Grandeur.
Lifestyle.
Pride.

ACE

ABODE

Introducing Colonial Architecture

2 & 3 BHK Premium Homes @ Upper Ravet


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“A Gist of Colonial Architecture”

Colonial architecture is all about grandeur and exquisite designs. It adds magnificence and a dash of elegance to buildings and premises as it includes magnificent welcome arches, grand clock towers, brickwork structures, sloping roofs and so on. Attractive curves and contours are an integral part of colonial architecture which is a treat to the eyes. No wonder then, that living in abodes built with colonial architecture is a matter of pride for the owner!


ABODE

“For the aspirational you...”

An aspirational life is built around an aspirational environment. A thriving locality, safety and security, recreational and other conveniences, positive and like-minded community, family and parents' welfare facilities, great healthcare, educational and work opportunities in the vicinity - are all indispensable part of holistic living. At Ace Abode, you get this and more, to ace your lifestyle as gracefully as possible.



“Premium living at Ace Abode”

Spread across 3.5 acres, these premium 2 and 3 BHK homes sport delightful features that define luxury like nowhere else. A never-before experience for you and your dear ones. Multilevel parking, premium features, a pretty Juliet balcony, spacious rooms, amenities galore, and so much more.



“Surround yourself with royalty”

- Over 33,000 sq. ft. of amenity space
- Royalty with amenities located at ground, podium & terrace levels
- A grand living with 40+ real amenities
- 2000 sq. ft. swimming pool
- 13 storied high-rise towers


4B
3
4A
2
1

“ Make Each Day Delightful! ”

1. GROUND LEVEL AMENITIES

- Bus Stop / Waiting area
- Clock tower
- Temple
- Entrance Arch
- Open Gym
- Zen Garden

2. COVERED PODIUM LEVEL AMENITIES

- Library
- Cafe counter
- Crèche / Day-care facility
- Gymnasium
- Co-working space
- Wi-Fi area
- Pantry with storage unit
- Office cabin
- Conference room
- Common toilet

3. PODIUM LEVEL AMENITIES

- Club House
- Multi-purpose party hall
- Table Tennis
- 2 Air hockey Table
- Kids pool
- Lap pool
- Pool Deck with Loungers
- Changing Room
- Barbeque area with barbeque counter & alfresco dinning
- Multipurpose party lawn with seats
- Stage / Performance Platform
- Screening Wall
- Gazebo Entry
- Kids play area with play equipment catering to various age groups
- Multi-purpose sports court
- Skating rink within multi-purpose court
- Movie screening wall with Projector

“ Make Each Day Delightful! ”

4. TERRACE LEVEL AMENITIES

A. EASTERN ROOFTOP

- Gazebo seating with board game areas
- Senior citizen sit-out area
- Outdoor work pods
- Multi-purpose lawn with mini amphitheatre
- Movie screen wall with projector
- Sunrise viewing deck
- Community Garden

B. WESTERN ROOFTOP

- Tiered cube seating with performing area
- Gazebo with board game areas
- Outdoor work pods
- Sunset viewing deck
- Seats / Benches
- Barbeque
- Pantry

Four Party Lawns

Ace Abode celebrates life like never before. Here, you have 4 party lawns because we believe that celebrations should never wait! There is no place for disappointment as the venue will always be ready for you. Dotted with palm trees and the greens, these lawns will take your celebrations to the new high!





2000 Sq. ft. Swimming Pool

Leave aside all thoughts and worries and simply take a plunge in the huge 2000 sq. ft. swimming pool at the podium level. A swim here will be a great workout and stressbuster too. After your lap, simply relax on the loungers and enjoy a great view from the poolside.

Open Air Theatre

A unique feature at Ace Abode! Enjoy a great movie experience under the open sky featuring a 15 m. wide screen. The theatre is located beside the impressive elevation of Ace Abode. Watching an entertaining blockbuster or that exciting T-20 final with your family and neighbours will be a never-before experience. Indeed an Ace feature!





Club House

Grand clubhouse sports a nice lawn in the front and houses indoor games such as air hockey table, table tennis and so on. It also doubles up as a party hall for get-togethers with your loved ones. You can also celebrate festivals together. After all, the real fun is when you are together with your dear ones and friends.

