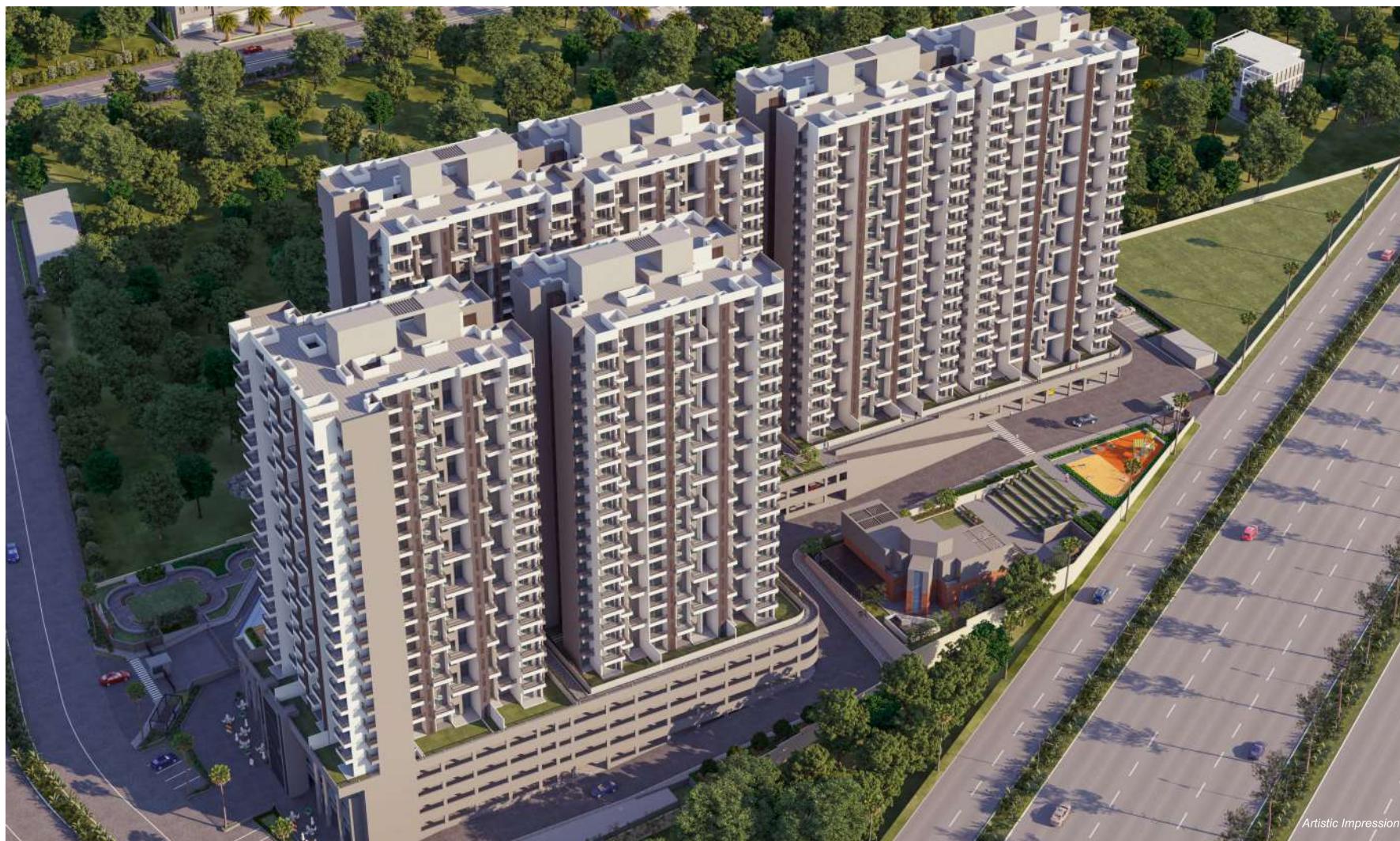






WELCOME TO SUN CITY

Spread across about 300,000 sq.ft, Sun City - Ambegaon comprises of 2 BHKs across 6 towers of 20 floors each. One can choose from various home options that consist of 2BHKs on higher floors, homes with gardens, and more.

This is more than just another luxury project. It's a place where you can unwind and breathe amidst breath-taking views of the highway, Katraj Lake, Jambhulwadi Lake, Sinhgad Fort and lush hilly areas.

