

www.gdsquare.in

GD
SQUARE
Developers

Note : This brochure is purely conceptual and points mentioned herein are not a legal offering not will be part of the agreement.
Promoters reserve the right to amend the layout, plans, elevations, designs, specification, amenities etc. without prior notice.



2 & 3 BHK Premium Apartments
@ PUNAWALE





Reside at the vertex of growth. Reside @ Punawale!

Come home to lavishness. Be at Punawale!

A truly futuristic & modern place - Punawale is a briskly developing part of PCMC, which has made its mark through easier road connectivity, countless opportunities at nearby business hubs & IT parks. Barring the developmental aspects, the place is also known for its pollution free atmosphere which gives an upperhand to the people, live a healthy and peaceful life. Behold, as we explore the benefits of living at a perfect place, here at Punawale.

HINJEWADI
INFOTECH PARK

HOTEL GINGER
GOKUL HOTEL

KUSUM MEMORIAL
HOSPITAL

AKSHARA
INTERNATIONAL
SCHOOL

ADITYA BIRLA
MEMORIAL HOSPITAL

I.B.M

MUMBAI
BENGLURU
NATIONAL
HIGHWAY

LOTUS
BUSINESS
SCHOOL

D.Y. PATIL COLLEGE
OF HOTEL MANAGEMENT
& CATERING TECHNOLOGY

INDIRA COLLEGE



D-MART
BIG CINEMAS
BAZZAR

AKURDI
RAILWAY
STATION

HOTEL
GROUND
ZERO



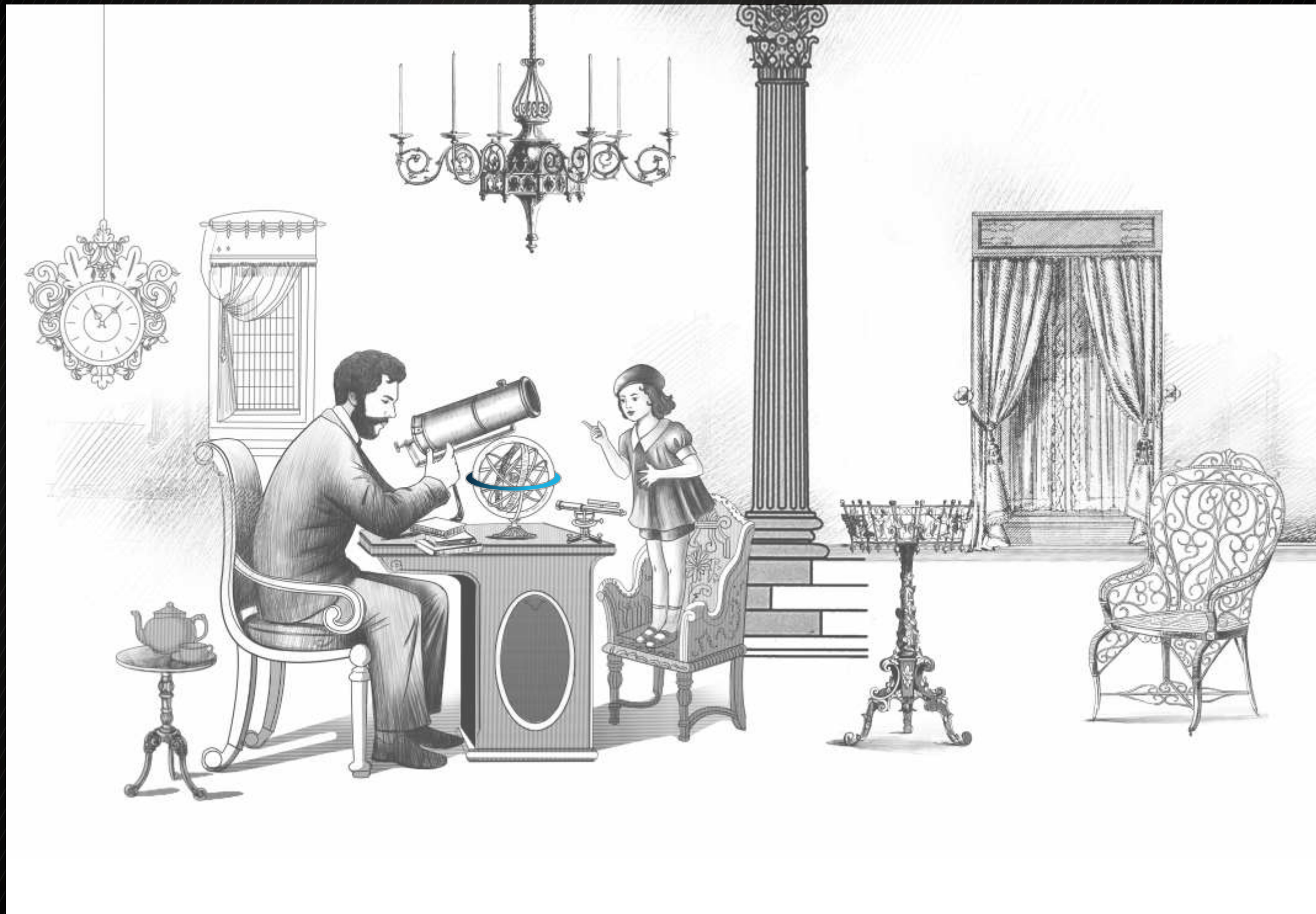
Why 18 Latitude?

