



HILLS

— BAVDHAN —

3, 4 & 5 BHK BOUTIQUE APARTMENTS



HOMES
CRAFTED
WITH *Sophistication*

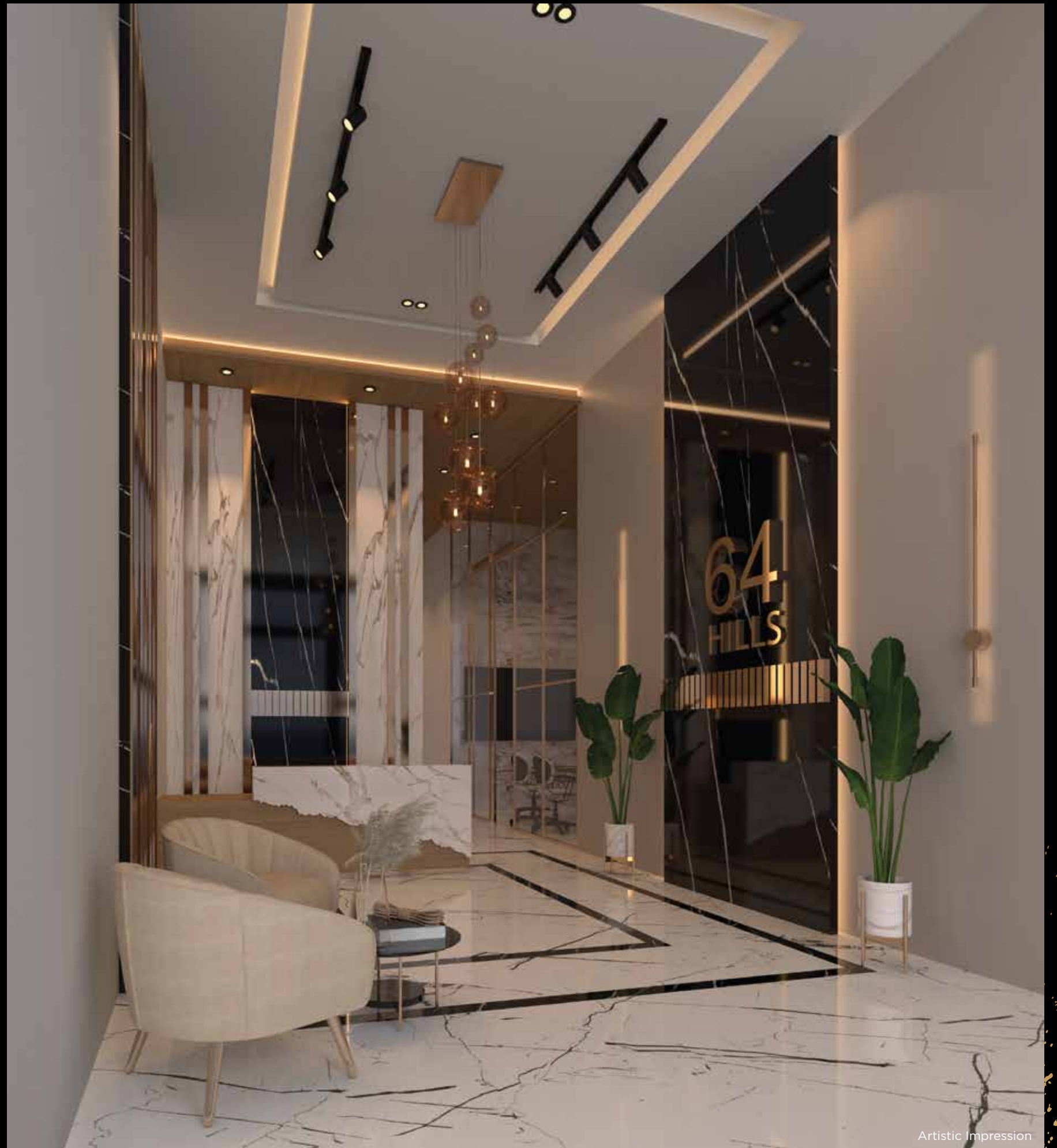
YOUR SPACE

Your life

A single tower that spreads into opulent 3, 4, and 5 BHK homes, 64 Hills is a serene exclusivity set amongst naturally lavish environs of Bavdhan.

