SHREE
SONIGARA
DEVELOPERS

HO: 1st Floor, Raka Palace, Opp. Dilip Sonigara Jewellers,
Near Chaphekar Chowk, Chinchwad, Pune 411 033
M: **+91 772 005 2700**
E: sales@shreesonigara.com | www.shreesonigara.com

Site: Sr. No. 139, Near Sharayu Toyota, Ashok Nagar Rd.,
Jeevan Nagar, Tathawade, Pune 411 033
M: **+91 744 755 2400**
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MAHA-RERA Regn. No.: P52100031554 | Available at www.maharera.mahaonline.gov.in



SONIGARA
Estilo

Exceeeeed
Your Imagination

Budget-friendly
2 & 3 BHKs in Tathawade

Exceeeeeeed
YOUR DESIRES

There are two ways to experience life. Either you settle for less or you go beyond your aspirations. If you belong to the league of people who never compromise on living, it's time to take the leap. Here's rolling the red carpet for you at Estilo. A privileged lifestyle heightened by spacious 2 & 3 BHKs. Crafted by the best hands in the industry, the impressive structure is going to be a stand out in the neighbourhood. The glorious ensemble at Estilo is designed to delightfully surprise you. Encompassing an array of exclusive features, you can unlock a new version of yourself.



*An architectural rendered image for presentation purpose only

Exceeeeeeed

THE EVERYDAY LIFESTYLE



Leisure time on top of the world

Take recreation to a whole new level. Enjoy a plethora of amenities designed to amplify your pleasure. Take a walk in the sky or simply enjoy the breathtaking views of Western Pune at night. Enjoy the exclusive pleasures for life.

Rooftop amenities

*A creative conceptualization for presentation purpose only

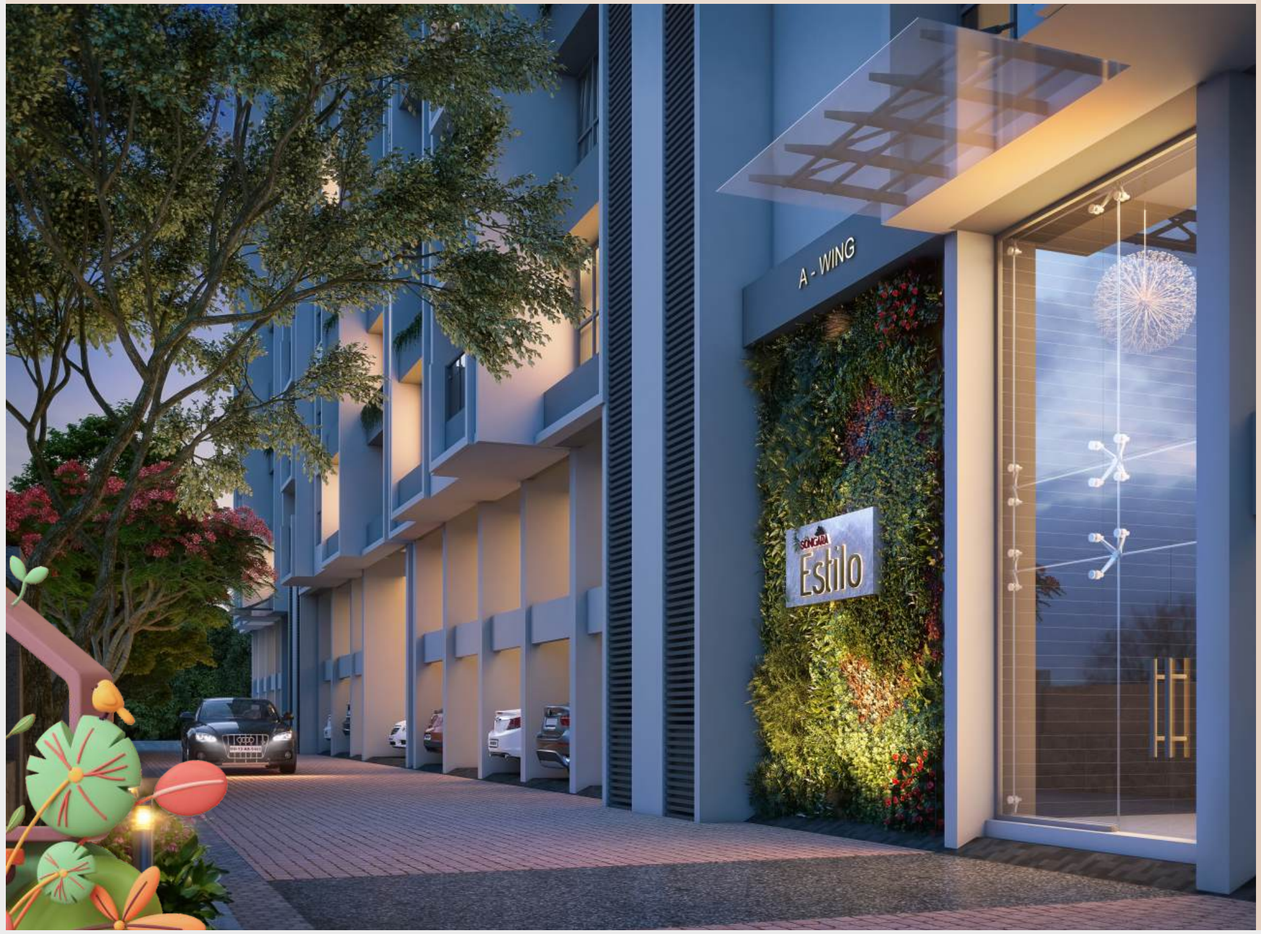
*An architectural rendered image for presentation purpose only



