



AURUM
VATIKA
— PIRANGUT —

1 & 2 BHK Exclusive Homes

THE PERFECT LIFE HAS AN ADDRESS



RERA NO. P52100032355





YOUR OWN SPACE WITH SOPHISTICATED LIFESTYLE

Live your ideal life at **AURUM VATIKA** developed by Aurum Developers, a well reputed developer having extensive experience of over a decade and have successfully completed several residential and commercial projects in Pune and Bengaluru.

The developer have thoughtfully crafted the decent structure planning for fresh airy and well ventilated rooms and ample parking management for each owner for vehicles.

It features the best of urban specifications, designed to redefine your leisure hours.

These quality homes are made with the idea of providing optimum space utilisation for the entire family. Decent balconies, halls, bedrooms and kitchen that give good room for your dreams to take shape.

PIRANGUT- THE INVESTMENT HOTSPOT

THE LOCATION SPEAKS FOR ITSELF FOR IT'S NATURAL SURROUNDINGS

THE PRICE RESALE VALUE ■ APPRECIATION

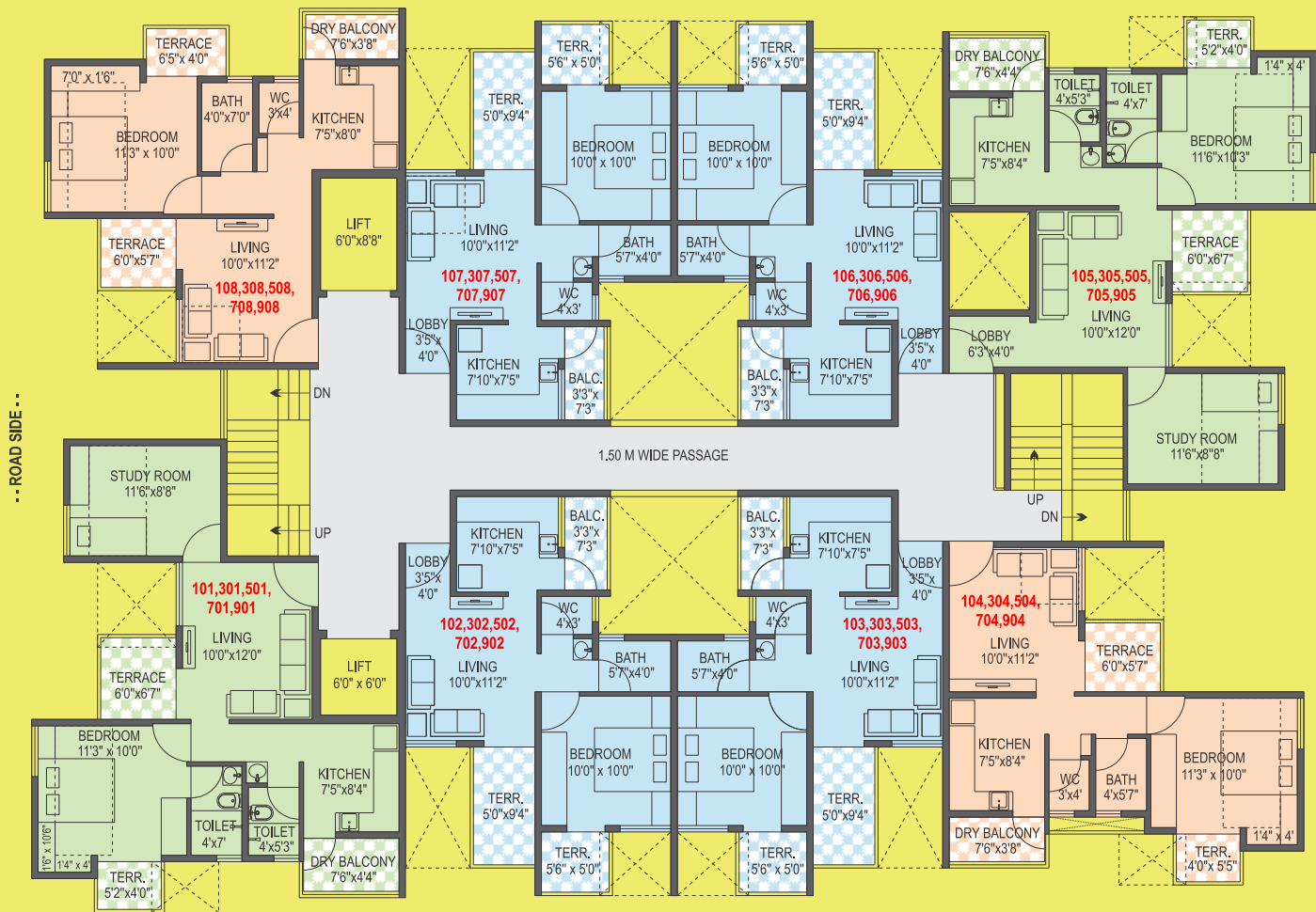
EASY ACCESSIBILITY TO PUNE-MUMBAI EXPRESSWAY ■ EASY DRIVE TO HINJAWADI IT PARK

VERY CLOSE TO THE PROPOSED PUNE RING ROAD

SCHOOLS, HOSPITALS AND RESTAURANTS ARE IN CLOSE PROSIMITY

1ST, 3RD, 5TH, 7TH & 9TH FLOOR PLAN

-- AMENITY SIDE --



Area Statement in Sq.Ft.

