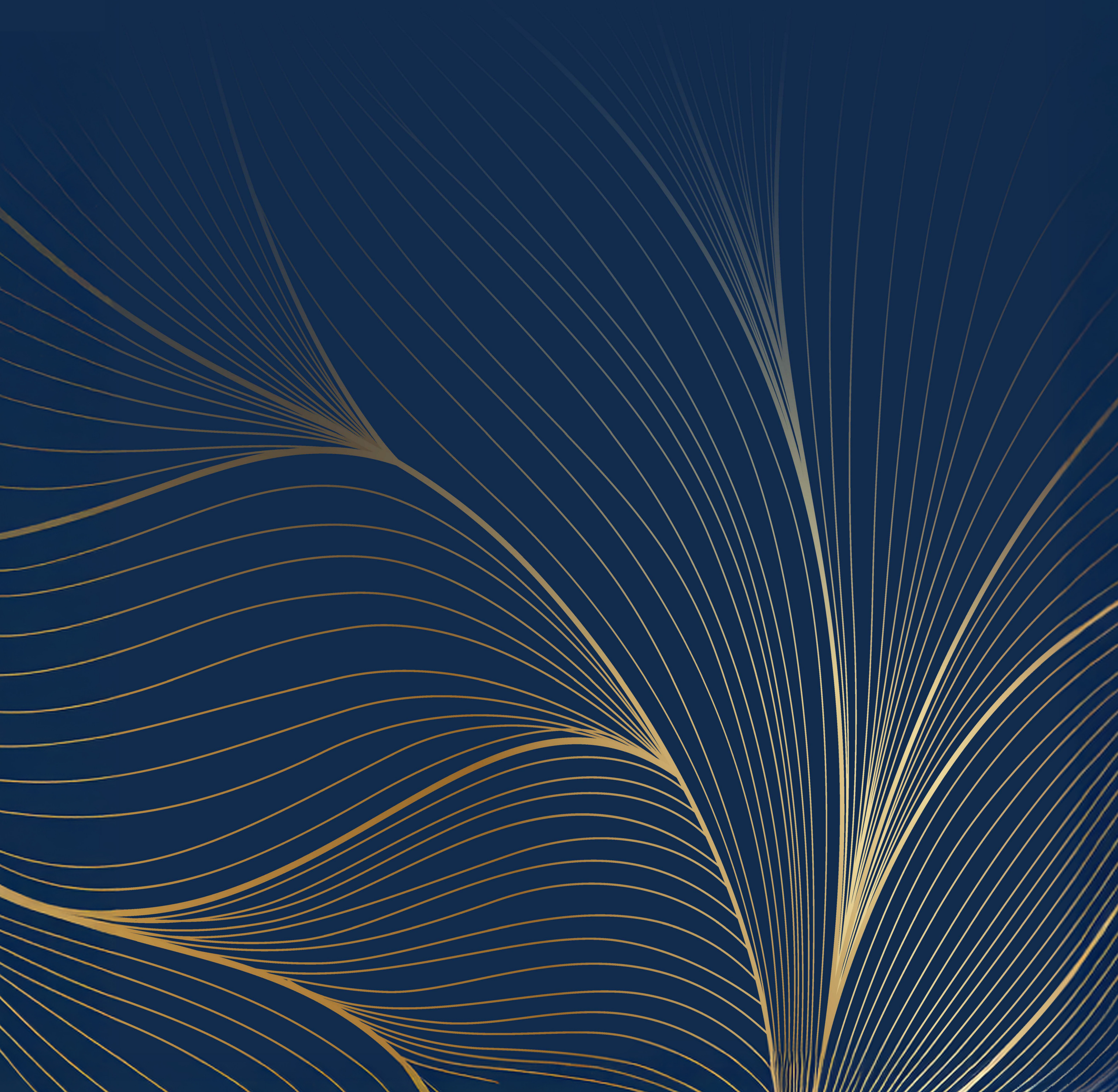




ADVAY HOMES

Unique Lifestyle Homes



ADVAY HOMES

Unique Lifestyle Homes



Phase 2

Phase 1

Designed for those who choose a finer lifestyle

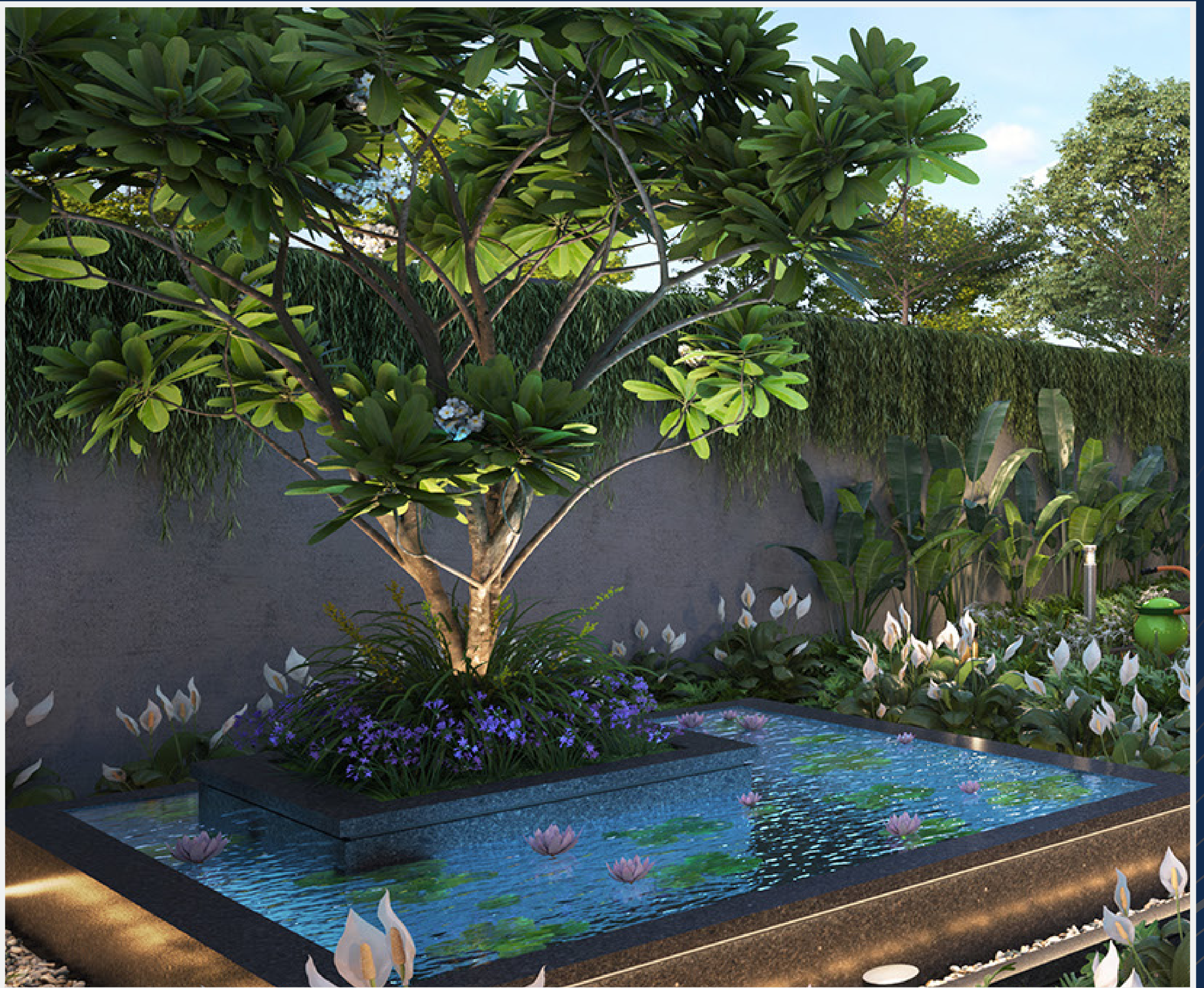


ADVAY HOMES

Presenting Advay Homes, an exclusive residential development by Shaligram Real Estate Pvt. Ltd., designed to redefine contemporary urban living.

Nestled in one of Pune's most desirable neighborhoods, Advay Homes brings together elegant architecture, intelligent planning, and modern comforts to create homes that elevate everyday life. Every space is crafted with precision, ensuring the perfect balance of functionality, aesthetics, and comfort.

From spacious residences and refined finishes to curated lifestyle amenities, Advay Homes reflects a commitment to quality that residents can experience every day. Built around the belief that a home should enrich the way you live, it offers a lifestyle that is sophisticated, convenient, and future-ready.



Why Choose Us?

Spacious Living

Generous layouts designed to offer more room for comfort, flexibility, and everyday living.

Quality You Can Trust

Built with superior materials, refined finishes, and a commitment to lasting value.

