



TREASURE TROVES

BY SIDDHASHILA

**Exquisite 2 & 3 RHK Residences
Prime Wakad**



Artistic Impression



IT'S TIME TO

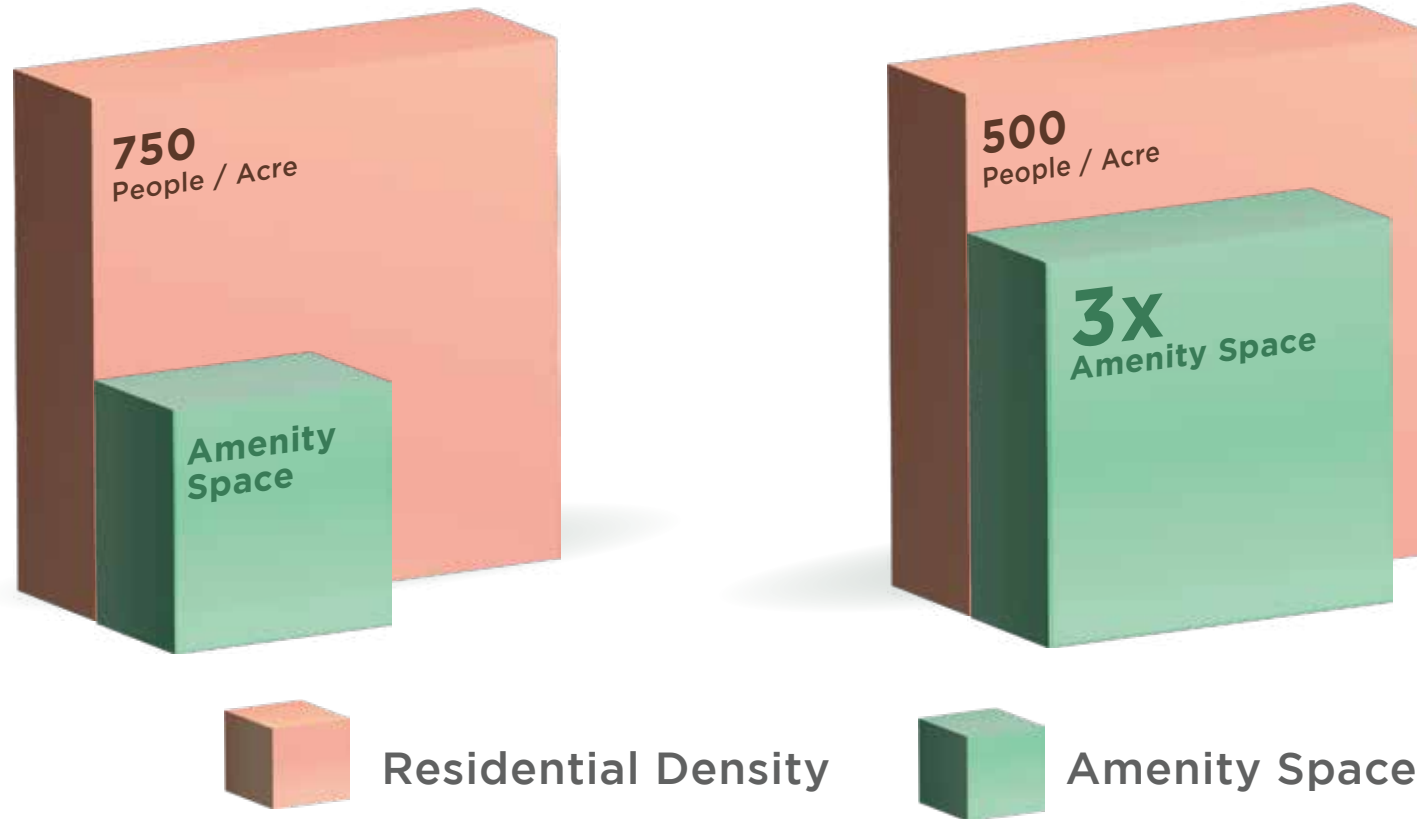
*live*MORE

In a world where boundaries confine, Treasure Troves beckons you to a realm where living transcends limits. Welcome to a haven of 'LiveMore,' where every corner unfolds a treasure trove of experiences that enrich your soul and elevate your existence.

