Aurelia

Genuinely exclusive

Revel in it...

Dipped in elegance,
bettered by exclusives,
a host to richness,

… and a warm, comforting home to you.

Welcome to **Aurelia**

Everything you would like to have in a lifestyle home, and more…

A step ahead in grandeur.



A step ahead in grandeur

Aurelia is plush living that you will savour to its full extent.
Apart from unrestrained luxuries and trendy amenities,
it will interpret premium lifestyle.
At Baner. 3 and 3.5 BHK homes with excellence in all directions.

Signature Lifestyle



Signature Lifestyle

Right from location to lifestyle,

Aurelia comes with a distinguished touch.

An elegant lifestyle is shaped with maximum attention to your needs and aspirations.

Enhanced by thoughtful designs, **Aurelia** would ensure your privacy and comfort.

Like minded neighbourhood all around you.

Space - Matter of larger living



Space - A matter of larger living

At **Aurelia**, spaciousness is an obvious feature,
as it comprises only 3 and 3.5 BHK apartments.
Airy, luxuriant architecture is highlighted by a personal garden.
This space can be easily converted into a private sit-out area or kids' play area.
Add to it a serene view of hillocks from your home and it is life made better!

A bungalow like feel with your own private garden.

Baner - Premium destination



Baner – Premium destination

In the most sought after location of Pune city,

Aurelia is already surrounded by prime opportunities. Schools, markets, recreational places, everything is close and interprets a modern city culture with best of civic facilities.

Though proximal to city's glamour from all ends and also to Mumbai - Bangalore Highway,

Aurelia is free from the cluttered edges of the city.

A glamorous urban living in a rapidly appreciating area.



Elegant Elevation with Stunning Design

The eagle eye - 360° Security



The Eagle Eye – 360° Security

Best security and safety measures are the crucial features of all KBD projects.
From a burglar alarm, access control to the building, electric fencing and firefighting systems to cameras monitoring all floor levels,
Aurelia incorporates all modern multi-level security and safety provisions.

A carefree life for you and your loved ones.

Amenities - A lavish set and more



Amenities – A lavish set and more

Along with luxury and convenience,

Aurelia comprises fine lifestyle amenities such as a modern club house,

swimming pool, open air theatre, landscaped terrace gardens,

party areas, rooftop gardens, barbecue zone and many more.







Amenities

- Clubhouse
- Swimming Pool
- Yoga Zone
- Designer Entrance Gate with 24 X 7 Surveillance
- Carom, Cards & Chess
- Full Generator Backup
- Firefighting Systems
- Lifts with Back-up Facility
- Rain Water Harvesting
- Fountains / Waterfall
- Baby Pool
- Well-equipped Gym
- 24 X 7 Security
- Open Air Theatre
- Intercom Facility
- Video Door Phone
- Burglar Alarm
- Electric Fencing
- Access Control for Building Entrances
- Virtual Golf
- Table Tennis
- Snooker Table
- Foosball Table
- Teen Zone
- Jogging Track
- Children's Play Area
- Lotus Pond
- Open Air Dance Floor
- Cameras Monitoring Entrances and All Floor Levels

A fine measure of comforts.



Rooftop Gardens

Aurelia has something more to add to your luxury.
The skillfully crafted rooftop gardens here would definitely elevate your party moods. Its airy feel and panoramic view of the city shall turn every occasion into a grand fiesta.





Specifications

- **RCC / STRUCTURE**
  Earthquake resistant structure

- **KITCHEN**
  - Kitchen dado up to lintel level
  - Granite kitchen platform and stainless steel sink with sound absorber
  - Provision for water purifier in kitchen

- **BATHROOMS**
  - Glazed tiles dado for bathrooms up to lintel level
  - Jaguar/hindware/equivalent/imported CP fittings with hot & cold mixers for bathrooms
  - Provision for geyser in Bathrooms
  - Concealed plumbing work
  - Wallhung commodes
  - Granite counter for wash basin

- **DRY BALCONY**
  - Arrangement for washing machine in dry balcony

- **FLOORING**
  - Laser cut jointless vitrified tiles
  - Anti skid ceramic flooring in private terraces and bathrooms

- **DOORS AND WINDOWS**
  - Three track powder coated aluminium sliding windows with mosquito net, marble frame and MS Grill
  - Attractive main entrance door
  - Good quality internal flush doors

- **PLASTER**
  - Gypsum finished internal plaster to give smooth finish on all walls
  - Double coated sand faced plaster on external walls

- **PAINT**
  - External acrylic paint and internal oil based distemper

- **ELECTRIFICATION**
  - Concealed copper wiring
  - Anchor\Roma or equivalent make modular switches.
  - TV and telephone points in the living room and all bedrooms.
  - Three-phase electrical supply to all apartments
  - Earth leakage circuits breaker and miniature circuit breakers.
  - AC points in all bedrooms
  - Provision for washing machine, microwave, refrigerator
  - Provision for broadband connection

- **ESSENTIAL FACILITIES**
  - Fire fighting system
  - Full Generator backup
  - Concrete/bitumen/paved roads dotted with greenery
  - Rain water Harvesting
  - 2 high speed elevators of reputed make for each building with genset backup.



LIFESTYLE FEATURES:

1) Small party lawn area 2) Barbeque 3) Projector screen 4) Projector arena 5) Seating area

6) Fountain pool 7) Party lawn facing buffet colonnade 8) Buffet colonnade 9) Wooden dance floor



LIFESTYLE FEATURES:

1) 'Antarnad' 2) Teen zone / seating 3) Jogging track 4) Parents' seating & children's play area

5) Swimming pool (12.50m x 4.50m) 6) Paddle pool (1.50 m radius) 7) Entrance feature wall & fountain 8) Party area

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ODD FLOOR PLAN



A WING

* No. of floors may depend on availability of FSI

B WING

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EVEN FLOOR PLAN



* No. of floors may depend on availability of FSI



3 BHK Layout

In Close Radius

Shopping:
D Mart
Food Bazaar
LG
Reebok
Adidas

Health:
Vishwa Hospital
Pathology Labs
Metro Hospital

Community Service:
Fire Brigade
Telephone Exchange
Post Office
Police Station

ATMs:
ICICI
SBI
IDBI

Education:
Orchid Public School
Bharati Vidyapeeth School
Kalmadi Shamrao School
MITCON
Indira Institute of Management

Dining:
Sadanand
Subway
Dominos
Green Park

Fitness & Recreation:
Pancard Club
Symphony Club
Balewadi Stadium

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Site Address: Aurelia, S No. 292/4, Baner, Pune.



Location Map

The **KBD** Advantage
Betterness of grander living.

Aurelia is yet another novel work by KBD Group. Distinguished for their unparalleled quality and transparent dealings, KBD Group has a high stature in the world of construction. It is known for innovative thought and design with quality construction.

Every landmark project by KBD is about establishing new benchmarks for luxurious and elegant living. Also, it is strongly built around the tastes and aspirations of its target group. Projects such as Palladion, Grandeur, Samruddhi, Aastha, Shraddha, Castle World and Castle Tower in and around Pune, bear testimony to this.

Aurelia shall definitely take forward the KBD legacy of elevating exclusive lifestyle.

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Architects and Interiors: D.G. Kale, Spacetech Designs

Structural Consultants: Hansal Parikh

Landscape Consultant: Meenal Rohankar

Electrical Consultant: Zopate Electrical Consultant

Plumbing Consultant: Amit Infrastructure

Vaastu Consultant: Shivam Vaastu

Project By

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K B D Group

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