

ON MAIN
RAVET
ROAD

50+
LIFESTYLE
AMENITIES

HIGH RISE
TOWER

3BHK WITH
4BALCONIES

Genuine 4 BHK FLATS
NOT TYPICAL
JODI FLATS

4 LEVEL COVERED
CAR PARK

8
GUEST
ROOMS



Defining royal living, Astoria Royals is a luxurious project of spacious 4, 3 & 2 BHK homes. Meticulously planned for convenient living, homes here boast thoughtful layouts with optimal use of space. A massive expanse of amenities, private terraces for select few houses and a fast-developing location come together to bring you a lifestyle that is larger than life.

A STATELY ESTABLISHMENT



A PROJECT BY



Corporate Office: Survey No 30, Tathawade, Aundh-Ravet BRTS Road, Opposite HP Pump, Pune - 411033

Site Address: Astoria Royals, Ravet, Aundh - Ravet BRTS Road, Ravet, Pimpri-Chinchwad, Maharashtra 412101

MAHARERA NO.: P52100047031



Astoria Royals

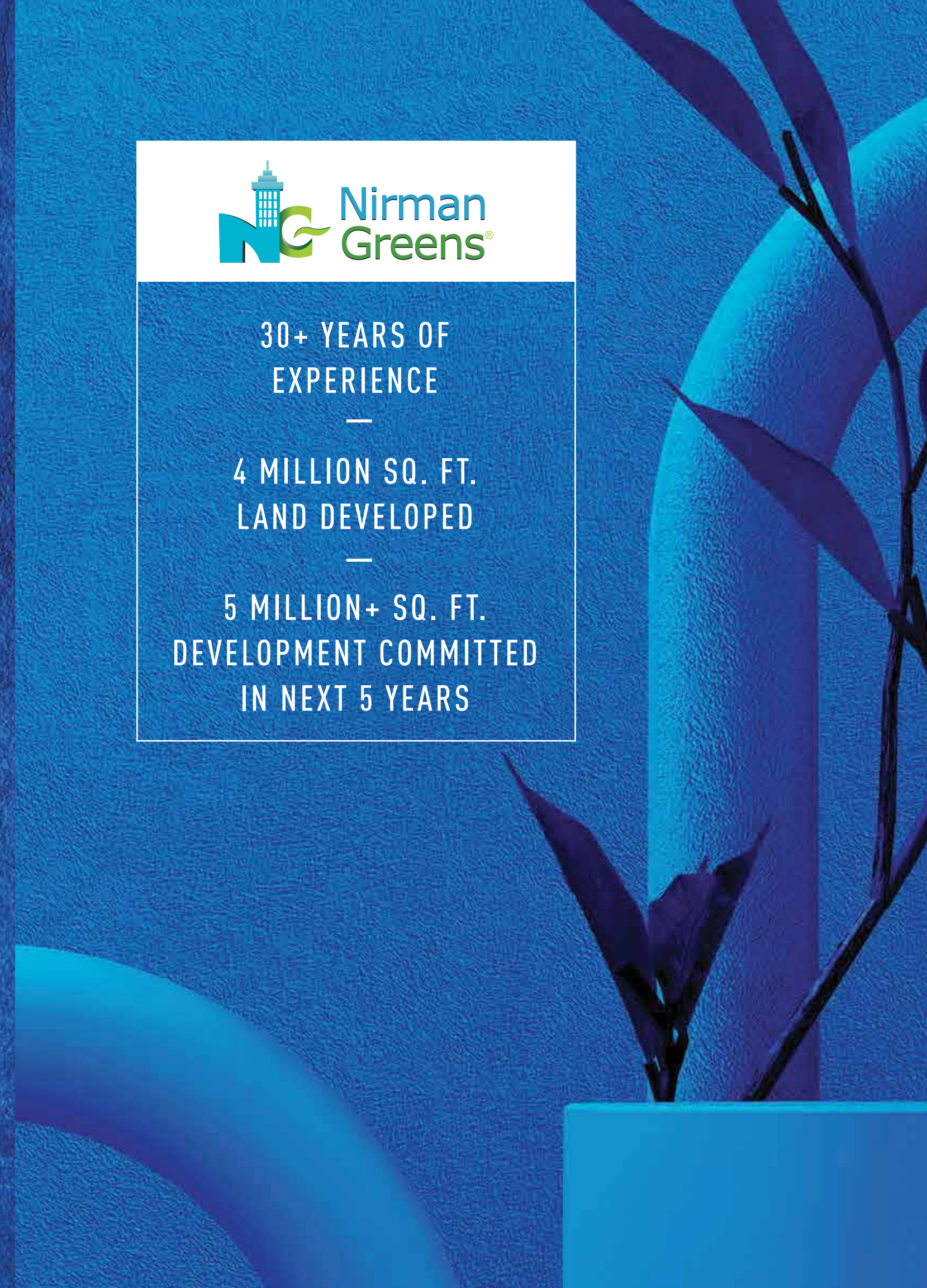
RAVET



30+ YEARS OF
EXPERIENCE

4 MILLION SQ. FT.
LAND DEVELOPED

5 MILLION+ SQ. FT.
DEVELOPMENT COMMITTED
IN NEXT 5 YEARS

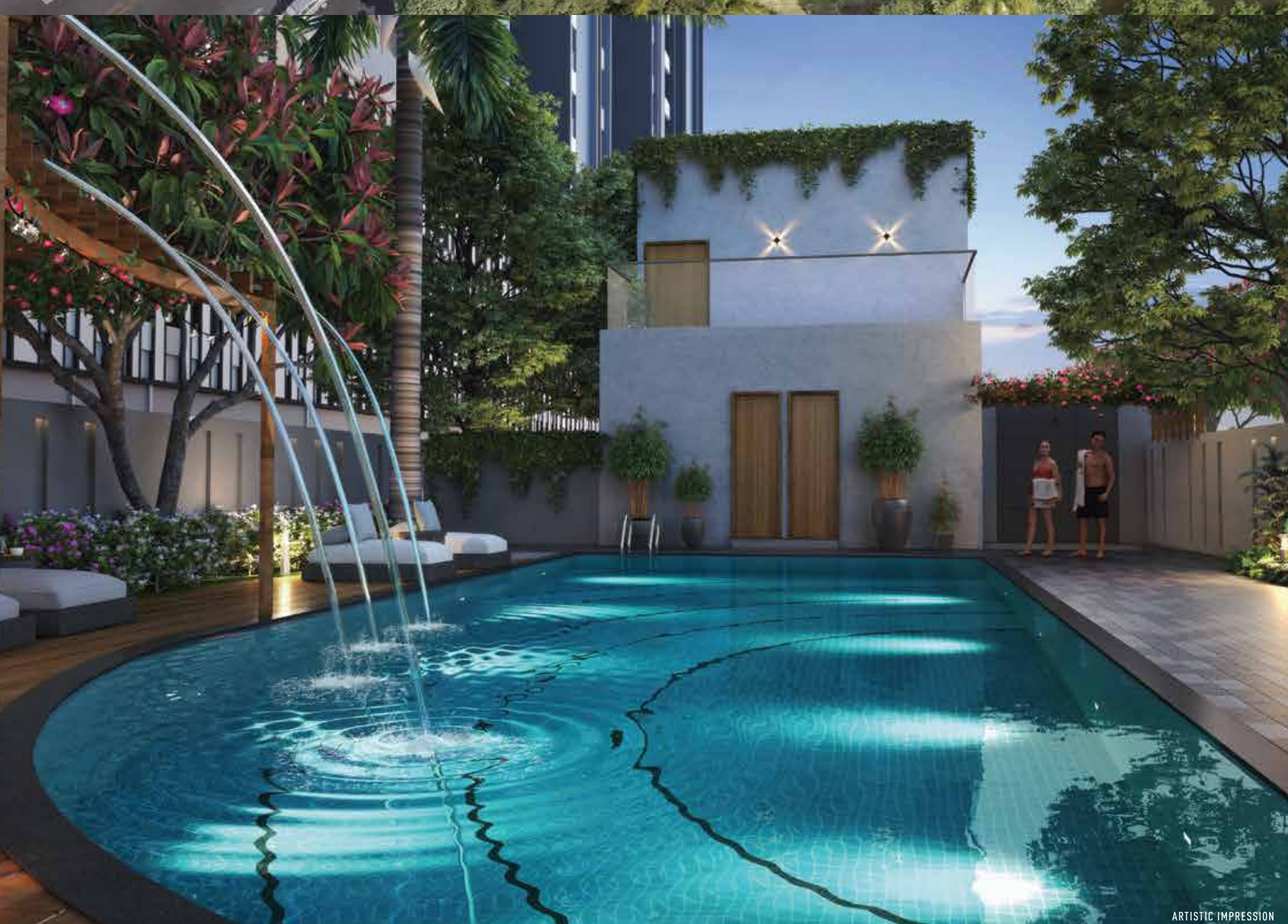




ALL IMAGES ARE ARTISTIC IMPRESSIONS

TERRACE AMENITIES

- Pathway
- Feature Wall
- Stage
- Party Lawn
- Food Counter
- Pergola
- Sit-out Area
- Childrens Play Area
- Gazebo
- Star Gazing Deck Area
- Open Air Yoga/meditation
- Amphi Seating
- Multipurpose Hall
- Indoor Games: Table Tennis, Chess, Card Tables, Carrom, Board Games, Hoola Hoop, Foos Ball
- Art Room
- Music Room
- Gym Area
- Yoga/zumba
- Co-working Area, Business centre
- Library Area
- Cafeteria Zone
- Sunset Deck & Gazebo Area
- Sunrise Deck
- Hammock Garden.zone
- Toddler Library & Games Area
- Jogging Track
- 8 Guest Rooms



OUTDOOR AMENITIES

- SECURITY CABIN
- ENTRANCE GATE
- SIT-OUT AREA
- JOGGING TRACK
- 2 LEVEL CLUB HOUSE
- FEATURE WALL
- TEMPRATURE CONTROLLED SWIMMING POOL