Here, life is not confined to walls; it's a symphony of moments waiting to be composed.



Average Project in Wakad 2023



• Average Residential Density in Wakad	750 people / acre
• Residential Density in Treasure Troves	500 people / acre
• People/Acre of Amenity Space in Wakad	1600+
• People/Acre of Amenity Space in Treasure Troves	500+

**WHY SETTLE,
WHEN YOU CAN**

Thrive**MORE!**

The 2020 implementation of UDCPR guidelines triggered a boom in the real estate sector, marked by the construction of larger buildings. Unfortunately, this led to a shortage of amenity space per acre, causing discomfort among residents.

In contrast, Treasure Troves breaks this trend, offering a refreshing solution. With a residential density of only 500 people per acre (compared to Wakad's 750), it provides a more spacious living experience. Additionally, it boasts a remarkable 550+ people per acre of amenity space, far exceeding the Wakad average of 1600+.

Choosing Treasure Troves means embracing a lifestyle abundant in space and amenities, allowing residents to live life to the fullest. It stands as a beacon of change, offering a respite from overcrowding and a promise of a more fulfilling life.



**Lower Residential
Density**



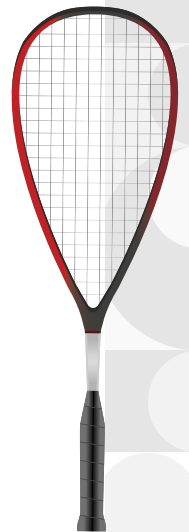
**Remarkable
Amenity Space**



**More Spacious
Living Experience**



**A Refreshing
Lifestyle**





Artistic Impression

AN ARCHITECTURAL MARVEL THAT ADDS

MORE *to life!*

Treasure Troves is more than bricks and mortar; it's the embodiment of a philosophy - 'LiveMore.' Embrace an abundance of amenities and spaces that fuel your passions, turning ordinary moments into extraordinary memories. Live more, dream more, and savor life's every facet. From expansive residences to serene terraces, each space is crafted with the intent to amplify the way you live.



**Highest Livability
Quotient**



**3.5 Acre Landmark Project
With Unique Architecture**



**Over 2.5 Acres
Of Indulgences**



**40+ Amenities
Across 5 Levels**



**An Acre Of Connected
Rooftop Deck**



**Exquisitely Crafted
Residences**



**Minutes Away From
Phoenix Marketcity & Wtc**







INDULGENCES THAT MAKE LIFE

MORE *active!*

Treasure Troves has branched out activities to complete you in every way. For every enthusiast, passionate, artistic individual, there are amenities that captivate the essence of true art and joy to live more. Here's the time to just not open eyes but be awoken every day, to just not exercise but stay active, to just not smile but laugh with curated indulgences just for you!



**Swimming
Pool**



**Multi-purpose
Lawn**



**Senior Citizen
Plaza**



**Kid's
Play Area**



**Co-working Zone
With Pantry**



**Fitness
Center**



**Conference
Room**



**Club House
With Sitting Area**





Artistic Impression





Artistic Impression



Artistic Impression



Artistic Impression



AMENITY PODS IN THE SKY FOR

MORE *exclusivity!*

Witness next-level creativity at Wakad's **first-of-its-kind Hanging amenities** on three levels, only at Treasure Troves



