



WISTERIA

नवीन वास्तू, समृद्धी तथास्तू...

A WING

Ambegaon Bk.

1, 1.5, 2 BHK Premium Flats



Welcome to Pune's Most Nature Rich Location. Project Blessed with Breezy Environment & it is Conveniently Located at the most Ideal Spot of Ambegaon where Urban Lifestyle Meets Natural Peace. On One Hand, The Residence offer you Modern Architecture, Amenities and Quick Connectivity to Important Places in PUNE. On the Other Hand, Residences Offer you Green Surroundings so you Live Life Beautifully. It is an exclusive landmark of Brilliance and Sophistication. The Custom - made 1, 1.5, and 2 Bedroom Residences at Wisteria 'A' Wing are Art fully Designed to Harmonize with any Environment, offering Lots of Fresh Air, Natural Light, Privacy and Comfort....

We M/s . Shri Balaji Construction have a reputation of delivering prestigious residential projects with quality and transparency. Book your dream home here and get closer to all the joys of life.







FLOOR PLAN



WING - A : 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th TYPICAL FLOOR PLAN

SR. No.	FLAT NUMBER	FLAT CARPET AREA SQ.FT (± ENCL. R)	BALCONY CARPET SQ.FT	TOTAL CARPET SQ.FT	TOTAL SALEABLE AREA
1)	101, 201, 301, 401, 501, 601, 701, 801, 901	662	71	733	990
2)	102, 202, 302, 402, 502, 602, 702, 802, 902	664	73	737	995
3)	103, 203, 303, 403, 503, 603, 703, 803, 903	407	40	447	603
4)	104, 204, 304, 404, 504, 604, 704, 804, 904	527	40	567	766
5)	105, 205, 305, 405, 505, 605, 705, 805, 905	407	40	447	603
6)	106, 206, 306, 406, 506, 606, 706, 806, 906	407	40	447	603
7)	107, 307, 407, 507, 607, 707, 807, 907	428	33	461	622
8)	108, 308, 408, 508, 608, 708, 808, 908	567	40	607	820
9)	207	441	33	474	640
10)	208	586	40	626	845



FLOOR PLAN HIGHLIGHTS

- Intelligent Plan Design With Zero Wastage.
- Best in Class Flat Carpet Area & Room size.
- Vastu Enabled Residence, Main Doors East / West Facing. Kitchen Platform East Facing.
- All Residence with Balconies Attached to Living Room.
- Maximum Usable Space Leading to Bigger Room Dimensions in Same Carpet Area.



SPECIFICATIONS

STRUCTURE :

- R.C.C Frame Structure Designed For Earthquake Resistance.

WALLS / PLASTER :

- AAC Blocks for Internal & External Walls.
- Internal Walls With Sanla Finish & For External Walls Double Coat Sand faced Plaster.

FLOORING :

- Vitrified Flooring of Re - Owned Brand in Rooms With Skirting & Anti Skid Floor Tile for Balcony & Toilets.
- Designer Dado Tiles Up to Lintel Level In Bathroom & Up to 4' Feet In W.C.

DOOR :

- Main Door With Decorative Laminates On Both Side With Frame In Plywood.
- For Bedroom Both Side Laminated Door & Frame In Plywood.
- For Toilet Water Proof Fiber / W PVC Door & Frame in Granite.
- French Doors for Balcony.

WINDOW :

- Powder Coated Aluminium Sliding Window With Mosquito Mash & Oil Painted M S Safety Grill.
- Exhaust Fan Provision in Aluminium Window in Kitchen.
- Granite Sill for All Room Windows.

KITCHEN :

- Granite Kitchen Platform With Stainless Steel Sink.
- Attractive Kitchen Dado Tile above Kitchen Platform for Up To Lintel Level.
- Water Purifier & Exhaust Fan Provision in Kitchen.

ELECTRICAL :

- Concealed Electrical Copper Wiring Of Poly Cab Wire.
- Modular Switches of Legrand Or Equivalent With Adequate Number of Electrical Point.
- T.V Point in Living Room.
- A.C Point in Master Bedroom.
- Washing Machine Point.

PLUMBING :

- Concealed Plumbing With Hot & Cold Water Mixer With Provision of Geyser.
- C.P Fittings of Jaquar or Equivalent Brands.
- Branded Sanitary Ware
- Solar Water in Bathroom.

PAINTS :

- Premium Oil Bond Distemper to Entire Flat.
- Apex Paint for External Surface.

LIFTS :

- Two Lifts of Standard Quality with Power Backup



AMENITIES



Main Entrance Gate



Security Cabin



Compound Walls



Small Temple



Club House



Children's Play Area



Rain Water Harvesting System



Party Lawn



Senior Citizen Sit Out



Fire Fighting System



Solar Water Heating System



CCTV Surveillance



Entrance Lobby



Fitness / Yoga Room



Feel It, Celebrate It, Experience It

Some relationships are just magic! Like the one between your home and you. It's not just four walls and a roof - here is an extension of your persona, a world where your children will be nurtured and cherished, Follow your senses home, Step into Wisteria Wing 'A', and experience life in every color and texture, Let the celebration begin!

- ① Wisteria A Wing
- ② Club House
- ③ Small Temple
- ④ Open Space
- ⑤ 12.00 M. DP. Road (Proposed)
- ⑥ 60.00m. Pune Mumbai Highway
- ⑦ 18.00 M. DP. Road

Towards
Chintamani
School

MASTER LAYOUT



⑤ 12.00 M. DP. ROAD (Proposed)

⑥ 60.00M. PUNE MUMBAI HIGHWAY DEHU BYPASS

TOWARDS NAVLE BRIDGE

TOWARDS KATRAJ CHOWK

OUR PREVIOUS PROJECTS

Pawar Wada Apartments (Parvati)

Baneshwar Apartments (Ambegaon)

Balaji Prasanna Apartments (Ambegaon)

Shiv Parvati Apartments (Ambegaon)

Shrinivas Heights (Ambegaon)

Shri Balaji Corner (Ambegaon)

Tirumala Apartments (Ambegaon)

Shri Balaji Heights (Ambegaon)



KEY DISTANCE

- 100 m. | Chitamani School
- 100 m. | Abhinav School & College
- 500 m. | D – Mart
- 2 Km. | Bharati Vidyapeeth
- 100 m. | Reliance Smart Point
- 1 Km. | Podar School
- 4 Km. | Abhiruchi Mall
- 2 Km. | Sinhgad Inst. & Spring Dale
- 2 Km. | Katraj Chowk
- 500 m. | Shiv Shrushti
- 2.5 Km. | Swaminarayan Temple

Project By :



SHRI BALAJI CONSTRUCTION

Site Address :
S.No. 28 & 29 , Pune – Mumbai Highway,
Opp. TCG Panorama Society, Next To Flying
Panda Theme Park , Ambegaon Bk. Pune. 411046

Office Address :
S.No. 32/15/3 , Behind Bharati Vidyapeeth ,
Shri Balaji Corner , Opp Suvarnayug Sah. Bank,
Ambegaon Bk., Pune. 411046

Architect :
Malwadkar Architects
Ar. Rahul R. Malwadkar

R.C.C Designer :
Strudcom Consultants
Mr. Jayant V. Inamdar

Legal Advisor :
Daravade Advocates
Mr. Ravindra V. Daravade

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