

AUSTIN ONE

3 & 4 BHK VILLAMENTS | PIMPLE SAUDAGAR

OUR LEGACY

19+
YEARS

7+
LOCATIONS

1500+
HAPPY FAMILIES

16+
LAC SQ.FT.
DEVELOPED

OUR COMPLETED LANDMARKS

Austin Park	Austin Plaza	Triose	Panache	Green Estate	Golden Palms	Bluewoods
2 & 3 BHK	2 BHK	2 & 3 BHK	2 BHK	1 & 2 BHK	1 & 2 BHK	2 & 3 BHK
Tathawade	Wakad	Pimple Saudagar	Wakad	Chakan	Moshi	Pimple Saudagar

LANDMARKS IN PROGRESS

Austin Vallabh	Austin Park NXT	Austin County	Austin Arena	Splendid Park
1 & 2 BHK	2 & 2.5 BHK	2 & 3 BHK Homes	2 & 3 BHK	1,2 & 2.5 BHK
Kasarwadi	Tathawade	Tathawade	Tathawade	Dudulgaon

OUR AWARDS

AESA KUMAR AWARDS 2018 FOR TRIOSE, PIMPLE SAUDAGAR

AESA KUMAR AWARDS 2019 FOR AUSTIN PARK, TATHAWADE

TIMES REALTY ICON

SAKAAL ACHIEVERS OF MAHARASHTRA

THE ONE & ONLY
in Pimple Saudagar



Artistic Impression



Artistic Impression

HIGHLIGHTS

 3 & 4 BHK Spacious Villaments

 Premium Rooftop Amenities

 Majestic Club House

 Fully Covered Swimming Pool
with Party Deck

 Well-designed Double Height Entrance Lobby

 Spaciously Planned Homes

 Located in Peaceful Environs
of Kunal Icon Road



**A ONE -IN-A-
MILLION**
HOME FOR A SAVVY LIFE!



Artistic Impression

GRAND DROP-OFF FOYER



Artistic Impression

DESIGNER ENTRANCE LOBBY

LAVISH LIVING ROOM



Artistic Impression

LUXURIOUS MASTER SANCTUARY



Artistic Impression

UTILITY-RICH KITCHEN



Artistic Impression



A ONE -OF-A-
KIND
CLUB LIFE!

CLUB ONE

LIVE THE CLUB LIFE

-  Fully Covered Swimming Pool & Kids Pool with Deck Area
-  Multi-Purpose Hall
-  Landscaped Garden / Party Lawn
-  Children's Play Area
-  Zumba & Aerobics Hall
-  Senior Citizen Sit-outs
-  Amphitheatre
-  Gymnasium

CLUB ONE



Artistic Impression

FULLY COVERED SWIMMING POOL & KIDS POOL WITH DECK AREA



Artistic Impression

CHILDREN'S PLAY AREA



Artistic Impression

SKY ONE

THE SKY LOUNGE



Open-Air Gymnasium



Yoga Deck



Party Lounge



Co-working Area with Charging Point



Children's Play Area



Designer Sit-outs

OPEN-AIR GYMNASIUM



Artistic Impression

DESIGNER SIT-OUTS



Artistic Impression

TIN@ONE

COMMON AMENITIES

-  Video Door Phones
-  Centralised TV Cable Connection
-  Provision for Electric Car Charging Point in Parking
-  Branded Elevators
-  CCTV Camera at the Entrance Gate
-  Garbage Chute
-  Solar Heated Water in all Bathrooms
-  Rain Water Harvesting
-  Fire Fighting System
-  Generator Backup for Common Areas
-  Sewage Treatment Plant
-  Pickup & Drop Point for School Bus & Cabs
-  Entrance Gate with Security Cabin
-  Designer Entrance Lobby in Each Building

SPECIFICATIONS

STRUCTURE

- ✎ RCC Framed Structure
- ✎ AAC Block Masonry Work for External & Internal Walls
- ✎ External Sand Faced Cement Plaster
- ✎ Internal Gypsum Finish

