mysukhwanicelaeno.com

SUKHWANI
CELAENO
PIMPLE SAUDAGAR

LUXURY.
CLASS.
A WORTHY
UPGRADE.

SUKHWANI
BUILDERS
A Tradition of Excellence!

A Decade of creating Happy Spaces

With a legacy spanning over two decades, B-Sukhwani Builders has emerged as a beacon of innovation and excellence in the real estate industry. From visionary designs to strategic locations, we are committed to creating homes and communities that inspire and endure, shaping the aspirations of a dynamic nation. With over **22 million sq. ft.** of development and a portfolio of iconic projects, we continue to pave the way for a brighter future for all who seek the B-Sukhwani Builders experience.

35+
Years of Excellence

1950+
Happy Families

4.75 Lakh+
sq. ft. Ongoing Construction

8.75 Lakh+
sq.ft. Completed Construction

9.12 Lakh+
sq.ft. Upcoming Construction

At Celaeno, you don't just move in. You move up into a legacy decades in the making.

The Essence of Celaeno When Maestros Create, Legacy is Born

Greatness doesn't shout. It unfolds through quiet precision, relentless dedication, and timeless vision. Celaeno, the art of elevated living is crafted with the same principles, reflects the legacy you deserve.
Because true class is defined by what lasts.



SUKHWANI

CELAENO

Near VIBGYOR School, Pimple Saudagar

What's in the name?

A STAR. A SYMBOL. A STATEMENT.

CELAENO REPRESENTS ONE OF THE SHINING PLEIADES.
IN OUR STORY, IT SYMBOLIZES TRANSFORMATION,
ELEGANCE, AND AN ASCENSION TO FINER LIVING.

THIS IS WHERE YOUR LIFE TAKES FLIGHT.



You've upgraded.

So Should Your Address.

You've outgrown the ordinary. Now live where your journey is reflected with pride. Celaeno is built for those who move ahead with purpose, poise, and permanence. Because evolution deserves celebration.



When maestros create, *perfection follows.*

Great work always draws admiration. But the hard work that goes into making it is hardly visible. Like any other work of art, the best minds are coming together at Celaeno and sparing no effort to bring an unparalleled world. Countless hours are being devoted to planning this destination.

Be it the curation of unadulterated luxuries, vehicle-free amenity zones, or the obsessive attention to detail, every aspect has been meticulously planned to bring an unparalleled living experience. In short, it's the little as well as significant facets that will make it a coveted address.


Give your life
a worthy upgrade



The Perfect Locale *Pimple Saudagar*

Near VIBGYOR School

Premium. Peaceful. Poised.

Celaeno rises in the vibrant heart of Pimple Saudagar — an address known for its livability, connectivity, and evolving stature.


TOWARDS PIMPRI
HP Petrol Station
Godambe Chowk
Rahatani Chowk
Register Office Pimprigaon
PAWANA RIVER
Saudagar Police Station
Fuel Station
NASHIK PHATA ROAD
Kokane Chowk
PK Chowk
30 Mtr. BRTS Road
SUKHWANI CELAENO
Shivar Garden Chowk
18 Mtr. DP Road
Kunjir Chowk
Jagtap Dairy Chowk
Kunal Icon Road
3rd Lane of Pimple Saudagar
Upcoming - 18 Mtr.
HP Petrol/CNG Station
Y Junction
AUNDH ROAD
Scan for Location
4-10 KMS
2-4 KMS
0-2 KMS
Elpro City Square (4.3 Km.)
Aditya Birla Hospital (4.6 Km.)
Railway Station (2.2 Km.)
Metro (2.5 Km.)
Vibgyor School (10 Mtr.)
G-K Gurukul (200 Mtr.)
Hinjewadi IT Park (10 Km.)
Manipal Hospital (4.8 Km.)
Spot 18 (1.9 Km.)
P-K International (1 Km.)
Jupitor Hospital (3.8 Km.)
Pooja Hospital (3 Km.)
Jeevan Jyoti Hospital (1.3 Km.)
Lotus Hospital (1.1 Km.)
Westend Mall (3.7 Km.)
Wisdom World School (3 Km.)
Pheonix Mall (5.1 Km.)





