

Set a tone of your life with different
FRESHNESS
Transcend into environs of
HAPPINESS

Project by



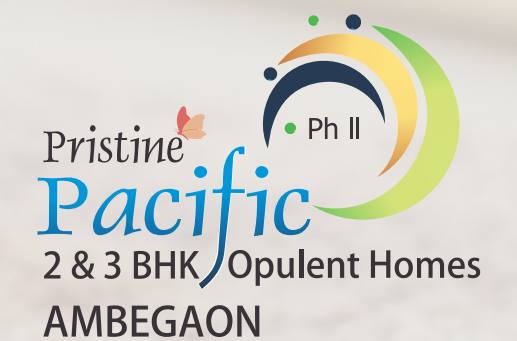
Credits

Architect RIMS Design Studio	Interior Designer Arsya Designs	R.C.C. Consultant Spectrum Consultants	Landscape Consultant Dhanshree Kulkarni	Legal Advisor Darade & Associates	Brand Consultant Noetic Devices
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MELANGE DEVELOPERS

Sr. No. 36, Next to D-Mart, Off. Mumbai - Bangalore Bypass., Katraj, Pune - 411046
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Note : This brochure is purely conceptual and not a legal offering nor will it be part of the agreement. Nothing contained in this brochure will take precedence in the final agreement. Number of buildings, areas, amenities, specifications, floors, number of flats / units may be revised. Promoters reserve the right to amend the layout , plans, elevations, designs, specifications, amenities, etc. without notice.



