ARV
UTHVILLE

A New Tradition In Indulgence

THE SECRET TO STAYING YOUTHFUL

Forget the mythical fountain of youth, the secret to staying young is in how you spend your time. Expansive, elegant, indulgent, ARV Uthville offers the space, design and amenities you need to stay young, in body and mind. Tranquil landscaped lawns, liveability-maximizing layouts, high-end specifications, and life-enriching amenities, everything comes seamlessly together to give you a lifestyle experience that never goes old—and invites you to do the same!

ARV UTHVILLE

For the Youth Within "U"



STOCK IMAGE

BECAUSE YOU ONLY
LIVE ONCE

Got a lifestyle wish list? Here's where you can make it a reality. Vivacious 2 & 3 bedroom residences in buildings oriented to fill the expansive interiors with natural light and fresh air. An address located a short walk from EON IT Park, Pune's booming IT hub. Residences that are invitingly open without compromising on privacy; modern and practical yet classical in their elegance, complemented by a wealth of features that promise to put the sparkle in your eye and spring in your stride. It's time to stop dreaming and start living.

YOUR GATEWAY TO THE **GOOD LIFE**

To experience all that life can be, you need only take a stroll through Uthville's grounds. Laid out and landscaped to create a rare ambience that matches form with function, every square foot of the project is designed to allure the senses.

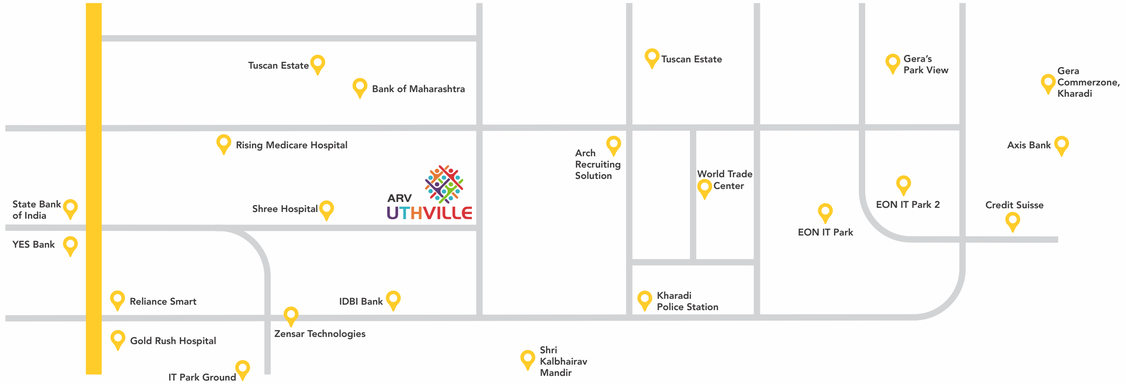
Open walkways, bordered by flowering plants and shade-giving trees lead to elegantly designed community spaces, sports venues and play areas. Give in to the sense of calm and quiet. You have arrived!



ARTISTIC IMPRESSION

LIFESTYLE RISING

If you ever aspired to live it up, now's the time. Rising 14 stories above Kharadi's upmarket surroundings, this is a lifestyle destination designed for a lifetime of appreciation. With its contemporary architecture, rich amenities and premium interiors, Uthville invites you to experience the next level of luxurious living in its sumptuous 2 & 3 BHK apartments.



DISTANCES

EON IT Park	1.6 KM	IDBI Bank	1.8 KM	New Zensar School	650 MTR	Reliance Smart	1.0 KM
World Trade Center	1.0 KM	Bank of India	1.0 KM	Kothari International School	1.80 KM	Phoenix Marketcity	4.2 KM
EON IT Park 2	3.2 KM	YES Bank	1.1 KM	Rising Medicare Hospital	700 MTR	Shakti Sports	3.8 KM
Gera Commerzone	3.3 KM	Axis Bank	1.7 KM	Shree Hospital	500 MTR	Seasons Mall	4.6 KM
Zensar Technologies	1.0 KM	Saraswat Bank	1.0 KM	Gold Rush Hospital	950 MTR	Amanora Mall	4.8 KM





ARTISTIC IMPRESSION

EXPECT **MORE**

More space, more comfort, more indulgence… less hassle. Beyond its obvious attractions of size, design and comfort, Uthville offers a lifetime of appreciation built on the foundations of robust modern construction held to the highest levels of quality. Whether you're looking for a high-return investment or high-living, Uthville is your destination.



ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

WITH A VIEW
TO HIGHER LIVING

Experience the high life in every sense of the phrase: Eye catching design, robust construction, stringent quality control, modern amenities, community areas, fitness venues… a myriad facets all brought together by thoughtful planning that puts each feature in the best possible place. Whether it's a brisk, energetic jog, a leisurely stroll, or quiet me-time nestled in serene green, Uthville has just the spot for you.



STOCK IMAGE

RAISE YOUR
COOL QUOTIENT

Looking hot or cool is a matter of choice, but the route to getting there is the same: Uthville. With a choice of sports and fitness options, complemented by open walkways and play areas for youth of all ages, living well comes naturally.

A LITTLE SLICE OF **PARADISE**

The picture-perfect settings of the community hall and party lawn are made for celebrations big and small. The contemporary design amid lush green settings creates a delightfully immersive ambience, soothing the senses and dissipating stress by their mere presence. Whether you'd like to hang out with your family and neighbours or throw a rollicking party, there's really no better place to do it than right here at home.



ARTISTIC IMPRESSION


ARTISTIC IMPRESSION

IT'S HOW YOU LIVE THAT DEFINES **YOUR YOUTHFULNESS.** GO AHEAD, INDULGE!

AMENITIES

HEALTH & FITNESS
- Club house
- Swimming pool
- Gymnasium
- Indoor games

NATURE & LANDSCAPE
- Landscaped garden
- Party lawn
- Senior citizen sit out
- Pathway

ADD ON VALUES
- Automatic lifts
- Servants toilet for every building
- Attractive entrance lobby for all buildings

SECURITY & SAFETY
- 24x 7 CCTV surveillance at entrance, lobby & main gate only
- Fire fighting system
- Generator backup for common areas & lifts
- Attractive entrance gate with security cabin
- Provision for common dish antenna on top terrace
- M.S grill for windows

ECO-FRIENDLY SYSTEMS
- Sewage treatment plant
- Rain water harvesting
- Internal concrete roads
- OWC - Organic waste composite system
- Solar water heating system

ENTERTAINMENT
- Multipurpose Hall
- Children's Play Area

SET YOUR SIGHTS ON **A HIGHER LIFE**

Lift your sights and life will follow! If live is for the living, this is where you can experience its true highs. Ensconced in urbane luxury, surrounded by indulgent amenities, in the company of like-minded people, Uthville invites you to discover joy in a life of abundance.



