

SHYNI GOLD

2 & 3 BHK LUXURIOUS ABODES

AT CHINCHWAD



THE INFINITY OF LIFE

Good living requires, space.
Space that embraces your every important moment from when the morning sun lightly touches your eyes, until you lay your head on your soft pillow. No matter where life takes you, SHYNI GOLD brings you home to the living environment that is specially arranged for you.


CELEBRATION
FOR
LIFETIME

Chinchwad

The land of Development



The city of Chinchwad has been famous being the birthplace of the freedom fighters Chapekar brothers. The historic Morya Gosavi Ganpati Mandir, built in the 15th century and the Morya Gosavi Samadhi Mandir is situated in Gandhi Peth of old Chinchwad or Chinchwadgaon region.

With rapid industrialization & urbanization in 1990s, the population of Chinchwad started growing gradually. Chinchwad hosts companies like SKF, Tata Motors, Cotton Greaves, Premier,KSB and many other companies. Chinchwad has prominent & well developed residential pockets namely Bijalinagar, Premlok Park, Udyognagar, Tanajinagar, Keshavnagar, Shahunagar & Sambhajinagar.

Empire Estate & Queenstown are popular residential complexes in Chinchwad. With the opening of Elpro City Square near Chaphekar Chowk in 2019, a one-stop shopping & entertainment destination, Chinchwad has become a self-sufficient & upmarket suburb of Pune. It also has malls namely Premier Plaza Mall, Aishwaryam One, Gems Crystal Mall & has stores of Star Bazaar & DMart too. With the onset of Metro along the Old Mumbai-Pune highway, various land parcels of industries are being redeveloped into luxurious residential complexes & business parks.

Chinchwad has many recreational spaces like Jijau Paryatan Kendra, Bird Valley, Nisargkavi Bahinabai Chaudhary Zoo, Pimpri Chinchwad Krida Udyan, BharatRatna Atal Bihari Vajpayee Udyan, Joggers Park, Science Park and many other small gardens. Ramkrushna More Natyagruha is a spacious auditorium in Chinchwad.














THERGAON
WAKAD
HINJEWADI
TATHAWADE
PUNAWALE
SHYNI GOLD
AHER
GARDEN



THE NEIGHBOURHOOD

SCHOOLS / COLLEGES

- *Elpro International School*
- *Orchids -The International School*
- *TAS- (The academy School ICSE)*
- *Daffodils International School*
- *Dr D Y Patil ACS Jr College*
- *Abasaheb Chinchawade College*
- *Indira College of Commerce*

RETAIL / MALLS

- *D Mart*
- *Big Basket*
- *Reliance Fresh*
- *KTS Mega Store*
- *Elpro City Square Mall*
- *Premier Plaza Mall*
- *City One Mall*

HOSPITALS

- *Adity Birla Memorial Hospital*
- *Unique Multispeciality Hospital*
- *Sterling Multispeciality Hospital*
- *City Care Hospital*
- *Chavan Hospital*
- *Punawale Multispeciality Hospital*

RESTAURANTS

- *Chandrama Family Garden Resto*
- *The Majestic Ravet*
- *Neo Woods Ambassador*
- *McDonalds*
- *Pizza Hut*
- *Domminos*

CINEMA

- *Inox*
- *Carnival Cinema*
- *Vishal E square*
- *Jayshree Talkies*

BANKS

- *AXIS*
- *HDFC*
- *ICICI*
- *Bank of Maharashtra*

RISE
ABOVE
THE ORDINARY



ARCHITECTURAL RENDITION

THE TRANSFORMATION OF LIFE



ARCHITECTURAL RENDITION

The definition of a “home” varies by who you ask, and can transform through time. With this in mind, SHYNI GOLD was brought to life. When we design living spaces, we design spaces that are living — spaces that fill with natural light and air, open to nature and flowing with energy.



ARCHITECTURAL RENDITION



ARCHITECTURAL RENDITION

A WARM WELCOME TO ALL - *THE ENTRANCE*

The entrance is elegantly designed with beautiful landscaping against the picturesque surroundings. Entering into SHYNI GOLD is not leaving behind the outside, but it is like extending it inside. The security cabin and the gate placement ensure easy interaction and flow of people with sufficient checks and safety measures. The wide driveway allows for a two way traffic movement from the building and provides ample light with speed barriers that lead to three parking levels.