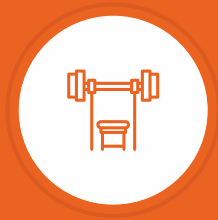




Amenities for Everyone



Infinity Swimming Pool



Gymnasium



Yoga Deck



Cycling Track



Jogging Track



Open Gym



Club House with
Multipurpose Hall



Dedicated Senior
citizen zone



School bus / Cab
Pick up & drop off zone



Amphitheatre



Party lawn



Indoor Games



Kids Swimming
Pool



Outdoor Play Area
with Games



Adventure Zone



CCTV surveillance



Guarded security
round the clock



Video Door Phone with
Access card in lobby

and lots more..



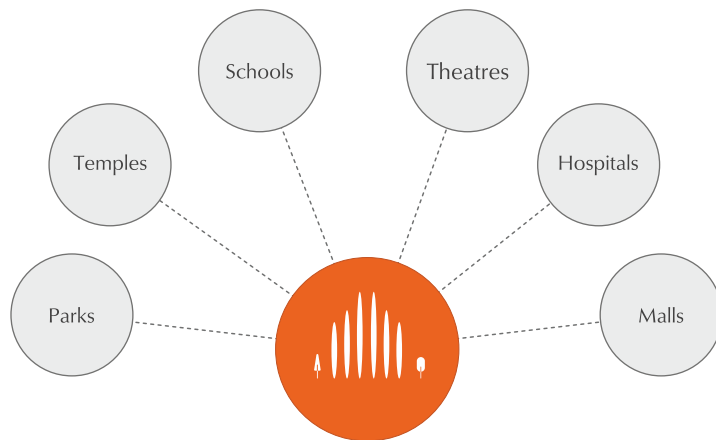
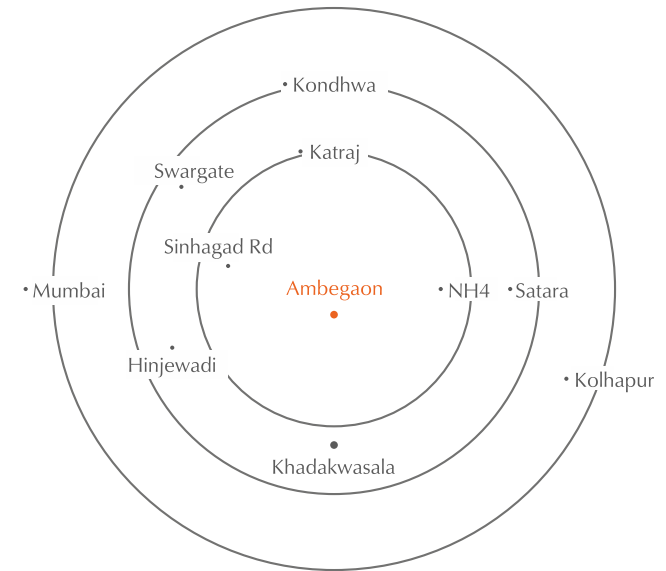
About Ambegaon

Situated close enough to Sinhagad Road, it wouldn't be wrong to call Ambegaon a part of it.

It has great connectivity due to its proximity to major educational institutes and Hinjewadi which is considered to be the IT hub.

Its location on NH4 (Mumbai - Bengaluru highway) helps close the distance to other cities like Mumbai, Satara, Sangali, Kolhapur, Solapur, Baramati and Saswad.

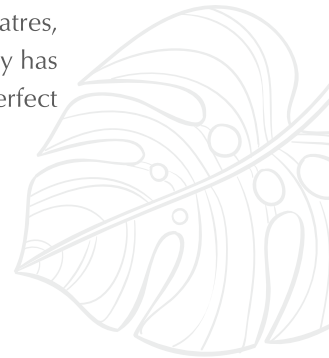
All these factors and the fact that it comes under the umbrella of the Pune Municipal Corporation, definitely make Ambegaon a no-hassle and convenient area to reside in.



Lifestyle Connectivity

Education, entertainment, health, faith, and fitness – this location has it all!

With some of the most famous schools, hospitals, theatres, parks, malls, and religious centres close by, this property has been strategically located in a neighbourhood that is perfect for you and your family.