DOORS & WINDOWS

- ✎ Main Door - Both Side Laminated Flush Doors
- ✎ Bedroom Doors - Laminated Flush Doors
- ✎ Toilet Doors - Granite Door Frame with Both Side Laminated Flush Doors
- ✎ Aluminum Sliding Windows with Mosquito Net & MS Safety Grills

TERRACE

- ✎ Glass Railings

FLOORINGS

- ✎ Italian Finished Vitrified Tiles Flooring for all Rooms
- ✎ Antiskid Tiles in Toilets, Bathrooms and Terraces

BATHROOMS

- ✎ Ceramic Designer Dado Tiles Upto Lintel Level
- ✎ CP and Sanitary Fittings
- ✎ Concealed Plumbing

KITCHEN

- ✎ Granite Platform with Sinks in Kitchen
- ✎ Provision for Electric & Water Connection for Water Purifier
- ✎ Provision for Electric & Water Connection for Washing Machine in Dry Balcony
- ✎ Dado Tiles Up to 2ft Above the Platform
- ✎ Provision for Natural Gas Pipeline

ELECTRIFICATION

- ✎ Concealed Fire Resistant Copper Wiring with Circuit Breakers
- ✎ Modular Switches
- ✎ Provision for AC Points in all Bedrooms & Living Rooms
- ✎ Exhaust Fan in Kitchen & Bathroom
- ✎ Provision for Electric Point for Inverter

PAINTS

- ✎ External Acrylic Paint
- ✎ Internal Emulsion Paint

AUSTIN

OUR ASSOCIATED BRANDS

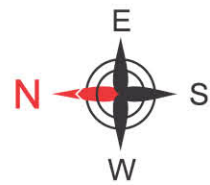
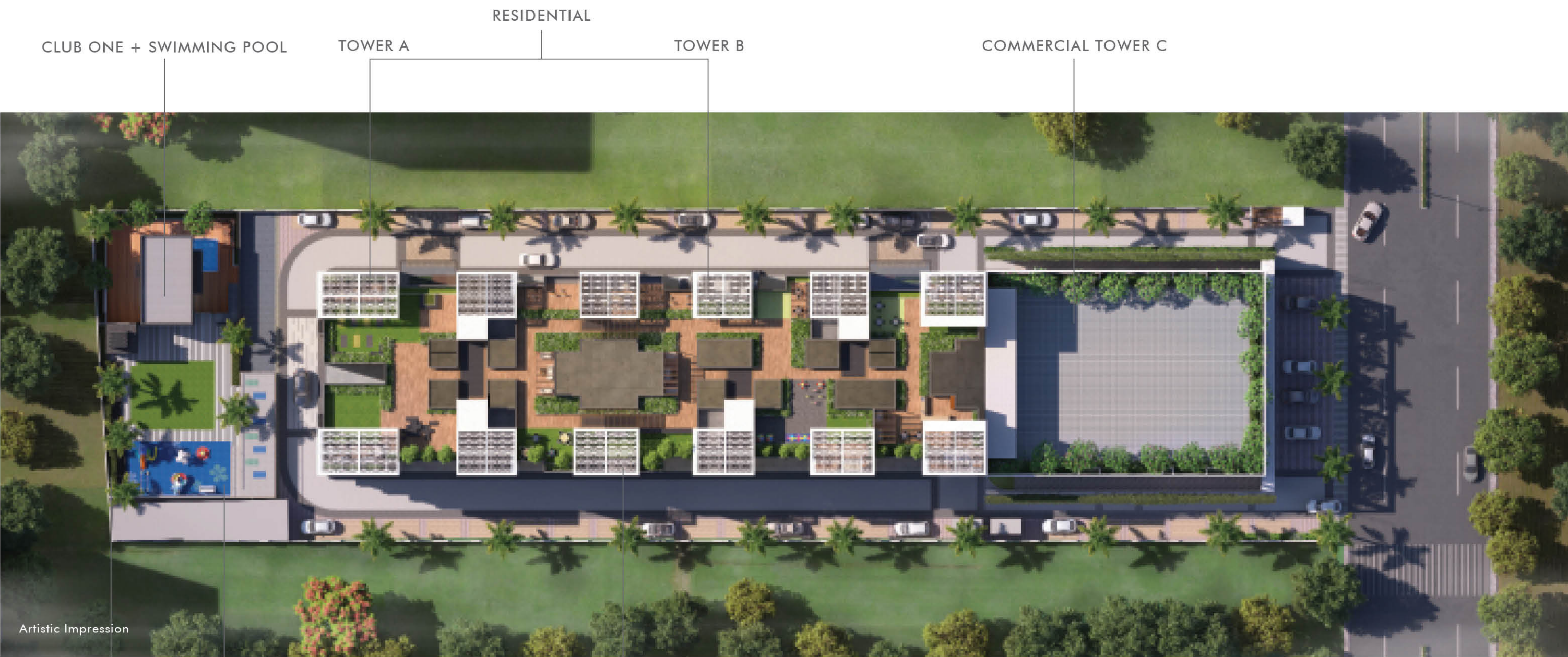
American Standard



