

LOCATION MAP



Site - GN HEIGHTS S. No. 15/3+4+5+6/2, Sainagar Near, Subrata Roy Cricket Stadium, Mamurdi, Pune-412101

Marketed by



Authorised Sole Seller



Project by



Corp. Off.: Prestige Complex, office No. 6 Chinchwad, Pune - 19

Credits

Architect
Space Designer Syndicate

RCC Consultant
Altron Consultant

Landscape Designer
Architect Manish Bedarkar

Electric & Plumbing Consultant
S.N. Joshi PVT LTD

Disclaimer : The contents of this brochure are purely conceptual & have no legal binding on us. Developers reserve the right to amend the layout, plans, number of floors, elevation, colours schemes, specification & other amenities.

Now everything is within your reach



2, 3 BHK Luxurious Flats @ Mamurdi





Shitala Associates

The Solid Background

Shitala Associates is a renowned entity in the service industry associated with manufacturing & trading. For last 25 years they are known for their quality, honesty and transparency.

GN HEIGHTS being the very first project of Shitala Associates they are very particular to give the best quality and the same can be observed in the details of minutest perfection in every square feet of the project. The exquisite quality is reflected in Plastering, RCC structure and even the smallest things like flooring and fittings.

The layout of the project GN HEIGHTS is yet another strong feature as it is an extremely user friendly layout with the amenities and facilities located at the center of the project. The layout also offers a splendid view of the surrounding and natural breeze to every flat.





The Splendid Living

Ever wondered how it would be to live in the midst of pristine purity of nature the refreshing bliss of waking up to a sunrise of clean, un-polluted air and the symphony of birdsong. GN HEIGHTS is situated at the entrance of Pune and has close access to old and new highway.

GN HEIGHTS is an endeavor which boasts of high quality product in its class. GN HEIGHTS is a P+12 storey residential building of three towers and spread on 2 acres of land and 144 units of 2 and 3 BHK in total. GN HEIGHTS enjoys the best of both world the active business, cultural and spiritual life that Pune is known for, and easy access to its reputed schools and health facilities.

GN HEIGHTS offer a perfect living to all the residents as it has the best of all within the surrounding.

It is designed by one of the best architectural firm - Space Designers Syndicate who has designed marvels like Magarpatta and Life Republic in Pune.



GN HEIGHTS
Future of Excellent Structures

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The Scenic Statement

The scenic surrounding has already become an attraction as we can witness some gigantic projects.

The entire area is lush green with enchanting mountain tops within the periphery. The vast open tracts are inviting and assure pollution free atmosphere with abundant breeze and natural sunlight.

Mountain views and spacious, two, and three bedroom apartment homes to choose from you will feel close to nature. Flanked around by green vibrancy and a pollution free zone, these healthy homes definitely provide the recipe for happy living.

The area is bound to remain green and beautiful for a long time to come as it has a reserved forest in the nearby vicinity.



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GN HEIGHTS
S. No. 15/3+4+5+6/2,
Sai Nagar, Mamurdi

Key Distance

- 60 Ft Wide DP Road in front of Site.
- 0.75 km Central Hotel (Old Mumbai-Pune Highway).
- 0.5 km SAHARA Stadium (Mumbai-Pune Express Way).
- 2.2 km Lekha Farm (Cultural Garden).
- 2.5 km Ravet-Pune BRT Road.
- 2.5 km Dehu Road Railway Station.
- 5.3 km Dr. D.Y. Patil College.
- 9.5 km I.T. Park (Hinjewadi).
- 13 km P.M.C.
- 1.31 Km Dehu Road Police Station.
- 1.74 Km Adhar Hosital.
- 0.3 Km Pune FC Training Ground.