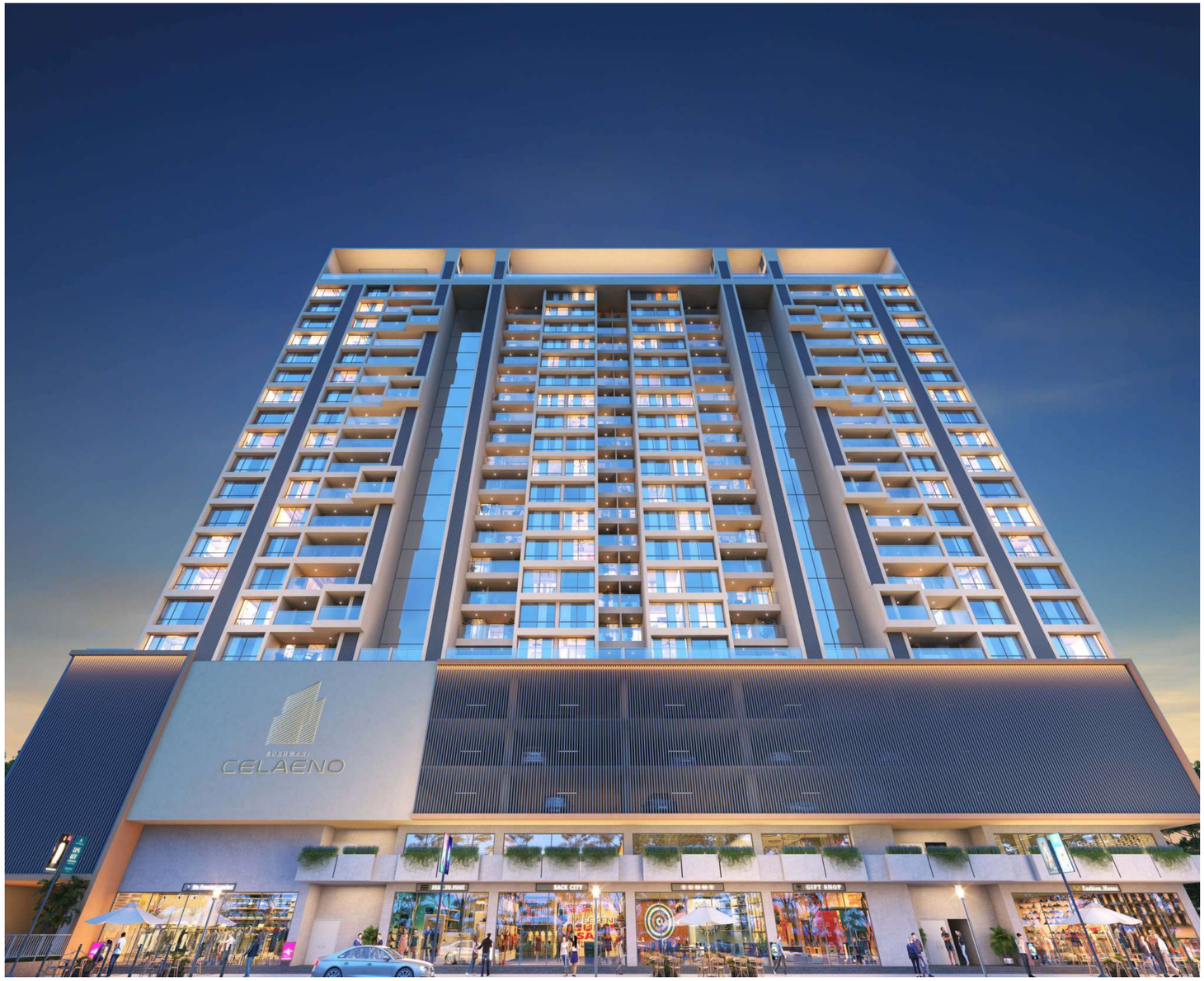
Homes That Rise to the Occasion

4 & 3 BHK *Residences*

These are more than apartments — they are elevated living spaces designed for discerning families.