A Building

FIRST FLOOR



1st Floor Plan

Flat No.	Flat Type	Product Code	Flat Carpet Area (Sq.Mtr.)	Balcony Carpet Area (Sq.Mtr.)	Terrace Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq. Ft.)	Garden Carpet Area (Sq. Mtr.)
101	1 BHK	904	48.08	2.99	11.18	62.24	670	15.74
102	2 BHK	1091	57.80	11.17	6.13	75.10	808	60.92
103	2 BHK	1091	57.80	11.17	6.13	75.10	808	95.40
104	2 BHK	1135	59.05	7.87	11.18	78.10	841	66.75
105	2 BHK	1091	57.80	11.17	6.13	75.10	808	45.62
106	2 BHK	1134	59.05	7.87	11.09	78.01	840	40.22
107	2 BHK	1091	57.80	11.17	6.13	75.09	808	41.69

1 sq.m = 10.764 sq.ft.



A Building



Typical 2nd, 6th, 8th, 10th, 12th, 17th, 19th & 21st Floor Plan

Flat No.	Flat Type	Product Code	Flat Carpet Area (Sq.Mtr.)	Balcony Carpet Area (Sq.Mtr.)	Terrace Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq. Ft.)
201, 601, 801, 1001, 1201, 1701, 1901, 2101	2 BHK	1056L	58.78	7.87	6.05	72.70	783
202, 602, 802, 1002, 1202, 1702, 1902, 2102	2 BHK	1091L	57.80	11.17	6.13	75.10	808
203, 603, 803, 1003, 1203, 1703, 1903, 2103	2 BHK	1091L	57.80	11.17	6.13	75.10	808
204, 604, 804, 1004, 1204, 1704, 1904, 2104	2 BHK	1056L	58.78	7.87	6.05	72.70	783
205, 605, 805, 1005, 1205, 1705, 1905, 2105	2 BHK	1091L	57.80	11.17	6.13	75.10	808
206, 606, 806, 1006, 1206, 1706, 1906, 2106	2 BHK	1056L	58.78	7.87	6.05	72.70	783
207, 607, 807, 1007, 1207, 1707, 1907, 2107	2 BHK	1091L	57.80	11.17	6.13	75.10	808

1 sq.m = 10.764 sq.ft.



A Building



Typical 3rd, 5th, 7th, 11th, 14th, 16th & 18th Floor Plan

Flat No.	Flat Type	Product Code	Flat Carpet Area (Sq.Mtr.)	Balcony Carpet Area (Sq.Mtr.)	Terrace Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq. Ft.)
301, 501, 701, 1101, 1401, 1601, 1801	2 BHK	1135XL	59.05	7.87	11.18	78.10	841
302, 502, 702, 1102, 1402, 1602, 1802	2 BHK	1091L	57.80	11.17	6.13	75.10	808
303, 503, 703, 1103, 1403, 1603, 1803	2 BHK	1091L	57.80	11.17	6.13	75.10	808
304, 504, 704, 1104, 1404, 1604, 1804	2 BHK	1135XL	59.05	7.87	11.18	78.10	841
305, 505, 705, 1105, 1405, 1605, 1805	2 BHK	1091L	57.80	11.17	6.13	75.10	808
306, 506, 706, 1106, 1406, 1606, 1806	2 BHK	1134XL	59.05	7.87	11.09	78.01	840
307, 507, 707, 1107, 1407, 1607, 1807	2 BHK	1091L	57.80	11.17	6.13	75.10	808

1 sq.m = 10.764 sq.ft.



A Building

REFUGE FLOORS



Typical 4th & 15th Floor Plan (Refuge Plan)

Flat No.	Flat Type	Product Code	Flat Carpet Area (Sq.Mtr.)	Balcony Carpet Area (Sq.Mtr.)	Terrace Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq. Ft.)
401. 1501	2 BHK	1056L	58.78	7.87	6.05	72.70	783
402. 1502	2 BHK	1091L	57.80	11.17	6.13	75.10	808
403. 1503	2 BHK	1091L	57.80	11.17	6.13	75.10	808
404. 1504	2 BHK	1056L	58.78	7.87	6.05	72.70	783
405. 1505	2 BHK	1091L	57.80	11.17	6.13	75.10	808
406. 1506	1 BHK	832XL	43.3	7.87	6.05	57.22	616
407. 1507	2 BHK	1091L	57.80	11.17	6.13	75.10	808

1 sq.m = 10.764 sq.ft.



