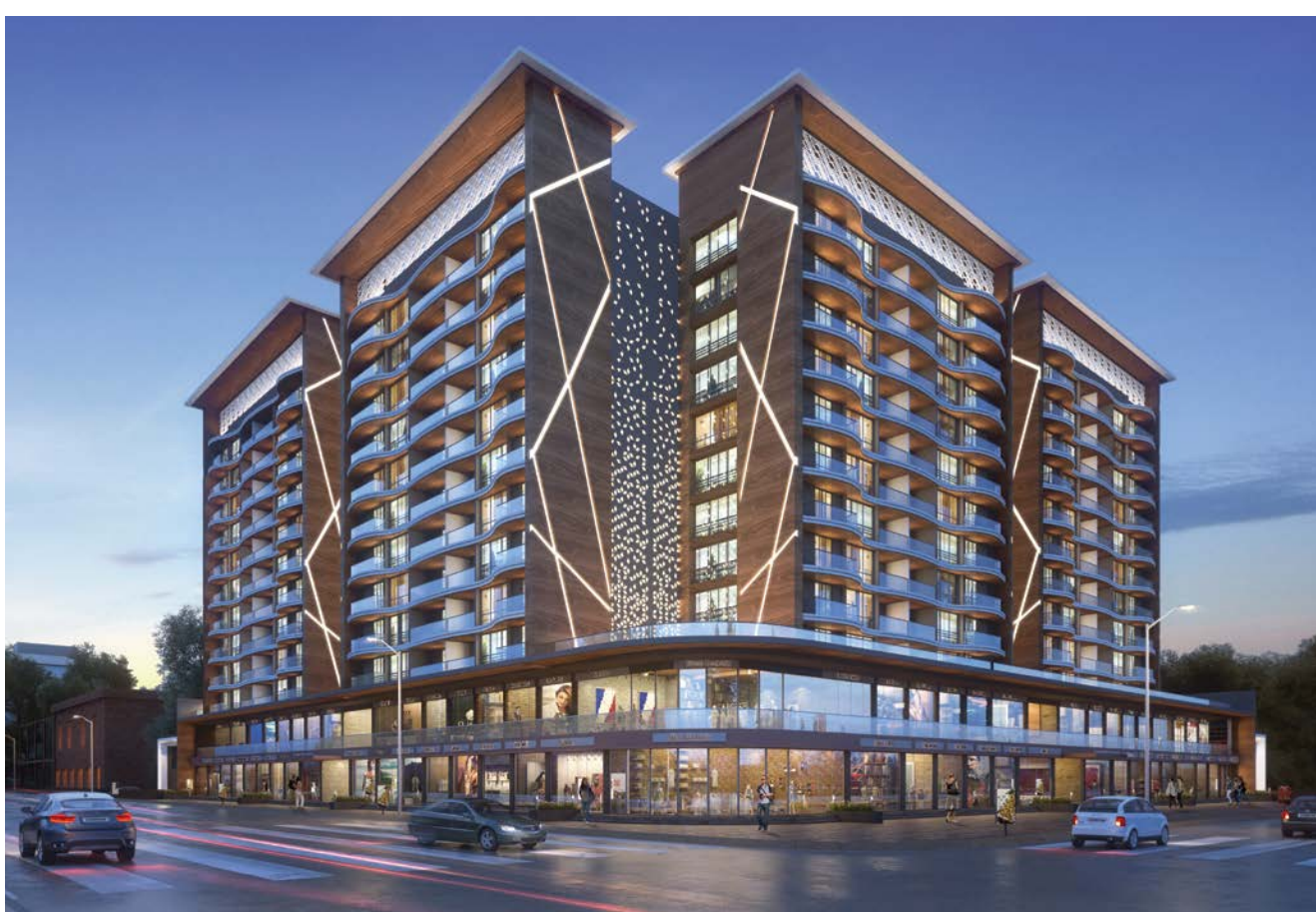
TRIAA VASANTAM CITY CENTER, DHANORI



KOSMIC KOURTYARD, UPPER KHARADI



ONE ARETHA, DHANORI



SHUBH GATEWAY, VIMAN NAGAR



ELYSIA, KESHAV NAGAR

*All images are artistic impressions



AR. IMRAN SHAIKH
DIRECTOR, CUBIX ARCHITECTS & ASSOCIATES

23+ YEARS
6000+ PROJECTS

**WINNERS OF AESA AND
INTERNATIONAL
ACHIEVERS AWARD**

A MESSAGE FROM THE ARCHITECT

Designing residences is always about creating a deeply personal experience for future residents. Creating an ideal architectural design will be a challenge unless you are a part of the very society you are trying to create homes for. Having designed millions of sq. ft. of residential projects in Kondhwa has helped me understand the crucial elements of the lifestyle within this suburb.

38 Divine is the reflection of that understanding. Each and every element including the kitchen, washrooms, bedrooms and even the common amenities have been designed specifically keeping in mind the customers. It is a design that takes into account the requirements of the local communities and their way of living, a design that is divinely inclusive.

Imran Shaikh

Founder, Cubix Architects & Associates



38 DIVINE

KONDHWA

Changing the vibe of Kondhwa, **38 Divine** is a premium project that offers spacious **2 & 3 BHK homes** that make life comfortable. The project extends into an independent commercial building that enhances the possibility of an easy commute to work. The overall vibe of the project is designed to add a sense of luxury and convenience to life.



ARTISTIC IMPRESSION

KONDHWA GETS A FACELIFT

Evolution is the only way of living. We learn, adapt and grow every day. And as we do that, everything around us changes alongside. With evolution and growth being inevitable, we know your lifestyles need an upgrade too. So we bring to you a place that is sure to elevate the way you work and the way you live.