Every home here is thoughtfully forged to give you the luxury of space, so you can define your life in style.

In this 7-storey high-end tower, the ground floor consists of 5 BHK apartment, while the rest of the floors consist of 3 & 4 BHK apartments with the convenience of parking at the lobby level.



Artistic Impression



A GARDEN OF *Luxury*

Studded with views and a garden to cultivate your green dreams, the palatial 5 BHK at the ground floor here is formulated to provide you with endless bliss!

BAVDHAN AT ITS *Beautiful* BEST!

Bavdhan is a suburb that boasts a vast expanse of hills, woods, and lakes that add a surreal touch of nature to it. This, while being well connected to the prime areas of Pune like Kothrud, Baner, Aundh and Shivaji Nagar. Bavdhan also borders the Mumbai-Pune highway and is blessed with a robust social infrastructure, making it the most sought after place for balanced living.





BENGALURU-MUMBAI
HIGHWAY

PASHAN LAKE

TOWARDS HIGHWAY

TOWARDS UNIVERSITY

TOWARDS
CHANDANI CHOWK

100 MTS
FROM THE MAIN RD.

64
HILLS
— SAVDHAN —

HILL VIEW





Modern Living DESIGNED FOR YOU

While space adds a sense of luxury to a home, quality and premium details enhance this very luxury a notch higher!

AMENITIES



Gym



Conference/
Meeting Room



Exclusive
Entrance Lobby



Children's
Play Area



ACs installed
in each room*



Solar Panels for
Water Heating



Efficient
Security System



DG(Genset)
Back-Up



Fire Fighting
System



Top Terrace Hard
Scaped Garden



Modular Kitchen*



CHILDREN'S PLAY AREA & GYM



TERRACE AMENITIES

Artistic Impression

3 BHK - 1569 SQ.FT.



Artistic Impression

1. Entrance

2. Living Room

3. Balcony

4. Dining

5. Kitchen

6. Powder Washroom

7. Servant's Room

8. Guest Bedroom

9. Guest Washroom

10. Master Bedroom

11. Master Washroom

12. Children's Bedroom

13. Children's Washroom

4 BHK - 1992 SQ.FT.



Artistic Impression

- | | | | |
|----------------|--------------------|---------------------|---------------------|
| 1. Entrance | 5. Kitchen | 9. Guest Wahroom | 13. Master Bedroom |
| 2. Living Room | 6. Powder Washroom | 10. Master Bedroom | 14. Master Washroom |
| 3. Balcony | 7. Servant's Room | 11. Master Washroom | 15. Guest Bedroom |
| 4. Dining | 8. Guest Bedroom | 12. Master Balcony | 16. Guest washroom |

5 BHK - 4727 SQ.FT.



Artistic Impression

1. Entrance

2A. Living Room

2B. Living Room

3. Dining

4. Balcony

5. Kitchen

6A. Terrace

6B. Terrace

6C. Terrace

7A. Powder Washroom

7B. Powder Washroom

8A. Master Bedroom

8B. Master Bedroom

9A. Master Washroom

9B. Master Washroom

10A. Children's Bedroom

10B. Children's Bedroom

11A. Children's Washroom

11B. Children's Washroom

12. Guest Bedroom

13. Guest Washroom

SMALLER DETAILS THAT MAKE A PERFECT DESIGN

Parking Floor Plan



- G 101
1. MASTER BEDROOM (4.57MX3.20M)
 - 1.1 MASTER TOILET (ATTACHED) (2.51MX1.52M)
 2. BEDROOM (4.57MX3.20M)
 - 2.1 ATTACHED TOILET (2.51MX1.52M)
 3. GUEST BEDROOM (4.57MX3.37M)
 4. COMMON TOILET (2.51MX1.70M)
 5. POWDER ROOM/SERVANT'S TOILET (1.67MX1.50M)
 6. LIVING & DINING (4.88MX6.76M)
 7. KITCHEN (2.87MX6.76M)
 - 7.1 DRY BALCONY - (1.30M WIDE)
 8. STORAGE/SERVANT'S ROOM (1.83MX3.33M)
 9. BALCONY - (1.83M WIDE)
 10. OPEN TO SKY DECK
 11. ENTRANCE - (4.04MX1.83M)