Perfection is what we believe to present you at your most sought after prize to yourself.

18 Latitude, a prime paradise standing proudly at Punawale is the perfect assembly of rejoice, majesty and magnificence. Right from its name which is incepted from its geographical mark to its adaptive facilities and ambience, it reflects an attitude of perfection like no other.



2 & 3 BHK Premium Apartments
@ PUNAWALE



why search
elsewhere?

perfect living is
right here.

With boundless facilities in & around the location as well as leisurely connectivity towards Pune & Mumbai through Mumbai-Bangalore national highway, 18 Latitude is just so perfect to experience a gratifying lifestyle. Away from the hassles of cityscapes yet connected to all centrals like Hinjewadi IT park, Nigdi Pradhikaran and Pimpri Chinchwad; it is the most scenic & beautiful place that reflects a lavish attitude.



Live at A Fruitful Paradise. Breathe in Luxury.

We bring you a piece of art, crafted with aesthetic brilliance and sheer precision- that paves way for a cherished lifestyle. This is an outcome of mindful efforts where in modernism blends with passion to produce a flawless project. Move into a blooming piece of earth, that reverberates lavishness at every sight.



24 hr Security



Intercom Facility



2 Level Parking



Children Safety



Video Door Phone



CCTV Surveillance



Recycling Programs



Spacious Roads

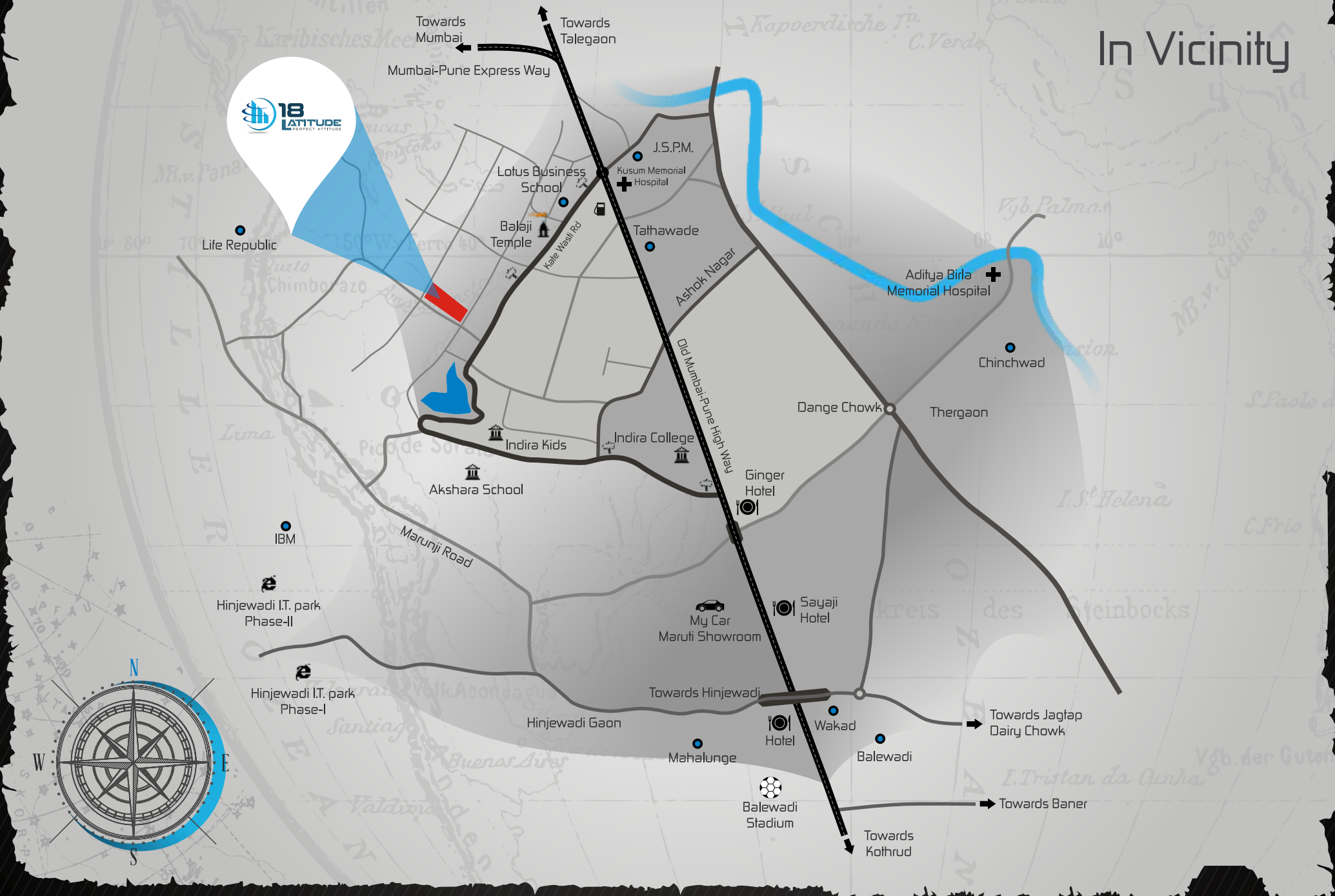


Serene Atmosphere





In Vicinity



* The distances mentioned above are under favorable conditions. Distances not to scale.

Nearby Places

Schools

Blossom Public School	07 mins	-	03 Km
Indira College	13 mins	-	5.6 km
Poddar International School	14 mins	-	5.8 km
Primary School	24 mins	-	9.8 km
Akshara International School	10 mins	-	5.2 km

Hospitals

Aditya Birla Memorial Hospital	10 mins	-	5.3 Km
Kusum Memorial Hospital	04 mins	-	1.6 km
Lokmanya Hospital, Pradhikaran	18 mins	-	6.9 km
Spandan Hospital	12 mins	-	6.4 km

Transportation

Pune International Airport	46 mins	-	24.7 Km
Akurdi Railway Station	12 mins	-	5.1 km
Pune Railway Station	40 mins	-	20 km
Mumbai - Bangalore NH 4	05 mins	-	02 km
Wakad	12 mins	-	5.9 km
Aundh	12.5 mins	-	12.5 km

Banks

Bank of Maharashtra	11 mins	-	04 Km
Bank of India	11 mins	-	04 km

Malls

D-Mart	07 mins	-	02 Km
Big Bazaar	21 mins	-	09 km
Upcoming Pheonix Mall, Baner	17 mins	-	11 km

