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GREEN LUXURY



AMBERWOOD

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AMBERWOOD

Located in Rahatani, Amberwood is where green luxury takes root. It lives in every sunlit corner, every detailed design, every timeless element of its elegant homes and quiet spaces. Amberwood offers spacious 3 BHK XL & 4 BHK units that bring together form, function and flexibility. Homes and spaces of leisure are thoughtfully planned to make the most of every square inch. It is by design that they balance comfort, adaptability and purpose. From versatile layouts to efficient space use, each residence is shaped to suit modern living.

Sustainability is woven into every aspect of the exceptional interiors: from the use of certified, sustainably-procured, wood-based products to natural light and ventilation systems that reduce energy dependence. High-performance glazing ensures optimum energy efficiency and enhanced daylight, while improved indoor air quality is achieved through materials that emit fewer pollutants and hazardous gases. Because we believe that there can be no compromise when it comes to thoughtful, responsible living.



GREEN LUXURY IS IN OUR DNA.

A VISUAL MARVEL,
THE ENVY OF THE WORLD!

AMBERWOOD

Amberwood's façade is a masterclass in balance: bold lines, clean geometry, and timeless design. An exterior that stands out with effortless elegance, it draws from the quiet beauty of nature with finishes reminiscent of forests, and thoughtfully placed water features and sculptures that enhance and elevate the landscape. The design doesn't aim to impress through excess, but through harmony, quiet minimalism and subtle details.

Each building stands out with its own architectural identity, yet feels like part of a cohesive whole. With horizontal planning and integrated planter boxes on every façade, greenery becomes part of the form of the project bringing natural beauty closer to everyday life. In addition to being eye-catching, these green pockets soften the structure, improve air quality, and offer a fresh perspective on urban living.



THIS IS WHAT LIVING IN A GREEN FUTURE LOOKS LIKE



100% OF SOLAR POWER GENERATED WILL BE USED ACROSS OF COMMON AREA LIGHTING WITH ENERGY EFFICIENT LIGHTING



USE OF CERTIFIED **GREEN MATERIALS**



PROJECT WITH **200+ NATIVE, DROUGHT TOLERANT TREES** AND SHRUBS HELP IN REDUCING HEAT ISLAND EFFECT



DESIGNED TO ELEVATE AIR QUALITY AND LIFESTYLE THROUGH REDUCED EMISSIONS



ENHANCED RAINWATER HARVESTING TO RAISE GROUNDWATER LEVELS



LOW-FLOW WATER FIXTURES, DRIP IRRIGATION AND WATER MONITORING SYSTEMS PROMOTE **CONSCIOUS USE OF WATER**



CARBON FOOTPRINT REDUCED BY SOURCING MATERIAL LOCALLY



SEWAGE TREATMENT PLANT ON SITE THAT TREATS **100% OF WASTE WATER** FROM THE RESIDENCES



LAYOUTS THAT OPTIMISE NATURAL VENTILATION AND DAYLIGHT WITH **80% DAYLIGHT DIVERTED** TOWARDS HABITABLE SPACES WITH WINDOW OPENINGS



EV CHARGING PROVISION FOR FOUR-WHEELERS



HALON-FREE FIRE SUPPRESSION EQUIPMENT THAT DOESN'T DAMAGE THE OZONE LAYER USED ACROSS THE PROJECT



PROVISIONS FOR RESPONSIBLE **WASTE SEGREGATION SYSTEMS**

Pre-Certified For Design
PLATINUM



ASIA PACIFIC PROPERTY AWARDS

★★★★★
BEST RESIDENTIAL
HIGH RISE ARCHITECTURE INDIA

BEST HIGH RISE RESIDENTIAL
DEVELOPMENT INDIA

BEST APARTMENT / CONDOMINIUM
DEVELOPMENT INDIA

ECONOMIC TIMES
REAL ESTATE AWARD
RESIDENTIAL PROJECT -
MULTIPLE UNITS
(ONGOING WEST)

AMBERWOOD



WE'VE
TURNED LEISURE
INTO A FINE ART.

At Amberwood, amenities are not just add-ons. They are extensions of your lifestyle. That is why they are designed not merely for activities, but for moments, for community, for experiences. Here, lifestyle takes centre stage with over 50% of the 1,40,000 sq. ft. project area dedicated solely to amenities.