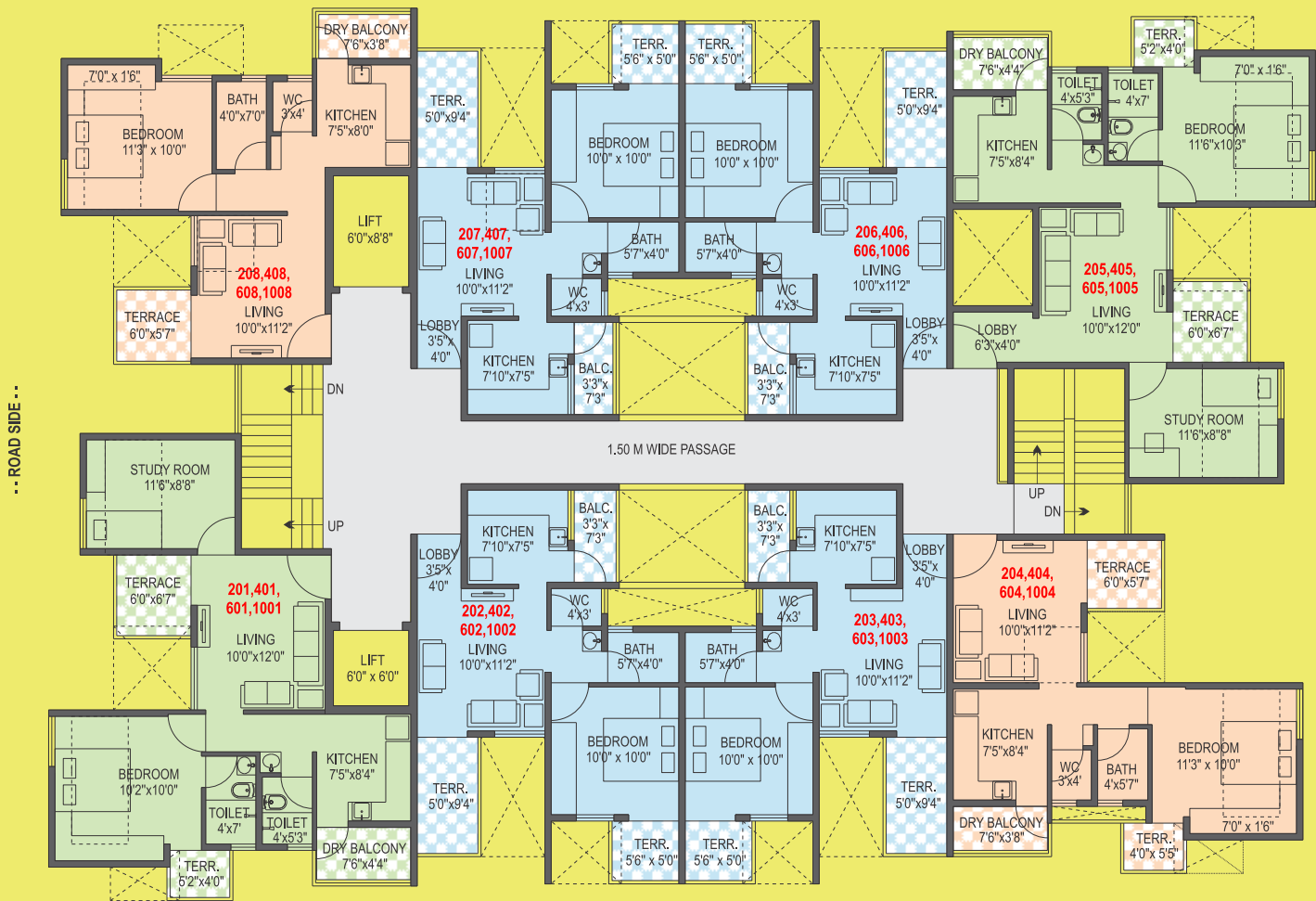
FLAT NO.	FLAT CARPET	ARCH. PROJ.	ENCL. BALC.	OPEN BALC.	TERRACE	ARCH. PROJ.	TOTAL
101,301,501,701,901	394	25	82	30	35	23	589
102,302,502,702,902	338	---	20	22	57	5	442
103,303,503,703,903	338	---	20	22	57	5	442
104,304,504,704,904	297	12	64	25	33	19	451
105,305,505,705,905	422	25	82	30	38	20	617
106,306,506,706,906	338	---	20	22	57	5	442
107,307,507,707,907	338	---	20	22	57	5	442
108,308,508,708,908	305	16	64	25	32	23	466

** Kindly note: Enclosed Balcony/Open balcony as per revised submission drawing is subject to change.



2ND, 4TH, 6TH & 10TH FLOOR PLAN

-- AMENITY SIDE --



Area Statement in Sq.Ft.