A RARE
OASIS FOR
A SELECTED FEW

ARCHITECTURAL RENDITION

THE HOME FOR LIFE



ARCHITECTURAL RENDITION

From “First home” – the celebratory reward for your hard work, “Home of the family” – where the family is blossomed through joyful memories, “Ideal home” – that reflects your life’s success, To “Everyone’s home” – where every possibility of life can be made a reality here. However you define your “Home”, SHYNI GOLD will be your best timeless choice.



ARCHITECTURAL RENDITION

THE CONVENIENCE FOR LIFE



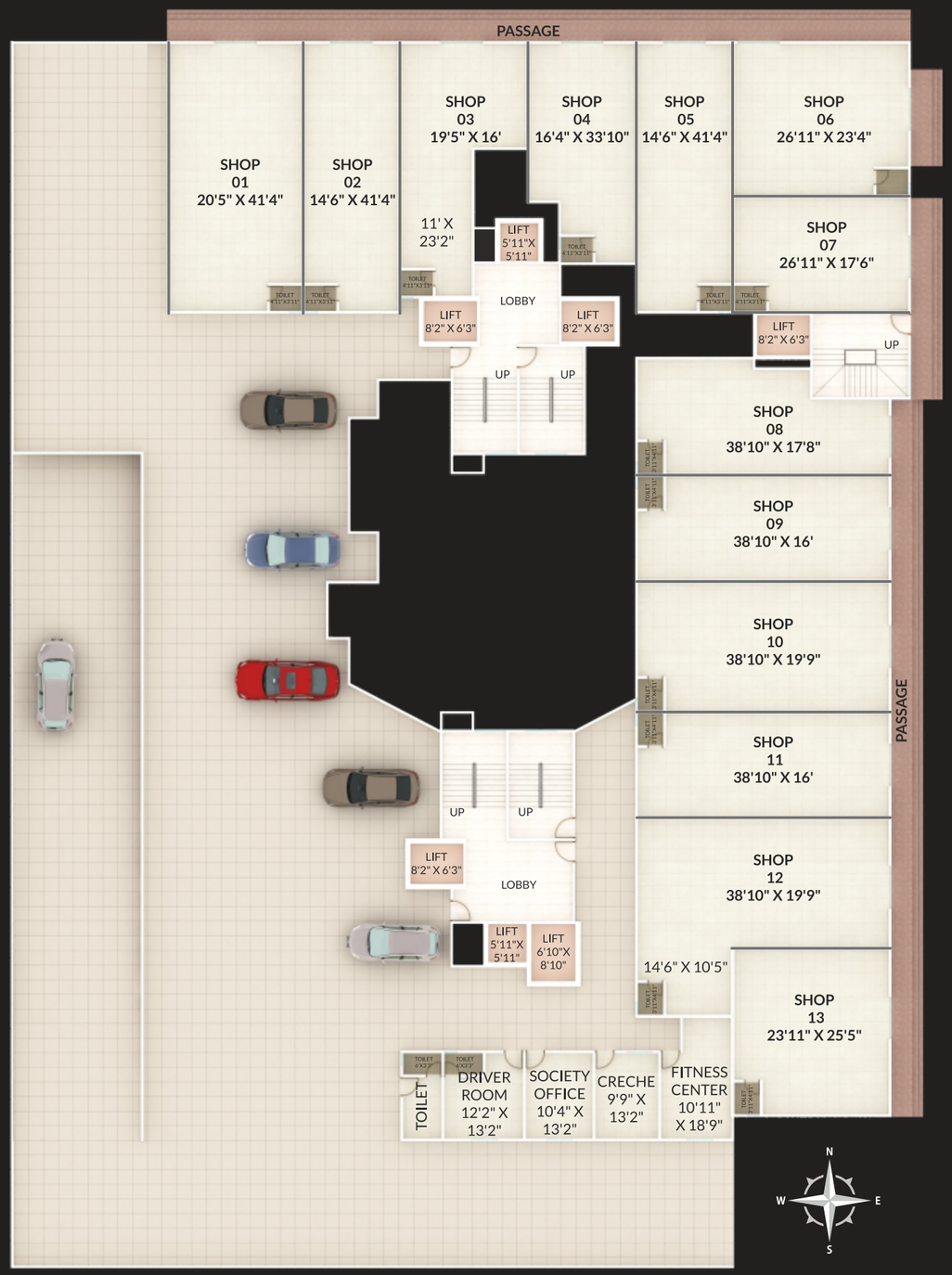




Get spoilt by endless choices. From comfortable staples to multiple shopping avenues and the high-end retail outlets- have your shopping spree planned just at your door. Stay right on trend and shoot up your serotonin with some retail-therapy.