Colleges

J.s.p.m. Institute	05 mins	-	02 Km
D.y. Patil College Of	23 mins	-	10 km
Hotel Management & Catering Technology			
Jeevan Shikshan Vidya Mandir	01 mins	-	0.3 km
University of Pune	24 mins	-	12.8 km
Lotus Business School	03 mins	-	01 km

Entertainment

Big Cinemas	21 mins	-	09 Km
Vishal E-Square	25 mins	-	10 km
Jai Ganesh Fame	20 mins	-	08 km
Ramkrishna More Sabhagruha	18 mins	-	7.5 km

Business & Offices

Hinjewadi IT Park - Phase 1	21 mins	-	9.1 Km
Hinjewadi IT Park - Phase 2	22 mins	-	10 Km
I.B.M.	24 mins	-	10.1 km

Hospitality & Leisure

Hotel Ginger	21 mins	-	8.7 Km
Hotel Ground Zero	06 mins	-	2.6 km
Gokul Hotel	20 mins	-	8.2 km

Govt. Offices

Income Tax Office, Akurdi	15 mins	-	06 Km
P.C.M.C. Main Building	27 mins	-	10 km
PCNTDA	12 mins	-	05 km



Beyond Luxury. A symphony of tranquility & innovation.

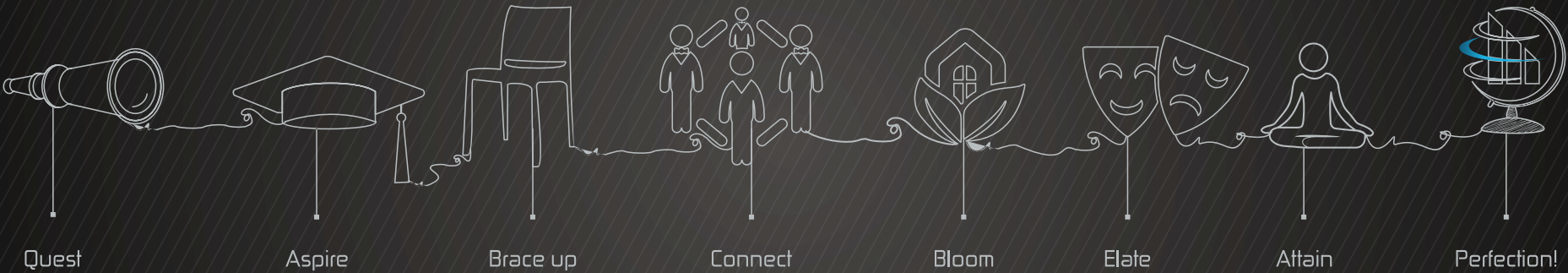
Luxury does not get caged in the cells of brick and mortar. It transcends beyond and connects with many more aspects of smart living that add up to a cheerful day. While designing this project we have imbibed those little things that play a big way in making your day to day life easier & effortless. But without over glorifying the "modern" living we have also used and retained natural things to keep you connected within yourself. So when you can choose to have ultra modern facilities to live a cheerful life, the serene ambience can also help you attain inner peace.



2 & 3 BHK Premium Apartments
@ PUNAWALE



Road to perfection starts here.



Educational facilities, business opportunities, connectivity, entertainment... you name it - we have it ! We present you assorted amenities & gleeful reasons to make your day perfect. From international qualitative education to high spirited entertainment factors - it offers you so many things just a drive away, you will never feel contained.



why search
any other location?
everything here is
connected to perfection!

When you have many aces up your sleeve you have an advantage to choose your life the way you want. We believe in producing such creations that not just live up to your aspirations but provide you many more things that help you achieve your goals like a downtown ride. 18 Latitude, a place that redefines your lifestyle to give you an heavenly experience of perfect living like never before. So why get stranded in finding just any other location when all you get here is so perfect!

