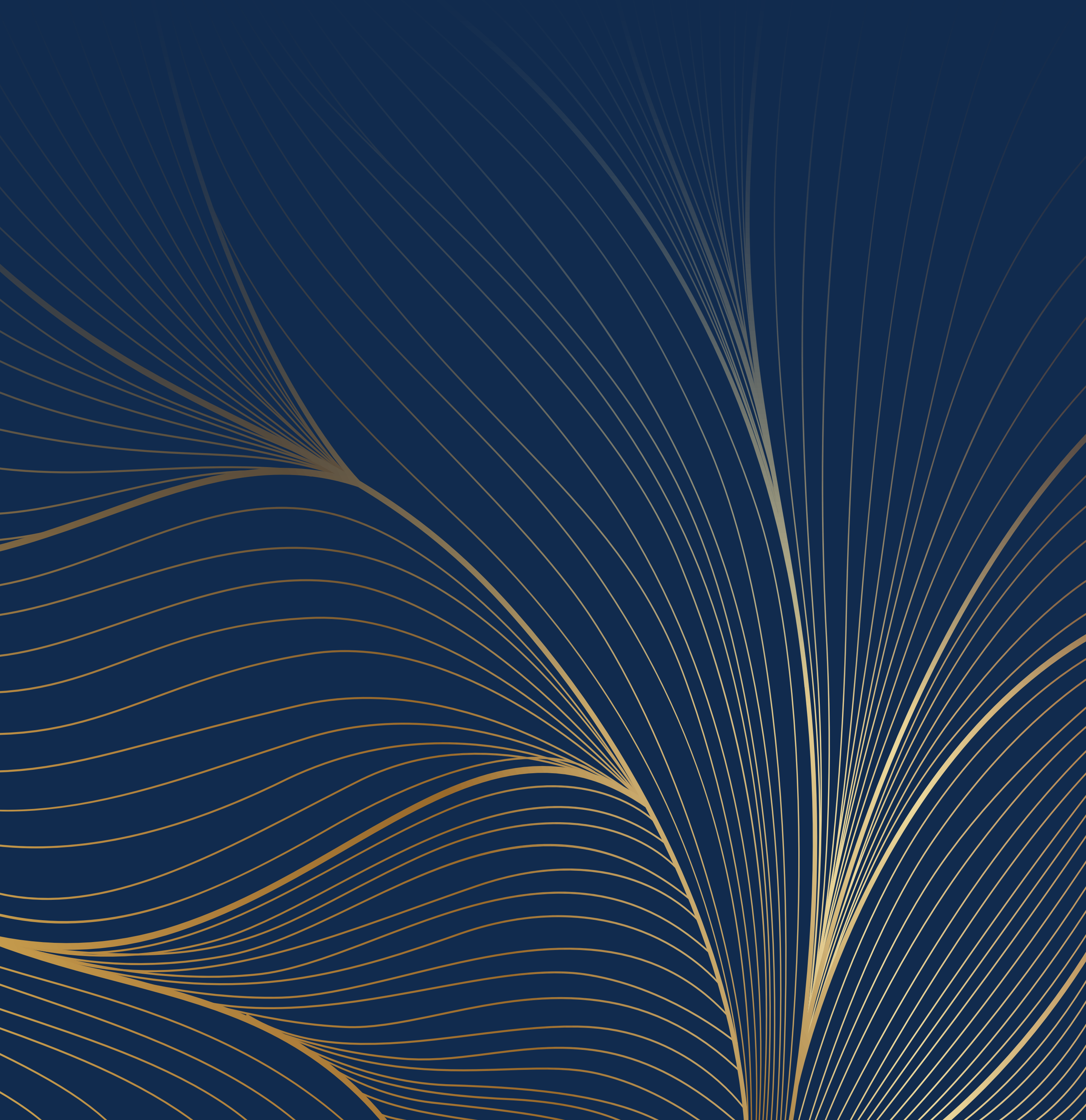




ADVAY HOMES

Unique Lifestyle Homes



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Unique Lifestyle Homes



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 real estate industry, proudly marking GB Rubber Group's foray into this sector. With a 40-year legacy of excellence and innovation in the automotive sector, GB Rubber Group has seamlessly applied its expertise to real estate, 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.



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



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 the 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 a spacious living area with wooden finish flooring, two elegant bedrooms, a modern kitchen with utility, a serene balcony, and two stylish bathrooms with solar water supply in the Master Bedroom Toilet.

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



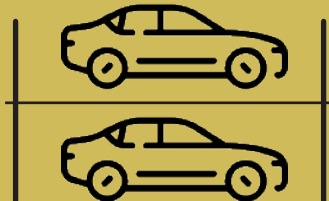
Amenities



Decorative
Entrance Lobby.



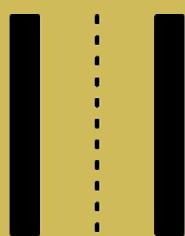
Children's Play
Area.



Ground Floor Car
Stack Parking.



Relaxing spot
for seniors.



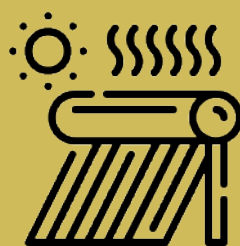
Internal Driveway
in paver block.