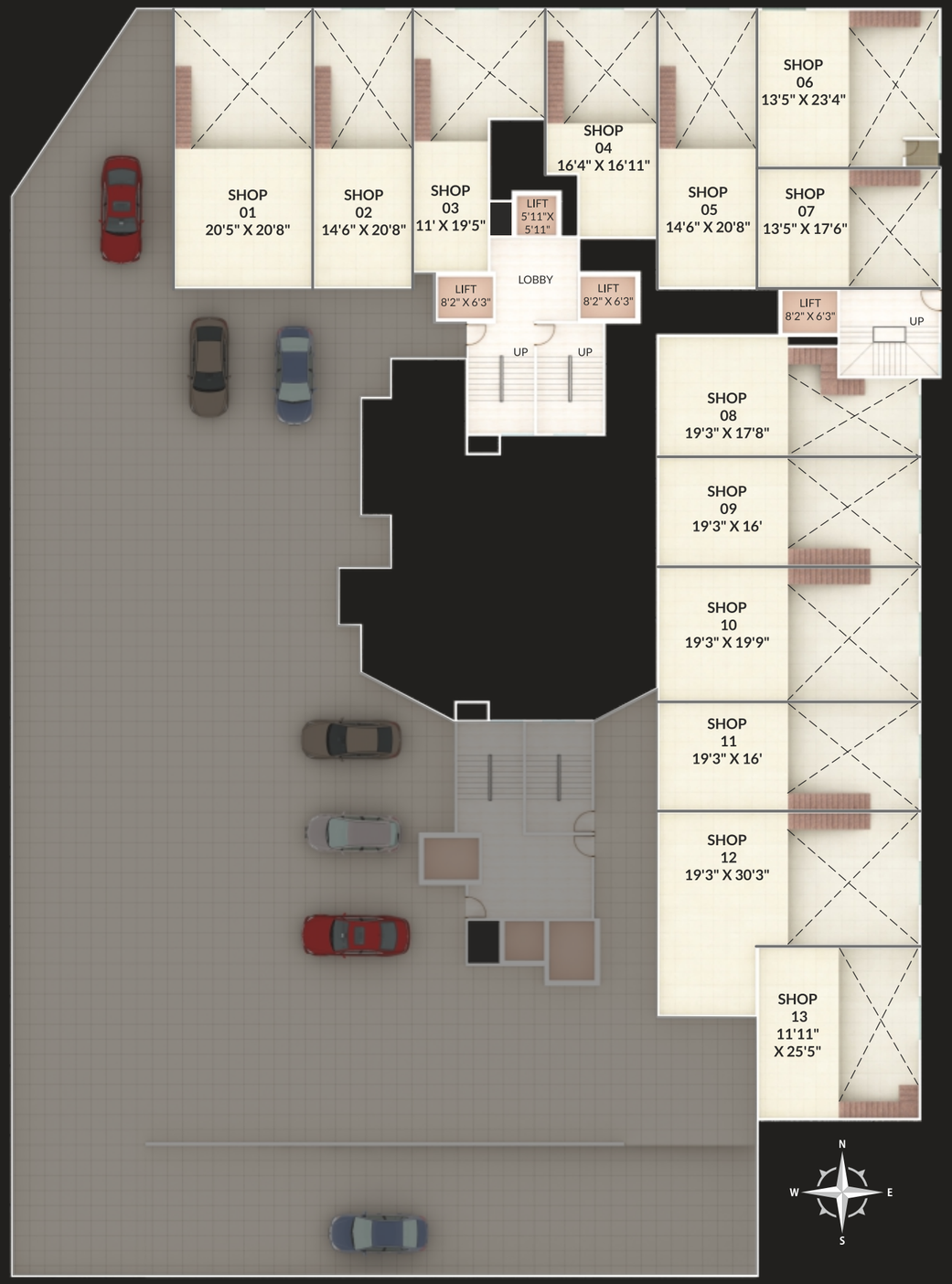


GROUND FLOOR



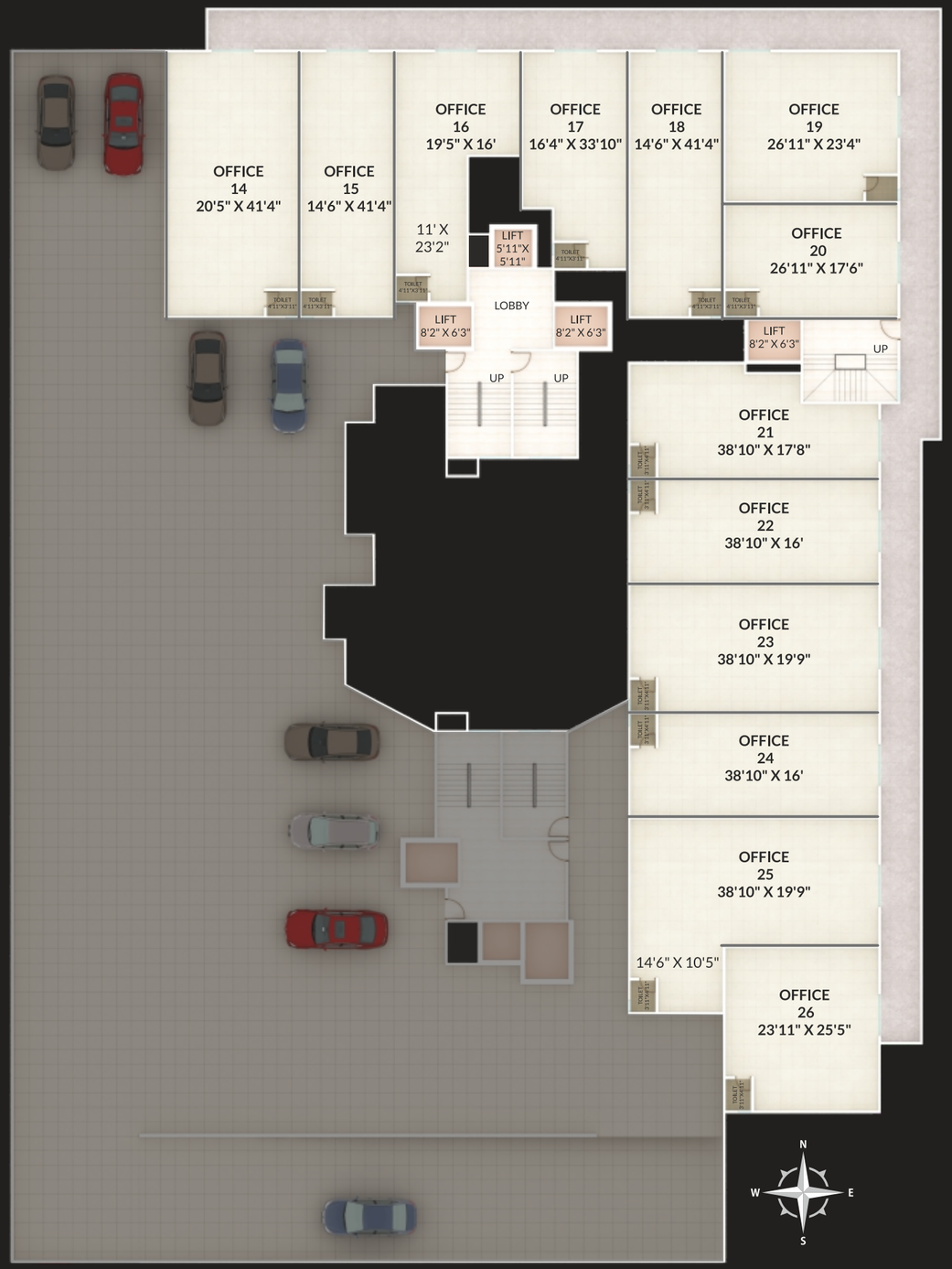
SHOP NO	CARPET (SQ.MT)	MEZZANINE CARPET(SQ.MT)	TOTAL CARPET AREA (SQ.MT)	TOTAL CARPET AREA (SQ.FT)
SHOP 01	78.73	39.23	117.96	1270
SHOP 02	55.88	27.81	83.69	901
SHOP 03	52.66	19.82	72.48	780
SHOP 04	47.20	21.31	68.51	737
SHOP 05	55.88	27.81	83.69	901
SHOP 06	58.79	29.13	87.92	946
SHOP 07	44.04	21.89	65.93	710