CARPET AREA =133.78 SQM + 15.89 SQM(BALCONIES)
+ 79.82 SQM (TERRACE)
TOTAL AREA= 229.49 SQM(2470.21 SQFT)

- G 102
1. MASTER BEDROOM (3.20MX4.57M)
 - 1.1 MASTER TOILET (ATTACHED) (1.60MX2.89M)
 2. BEDROOM (4.57MX3.20M)
 - 2.1 ATTACHED TOILET (1.52MX2.89M)
 - 2.2 ATTACHED BALCONY 1.22M WIDE
 3. BEDROOM (3.81MX3.20M)
 - 3.1 ATTACHED TOILET (2.51MX1.52M)
 - 3.2 BALCONY (1.90MX1.68M)
 4. GUEST BEDROOM (4.57MX3.20M)
 - 4.1 GUEST TOILET (2.57M1.52M)
 5. POWDER ROOM/SERVANT'S TOILET (2.51MX1.52M)
 6. KITCHEN (2.89MX3.10M)
 - 6.1 DRY BALCONY - 1.37M WIDE
 7. LIVING AND DINING (4.88MX7.62M)
 8. BALCONY 1.83M WIDE
 9. STORE/SERVANT'S ROOM (1.82MX3.10M)
 10. OPEN TO SKY DECK
 11. ENTRANCE (4.71MX2.14M)

CARPET AREA = 163.73 SQM + 24.04
SQM(BALCONIES) + 118.765 SQM(TERRACE)
TOTAL AREA = 306.53 SQM(3299.46 SQFT)



- G 103
1. MASTER BEDROOM - (3.20MX6.55M)
 - 1.1 MASTER TOILET (ATTACHED) - (2.09MX2.89M)
 - 1.2 ATTACHED BALCONY - (1.37M WIDE)
 2. BEDROOM - (3.81 MX2.92M)
 - 2.1 ATTACHED TOILET - (2.32X2.89M)
 3. BEDROOM - (5.64MX3.20M)
 - 3.1 ATTACHED TOILET - (2.51MX2.13M)
 4. COMMON TOILET - (2.74MX1.52M)
 5. POWDER ROOM/SERVANT'S TOILET - (2.51 MX0.92M)
 6. FORMAL LIVING - (5.02MX5.54M)
 7. INFORMAL LIVING AND DINING - (5.68MX8.99M)
 8. KITCHEN - (3.99MX2.40M)
 9. STORE ROOM/SERVANT'S ROOM - (1.76MX3.29M)
 10. BALCONY - (1.83M WIDE)
 11. POWDER ROOM - (2.51MX1.52M)
 12. BEDROOM - (3.88MX5.04M)
 - 12.1 BALCONY - (0.63M WIDE)
 - 12.2 ATTACHED TOILET - (2.29MX3.20M)
 - 12.3 WALK IN WARDROBE - (2.13MX3.20M)
 13. BEDROOM - (4.57MX3.20M)
 - 13.1 ATTACHED TOILET - (3.28MX1.46M)
 14. ENTRANCE - (3.23MX1.46M)

CARPET AREA = 298.45 SQM + 51.31 SQM (BALCONIES)
+ 89.28 SQM (TERRACE)
TOTAL AREA = 439.04SQM (4725.785 SQFT)

GROUND FLOOR PLAN

Unit No.	Type							
Ground Floor		Carpet Flat Area	Open Balcony	Dry Balcony	Open to Sky Terrace	Covered Area	Total Carpet Area	
G - 101	3BHK	133.78	12.24	3.65	79.82	-	229.49	Sq. Mt.
		1,440.00	132.00	39.00	859.00		2,470.00	Sq. Ft.
G - 102	4BHK	163.73	20.14	3.90	118.76		306.53	Sq. Mt.
		1,762.00	217.00	42.00	1,278.00		3,299.00	Sq. Ft.
G - 103	5BHK	298.45	3.31	-	89.28	48.00	439.04	Sq. Mt.
		3,213.00	36.00	-	961.00	517.00	4,727.00	Sq. Ft.

