ABC RUTUJA

Elegance

Elite 2/3 BHK Penthouses & Showrooms



Elegance

and

Style

scale

New Heights!

ABC PROPERTIES has been in the field of Housing for the last ten years .

Hundreds of satisfied families live in homes built by ABC PROPERTIES in the Pradhikaran area.

ABC Plaza, ABC Classic and ABC Square are a few of their completed projects.

ABC Tiara, Shubharambh, Soul City and ABC Junction are some of their upcoming projects. ABC PROPERTIES continuously endeavours to adopt new techniques to fulfil the requirements of the present and for future generations to come.

RUTUJA GROUP has been in the Real Estate Business for the last twenty years.

Pink City and Patil Hills are two of the numerous projects they have completed. New projects have been launched at Bawdhan, Dhanori and Hadpasar.

The company is also developing a Farmhouse Project close to Pune.

Complete Customer Satisfaction is the sole aim of the group.

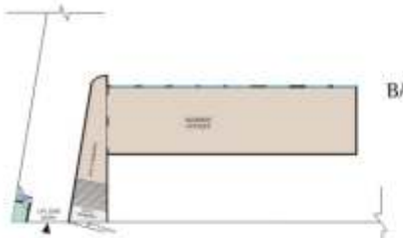
ABC RUTUJA

Elegance



at Pradhikaran, Near Akurdi Railway Station, Akurdi, Pune

BUSINESS ZONE



BASEMENT



18.00 M. WIDE ROAD

Highlights of BUSINESS ZONE



- Provision for Attached toilet to every unit.
- Vitrified tiles in flooring
- 24X7 Security
- Provision for extending mezzanine floor
- Double height showrooms
- Option for dedicated car parking with each shop
- Utility area outside each shop for exclusive use
- Aesthetic landscape between shops
- Anti Skid Tiles for Entrance Platform
- Ready to use back lit frames for Sign Boards



GROUND FLOOR LIFE ZONE
WING A & B



18.00 M. WIDE ROAD

Highlights of LIFE ZONE



Amenities

- Grand entrance lobby with glass doors
- Multi Purpose Hall that can be used for indoor activities like Table Tennis, Carrom, Chess, Yoga, Meditation, Parties, etc.
- Covered Children play area
- Uniquely landscaped podium
- Internal Concrete Road with paving block walkways and landscaping
- Attractive entrance gate with security cabin
- Aesthetically designed lobbies at each floor
- Plaza seats and shaded walkways in landscaped areas

Electrical Fittings

- Concealed wiring and Modular Switches
- Miniature Circuit Breakers
- Two way switches and ample light points
- Telephone points in living and master bedrooms
- TV cable points in living room and all bedrooms
- Ducting for Split AC in Master bed with special ledge for out door units
- Provision for exhaust fans in all toilets and kitchen
- Inverter for each flat
- 3 Phase meter to each flat



STILT FLOOR

LIFE ZONE

WING A & B





Security and Safety

- 24X7 Security with Intercom System

Flooring

- Vitrified tile flooring and skirting
- Anti Skid Tile flooring to Toilets, Attached terraces and dry balconies

Doors

- Attractive Main Entrance Door
- Full jamb width door frame to Main Door
- Internal Masonite type doors with mortise handle locks
- Waterproof doors to Toilets and Terraces
- Powder Coated MS Four Folding Doors with safety grill

Windows

- Two and Three track UPVC sliding windows with mosquito net.
- Safety grills for all windows
- Granite sills on all four sides of the windows



FIRST FLOOR

LIFE ZONE

Typical floor plan for WING A & B





Kitchen

- Black granite L shaped kitchen platform with Stainless Steel Sink
- Decorative Dado tiles above platform up to lintel level.
- Water purifier
- Point for washing machine in Dry Balcony
- Working platform in dry balcony with Stainless Steel Sink for washing
- Ample clothes drying space that is not visible from the outside
- Provision for instant water heater in the kitchen

LIFE ZONE

Typical floor plan for WING A & B

SECOND FLOOR



Toilets

- Centralized solar water heater to all toilets
- Jaquar concealed fittings with hot and cold mixers.
- Wall hung EWC in all the toilets
- Provision for boilers in each toilet
- Designer bathroom tiles up to lintel level
- Granite door frames to all toilets



THIRD & FIFTH FLOOR

LIFE ZONE

Typical floor plan for WING A & B





Terraces

- Terraces to each living and master bed.
- Water tap in each terrace

Common Areas

- D.G. backup for lifts and common areas
- Servant toilet at parking level
- Society office at parking level
- 8 persons automatic and 6 persons manual door elevators with back up
- Covered Car park to each flat