Spread across 12,000 sq. ft., the indoor amenities sit beneath an impressive 15 ft high ceiling, creating a sense of openness and ease. Every element has been carefully planned, for variety as well as thoughtful circulation and comfort.

With an exclusive podium plaza, scenic walking trails at ground level, children's play areas both indoors and out, a spacious swimming pool with a large deck and a dedicated sports zone, every space has been shaped to support well-rounded, everyday living.

THE THOUGHT THAT GOES INTO EVERYDAY MOMENTS

- 50% of the project area at Amberwood is dedicated to indoor and outdoor amenities creating a lifestyle rooted in comfort and community.
- The care extends beyond as each lobby opens out to a quiet green sit-out, perfect for a few peaceful minutes before the day begins.





TERRACE AMENITIES

Kids' Activity Area

WFH Sit-outs

Gazebo Seating

Party Area

Barbeque Area

Zen Garden

Yoga Zone

Reflexology / Crossfit Zone

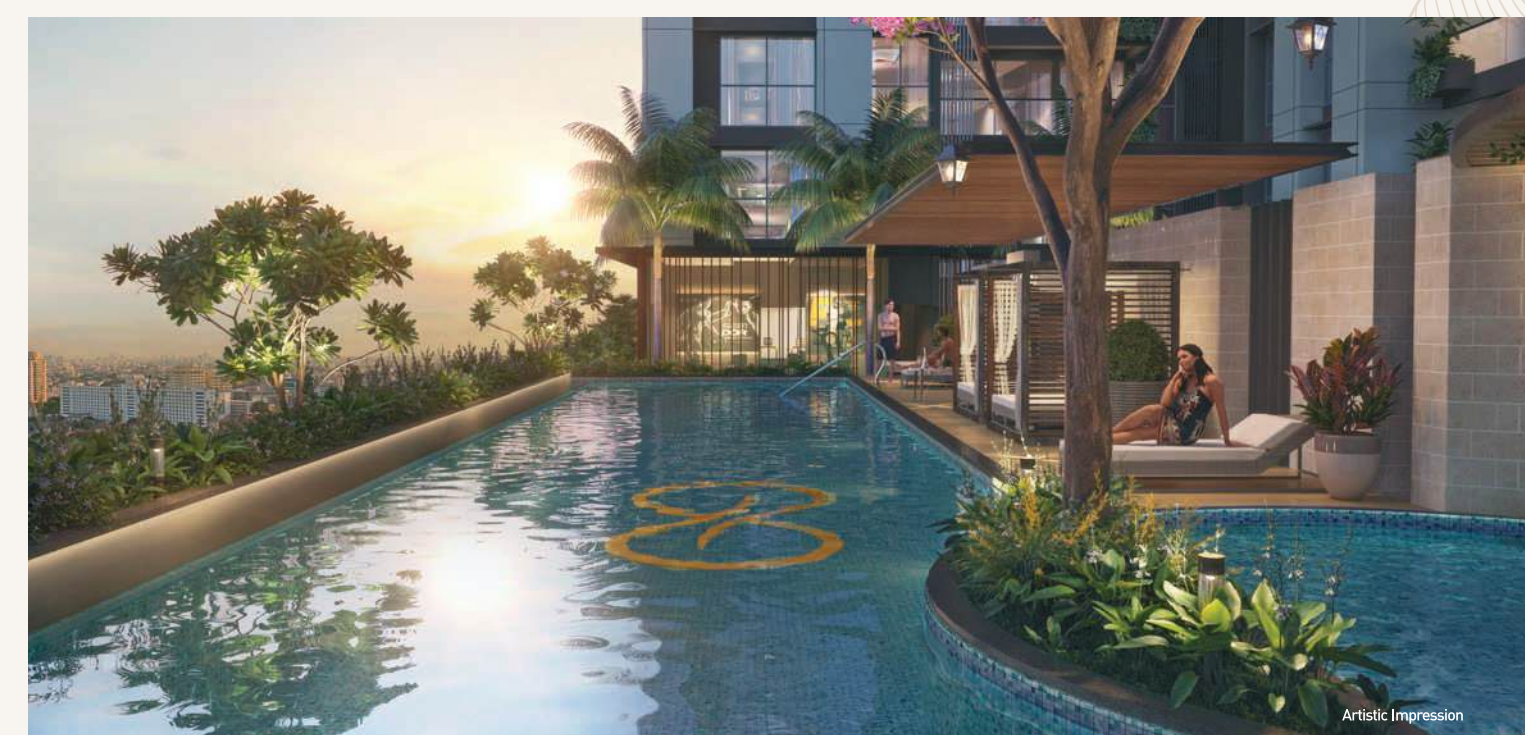
Jogging Track

Lounge Seating with
Barbeque Pit

Putt Golf

Open-air Cinema Space

Sunken Court with Dry
Landscape Area





PODIUM AMENITIES

Vehicle Free Access

Swimming Pool

Semi-covered Kids' Pool
with Rain Shower

Semi-covered Pool Deck
with Cabana Seating

Children's Play Area
with Play Station

Sand Pit

Rock Climbing Wall

Social Den with Thematic
Gardens

Multipurpose Area

Party Lawn

Thematic Landscape Plaza

Fitness Centre

Spa and Massage Room

Jacuzzi

Herb Garden

Jogging Track

Café / Juice Bar

Indoor Games Room

Digital Gaming Room

Sports Simulator Room

Library and Reading Space

Indoor Children's Play Area

Art Room

Multipurpose Room

