



2 / 3 BHK Plush Apartments

GREEN VALLEY

PHASE - II

Rera No. - P52100034018

@ Bavdhan, Behind Maratha Mandir, Pune, India

Bavdhan, nestled amidst the Sahyadri range and the scenic Pashan Lake in the North, is a picturesque location for those who are looking for a paradise in Pune. It is strategically located just off the Mumbai-Pune highway via Chandi Chowk exit on Pashan road. It shares good connectivity to Aundh, Baner and Kothrud, as well-developed suburbs. It is a perfect location for your dream home.



Phase - 2 :- 'A' Building



CONCEPTUAL LANDSCAPE PLAN

- ▲ Towers - 3
- ▲ PH-I - 121 Apts. (completed)
- ▲ Towers - 2
- ▲ PH-II - 70 Apts.
- ▲ 10 Storeys
- ▲ 2/3 BHK Plush Apts.
- ▲ Site Address: Kool Homes - Green Valley
Behind Maratha Mandir,
Bavdhan, Pune - 411 021
☎ 020 - 26353535/26353534
☎ 9225531108 / 09



BUILDING - 'A'

ODD FLOOR PLAN 1st, 3rd, 5th, 7th & 9th FLOOR



As Per MAHA RERA

Bavdhan - 'A' bldg. 1st, 3rd, 5th, 7th & 9th floor								
Sr. No.	Flat No.	Type	Carpet Area (SQ.M.)	Terrace 1 (SQ.M.)	Terrace 2 (SQ.M.)	Dry Terrace (SQ.M.)	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
1.	101,301,501,701,901	3 BHK	96.63	5.47	3.68	3	108.78	1171
2.	102,302,502,702,902	2 BHK	87.81	6.45	-	3.15	97.41	1049
3.	103,303,503,703,903	3 BHK	97.09	5.47	3.68	3.01	109.25	1176

BUILDING - 'A'

EVEN FLOOR PLAN 2nd, 4th, 6th, 8th & 10th FLOOR



As Per MAHA RERA

Bavdhan - 'A' bldg. 2nd, 4th, 6th, 8th & 10th floor								
Sr. No.	Flat No.	Type	Carpet Area (SQ.M.)	Terrace 1 (SQ.M.)	Terrace 2 (SQ.M.)	Dry Terrace (SQ.M.)	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
1.	201,401,601,801,1001	3 BHK	95.16	4.73	5.62	3.01	108.52	1168
2.	202,402,602,802,1002	2 BHK	87.95	6.73	-	3.15	97.83	1053
3.	203,403,603,803,1003	3 BHK	95.61	4.73	5.62	3.01	108.97	1173

BUILDING - 'E'

ODD FLOOR PLAN

1st, 3rd, 5th, 7th & 9th FLOOR



As Per MAHA RERA

Bavdhan - 'E' bldg. 1st, 3rd, 5th, 7th & 9th floor

Sr. No.	Flat No.	Type	Carpet Area (SQ.M.)	Terrace 1 (SQ.M.)	Terrace 2 (SQ.M.)	Dry Terrace (SQ.M.)	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
1.	101,104,301,304,501,504,701,704,901,904	2 BHK	83.18	4.38	4.88	2.5	94.94	1022
2.	102,302,502,702,902	2 BHK	82.78	5.90	-	2.1	90.78	977
3.	103,303,503,703,903	2 BHK	82.83	5.90	-	2.1	90.83	979

BUILDING - 'E'

EVEN FLOOR PLAN

2nd, 4th, 6th, 8th & 10th FLOOR



As Per MAHA RERA

Bavdhan - 'E' bldg. 2nd, 4th, 6th, 8th & 10th floor

Sr. No.	Flat No.	Type	Carpet Area (SQ.M.)	Terrace 1 (SQ.M.)	Dry Terrace (SQ.M.)	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
1.	201,204,401,404,601,604,801,804,1001,1004	2 BHK	80.73	5.58	2.5	88.81	956
2.	102,302,502,702,902	2 BHK	82.85	6.01	2.12	90.98	980
3.	103,303,503,703,903	2 BHK	82.78	6.01	2.12	90.91	979