Squash Court



Indoor Games



Massage Rooms With
Changing Room



Crèche



Games Room

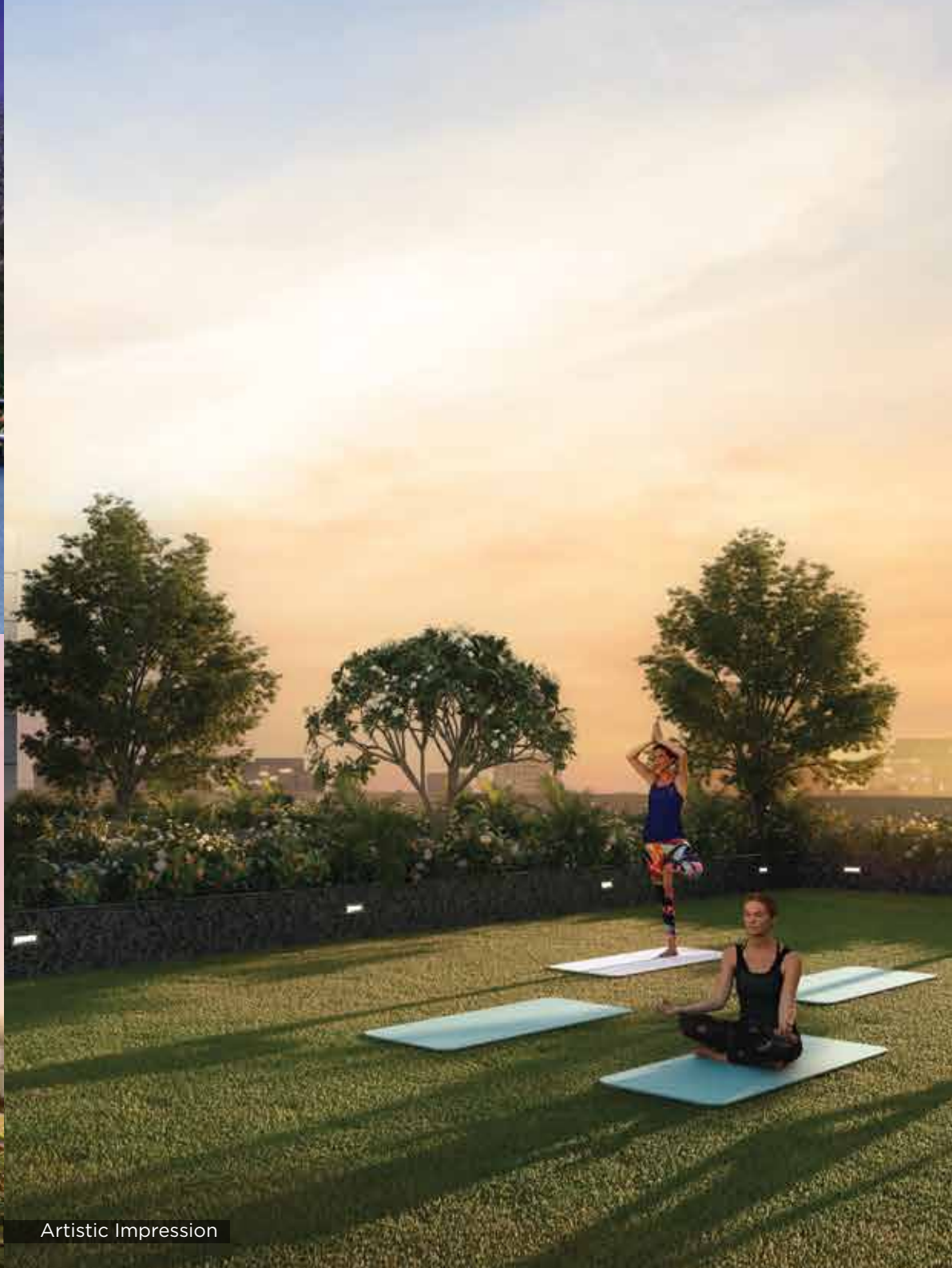


Guest Rooms





Artistic Impression



Artistic Impression



Artistic Impression



**AN ACRE OF
SKY TERRACE FOR**

MORE *indulgences*

The Sky Deck, spanning an acre atop a high-rise, offers an oasis of serenity with panoramic city views and a multitude of amenities, fostering community and connection among residents. It's a transformative space where urban living meets nature's grandeur, elevating life to new heights.



Hydroponic Garden



Sunset Pavilion



Barbeque Deck



Yoga Lawn



Sky Lounge



Astronomy Deck



Sit Out Area



An aerial artistic rendering of a modern high-rise apartment building. The building features a facade of light-colored panels and dark window frames. The rooftop is landscaped with greenery, including lawns and trees, and includes several blue-roofed structures. A swimming pool is visible in the lower right corner of the building's footprint. The surrounding area is lush with green trees and includes a road and other buildings in the background.

More **SURREAL!**



What is *More* at Treasure Troves?