TYPICAL 3BHK

- 1. MASTER BEDROOM (4.57MX3.20M)
- 1.1 MASTER TOILET (ATTACHED) (2.51X1.52M)
- 2. BEDROOM (4.57MX3.20M)
- 2.1 ATTACHED TOILET (2.51 MX1.52M)
- 3. GUEST BEDROOM (4.57MX3.37M)
- 4. COMMON TOILET (2.51MX1.70M)
- 5. POWDER ROOM/SERVANT'S TOILET (1.67MX1.50M)
- 6. KITCHEN (2.87Mx3.05M)
- 6.1 DRY BALCONY- 1.30M WIDE
- 7. SERVANT'S ROOM/STORAGE (1.83MX3.30M)
- 8. LIVING & DINING (4.88MX6.93M)
- 9. BALCONY- 1.83M WIDE
- 10. ENTRANCE (4.04X1.83M)

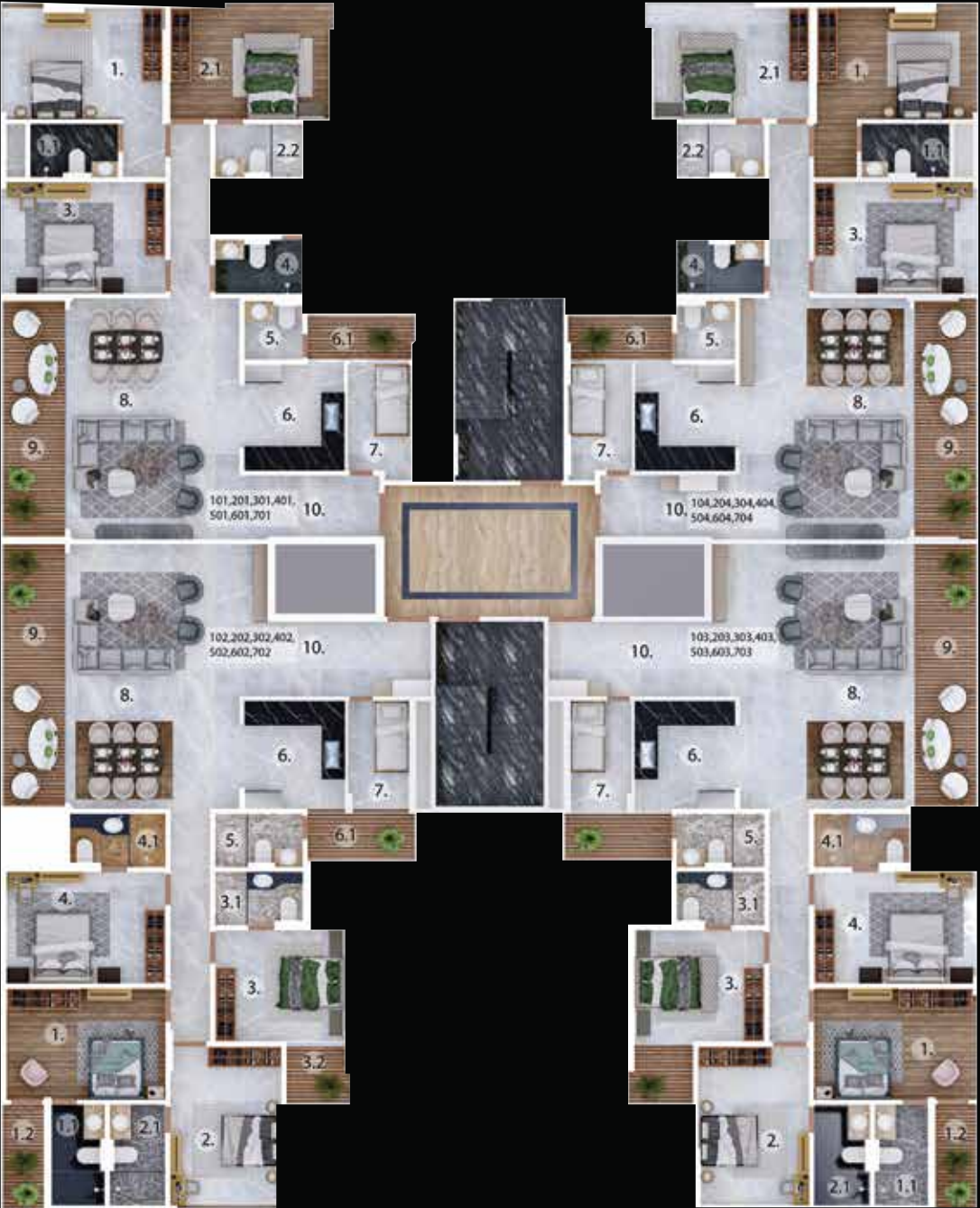
CARPET AREA = 130.30 SQM + 15.45 SQM(BALCONIES)
TOTAL AREA = 145.75 SQM(1568.84 SQFT)