A Building

REFUGE FLOORS



Typical 9th & 20th Floor Plan (Refuge Plan)

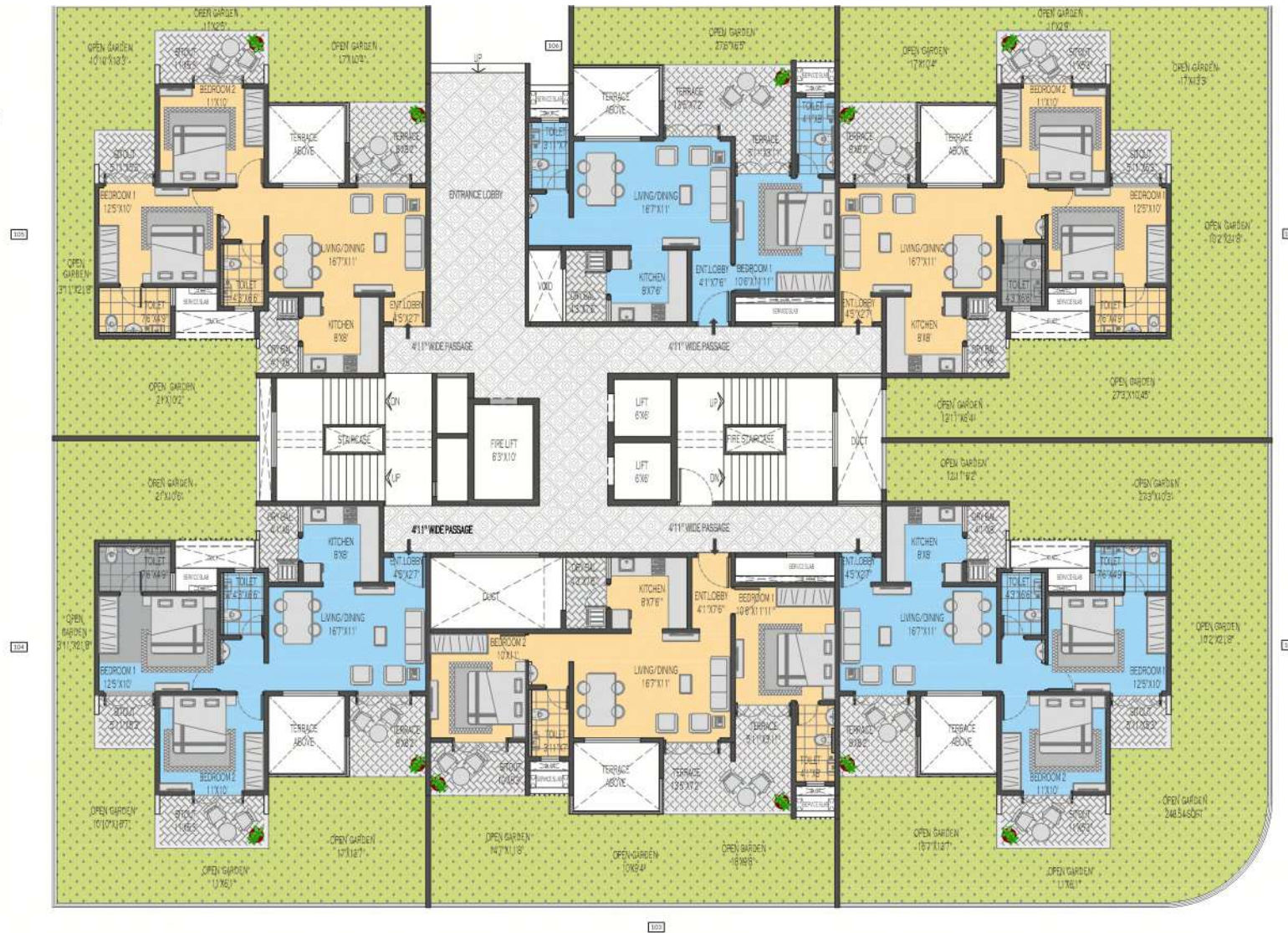
Flat No.	Flat Type	Product Code	Flat Carpet Area (Sq.Mtr.)	Balcony Carpet Area (Sq.Mtr.)	Terrace Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq. Ft.)
901.2001	2 BHK	1135XL	59.05	7.87	11.18	78.10	841
902.2002	2 BHK	1091L	57.80	11.17	6.13	75.10	808
903.2003	2 BHK	1091L	57.80	11.17	6.13	75.10	808
904.2004	2 BHK	1135XL	59.05	7.87	11.18	78.10	841
905.2005	2 BHK	1091L	57.80	11.17	6.13	75.10	808
906.2006	1 BHK	812L	43.3	7.87	4.73	55.90	602
907.2007	2 BHK	1091L	57.80	11.17	6.13	75.10	808

1 sq.m = 10.764 sq.ft.