More Happy Moments



More Sublime Designs



Most Trustworthy Developer



More Treasured Indulgences

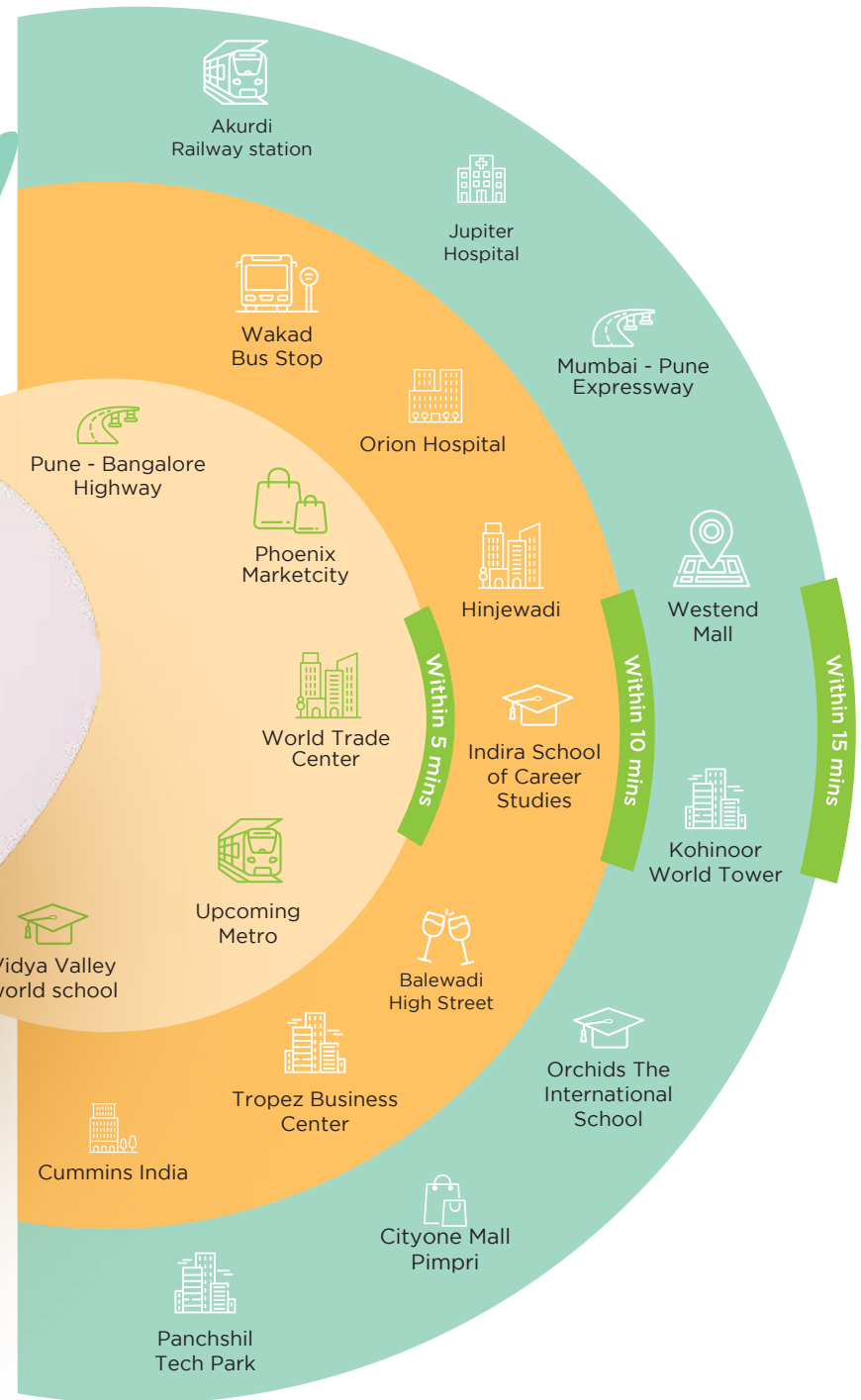


More Hassle-free Commute

Image used for representation purpose only



AN ADDRESS THAT ADDS **MORE** convenience!





