



LOVE | JOY | WISH



## Yet another masterpiece creation by the leading real estate giant

For more than a decade, Yashada Realty Group with its exquisite residential and commercial developments across the city has been a top rank construction house. Quality, Innovation and Trust are the pillars of the company's existence. The company has won appreciation and accolades for the remarkable contribution it has made in elevating the skyline of Pune. But the most important reward the fast growing company strives to achieve is Customer Satisfaction!

Since its inception in 2000 | High quality projects | Complete Customer orientation  
Vibrant organization | 8+ Completed Projects | Fresh energy into the organization



1, 2 & 3 BHK COMFORT HOMES

Blooming Life. Sterling Moments.

**RAHATANI-PIMPLE SAUDAGAR**

## Experience magnificence. Liven up the ecstasy.

Kickstart a new, promising future. Life comes alive when you stretch yourself a bit more just to fulfill your long-awaited dream. At **Sterling Bloom**, all the good things of life that you have been imagining for all these years will caress you with splendid joy. All your aspirations of upgrading to the next level will come true. And all the desires suppressed in your mind will welcome you to an ecstatic new era. So now at the fast-developing area of **Rahatani-Pimple Saudagar**, be at your best! Be somebody you are aiming to become...



# Sterling Blooms

1, 2 & 3 BHK COMFORT HOMES

Blooming Life. Sterling Moments.

**RAHATANI-PIMPLE SAUDAGAR**

## The icon of grand living

These are 'smart homes' in the true sense of the term. So theirs is just enough space for every emotion, aspiration and mood. And what would make you smile louder is the price tag attached to it. Considering the configuration of the project, the fast growing locality, the planned developments and the worthwhile experience of living in perfect homes...you'd be sure to get sent percent value for each and every Re you spend. Assuring you high returns exceeding the upper limits of your expectations!



## Blooming Life. Sterling Moments.

It is an inborn intimacy. The instinct that we love to carry and nurture in our heart! It gives us strength to face the challenges of life. And portray ourselves as a better human being. When life blooms beyond expectations, love also blossoms. You feel positively inclined towards your loved ones, the world around, the life...



# Sterling Blooms

1, 2 & 3 BHK COMFORT HOMES

Blooming Life. Sterling Moments.

**RAHATANI-PIMPLE SAUDAGAR**

## Urbane face of elite style

You need to experience it to know its potential. Utilization of space has been so smartly done that it'll leave you pleasantly surprised. You'd realize that your home actually 'thinks' for you. Spend quality time with your toddlers. Celebrate a secluded moment with your spouse. Or celebrate sipping your cuppa of hot coffee thinking of your future plans... The possibilities are endless and so as your passion for life. Isn't it?

Innovative Layout | Aesthetic Design

Astute Space Management

Environmental Compliance | Green Initiative



## Blooming Life. Sterling Moments.

If you are gifted with whatever you had wished for, everyday becomes a bundle of joys. If you retrospect and think seriously for a while, you would realize, that big successes keep on motivating you to do more. But your real pleasure is the moments of small joys. In a joyful home at Sterling Bloom, grab such shiny pearls with both the hands...



## SPECIAL FEATURES

- Branded Lift of Kone/OTIS or equivalent make
- Solar Water Heater
- Rain Water Harvesting
- Fire Fighting System
- Generator backup for common area lights, Lifts & water pumps

Exceptionally Breathtaking Views  
of Grand Masterpiece



# Sterling Blooms

1, 2 & 3 BHK COMFORT HOMES

Blooming Life. Sterling Moments.

**RAHATANI-PIMPLE SAUDAGAR**

## The Homecluster Nestled in Soothing Nature & Promising Future

Presenting homes that would 'live' with you. These meticulously designed creations are for those who wish to celebrate every moment of life. Spacious exploration of your compact ideas of having fun together. Theirs is so much to unveil. It's your world within.

And the perfection is not only about the immaculate design. It is reflected in each and every aspect pertaining to this project. May it be the location, the nearby lifestyle conveniences, the industrial hubs around or the set of splendid amenities...flawless perfection is the thumb rule!



## Blooming Life. Sterling Moments.

Your wishful thinking of a darling new home is about to fulfill. Congratulations you have done extremely well to reach to this stage. Now this home is the prize shield for all the hard work you had out in and all the extra mile you had run...