- Large Living-Dining Areas
- Extra-wide Balconies
- Cross Ventilation & Natural Light

Live large. Live light. Live legacy.



Your home is a thousand *good things*

A home is never just four walls — it's where every small detail adds up to something truly meaningful. It's where sunlight pours in just right on a lazy Sunday. Where laughter bounces off living room walls. Where corners carry the scent of home-cooked memories.

At Celaeno, every element — from the seamless layouts and serene balconies to the premium fittings and thoughtful amenities — is a reflection of life's best comforts coming together in harmony.

Because when every detail matters, joy doesn't come from just one thing — it comes from a thousand good ones.

That's not just premium living. That's living elevated to an art.





Where Stillness Reflects *a Life in Motion*

Step into a sanctuary of calm. The swimming pool at Celaeno isn't just for a dip — it's where your mornings begin with mindfulness, your evenings unwind in elegance, and your weekends feel like a five-star escape. Designed to complement your refined lifestyle, it invites you to float, breathe, and let time slow down — even if just for a little while.

Because a legacy life deserves moments that flow effortlessly.

Arrive like a star

Be welcomed by grandeur, right upon arrival. Be assured of admiration, right at the outset. Admirably high and wide, this reception sets the tone for grander things that follow.





Reception Lobby

Timless Luxury Towering Elegance

Step into a magnificent 24-ft high reception lobby crafted with ultra-premium interiors. A perfect blend of grandeur and comfort, designed to impress from the moment you arrive.


VIBGYOR School
Luxury. Class.
A Worthy Upgrade.



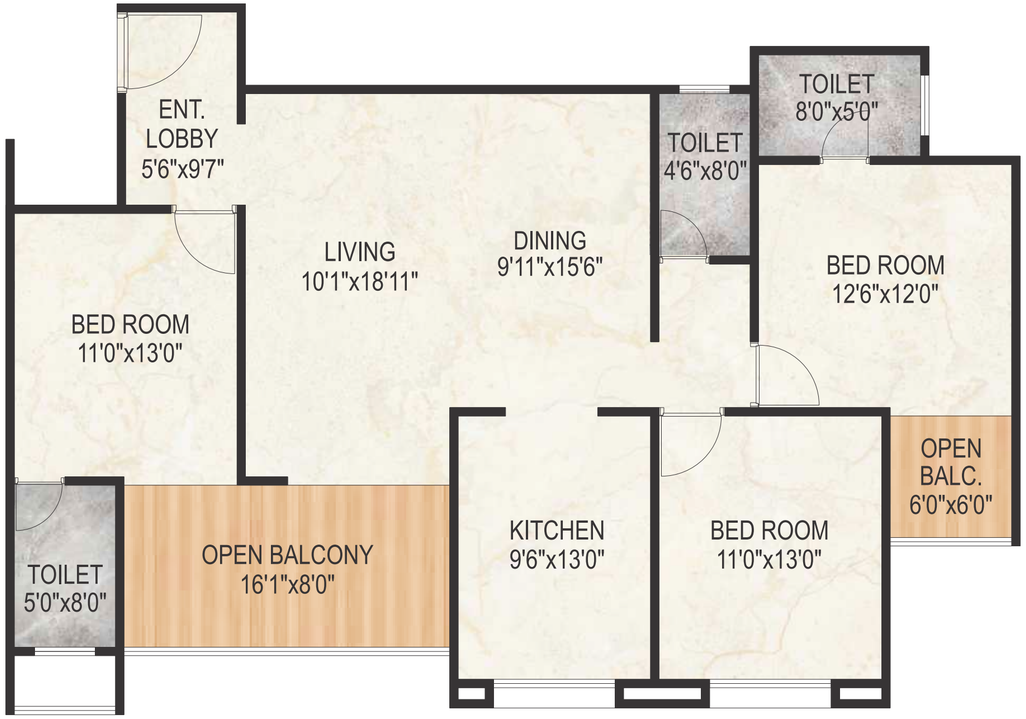
Designed with Purpose. *Planned for Legacy.*

At Celaeno, floor plans are more than architectural drawings — they're blueprints for how life unfolds. Each 4 & 3 BHK layout is crafted with intention: to give your mornings more light, your evenings more comfort, and your everyday more room to breathe, grow, and celebrate. From expansive balconies and smart passages — every square foot has been planned to serve a deeper purpose: to elevate your lifestyle while holding space for your legacy to flourish.