Presenting Treasure Troves at a locale that's more livable, more absolute, more convenient. Being located in the most upbeat neighborhood of Wakad this project gives you easy access to IT hubs, educational institutes, entertainment zones, health care facilities and a lot more. Strategically set minutes away from Mumbai-Pune Expressway and NH-4, you get to maintain a perfect work-life balance and enjoy more comfort & convenience.



World Class Social Infrastructure



Minutes away from Balewadi High Street



Close to Metro Station



Close to Upcoming World Trade Center & Panchshil Tech Park



Minutes away from Hinjewadi IT Park



30+ Renowned Education & Healthcare Facilities nearby



Artistic Impression



Welcome to



TREASURE TROVES
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in **prime Wakad**, where modern living is redefined through the seamless integration of a **commercial plaza within the residential community.**

Enjoy unparalleled convenience with shopping, dining, and essential services just steps from your home, fostering a vibrant sense of community among residents.

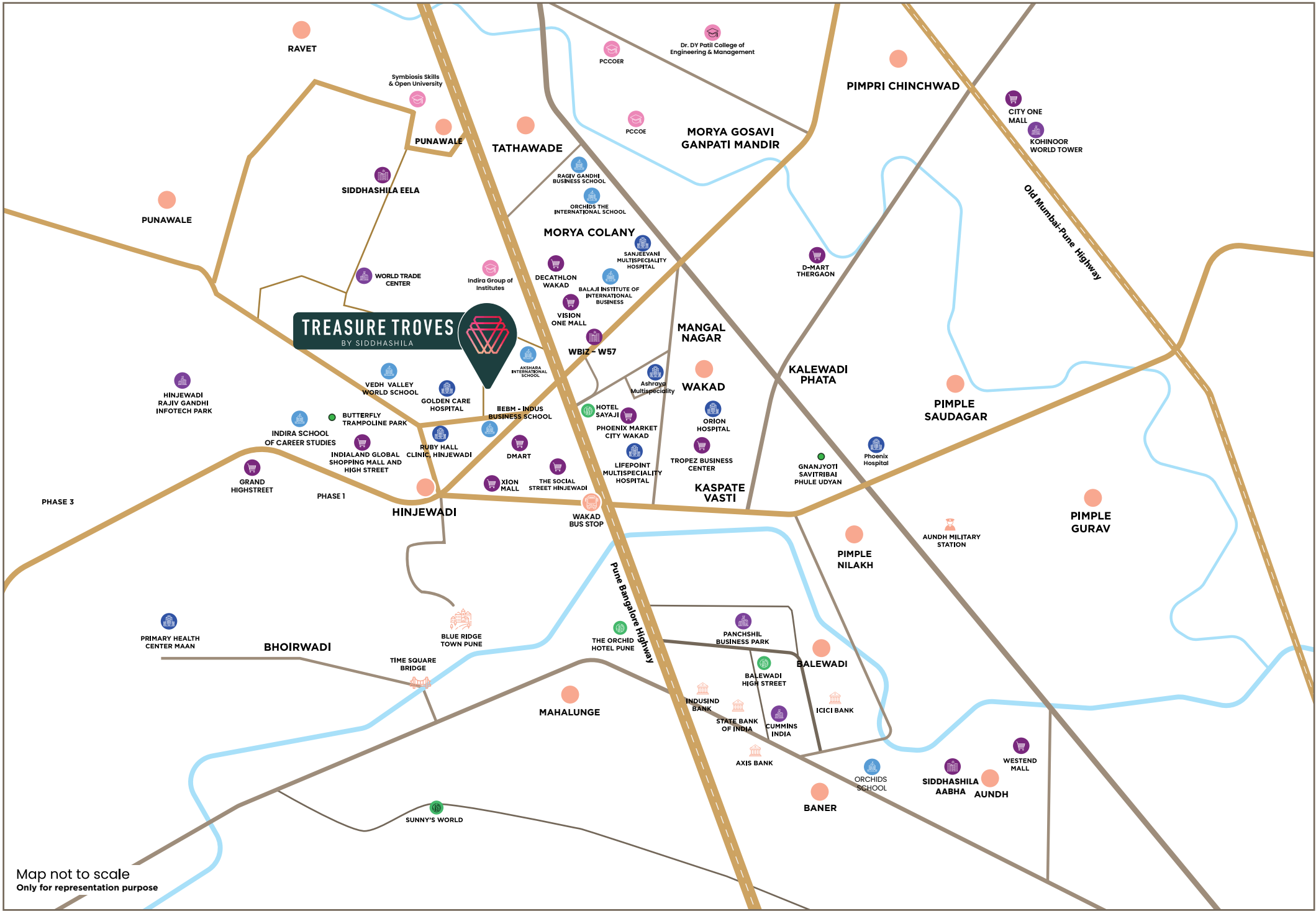
This unique feature enhances property value and ensures a secure living environment. Bid farewell to time-consuming commutes, allowing more quality time with loved ones or pursuing hobbies. Experience the perfect blend of residential comfort and urban convenience at **Treasure Troves** - where you can live, work, and play within the comfort of your dream home.