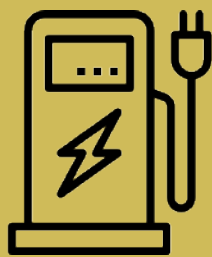
Serene garden
and walking path.



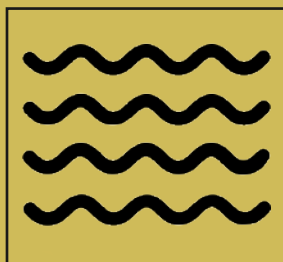
2 Passender high-
speed elevator & 2
Car Lift for the
basement.



Solar Water heater
system on the
rooftop terrace.



Provision for an
electric vehicle
charging point.



Water Body.



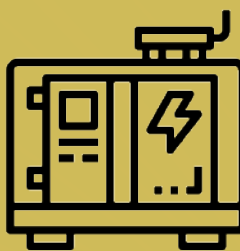
Exquisite entrance
with decorative
accents.



Enhanced security
with Video Door
Phone (VDP).



Name Directory and
letter Boxes at the
entrance lobby.

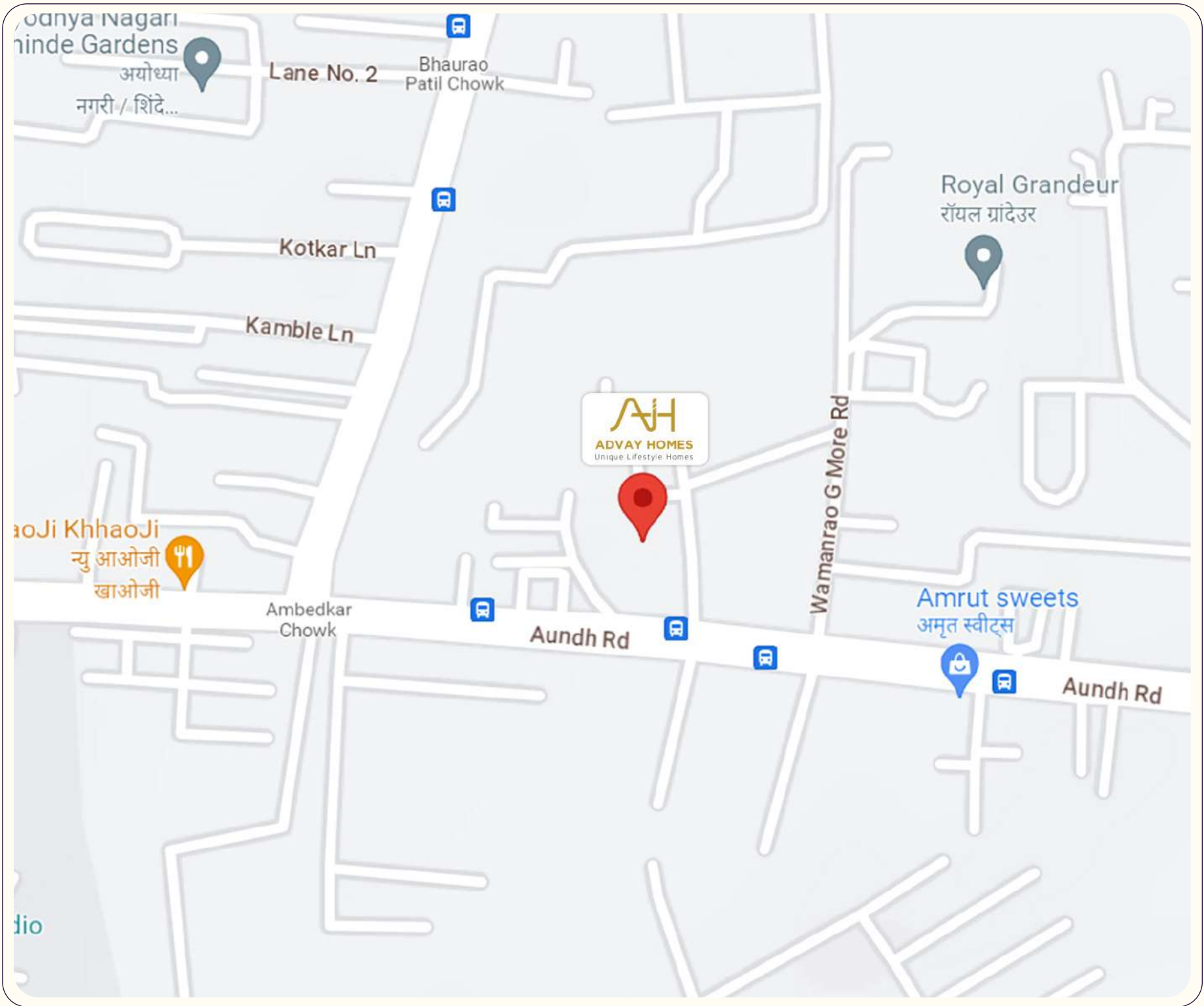


Generator
Backup for Lift &
Common Area.



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

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 Shaliggram 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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