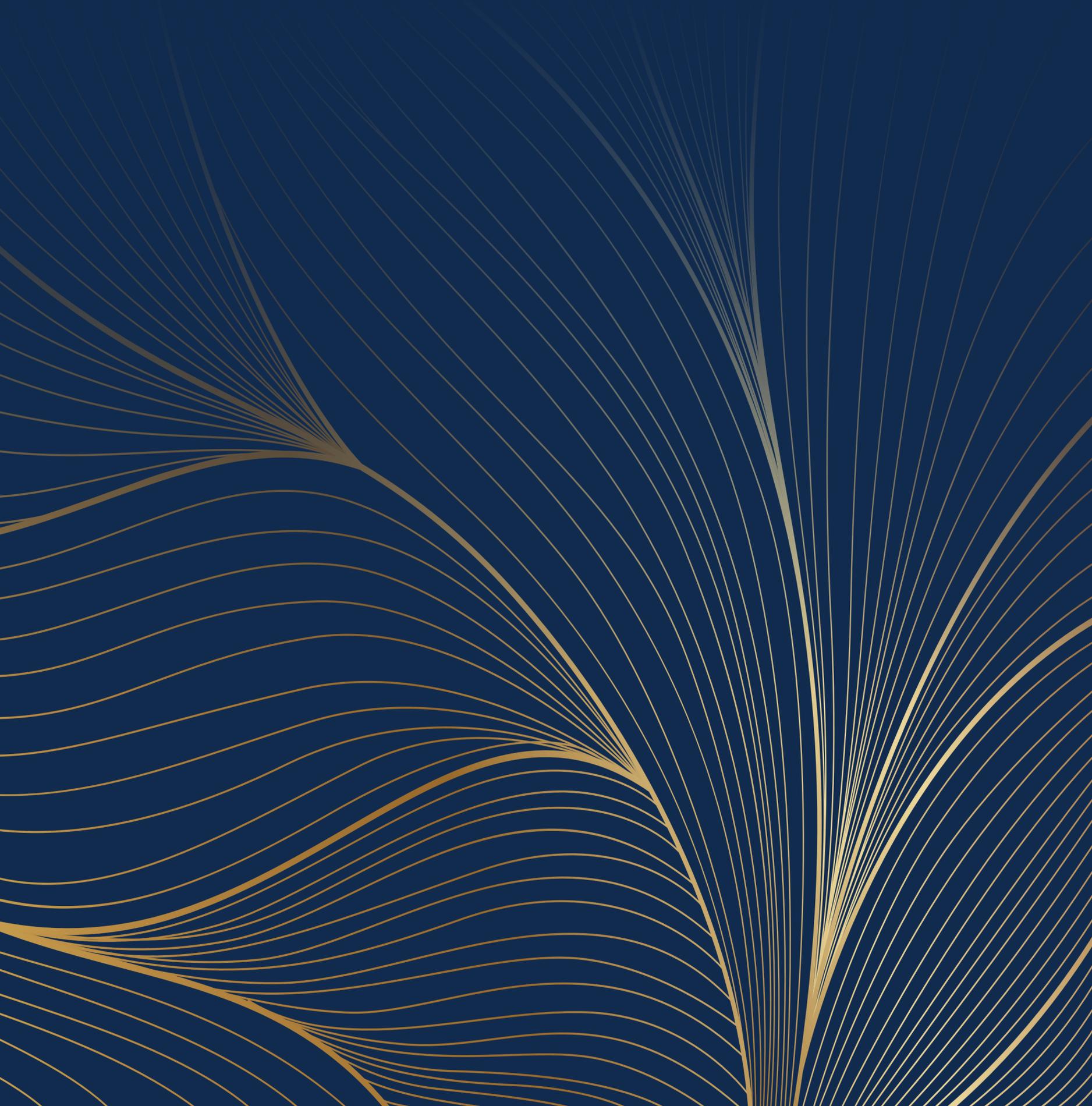




ADVAY HOMES

Unique Lifestyle Homes



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Phase 2

Phase 1

Step into an avenue of Grandeur meeting Opulence



ADVAY HOMES

Presenting Advay Homes, a project by Shaligram Real Estate Pvt. Ltd. where architectural excellence and contemporary design unite to offer a seamless modern living experience.

Advay Homes stands as a pioneering milestone in the realm of real estate, proudly marking the foray venture of GB Rubber Group in this industry. With a 40-year legacy of excellence and innovation in the automotive sector, GB Rubber Group has seamlessly transitioned its expertise into the real estate world, solidifying its commitment to quality and value.