Grand edifice,
with every corner full of
HAPPINESS

2 & 3 BHK Opulent Homes
AMBEGAON





Picturesque surroundings & air of

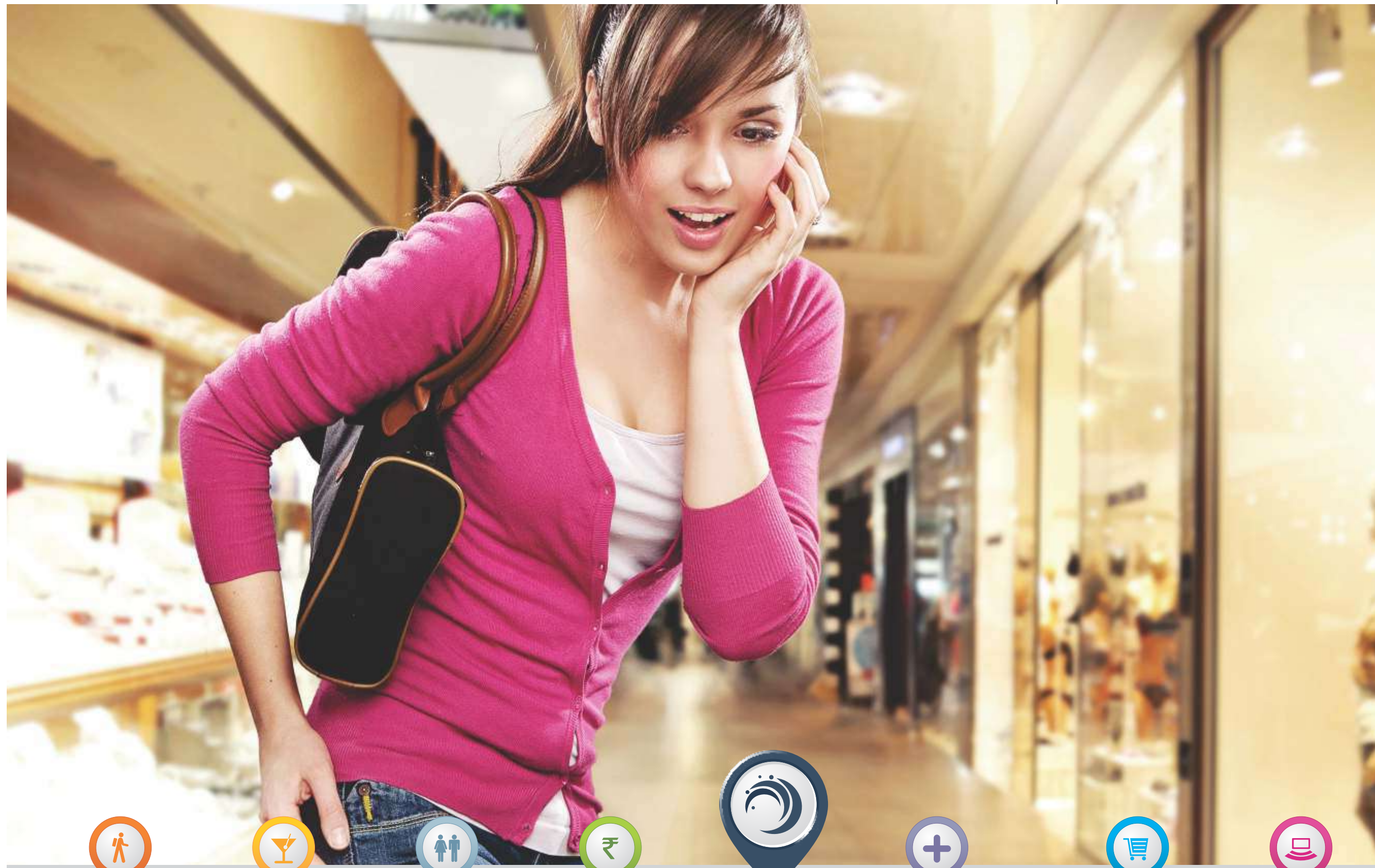
FRESHNESS

Sublime nature, comfort and

COZINESS

Bask in the vicinity of most precious neighbourhood. It is vibrant & cheerful. You have everything within easy reach; yes! everything that makes your everyday life fulfilling and jolly. You are in the delightful company of natural beauty and you are equally close to city comfort.

2 & 3 BHK Opulent Homes | AMBEGAON



Closely connected to every

PLACE

Yet far from noise & traffic

PACE

Location Advantages

- Just take a few steps and you can reach anywhere you want.
- You are at a vantage point, where you have easy access to leading shopping malls like Big Bazar & Easy-Day
- You have close connectivity to hospitals and healthcare facilities.
- Your children will have quick access to leading public schools and reputed educational institutes, like Podar International School, Spring Dale, Sun Bright School, Abhinav School & Bharati Vidyapeeth. These institutes are closely connected; just 5 minutes away from the site.
- Your dwelling at Pristine Pacific enjoys easy connectivity to multiplex theatres like City Pride, Abhiruchi City Pride on Sinhagad Road.
- Quick access to NH-4: Mumbai - Bangalore Highway.
- It's a precious destination neatly nestled in the surroundings of everyday needs of the life.



SCHOOL



HOTELS



COLLEGE



BANK



Pristine
Pacific



HOSPITAL



SHOPPING MALL



MULTIPLEX

LAYOUT PLAN



Creative designs & layout

FLAWLESS

It's a meticulously laid out plan, with judicious and innovative use of space. It is giving justice to every inch and every corner. It's a conscious creation, giving birth to creative and appropriate amenity space, wide internal roads and spacious gardens.

Flex your muscles, tone up your body
Make your life fit, happy and full of melody



Amenities

- Multi-purpose hall
- Fully Equipped gym
- Recreation hall
- Children's play area
- Party lawn
- Jogging track
- Senior citizen's seating areas
- Fitness Park with rolling lawn
- Monumental gate
- Rain water harvesting
- Ample car parking
- DG Back up for common services
- Fire fighting system

We've offered you the best
Everything provided to suite your taste!



Specification

STRUCTURE & MASONRY

- R.C.C Frames Structure
- 6" thick wall in External & Internal Flats
- Sand Faced Plaster for External wall
Internal Walls with POP finish

ELECTRICAL FITTINGS

- CCTV Coverage for total premise
- Inverter Backup for every flat
- Adequate Electrical points
- Concealed copper wiring with good quality switches & fire retardant wires
- Miniature circuits Breaker (MCB) TV Point and Telephone point in Living room Intercom System

WINDOWS

- Powder Coated Aluminum sliding windows with M.S. safety grill
- French Terrace Door with Powder coating

