



28-Pearl

Redefining Brilliance

LIVE LIFE THE ROYAL WAY



2 BHK JEWEL OF BALEWADI

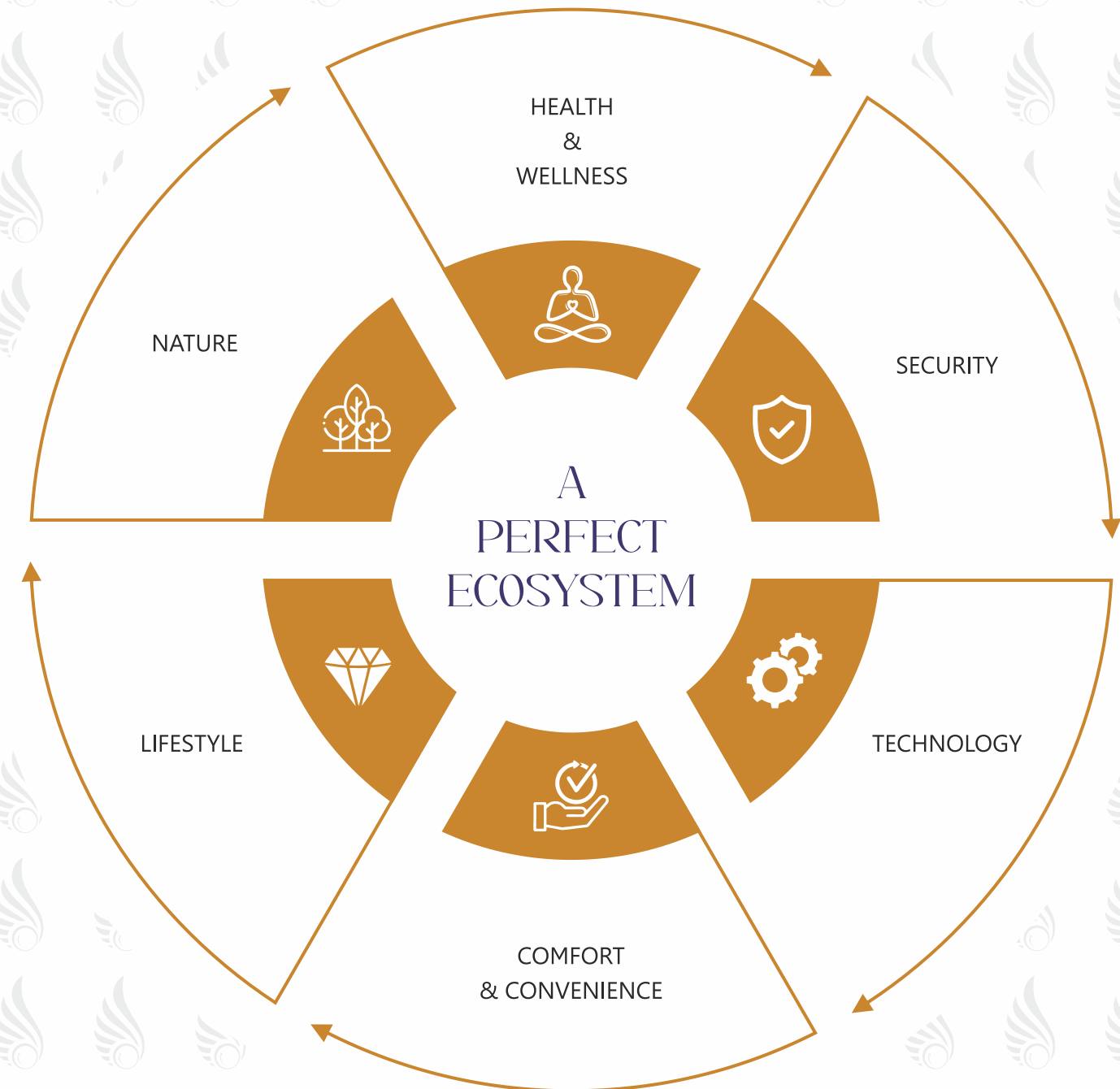


CHERISH EVERY MOMENT HERE

Cherish every moment at 28 Pearl! You will get a luxurious living experience here and every detail is designed for comfort and joy.

EMBRACE A VIBRANT COMMUNITY AND ECOSYSTEM

At 28 Pearl, you get luxe 2 BHK homes designed for modern living. Located at Balewadi, Pune, each residence here features spacious layouts, contemporary finishes, and an abundance of natural light, creating a warm and inviting atmosphere. Here, you are not just buying a home, you are joining a vibrant community that fosters connection and well-being.





STEP INTO LUXURY LIVING, STEP INTO ELEGANCE

At 28 Pearl, luxury is woven into every detail of the residences, providing premium amenities and beautifully landscaped surroundings. Enjoy a lifestyle that combines comfort and elegance, where every moment feels indulgent. Step into a world of refined living and make 28 Pearl your sanctuary of luxe living.