Mini Theatre

Water Feature with
Lily Pond

Squash Court

Music Room

GROUND AMENITIES

Pedestrian Pathway

Jogging Track

Futsal Court

Net Cricket

Sensory Garden
with Social Den

Pet Grooming Area

Vehicular Pickup and Drop-
off Point

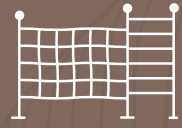
Water Feature with Cascade

Thematic Landscape Plaza





FOR CHILDREN



Children's Activity
Area



Semi-covered Kids' Pool
with Rain Shower



Children's Play Area
with Play Station



Sand Pit



Art Room



Indoor Children's Play Area



Vehicle Free
Access



FOR TEENAGERS



Rock Climbing Wall



Digital Gaming Room



Sports Simulator Room



Music Room



Futsal Court



Net Cricket



Sensory Garden
with Social Den



FOR ADULTS



WFH Sit-outs



Swimming Pool



Putt Golf



Jacuzzi



Café / Juice Bar



Spa and Massage Room



Mini Theatre



Squash Court



Reflexology / Crossfit Zone



FOR SENIOR CITIZENS



Gazebo Seating



Yoga Zone



Jogging Track



Herb Garden



Pedestrian Pathway



Sunken Court with
Dry Landscape Area



Social Den with
Thematic Gardens



Library and
Reading Space



Vehicle Free
Access

THE EXCLUSIVE LIFE

- The 12,000 sq ft clubhouse stands at the heart of the luxurious recreational facilities that make leisure part of everyday life at Amberwood.
- The 15-foot-high ceilings lend every space of indoor leisure an airy and open feel.
- Every amenity and activity zone is available for use simultaneously allowing multiple experiences to unfold in harmony.



A SPACE
FOR THE SELECT FEW

AMBERWOOD

Amberwood isn't built for everyone. It is
crafted for those who appreciate the details,
the thought, the vision behind it.

