

LOCATION MAP



Credits

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Kadu Constructions Pvt. Ltd.
YOUR COMFORT ZONE FOR LIFE!

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Note: The Plans, Specifications, Appendices, Number of Beds, Number of Rooms, Areas & Photographs in the brochure are only indicative & are subject to change without any prior notice.

peace & pride

royal & luxurious

A God Blessed Project By Kadu Constructions Pvt. Ltd. at Jejuri.

nature & comfort



Enlightened living...



quality & convenience



Enlightened living...



Enlightened living..

Presenting **Malhar Villa, Jejuri, Pune**. An address reserved for true connoisseurs of fine living. Malhar Villa is a creation by the well-renowned **Kadu Constructions Pvt. Ltd.** Coming up as a conveniently located amidst unending acres of chaste greenery at Jejuri.

Each residence here will come with utmost privacy, assured tranquil and oodles of joy. With a strategic location, a pollution free green habitat, unique architecture and world-class amenities, **Malhar Villa** is bound to make your life an album of innumerable experiences. Jejuri, Pune's fastest growing suburb, is easily the destination of the future And **Malhar Villa**, its future landmark.

Besides open green spaces, clear skies and unpolluted fresh air that makes **Jejuri** a preferred choice for peaceful residences, **Malhar Villa at Jejuri** enjoys the distinction of having a strategic locational advantage.

Located on the Pune- Neera Road, with a 4 lane road offering speedy and hassle-free connectivity, Malhar Villa is ideally situated near "God Khandeda" Temple.

Renowned Schools, Colleges and Hospitals in the vicinity. Restaurants and Shopping centers at a calling distance.

Bird's eye View of the project





Common Amenities

- **Plan approved by town planning & Jejuji Nagar Parishad.**
- Immediate loan up to 70% to 80% from various finance institutes with easy & economical installments.
- Choice of 1 BHK & 2 BHK flats.
- **Exclusive entrance gate with security cabin.**
- Attractive entrance lobby.
- **Landscaped garden** with sit out.
- **Children play park** with play equipments.
- Ample parking space.
- Adequate water supply & big overhead water tank.
- **Backup for lift & common areas.**
- Convenient shopping with in the complex.
- STP plant.
- Water purification system.
- **Intercom system.**
- **Free DTH cable connection.**
- **Jogging Track.**
- Auto level on/off indicator for water pump.
- Transformer for proper electrical supply.

Specifications

- Structure :**
 - R.C.C. frame structure
 - External walls 4" brick and internal walls 4" 16" brick.
- Flooring :**
 - 24" x 24" vitrified tiles in all rooms with matching skirting.
 - Anti-skid flooring in toilets.
- Kitchen :**
 - Granite top Kitchen platform with stainless steel sink.
 - Left level designers' tiles above kitchen counter.
 - Provision for water purifier & exhaust fan.
- Bathroom :**
 - Concealed internal plumbing.
 - Anti-skid ceramic tile flooring.
 - Hot and cold mixer set with overhead shower.
 - 7' height designer's tiles dado.
 - Chrome plated fittings.
- W.C. :**
 - Concealed internal plumbing.
 - Ceramic tile flooring.
 - 8"x12" white glazed tiles 4' height designer's tiles dado.
 - Chrome plated fittings.
- Toilet :**
 - Concealed internal Plumbing.
 - Anti-skid ceramic tile flooring.
 - Hot and cold mixer set with overhead shower.
 - 7' height designer's tiles dado.
 - Chrome plated fittings.
- Electrical :**
 - Concealed wiring.
 - Ample number of light & inverter points.
 - TYP telephone point in living room.
- Doors :**
 - All doors will be waterproof flush door.
 - Decorative main entrance door with Chromium fittings & night latch.
- Windows :**
 - Powder coated aluminum sliding windows with mosquito-net & M.S. safety grill.
 - Marble window sill.
 - Aluminum louvered ventilators for toilet, Bathroom & W.C.
- Internal Finish :**
 - Internal Gypsum finish plaster.
 - Pleasing shade of dry distemper.
- External finish :**
 - External sand faced plaster.
 - Attractive elevation.
 - Waterproof cement paint.





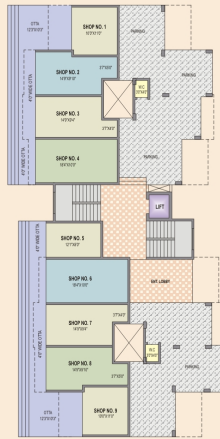
BLDG.-A



VIEW OF A- BLDG.

Parking/ Ground floor plan

Area Statement in sq. ft.				
Shop No.	Carpet	Area	Other	Built-up
1.9	114.82	155.00	128.00	219.00
2.8	190.00	216.00	42.00	237.00
3.7	157.04	212.00	38.00	231.00
4.6	188.89	255.00	42.00	276.00
5	100.00	135.00	34.00	152.00



BLDG.-A

First, Third, Fifth & Seventh floor plan

Area Statement in sq. ft.				
Flat No.	Carpet	Area	Other	Built-up
301,501,701,102,302,502,702	605.77	787.50	63.00	\$19.00
103,303,503,703,104,304,504,704	605.77	787.50	63.00	\$19.00
101	605.77	787.50	163.00	\$69.00

Second, Fourth & Sixth floor plan

Area Statement in sq. ft.				
Flat No.	Carpet	Area	Other	Built-up
201,401,601,202,402,602	605.77	787.50	63.00	\$19.00
203,403,603,204,404,604	605.77	787.50	63.00	\$19.00