STOCK IMAGE



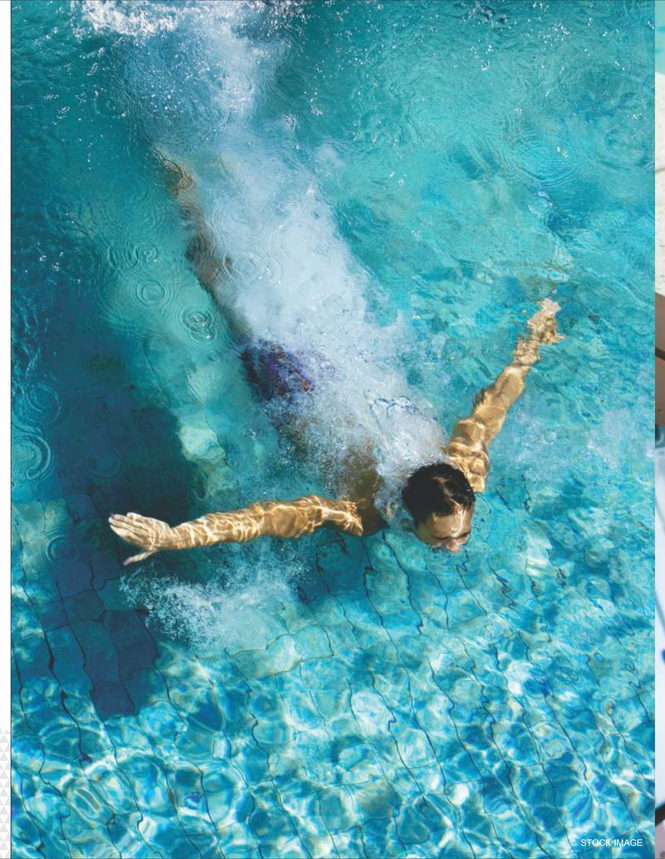
ARTISTIC IMPRESSION





YOU-CENTRIC BLISS

You are our inspiration. Your choice of leisure, entertainment, recreation, sport…every aspect that defines you has been factored into the design and creation of Uthville. The rich line-up of amenities, sport facilities, green zones and hang-out areas, every facet of your home is nothing less than ode to you.









STOCK IMAGE

OWN
YOUR STYLE

If you want to live life on your own terms, where better to start than with your own home. Uthville's spacious 2 & 3 BHK homes are designed to offer you nothing less than a concrete canvas on which to create your distinctive style of living. Minimalist or over-the-top, classic or opulent, whatever you desired style of decor, you now have the space and layout to bring it to life. We have just one life, let's make it epic!

TRANSFORMING
EVERYDAY
CONVENIENCE
INTO
ONE-OF-A-KIND
LUXURY



ARTISTIC IMPRESSION



GIVE THEM SOMETHING TO **TALK ABOUT**

You already have the location, layout, and elevation; all you need is imagination to make your dream home a reality. With its space optimising layouts, naturally bright and breezy interiors, and panoramic views of Kharadi's affluent cityscapes, Uthville homes are perfect for the quintessential upwardly mobile Kharadi family.



A WHOLE **LOT GREATER** THAN THE SUM OF ITS PARTS

With every little detail from floor to ceiling and fittings to finishing carefully selected to meet ARV's high standards of construction, your home at Uthville is nothing less than a seamless union that assures a lifetime of unstinting delight.

Prepare for endless appreciation in a home that's built smart, and built to last.

SPECIFICATIONS

STRUCTURE
- RCC structure

WALLS
- 6" External walls & internal walls
- Sand faced plaster for external walls
- Gypsum for internal walls


STOCK IMAGE

ELECTRICAL
- Concealed electrical copper wiring
- Modular switches and sockets
- Adequate points for lights, fans and TV
- Telephone points in living room & master bed room
- Provision for AC in living and all bedrooms
- Provision for inverter backup
- Provision for one Wi-Fi point / router point


STOCK IMAGE

TOILETS & BATHROOMS
- Designer glazed dado tiles up to lintel level
- CP fittings of reputed brand
- Concealed internal plumbing for toilets
- Hot & cold water mixer in all bathrooms
- Sanitary ware
- Solar water connection in master bedroom toilet


STOCK IMAGE

PAINT
- Acrylic emulsion paint for internal walls and ceiling
- Apex paint for external walls

FLOORING
- 800 x 800 mm Vitrified flooring in living, kitchen and bedrooms
- Anti-skid flooring in terraces, washrooms & dry balcony

WINDOWS
- Anodized aluminium sliding windows with mosquito nets
- Granite window sill
- Granite window frame for toilet louvers
- Anodized aluminium louvers windows in washrooms
- Provision for exhaust fan in kitchen & all toilets

DOORS
- Attractive main entrance door with both sides laminate
- All bedrooms, toilets & dry terrace doors will be laminated with superior fittings
- Toilet door frames in granite

KITCHEN
- Granite kitchen platform with stainless steel sink (double platform "Parallel Platform")
- Kitchen dado with tiles up to 2'-0" height above kitchen platform level
- Provision for water purifier
- Provision for washing machine tap & electrical point in dry balcony