## AMENITIES

Attractive entrance gate with security cabin | Swimming Pool with Deck | Yoga & Meditation Zone | Well equipped gymnasium  
Party Lawn & Gazebo | Landscaped garden & Children's Play area | Senior citizen zone | Attractive entrance lobby to each building

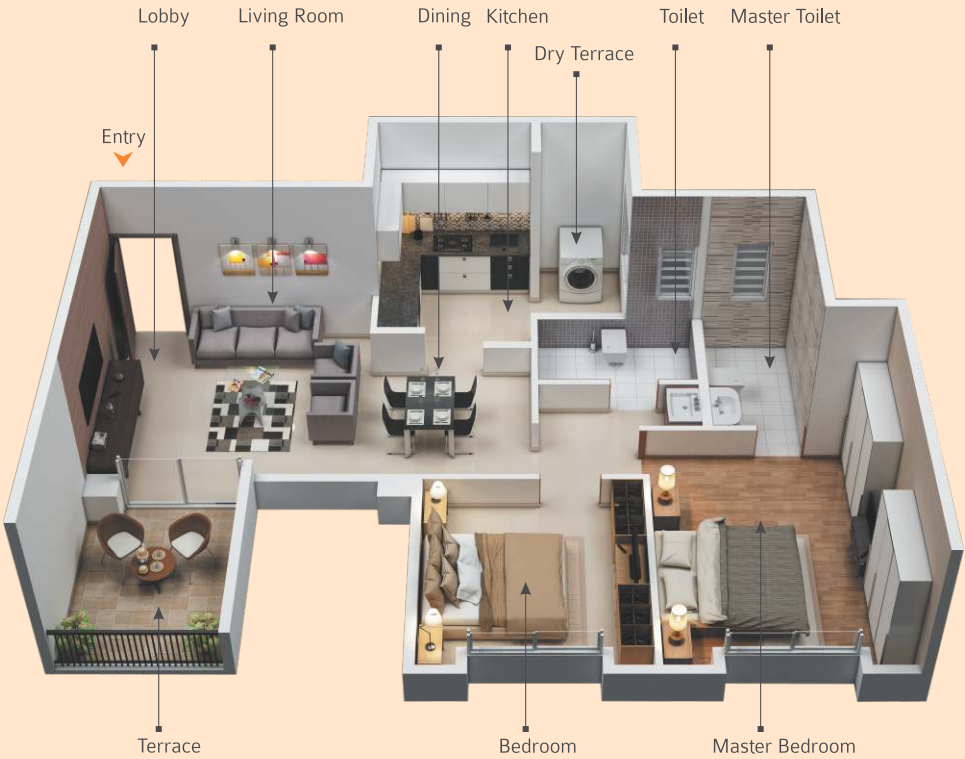


Delightful ambience  
to explore fab shades of aristocracy

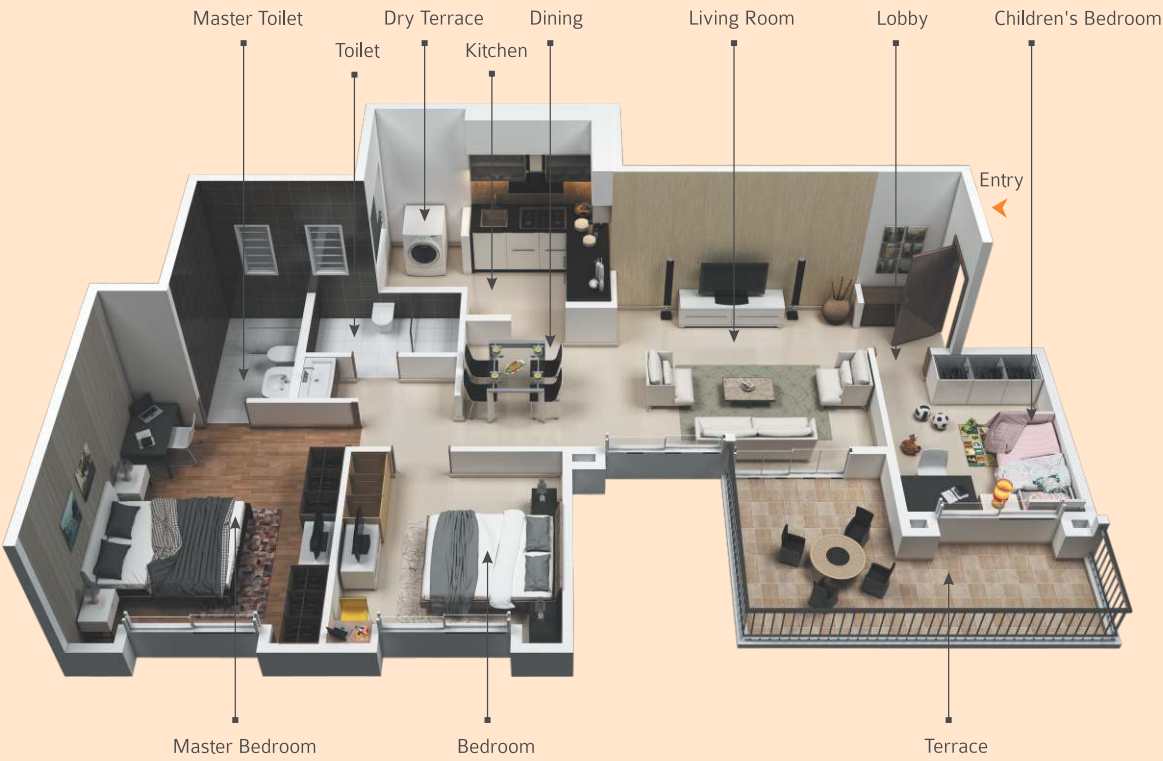
## SPECIFICATIONS

- Structure**
- Earthquake Resistant RCC Frame Structure
- Wall**
- 5"/4" thick masonry for external & internal walls
  - External double coat sand fased plaster
  - Internal Gypsum finish
- Doors**
- Main Door - Good quality Laminated flush Door & safety lock
  - Other Doors - Good Quality Laminated Flush doors
- Windows**
- Powder coated Aluminium windows with mosquito net & MS safety grills
- Terraces**
- Decorative MS Raillings & Anti Skid Tiles
- Flooring**
- 2' X 2' Vitrified tiles to all rooms
  - Antiskid tiles to Toilets & Bathrooms
- Kitchen**
- Dado tiles upto 2' above the platform
  - Black Granite platform with S.S. Sink
  - Provision for Washing Machine in Dry Balcony
- Toilet**
- Ceramic designer tiles upto lintel level height
  - C.P. fittings of jaguar or equivalent brand
  - Sanitary ware of Hindware/Parryware/equivalent brand
- Electrical**
- Concealed fire resistant copper wiring of Finolex/Polycab or equivalent brand
  - Modular switches of Legrand or equivalent brand
  - Provision for A.C. in Master Bedroom
  - Provision for Exhaust fans in Kitchen & Bathrooms
  - Provision for T.V., Telephone connection
  - Provision for Inverter
- Painting**
- External apex paint of Asian or equivalent make
  - Internal OBD paint of Asian or equivalent make

2 Typical BHK



3 Typical BHK



LEGEND	
1	MAIN ENTRY
2	MAIN EXIT
3	6.00 M WIDE PATTERNED DRIVEWAY
4	FOUR WHEELER PARKING
5	VISITORS PARKING
6	OPEN SPACE
7	CLUB HOUSE
8	TRANSFORMER & DG
9	MHADA - ENTRY
10	MHADA - EXIT
11	MHADA BUILDING
12	B.R.T. PARKING

