

Icon // Avanza

Your address. Your ascent.

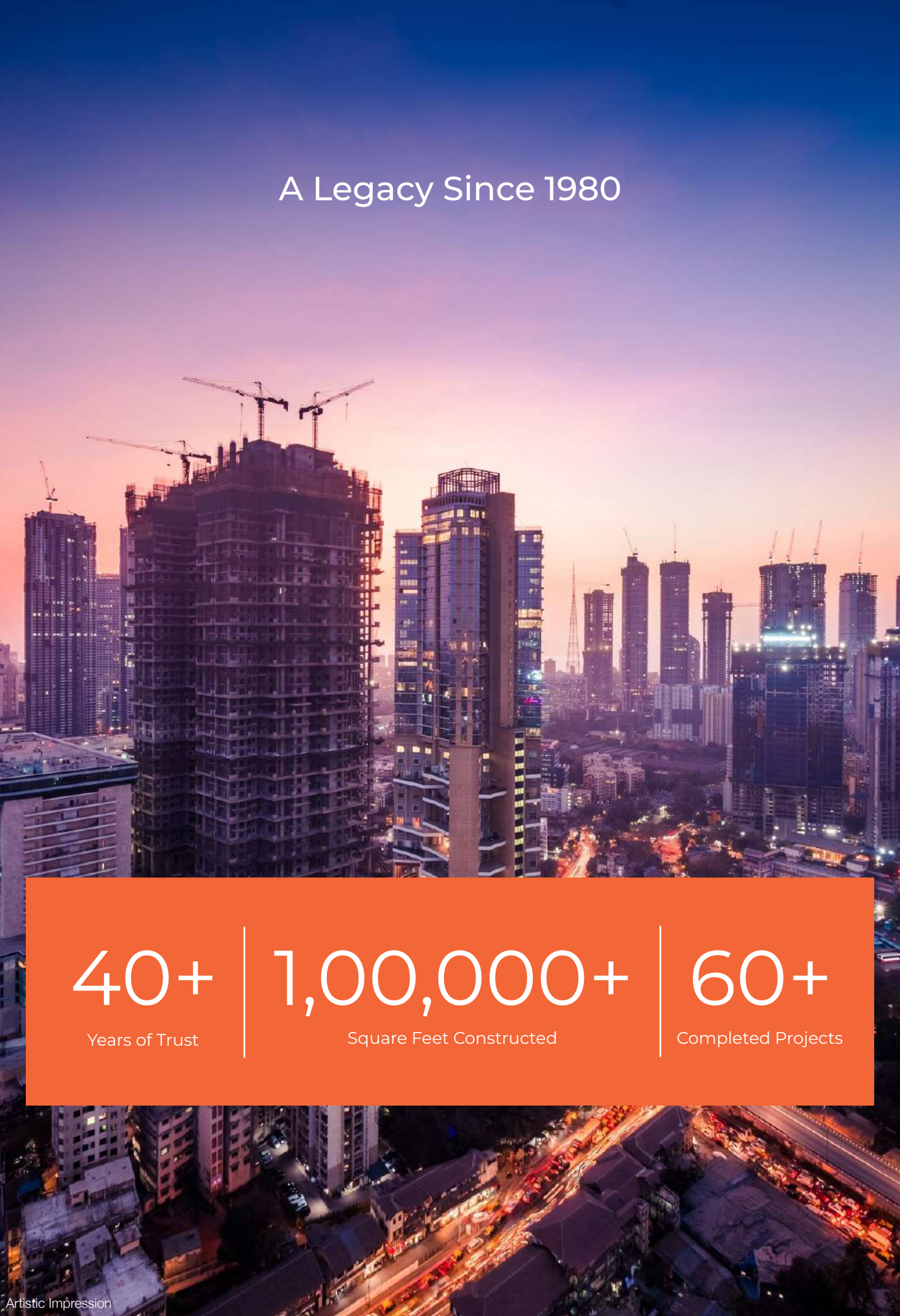
A Project By
ICON estd
1980

The Address That Works For You

2 & 3 BHK Premium Residences
in the heart of Balewadi



Artistic Impression



A Legacy Since 1980

40+

Years of Trust

1,00,000+

Square Feet Constructed

60+

Completed Projects

Artistic Impression

Built on principle.
Trusted by generations.