*An architectural rendered image for presentation purpose only

Elevating life with

extraordinary features



*An architectural rendered image for presentation purpose only



Charge your EV, swiftly

Move into the future with electric. For those who hate waiting, here's an economically feasible alternative that lets you charge your EV quickly.

Provision for EV charging point in covered parking

Add spark to your routine

Unwind at the clubhouse, get an adrenaline rush with a game. Enjoy a host of lifestyle amenities designed to make every day exciting.

Clubhouse
10+ lifestyle amenities
Roof top amenities

Smart features for a smart life

Enjoy comfort and total peace of mind with a range of features that take care of you and your loved ones.

3 level security system
CCTV



A destination that is a league apart

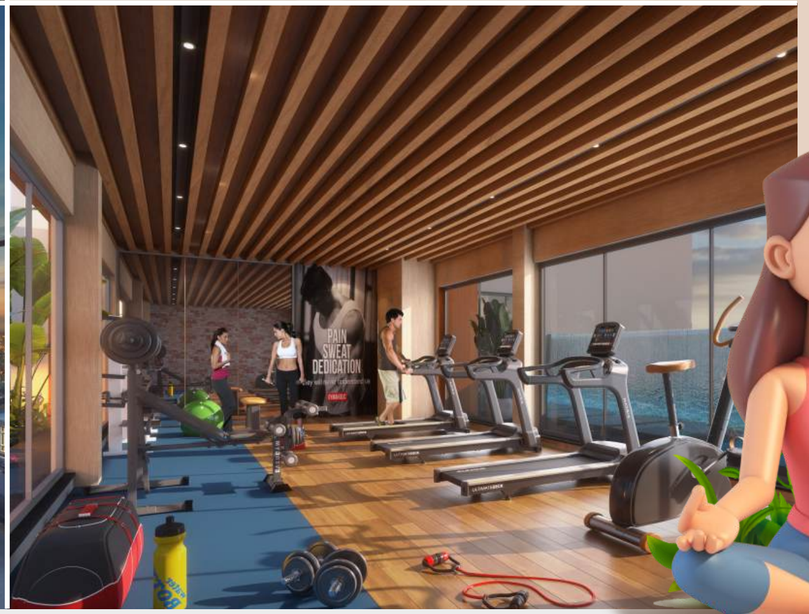
*An architectural rendered image for presentation purpose only





Re-energize, every day!