SAFETY
- Video door phone
- Digital lock for main door
- Intercom facility

LIFTS
- Modern automatic lifts of reputed brand with generator back-up

3 BHK FLOOR PLAN



A) Entrance Lobby
B) Living Room
C) Terrace
D) Dining Area

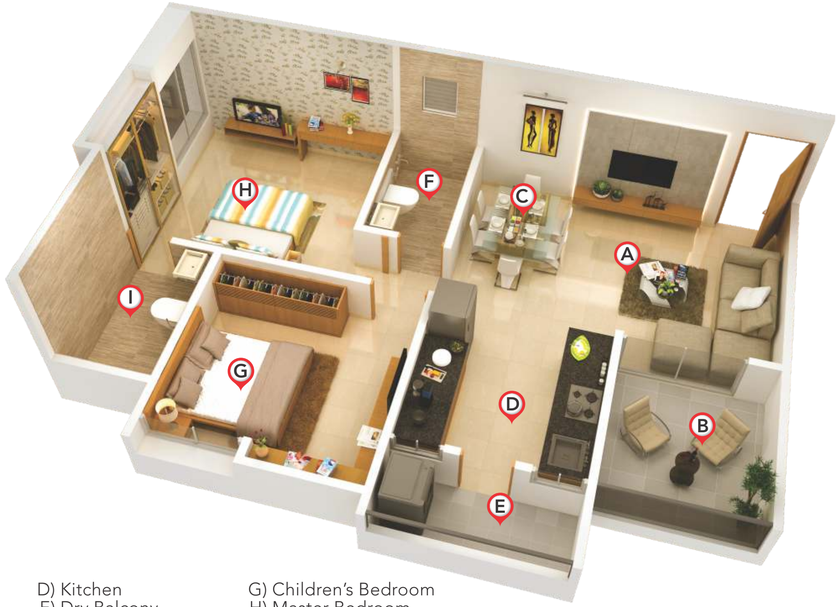
E) Kitchen
F) Dry Balcony
G) Common Toilet

H) Children's Bedroom
I) Master Bedroom
J) Master Bedroom Toilet

K) Guest Bedroom
L) Guest Bedroom Toilet
M) Guest Bedroom Terrace

ARTISTIC IMPRESSION

2 BHK FLOOR PLAN



A) Living Room
B) Terrace
C) Dining Area

D) Kitchen
E) Dry Balcony
F) Common Toilet

G) Children's Bedroom
H) Master Bedroom
I) Master Toilet

ARTISTIC IMPRESSION

ARV GROUP

EXPERIENCE THE DIFFERENCE

Headquartered in Pune, ARV Group is one of the most renowned business houses having a rich legacy of 25 years in the domains of steel production real estate. Since inception, the company has been built on the fundamental pillars of quality, precision, timely delivery, value for money and most of all customer satisfaction. ARV Group's thirst for excellence and passion for innovation has created a niche for itself in the industry

Founded by Mr. Akash & Rahul Goyal, the company is being molded into an enterprise of the future. The founder's vast professional experiences and educational qualifications are taking the company in the direction of success and greater profitability.

Speaking of the company's real estate business line, ARV Group has created landmarks in and around Pune, mainly in the city's southern region. Having said this, ARV Group's projects are top notch and have set new benchmarks in engineering, design, development and construction.

ARV New Town
Undri – Pisoli Road

ARV ROYALE
Hadpsar - Handewadi Road

GANGA KINGSTON
NIBM Road

ARV IMPERIA
Kondhwa - Pisoli Road

ARV REGALIA
NIBM Rd, Mohammed Wadi

CREDITS

Architect
Cubix Architect Associates

RCC Consultant
M/s. G. A. Bhilare Consultant Pvt. Ltd.

Landscape Designer
Mahesh Chinchalkar



ARV GROUP
EXPERIENCE THE DIFFERENCE

IN ASSOCIATION WITH

NG
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NOTE: this brochure is purely conceptual and is designed in good faith to give you a fair and overall view of the project and is not a legal offering, nor will it be part of any agreement. photographs are not necessarily comprehensive or current. nothing contained in this brochure will take precedence in the final agreement, areas, flats/units, amenities, specifications, floor, roads, open space etc. may be revised.

MEMBER
CREDAI
PUNE METRO