For over four decades, **Icon Group** has shaped how Pune's most discerning families experience home. Founded in 1980 on the principles of integrity, quality, and transparency, every project we deliver is a reflection of those same values — unchanged, uncompromised.

From Prabhat Road to Model Colony, from Aundh to Hinjawadi, Icon homes have stood as quiet marks of trust across Pune's most sought-after addresses. Avanza is our continued commitment to that promise — now, in Balewadi.

*"We don't just build homes.
We build the confidence to call them yours."*

*Not just a home.
An experience you return to.*

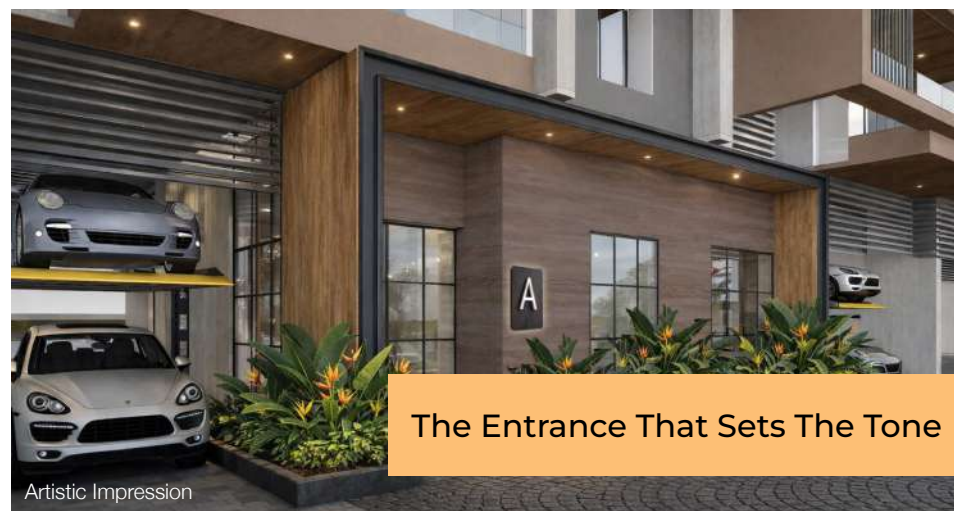


The morning light comes in at exactly the right angle. The coffee is ready. The city is alive outside, but in here — in here it is calm, warm, and entirely yours.

The children have space to grow. The evenings have room to breathe. Guests arrive and immediately understand — without being told — that this is a home built to a different standard.

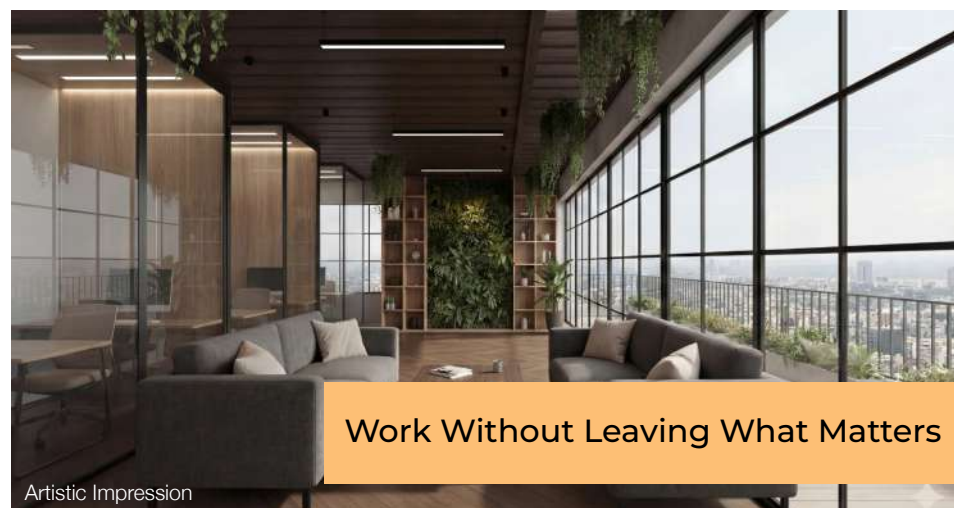
This is what it looks like when home is done right. **This is Avanza.**