TYPICAL 4BHK

- 1. MASTER BEDROOM (4.57MX3.20M)
- 1.1 MASTER TOILET (ATTACHED) (1.52MX2.89M)
- 1.2 ATTACHED BALCONY- 1.22 M WIDE
- 2. BEDROOM (3.20MX4.57M)
- 2.1 ATTACHED TOILET (1.60MX2.89M)
- 3. GUEST BEDROOM (3.81MX3.20M)
- 3.1 ATTACHED TOILET (2.51 MX1.52M)
- 3.2 ATTACHED BALCONY (1.90MX1.68M)
- 4. BEDROOM (4.57MX3.20M)
- 4.1 ATTACHED TOILET (2.75MX1.52M)
- 5. COMMON/SERVANT'S TOILET (2.51MX1.52M)
- 6. KITCHEN (2.89MX3.10M)
- 6.1 DRY BALCONY- 1.37M WIDE
- 7. SERVANT'S ROOM/STORAGE (1.82MX3.10M)
- 8. LIVING & DINING (4.88MX7.62M)
- 9. BALCONY- 1.83M WIDE
- 10. ENTRANCE (4.71X2.14M)

CARPET AREA = 161.63 SQM + 23.39 SQM (BALCONIES)
TOTAL AREA = 185.02 SQM (1991.54 SQFT)

ROAD THIS SIDE



HILL THIS SIDE

Artistic Impression



TYPICAL FLOOR PLAN

1st-7th Floor

Unit No.	Type							
1 st , 2 nd , 3 rd , 4 th , 5 th , 6 th & 7 th Floor		Carpet Flat Area	Open Balcony	Dry Balcony	Open to Sky Terrace	Covered Area	Total Carpet Area	
101, 201, 301, 401, 501, 601 & 701	3BHK	130.30	11.79	3.66	-	-	145.75	Sq. Mt.
		1,403.00	127.00	39.00	-	-	1,569.00	Sq. Ft.
102, 202, 302, 402, 502, 602 & 702	4BHK	161.63	19.49	3.90	-	-	185.02	Sq. Mt.
		1,740.00	210.00	42.00	-	-	1,992.00	Sq. Ft.
103, 203, 303, 403, 503, 603 & 703	4BHK	161.63	19.49	3.90	-	-	185.02	Sq. Mt.
		1,740.00	210.00	42.00	-	-	1,992.00	Sq. Ft.
104, 204, 304, 404, 504, 604 & 704	3BHK	130.30	11.79	3.61	-	-	145.70	Sq. Mt.
		1,403.00	127.00	39.00	-	-	1,569.00	Sq. Ft.

OUR SPECIFICATIONS

STRUCTURE

WALLS:

Internal Walls-150MM & External 200mm in Fly Ash AAC.
External Texture paint.

OTHERS:

Earthquake Resistant Construction.
RCC Frame Structure.

ELEVATORS

OTHERS:

Two Fully Automatic Passenger Elevators with Generator Back-up.

LIVING ROOM & ENTERANCE LOBBY

WALLS:

Internal Walls Smooth Gypsum Plaster with Luster/Emulsion paint.

FLOOR:

Vitrified Tiles.

DOORS:

Thick Flush Door

Shutter with Veneer Finish & Door Frame with Veneer. Biometric main door lock.

WINDOWS/GLAZING

Powder Coating Aluminium Sliding Windows with Mosquito Netting.

DINNING ROOM

WALLS:

Internal Walls Smooth Gypsum Plaster with Luster/Emulsion paint.

FLOOR:

Vitrified Tiles.

WINDOWS/GLAZING

Powder Coating Aluminium Sliding Windows with Mosquito Netting.

MASTER BED ROOM

WALLS:

Internal Walls Smooth Gypsum Plaster with Luster/Emulsion paint.

FLOOR:

Laminated Wooden flooring.