This is where you genuinely LIVE MORE!



TREASURE TROVES

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Map not to scale
Only for representation purpose



Hotels & Restaurants

- Ginger, Wakad - 5 mins
- Hotel Sayaji, Wakad - 8 mins
- Sentosa Resort Park, Ravet - 10 mins
- Courtyard Marriott, Hinjawadi - 11 mins



Key Business Zones

- Proposed World Trade Centre, Tathawade - 10 mins
- Balewadi High Street, Balewadi - 11 mins
- Proposed Panchshil Tech Park, Hinjawadi - 20 mins
- Rajeev Gandhi Infotech Park, Hinjawadi - 20 mins



Hospitals

- Life Point Hospital, Wakad - 2 mins
- Phoenix Hospital - 10 mins
- Orion Multispeciality Hospital - 10 mins
- Ashraya Multispeciality Hospital - 12 mins
- Aditya Birla Hospital, Chinchwad - 15 mins



Malls

- Phoenix Marketcity, Wakad - 2 mins
- Decathlon, Wakad - 5 mins
- Reliance Superstore - 7 mins
- D Mart, Hinjawadi Rd. - 8 mins
- Elpro City Square Mall, Chinchwad - 10 mins
- Grand Highstreet - Hinjawadi, Phase 1 - 10 mins



Road Connectivity

- Pune Bangalore Highway - 5 min
- Proposed Ring Road - 5 min
- Mumbai Pune Expressway - 10 min
- Aundh Ravet BRTS Road - 10 min
- Old Mumbai Pune Highway - 15 min



Schools

- Euro School, Wakad - 7 mins
- SB Patil Public School, Ravet - 10 mins
- St. Ursula's Schol, Akurdi - 10 mins
- Orchid international school - 12 mins
- St. Marys School, Nigdi - 15 mins
- City Pride School, Nigdi - 15 mins



Higher Education Institutes

- Institute Of Science Poona's College Of Computer Sciences, - 8 mins
- Symbiosis Skills & Open University, Kiwale - 10 mins
- Indra Group of Institutes, Tathawade - 10 mins
- PCCOER - Pimpri Chinchwad College of Engineering and Research, Ravet - 15 mins
- PCCOE - Pimpri Chinchwad College of Engineering, Akurdi - 15 mins
- Dr. DY Patil College of Engineering & Management, Akurdi - 15 mins



Artistic Impression

MORE *luxury*
MORE *space*

LIVING ROOM

Step into the heart of your home, where comfort meets style. The living room at Treasure Troves is a haven of elegance and relaxation, inviting you to unwind and create lasting memories. With its thoughtful layout, natural light, and fine finishes, this space resonates with warmth and sophistication, offering the perfect backdrop for moments that matter.



Artistic Impression

BEDROOMS

The bedrooms are crafted with care making each of them a sanctuary of tranquility. The gentle palette of soul-soothing colors invites you to unwind and find solace. From a tranquil morning coffee to a serene evening wind-down, these bedrooms are designed to elevate your everyday living experience.



Artistic Impression

THE KITCHEN

Experience the allure of granite countertops, stylish window treatments, and stainless steel sinks that seamlessly blend practicality with elegance. Equipped with dedicated electrical supplies for your kitchen essentials and clever storage solutions, your culinary explorations reach new heights in these meticulously crafted spaces.