The Entrance That Sets The Tone

There is a moment, every evening, when you turn into Avanza and the day behind you starts to matter less. The entrance canopy. The landscaping. The lobby that meets you with a calm that only comes when nothing has been left unconsidered. It is the same feeling every time — and that is precisely the point.



Work Without Leaving What Matters

There is a version of your workday where the commute is thirty seconds, lunch is with your family, and the view from your desk is a living green wall and open sky. At Avanza, the co-working lounge makes that version real — and quietly gives back every hour the road used to take from you.



The Rooftop That Changes Everything

Every great home has one space that makes people stop talking mid-sentence and just look. At Avanza, that space is the Sky Club — a rooftop where Pune stretches out in every direction, the evening air is cooler than it has any right to be, and the life you always pictured for yourself suddenly feels entirely real.

AMENITIES

- **Sky Club:** The sun sets over Pune and the rooftop becomes the best seat in the city. Pergola shade, open lawns, warm pathway lighting, and a skyline that reminds you every evening — you made the right choice.
- **Biophilic Gym:** This is not the gym you push yourself to visit. This is the one you actually look forward to.
- **Co-working Lounge:** Not every day needs a commute. That breathes life into the room, and a city view that makes thinking easier. Your best work might happen right here — just close to your bedroom.
- **Zen Garden & Walking Track:** A walking track that doesn't feel like exercise. A yoga deck surrounded by curated planting and open sky. Seating that invites you to sit a little longer than you planned. Designed for the part of the day when you remember to slow down.
- **Kids Amphitheatre & Play Area:** An open lawn for the kind of evenings that become memories. A play zone, space to run and space to imagine. The place where your children will make their best friends — and you'll realise how much a home can give a family.

Game Room · Multipurpose Hall · Yoga Zone · Pantry

COMMON AMENITIES

- Excellent Elevation to the proposed building.
- Designer Entrance Lobby with Access Control for added security connected by Video.
- Door Phone in every flat.
- Rain water Harvesting as per PMC Norms.
- Firefighting system as per PMC Norms.
- Generator backup for common areas lighting, water pumps and lifts.
- 3 Lifts with power backup SCHINDLER / KONE/OTIS or equivalent.
(1 stretcher size and 2 - eight passenger lifts).
- CCTV surveillance camera's for common areas.
- Common Toilet for Drivers and Security Staff.
- Paved / Tremix driveways.



Artistic Impression

LIFE AT AVANZA
Where every day feels elevated.



Artistic Impression



Every finish. Every fitting.
CRAFTED TO DETAIL



SPECIFICATIONS

STRUCTURE

STRUCTURE	RCC with Earthquake Resistant Design
MASONRY	5" External & Internal AAC Blocks
EXTERNAL PLASTER	Double Coat Sand Faced Finish
INTERNAL PLASTER	Gypsum Finish after Single Coat
EXTERNAL PAINT	Nerolac / Dulux — 4-Coat Elastomeric System
INTERNAL PAINT	Premium Luster Paint

INTERIORS

FLOORING	Kajaria / RAK / Zealtop / Vermora — 800×800mm Vitrified
BATHROOM FLOOR	Non-Slip Premium Ceramic Tiles
KITCHEN PLATFORM	Granite with Stainless Steel Sink
KITCHEN TILES	Coloured Glazed Tiles to Lintel Level
ENTRANCE DOOR	Designer Wood Laminate with Premium Hardware
INTERNAL DOORS	Laminated Flush Doors with Mortise Lock
WINDOWS	3-Track Powder Coated Aluminium / UPVC with Mosquito Net
LIVING ROOM DOOR	Sliding Aluminium / UPVC Glass Door to Terrace