DIVINELY CONVENIENT

A prominent locality in the Southeastern region of Pune, Kondhwa has developed a lot in the past few years. Proximity to employment hubs, schools, colleges, healthcare and entertainment avenues has led to increased residential development in the area. Kondhwa enjoys sound connectivity to prime areas of Pune and boasts of a robust physical and social infrastructure.



DIVINE LOCATION

NEARBY LOCATIONS

Parge Nagar	0.2 km
Kausar Baug	0.5 km
Talab Masjid	0.3 km
Faizane Madina Masjid	0.7 km
Kausar Baug Masjid	0.8 km
Mitha Nagar	0.5 km
NIBM	1 km
Fakri Hills	1.5 kms
Lullanagar	2 kms
M.G. Road Camp	3.5 kms
Katraj Chowk	3.5 kms
Pune Railway Station	7 kms

LANDMARKS

Kondhwa Police Station	0.1 km
Sheetal Petrol Pump	0.2 km

Ashoka Mews Society	0.2 km
Konark Indrayu	0.2 km
Vijay Sales Electronics	0.2 km
D-Mart, Kondhwa	1 km
Jyoti Resturant	1 km
Dorabjee's, NIBM (Clover Highland)	1.3 kms
Khadi Machine Chowk	1.4 kms
Royal Heritage Mall	1.7 kms

SCHOOLS & COLLEGES

Mansukhbhai Kothari School	0.5 km
New Grace High School	0.5 km
RIMS International School	1.8 kms
Sungrace High School	2.2 kms

Sinhagad College Campus	2.7 kms
Bishop's School	2.9 kms
Azam Campus / Poona College	4.5 kms

HOSPITALS & MEDICALS

Wellness Forever	
24Hrs Medical	0.2 km
Satyanand Hospital	0.5 km
Al-Shifa Hajima Hospital	0.5 km
Lifeline Hospital	0.7 km
Prime Hospital	1.8 kms
Ruby Hall, Wanowrie	2.6 kms



ARTISTIC IMPRESSION

LEISURE AMENITIES

- Open Gym with Workout Area
- Designer Clubhouse/Community Hall
- Children's Play Area
- Landscaped Sit-outs
- Party Lawn with Buffet Area
- Landscaped Terrace
- Indoor Game Area
- Senior Citizen Sit-outs
- Indoor Gym

COMMON AMENITIES

- Elegant Entrance Gate
- Power Back-up for Common Areas
- Mobile Based Security System
- LED Lighting for Common Areas
- Automatic Gearless Lift with Power Back-up
- CCTV Camera in Common Areas

GREEN AMENITIES

- Rainwater Harvesting
- Solar Water Heating System in Master and Common Bathrooms (Limited Time)



INDOOR GYM



OPEN GYM WITH WORKOUT AREA



DESIGNER CLUBHOUSE & COMMUNITY HALL



BASKET BALL COURT



CHILDREN'S PLAY AREA



PARTY LAWN WITH BANQUET



LANDSCAPE TERRACE

Artistic Impression



DEDICATED PRAYING AREA

Image for representational purposes only

YOUR TRYST WITH DIVINITY

With a dedicated Prayer Room for never-ending sacred communion, here's where you get the glorious opportunity to connect with all that is holy and pristine, endlessly. So set yourselves free, as you immerse yourselves within the divine realms that surround you on all sides, miraculously.



ARTISTIC IMPRESSION

DIVINELY PLEASING

STRUCTURE

- Earthquake resistant R.C.C framed structure

BRICKWORK

- 5" thick AAC blocks internally and externally

PLASTER

- External sand faced cement plaster
- Internal gypsum finished plaster

FLOORING

- 800 mm x 800 mm vitrified flooring for entire flat
- 600 mm x 1200 mm tiles for bathroom dado
- Anti-skid flooring for toilets, bath & attached terraces
- Designer wall tiles up to 2 feet lintel level in kitchen
- 9' granite kitchen otta
- Designer glazed wall tiles up to lintel level in toilets

PLUMBING

- Concealed plumbing internally (Astral / Finolex / Prince)
- Jaquar or equivalent make C.P. fittings and sanitary fixtures
- Hot & cold mixer unit in bathroom & toilet

ELECTRICALS

- Concealed copper wiring (Polycab)
- Roma / Anchor / Havells or equivalent modular switches
- Provision for exhaust fan in Toilets, Bath & WC
- Adequate electrical points with circuit breakers
- AC Point in master bedroom
- Video door phone
- Digital locks
- Automatic, standard make lifts with power back-up. (Kone/Schindler/Johnson)
- Provision for inverter and geyser

PAINTING

- Internal acrylic emulsion paint
- External weather shield acrylic paint

DOORS

- All doors decorative laminated flush doors
- Granite door frame for bathrooms & balcony
- Wooden door frame for main door & bedroom doors
- 3 track powder coated aluminium windows with mosquito net & M.S. safety grills



2 BHK

Total Area (Carpet + Balcony) - 776 Sq.Ft.



3 BHK

Total Area (Carpet + Balcony) - 895 Sq.Ft.

38 DIVINE

KONDHWA

ARCHITECT
AR. IMRAN SHAIKH
(CUBIX ARCHITECTS)

SHOW FLAT INTERIORS
MUZZAMIL KHAN
(SKETCHES INTERIORS)

RCC CONSULTANT
AQUEEL M. H.
(STRUCTURE VIZION)

LEGAL CONSULTANT
ADV. KAMLESH CHAJJED

SITE ADDRESS
Sr. No. 38, Kondhwa Main Road, Near Sheetal HP Petrol Pump,
Next to Kondhwa Police Station, Kondhwa, Pune - 411048

 **955 200 4488**

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A PROJECT BY



ELISEO
VENTURES



TRIAA

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