LIFE ZONE

Typical floor plan for WING A & B

FOURTH FLOOR



Finishes

- Gypsum finishing to all walls
- Plastic Emulsion Paint to internal walls
- External Apex Paint
- Textured finish to external feature wall

Exclusive

- Two exquisite penthouses in each Tower with landscaped terraces and pergolas
- Provision for Jacuzzi on penthouse terrace



SIXTH FLOOR

LIFE ZONE

Typical floor plan for WING A & B





Green

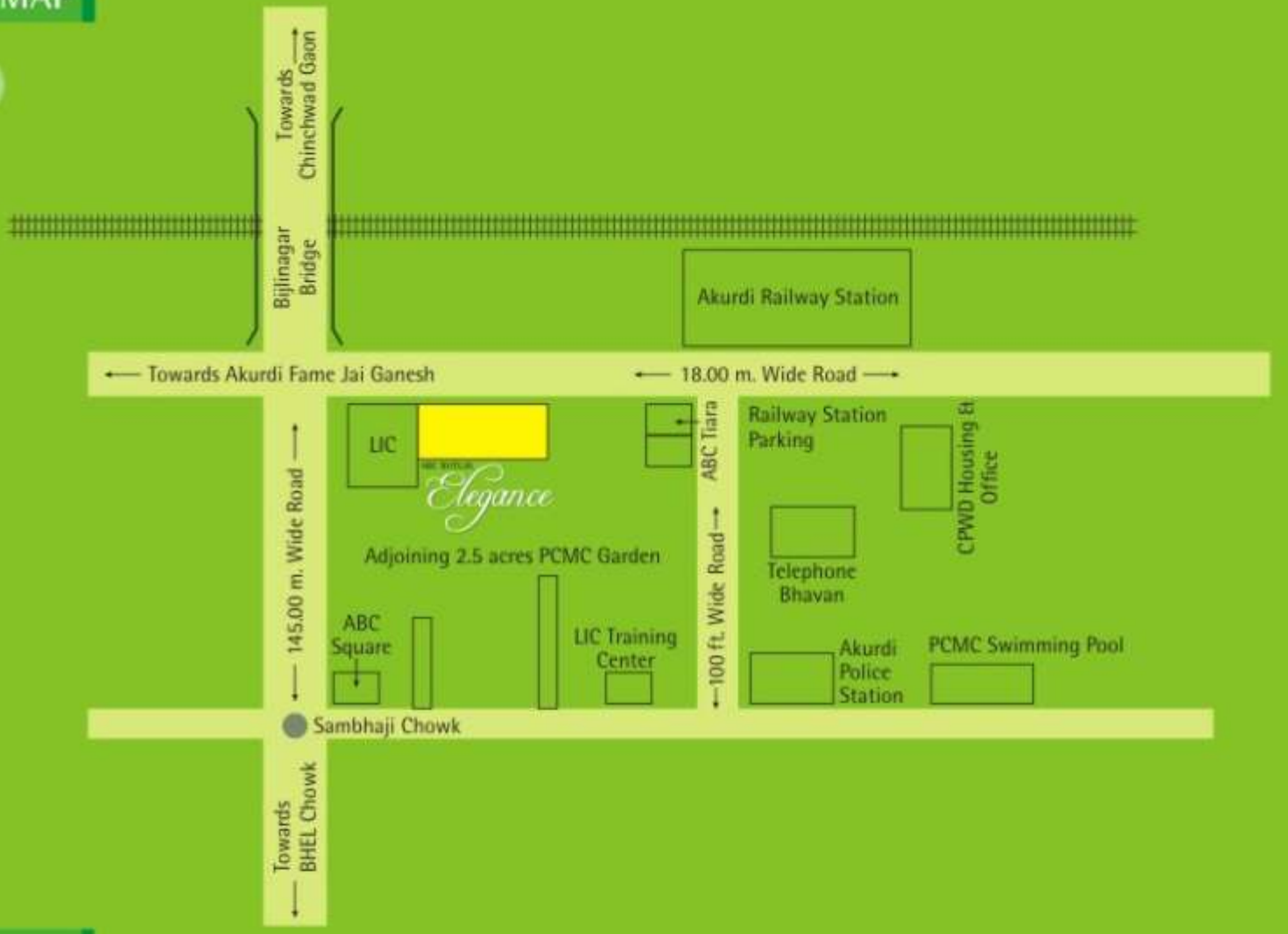
- Water harvesting
- Solar heating
- Bore well water for gardening

Value Addition

- Car wash facility
- School Bus waiting Area for children

LOCATION MAP

Plot No. 35/36, Pradhikaran, Akurdi, Pune 411 044
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CREDITS

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OM REALTORS Presents

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