Amenities

- Swimming Pool
- Sky Walk/ Jogging Track
- Children's Play Area
- Roof Top Lawn
- Gym
- Clubhouse
- Mini Badminton Court
- Meditation Room



- 3 Level Security System
- Provision for EV Charging Point in Covered Parking
- Double Height Spacious Entrance Lobby to Each Building
- Designer Lift Lobby
- Both Lifts are Branded Stretcher
- Stone Sit-outs Outside Every Flat
- CCTV
- Power Backup to Common Areas
- Common Drivers' Room, Servant's Toilet, Society Office





*All images are architecturally rendered images for presentation purpose only



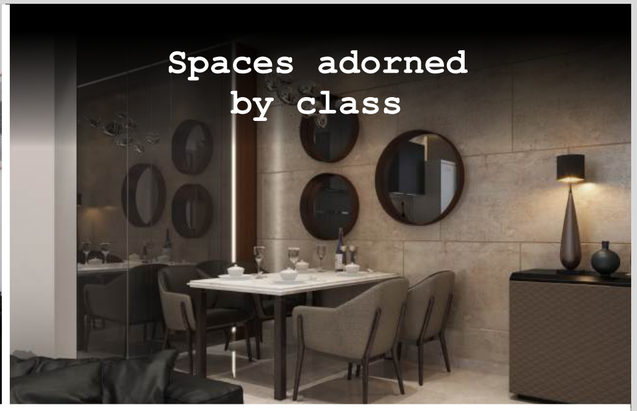
Exceeeeeeed

THE POSSIBILITIES WITH

MORE SPACE

With time, space has become a necessity rather than luxury. At home, every family member is unique and each of us has their own reason for needing extra space. It could be a professional needing the space for WFH, the studious kid hoping to solve Maths problems without disturbances, a meditation lover who would like a few moments of solitude or our guests from hometown might surprise us with a month-long plan to stay back. A 2 & 3 BHK at Estilo with more space gives you the freedom to live life without feeling the space crunch.













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A layout for an extraordinary life



3BHK

1. Lobby - 1.10 X 1.05 (3'7" X 3'5")
2. Living Room - 3.05 X 5.07 (10' X 16'8")
3. Balcony - 3.05 X 1.37 (10' X 4'6")
4. Bedroom - 3.05 X 3.20 (10' X 10'6")
5. Toilet - 1.25 X 2.25 (4'1" X 7'5")
6. Dining - 1.6 X 1.65 (5'3" X 5'5")
7. Kitchen - 2.4 X 2.52 (7'10" X 8'3")
8. Dry Balcony - 1.95 X 1.00 (6'5" X 3'3")
9. Toilet - 1.85 X 1.5 (6'1" X 5')
10. Bedroom - 3.05 X 3.05 (10' X 10')
11. Master Bedroom - 3.05 X 3.52 (10' X 11'7")
12 Toilet - 2.05 X 1.50 (6'9" X 5')

*An architectural 3D rendered image for presentation purpose only. The furniture, tiles, colour, accessories and other appliances are shown for presentation purpose only and are not included in agreement.



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Specification

RCC
- Earthquake Resistance RCC Design

WALLS
- POP/ Gypsum Finish
- OBD Paint for Interior
- Sand Faced External Plaster with Paint

FLOORING
- 32"x32" Vitrified Tiles in Living, Kitchen & Bedrooms
- Dado Tiles in Bathrooms Upto Lintel Level
- Kitchen Dado Tiles Upto Lintel Level
- Anti-Skid Designer Tiles for Bathroom, Balcony

DOORS, WINDOWS AND RAILINGS
- Designer Bothside Laminated Door with Safety Latch
- Granite Door Frame for Bathrooms
- Powder Coated Aluminium Sliding Glass Door for Balcony
- Powder Coated Aluminium Windows with Mosquito Mesh
- Granite Window Sill

UTILITIES
- Rainwater Harvesting
- Water Recycle for Gardening & Flushing
- Power Back Up in Common Area & Lifts
- Inverter Provision in Each Apartment
- Fire Fighting System
- Trimix/ Paved Internal Roads

ELECTRIFICATION
- Concealed Electric Piping / Wiring
- Renowned Modular Switches
- Standard ISI Multi-Strand Wire with MCB & ELCB
- Provision for TV & AC Point in two Bedroom
- Provision for TV, Telephone & Broadband Point in Living
- Ample Connection in Kitchen & Terraces
- Provision for Inverter
- Provision for Exhaust Fan