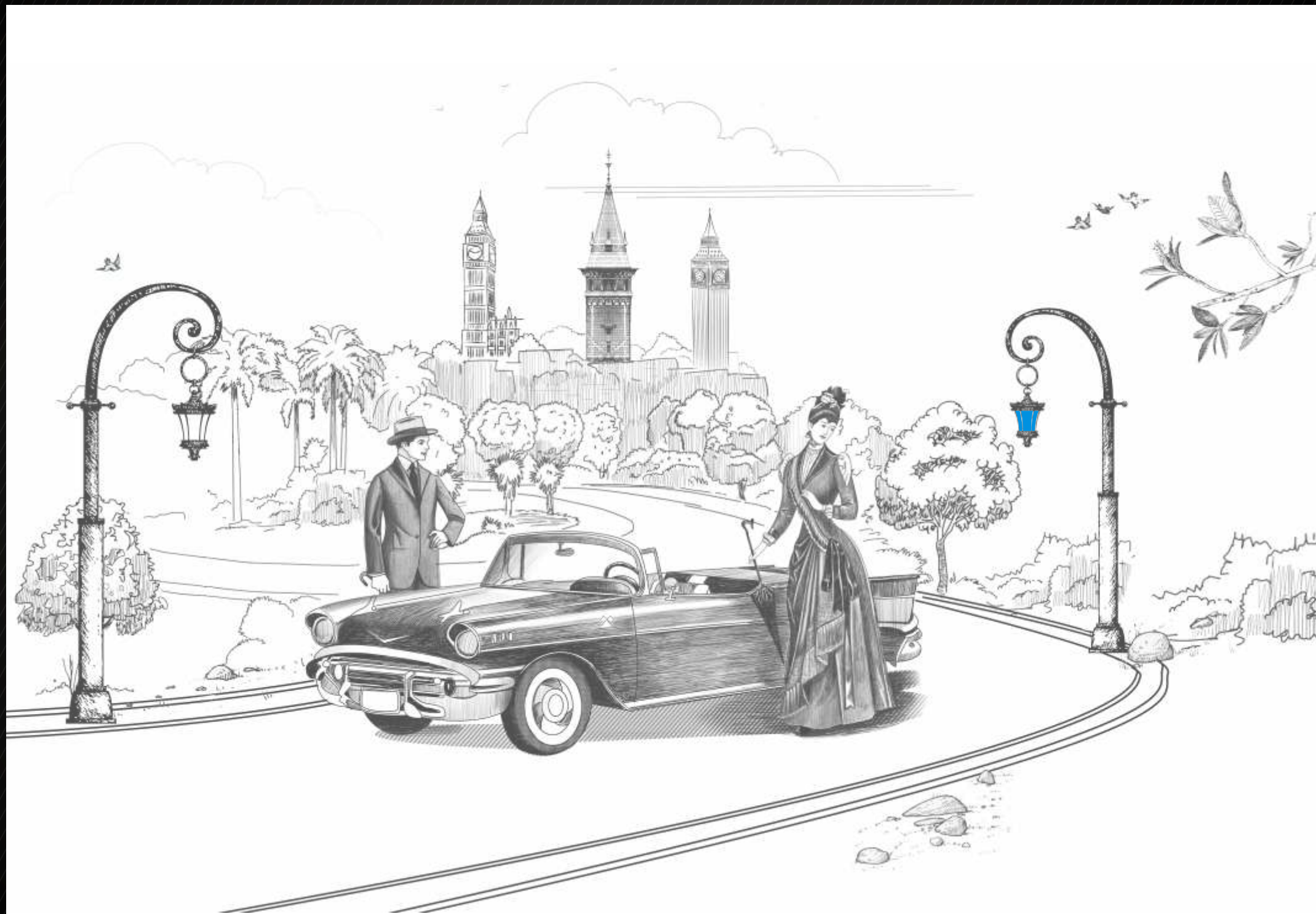




Embrace Serenity. Glittering moments awaits you.