Artistic Impression

THE WATER CLOSETS

Immerse yourself in the embrace of spaciousness, adorned with anti-skid tiles that cradle each step. Every element, from fixtures to finishes, is meticulously chosen to elevate your everyday routines into moments of pure indulgence for you

MORE of space! MORE of specifications!

The treasure is just a piece of stone until it is engraved with beautiful detailing. Just like that, Treasure Troves is immaculately designed with fine detailing to give a unique touch to your interiors.



STRUCTURE

- Earthquake resistant RCC and Alu form frame structure.



MASONRY

- Walls shall be structural / non-structural & AAC Blocks.



WALL FINISH & PAINTING

- External walls – Texture paint finish (make – Nerolac or equivalent)
- Internal Walls - Gypsum Plaster finished with Oil Bond Distemper paint.
- Internal ceiling finish – Oil Bond Distemper paint.



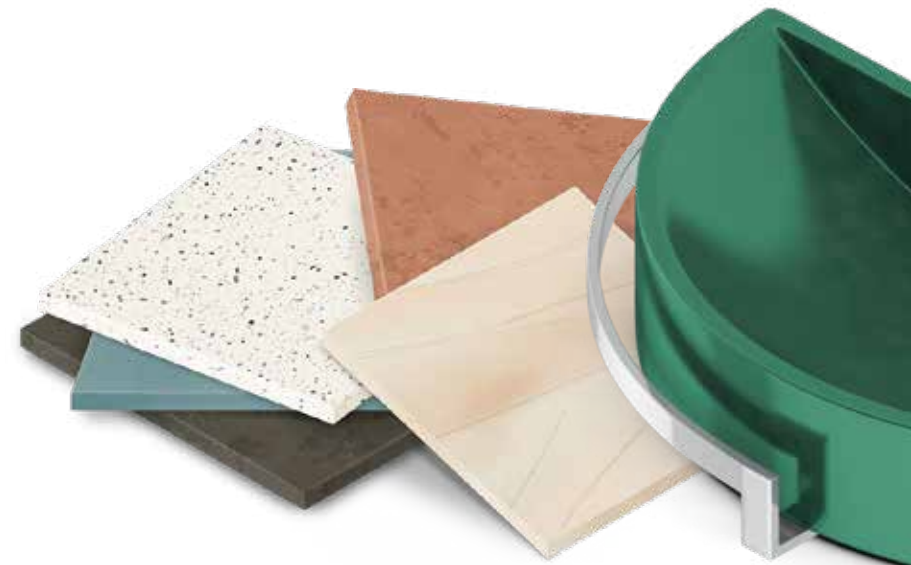
KITCHEN

- Counter - Granite counter with fascia and skirting behind.
- Window treatment - Granite at sill level.
- Stainless steel sink – single bowl (Nirali or equivalent make).
- Sink tab for water supply.
- Provision of water purifier with drinking water supply.
- Dedicated electrical supply for chimney.
- Electrical Supply for Refrigerator, Oven & Exhaust fan.



FLOORING

- Drive way and parking - Trimix /paver block /high strength tiles.
- Apartment Inside - Vitrified tiles of 800 MM X 800 MM for Living, dining, kitchen & Bedroom.
- Kitchen Dado - 600 MM X 600 MM Up to 600 MM above platform.
- Toilet Dado - 600 MM X 600 MM Height up to lintel level.
- Toilet Floor - Anti-skid tiles of 600 MM x 600 MM for Bathrooms.
- Utility & Balcony Floor- Anti-skid tiles of 600 MM X 600 MM.
- Lift Lobby - Vitrified tile 800 MM X 800 MM .
- Open staircase – Shall be in decorative tile / Natural Stone
- Fire staircase – Shall be in decorative tile.