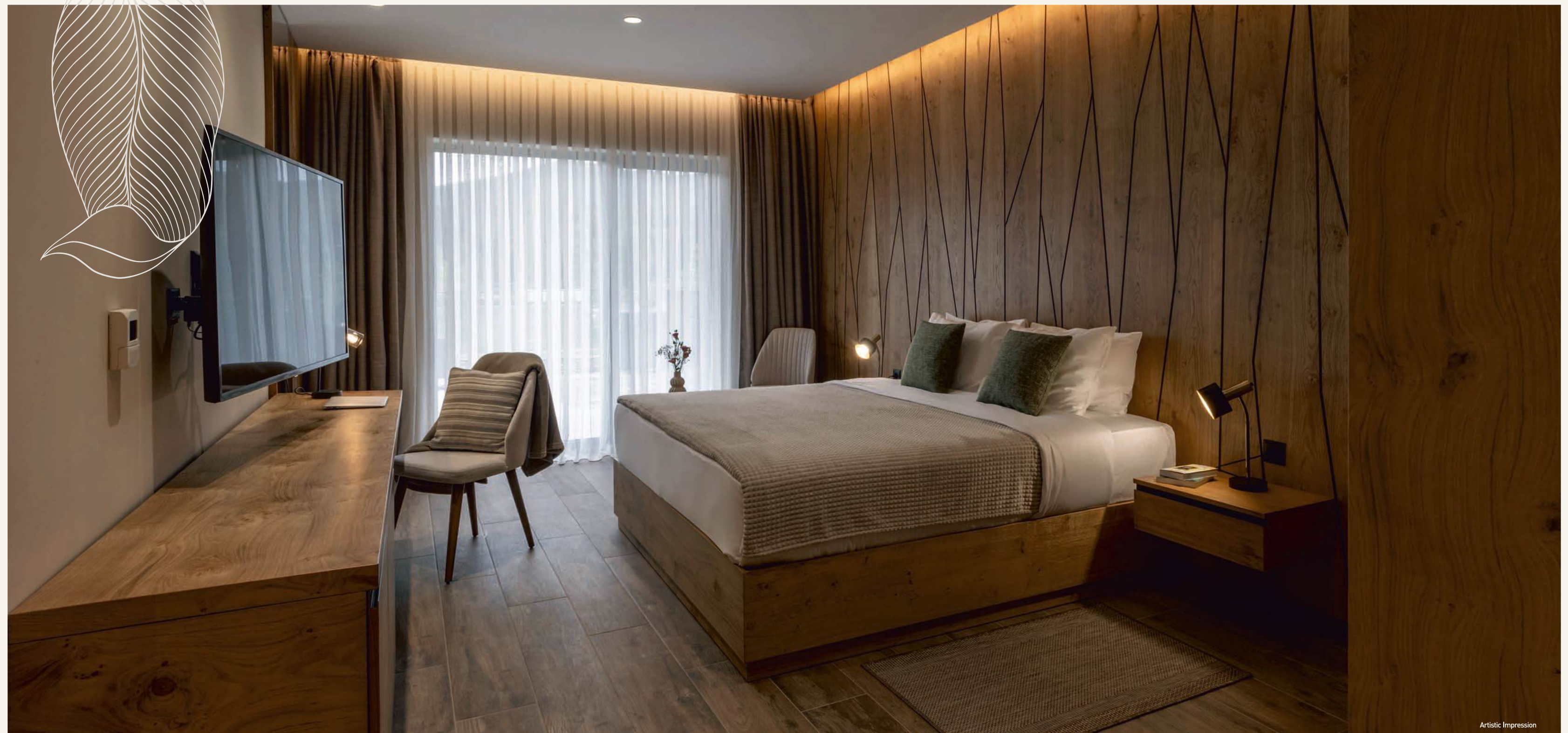
These spacious residences blend grandeur
with intimacy, offering open layouts,
luxurious materials and a sense of
exclusivity that's hard to find and even harder
to forget.



Artistic Impression

EXTRAORDINARY BY DESIGN

In a construction industry where architects chase the latest trends to make homes appear modern, the design of Amberwood stands out. Its homes are designed with an intuitive understanding of how people truly live. Every residence features rooms that can adapt with ease, whether it's a quiet workspace, a reading nook, or a guest retreat, all while opening up to sweeping, scenic views. Even the entrance lobbies have been thoughtfully planned as more than just a passageway. They're generous, welcoming spaces that reflect the openness of not just the project, but also its residents.



4 BHK

1776 - 1839 Sq. Ft CARPET AREA



AREA STATEMENT

LIVING SPACE		W X L IN SQ.FT
A	LOBBY	4'10" X 7'4"
B	LIVING + DINING	22'10" X 13'
C	BALCONY	17'6" X 6'1"

KITCHEN SPACE		W X L IN SQ.FT
D	KITCHEN	14'1" X 9'10"
E	AHU ROOM / DRY BALCONY	8'7" X 9'9"

BEDROOMS		W X L IN SQ.FT
F	MASTER BEDROOM 1	10'7" X 14'9"
G	MASTER BEDROOM 1 WALK IN	7'2" X 4'11"
H	MASTER BEDROOM 1 TOILET	10'7" X 8'3"
I	MASTER BEDROOM 1 BALCONY	10'7" X 4'11"