Leaving aside the chaotic noises of city, a peaceful nap in the lap of your own paradise is unmatched only at 18 latitude. A place so serene! While your child will always cherish to listen a bedtime fairytale with you and count on the shining stars up the skies, you won't miss out the lovely hush-hush with your dreams too. So wake up refreshed & rejoiced to chase your dreams again. Just like the saying "sky is the limit" experience a joyous living where you are well equipped with boundless facilities to fulfill your dreams.

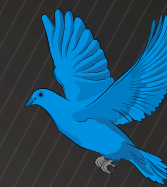




why search
just freedom?

4 side open homes...
a true seldom!

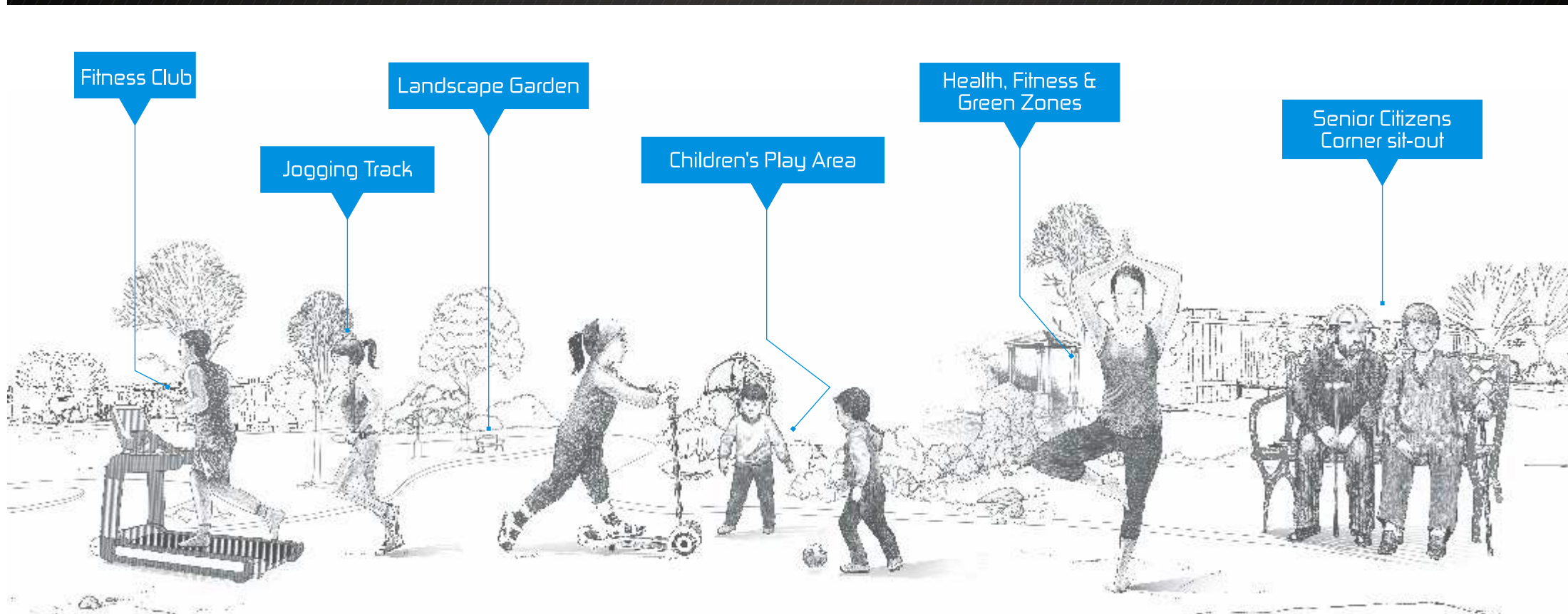
While the world is boasting upon the invent of compact and privy homes that give your space, how about homes that evoke your senses to feel the ultimate freedom from the restrains of outer world? That is why we provide '4 side open homes' - a truly rare virtue of modern homes. So get enticed to enjoy your moments outside too without losing your freedom. At 18 Latitude life twirls from boredom to freedom!