- WOODEN DECK
- POOL SIDE BAR AREA
- STAGE
- PARTY LAWN
- GYM AREA ON 1ST FLOOR OF CLUB HOUSE
- AMPHI THEATRE SEATING
- TODDLERS PLAY AREA WITH RUBBER FLOORING
- MULTIPURPOSE COURT
- SCULPTURE
- CRECHURE AREA
- CLIMBING WALL
- BUFFET AREA
- SAND PIT PLAY ZONE
- FESTIVE AREA
- FLOWER GARDEN
- MULTIPURPOSE CLUB HALL
- TRAMPOLINE
- CONVINCENCE TROLLEY
- FOUNTAIN
- COMMON EV CHARGING PROVISIONS FOR CARS

SPECIFICATIONS

- #### TILINGS
- Italian-Finish Vitrified Flooring in The Entire Flat
 - Fire-resistant Concealed Wiring
 - AC Point in Living & All Bedrooms
 - TV Point in Living & All Bedrooms
 - Branded Switches Like Legrand/Anchor/GM/Great White etc.
 - Provision for Inverter with Power Backup for Designated Points in Apartment
 - MCB and RCCB Protection.
 - Electric Plug Point in all Terrace
- #### ELECTRICAL
- Premium Quality Electrical Switches
 - Fire-resistant Concealed Wiring
 - AC Point in Living & All Bedrooms
 - TV Point in Living & All Bedrooms
 - Branded Switches Like Legrand/Anchor/GM/Great White etc.
 - Provision for Inverter with Power Backup for Designated Points in Apartment
 - MCB and RCCB Protection.
 - Electric Plug Point in all Terrace
- #### PAINTING
- Gypsum/POP Finished Walls
 - Textured Paint Finish for the Exterior of the Building
 - OBD /Plastic Emulsion on Internal Walls & Ceiling
- #### SAFETY & SECURITY SYSTEM
- Boom Barrier at Entrance Gate
 - Security Cabin with Monitoring System
 - CCTV for Campus and Entrance Lobby
 - CCTV Surveillance for Crèche and Kids' Play Area
 - Phone Access for CCTV Footage
 - Panic Button for Seniors
 - Fire Fighting Systems
 - Smart Video Door Phone in All Apartments
 - Biometric Digital Locks for Every Apartment
 - Gas leak Detection Sensors in Kitchen
 - Sprinkler System in Every Home for Fire Prevention