HIKVISION[®]



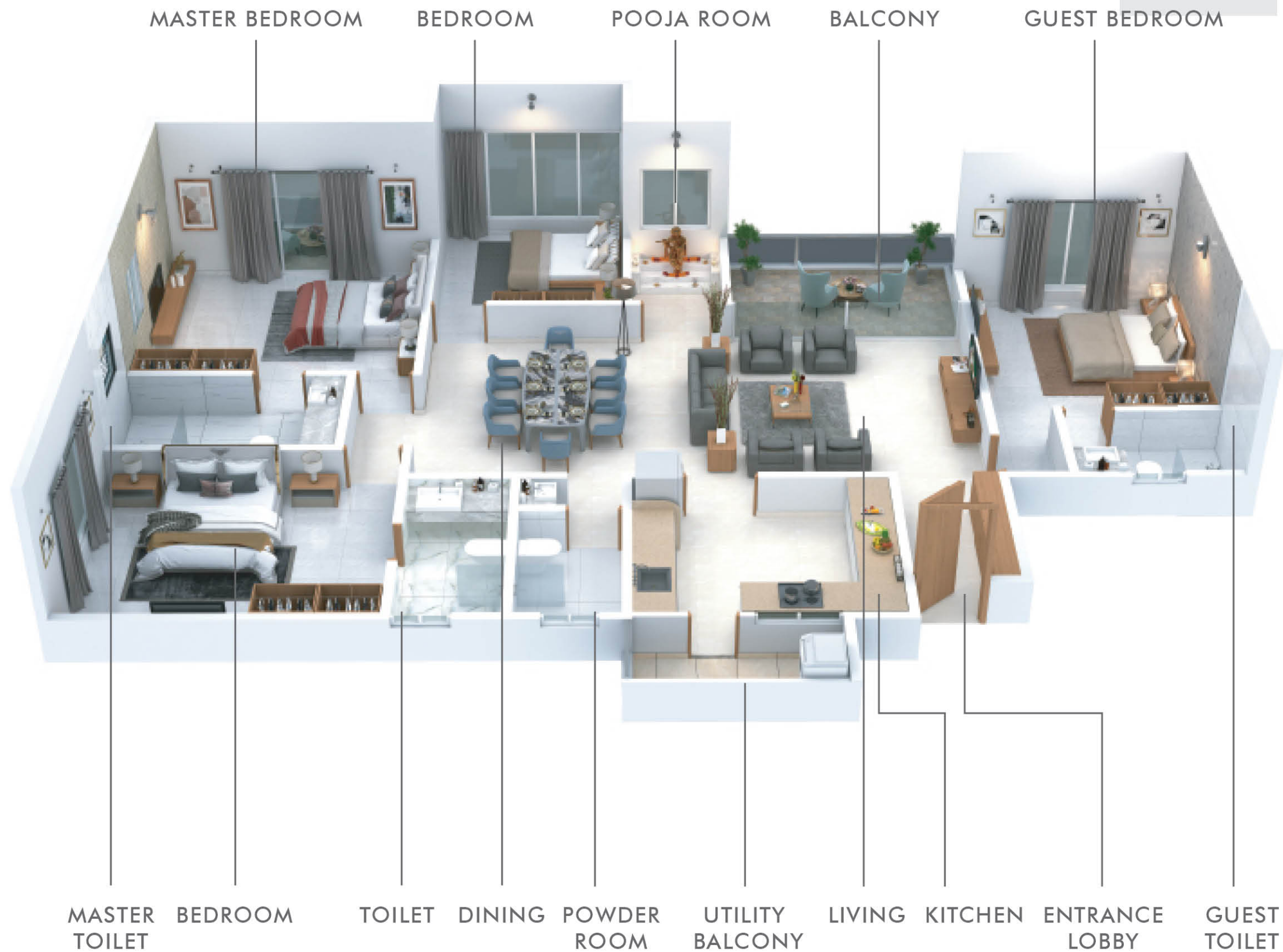
THE SPACIOUS LAYOUT



A ONE -OF-A-
KIND
SPACIOUS VILLAMENTS

4 BHK

AUSTIN