This is not just where you live. This is where your story takes shape.

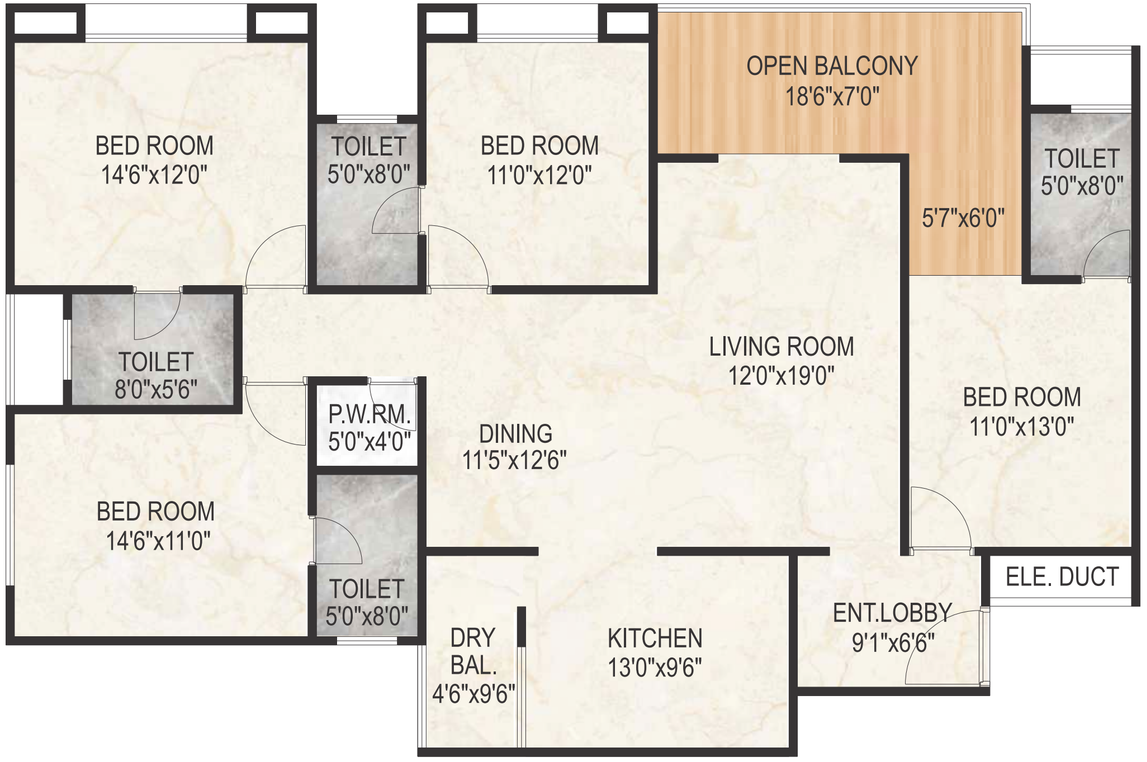
3 BHK Unit Plan

TOTAL CARPET AREA 1325 sq.ft.