B Building

FIRST FLOOR



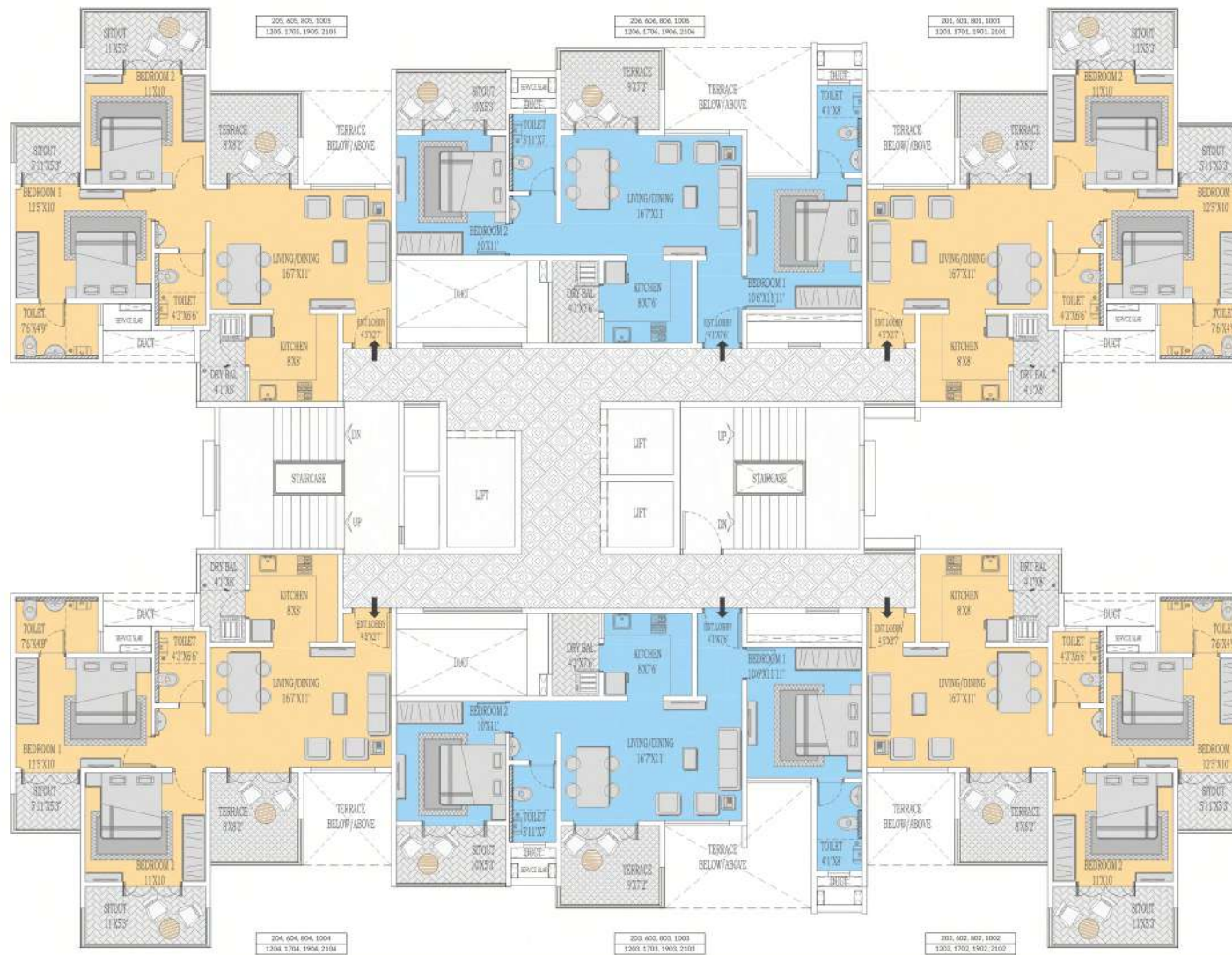
1st Floor Plan

Flat No.	Flat Type	Product Code	Flat Carpet Area (Sq.Mtr.)	Balcony Carpet Area (Sq.Mtr.)	Terrace Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq. Ft.)	Garden Carpet Area (Sq. Mtr.)
101	2 BHK	1091	57.80	11.17	6.13	75.10	808	94.15
102	2 BHK	1091	57.80	11.17	6.13	75.10	808	105.00
103	2 BHK	1134	59.05	7.87	11.09	78.01	840	40.22
104	2 BHK	1091	57.80	11.17	6.13	75.10	808	72.26
105	2 BHK	1091	57.80	11.17	6.13	75.10	808	59.89
106	1 BHK	904	48.08	2.99	11.18	62.24	670	15.74

1 sq.m = 10.764 sq.ft.



