



SHADES



Koregaon Park Annexe, Mundhwa

ENCHANTING. CONTEMPORARY. EXCLUSIVE.

MORE THAN AN APARTMENT... IT'S YOUR DREAM HOME.

What makes every house a home? A seamless blend of family, relationships, community, personal growth, spiritual awareness... to name just a few. Suvan Group's newest project paints in the shades of all these aspects of life to give you your ideal living experience at Shades. Open spaces, stunning vistas, centrally located and enveloped in the lap of Mother Nature, Shades welcomes you to your new dream living space. Every home suite is meticulously designed to offer you world-class conveniences, amenities and facilities to ensure you spend every day in tranquil comfort.

IDYLIC.
LUXURIOUS.
TRANQUIL.





COMFORTS.
CONVENIENCES.
OPPORTUNITIES.

MORE THAN FOUR WALLS... IT'S A WORLD OF COMFORT.

From your very first step into your new home, you are enveloped in world-class comforts, state-of-the-art facilities and an abundance of amenities. Every room, nook, corner and cranny has been created to ensure you relax and rejuvenate as you unwind after a long and stressful day.

CLASSIC. CENTRAL. SERENE.

SPEND MORE TIME WITH YOUR LOVED ONES.

Ensconced in the centrally-located area of Mundhwa, Shades is easily accessible from top Pune IT Parks, malls, restaurants, nightlife and more. Your new home here, at Shades, gives you all the perks, comforts and conveniences of premier housing locations, without tugging too hard at your pocket.





Artist's Rendition*



MORE THAN A
RANGE OF FACILITIES.
IT'S AN ABUNDANCE
OF OPPORTUNITIES.

PERKS.
PLEASURES.
PERFECTION.

LAYOUT AMENITIES

- Excellent State-of-the Art Elevation
- Exclusive Entrance Lobby
- Children's Play Area
- Multipurpose Sports Court
- Open Air Fitness Area
- Table Tennis
- Amphitheatre
- Co-Working Space
- Senior Citizen Sit-Out
- Walking and Jogging Track
- Library Space
- Gazebo Seating Area
- Multi-Utility Lawn
- Worship Area

BUILDING AMENITIES

- Dry balcony for all flats
- Solar hot water system provision
- Rain water harvesting
- Vermiculture system
- Fire fighting system
- Two lifts with backup
- Intercom facility
- Video door phone
- CCTV security system for common areas

SPECIFICATIONS

- R.C.C. framed structure with seismic resistant design
- Concealed wiring and plumbing
- TV and telephone points in living room and master bedroom
- Standard make fittings and sanitary ware in all bathrooms
- Vitrified flooring in all rooms (1200 mm x 600 mm)
- Anti-skid floor tiles, dado up to lintel level in toilets
- Anti-skid tiles in terrace and balcony
- Granite kitchen platform with SS sink
- Dado up to lintel level above kitchen platform
- Granite frame for all windows
- UPVC sliding windows
- Louvered windows to toilets
- MS safety grills to all windows
- Flush door in all rooms
- Glass railing in living room balcony
- False ceiling in living room

TYPICAL FLOOR PLAN – 1 BHK

UNIQUE CONFIGURATION WITH 2 BATHROOMS



Living - 14'0" x 10'0" | Kitchen - 7'0" x 8'3" | Room - 10'0" x 10'0" | Balcony - 4'0" x 10'0"

Dry Balcony - 7'0" x 3'0" | Toilet - 7'0" x 4'0" | Toilet - 6'0" x 4'0"

DISCLAIMER: Furniture layout depicted in all floor plans is for representational purposes only.

TYPICAL FLOOR PLAN – 2 BHK

OPTIMUM SIZED HOMES WITH LIVING TERRACES



Living & Dining - 16'0" x 10'0" | Kitchen - 10'0" x 8'0" | Room 1 - 10'0" x 12'0" | Room 2 - 10'0" x 10'0"

Balcony - 5'0" x 10'0" | Dry Balcony - 4'0" x 8'0" | Toilet - 7'0" x 4'0" | Toilet - 5'3" x 5'6"