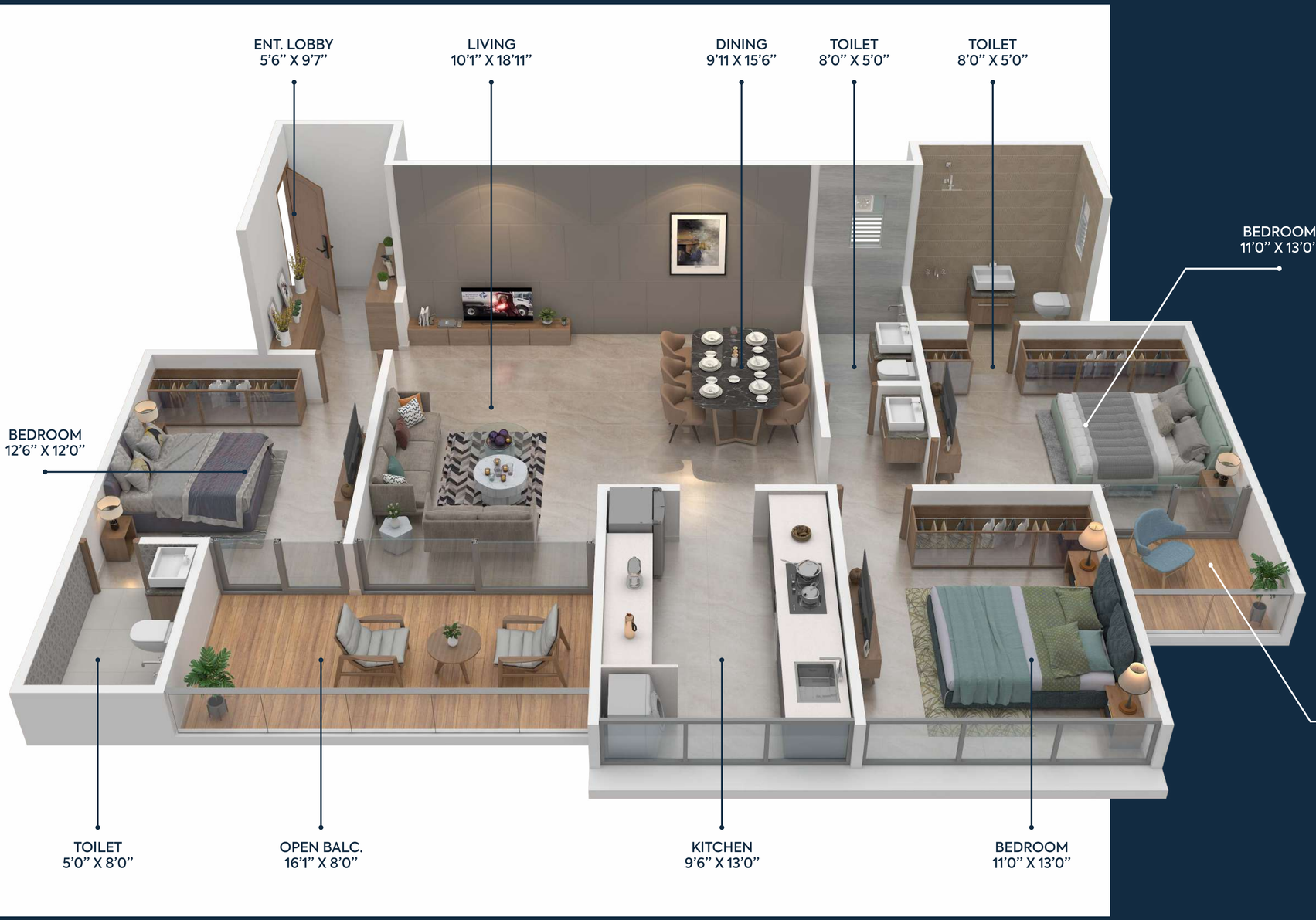
4 BHK Unit Plan

TOTAL CARPET AREA 1658 sq.ft.