B Building



Typical 2nd, 6th, 8th, 10th, 12th, 17th, 19th & 21st Floor Plan

Flat No.	Flat Type	Product Code	Flat Carpet Area (Sq.Mtr.)	Balcony Carpet Area (Sq.Mtr.)	Terrace Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq. Ft.)
201, 601, 801, 1001, 1201, 1701, 1901, 2101	2 BHK	1091L	57.80	11.17	6.13	75.10	808
202, 602, 802, 1002, 1202, 1702, 1902, 2102	2 BHK	1091L	57.80	11.17	6.13	75.10	808
203, 603, 803, 1003, 1203, 1703, 1903, 2103	2 BHK	1056L	58.78	7.87	6.05	72.70	783
204, 604, 804, 1004, 1204, 1704, 1904, 2104	2 BHK	1091L	57.80	11.17	6.13	75.10	808
205, 605, 805, 1005, 1205, 1705, 1905, 2105	2 BHK	1091L	57.80	11.17	6.13	75.10	808
206, 606, 806, 1006, 1206, 1706, 1906, 2106	2 BHK	1056L	58.78	7.87	6.05	72.70	783

1 sq.m = 10.764 sq.ft.



B Building



Typical 3rd, 5th, 7th, 11th, 14th, 16th & 18th Floor Plan

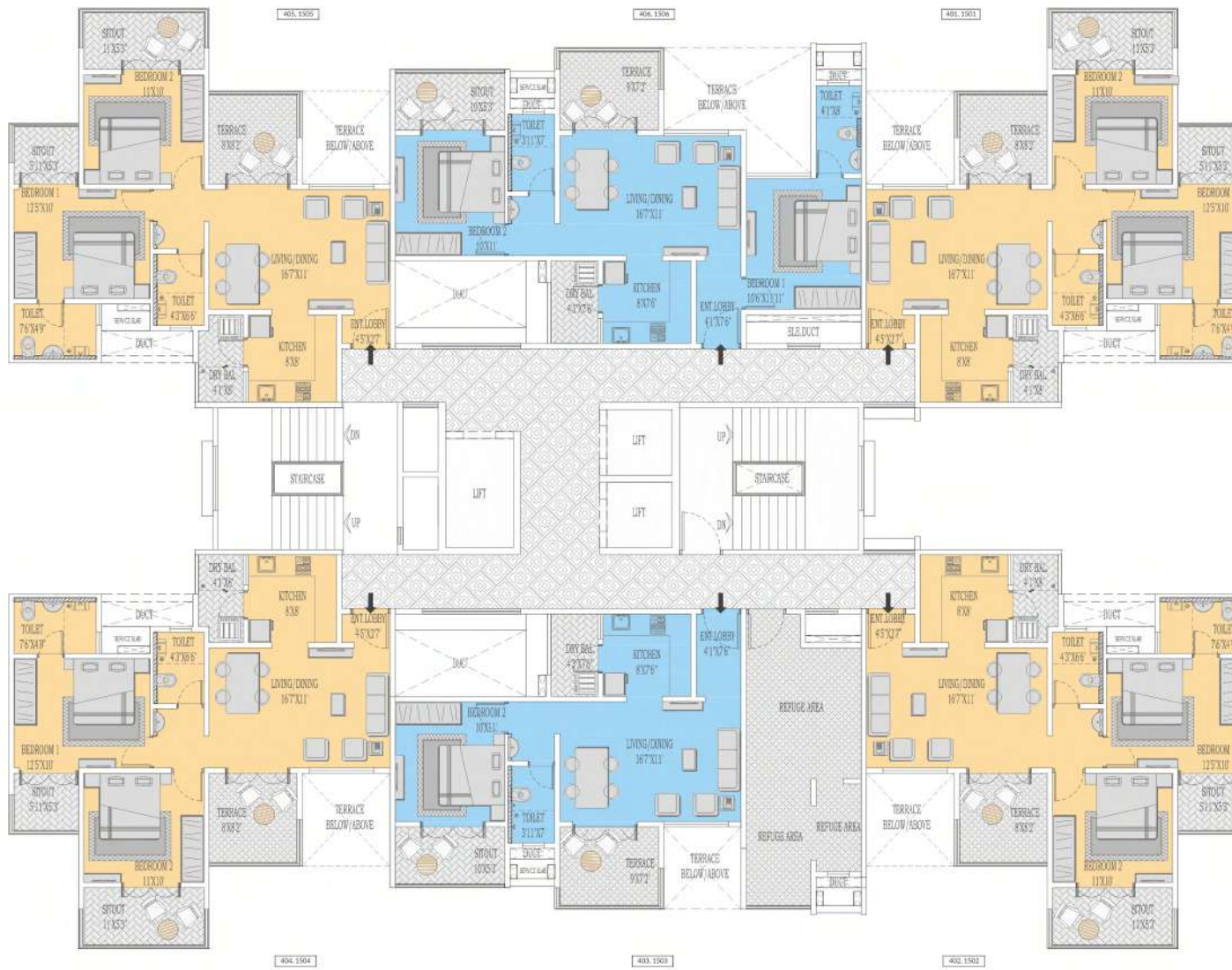
Flat No.	Flat Type	Product Code	Flat Carpet Area (Sq.Mtr.)	Balcony Carpet Area (Sq.Mtr.)	Terrace Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq. Ft.)
301, 501, 701, 1101, 1401, 1601, 1801	2 BHK	1091L	57.80	11.17	6.13	75.10	808
302, 502, 702, 1102, 1402, 1602, 1802	2 BHK	1091L	57.80	11.17	6.13	75.10	808
303, 503, 703, 1103, 1403, 1603, 1803	2 BHK	1134XL	59.05	7.87	11.09	78.01	840
304, 504, 704, 1104, 1404, 1604, 1804	2 BHK	1091L	57.80	11.17	6.13	75.10	808
305, 505, 705, 1105, 1405, 1605, 1805	2 BHK	1091L	57.80	11.17	6.13	75.10	808
306, 506, 706, 1106, 1406, 1606, 1806	2 BHK	1135XL	59.05	7.87	11.18	78.10	841