FITTINGS

SANITARY WARE	TOTO or equivalent
BATH FITTINGS	TOTO / GROHE / JAQUAR — Hot & Cold Mixer Units
BATHROOM TILES	Designer Glazed Tiles to Lintel Level
BATHROOM FRAMES	Granite Door Frames · Aluminium Adjustable Louvers
ELECTRICAL SWITCHES	Legrand / Wipro — Concealed Copper Modular
TV & AC POINTS	All Bedrooms + Living Room
LIFTS	Schindler / KONE — Power Backup · 1 Stretcher + 1 Eight-Passenger
SOLAR PANELS	As per PMC Norms
BOILER PROVISION	All Bathrooms

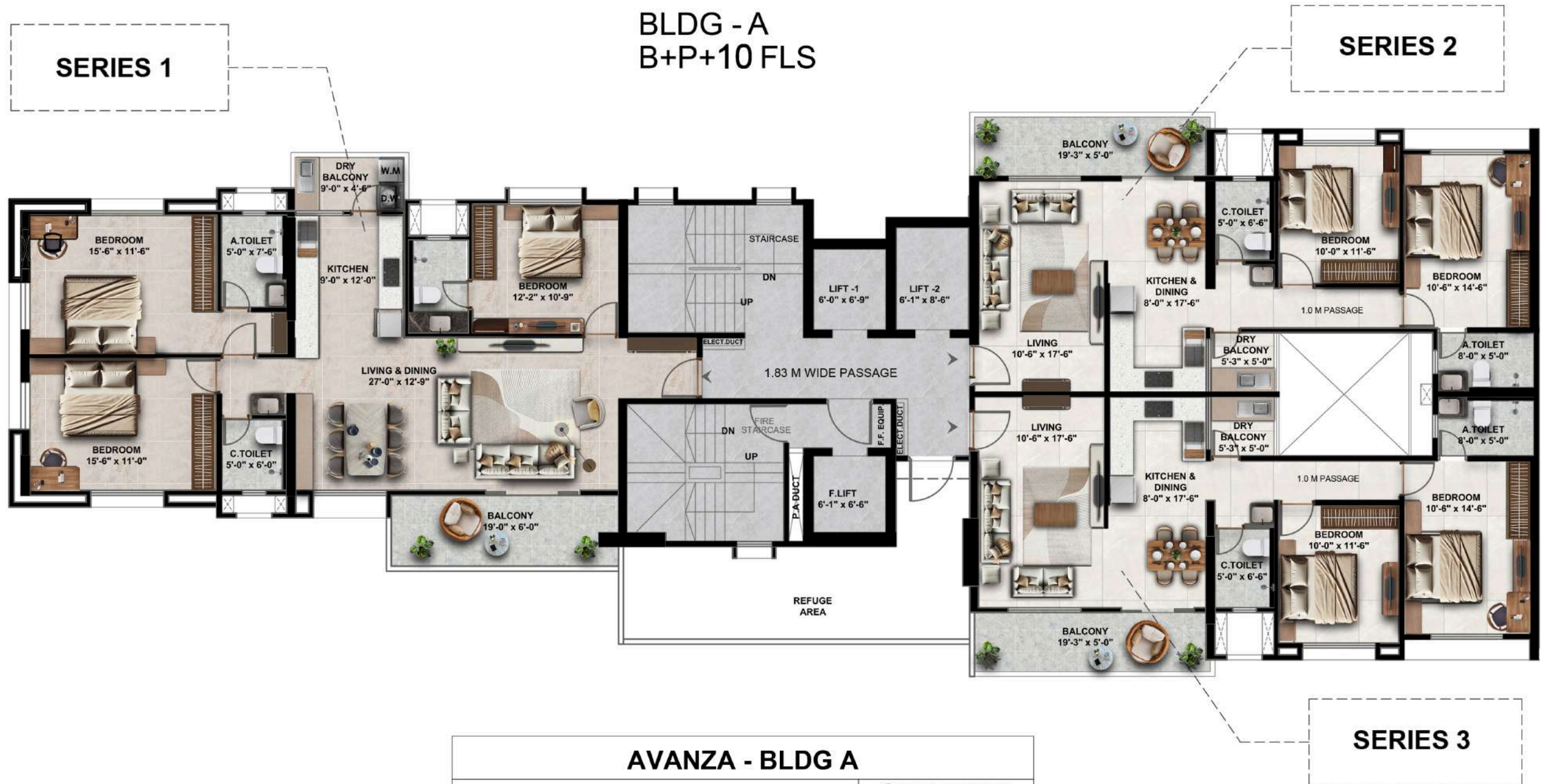
Space to live. Room to breathe.