J	MASTER BEDROOM 2	10'1" X 12'3"
K	MASTER BEDROOM 2 TOILET	6'8" X 7'1"

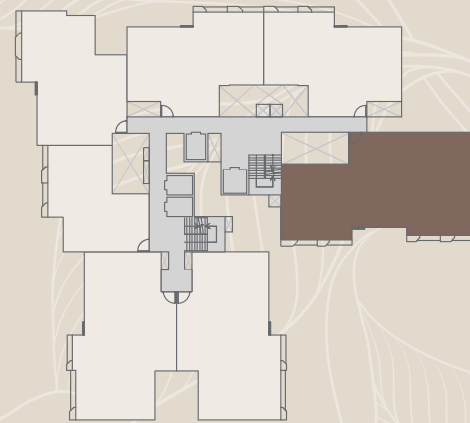
L	BEDROOM 1	9'9" X 11'
M	COMMON TOILET	4'11" X 8'3"

N	MASTER BEDROOM 3	11' X 14'8"
O	MASTER BEDROOM 3 WALK IN	5'8" X 8'8"
P	MASTER BEDROOM 3 TOILET	4'11" X 8'3"

AREA AS PER RERA

	AREA IN (SQ.FT)
RERA CARPET AREA	1533.44
AHU ROOM / STUDY ROOM	85.04
EXCLUSIVE AREA	158.02
PRIVATE GARDEN	0.00
TOTAL AREA	1776.49

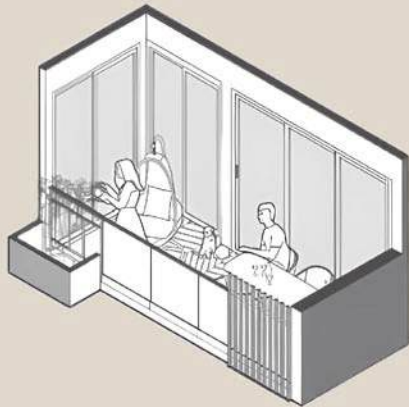
KEY PLAN



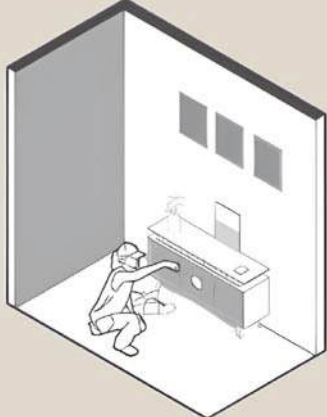
IMPORTANT NOTE:
1. All dimensions are from unfinished wall to unfinished wall.
2. Above shown furniture layout is for representation purposes only.



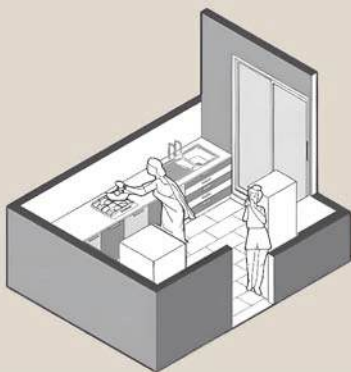
Exquisitely designed for form & functionality



Built-in Planter Boxes for a Green Façade



Spacious Multipurpose Entrance Lobbies



Intuitively Designed Kitchen Layouts

3 BHK XL

1365 - 1415 Sq. Ft CARPET AREA



AREA STATEMENT

LIVING SPACE		W X L IN SQ.FT
A	LOBBY	4'11" X 9'6"
B	LIVING + DINING	22'8" X 12'2"
C	BALCONY	18'1" X 6'1"
D	AHU ROOM / STUDY ROOM	5'1" X 6'1"

KITCHEN SPACE		W X L IN SQ.FT
E	KITCHEN + DRY BALCONY	14'6" X 9'11"

BEDROOMS		W X L IN SQ.FT
F	MASTER BEDROOM 1	11'5" X 12'2"
G	MASTER BEDROOM 1 WALK IN	5'6" X 10'5"
H	MASTER BEDROOM 1 TOILET	4'10" X 8'1"

