



RAHUL
ARCUS

A PROJECT BY RAHUL CONSTRUCTION CO.



SITE ADDRESS

S. No. 47(P), near Audi Showroom,
next to Supreme Headquarters,
on Mumbai-Bengaluru Highway,
Baner, Pune - 411 045
arcus@rahulconstruction.com
www.rahulconstruction.com



The Bafana Group

Land Owner

RAHUL CAPITAL

115/B, Opp. Prabhat Police Chowky,
Prabhat Road, Pune - 411 004
info@rahulconstruction.com
www.rahulconstruction.com

This project has been registered via MAHARERA registration number P52100017839 (Building A) P52100017218 (Building C) and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

DISCLAIMER: This brochure depicts an imaginary concept. The information contained in the brochure and related inserts are indicative. The Developers reserve the right to modify or cancel any plan or amenity, without any notice. This brochure is not part of any offer or contract.

CONNECT TO
HAPPINESS

CONNECT TO
SERENITY

CONNECT TO
THE HIGH LIFE

CONNECT TO
**WORK-LIFE
BALANCE**

RAHUL ARCUS

EXTRAVAGANCE GUARANTEED WITH
ULTRA-LUXURIOUS 2 & 3 RLK APARTMENTS



RAHUL ARCUS is the epitome of a unique lifestyle in today's contemporary world. Where thoughtfully designed artistic living spaces and world-class functionality ensure comfort for many years to come. Soak in the fresh morning breeze; embrace the warmth of natural light; step through elegant wooden doors onto exquisite Italian style marble flooring to revel in world class fittings that add allure to your aesthetically furnished Rahul Arcus home.



CONNECT TO INNOVATION

Only at Rahul Arcus will you find thoughtfully designed living spaces that value innovation in today's rapidly changing world.

ITALIAN STYLE FLOORING TILES

- ✦ Flooring included in the living rooms, kitchens and passages (1200mmx1200mm)
- ✦ Designer tiles in all toilets (1200mmx600mm)

AESTHETICALLY DESIGNED DOORS

- ✦ Laminated finish on main and internal doors with exclusive fittings
- ✦ Powder coated 3 track sliding windows with mosquito net for terrace doors

PREMIUM WINDOWS

- ✦ Powder coated 3 track aluminum windows with mosquito net
- ✦ Granite window sills at the bottom

PREMIUM MODERN KITCHENS

- ✦ Granite top kitchen platform with stainless steel sink
- ✦ Designer glazed/ceramic dado tiles above the platform
- ✦ Utility space for washing machine and drying clothes

LUXURIOUS DESIGNER BATHROOMS

- ✦ Bathroom interiors designed with granite and branded ceramic tiles
- ✦ World-class sanitary and CP fittings by Kohler
- ✦ Wall-hung European water closets with soft close seat covers

24/7 WATER SUPPLY

- ✦ Water supply through overhead water tanks
- ✦ Ample Corporation water supply

WORLD CLASS LIFTS

- ✦ Automatic high-speed Schindler lifts (1.7 m.p.s.) with generator backup

SECURITY

- ✦ Video intercom system with door-phone for each flat



QUALITY CONSTRUCTION

- ✦ Earthquake-resistant framed structures that conform to IS code
- ✦ Internal & external 6" thick high-quality ACC Blocks
- ✦ All walls internally finished with cement plaster and gypsum finish
- ✦ All external walls finished with double coat cement plaster
- ✦ Exclusive paint for exterior with 2 top coats
- ✦ Internal high-quality paint in a pleasing shade

SUPERIOR ELECTRIFICATION

- ✦ Concealed copper wiring with main circuit breakers
- ✦ T.V. points in living rooms and master bedrooms
- ✦ Generator backup for common areas and lifts
- ✦ Premium quality modular switches
- ✦ 1 / 3 Phase connection for all the apartments
- ✦ A/C points in master bedrooms

EXCLUSIVELY **ARCUS**

We bring to you all the amenities that guarantee luxury and convenience, so that you can enjoy world-class treatment from the comforts of your home.

- ✦ Elegant entrance lobby with individual letter box and name plates
- ✦ Beautifully designed and decorated main entrance with guard house
- ✦ Club house with world-class amenities
- ✦ Children's play area
- ✦ Indoor badminton court
- ✦ Indoor games like card table, carrom board, chess, etc.
- ✦ Well designed and illuminated landscaped gardens
- ✦ Concrete internal roads
- ✦ Meditation & yoga area
- ✦ Gymnasium & steam rooms
- ✦ Complete premises covered under CCTV cameras
- ✦ Swimming Pool of 50x25 feet
- ✦ Separate kids pool area 18x13ft
- ✦ Recycled water from HTP used for gardening & other purposes

All this and so much more is waiting for you.
DISCOVER EXTRAVAGANCE AT RAHUL ARCUS.