1 sq.m = 10.764 sq.ft.



B Building

REFUGE FLOORS



Typical 4th & 15th Floor Plan (Refuge Plan)

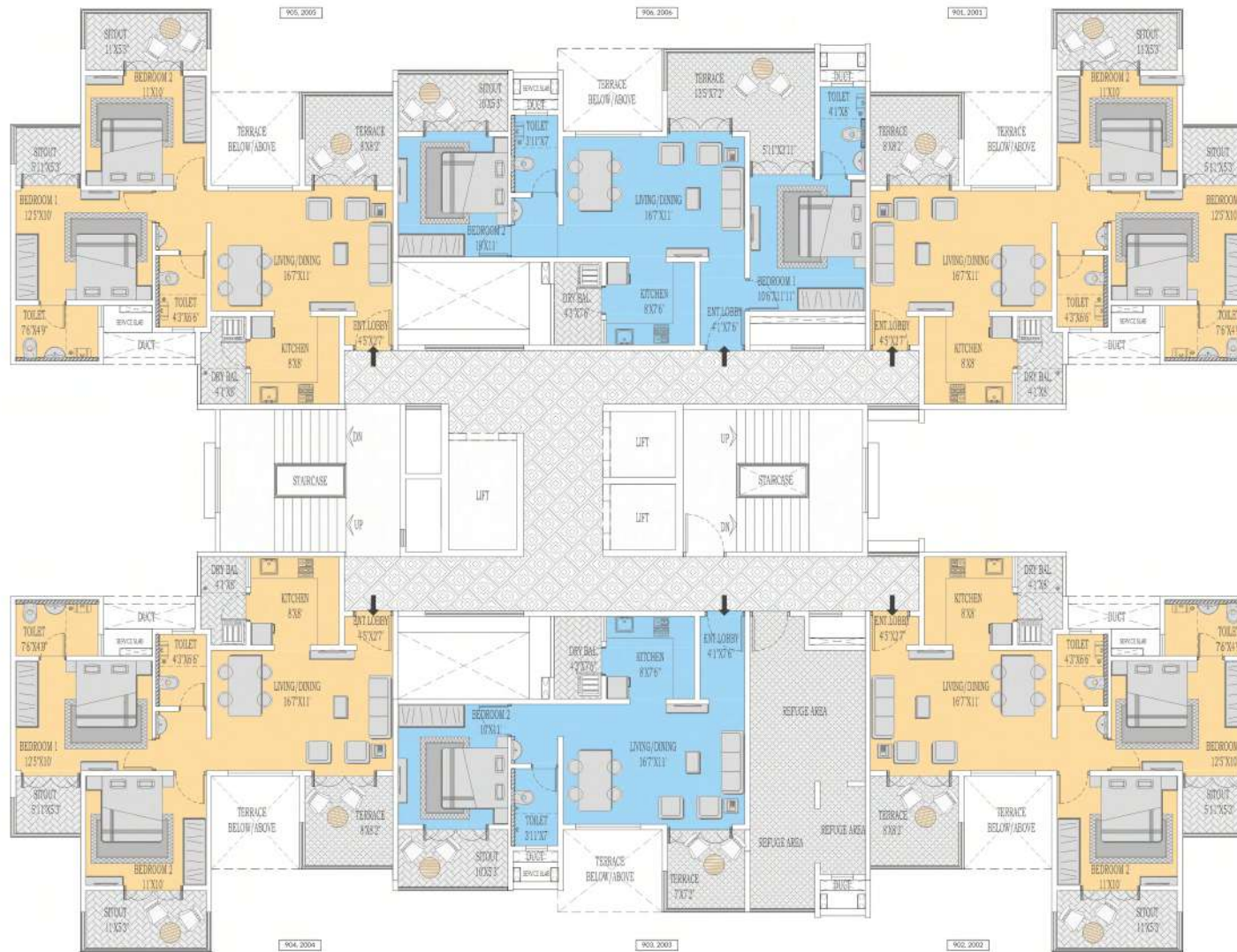
Flat No.	Flat Type	Product Code	Flat Carpet Area (Sq.Mtr.)	Balcony Carpet Area (Sq.Mtr.)	Terrace Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq. Ft.)
401, 1501	2 BHK	1091L	57.80	11.17	6.13	75.10	808
402, 1502	2 BHK	1091L	57.80	11.17	6.13	75.10	808
403, 1503	1 BHK	832XL	43.3	7.87	6.05	57.22	616
404, 1504	2 BHK	1091L	57.80	11.17	6.13	75.10	808
405, 1505	2 BHK	1091L	57.80	11.17	6.13	75.10	808
406, 1506	2 BHK	1056L	58.78	7.87	6.05	72.70	783

1 sq.m = 10.764 sq.ft.



B Building

REFUGE FLOORS



Typical 9th & 20th Floor Plan (Refuge Plan)

Flat No.	Flat Type	Product Code	Flat Carpet Area (Sq.Mtr.)	Balcony Carpet Area (Sq.Mtr.)	Terrace Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq.Mtr.)	Total Carpet Area (Sq. Ft.)
901, 2001	2 BHK	1091L	57.80	11.17	6.13	75.10	808
902, 2002	2 BHK	1091L	57.80	11.17	6.13	75.10	808
