

SAI EMPIRE

Step into the kingdom of everlasting happiness!

A PROJECT BY SAI DEVELOPERS



Your dream home is shaping up..!

Welcome to **Sai Empire**! Enter a well-planned, stylishly designed world of comfort and convenience.

Situated in Shirwal (with quick access to NH4), **Sai Empire** brings you spacious, properly ventilated 1 BHK homes. The project offers a host of modern amenities like well-equipped gym, jogging track, amphitheatre and nana-nani park, among several other facilities.

Every room in each home is fitted out with premium quality accessories that add a touch of elegance to the space. Enjoy a relaxed, healthy lifestyle with your family. Experience the right mix of peace and privacy.

At **Sai Empire**, you don't just live in a home; you live in a secure kingdom created for your happiness.

Enchanting views, refreshing atmosphere



Shirwal – the new hub of progress

Once a little known town on Pune-Satara Road (NH 4), Shirwal has now emerged as a bustling centre of business and industry. It is strategically located, offering quick access to Pune and good connectivity to Satara, Wai, Mahabaleshwar and Panchgani. Moreover, National Highway No. 4 is being widened into a six-lane road. It is this location advantage and the pleasant climate that has turned Shirwal into a hotbed of growth.

While big names in industry are relocating to Shirwal, the ambitious SEZ and mega IT Park are projects that make the town rightly proud. For all these reasons, appreciation of residential property in Shirwal is quick and excellent.



SAI EMPIRE

Excellence in every square feet





Project Features

- ☑ Attractive Entrance gate with security cabin
- ☑ Jogging Track
- ☑ Nana Nani Park
- ☑ Children Play Area with play equipments
- ☑ Open air Amphitheater
- ☑ Well Equipped Gym
- ☑ Party Hall With Attached Toilet Facility
- ☑ Open Terrace For Yoga
- ☑ Sai Baba Mandir
- ☑ Huge Passage For Each Floor
- ☑ Lift of standard make
- ☑ Backup for lift
- ☑ Each Flat Corner Flat
- ☑ No Common Walls
- ☑ Spacious Entrance Lobby For Each Wing



SAI EMPIRE



Specifications

- ◆ **Structure :** Safe quality controlled R.C.C frame structure with best material component
- ◆ **Masonry :** 6" thick brick or cement block for external and internal walls sand faced external plaster. Internal walls with gypsum finish
- ◆ **Doors:** Decorative main entrance door with wooden door frame with Eye hole Green marble door frame for toilet and bath. Internal flush door with wooden / R.C.C. door frame.
- ◆ **Windows :** 2 track Powder coated aluminium Sliding window with safety grills
- ◆ **Flooring :** Good quality 2'x2' vitrified tiles in hall, kitchen & all bedrooms. Mat finish tiles in Balcony & wash area
- ◆ **Tiles :** Bathroom & Toilets full heights designers tiles
- ◆ **Kitchen :** Black granite Kitchen platforms with stainless steel sink and designer glazed tiles dado up to lintel level.
- ◆ **Bathroom :** Colored glazed tiles dado up to 7' height in bathroom, In W. C. white glazed tiles dado up to 2' height.
- ◆ **Electrification :** Concealed copper wiring with adequate light point Sufficient points with modular Switch of standard make. Domestic point for fridge, washing machine, hot water geyser
- ◆ **Painting :** External decorative cement paint and internal good quality OBD paint.
- ◆ **Parking :** Adequate parking space.