KITCHEN
- Granite Platform with SS Sink
- Designer Dado Tiles 2' Above Platform
- Provision for Chimney
- Provision for Water Purifier
- Provision for Washing Machine

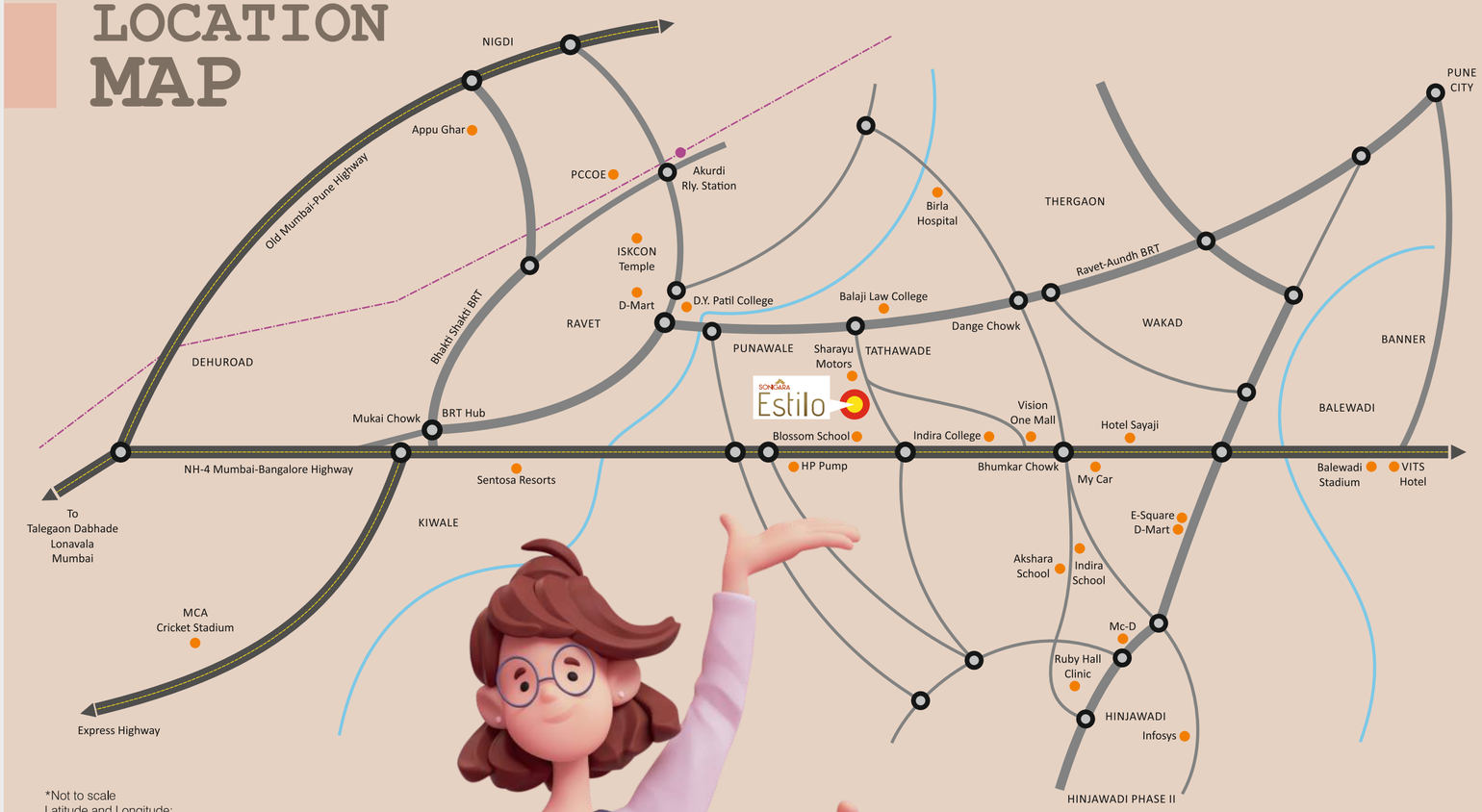
PLUMBING
- Branded Make CP Fitting
- Concealed Plumbing
- Solar Heated Water for Master Bedroom