DOORS:

Flush Doors with Veneer & Cylinder Locks. Veener Finish Polish Door Frame with

WINDOWS/GLAZING

Mosquito Netting.Powder Coating Aluminium Sliding Windows with

OTHER ROOMS & BED ROOMS

WALLS:

Internal Walls Smooth Gypsum Plaster with Luster/Emulsion paint.

FLOOR:

Vitrified tiles. Double Charged

DOORS:

Flush Doors with Veneer & Cylinder Locks. Veener Finish Polish Door Frame with

WINDOWS/GLAZING

Mosquito Netting.Powder Coating Aluminium Sliding Windows with

KITCHEN

WALLS:

Internal Walls Smooth Gypsum Plaster with Luster/Emulsion paint.

FLOOR:

Vitrified tiles. Double Charged

DOORS:

Flush Doors with Veneer & Cylinder Locks. Veener Finish Polish Door Frame with Flush Doors with

WINDOWS/GLAZING

Mosquito Netting.Powder Coating Aluminium Sliding Windows with

OTHERS

Hob & ChimneySink. Modular Kitchen Cabinet. Kitchen with Granite Kitchen Platform with Stainless Steel

BALCONIES / TERRACES

WALLS:

Sand Faced Plaster with Paint.

FLOOR:

Anti Skid Tiles.

DOORS:

with Mosquito Netting.Powder Coating Aluminium Sliding Doors

OTHERS

SS Railing & Fixtures with Toughned Glass.

MASTER TOILET

WALLS:

Designer Glazed Dado Tile upto 7'0"Height.

CEILING

False Ceiling in Acralic.

FLOOR:

Designer Glazed Tilling Reputed Make.

DOORS:

Granite Frame, Cylindrical Locks.

Side Veener & One Side Laminate Polish, Flush Door with One

WINDOWS/GLAZING

Partition for Shower Area.Powder Coating Aluminium Louveres, Glass

OTHERS

Chromium Plated Fittings, Geyser point.

Concealed Piping with Hot & Cold Water Mixer,

TOILET NO. 1

WALLS:

Designer Glazed Dado Tile upto 7'0"Height.

CEILING

False Ceiling in Acralic.

FLOOR:

Designer Glazed Tilling Reputed Make.

DOORS:

Granite Frame, Cylindrical Locks.

Side Veener & One Side Laminate Polish, Flush Door with One

WINDOWS/GLAZING

Partition for Shower Area.Powder Coating Aluminium Louveres, Glass

OTHERS

Fittings, Geyser point.

Chromium Plated Fittings, Chromium Plated Concealed Piping with Hot & Cold Water Mixer,

ELECTRICAL

Concealed Wiring with Electrical Distrubution through DB.EL.CB in Each Unit. Telephone,TV,Cable & Internet Point/Connection in Bed,Study & Living

Rooms. Unitary Split AC in Bedfoom, Living & Dinning with high wall unit, CCTV Camera at Lobby Level, Video door phone with Intercom facility from

TOILET NO. 2

WALLS:

Designer Glazed Dado Tile upto 7'0"Height.

CEILING

False Ceiling in Acralic.

FLOOR:

Designer Glazed Tilling Reputed Make.

DOORS:

Granite Frame, Cylindrical Locks.

