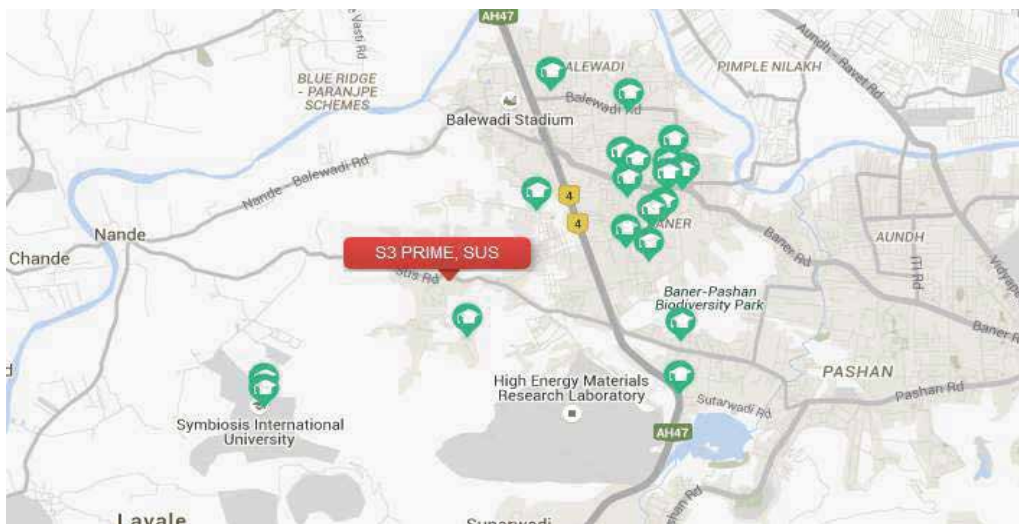


LOCATION MAP



Site Address: Sr. No. 85, Sus, Near Sus Petrol Pump, Sus - Lavale Road
T: +91 7030 955 800 | E: s3propsales@gmail.com | W: www.s3properties.co

Architect: Icon Associates, Baner -Pune
Legal Advisor: Adv. Nitin Ombale
RCC Consultant: Mr. R. K. Randhave

VENTURE BY



E : s3propsales@gmail.com
W: www.s3properties.co
C: +91 7030 955 800

PROJECT BY



1913, Sadashiv Peth, Nr. Maharana Pratap Udyan,
Bajirao Road, Pune - 411030, Maharashtra
E: neeticonstruction@gmail.com
W: www.neeticonstruction.in
C: +91 8275904202



1692, Bhagyadarshan Appts, Shop No.-2,
Near Grahak Peth, Pune-30
E: saiproperties3@gmail.com
C: +91 9527103636

*Artist Impression Disclaimer: This artist's impression is intended to illustrate the appearance of this home once completed. No warranty is given that the completed home will comply to any degree of this artist's impression. The builder discloses that all the colours, textures and finishes are indicative only. The builder reserves the right to alter any colour, material and/or design features, such as orientation and site levels in order to comply with all relevant constraints including but not limited to local council planning guidelines.





SPECIALLY
DESIGNED
LUXURIOUS
DESIRABLE
BEST SUITED
PEACEFUL
GROWING
SECURE
URBAN
SAFE
DEVELOPING

S3 Prime is specially designed, best suited and within budget luxurious with 1 & 2 BHK Flat that will be open on sides allowing cross ventilation. Top of the line amenities are provided and the best material is being used. The whole area is part of a rapidly developing hub guaranteeing great returns for you in the future.

S3 Prime is a convenient central location, peaceful natural surroundings, top of the line construction popular amenities, safely & security. These are just some of the things that makes "SB Prime" most desirable address in the area.

At Sus, you can remain oblivious of the hassles of urban living, while enjoying all the benefits of its proximity. Drive along the New Mumbai Pune Expressway to comfortably at the other end, you can hit on the fast lanes to Pune.

S3 Prime, the site of the project, has been a fast evolving extension of the city. With new constructions on the anvil and a community of residents emerging, the locality is witnessing an upsurge both in terms of project valuations and the quality of living. The apartments at Urban Oasis provide you the opportunity to experience the lifestyle at your home.



S3 properties is a real estate group that is all set to revolutionise urbanization with professionalism. The group is led by three luminaries of the real estate industry, who have come together with a common vision - "To be an ethical and credible real estate brand, creating value for the customers, employees and all stakeholders and with a Mission "To raise the bar on quality and commitments transforming the perspectives of the industry in customer's mind through professionalism and subsequently earning their trust".

We have broad-based our approach and consequently the clientele has also increased who look upon us as a time tested means of investment.

Domain expertise, intense business acumen, highest levels of ethical and business integrity, punctual delivery of projects, keen service deliverables, have made Asvini foundations one of the trusted brands in the construction fraternity. Our penchant for quality, style and an enduring dedication to creativity and innovation have been the motivating forces behind all our endeavors, and we are constantly expanding our in-house resources to address new challenges & opportunities.