Fly high, touch the sky.

A plush assortment of luxury and aesthetics; 18 Latitude is a true masterpiece in its own. Standing proudly at a mesmerized location, it evokes excellent and extravagant lifestyle for a select few. To those few who aim to break the barriers in search of the unknown. Those achievers who never faced up impossible.





Amenities

Ambience for Residents

- Solar Water Heating System
- Rainwater Harvesting
- Designer Entrance Gate
- Decorative Entrance Lobby
- Fire Fighting System
- Power Back up for Lift & Common areas
- Elegant Compound Wall
- Internal Concrete Roads

Equipped with

- Video Door Phone
- Provision for DTH Service
- AC Points in all bedrooms
- Provision for Inverter
- 2 Level Ample Parking



Specifications

STRUCTURE

- ▲ RCC Framed Structure – Earthquake Resistant
- ▲ 6 inch Thick all Masonary Wall
- ▲ POP finish for ceiling.
- ▲ Sand Faced Plaster Externally

FLOORING

- ▲ Branded Vitrified 2x2 Tiles
- ▲ Rustic Ceramic Tiles in Terrace Area.

KITCHEN

- ▲ Black Granite Kitchen Platform with SS Sink.
- ▲ Dado Designer Tiles till Lintel Level.
- ▲ Provision for Water Purifier & Exhaust Fan

BATHROOM

- ▲ Designer Wall Tiles upto Ceiling.
- ▲ Non Slippery Ceramic Tiles for flooring.
- ▲ Concealed Plumbing with Premium Quality CP fittings.
- ▲ Branded Sanitary ware.
- ▲ Provision for Geyser.
- ▲ Granite Door Frames in Bathroom.

PAINT

- ▲ Oil Bond Paint for Internal Walls and Ceiling.
- ▲ Semi Acrylic Paint on External Walls.

ELECTRIFICATIONS

- ▲ Concealed Copper Wiring in Entire Flat.
- ▲ Branded Designer Switches & Sockets.
- ▲ AC points in all bedrooms.
- ▲ Provision for Inverter.
- ▲ TV & Telephone Point in Living Room.

DOORS AND WINDOWS

- ▲ Attractive Both Side Laminated Main door with Good quality Door Fittings.
- ▲ Wooden door frames with flush doors in internal rooms.
- ▲ Internal doors fitted with Cylindrical Locks.
- ▲ Powder Coated Aluminium Windows with Mosquito net.





2 BHK Lavish



3 BHK Lavish

Innovative Living.
Inspired Designing!



G D SQUARE Developers

Providing innovative homes and creating joyous lifestyle is what we try to achieve in each of our creations. Our vision is to create a world one can truly be proud to be live in.

Serving the industry over more than a decade we have imbibed the values to be a trusted brand amongst the people and keep our promise to provide our people with the best facilities and guaranteed deliverance through quality and transparency.

Our successful journey so far has produced majestic milestones such as La valle casa (Bavdhan), Cosomos regency (Baner), Casa imperia & Casa polli (Wakad).

At G.D. Square, we partners believe it's not just about building homes that reflects its caliber, but to create and nurture affable relations with our people.



G D Square Developers

Ujwal Serene, Office B 401, Sr No 273 / 1 / 1, Near Mauli Garden, Baner Road, Pune 411045. ☎ 020 - 60604488.

Site address : 18 Latitude, Sr no 28 / 9 Latitude Road, Koyate Vasti, Village Punawale, Mulshi, District Pune.

☎ +91 7350 2 111 18 / 7350 3 111 18



Credits

Architect



020 - 27452727

Rcc Consultant



020 - 66802600

Legal Adviser



+91 97666 20300

Branding, Design & 3d



+91 8888 234 206
www.3promising.com