Thoughtfully planned. Generously proportioned. Every room at Icon Avanza is designed with purpose — where natural light, cross-ventilation, and considered layout come together to create a home that simply feels right.



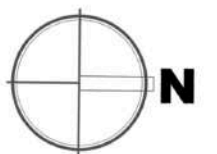
PROJECT LAYOUT

ROAD



TYPICAL FLOOR PLAN

AVANZA - BLDG A	
FLAT NOS.	CARPET AREA SQ.FT.
101,201, 301, 401,501 601, 701, 801,901, 1001	1311
102, 103, 202,203 302, 303,402, 403, 502 503, 602, 603, 702, 703, 802, 803, 902, 903, 1002, 1003,	896



BLDG - B B+P+10 FLS

SERIES 2

SERIES 1

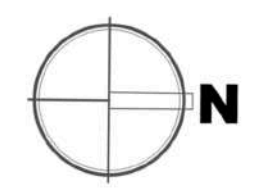
SERIES 3

SERIES 4

AVANZA - BLDG B

FLAT NOS.	CARPET AREA SQ.FT.
102, 103, 202, 203, 302, 303, 402, 403, 502, 503, 602, 603, 702, 703, 802, 803, 902, 903, 1002, 1003,	1299
101, 104, 201, 204, 301, 304, 401, 404, 501, 504, 601, 604, 701, 704, 801, 804, 901, 904, 1001, 1004	896

TYPICAL FLOOR PLAN





TYPICAL UNIT PLAN OF
896SQ.FT.





TYPICAL UNIT PLAN OF
896SQ.FT.





CONNECTIVITY

- NH48 Mumbai–Pune Expressway
- Hinjewadi IT Park
- Baner IT corridor
- Wakad Metro Station

EDUCATION

- My School ITALY (preschool, next to Kunal Aspiree)
- Bharati Vidyapeeth Rabindranath Tagore School
- MIS International School, Balewadi
- Universal Wisdom School, Balewadi

LIFESTYLE & DINING

- Balewadi High Street
- Toscano, Circuit House, 24K Kraft Brewzz
- Phoenix Mall of the Millennium, Wakad
- Westend Mall, Aundh

HEALTH

- Ashwini Hospital, Dasra Chowk
- Medistar Hospital
- Umarji Mother & Child Care Hospital, Baner-Balewadi Phata
- Manipal Hospitals Baner
- Jupiter Hospital, Baner

An Address That Speaks Before You Do

Balewadi is no longer Pune's periphery — it is Pune's pulse. Home to the city's fastest-growing corporate corridor, world-class sports infrastructure, and a thriving social scene, it places everything you value within reach. At Icon Avanza, your daily life begins at one of Pune's most connected addresses.

Artistic Impression

Begin your Avanza story.

📍 Site Address: S. No. 49/1 & 49/2, next to Kunal
Aspiree, Balewadi, Pune – 411 045

☎ +91 77220 76767 | sales@iconpune.com

🌐 <https://iconpune.com/Avanza/>



MahaRERA No.
P52100079822
www.maharera.mahaonline.gov.in

Project By

icon // *estd*
1980

📍 Office: 4th Floor, SR Chambers, Nagras Road, Opp.
Tangent Furnitures, Aundh, Pune – 411 007

Disclaimer: This brochure is for information purposes only and does not constitute an offer or contract. All specifications, areas, and amenities are indicative and subject to change without notice. All major landmarks are within 0.1-15 km, ensuring excellent connectivity and everyday convenience. E. & O.E.