A PLACE FOR A CHOSEN FEW A SPECIAL SOMETHING ONLY FOR YOU

We have embarked upon the journey to building a World Class Residential & Commercial Space in the highly developing location of Pune.

Our project S3 PRIME is inspired by Natural Elements.

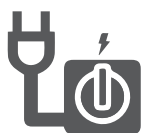
AMENITIES



24x7
Security Guard



CCTV Equipped
Security Cabin



Electricity Backup-
Common Area



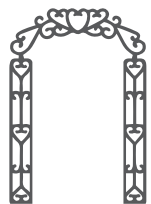
Common Lift
For Every Floor



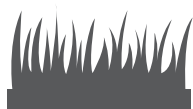
Individual Car Parking



Solar Water System



Decorative
Entrance Gate



Common Lawn



Rain Water Harvesting



Senior Citizen's
Sit-out Area



Clubhouse



Garden

FEATURES



Water Supply



Fire Fighting
System

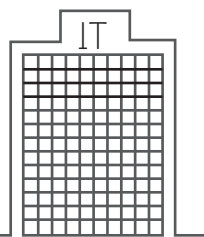


Well Designed
Entrance Lobby



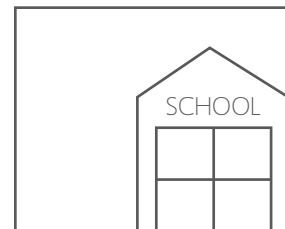
Beautiful Elevation
of Building

LOCATION ELEMENTS



Conveniently Located near Hinjewadi
(Which is India's premier IT Park)
and Pirangut MIDC

Located near proposed Ring Road



Also in the vicinity are Vidya Valley School ,
Symbiosys International University,
ISBM College, Mahindra International College
& Bharati Vidyapeeth Engineering College

Enjoy all these advantages without the pollution and noise of the city.
Life time opportunity to live in luxury in a peaceful and natural environment.
Increased connectivity with proposed Ring Road.

KEY DISTANCES



15 minutes drive from Hinjewadi Phase III.



20 minutes drive from Hinjewadi Phase I.



15 minutes drive from Wakad Flyover (Expressway).



15 minutes drive from Chandani Chowk.



15 minutes drive from Pirangut MIDC.



5 minutes drive from the NEW Proposed Ring road.



5 minutes drive from Eway (Pune - Mumbai)





A Pune-based, professionally managed and independent construction company, Neeti Construction maintains a strong reputation for providing cost-effective construction solutions. Productive space utilisation and choicest quality construction material aid us in delivering spacious and reliable homes to our customers. Our in-house skilled workforce effortlessly widens our scope to undertake on-point market research, effective budgeting, and successful project management and execution.



Sai Properties is established on the foundations of high quality, on time delivery, affordable budgets, with impeccable safety record. Our endeavour is to excel in every aspect of our project management and execution, committing to high standards in raw materials, construction methodologies, or be it post-sales service to the customers as and when required. The integrated work culture in our company is built on hard work, honesty, planning and involvement, making us one of the fastest growing construction companies in Pune.

SPECIFICATIONS

R.C.C. & Wall



- Ground Plus Four Storey Earthquake Resistance RCC Frame Structure
- 6" Internal & External Wall
- Internal & External Sand-faced Plaster



Painting

- External Good Quality Emulsion Paint
- Oil Bond Distemper for Internal Walls



Flooring

- 2" x 2" Good Quality Vitrified Tiles Flooring
- Anti-Skid Flooring in Bathroom, Terraces & Dry Balcony
- Vitrified Tiles for Entire Unit



Doors & Windows

- Decorative Main Door with Quality Fittings
- Internal Flush Doors
- Powder Coated Aluminum Sliding Windows
- Safety Grills for All Windows



Kitchen



- Black Granite Kitchen Platform
- Built in Stainless Steel Sink
- Ceramic Wall, Tiles upto Lintel Level

Bathroom & Toilet



- Concealed Plumbing with ISI Quality
- Premium Quality Hot & Cold Mixture Unit in Bathroom
- Dado Tiles upto Lintel Level with Marble Door Frames
- W.C. Dado Tiles upto 4ft. Level
- Solar water Connection in Bathroom



Electrification:

- Concealed Electrification with Branded Switches
- Copper Wiring with ISI Mark Insulated Wire
- Ample Electrical Points in Every Room
- AC Point in Master Bedroom
- TV & Telephone Points in Living & Master Bed Room
- Provision for Exhaust Fan, Water Purifier & Washing Machine in Dry Balcony



Stair Case & Lift

- Standard Make with Power Backup Lifts
- Stair Case with MS Railing



Water Supply

- RCC Structure Underground Water Tank
- Overhead Water Tank for Building

WE DREAM OF



AS A PLACE...

WHERE YOUR
KIDS GROW UP
WITH THE
CHANGING TIMES.

A PLACE THAT
NEVER GETS OLD,
AS IT IS YOUR
CHERISHED HOME.

NOT A SHELTER
BUT A REASON TO
STAY TOGETHER.

CREATED FOR ENTHUSIASTS OF GOOD LIVING

Our projects are designed to make your life bigger & better with your family.