 - Smoke Detectors in Every Flat
 - Smart Card Access Control System for Main Gate, Car Parking and Entrance Lobbies
- #### KITCHEN
- Kitchen Platform with Acrylic Sink
 - Platform in Dry Balcony
 - SS Sink in Dry Balcony
 - Semi-modular Kitchen Unit
 - Piped Gas Line Provision
 - Designer Wall Tiles
 - Provision for Water Purifier
 - Provision for Exhaust Fan
- #### COMMON FEATURES
- Grand Entrance Lobby
 - ALU Form Technology Construction
 - Multi-level Car Parking
 - 4 Floors of Covered Car Parks
 - Earthquake Resistant Structure
 - Rainwater Harvesting and Sewage Treatment Plant (STP)
 - Organic Waste Converter
 - Provision for Wi-Fi in the Apartments
 - Garbage Shoot Chute
 - Drivers Toilet
- #### DRINKING WATER
- Separate Storage for Drinking Water (MEP Dissalation)
 - Independent Supply System for Drinking Water in Kitchen
- #### WASHROOM
- Washroom CP Fittings: Jaguar/Grohe/Kohler Or Equivalent
 - Washroom Sanitary Fittings from American Standard/Jaguar/Grohe Or Equivalent
 - Panic button for seniors put under a new category of safety or something
 - Anti Skid Tiles for Washrooms.
 - Anti Skid Vitrified Tiles For Dry Balcony
 - Full height Dado Tiling in Washrooms
 - False Ceiling in Washrooms
 - Separate Dry Balcony Area with SS Sink for Utensils Washing (Kitchen)
 - Huge Granite Platform in Bathroom
- #### DOORS/WINDOWS
- Both side Laminated Main Door with Digital Lock
 - Both side Laminated Doors for All Washrooms
 - 3-track Aluminium Windows with Mosquito Mesh
 - Toughened Glass Railings for Attached Terraces in All the Apartments
 - Designer Laminated Flush Doors in all rooms.
 - Big Size Windows in Bedrooms
 - 3 Track Aluminium Sliding Doors with Mosquito Mesh in the Living Room Terrace
 - 3 track aluminium sliding doors/french door in bedroom terrace.



