Why Sinhagad Road?

EXCEPTIONAL CONNECTIVITY

Seamless connectivity to the prime locations of the city

Easy connectivity to the popular IT hub of Hinjawadi

Links to the newly developed Chandani Chowk

EVER EVOLVING STRETCH

Consistent infrastructural development resulting in capital appreciation

Increasing demand amongst home buyers and investors

NEXUS OF ENTERTAINMENT AND LIFESTYLE

Proximity to tourist destinations like Khadakwasla Dam, Sinhagad etc.

Presence of recreational centres, gardens and restaurants

Shopping destinations and everyday needs at an insignificant distance

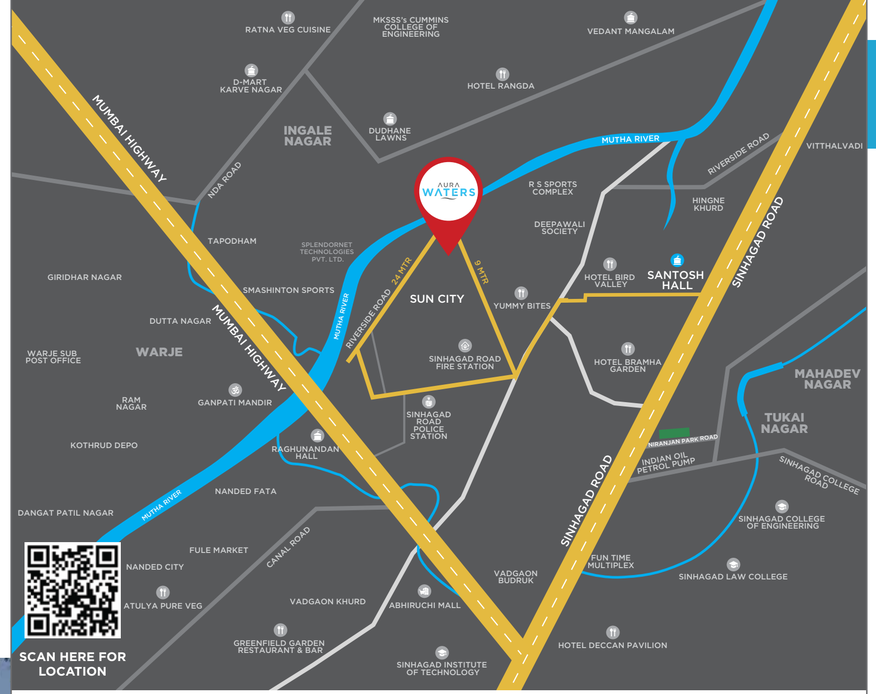
ROBUST INFRASTRUCTURE

Upcoming metro that will add to convenience of commute

Principal road connecting the Pune-Mumbai & Pune-Bengaluru National Highways

Developing to become a sought-after locale like Karve Nagar





Key Distances

SCHOOLS & COLLEGES

- Tree House High School - 3.4 Km
- Helios International School - 4.0 Km
- Cummins Engineering College - 4.1 Km
- Sinhagad College - 5.3 Km
- Sinhagad Spring Dale School - 6.0 Km

HOSPITALS

- Jagtap Hospital - 1. 9 Km
- Shashwat Hospital - 4.3 Km
- Deenanath Mangeshkar Hospital - 5.0 Km
- Pulse Multispeciality Hospital - 5.3 Km

ENTERTAINMENT

- Abhiruchi Mall - 3.8 Km
- Publiq Mall - 4.8 Km
- Pavillion Mall - 9.1 Km

THE BIG PART OF YOUR COMMUTE MADE EASY

UPCOMING BRIDGE CONNECTING SINHAGAD ROAD TO KOTHRUD & KARVE NAGAR

Specifications

CONSTRUCTION
- A-class, Earthquake Resistant RCC Construction

FLOORING
- Vitrified Tile Flooring
- Designer Wall & Floor Tiles in Toilets
- Anti-skid Tiles for Balconies/Terraces

DOORS
- Decorative Main Door
- Thermo Laminated Flush Doors with SS Fittings for Bedrooms
- Water Resistant Door Shutters for Toilets

SECURITY
- Boom Barrier & Security Cabin on Entrance Gate
- Intercom Facility with VDP and Access Control
- CCTV Surveillance for Common Areas

PAINT
- Internal Acrylic Premium Emulsion Paint
- Exterior Building Textured Paint

WINDOWS
- Powder Coated Aluminum Windows with Mosquito Nets
- MS Safety Grills for Windows

BBM AND PLASTERING WORK
- Brickwork In AAC Blocks
- External Double Coat Plaster

WALL
- Gypsum Punning on Walls

KITCHEN
- Granite Kitchen Counter
- Stainless Steel Sink
- Provision for Water Purifier

PLUMBING, BATHROOM AND TOILETS
- Concealed Plumbing
- White/Colored Ceramic Sanitaryware of A Reputed Brand
- Top of the Line CP Fittings
- Provision for Boilers and Exhaust Fans in All Toilets

LIFTS
- Automatic Lifts of Reputed Make with Genset/Inverter Back Up

ELECTRICAL
- Concealed Copper Wiring with ELCB and MCB Switches
- Electrical Switches of A Reputed Brand
- Adequate Points for Lights, Fans and TV
- Provision for Split AC in Living Room and All Bedrooms

Key features

- Double Height Grand Entrance Lobby
- Common Solar Panels for Hot Water
- Common Toilet on Parking Floors
- Designer Grand Entrance Gate
- Outdoor Light System for Driveways and Exterior of Building
- Society Office

An elevated
Lifestyle Design

PHASE 1 AMENITIES

- Meditation Nest Immersed In Landscape
- Indoor Games Arena
- Co-working Space
- Library
- Landscape Seating Areas
- Observatory Sky Deck
- Zen Garden
- Rooftop Landscape Gazebo
- Cabana Seating


Observatory Sky Deck


Cabana Seating


Library


Meditation Nest Immersed In Landscape


Co-working Space


Zen Garden

*All Images are Artistic Impressions

30+
Enlivening Amenities
to Look Forward to

Back Page

AURA WATERS

SALES OFFICE: S.No. 10/1 & S.No. 13/1A/2, Behind Sun City, Anand Nagar, Vadgaon Budruk, Sinhagad Road, Pune - 411051

CORPORATE ADDRESS: Centre Point Building, Shop No. 15 & 16, 1st Floor, Mitra Mandal Chowk, Parvati Paytha, Pune - 411009

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Project By

RANAWAT GROUP
BE MORE. DO MORE.

This brochure is a representation of Phase 1, which includes Tower A & B only, of the project Aura Waters. It also shows some proposed future developments. The contents including designs, layouts, amenities, facilities, images displayed/provided, are solely for information purpose and are not intended to constitute solicitation. It is an artistic impression/schematic representation of the project shown and is indicative of the project that can be built. This material does not constitute a contract of any type between the developer/promoter/owner and the recipient. Nothing should be construed to be final. Since the project is under evolution, there is a possibility that there may be certain changes in the project as represented in promotional material. Every interested buyer is required to verify all the details independently prior to concluding any decision of buying any unit. The developers are not responsible for the consequences of any action taken by the viewer relying on such information/material. Terms and conditions apply.

Front Page

Sublime Luxury


*Artistic impression

Adding a dimension of luxury to Sinhagad Road, Aura Waters brings spacious 2 & 3 BHK apartments with carefully curated amenities and chique specifications. Serene, Immersive and Happy is how life flows here.

AURA WATERS