903, 2003	1 BHK	812L	43.3	7.87	4.73	55.90	602
904, 2004	2 BHK	1091L	57.80	11.17	6.13	75.10	808
905, 2005	2 BHK	1091L	57.80	11.17	6.13	75.10	808
906, 2006	2 BHK	1135XL	59.05	7.87	11.18	78.10	841

1 sq.m = 10.764 sq.ft.





FEW MINUTES AWAY

- ☞ Sinhgag Institutes
- ☞ Bharati Vidyapeeth
- ☞ JSPM College
- ☞ Zeal College
- 📍 Narhe Industrial Estate
- 📍 Dhayari Industrial Estate
- 📍 Warje Industrial Estate
- 📍 Katraj Industrial Estate
- 📖 The Learning Curve
- 📖 Podar International School
- 📖 Sinhgag Spring Dale School
- 📖 Aaryans World School
- 🛒 Star Bazaar
- 🛒 D Mart
- 🛒 Abhiruchi Mall
- 🛒 Fun Time Multiplex
- 🏛 Swami Narayan Mandir
- 🏛 Narayani Dham
- 🏛 Katraj Jain Mandir
- 🏛 ISKCON Temple
- + Bharati Hospital
- + Navale Hospital
- + Jagtap Hospital
- + Aura Multi speciality Hospital

Computer generated image. Artist's impression. Image not to scale. Distance & time are tentative subject to traffic condition.



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