Specifications

RCC

- Earthquake resistant RCC framed structure

Electrification

- Concealed wiring
- TV points in living room
- Adequate electrical points in all rooms
- Premium modular switches
- Provision for AC point in living room and bedrooms
- Video door phone and intercom connectivity
- Fan and light in every bedroom, living room and kitchen

Security

- CCTV for common areas

Paints

- Internal wall - Semi Acrylic paint
- External wall - Texture + Acrylic Emulsion paint (crack resistant and weather proof)

Plumbing

- Plumbing: Jaquar fitting/ equivalent make
- Sanitary ware: Jaquar/ equivalent make
- Washing machine point in dry balcony

Kitchen

- Premium granite kitchen platform
- Glazed/ ceramic tile dado
- SS kitchen sink
- Provision for water purifier
- Provision for inverter
- Provision for exhaust fan

Railing & Street Lights

- Colonial themed MS railings & street lights

Specifications

Bathroom

- Concealed flush valves
- CP fitting: Jaquar or similar
- Provision for geyser/ water heater

Windows

- Granite frame windows, powder coated premium aluminum section with mosquito nets & glass paneled shutter in living room, bedroom & kitchen
- Aluminum ventilators with provisions for exhaust in toilets

Flooring

- Living and Dining: 4’x 2’ vitrified tiles
- Designer ceramic/glazed anti-skid tiles in toilets
- 2x2 vitrified tiles in bedroom and kitchen

Door

- Main door: Shutter with both side laminate with exclusive SS fitting and digital lock
- Internal door: Laminate flush door with premium SS fixture
- Bathroom door: Waterproof flush door with SS fitting

Premium Features

- Premium automated high-speed elevators
- Letter box for each flat
- Internal paved road/ Vacuum Dewatered concrete road
- Grand entrance gate with security cabins
- DG backup for common area

Typical Unit Plan - 2 BHKS



Carpet Area
653 Sq. Ft.

1 LIVING/DINING
3.35X4.45 (11'X14'7")

2 BALCONY
3.05X1.225 (10'X4')

3 KITCHEN
2.75X2.45 (9'X8')

4 DRY BALCONY
1.75X0.80 (5'9"X2'7")

5 BEDROOM
3.05X3.05 (10'X10')

6 PASSAGE
(3'1" WIDE)

7 TOILET
1.30X2.20 (4'3"X7'3")

8 MASTER BEDROOM
3.75X3.05 (12'4"X10'0")

9 TOILET
1.30X2.20 (4'3"X7'3")

Typical Unit Plan - 2 BHKS



Carpet Area
687 Sq. Ft.

1 ENT. LOBBY
1.05X1.75 (3'5"X5'9")

2 LIVING/DINING
3.20X4.475 (10'6"X15'0")

3 BALCONY
3.20X1.225 (10'6"X4'0")

4 KITCHEN
2.875X2.55 (9'5"X8'4")

5 DRY BALCONY
1.525X1.225 (5'0"X4'0")

6 TOILET
2.20X1.30 (7'3"X4'3")

7 BEDROOM
3.05X3.225 (10'X10'7")

8 MASTER BEDROOM
3.20X3.80 (10'6"X12'6")

9 TOILET
2.20X1.30 (7'3"X4'3")

10 PASSAGE
(3'3" WIDE)

Typical Unit Plan - 2 BHKS



Carpet Area
832 Sq. Ft.

1 ENT. LOBBY
1.05X1.75 (3'5"X5'9")

2 LIVING/DINING
3.20X4.475 (10'6"X15'0")

3 KITCHEN
2.875X2.55 (9'5"X8'4")

4 PASSAGE
(3'3" WIDE)

5 BEDROOM
3.05X3.225 (10'X10'7")

6 COM. TOILET
2.20X1.30 (7'3"X4'3")

7 MASTER BEDROOM
3.20X3.80 (10'6"X12'6")

8 TOILET
2.20X1.30 (7'3"X4'3")

9 DRY BALCONY
1.525X1.225 (5'0"X4'0")

10 SIT OUT
9.70X1.525 (31'10"X5'0")

Typical Unit Plan - 3 BHKS



Carpet Area
859 Sq. Ft.

1 ENT. LOBBY
1.05X1.65 (3'5"X5'5")

2 LIVING/DINING
3.20X4.875 (10'6"X16'0")

3 KITCHEN
2.75X2.55 (9'0"X8'4")

4 DRY BALCONY
1.525X1.225 (5'0"X4'0")

5 TOILET
2.20X1.30 (7'3"X4'3")

6 BEDROOM-1
3.05X3.20 (10'X10'6")

7 MASTER BEDROOM
3.20X3.80 (10'6"X12'6")

8 TOILET
2.20X1.30 (7'3"X4'3")

9 BEDROOM-2
3.92X3.05 (12'11"X10'0")

10 TOILET
2.20X1.275 (7'3"X4'2")

11 BALCONY
3.20X1.225 (10'6"X4'0")

12 PASSAGE (3'3" WIDE)

Typical Unit Plan - 3 BHKS



Carpet Area
995 Sq. Ft.