Side Veener & One Side Laminate Polish, Flush Door with One

WINDOWS/GLAZING

Partition for Shower Area.Powder Coating Aluminium Louveres, Glass

OTHERS

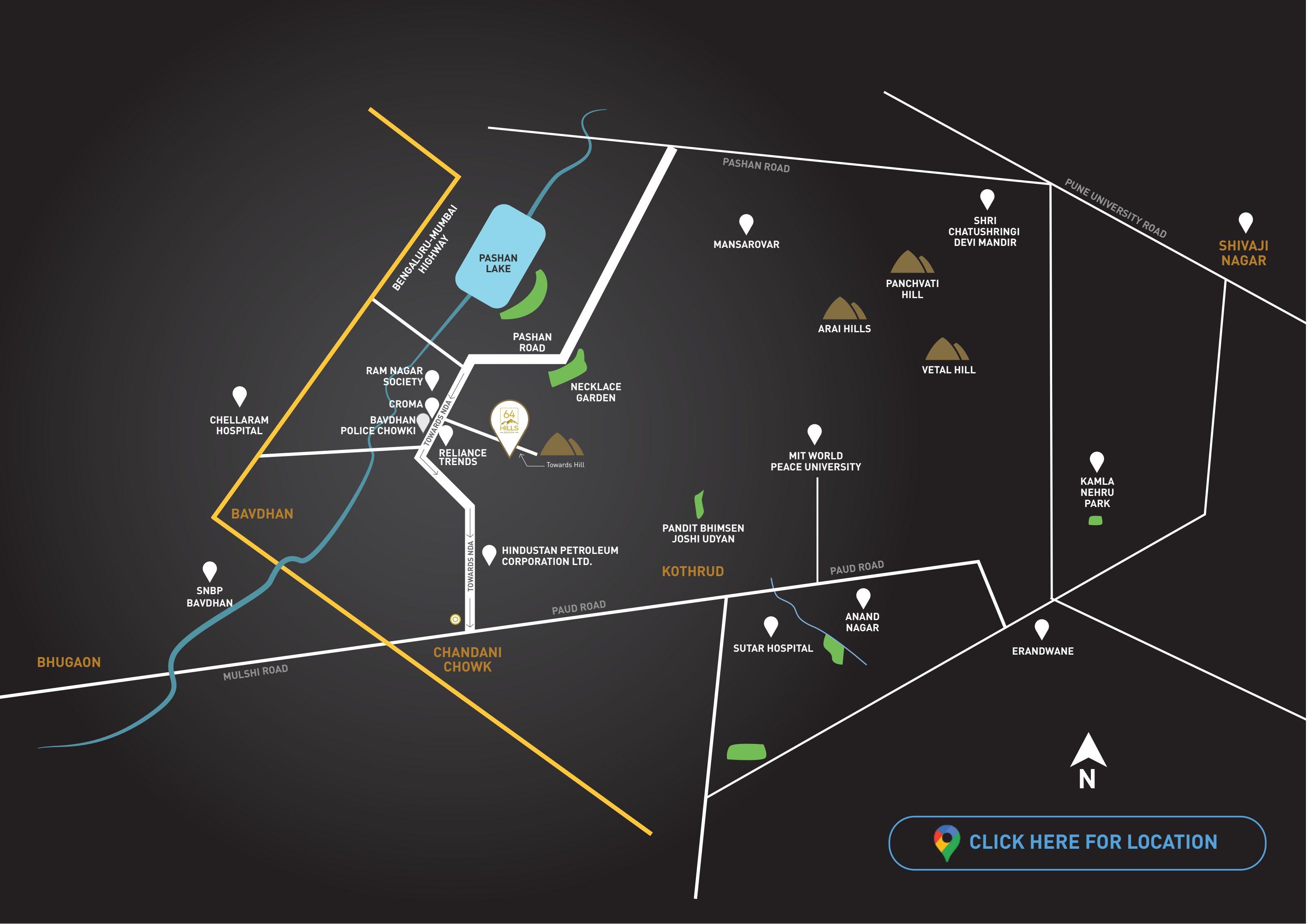
Fittings, Geyser point.

Chromium Plated Fittings, Chromium Plated Concealed Piping with Hot & Cold Water Mixer,

COMMON AMINITIES

Unit to Security, Gym, Conference/Meeting Room, TopTerrace Hard Scaped Garden, Exclusive Enterance Lobby, Solar Water in All Bathroom, Efficient

Security System, Fire Fighting as per Statutory Requirement, DG(Genset) back-up for All Lights/Fan/Fridge in the Unit & Common Area of the Building.



MANSAROVAR

SHRI
CHATUSHRINGI
DEVI MANDIR

SHIVAJI
NAGAR

PANCHVATI
HILL

ARAI HILLS

VETAL HILL

KAMLA
NEHRU
PARK

MIT WORLD
PEACE UNIVERSITY

PANDIT BHIMSEN
JOSHI UDYAN

KOTHRUD

PAUD ROAD

ANAND
NAGAR

SUTAR HOSPITAL

ERANDWANE

PASHAN
LAKE

PASHAN
ROAD

NECKLACE
GARDEN

RELIANCE
TRENDS

RAM NAGAR
SOCIETY

CROMA
BAYDHAN
POLICE CHOWKI

CHELLARAM
HOSPITAL

BAVDHAN

SNBP
BAVDHAN

BHUGAON

MULSHI ROAD

CHANDANI
CHOWK

HINDUSTAN PETROLEUM
CORPORATION LTD.