FLOORING

- 600mm x 600mm double charge vitrified tiles in entire flat
- Anti-skids flooring in terraces, dry balcony & toilets
- Wooden flooring in 2BHK & 3 BHK Master Bedroom

LIFTS

- Branded lifts of KONE or SCHINDLER with V3F Drive & Generator backup

KITCHEN

- Modular Kitchen
- L- Shape Granite kitchen platform with stainless steel sink
- 600mm x 600mm double charge vitrified tiles for floor and wall
- Electrical & Plumbing provision for Washing Machine in dry balcony
- Water purifier

TOILETS

- C.P fitting of Jaquar.
- Concealed plumbing
- Anti Skid ceramic flooring
- Glazed tiles up to internal level
- Provision for water Geyser

DOORS & DOOR FRAMES

- Wooden flooring for master bedroom
- Laminated wooden main entrance door and door frame with good quality door fitting
- laminated wooden door fittings



BUILDING H

TYPICAL 1ST, 3RD, 5TH, 7TH, 9TH, 11TH
ODD FLOOR PLAN

FLAT NO.	CARPET AREA SQ. FT.	TERRACE AREA SQ. FT.
101, 102, 103, 104, 105, 106, 107, 108, 301, 302, 303, 304, 305, 306, 307, 308, 501, 502, 503, 504, 505, 506, 507, 508, 701, 702, 703, 704, 705, 706, 707, 708, 901, 902, 903, 904, 905, 906, 907, 908, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108	660.5	164.66



BUILDING H

TYPICAL 2ND, 4TH, 6TH, 8TH, 10TH
EVEN FLOOR PLAN

FLAT NO.	CARPET AREA SQ. FT.	TERRACE AREA SQ. FT.
201, 208, 401, 408, 601, 608, 801, 808, 1001, 1008	660.5	166.97
202, 203, 204, 205, 206, 207, 402, 403, 404, 405, 406, 407, 602, 603, 604, 605, 606, 607, 802, 803, 805, 806, 807, 1002, 1003, 1004, 1005, 1006, 1007	660.5	112.16





BUILDING H

TYPICAL 12TH FLOOR PLAN



FLAT NO.	CARPET AREA SQ. FT.	TERRACE AREA SQ. FT.
1203, 1204, 1205, 1206	660.5	112.16





BUILDING I

TYPICAL 1ST, 3RD, 5TH, 7TH, 9TH, 11TH
ODD FLOOR PLAN

FLAT NO.	CARPET AREA SQ. FT.	TERRACE AREA SQ. FT.
101, 102, 103, 106, 107, 301, 302, 303, 306, 307, 501, 502, 503, 506, 507, 701, 702, 703, 706, 707, 901, 902, 903, 906, 907, 1101, 1102, 1103, 1106, 1107	660.58	164.66
104, 304, 504, 704, 904, 1104	906.99	199.07
105, 305, 505, 705, 905, 1105	660.53	212.95



BUILDING I

TYPICAL 2ND, 4TH, 6TH, 8TH, 10TH
EVEN FLOOR PLAN

FLAT NO.	CARPET AREA SQ. FT.	TERRACE AREA SQ. FT.
201, 202, 203, 206, 207, 401, 402, 403, 406, 407, 601, 602, 603, 606, 607, 803, 806, 807, 1001, 1002, 1003, 1006, 1007	657.53	112.16
204, 404, 604, 804, 1004	905.95	195.34
205, 405, 605, 805, 1005	656.52	158.13





BUILDING I

TYPICAL 12TH FLOOR PLAN



FLAT NO.	CARPET AREA SQ. FT.	TERRACE AREA SQ. FT.
1201, 1202, 1206, 1207	657.53	112.16



Everything well
thought-out
Everything amazingly
worked out



Rejoice for being closely
Connected to every place



Location Map



Distance

D Mart : 100 mt | Podar School : 300 mt | Mumbai Bangalore Bypass : 100 mt

Bharti Vidyapith : 2 Km | Abhinav School : 1 Km | Katraj Chowk : 1.5 Km | Swarget : 20 min

It's your dream destination, promising every single minute of your life, full of peace & prosperity. It has the best ambience of vigor and vitality.