CARPET AREA: 1770 SQ.FT.

3 BHK - TYPE A

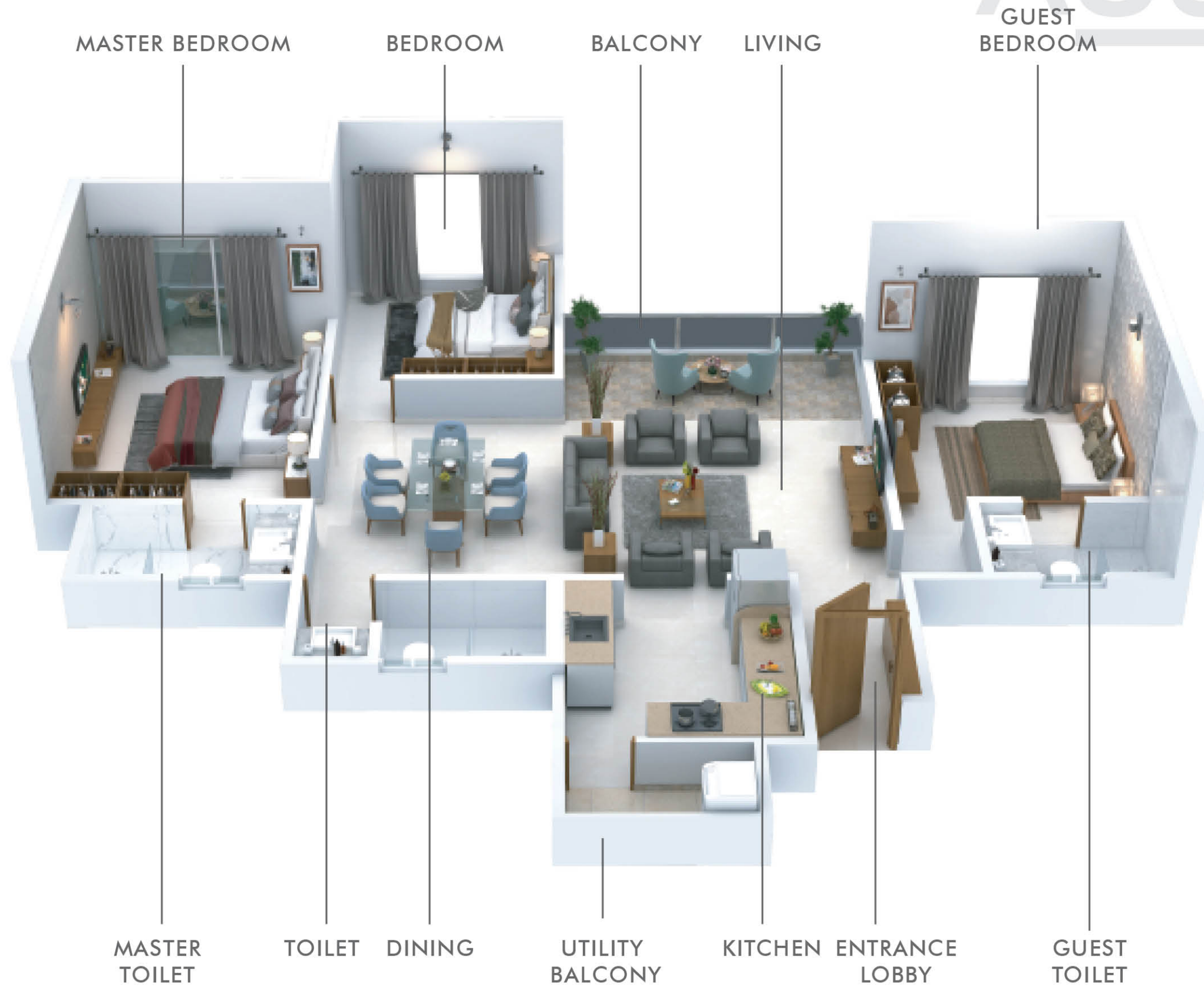
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CARPET AREA: 1420 SQ.FT.