LIFT
- Designer Lift Lobby
- Branded Lift

Incredibly beautiful, unbelievably classy



LOCATION MAP



*Not to scale
Latitude and Longitude:
18°37'25.6"N 73°44'53.5"E

EXCEEDING YOUR LOCATION EXPECTATIONS

If there is one location that ticks all the boxes, it's Tathawade. And it suits every member of the family. Be it industrial belt of Pimpri or Bhosari or the IT Park in Hinjawadi, everything is easily accessible. Prime suburbs like Baner, Pimple Saudagar, Wakad unlock a number of advantages for you. Located on the thriving Western Pune corridor, Tathawade promises a hassle-free life with all the ultramodern comforts, within reach. Be it entertainment, schools, or healthcare facilities, you will be spoilt for choice.In all, it's a complete destination that you'd love to be a part of.

Upcoming Metro
Proximity to two highways
Easy access to prime suburbs of Pune
Simplified commute with super connectivity to Hinjawadi, Bhosari

SURROUNDING KEY LOCATIONS

Landmarks - Sharayu Motors (Toyota Service Center) - 300 mtrs
Hospitals - Lokmanya Hospital - 2.8 kms
Colleges - Indira - 1.7 kms, SB Patil - 4.6 kms
School - Euro Kids - 2.9 kms
Business Centers / Bank - ICICI - 1.8 kms
Bus Stand(s) - Ravet Bus Stand - 3.1 kms
Railway Station(s) - Akurdi Railway Station - 3 kms
Aiport - Pune Airport - 24 kms
Entertainment Zone - Reliance - 3.6 kms
Hotels & Refreshment Centers, etc, - Krishna Veg. - 5 kms

*Distances mentioned are for presentation purpose. Actual distances may differ.

STUDIO INTEGRATE
ARCHITECTURE | INTERIOR DESIGN

Architect's Note

Estilo is a project encompassing an array of exclusive features, designed with an idea of condensing the gap between the built and the greens. In response to the linearity of the site, the provided two towers are topped up by a rooftop garden, thus forming a monolithic structure.

In Estilo, every unit is designed to be outward-facing with openings planned to integrate ample light and ventilation. The bedrooms, provided with glass on one side, act as balconies in themselves.

The large windows and balconies provided with fins extruding from the structure form an aesthetically appealing structure.

The idea was to offer homes where you can find the best for all your needs and never have to compromise on living.

STUDIO INTEGRATE
ARCHITECTURE | INTERIOR DESIGN

Landscape Architect's Note

The landscape design was imagined in a way that it complement the aesthetics of the structure. The landscape provided on the uppermost floor is divided into three parts - a landscape garden at the front end, a children's play area at the back, and a clubhouse and a gym in centre facing badminton court which is embellished by a swimming pool. This entire rooftop garden is confined by a skywalk / jogging track from where one can feel on top of world.

The spaces around the buildings are equally elegant. A variety of trees lined up add to the charm. Patches of greenery around the project elevates the beauty of Estilo and promises to uplift the mood of the residents.

axis consultants

RCC Consultant's Note

The structure is designed in a way that it ensures complete safety and stability. The design is capable of withstanding earthquake loads making it an earthquake-resistant structure. Our expertise and use of hi-tech tools have enabled us to build technically sound and efficient structure. The residents can enjoy complete peace of mind for life.

ARCHITECTURAL
ENERGY SOLUTIONS

MEP Consultant's Note

Mechanical, electrical and plumbing networks have a huge role to play in a building's functionality and after collaborating with the architects and the engineers, we've ensured the best output. They are functionally top-notch and promise to be cost-efficient for residents.

LEGAL ADVISOR
Ad. Archana Joshi

3D VISUALIZATION

SQUARE ONE™

BRAND & MEDIA

SILK ROUTE™
COMMUNICATION

24 Pages Booklet. Version 1. Printed on: 27/11/2021

Sonigara Estilo is a project developed by Shree Developers belonging to Shree Sonigara Developers

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POUCH