MEZZANINE FLOOR



SHOP NO	CARPET (SQ.MT)	MEZZANINE CARPET(SQ.MT)	TOTAL CARPET AREA (SQ.MT)	TOTAL CARPET AREA (SQ.FT)
SHOP 08	55.64	31.40	87.04	937
SHOP 09	57.91	28.60	86.51	931
SHOP 10	71.56	35.37	106.93	1151
SHOP 11	57.91	28.60	86.51	931
SHOP 12	85.63	49.37	135.00	1453
SHOP 13	56.72	28.23	84.95	914

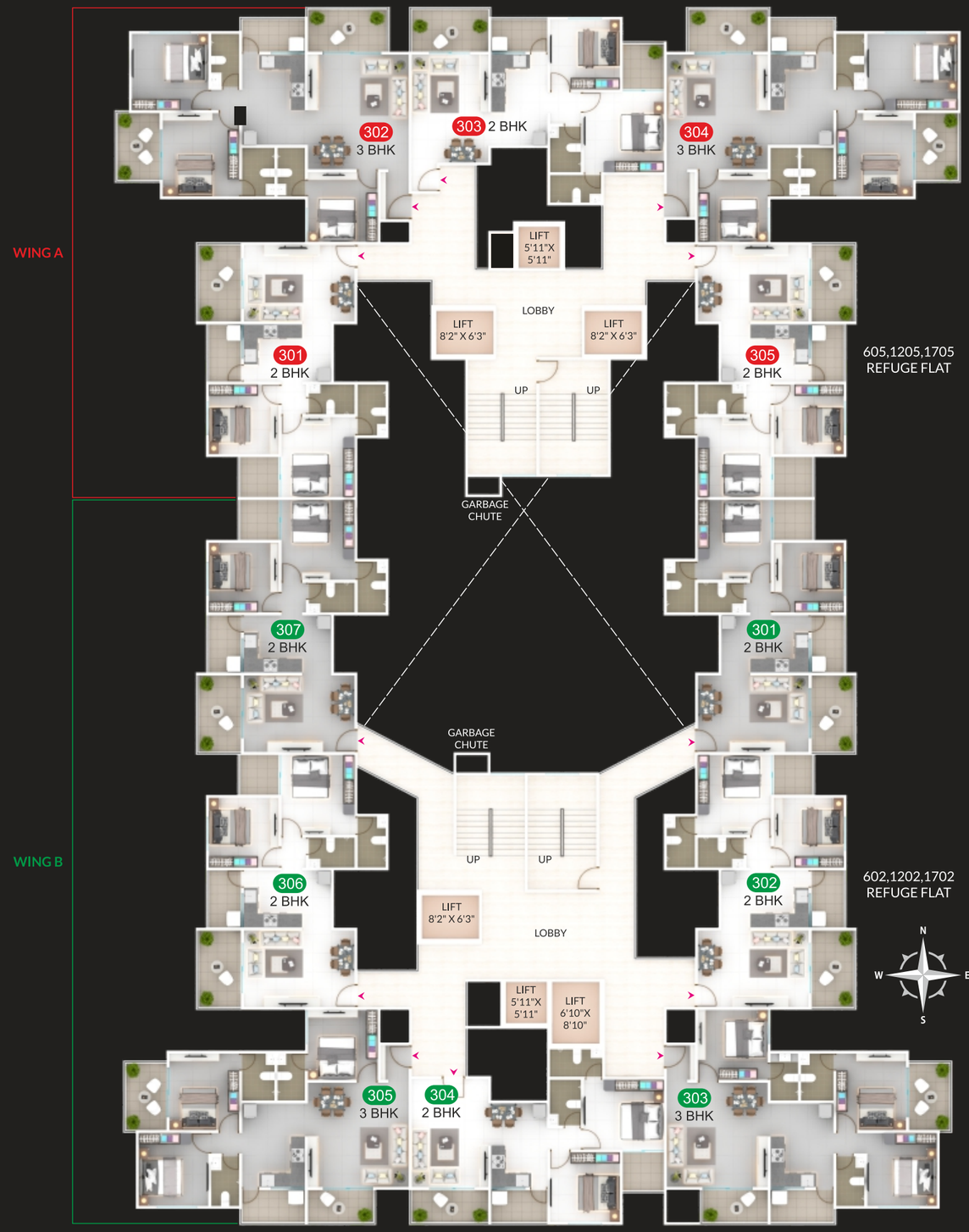
FIRST FLOOR



SHOP NO	CARPET (SQ.MT)	TOTAL CARPET AREA (SQ.MT)	TOTAL CARPET AREA (SQ.FT)
OFFICE 14	78.73	78.73	847
OFFICE 15	55.88	55.88	601
OFFICE 16	52.66	52.66	567
OFFICE 17	47.20	47.20	508
OFFICE 18	55.88	55.88	601
OFFICE 19	58.79	58.79	633
OFFICE 20	44.04	44.04	474

SHOP NO	CARPET (SQ.MT)	TOTAL CARPET AREA (SQ.MT)	TOTAL CARPET AREA (SQ.FT)
OFFICE 21	55.64	55.64	599
OFFICE 22	57.91	57.91	623
OFFICE 23	71.56	71.56	770
OFFICE 24	57.91	57.91	623
OFFICE 25	85.63	85.63	922
OFFICE 26	56.72	56.72	611

TYPICAL FLOORS



WING A

FLAT NO	CARPET	OPEN BAL	TOTAL CARPET AREA (SQ.MT)	TOTAL CARPET AREA (SQ.FT)
301,305	56.01 SQ.MT	14.07 SQ.MT	70.08	754
302	82.82 SQ.MT	17.68 SQ.MT	100.50	1082
303	58.84 SQ.MT	14.67 SQ.MT	73.51	791
304	84.76 SQ.MT	17.60 SQ.MT	102.36	1102

WING B

FLAT NO	CARPET	OPEN BAL	TOTAL CARPET AREA (SQ.MT)	TOTAL CARPET AREA (SQ.FT)
301,302 306,307	56.01 SQ.MT	14.07 SQ.MT	70.08	754
303,305	75.20 SQ.MT	14.91 SQ.MT	90.11	970