 **STOREY GF + 7**

 **ICONIC TOWER**

 **2 BHK LUXURIOUS LIVING**

 **TOTAL FLATS 28**

 **GROUND FLOOR MULTILEVEL PUZZLE PARKING**

 **BEST LOCATION**



EXPERIENCE THE ESSENCE
OF LIVING IN THE BUSTLING
HEART OF BALEWADI

Open Air Gym

Gazebo

Stage

Gazebo

Multipurpose Area











Seating Area

Yoga Area

Plantation with Seat-out



AMENITIES

-  Gazebo With Landscape On The Terrace
-  Children's Play Area On The Terrace
-  Stylish Entrance Lobby
-  CCTV At The Entrance Lobby, Parking & Staircases
-  Yoga & Zumba Area
-  Senior Citizen Sit-out Area
-  Open Auditorium
-  Open To Sky Gym
-  Open To Sky Theater
-  Solar System

KEY FEATURES

- Adequate puzzle mechanical car parking.
- Access control video calling entrance system for flats.
- Rainwater harvesting.
- Fire fighting system.
- 24 hr back-up for lift & selected common area.
- Letterbox and nameplate for each flat.

MY SKY STRIKING LIFESTYLE AMENITIES



Enjoy your lifestyle with the stunning open-air amenities provided at 28 Pearl, the terrace here is transformed into a striking place, where you can enjoy a children's play area, a serene gazebo, and dedicated spaces for yoga and Zumba. Breathe in fresh air and get engaged in fitness activities. Our open-to-sky amenities provide a perfect blend of relaxation and recreation.

CUT SECTION
WING- B- TYPE- 01



CUT SECTION
WING- B- TYPE- 02



TYPICAL FLOOR PLAN



A WING - RERA CARPET AREA FOR TYPICAL FLOOR PLAN 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH

FLAT NO.	TYPE	CARPET AREA SQ.M.	BALCONY AREA SQ.M.	UTILITY AREA SQ.M.	TOTAL AREA SQ.M.	TOTAL AREA SQ.FT.	COMMON AREA
A - 101, 201, 301, 401, 501, 601, 701	2BHK	62.68	10.21	03.54	76.43	823.00	56.66 SQ.MT
A - 102, 202, 302, 402, 502, 602, 702	2BHK	63.09	10.29	03.54	76.92	828.00	610.00 SQ.FT

B WING - RERA CARPET AREA FOR TYPICAL FLOOR PLAN 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH

FLAT NO.	TYPE	CARPET AREA SQ.M.	BALCONY AREA SQ.M.	UTILITY AREA SQ.M.	TOTAL AREA SQ.M.	TOTAL AREA SQ.FT.	COMMON AREA
B - 101, 201, 301, 401, 501, 601, 701	2BHK	63.09	10.29	03.54	76.92	828.00	56.66 SQ.MT
B - 102, 202, 302, 402, 502, 602, 702	2BHK	62.68	10.21	03.54	76.43	823.00	610.00 SQ.FT



SPECIFICATION

STRUCTURE

- Earthquake Resistant R.C.C. structure.

MASONRY

- External walls of AAC blocks with double coat plastering.
- Internal walls of AAC blocks with plaster & gypsum pop finish.

FLOORING

- Vitrified flooring for living, kitchen.
- Anti - skid tile flooring for toilets and balconies.
- Vitrified flooring for landings & passages.

DOORS

- Wooden / plywood / pre hung door frame with both side laminated doors and premium quality door fittings for maindoor & rooms.
- Granite door frame with laminated doors and premium quality door fittings for toilets.

WINDOWS

- UPVC windows with mosquito mesh & M. S. safety grill.

KITCHEN

- Granite kitchen platform with stainless steel sink & glazed tile dado up to lintel level.
- Dry balcony with point for washing machine, dish washer & sink.
- Provision for exhaust fan & water purifier.

TOILET

- Full height glazed tiles in toilets with premium quality C.P. fittings.
- Provision exhaust fan for toilets.

PAINTING

- Emulsion paint for internal walls.
- Apex paint for external surface of building.

ELECTRICAL

- Concealed copper wiring with MCB with premium modulars switches for entire flat.
- Ample electrical points in all rooms & toilets.
- Provision for inverter.
- AC point for master bedroom.
- Provision of cable for DTH, Brodband.

LIFT

- Lift of standard make with power back-up.

LOCATION



NORTH



SCAN FOR
GOOGLE LOCATION



HEAD OFFICE ADDRESS :

Hindavee Developers, 3rd Floor, Chaitanya Market, Near Mahalaxmi Temple,
New Sangavi, Pune-411027.

SITE ADDRESS :

Sr. No. 22, Balewad High Street, Opp. Maratha Darbar Hotel, Balewadi, Pune-411045.

E-mail : Hindaveedeveloeprs@gmail.com

BOOKING CONTACT

☎ **917 266 4149**



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MEMBER OF
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REALSPACE

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Shilpi Architect & Planners

RCC DESIGNER

DJBM Designers

LEGAL ADVISOR

Adv. S. V. Kolse Patil