PAUD ROAD



CLICK HERE FOR LOCATION

KEY DISTANCES

EDUCATIONAL INSTITUTES

Suryadatta College of Management	- 1.0 Km
Shri Chaitanya Techno School	- 1.7 Km
Periwinkle English Medium School	- 1.7 Km
Ryan International School	- 2.5 Km
Swadhaa Waldorf Learning Centre	- 3.5 Km
MIT School & College	- 6.7 Km

ENTERTAINMENT

Balewadi High Street	- 6.4 Km
Pavillion Mall	- 7.2 Km
Westend Mall	- 7.8 Km
City Pride	- 8.0 Km

HEALTHCARE FACILITIES

Chellaram Hospital	- 1.7 Km
Om Hospital	- 1.8 Km
Sahyadri Hospital	- 5.0 Km
Asian Speciality Hospital	- 5.5 Km
Krishna Hospital	- 5.7 Km

EMPLOYMENT HUBS

Lohia Jain IT Park	- 3.6 Km
ICC Tech Park	- 7.6 Km
Exacore IT Solution	- 13.0 Km
GreentIn Solutions Pvt Ltd	- 13.0 Km
Tata Technologies	- 13.0 Km
Hinjawadi Phase I	- 13.5 Km



A Legacy OF METICULOUS STRUCTURES

Known for quality, meticulous planning and customer satisfaction, Manisha Constructions has laid a solid foundation of trust in the real estate industry. Incepted in the year 1962, it has carved landmark structures and is now one of the most reputed organizations in Pune. With strong fundamentals and core values, Manisha Constructions has always crafted seamless experiences through its projects and the services.



OUR PROJECTS

COMMERCIAL



MARIPLEX
Kalyani Nagar



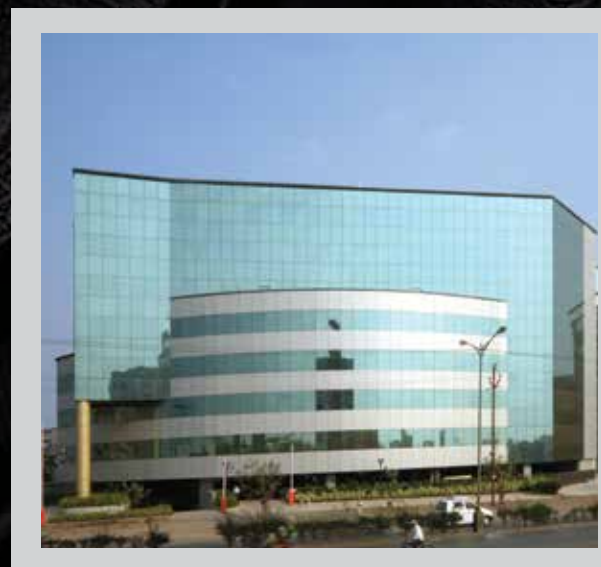
MARISOFT III
Kalyani Nagar



MARISOFT IV
Kharadi



MARIGOLD IT
Kalyani Nagar



ALMONTE
Kharadi



MARISOFT III A
Kalyani Nagar

OUR PROJECTS

RESIDENTIAL



GOLDEN NEST
Kalyani Nagar



IVY GLEN
Kalyani Nagar



10 LUXE
Kalyani Nagar



MANISHA BLITZ
Hadapsar



MARIGOLD RESIDENCES
Kalyani Nagar



MARIGOLD BUNGALOWS
Kalyani Nagar



**ROYAL ORCHID GOLDEN
SUITES**
Kalyani Nagar



CITRON
Wagholi



3, 4 & 5 BHK BOUTIQUE APARTMENTS

Site Address:

Plot No. 64, Ramnagar Colony, Opposite Croma, Behind Runwal Platinum,
Bavdhan-Pashan Road, Pune - 411021

Corporate Address:

Manisha Constructions, 4th Floor, Mariplex Parking Plaza,
Marigold Premises, Kalyani Nagar, Pune - 411014

✉ sales@manishaconstructions.com | business@manishaconstructions.com

🌐 www.manishaconstructions.com

☎ 020 40064972 | +91 776 886 6115

Project By



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