- ### KEY DISTANCES
- Lotus Business School 01 Min.
 - Balaji Temple 01 Min.
 - HP Petrol Pump 02 Mins.
 - HDFC Bank, Punawale 02 Mins.
 - Adhira International School 02 Mins.
 - Domino's Pizza 04 Mins.

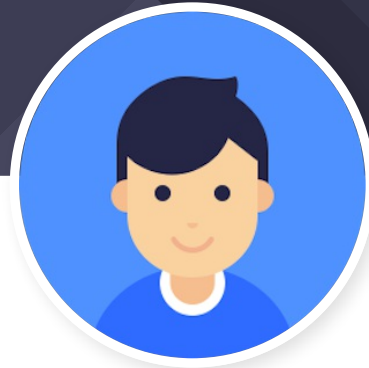
- ### OTHER PROXIMITIES
- Sentosa Resort, Ravet 05 Mins.
 - Mukai Chowk 06 Mins.
 - JSPM College, Tathawade 06 Mins.
 - Hanging Bridge, Ravet 06 Mins.
 - Mumbai-Pune Expressway 06 Mins.
 - Decathlon, Tathawade 07 Mins.
 - Bhanwar Chawk 08 Mins.
 - Symbiosis, Kivale 08 Mins.
 - DMart, Akurdi 09 Mins.
 - Life Point Hospital, Wakad 09 Mins.
 - Life Republic 10 Mins.
 - WTC & Eon IT Park Upcoming In Tathawade 10 Mins.
 - Indira College & JSPM College, Tathawade 10 Mins.
 - Phoenix Mall, Wakad 10 Mins.
 - Hotel TipTop International, Wakad 10 Mins.
 - MCA International Stadium, Ghatonge 14 Mins.
 - Balowadi High Street 16 Mins.
 - Hingewadi Connectivity From Ravet via Life Republic 20 Mins.

RIGHT IN FRONT OF BRTS




- ### UPBEAT AND SERENE
- At the intersection of the Pune-Mumbai Expressway and Katraj-Dehu Bypass is the fastest-developing suburban neighbourhood in Pune.
- ### PHYSICAL INFRASTRUCTURE
- The locality boasts excellent connectivity owing to the old and new Mumbai highways, Aurundh-Ravet and ever-developing physical infra that makes accessibility to other localities easier.
- ### SOCIAL INFRASTRUCTURE
- Be it schools, cottage, employment hubs, healthcare or entertainment centres, Ravet has it all. Some of the reputed names in educational institutions, healthcare and employment are found in the proximity, making everyday life convenient.
- ### KEY HIGHLIGHTS
- Fast infrastructural development
 - Sought after for buying a home
 - Increasing demand assures appreciation

CHANNEL PARTNER



Santosh waychal

Utkarsh real estate

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