Additional Features

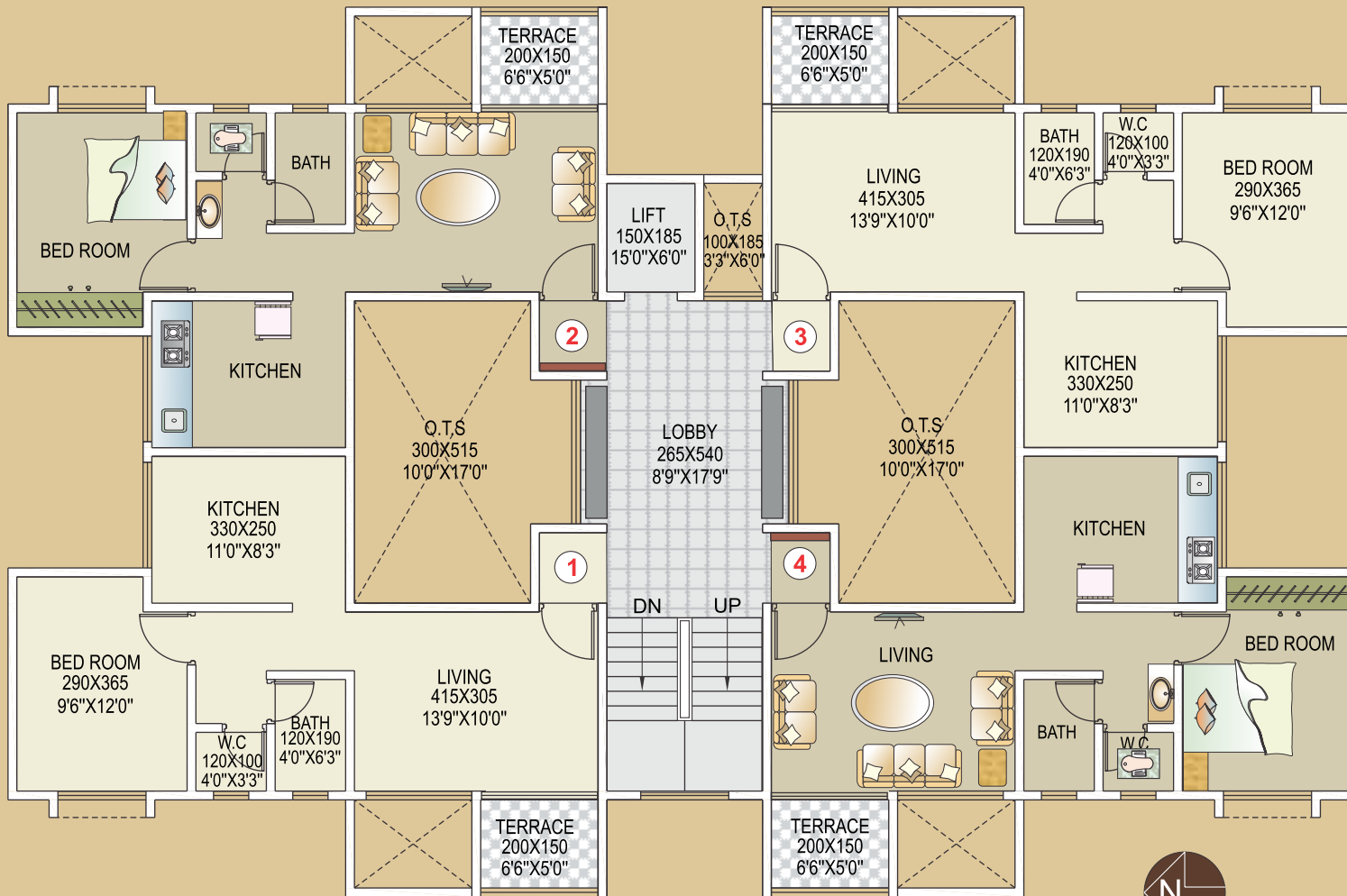
- ◆ False ceiling in hall
- ◆ Kitchen trolleys
- ◆ Easy dry system



LAYOUT OF 1 BHK TERRACE FLAT

Saleable Area
621 Sq.ft.

- A** LIVING ROOM
- B** TERRACE
- C** BATHROOM
- D** W.C.
- E** KITCHEN
- F** BEDROOM



TYPICAL FLOOR PLAN



*Feel peaceful,
feel protected...
every moment*

SAI EMPIRE



Building trust through excellence

Sai Empire is a project by **Sai Developers**, a sister concern of **Aakar Developers**, which is an ISO Certified organization that prides on its growing portfolio of projects around Pune. We are a team of dedicated engineers, who leverage our rich experience of 10 years in turnkey civil contracting, to make each project an everlasting landmark.