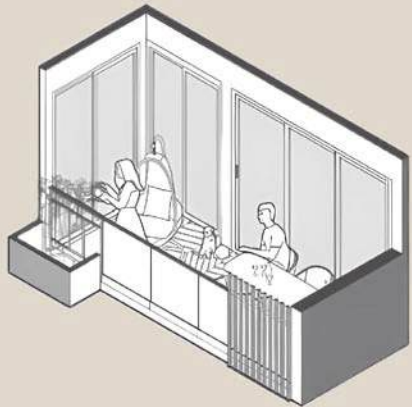
I	BEDROOM	10'3" X 10'8"
J	COMMON TOILET	5'2" X 5'1"

K	MASTER BEDROOM 2	15'1" X 12'5"
K.1	MASTER BEDROOM 2 BALCONY	15'1" X 3'5"
L	MASTER BEDROOM 2 WALK IN	4'10" X 8'11"
M	MASTER BEDROOM 2 TOILET	4'11" X 8'6"

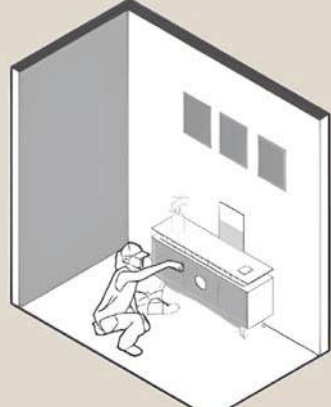
AREA AS PER RERA

	AREA IN (SQ.FT)
RERA CARPET AREA	1214.29
AHU ROOM / STUDY ROOM	33.15
EXCLUSIVE AREA	161.14
NON ACCESSIBLE AREA	0.00
PRIVATE GARDEN	0.00
TOTAL AREA	1408.58

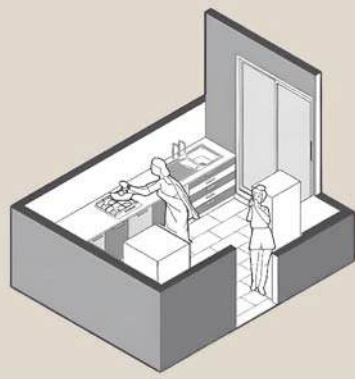
Exquisitely designed for form & functionality



Built-in Planter Boxes for a Green Façade

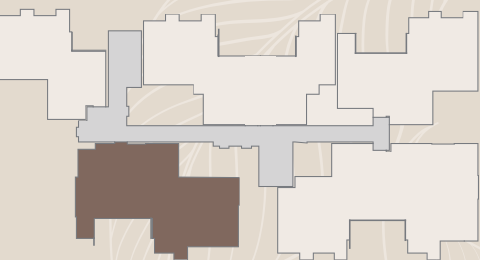


Spacious Multipurpose Entrance Lobbies



Intuitively Designed Kitchen Layouts

KEY PLAN



IMPORTANT NOTE:
1. All dimensions are from unfinished wall to unfinished wall.
2. Above shown furniture layout is for representation purposes only.



SPECIFICATIONS



PARTITION WALLS

- RCC Walls / AAC Blocks

PAINTING & WALL FINISHES

- Internal Wall with Gypsum Finish, Jotun or Equivalent Acrylic Emulsion Paint
- Texture Surface and Top Coat Acrylic Paints for External Surfaces

FLOORING

- Marble Finished Vitrified Tiles

ENTRANCE LOBBY (GROUND FLOOR)

- Decorative Ceiling Lights
- Automated Door
- Air Conditioned Lobby
- Marble / Granite Flooring and Wall Cladding

STRUCTURE

- Earthquake-Resistant RCC Frame Structure as per Seismic Design



BATHROOM

- Concealed CPVC and UPVC Piping
- Exclusive Bathrooms with Premium Designer
- Sanitaryware (Toto or Equivalent)
- Shower Partition in ENSUITE Bathrooms (Except for Common Washrooms)
- Mirrors for all Wash Basins
- 600 mm. x 1200 mm. Designer Tiles for Flooring and Walls
- False Ceiling with Light Fittings in Bathrooms
- Provision for Exhaust Fan
- CP Fittings of Toto / Grohe / Jaquar or Equivalent make