3 BHK - TYPE B

AUSTIN



CARPET AREA: 1244 SQ.FT.

4 BHK

TYPICAL UNIT FLOOR PLAN



AREA STATEMENT

Type	Carpet Area (Sq.m.)	Balcony (Sq.m.)	Utility Balcony (Sq.m.)	Total RERA Area (Sq.m.)	Total RERA Area (Sq.Ft)
4 BHK	148.105	12.900	3.420	164.425	1770



3 BHK

TYPICAL UNIT FLOOR PLAN



AREA STATEMENT

Type	Carpet Area (Sq.m.)	Balcony (Sq.m.)	Utility Balcony (Sq.m.)	Total RERA Area (Sq.m.)	Total RERA Area (Sq.Ft)
3 BHK	116.948	11.813	3.180	131.941	1420



3 BHK

TYPICAL UNIT FLOOR PLAN



AREA STATEMENT

Type	Carpet Area (Sq.m.)	Balcony (Sq.m.)	Utility Balcony (Sq.m.)	Total RERA Area (Sq.m.)	Total RERA Area (Sq.Ft)
3 BHK	127.665	12.900	3.420	143.985	1550



BLDG A
ODD & EVEN FLOOR PLAN

TOTAL CARPET AREA
1770 SQ.FT.

4 BHK

201,301,401,501,601,701,
901,1001,1101,1201,1401

TOTAL CARPET AREA
1420 SQ.FT.

3 BHK LUXURY

202,302,402,502,602,702,
902,1002,1102,1202,1402



204,304,404,504,604,704,
904,1004,1104,1204,1404

4 BHK

TOTAL CARPET AREA
1770 SQ.FT.

203,303,403,503,603,703,
903,1003,1103,1203,1403

3 BHK LUXURY

TOTAL CARPET AREA
1420 SQ.FT.