It is this background that enables us to understand our customers' needs and concerns. Driven by the highest professional and ethical standards, we build vibrant living spaces where families find happiness and satisfaction.

Sai Empire, our latest creation, is certainly no exception!



Site Office : Sai Empire - Plot No. 1025/1 Lawkim Road, Behind Aura Laser Company,
Off Pune - Satara Highway, Shirwal.

CREDITS

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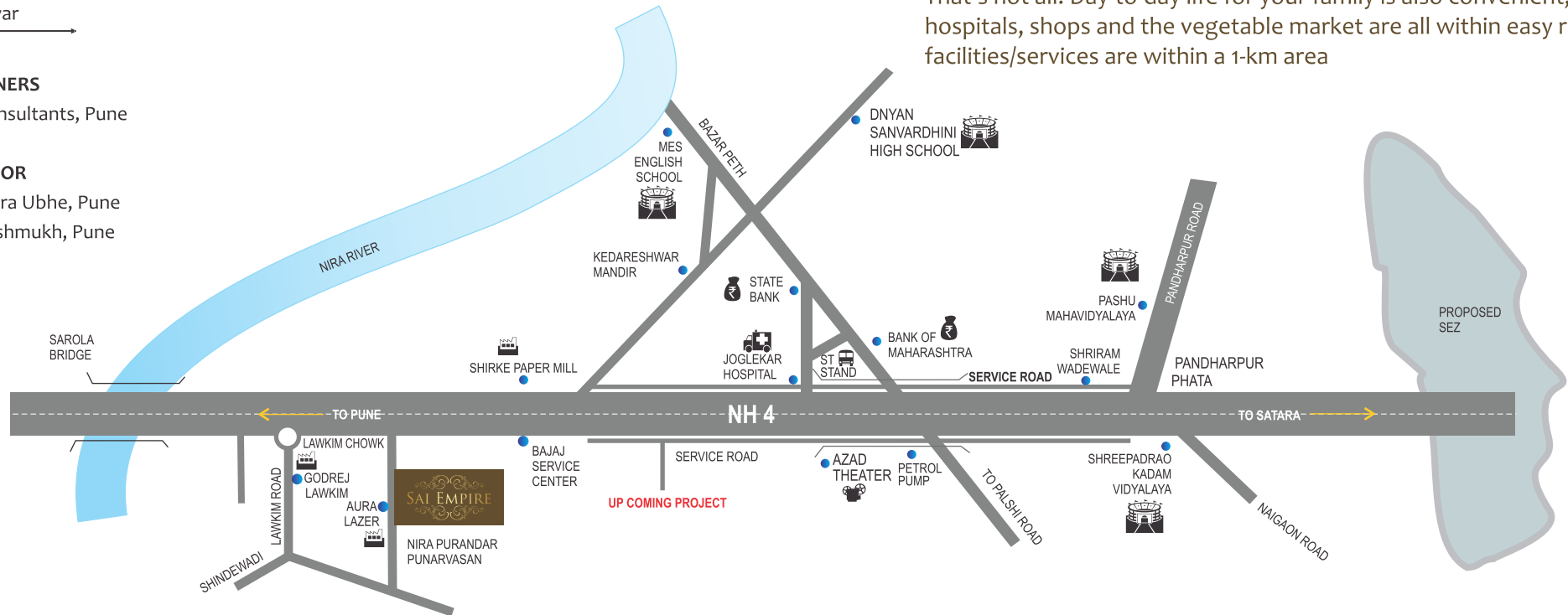
Adv. Mahendra Ubhe, Pune
Adv. Dilip Deshmukh, Pune

Easily accessible, quickly reachable

Sai Empire commands an unmatched location.

The site is situated behind the Aura Laser Company in Shirwal Industrial Estate, just 750 meters from the Highway. For employees working in the industrial units here, home is just a quick stroll away.

That's not all. Day-to-day life for your family is also convenient, as schools, hospitals, shops and the vegetable market are all within easy reach; all facilities/services are within a 1-km area



Industries coming up around the project site



Aura Laser Company



Already established factories and enterprises



Bangalore Highway (NH4) Proposed 6 Lane Road



Temple near Site



Nira River



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