A Lifestyle Beyond Home

Open spaces, modern amenities, and everyday conveniences that enrich the way you live.

Specifications



STRUCTURE

- Earthquake Resistance
RCC Framed Structure.



FLOORING

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



WASHROOMS

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



KITCHEN

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



PAINTING

- 2 coats of OBD Acrylic Emulsion Internal wall & ceiling paint.
- 2 coats of Acrylic Emulsion Waterproof/APEX Paint for the external wall.



WINDOWS

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



BBM & PLASTER

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



DOORS

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



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 an air conditioner in the bedrooms and the living room.
- Provision for exhaust fan in Bathrooms and Kitchen.



SAFETY & SECURITY SYSTEM

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

Site Layout - Ground Level



PRESENTATION PLAN



Typical Floor Plan



3-BHK

Elegant Vaastu-compliant 3 BHK residences featuring expansive living and dining spaces, three well-appointed bedrooms, a contemporary kitchen with utility area, two spacious balconies, and three refined bathrooms. Every detail has been planned to deliver comfort, functionality, and effortless everyday living.

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 crafted for modern families, offering spacious living areas, two comfortable bedrooms, a contemporary kitchen with utility space, a private balcony, and contemporary bathrooms with premium fittings.

A perfect balance of comfort, style, and practicality for everyday living.

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



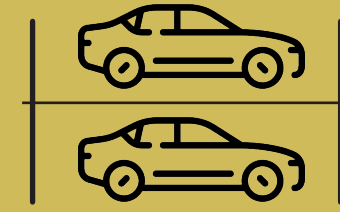
Amenities



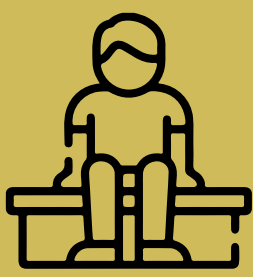
Grand Entrance
& Elegant Lobby



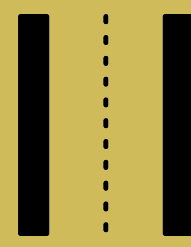
Children's
Play Area



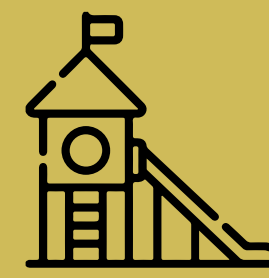
Ground Floor Car
Stack Parking



Senior Citizens'
Seating Area



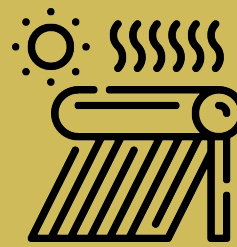
Internal Paved
Driveway



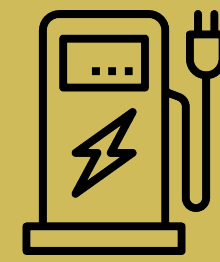
Landscaped
Garden & Walking
Path



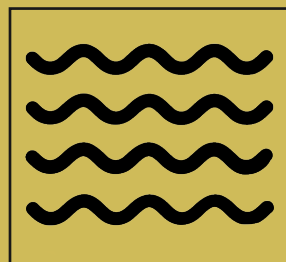
Dual Car Lift
Access To
Basement Parking