3 BHK

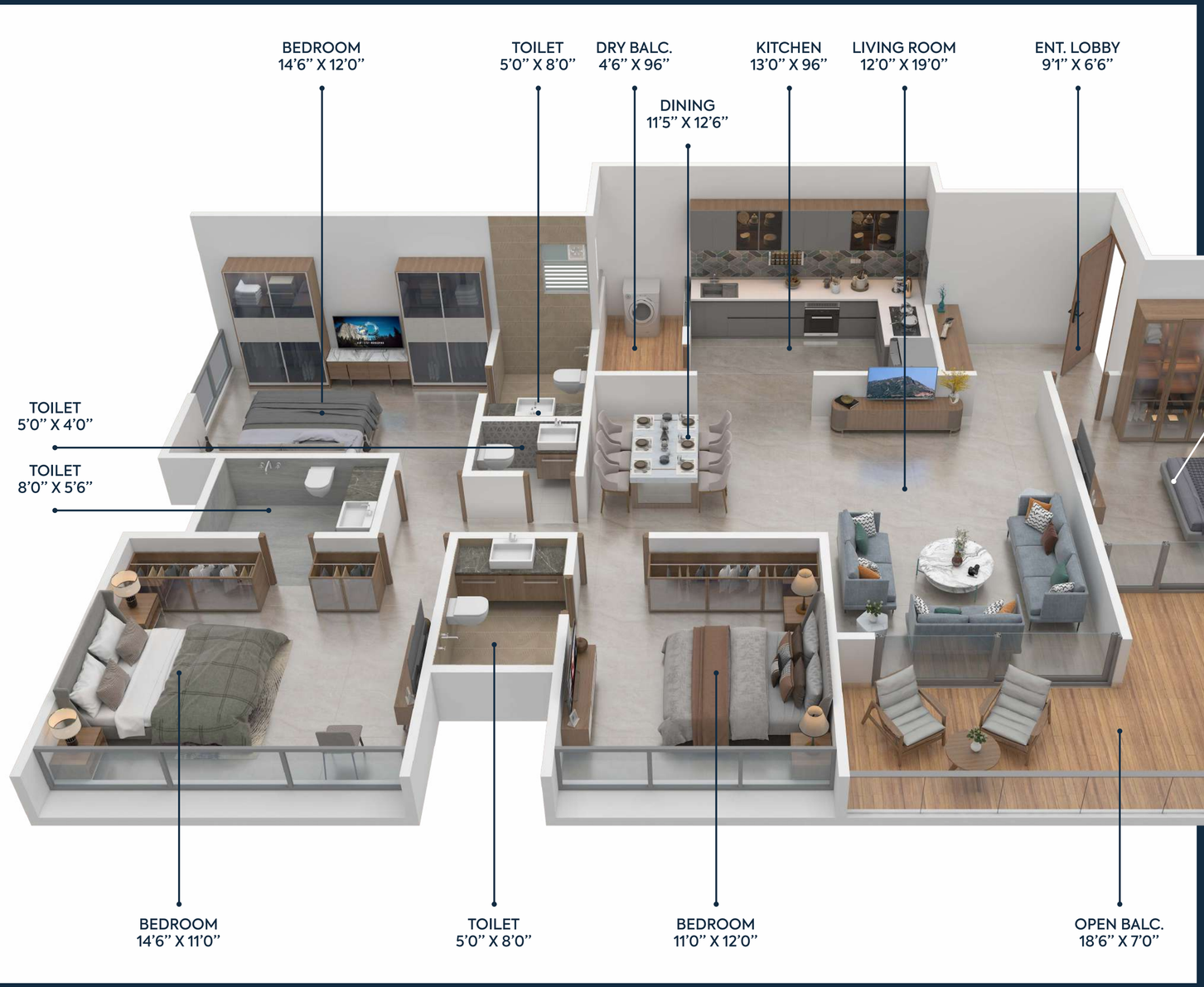
1325 sq.ft



Reimagine Royalty and *Live with Grace*

4 BHK

1658 sq.ft



Personalize Your Empire *of Dreams*

5th Floor Garden Plan

WING-C

4 BHK 501 TOTAL CARPET AREA 1961 sq.ft.

3 BHK 502 TOTAL CARPET AREA 1466 sq.ft.



4 BHK 504 TOTAL CARPET AREA 1973 sq.ft.

3 BHK 503 TOTAL CARPET AREA 1480 sq.ft.

Refuge Floor Plan 6th , 10th , 14th & 18th Floor

4 BHK — **601, 1001, 1401, 1801** — TOTAL CARPET AREA 1658 sq.ft.

3 BHK — **602, 1002, 1402, 1802** — TOTAL CARPET AREA 1325 sq.ft.



3 BHK — **604, 1004, 1404 1804** — TOTAL CARPET AREA 1388 sq.ft.

3 BHK — **603, 1003, 1403, 1803** — TOTAL CARPET AREA 1325 sq.ft.

Typical Floor Plan 7th , 8th , 9th, 11th , 12th, 13th, 15th, 16th, 17th, 19th, & 20th

TOTAL CARPET AREA 1658 sq.ft.