C R E D I T S

Architect  
Abhikalpan Architects & Planners

Landscape Consultant  
Designterra Landscape Consultant

R.C.C. Consultant  
Hansal Parikh Associates

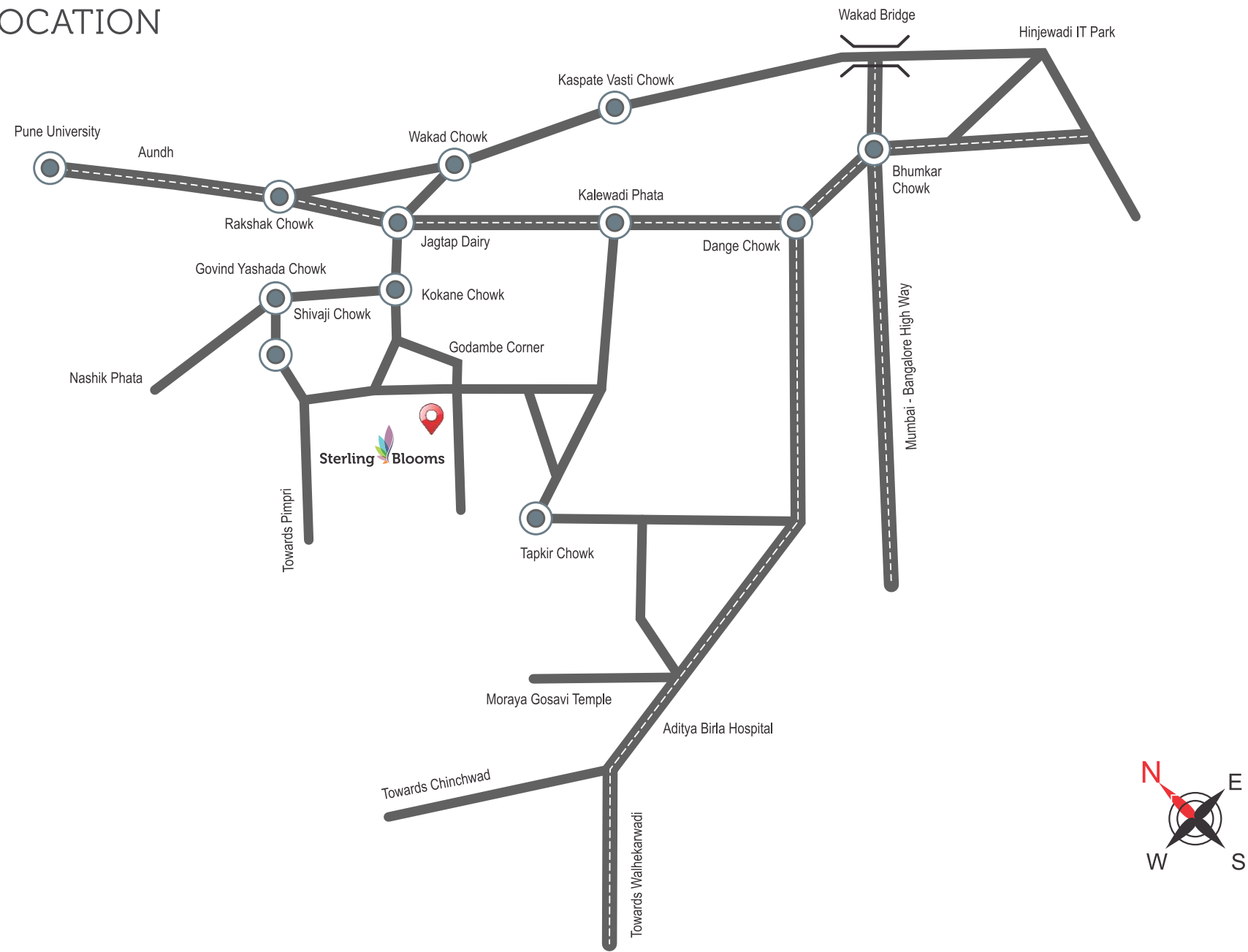
Electrical Consultant  
Zopate Electrical Consultants Pvt. Ltd.

Plumbing Consultant  
Mclin Consultants Pvt. Ltd.

Brand Consultant  
Rj Design Pvt. Ltd.

Marketing Strategies  
Relation Group, Mumbai

THE LOCATION



ONGOING PROJECTS



TRIOSE

Thrice as Nice 2 & 3 Bed Lifehomes

Pimple Saudagar



Nestled in the Nilgiris  
**BLUEWOODS**

2 | 3 BHK balanced living

Pimple Saudagar



**GOLDEN PALMS**

1 & 2 BHK FINE FLATS AT MOSHI

Moshi



2 BHK Green Homes

Wakad - Thergaon



1, 2 & 3 BHK Comfy Homes

Dhanori



**AUSTIN PARK**  
TATHAWADE  
2 & 3 BHK COMFY HOMES

Tathawade, Wakad



Pimple Saudagar

Ravishing Rahatani-Pimple Saudagar. The region of sumptuousness...

-  School & College
-  Shopping Mall
-  Bank
-  Hotel & Restaurant
-  Temple
-  Mangal Karyalaya & Lawn
-  Water Tank
-  River
-  Other

DISTANCES :

- Aditya Birla Hospital
- 5 mins
- Nashik Phata
- 5 mins
- Mumbai-Bangalore Highway
- 7 mins
- Hinjewadi IT Park
- 12 Mins
- Pimpri Station
- 12 mins
- Chinchwad Station
- 12 mins
- Aundh
- 15 mins

UPCOMING PROJECTS

Lohegaon

1 & 2 BHK APARTMENTS  
1000 Flats

Chakan

1 & 2 BHK APARTMENTS  
200 Flats

Dudulgaon

1 & 2 BHK APARTMENTS  
225 Flats

Pimple Saudagar

2 & 3 BHK APARTMENTS  
400 Flats

Moshi-Pradhikaran

2BHK APARTMENTS  
28 Flats

Pirangut

1 & 2 BHK  
1000 Flats

Sus

1 & 2 BHK  
500 Flats

Ravet

1 & 2 BHK  
700 Flats

Talegaon

1 & 2 BHK  
200 Flats

An Initiative by



**YASHADA**  
Realty Group

Dreams, Realized



Member



JV Partner

**Godambe Ventures**

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