Solar Water
Heating System



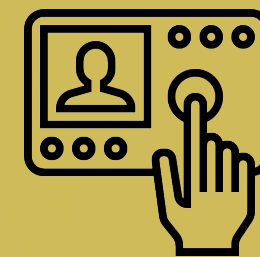
Provision For
Electric Vehicle
Charging



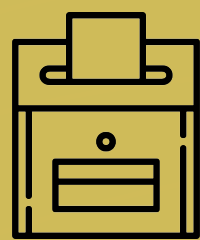
Decorative
Water body



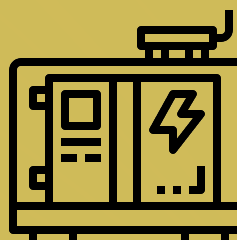
Grand Entrance
With Decorative
Elements



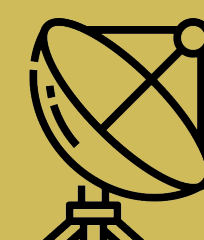
Video Door Phone
Security System



Name Directory &
Letter Boxes

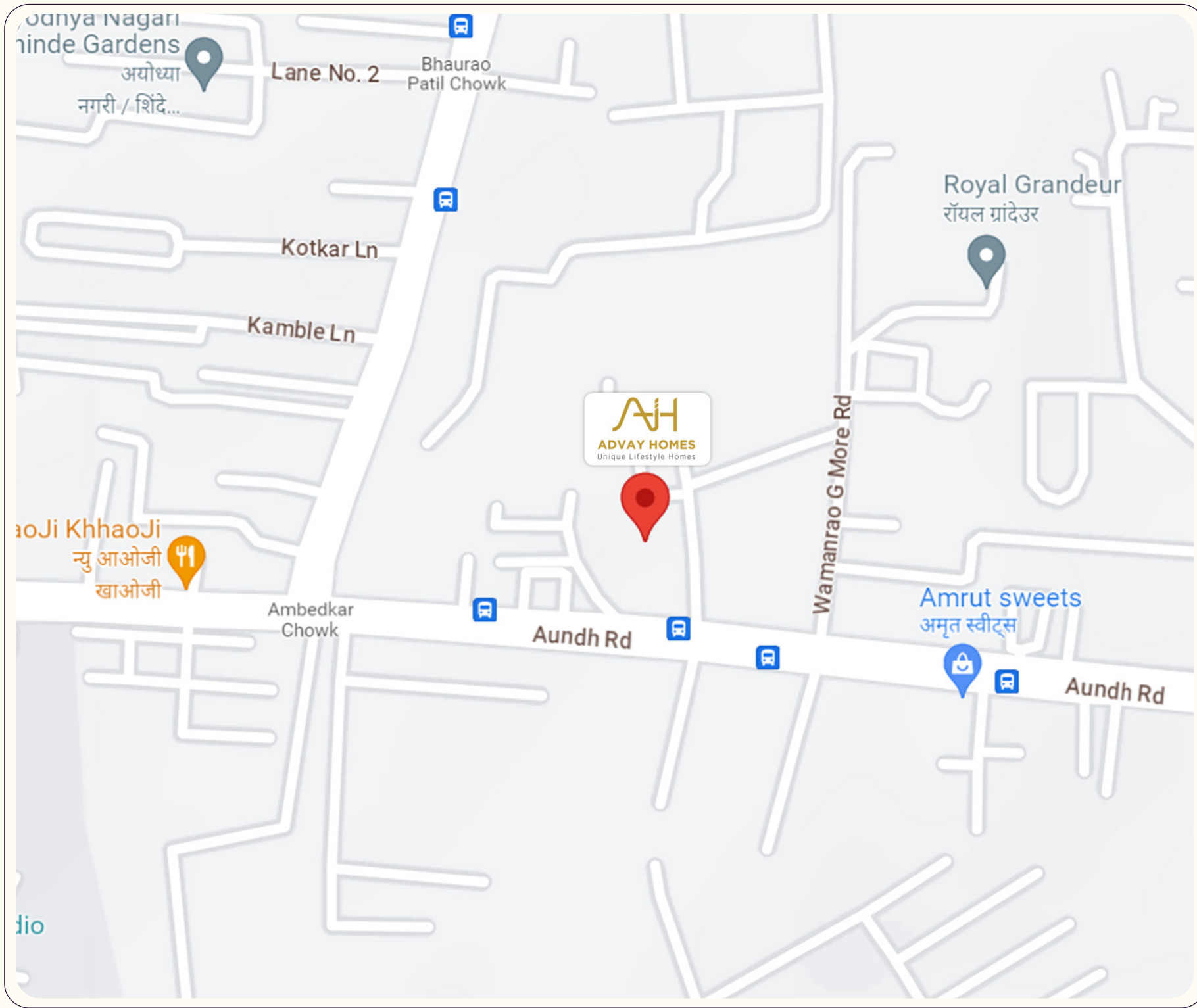


Generator
Backup For Lift &
Common Areas



DTH & Broadband
Connectivity
Provision

LOCATION



Strategically located on Aundh Road, Advay Homes places you close to everything that matters. Leading educational institutions, healthcare facilities, shopping destinations, metro connectivity, and daily conveniences are all within easy reach, ensuring a lifestyle that is both connected and comfortable.

KEY DISTANCE

HOSPITAL

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

MALL & MULTIPLEX

Westend - 3.5Km
Pavilion 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 Us

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www.shaligramrealestate.com



Scan for location

Disclaimer: The document is for general informational purposes. This document shall be considered only as representation, with the intention to provide an impression of the layout as presently proposed and/or approved. The approved layout may be modified and amended in the future. At the sole discretion of the builder.

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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