4 BHK

701, 801, 901, 1101, 1201, 1301, 1501, 1601, 1701, 1901, 2001

TOTAL CARPET AREA 1325 sq.ft.

3 BHK

702, 802, 902, 1102, 1202, 1302, 1502, 1602, 1702, 1902, 2002



TOTAL CARPET AREA 1658 sq.ft.

4 BHK

704, 804, 904, 1104, 1204, 1304, 1504, 1604, 1704, 1904, 2004

TOTAL CARPET AREA 1325 sq.ft.

3 BHK

703, 803, 903, 1103, 1203, 1303, 1503, 1603, 1703, 1903, 2003

5th Floor Garden Plan

WING-D

3 BHK 502 TOTAL CARPET AREA 1461 sq.ft.

4 BHK 501 TOTAL CARPET AREA 1748 sq.ft.



3 BHK 503 TOTAL CARPET AREA 1480 sq.ft.

4 BHK 504 TOTAL CARPET AREA 1760 sq.ft.

Refuge Floor Plan 6th , 10th , 14th & 18th Floor

3 BHK	TOTAL CARPET AREA
602, 1002, 1402, 1802	1325 sq.ft.



4 BHK	TOTAL CARPET AREA
601, 1001, 1401, 1801	1658 sq.ft.

3 BHK	TOTAL CARPET AREA
603, 1003, 1403, 1803	1325 sq.ft.

3 BHK	TOTAL CARPET AREA
604, 1004, 1404 1804	1388 sq.ft.

Typical Floor Plan 7th , 8th , 9th, 11th , 12th, 13th, 15th, 16th, 17th, 19th, & 20th