DOORS & WINDOWS

- 40 mm. Thick Designer Laminated Wooden Flush Door with
- Digital Lock by Yale / Godrej or Equivalent at Apartment Entrance
- 32 mm. Thick Laminated Flush Doors with Premium Fixtures
- System Windows with High Performance Glass
- Granite / Artificial Stone Sills in Windows

ELECTRICAL FIXTURES

- Premium Modular Switches by Wipro / Legrand / Schneider or Equivalent
- Concealed Copper Wiring with Circuit Breakers
- Provision for Inverter, Broadband, Telephone and Cable / DTH Connection
- Video Door Phone with Intercom Facility
- Provision for AC in Living Room, Dining Room and All Bedrooms



KITCHEN

- Scratch-resistant SS Sink with Drain Board
- Polished Vitrified Large Format Tiles in Kitchen
- Provision for Water Purifier
- Electrical Points for Refrigerator, Oven and Exhaust Fan

TERRACE / SIT-OUT

- SS Railing with Laminated Glass
- Wooden Finish Floor Tiles
- Drain Channels in Sit-out Area

UTILITY / DRY BALCONY

- Electric Point for Washing Machine
- Dado Tiles up to Sill Level
- Ceramic / Vitrified Tiles for Flooring



AUTOMATION & SECURITY

- Colour Video Door Phone

COMMON AMENITIES

- High-speed Elevators fitted with Auto Rescue Devices (ARDs)
- Energy-efficient LED Lighting in Designated Common Areas
- Power Backups for Elevators
- Washroom Facilities for Domestic Help in Parking Area
- False Ceilings in Lift Lobbies
- 24-hour CCTV Camera Surveillance in Designated Common Areas
- Advanced Secure Firefighting System with Fire Staircases and FHCs
- Sprinkler Systems throughout the Building



At SMP Estates, consciousness is built into every line we draw and every decision we make. It's present in the quiet clarity of our design, in the way light moves through a room, and in the materials chosen not just for beauty, but for balance and longevity. We believe in creating sustainable, mindful and precise spaces that serve the present and also consider the future. SMP leads each one of its projects with a green vision, ensuring that sustainability is at the foundation. From the 9000+ homes in over 35 projects that we have delivered, to the 30 lakh+ square feet we've developed, there's a sense of purpose in everything we do. Because for us, mindful design isn't a philosophy on paper. It has been, for almost two decades, a way of working, living and growing to shape a conscious today for a kinder tomorrow.

Over the last four decades, Namrata Group has stood out as one of Pune's premier builders and developers, crafting dream homes for over 8,000 customers and designing more than 150 luxurious residential and commercial properties. By focussing on homebuyers' dreams, Namrata Group has played a crucial role in the development of Pune and Talegaon's real estate markets, transforming Talegaon into a thriving satellite city with over 6,500 residents enjoying Namrata homes.

With over 12 million square feet delivered and another 2 million under development, we are committed to creating homes that offer unparalleled space, style, and comfort for a successful tomorrow, boosting employment, and improving lifestyles for locals.



KEY HOTSPOTS

Moshi - Hinjawadi BRTS Road	1.9 km
Wakad - Dehu - Alandi BRTS Road	2 km
Aundh - Ravet BRTS Road	2.6 km
Pune - Bengaluru NH4 Highway	5.5 km
Pimpri Railway Station	2.6 km
Nashik Phata (Bhosari) Metro Station	4.2 km
Pune Airport	19 km

SCHOOLS

SNBP International School	1.7 km
VIBGYOR School	2.5 km
Wisdom World, Wakad	3.2 km
Orchid School	3.6 km
Elpro International School	4.2 km
Euro School, Wakad	4.3 km

BUSINESS HUBS

Hinjawadi IT Park	7.2 km
Talawade IT Park	13.8 km
Talegaon MIDC	30 km

HOSPITALS

Lotus Multi-Speciality Hospital	1.3 km
Aditya Birla Memorial Hospital	4.2 km
Jupiter Hospital	7.3 km
ONP Tulip Hospital	12.3 km

SPORTS ZONES

PCMC Ground	1.3 km
Chondhe Patil Sports Complex	4.2 km
Balewadi Sports Complex	9 km
MCA Cricket Stadium	14.4 km