304	54.44 SQ.MT	12.49 SQ.MT	66.93	720

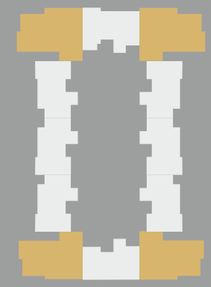
FURNITURE LAYOUT
LUXURIOUS 3 BHK



A LIVING ROOM
C DINNING
E KITCHEN
G TOILET
B BALCONY
D MASTER BEDROOM
F DRY BALCONY
H BEDROOM

DIMENSION LAYOUT
LUXURIOUS 3 BHK





KEY PLAN

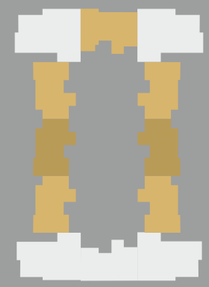
FURNITURE LAYOUT
LAVISH 2 BHK



A LIVING ROOM
C DINNING
E DRY BALCONY
G TOILET
B BALCONY
D KITCHEN
F BEDROOM
H MASTER BEDROOM

DIMENSION LAYOUT
LAVISH 2 BHK





KEY PLAN

FURNITURE LAYOUT
GRAND 2 BHK



A LIVING ROOM
B BALCONY
C DINNING
D KITCHEN
E DRY BALCONY
F BEDROOM
G TOILET
H MASTER BEDROOM

DIMENSION LAYOUT
GRAND 2 BHK





KEY PLAN



IT'S FUN, IF IT'S WE TIME

The quality of life starts at home. A home where you can be your best self, enjoy the large common space and facilities, where the whole family can spend quality time together, whether it's a swim in the morning, a learning moment with your kids in the playground or a deep breath of fresh air in the large park.

LEISURE AND PLEASURE
ALL YEAR ROUND

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A complete set of facilities, such as swimming pool with kids pool, a playground with skill-enhancing equipment, a park with walking/running track for you to stay fit in green shades.