Advay Homes set new standards in construction, lifestyle, and amenities, embodying the principle "We deliver what we promise." With contemporary design, sustainability, and unwavering quality, it charts a course for future projects based on precision, innovation, and enduring value.



Why Choose Us?

Premium Luxury

Committed to providing exceptional luxurious living spaces.

Quality

Every aspect exudes exceptional quality, craftsmanship and meticulous attention to detail.

Best Amenities

Advay Homes fuses modern amenities and timeless aesthetics elevating urban living.

Specifications



STRUCTURE

- Earthquake Resistance RCC Framed Structure.



BBM & PLASTER

- AAC lightweight Block 8"thick for External Wall and 6"thick for Internal Wall.
- Waterproof Double Coat Sand Face Plaster for external surface.
- Gypsum Plaster with 2 coat Putty for Internal surface.



FLOORING

- Wooden Finish Flooring for Living, Dining and Kitchen.
- Vitrified Flooring for Bedroom.
- Anti-Skid Ceramic Tile Flooring in Toilet & All Balcony.
- Subway Dado Ceramic Tiles in Toilet.
- Granite / Kota tile for Staircase Tread, Rise.



KITCHEN

- Kitchen with high quality Granite Platform and SS Sink along with Branded Tap.
- Subway Dado Tiles above Kitchen platform
- Provision for Water Purifier.
- Power Point for kitchen Appliances on service platform.
- Electric Power Point for Washing Machine in Dry Balcony.



WASHROOMS

- CPVC Concealed Plumbing with Hot & Cold-water connection.
- Glass Partition Shower Enclosure in Master Toilet.
- Solar Water Supply in Master Bedroom.
- Jaguar or Equivalent CP & Sanitary fittings.
- Wall hung Commode in all toilet.



DOORS

- Laminated / veneer Door main door with name plate.
- Branded Lock for Main Door.
- Laminated / Panel Doors for all internal doors with Branded Lock.



WINDOWS

- Aluminum Glazing with Sliding Window.
- UPVC doors for Balcony.



ELECTRIFICATION

- Modular switches of LEGRAND or equivalent with concealed Polycab or equivalent copper wiring.
- T.V. Point in the Living Area and Bedrooms.
- Provision for Water Purifier.
- Provision for Air conditioner in Bedrooms and Living room.
- Provision for exhaust fan in Bathrooms and Kitchen.



PAINTING

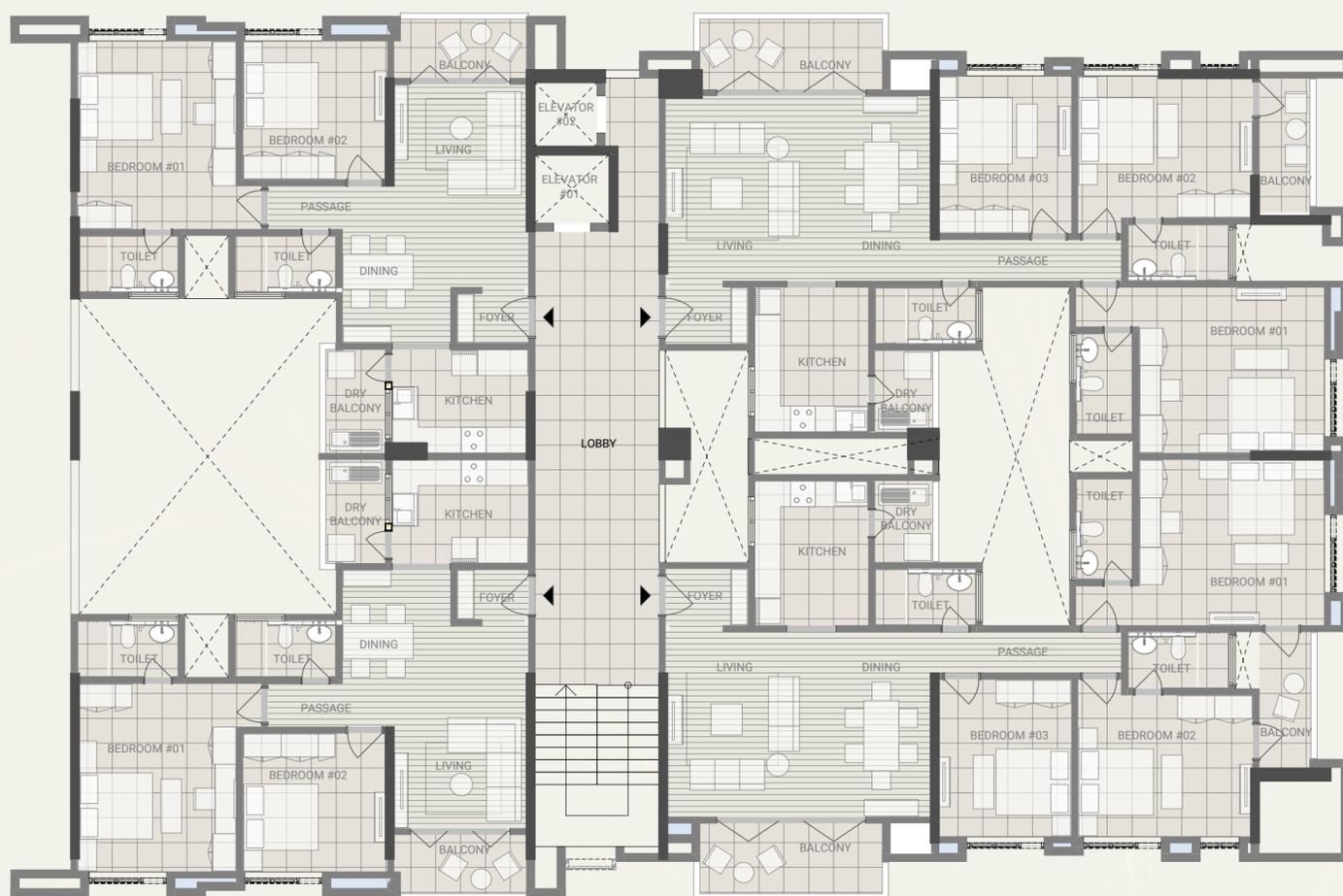
- 2 coat OBD Acrylic Emulsion Internal wall & ceiling paint.
- 2 coat Acrylic Emulsion Waterproof / APEX Paint for External wall.