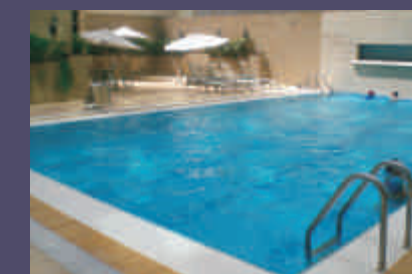
Location advantage

GN HEIGHTS is located at the entrance gateway of Pune and gives you advantage in terms of proximity to lifestyle necessities like schools, hospitals, restaurants .It is also surrounded by many religious centres within close range .It is just stone throw away distance from Subroto Roy International Cricket Stadium and Pune FC and Pune City training ground and has an easy access to both old and new Pune Mumbai highway.



More than just Amenities.

- ♦ Attractive Entrance Gate with Security Cabin
- ♦ Internal Road with Block / Tremix Finish
- ♦ Impressive Entrance Lobby
- ♦ CCTV Camera on Main Gate
- ♦ Street Lights.
- ♦ Branded Automatic Lift.
- ♦ Generator Back-up for Lifts and Common areas
- ♦ Fire Fighting System
- ♦ Rain Water Harvesting
- ♦ Provision for Telephone / Internet Connection
- ♦ Provision of Servant Toilet
- ♦ Club House with Gymnasium
- ♦ Landscape Garden
- ♦ Jogging Track
- ♦ Multipurpose Court
- ♦ Swimming Pool
- ♦ Mini Amphitheater
- ♦ Table Tennis
- ♦ Party Hall





More than just Specifications

STRUCTURE

- ♦ Earthquake Resistant R.C.C. Frame

PLASTERING

- ♦ Internal : Gypsum plaster to walls & POP Finishing To Ceiling
- ♦ External : Sand Faced Plaster

FLOORING

- ♦ Marble Flooring
- ♦ Anti Skid Tiles in Toilets And Terraces

KITCHEN

- ♦ Granite Counter With S. S. Sink and Drain Board
- ♦ Glazed Dado Tiles Above Kitchen Counter Up to Lintel Level
- ♦ Provision For Exhaust Fan and Water Purifier
- ♦ Dry Balcony Attached TO Kitchen With Provision For Washing Machine With Water Inlet & Drain

ELECTRIFICATION

- ♦ Concealed Copper Wiring With Modular Switches
- ♦ Telephone Point Cable TV Point in Living Room
- ♦ AC Point In Living Room And all Bedrooms
- ♦ Provision Of Invertor Point For Each Flat

BATHROOMS

- ♦ Designer Dado Tiles upto lintel level
- ♦ Provision For Exhaust Fan in All Bathrooms
- ♦ Provision For Fitting Of Boiler / Gyser in All Bathrooms
- ♦ Concealed Plumbing With Premium Quality Pipes
- ♦ Water Resistant Doors
- ♦ Hot And Cold Mixer For all shower areas
- ♦ Good quality Sanitary Ware
- ♦ C.P. fittings

WINDOWS

- ♦ Aluminum Three Track Sliding Automatic Locking Windows With Mosquito Net With Granite Sill
- ♦ Adjustable Aluminum Powder Coated Louvered Windows.
- ♦ Safety M.S. grills to all Windows in the Flat Doors
- ♦ Designer Panel Door for the Entrance
- ♦ Flush Doors For Bedrooms and solid PVC Doors For Toilets
- ♦ Granite Door Frames for Bathrooms

PAINTING

- ♦ Superior Oil Bond Paint for internal wall
- ♦ Superior Quality Paint For External Walls

VALUE ADDITIONS

- ♦ Separate Toilets For Drivers / servants in Every Building



Commercial context

Consumers lead busy lives and their time is becoming more limited and fragmented every day. So when it comes to shopping, they may not always be 100 percent focused or fully engaged in the task at hand. So in order to keep up with them GN HEIGHTS found a way that make it easier and more convenient for their customers to get what they need and not miss a beat in the process The convenience centre next door will ensure that you daily shopping is at ease.

GN HEIGHTS has a small commercial premise of 7 shops which will be ideal for grocery, bakery stationery, chemist, hardware, vegetable, dry cleaner.