CONNECT TO **LEGACY**

QUALITY NOT QUANTITY

Fired by the desire to create well designed, quality homes for every income bracket, our journey - from modest beginnings in 1977 to a highly reputed company today, spans four decades.

Over 5000 satisfied families and more than 7 million sq. ft. of prime real estate is testimony to ever-growing goodwill and referrals leading to our dynamic growth and success.

Today, we continuously bring in the latest, contemporary approach to planning, design and project management, setting our sights higher, offering you unique lifestyle projects like

Rahul Arcus.


A few of our completed projects include

Rahul Park Warje,

Rahul Towers Paud Road,

New Ajanta Avenue Kothrud,

Siddhrath Towers Kothrud & many more..



RAHUL CAPITAL



PRE-SCHOOLS

- Kidzee, Pashan – 0.21 km
- EuroKids, Baner – 1.8 km



SCHOOLS

- Vidya Valley School, Sus – 2.8 km
- VIBGYOR High School, Balewadi – 3.5 km
- Bharati Vidyapeeth English Medium School, Baner – 3.8 km
- D.A.V. Public School, Aundh – 5.5 km
- St. Joseph's High School, Pashan – 6.1 km
- Loyola High School & Junior College, Pashan – 6.8 km
- EuroSchool, Wakad – 7.0 km
- Mercedes Benz International School, Hinjawadi – 9.2 km



COLLEGES / UNIVERSITIES

- Genba Sopanrao Moze College of Engineering, Balewadi – 3.9 km
- National Institute of Construction Management & Research, (NICMR), Balewadi – 4.0 km
- MITCON Institute of Management, Balewadi – 4.1 km
- Symbiosis International University, Lavale – 5.8 km
- Indira Group of Institutes, Tathawade – 7.1 km
- Savitribai Phule University, (Pune University) – 7.1 km
- Symbiosis College of Arts & Commerce, S.B. Road – 9.5 km
- FLAME University, Lavale – 11.1 km



I.T. PARKS

- Rajiv Gandhi Infotech Park, Hinjawadi – 5.5 km
- I.T. Park, Aundh – 7.0 km



RESTAURANTS

- Balewadi High Street, Balewadi – 3.1 km
- The Great Punjab, Baner – 3.1 km
- Malaka Spice, Baner – 3.2 km
- The K-factory, Baner – 3.4 km



MALLS

- Westend Mall, Aundh – 6.0 km
- The Pavillion, S.B. Road – 8.7 km
- Spot 18, Pimpri-Chinchwad – 8.8 km



HOSPITALS

- Gupte Hospital Extension Clinic, Baner – 3.6 km
- Jupiter Hospital, Aundh – 3.8 km
- Chellaram Diabetes Hospital, Bavdhan Budruk – 4.6 km
- Surya Mother & Child Care Hospital, Wakad – 4.6 km
- Medipoint Hospital, Aundh – 5.0 km
- Lifepoint Multispeciality Hospital, Wakad – 5.5 km
- Apple Hospital, Pimple Nilakh – 8.1 km
- Aditya Birla Memorial Hospital, Chinchwad – 9.7 km



SPORTS/FITNESS CENTERS

- Multifit Gym, Baner – 2.7 km
- Talwalkar Fitness, Baner – 4.6 km
- Air Life Studio, Aundh – 6.2 km



SUPERMARKETS

- D-Mart, Baner – 2.7 km
- Godrej Nature's Basket, Aundh – 5.7 km
- Reliance Smart, Aundh – 6.2 km



HOTELS

- The Orchid Hotel, Balewadi – 2.5 km
- Holiday Inn, Hinjawadi – 3.5 km
- VITS Hotel, Balewadi – 3.7 km
- Sayaji Hotel, Wakad – 5.7 km
- Courtyard by Marriott, Hinjawadi – 6.6 km














BANKS

- ICICI Bank, Baner – 3.2 km
- HDFC Bank, Baner – 5.4 km



GETAWAYS

- Oxford Golf Course
- Lavasa
- Mulshi
- Amby Valley
- Lonavla
- Mahabaleshwar

-  SCHOOL
-  COLLEGE / UNIVERSITY
-  IT PARK
-  RESTAURANT
-  HOSPITAL
-  BANK
-  SUPER MARKET
-  MALL
-  HOTEL
-  CAR SHOWROOM
-  BUSINESS COMPANY



*Original distances may vary. Map not up to scale.



CREDITS

- ✦ Architect: Pandit Joshi & Associates
- ✦ Structural Design: Ruikar & Associates
- ✦ Landscape Architect: Roots Designs (Umesh Wakaley)
- ✦ MEP Consultant: MEP System Solutions Pvt. Ltd. PVT. Ltd.
- ✦ Legal: P. M. Khire