1 ENT. LOBBY
1.05X1.65 (3'5"X5'5")

2 LIVING/DINING
3.20X4.875 (10'6"X16'0")

3 KITCHEN
2.75X2.55 (9'0"X8'4")

4 DRY BALCONY
1.525X1.225 (5'0"X4'0")

5 PASSAGE (3'3" WIDE)

6 COM. TOILET
2.20X1.30 (7'3"X4'3")

7 BEDROOM-1
3.05X3.20 (10'X10'6")

8 BEDROOM-2
3.92X3.05 (12'11"X10'0")

9 MASTER BEDROOM
3.20X3.80 (10'6"X12'6")

10 M. TOILET
2.20X1.30 (7'3"X4'3")

11 BEDROOM-2 TOILET
2.20X1.275 (7'3"X4'2")

12 SIT OUT
9.70X1.525 (31'10"X5'0")



Key Distances

Hospitals

- Surya - 15 min
- Aditya Birla - 19 min
- Lifeline - 25 min

Colleges

- Symbiosis University - 4 min
- DPU - 10 min
- JSPM - 10 min
- SB Patil School - 10 min
- Vibgyor High School - 23 min
- Indira College - 15 min

Malls

- Vision One Mall - 11 min
- Phoenix Mall - 15 min

5 Star Hotels

- Sayaji Hotel - 12 min
- Hotel Tip Top International - 14 min
- Ramada Plaza - 19 min
- Courtyard by Marriott - 21 min
- Sentosa Resort - 5 min

Upper Ravet for you..

Ravet is emerging as a new promising suburb of Pune and it won't be an exaggeration if we call it the next Aundh or Baner. It enjoys great connectivity with Pune, PCMC and even with other cities since the Pune-Mumbai expressway and the Mumbai-Bengaluru highway are just a stone's throw away. All in all, a perfect address for the promising and dynamic young Indian like you.

- The next Aundh & Baner of West Pune
- Well developed, wide tar roads
- PCMC water connection
- PCMC water purification plant at Ravet near Basket Bridge
- Well-developed residential belt with great connectivity
- Better potential of price rise
- Next to PCMC proposed garden
- Gahunje stadium nearby
- Easy drive to Hinjewadi, PCMC, Talawade IT Park, Nigdi
- Close to schools, colleges, healthcare, hospitality and entertainment

Jhamtani®
CRAFTING SKYLINES

CHANGING PERCEPTION.
BUILDING PERSPECTIVE.

In business for 35 years across various segments, 'Jhamtani' is a trusted and reputed name in Pune. Starting with the trading of construction material, 'Jhamtani' has achieved a pleasing triumph in transforming commerce into construction in PMC & PCMC. For the last 12 years, 'Jhamtani' has excelled as one of the fastest growing real estate brand and it is known to be young, dynamic & a trusted name in the industry. The brand has a reputation for being ethical, innovative and committed to its promises.

"Building trust is more gratifying than building homes and we are proud to construct trusted homes!"