TOTAL CARPET AREA 1325 sq.ft.
3 BHK
702, 802, 902, 1102, 1202, 1302, 1502, 1602, 1702, 1902, 2002

TOTAL CARPET AREA 1658 sq.ft.
4 BHK
701, 801, 901, 1101, 1201, 1301, 1501, 1601, 1701, 1901, 2001



TOTAL CARPET AREA 1325 sq.ft.
3 BHK
703, 803, 903, 1103, 1203, 1303, 1503, 1603, 1703, 1903, 2003

TOTAL CARPET AREA 1658 sq.ft.
4 BHK
704, 804, 904, 1104, 1204, 1304, 1504, 1604, 1704, 1904, 2004

21st FLOOR - COVERED AMENITIES



ROOFTOP AMENITIES



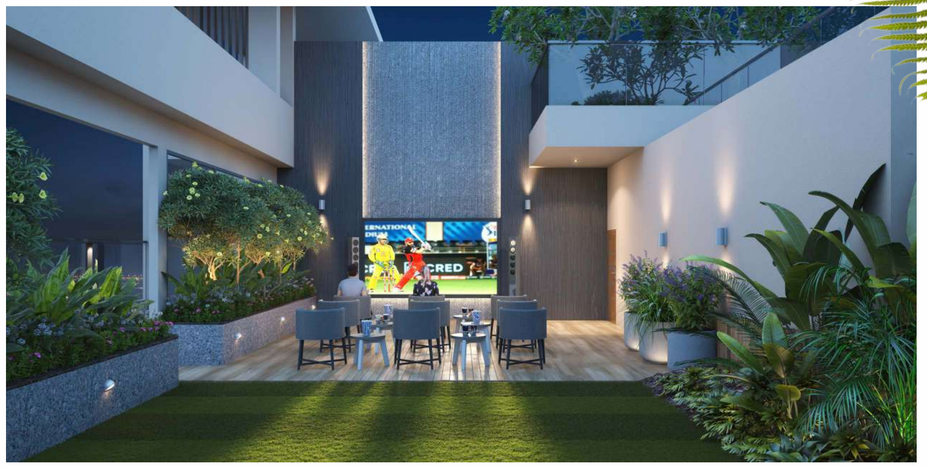
AMENITIES



Sky Walk



Yoga & Meditation



Open Air Theater



Toddlers Play Area

AMENITIES



Cricket Turf



Drive Way



Infinity Pool



Indoor Game

Matchless Amenities

- Indoor Acupressure Path
- Multipurpose Hall
- Pool Table & Table Tennis Room
- Open Air Theater
- Jogging Track
- Gymnasium
- Indoor Board Game Area
- Society Office
- Open Party Lawns Area
- Seating Pockets
- Co-Working Space
- Open Meditation Area

Uncompromised Specifications

TILING

- Italian finished tiles
- Anti-skid tiles for terrace, dry balcony and bathrooms, wooden finish tiles for sit out/terrace
- Glazed tiles 1200 MM X 600 MM for bathroom dado till false ceiling
- Glazed tiles for kitchen dado above platform 2 feet
- Glazed tiles 300mm x 200mm below platform

DOORS AND WINDOWS

- Full pinewood main door with biometric lock
- All bathrooms door shutters laminated on both sides with mortise lock
- All bedroom door shutters laminated both sides with mortise lock
- Aluminum powder quoted windows with mosquito net and with Saint Gobain glass
- Granite door frame for all bathrooms
- Granite window sill all four sides for each window

PAINTING & WALL FINISH

- Gypsum finished internal walls over plaster
- Plastic emulsion paint for internal walls & ceiling
- Acrylic paint for external finish - Asian

ELECTRICAL

- Concealed electrical wiring in the entire flat
- Branded modular switches in the entire flat
- Concealed Polycab / or equivalent wiring in the entire flat
- Provision of electrical point for inverter
- Provision of electrical point for tv in living and all bed rooms
- Provision of ac electrical point for in living and all bed rooms

BATHROOMS

- High quality CP fittings of Jaquar, Kohler or equivalent
- Mirror over all wash basins
- All bathrooms having western toilet (commode)

SECURITY SYSTEMS

- Biometric lock at lobby entrance
- Biometric lock at individual flat main door
- Boom barrier at entrance gate
- CCTV for entire campus and entrance lobby
- Fire fighting systems
- Video door phone in living for each flat

KITCHEN

- Granite kitchen platform with standard size stainless steel sink - Franke & equivalent
- Modular kitchen with kitchen trolley
- Provision for water purifier
- MNGL Gas pipeline
- Provision of electrical point and water tap at dry balcony for washing machine
- Separate supply of PCMC drinking water in kitchen



SUKHWANI
BUILDERS
A Tradition of Excellence!

Corporate Office :
B Sukhwani Builders Near
Swaminathan Clinic, Pimpri,
Pune - 411017

sales@bsukhwanibuilders.com
bsukhwanibuilders.com

Site Address :
Sukhwani Celaeno,
Phase 3 - C & D Building, S. No. 12, Next to
VIBGYOR School, Near Hotel Govind
Garden, Pimple Saudagar, Pune - 411 027

MAHARERA Reg. No:
P52100054633
https://maharera.mahaonline.gov.in

CREDITS

Architect & Landscape
Projection Studio
Sangram Salunke

Structure
G. A. Bhilare
Consultants Pvt. Ltd.

Design Agency
FLOW Design
Pune

Notes: • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Advance Maintenance, Fix Maintenance Charges and Electrical Co. Charges including cable and sub-station cost shall be borne by the purchaser. • Any Additional charges, taxes, cess or duties levied by the Government / Local authorities prior, during or after the completion of the scheme will be borne by the purchaser. • This brochure is intended only to convey the essential design and technical features of the scheme • All elements, objects, treatments, materials, equipment and colour schemes shown are artist's impression. Actuals may be different as per architect's design.