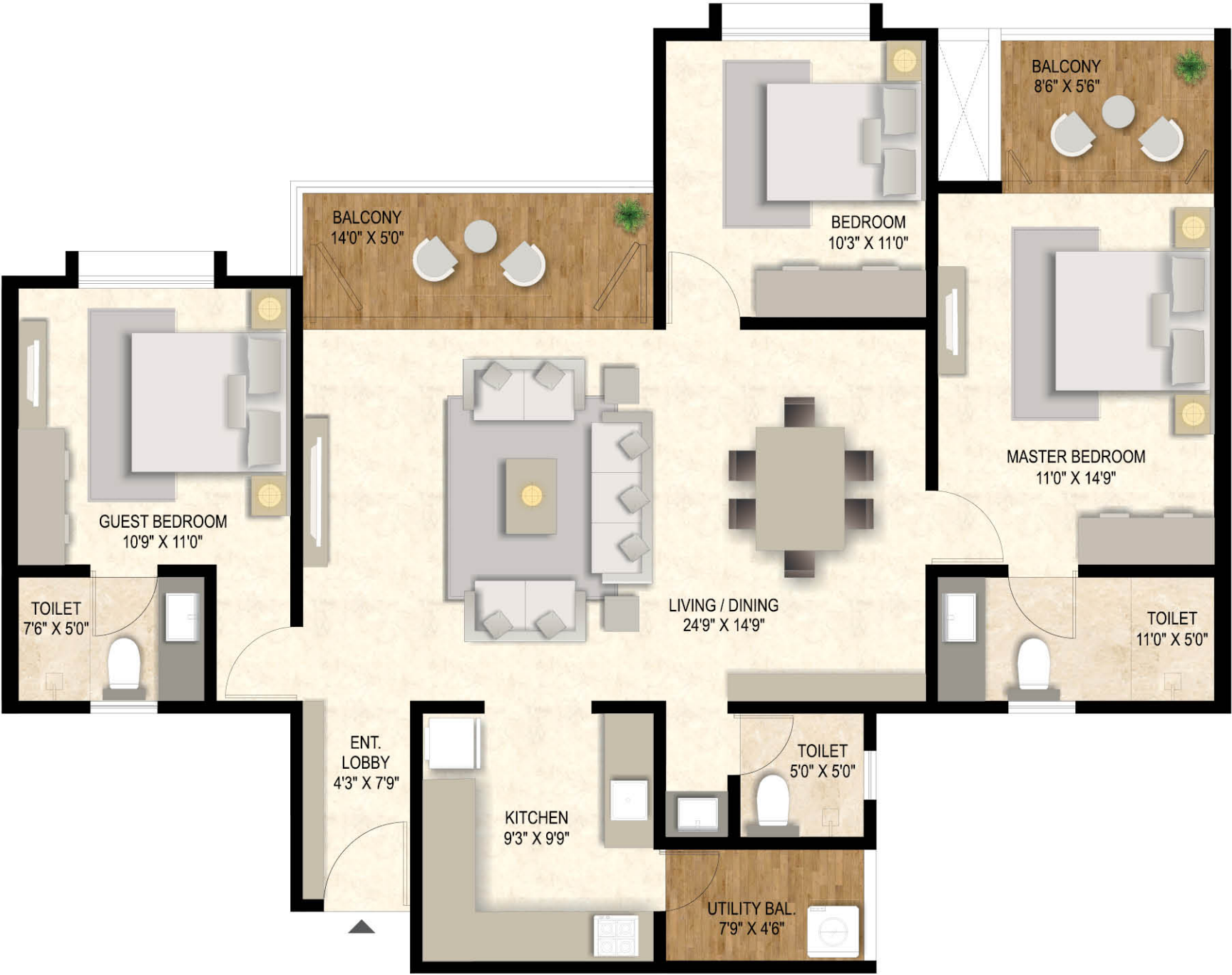


BLDG A
8TH & 13TH REFUGE FLOOR PLAN



3 BHK

TYPICAL UNIT FLOOR PLAN



AREA STATEMENT

Type	Carpet Area (Sq.m.)	Balcony (Sq.m.)	Utility Balcony (Sq.m.)	Total RERA Area (Sq.m.)	Total RERA Area (Sq.Ft)
3 BHK	102.298	10.770	3.240	116.308	1252