SAFETY & SECURITY SYSTEM

- CCTV surveillance in common areas.
- Glass Railing at Terrace Balcony.
- Compound Wall with Security cabin.

Site Layout - Ground Level



Typical floor plan



3-BHK

Vaastu-compliant 3-BHK residences, spacious living area with wooden finish flooring, three elegant bedrooms, modern kitchen with utility, 2 serene balconies and three stylish bathrooms with solar water supply in Master Bedroom Toilet, all thoughtfully crafted to provide you with utmost comfort and luxury.

Unit Type	Approximate Unit Area (SM)	Approximate Balcony Area (SM)	Approximate Total Carpet (SM)
3BHK	108.97	14.76	123.73



2-BHK

Vaastu-compliant 2-BHK residences designed to offer you the epitome of comfort, style, and modern living. Discover spacious living area with wooden finish flooring, two elegant bedrooms, modern kitchen with utility, a serene balcony and two stylish bathrooms with solar water supply in Master Bedroom Toilet.

Unit Type	Approximate Unit Area (SM)	Approximate Balcony Area (SM)	Approximate Total Carpet (SM)
2BHK	76.01	8.24	84.25



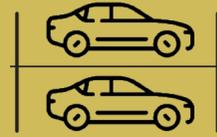
Amenities



Decorative Entrance Lobby.



Children Play Area.



Ground Floor Car Stack Parking.



Relaxing spot for seniors.



Internal Driveway in paver block.



Serene garden and walking path.



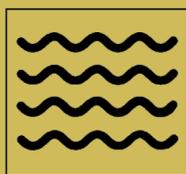
2 Passender high speed Elevator & 2 Car Lift for Basement.



Solar Water heater system at Roof top Terrace.



Provision for electric vehicle charging point.



Water Body.



Exquisite entrance with decorative accents.



Enhanced security with Video Door Phone (VDP).



Name Directory and letter Boxes at Entrance lobby.