SPECIFICATIONS



UTILITY / DRY BALCONY

- Water supply with drainage line for washing machine
- Electrical supply for Washing Machine
- Parapet wall with MS railing



DOOR / WINDOWS

- Main Entrance door with Name plate & door fittings
- Internal doors - Flush door with laminate finish
- Balcony Door - Three track powder coated Aluminum sliding door with mosquito mesh
- Windows - Three track powder coated Aluminum sliding windows with mosquito mesh
- Window Grills - MS fabricated grills with anti-corrosive treatment & oil base paint
- Window jam treatment - Granite sill
- Digital/ Bio metric Lock for main door



ELECTRICAL

- Wires and Cables - Concealed copper wiring shall be done
- Switch Boards - Modular switches shall be of Schneider or equivalent make
- Distribution board - Shall be of Schneider or equivalent make
- Electrical supply point for AC in all bedrooms
- Video door phone
- Earth leakage circuit breaker
- Smoke Detector System
Fire Sprinklers in All Rooms



BATHROOM & TOILET

- Concealed plumbing for water supply with CP & Sanitary fittings & Drainage System shall be of underslung type
- CP fittings shall be of premium quality
- Sanitary ware shall be of premium quality
- Electrical supply provision for Exhaust fan in all bathrooms.
- Granite architrave with sill for ventilator
- Solar water connection to one Master bedroom washroom.
- Electrical supply for Geyser
- Modular Ceiling for all washrooms





TREASURE TROVES
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- | | | | | | |
|---------------------------|----------------------------|-------------------------------|-----------------------|-----------------------------|--------------------------------|
| 1 Entrance gate and cabin | 9 Multipurpose lawn | 17 Vehicular ramp to basement | 25 Transformer | 33 Guest room | 41 BBQ deck |
| 2 Pool side lawn | 10 Jogging / Walking track | 18 Palm court | 26 DG | 34 Squash court | 42 Family play zone |
| 3 Swimming pool | 11 Sit out plaza | 19 Stilt parking | 27 STP & owc | 35 Creche | 43 Party / Event lawn |
| 4 Kids pool | 12 Trellis | 20 Conference & meeting room | 28 Workshop | 36 Indoor games | 44 Sky lounge & astronomy deck |
| 5 Pool deck | 13 Kids play zone | 21 Waiting & lounge | 29 Multipurpose hall | 37 Sunset pavilion | 45 Jogging track |
| 6 Changing room | 14 Tot Lot | 22 Exit gate and cabin | 30 Fitness center | 38 Yoga lawn & aerobic deck | 46 Flower tunnel |
| 7 Open air gym | 15 Senior Citizen's Plaza | 23 Retail front plaza | 31 Refuge Area | 39 Sitout | 47 Space for services |
| 8 Fire Tender Driveway | 16 Fruit orchard | 24 Visitor's parking | 32 Spa & massage room | 40 Hydroponic garden | |

DISCOVER

Most TREASURED!

LIFESTYLE IN WAKAD

Treasure Troves is created with more precision, more detailing, and more warmth just for you. This is a haven build immaculately with utmost care and uniqueness. Move in at the most coveted locale in Wakad and cherish every nuances of life!

THIS IS YOUR ULTIMATE CHANCE TO FINALLY
LiveMORE!



LEGACY OF CRAFTED LANDMARKS

INTELLIGENT DESIGN. EFFICIENT EXECUTION



Eela - Punawale



Aabha - Aundh



Trishala - Mukund Nagar



EIRA - Punawale



Manik Signia - SB Road



S9 - SB Road



Samaira - Bibewadi



IRIS - Bavdhan



Rainbow plaza - Rahatani



Theia - Punawale



Madhusagar - Model Colony



W57 & WBIZ - Wakad



ADDING
More INNOVATION!
IN REAL ESTATE ARENA

Treasure Troves is being crafted by a leading real estate developer in Pune with a track record of providing quality houses to many satisfied customers. Intelligent design and efficient execution are the principles followed across all their projects. The business has developed into a luxury real estate brand in Pune, known for its exquisite design and construction.





Artistic Impression

Project by
siddhashila 

In Association with
 **SSD**
GROUP

Site Address: Treasure Troves, Akshara International School Rd, Bhagwan Nagar, Bhumkar Nagar, Wakad, Pimpri-Chinchwad, Maharashtra 411057

Registered Office Address: Siddhashila House, 770/4, Lane No. 7, Deccan Gymkhana, Pune, Maharashtra 411004

www.treasuretroves.co.in



 MAHARERA registration number: **P52100052582**

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