THE CLUB LIFE

- Well Equipped Gymnasium
- Open Air Yoga deck
- Community Hall
- Party Lawn
- Swimming Pool
- Kids Pool
- Children Play Area
- Sand Pit
- Senior Citizen Sitting
- Gazebo Sitting
- Jogging Track
- AmphiTheater



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EVERYTHING YOU DESERVE

In the new world, life is all about 'work-play balance'. At SHYNI GOLD, we have tried to tilt the balance. So that everything in life can revolve around play. The amenities are welcoming every child, even the one within you.

CHILDREN PLAY AREA



SITTING ARENA



GAZEBO SITTING



JOGGING TRACKS





ARCHITECTURAL RENDITION

THE BEAUTY OF LIFE

We believe life experiences are what paint your life's canvas. A good house should enable you to experience life in different meaningful and memorable ways. SHYNI GOLD offers housing where contemporary design meets usable functions, all within the luxury of space, privacy and the best affordability.



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Specifications

STRUCTURE
- Earthquake resistant R.C.C. framed structure.

MASONRY
- External / Internal premium quality AAC (Siporex)Block work.
- External double coat sand faced plaster.
- Gypsum finish with putty to all internal walls.

LOBBY
- Luxurious ground floor lobby with Italian marble / granite flooring.
- Upper floors lobby in vitrified tiles and lift cladding in granite / designer tiles.

ELEVATOR
- High speed lift of Premium brand with Generator backup.

FLOORING
- Double charged 800mm x 800mm Designer tiles in all rooms. (Kajaria / Equivalent)
- Anti-skid tiles in balconies.

KITCHEN
- Granite counter with SS sink.
- Ceramic tiles dado up to 2' height.
- Provision for RO Water purifier in kitchen.

PAINT
- Premium quality apex paint for exterior walls.
- Semi Plastic Paint for internal walls.

DOORS
- Decorative main door with Plywood Frame.
- Smart Biometric lock for main door.
- Internal flush doors with cylindrical lock.
- Flush doors for toilets and bathrooms with granite door frame.

WINDOWS
- Three track powder coated anodized Aluminum sliding windows with granite Sill.
- Windows with mosquito mesh & Safety Grill.
- Double glazed glass in windows.

TOILETS
- Premium quality sanitary and plumbing fixtures (jaguar/equivalent).
- Concealed plumbing.
- Designer tiles on walls upto 9' height.

ELECTRICAL
- All electrical wiring is concealed with PVC fire-rated insulation wires and branded modular switches. (Polycab)
- Sufficient light points and power outlets provided.

PROVISIONS
- Provision for exhaust fan in kitchen and toilets.
- Provision for electrical geyser point in toilets.
- Provision for DTH and WiFi connections in living room.
- Provision for Inverter.

SPECIAL FEATURES
- 24x7 security
- Rain water harvesting.
- Solar Water Heater.
- STP plant.
- Generator backup for common areas.
- Video Door Phone.
- CCTV cameras for common areas.
- Fire fighting system.
- LED street lights for entire project.
- Drivers / Guest Room.
- Fitness Center.
- Mini Library.
- Creche.
- Society Office.

A PROJECT BY

S K INFRA
BUILDING A BETTER TOMORROW

A MEMBER OF
CREDAI

FOR ENQUIRIES CALL : +91 7875003939 | +91 7796003939

Maharera No.: P52100047124 www.maharera.mahaonline.gov.in

Site Office Address: SHYNI GOLD Sr. No. 80/2/3/4/1/1, Near Aaher Garden, Walhekarwadi, Chinchawad, pune 411033

CREDITS

PLANNING & DESIGN : ARISE ARCHITECTS

STRUCTURAL DESIGN : RAHUL KAPSE & ASSOCIATES

MEP CONSULTANTS: MEPCON AUDITING & CONSULTANCY SERVICES

3D VISUALS & BRANDING : RENDERZ

Disclaimer: The information depicted herein viz., master plan, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colors, amenities & facilities etc., are subject to change without prior notification as may be required by the relevant authorities or the developer, architect, and cannot form part of an offer or contract. While every care is taken in providing this information, the developer cannot be held liable for variations. All illustrations & pictures are artist's impression only. The information are subject to variations, additions, deletions, substitutions & modifications as may be recommended by the architect or the relevant approving authorities.

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BUILDING A BETTER TOMORROW