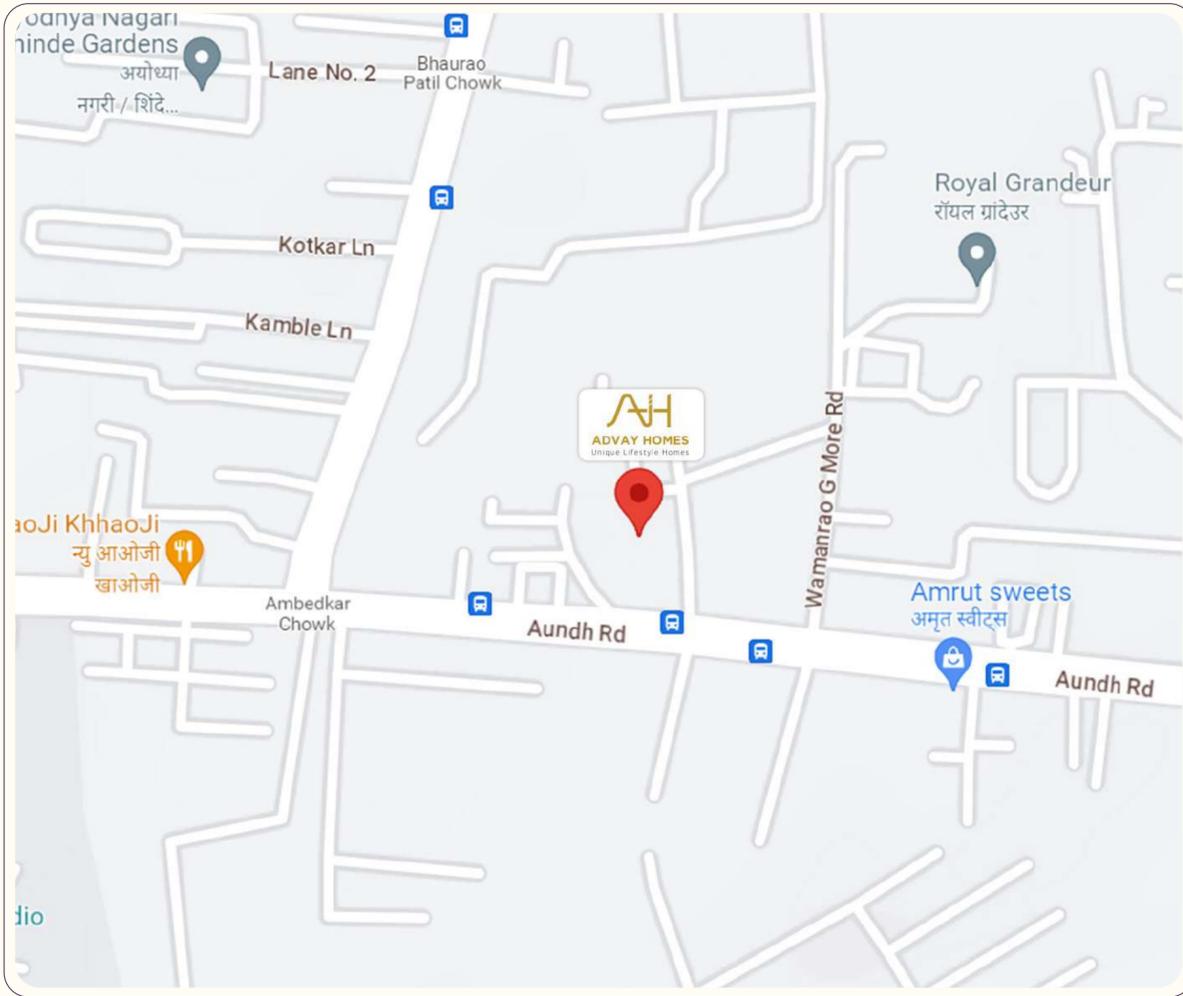


Generator Backup dor Lift & Common area.



Common DTH & Broadband connection provision.

LOCATION



Nestled in Aundh Road's prime locale, this project offers a holistic lifestyle that blends convenience, aesthetics, and sustainability. Residents can enjoy easy access to schools, healthcare, shopping, and recreation, making it a haven of comfort.

KEY DISTANCE

HOSPITAL

Medipoint Hospital - 4Km
Aims Aundh - 3Km
Jupiter - 6.5Km

MALL & MULTIPLEX

Westend - 3.5Km
Pavillion S.B.Road - 6.3Km

EDUCATION

Pune University - 2Km
Spicer - 1.6Km

CONNECTIVITY

Range Hills Metro - 2.7Km
Khadki Metro - 2.6Km
Parihar Chowk - 2.9Km

Architect

Mr. Swapnil Patil + Partner

RCC Designer

G.A Bhillare Consultant Pvt Ltd

Landscape Architect

Suman Shilp



Contact's

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Scan for location

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A project by Shaligram Real Estate Pvt. Ltd.





SHALIGRAM
REAL ESTATE PVT LTD

A Project by
Shaligram Real-Estate Pvt. Ltd.

Rera No. P52100029594

Thank You

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