



**GRAZIA**



**3 & 2 BHK PREMIUM HOMES  
AT BHUSARI COLONY, KOTHRUD**



GRAZIA



## EMPOWERING A BLESSED LIVING!

Surrounded with ample green cover and encompassing a peaceful and quaint living ambience, '**Grazia**' forms the perfect neighbourhood to experience the best of both worlds, the preferred urban connectivity & a relaxing lifestyle for the families! Nestled in one of Pune's most coveted areas of **Bhusari colony**, '**Grazia**' provides commodious **3 & 2 BHK** abodes designed to style in the current modern trends, yet favouring the traditional elegance and comfort. With convenient connectivity to prime areas of the city on one side, via the newly commenced Metro, and easy access to the highway connecting the Hinjewadi IT Park on the other, Bhusari colony is amongst the most sought after locations in the town! A well-planned area with close vicinity towards several amenities like hospitals, parks, educational institutes and daily necessities, this makes an ideal living destination for families, promising to be a true blessing in every sense!







## ROOFTOP AMENITIES



GAZEBO DECK



OPEN GYM



CHILDREN PLAY AREA



ARTIFICIAL LAWN



PARTY AREA WITH DECK



OUTDOOR PANTRY



# SPECIFICATIONS

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## Structure

- Earthquake resistant RCC Structure.

## Walls

- 5" Thick AAC block for Internal & External walls.
- High quality Gypsum for internal walls & ceilings.
- External double coat sand face plaster.

## Flooring

- Double charged 32"x32" Vitrified Tile flooring with skirting for entire flat.
- Antiskid Ceramic tile flooring for all toilets & attached terraces.

## Kitchen / Utility

- Granite Kitchen platform with SS Sink & separate Service platform.
- Glazed tile dado upto lintel level.
- Utility area with provision of Washing Machine & Dishwasher connection.

## Toilet / Washroom

- Designer Tile dado upto ceiling height.
- Concealed UPVC / CPVC plumbing work.
- Branded CP fitting Jaguar or equivalent.
- Sanitary Fitting of Cera or Equivalent make.
- Solar water connection for Master Bed Toilet.
- Provision for Geyser & Exhaust Fan.

## Doors

- Attractive Main Door with digital lock.
- Laminated Internal Door with mortiselock.
- Waterproof doors with granite frame for bathroom with cylindrical Lock.

## Windows

- 3 track Aluminium window.
- Granite cill.
- MS Safety grill.
- Glass railing for balcony.

## Electrical

- Branded concealed copper wiring and modular switches.
- Adequate electrical points with MCB.
- Provision for AC points in Living Room & all Bedrooms.
- Provision for TV point in Living and Master bedroom.

## Paint

- Internal Finish – OBD ( Asian\Nerolac)
- External Finish – Acrylic Emulsion.
- Oil paint to MS Grills, Railings and Gate.



## AMENITIES

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Designer Entrance Lobby.



Modern Building Elevation.



Smart Card Access Control for Lobby.



Video Door Phone.



Electric Vehicle charging point in parking.



Puzzle Parking & Mechanized Parking.



Branded Automatic Lift with V3F & ARD.



Battery backup for Lift , Common areas & for Water Pumps.



Lift upto top terrace.



Provision for MNGL connection.



Tree plantation / landscaping in side margin with drip irrigation.



Water level controller for UGWT and OHWT.



Bore with rainwater harvesting system.



Common toilet in parking and on top terrace.





2 BHK



RERA CARPET  
834 SQ.FT.

TYPE 1 : 3 BHK



RERA CARPET  
1000 SQ.FT.

TYPE 2 : 3 BHK



RERA CARPET  
1060 SQ.FT.







ADDING GRACE  
TO YOUR SPACE





GOOGLE LOCATION



# GRAZIA

Plot no 30 , S No 78/4A/5B, Near Shringeri Shankar Math,  
Next to Mayuresh Dining Hall, Left Bhusari Colony,  
Kothrud, Pune 411038



MAHA RERA NO. P52100052712

A PROJECT BY

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## **OTHER PROJECTS BY SPACE BUILDERS GROUP**

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**AVIVA, HINJEWADI, PUNE**

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**SHIVOM REGENCY, BANER, PUNE**

**KULASHREE, BALEWADI, PUNE**

**MARIGOLD, SINHAGAD ROAD, PUNE**

**MYRA, WADGAONSHERI, PUNE**

**MYSTIQUE, WADGAONSHERI, PUNE**







ENTRANCE LOBBY