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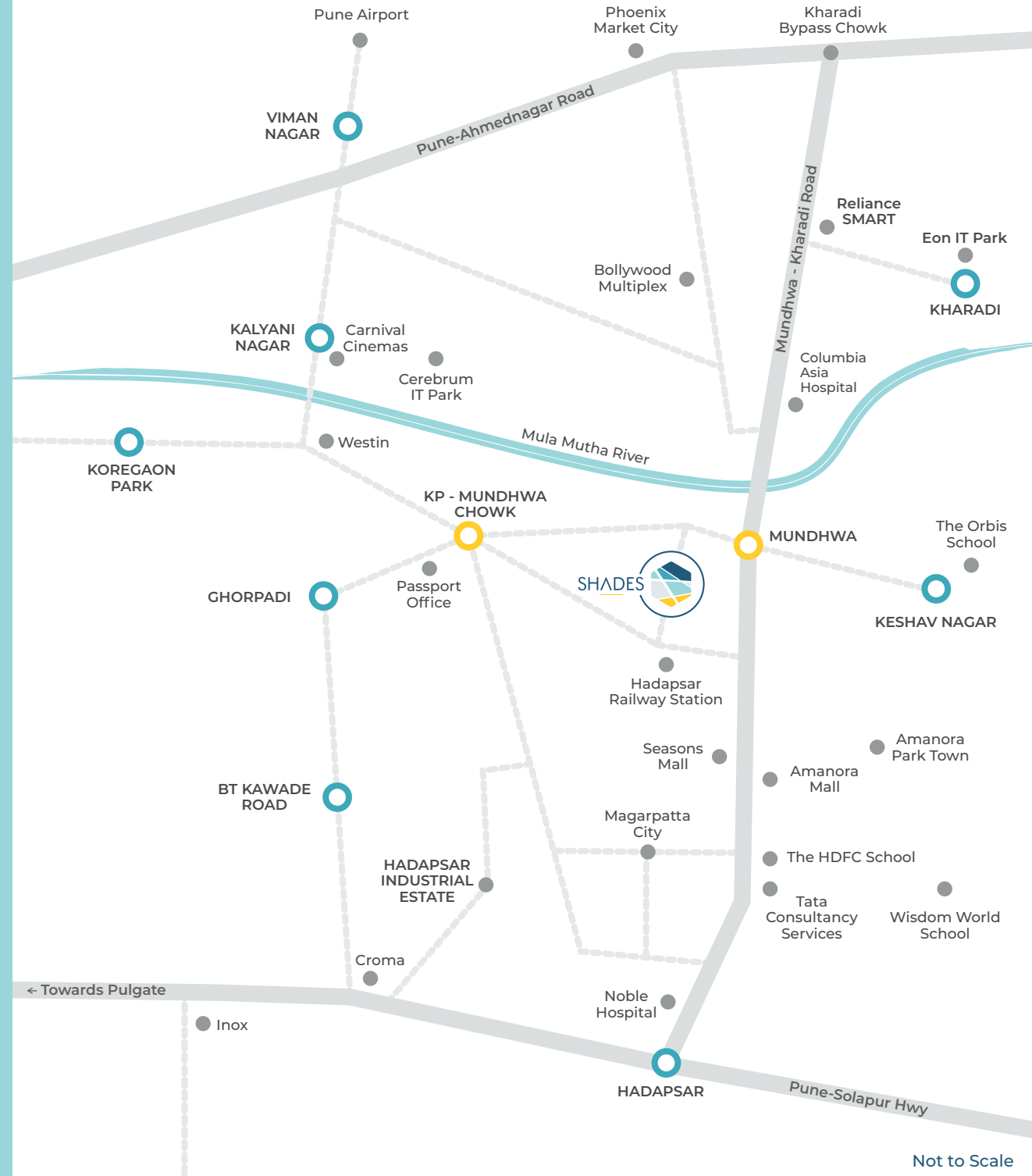
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The Real Mundhwa

SITE LOCATION MAP

KEY DISTANCES

- Magarpatta City - 2.0 km
- Amanora Park Town - 2.5 km
- Seasons Mall - 1.6 km
- Amanora Mall - 1.6 km
- Phoenix Market City - 6.4 km
- Columbia Asia Hospital - 1.8 km
- Noble Hospital - 3.5 km
- The HDFC School - 2.5 km
- The Orbis School - 3.0 km
- Wisdom World School - 3.2 km
- Eon IT Park - 4 km
- Passport Office - 2 km
- The Westin - 3 km
- Pune Railway Station - 7 km
- Pune Airport - 8 km



Project by



Real Estate | Construction | Infrastructure
AN L.M.BAFNA VENTURE

Site Address: S.No. 58/5 (P), Near Mundhwa Chowk, Opp. Deccan Paper Mills/Venkatesh Flora, Koregaon Park Annexe, Mundhwa, Pune - 411036

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DISCLAIMER

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