AMENITIES

- Fire Fighting System
- Power Backup For Common Area
- Piped Gas for each flat
- Sitting Arrangement For Senior Citizens
- Video Door Phone
- Rainwater Harvesting & Water Management
- 2 automatic lifts
- Durable Exterior Painting
- Individual Letter Box for each flat
- Seismic Resistant RCC Design
- Directory Name Board In entrance lobby
- CCTV surveillance
- Energy saving lamps for common areas
- Designer Main Entrance Lobby
- Furnished Clubhouse with Multipurpose Hall
- Amphitheatre
- Equipped Gymnasium
- Swimming Pool



Internal Paint and Finish

- Internal Walls With POP Finish
- Oil Bound Distemper Paint On Walls

LIVE PHOTOS



CLUB HOUSE

SPECIFICATIONS

Kitchen

- Granite Platform With Stainless Steel Sink
- Glazed / Ceramic Tiles Dado
- Electrical provision for chimney
- Provision of Water Purifier

Utility

- Glazed / Ceramic Tiles Dado
- Provision For Washing Machine



Washroom

- Superior Quality Glazed / Ceramic Dado
- Premium Sanitary Ware
- Superior Quality CP Fittings
- Single Lever Hot & Cold Mixer With Overhead Shower
- Concealed Plumbing
- Granite / Marble Door Frames with Laminated Doors



Flooring

- Superior Quality Vitrified Tiles With Skirting For all Rooms
- Antiskid Ceramic Tile For The Wash Rooms
- Decorative antiskid Ceramic Tiles For Balconies

Windows

- Aluminum Sliding Windows With Mosquito Nets & safety grills
- Stone Window Sills

Door

- Elegant main door with both side Lamination
- Internal Doors with both side Lamination
- Powder Coated Aluminum Sliding Door for Terrace
- Premium Quality SS Fixtures & Fittings



Electricals

- Video Door Phone
- Ample Light Points With Superior quality Modular Switches
- TV / Cable Point in living room and Master Bedroom
- Internet Point in Living Room & Master Bedroom
- Concealed Wiring
- Earth Leakage Circuit Breaker With MCB

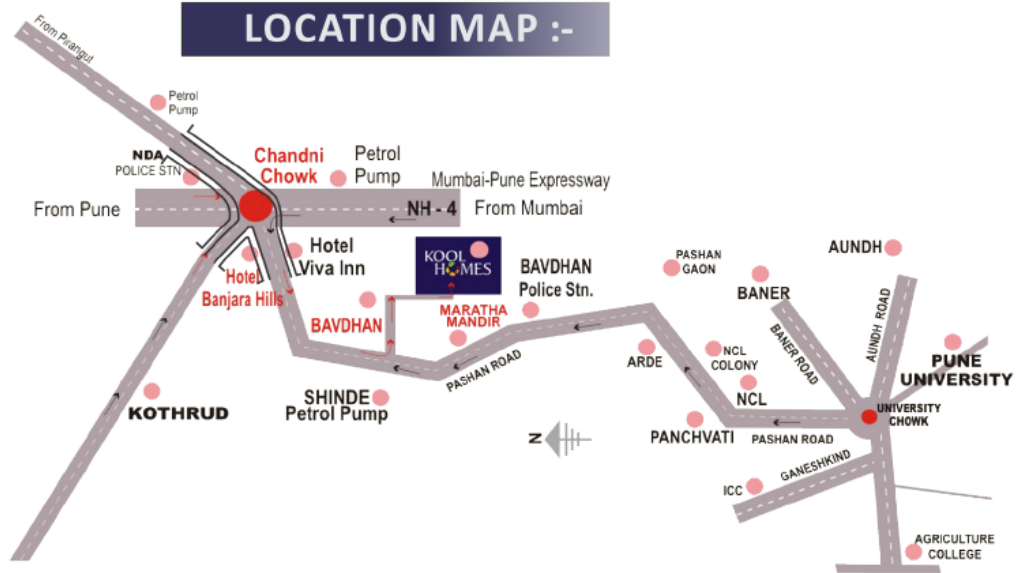


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www.koolhomes.in

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LOCATION MAP :-



LIVE VIEW :-



UPCOMING PROJECTS - PHASE II :-

SOLITAIRE @ KONDHWA



Off NIBM Road

ARENA @ BALEWADI



Opp. Balewadi Stadium

Corporate Office :
Ethix House, 3, Castellino Road,
Near Golibar Maidan, Camp,
Pune - 411001 India
☎ 020-26353535, 26353534
☎ 9225531108/09

Mumbai Office
A-5, Everest bldg., Tardeo (W),
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