3 BHK

TYPICAL UNIT FLOOR PLAN

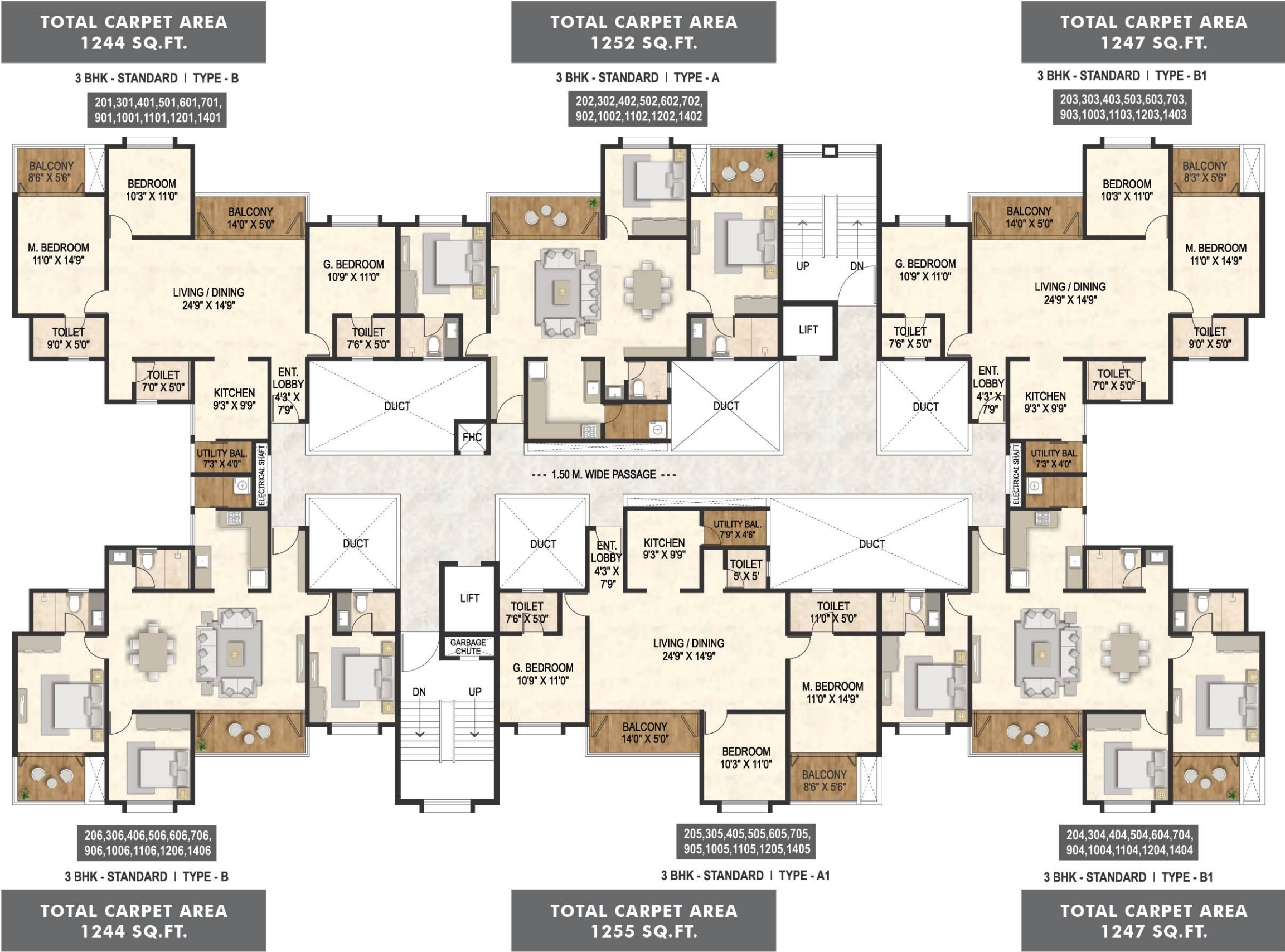


AREA STATEMENT

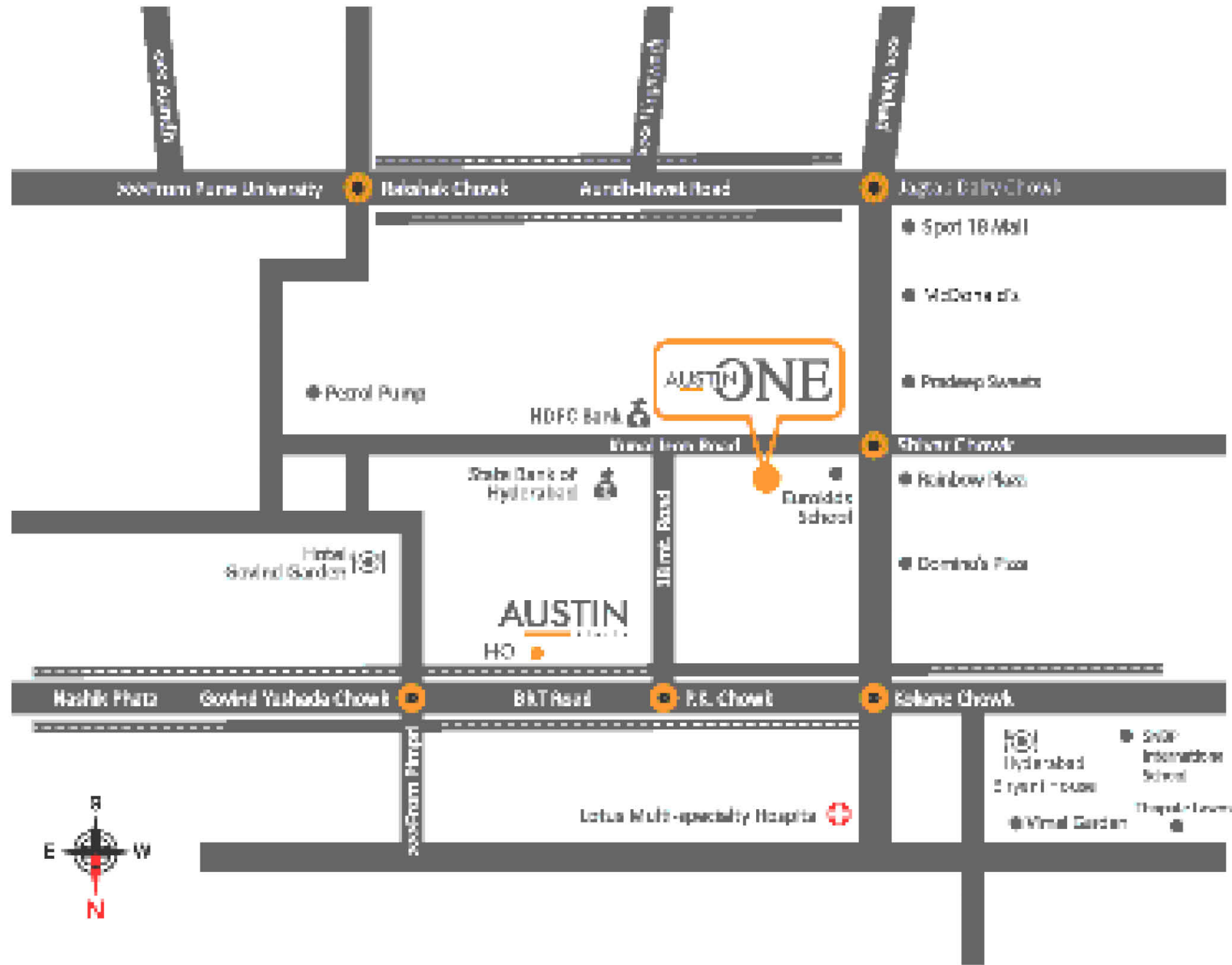
Type	Carpet Area (Sq.m.)	Balcony (Sq.m.)	Utility Balcony (Sq.m.)	Total RERA Area (Sq.m.)	Total RERA Area (Sq.Ft)
3 BHK - A	102.180	10.769	2.640	115.589	1244
3 BHK - A1	102.576	10.778	3.240	116.594	1255



BLDG B
ODD & EVEN FLOOR PLAN



LOCATION MAP



KEY DISTANCES

Euro Kid's School	2 Mins
Dange Chowk	7 Mins
Nashik Phata	6 Mins
Bhumkar Chowk	7 Mins
Aundh	9 Mins
Baner	8 Mins
Hinjawadi IT Park	10 Mins
Pune University	10 Mins
Pune-Bengaluru Expressway	10 Mins

Project By:



SITE ADDRESS:

Austin One, Sr. No. 125/3/3 and Sr. No. 125/3/2, Kunal Icon Road, Pimple Saudagar, Maharashtra, Pune - 411 027.

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