- ANUP JHAMTANI
MANAGING DIRECTOR

Milestones in **Crafting Skylines**

2010

JHAMTANI IMPRESSIONS

Units	Possession Yr.
47	2013

2012

ACE ALMIGHTY PHASE I

Units	Possession Yr.
149	2015

2014

ACE AURA

Units	Possession Yr.
35	2016

2016

ACE AURUM I

Units	Possession Yr.
95	2018

2015

ACE AUGUSTA

Units	Possession Yr.
123	2019

2014

ACE KK ANAND

Units	Possession Yr.
28	2016

2018

ACE AURUM II

Units	Possession Yr.
90	2021

ACE AASTHA A WING

Units	Possession Yr.
110	2021

ACE AASTHA B WING

Units	Possession Yr.
192	2022

SHREE GANESH ACE ARCADE

Units	Possession Yr.
96	2022

VISION ACE PHASE I

Units	Possession Yr.
216	2021

2021

ACE AASHTHA C WING

Units	Possession Yr.
110	2024

2020

ACE AURUM III

Units	Possession Yr.
154	2024

2019

ALMIGHTY COMMERCIAL

Student Housing	Possession Yr.
	2020

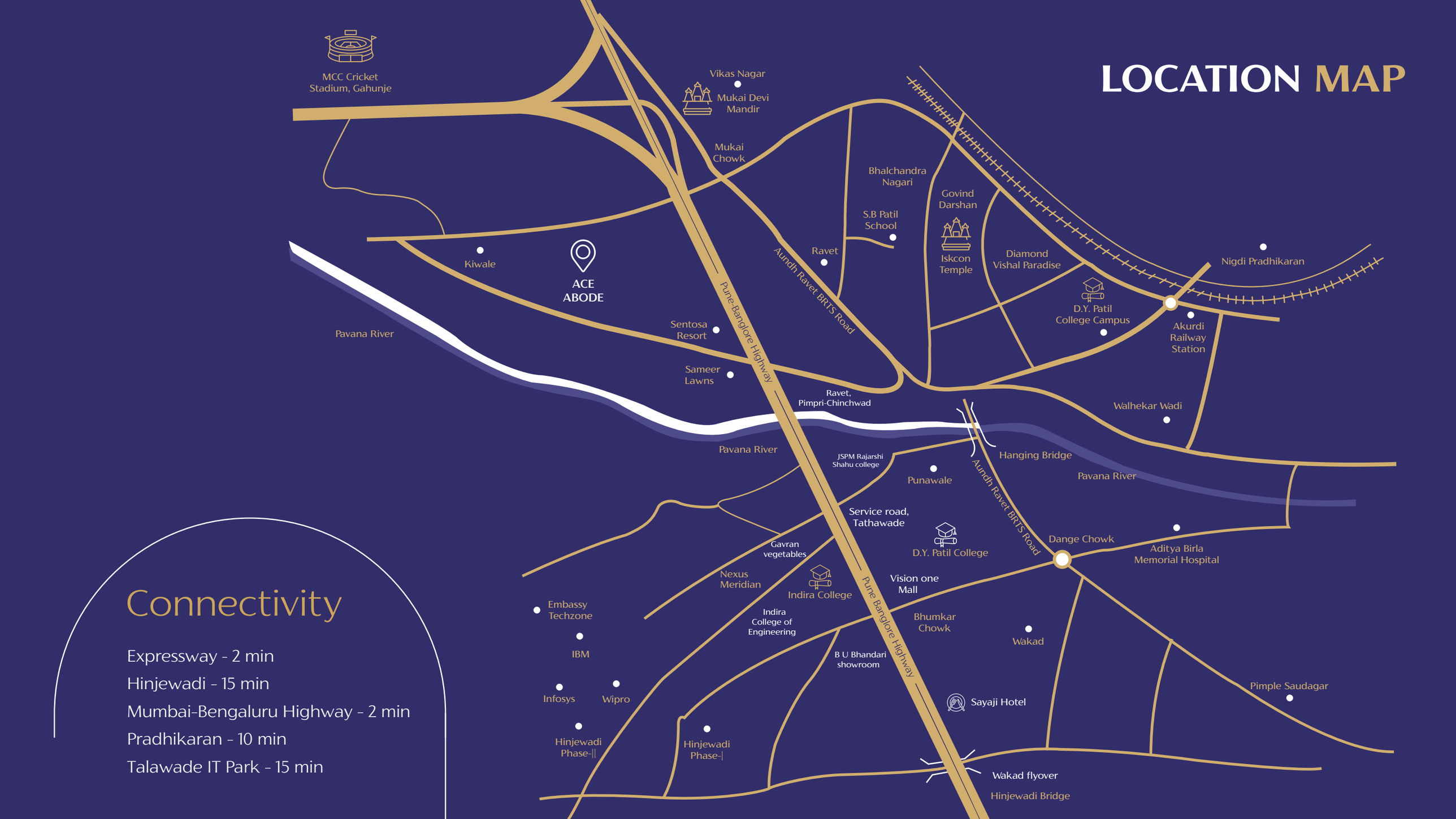
VISION ACE PHASE II

Units	Possession Yr.
226	2024

ACE ALMIGHTY PHASE II

Units	Possession Yr.
134	2024

LOCATION MAP



Connectivity

Expressway - 2 min

Hinjewadi - 15 min

Mumbai-Bengaluru Highway - 2 min

Pradhikaran - 10 min

Talawade IT Park - 15 min

Jhamtani®
CRAFTING SKYLINES

In Association with
GLOBAL ENTERPRISES

Site Address:
Plot Bearing Survey No.: 88/4, 88/10/1, 88/10/2, 88/11, 88/16/1, 88/17+18/1, 87/B at Village Kiwale, Taluka Haveli, Dist. Pune - 412101

Corporate Address:
Jhamtani House S. No. - 17/2,
Opp. D-Ward, Kalewadi,
Aundh Link Road, Rahatni, Pune
Email: info@jhamtani.com | www.jhamtani.com

MahaRERA Registration Numbers: Ace Abode Wing A - P52100032368, Wing B - P52100033266 | http://maharera.mahaonline.gov.in

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