FLAT NO.	FLAT CARPET	ARCH. PROJ.	ENCL. BALC.	OPEN BALC.	TERRACE	ARCH. PROJ.	TOTAL
201,401,601,1001	394	30	84	30	35	21	594
202,402,602,1002	336	---	20	22	57	5	440
203,403,603,1003	336	---	20	22	57	5	440
204,404,604,1004	297	18	64	25	34	16	454
205,405,605,1005	420	30	84	30	38	17	620
206,406,606,1006	336	---	20	22	57	5	440
207,407,607,1007	336	---	20	22	57	5	440
208,408,608,1008	302	16	64	25	21	15	443

** Kindly note: Enclosed Balcony/Open balcony as per revised submission drawing is subject to change.



THOUGHTFULLY DESIGNED SPACES

1 BHK

TWO TERRACES & ONE DRY BALCONY
FOR EACH FLAT



2 BHK

TWO TERRACES & ONE DRY BALCONY
FOR EACH FLAT

PROJECT AMENITIES:

- Rain water harvesting
- Power backup for common area, lift club house & water pump
- Compound wall for entire project with main entrance
- Underground and overhead water tank with regular & standby pump with automatic level controller
- Finished trimix for drive ways and tile for parking area
- Solar water for shower area in bathroom
- Kids play area with club house
- Lift - OTIS Automatic lift for project

BUILDING AMENITIES:

- Letter box for each flat on ground floor
- Name board in the ground floor lobby
- Provision for inverter point for each flat
- 24x7 security with CCTV in campus (4 nos)
- Fire fighting system as per PMRDA norms



SPECIFICATIONS

RCC:

- R C C framed earthquake resistance structure

WALL:

- Fly ash brick work

PLASTER:

- Neeru finish plaster or gypsum finish for internal wall
- External double coat sand face cement plaster

DOOR:

- Main door- decorative type with laminated finish
- Bedroom- flush door with laminated finished
- Toilet door- pvc waterproof flush door
- Living room- fabricated powder coated french door for living room

DOOR FRAME:

- Granite frames for toilet & bathroom
- For main and bedroom door-wooden doorframe

WINDOW:

- Powder coated aluminium windows with mosquito net MS safety grill for window

FLOORING AND DADO:

- Verified tile (24" x 24") for entire flat
- Toilet & terrace: antiskid 12" x 12" ceramic tiles
- Toilet dado: ceramic glazed tiles 12" x 18"
- Kitchen dado up to 2' height

TOILET:

- 1 BHK Indian WC
- 1.5 BHK common bathroom Indian WC
- In master bedroom western WC
- Separate bathroom with shower area

KITCHEN PLATFORM:

- Granite kitchen platform with SS Sink
- Provision of exhaust fan in kitchen
- Common basin in passage

ELECTRICAL:

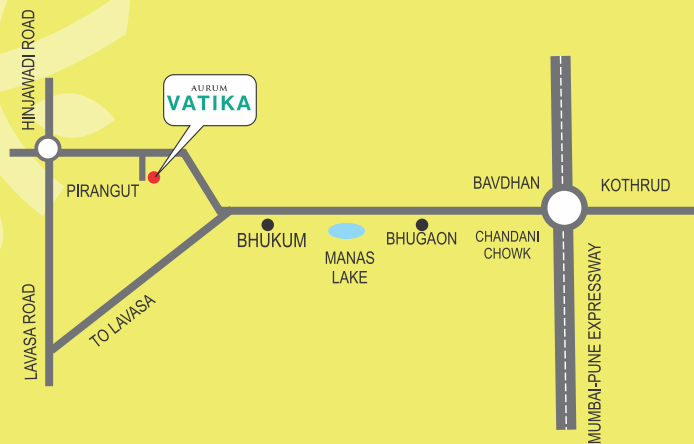
- Concealed electrical wiring with good quality copper wiring
- Good quality circuit breaker
- Good quality switches
- Provision for TV Point in living room
- Provision for aqua guard point in kitchen
- 15 amp power point in kitchen (1. Nos)
- Provision for geyser point and solar water in bathroom

PLUMBING:

- Concealed plumbing internally
- Jaguar continental or equivalent make CP Fittings
- Hot & cold mixer unit in bathroom
- Good quality sanitary fixtures

PAINTING:

- Oil bond distemper paint internally
- Weather shield acrylic paint externally



DRIVING DISTANCES

Chandni Chowk	15 Mins
Hinjewadi IT Park	20 Mins
Pirangut Industrial Area	5 Mins
Kothrud	20 Mins
Deccan Gymkhana	35 Mins

OUR OTHER PROJECTS



Aurum Vatika-I, Dighi



Aurum Vatika-II, Dighi



Aurum Elemento, Lohegaon



Aurum Vrundavan, Dighi



Aurum Allure, Baner



Aurum Vatika-III, Dighi



AURUM

AURUM DEVELOPERS PVT. LTD.

302, Varsha Avenue, 104 Anand Park, Aundh, Pune-411 067

Tel.: 91 25881123/24 sales@aurumdevelopers.com

www.aurumdevelopers.com

To know more Call **800 747 1010**

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CREDAI
PUNE METRO