



ELITE  
**AMARA**



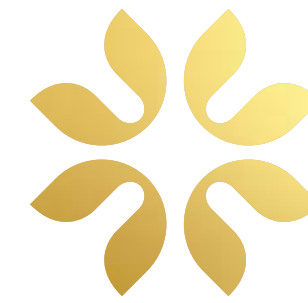
A man with dark hair and a beard, wearing a dark blue pinstripe suit, is seated in a modern, dark leather armchair. He is looking off to the side with a serious expression. His hands are resting on his lap, and he is wearing a watch and a ring. The background is dark and out of focus, suggesting an interior setting. The image is partially obscured by a white diagonal shape that contains the text.

# UNIQUE UNRIVALLED UNPARALLELED

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Enter the world of eternal and pure luxury with our exceptional residences at Amara. Here, sophistication and comfort converge to create a truly unparalleled living experience that will leave you feeling pampered and relaxed.





## ELITE AMARA

Our residences have been meticulously designed to provide you with the ultimate in modern luxury. Every detail has been crafted to perfection. With spacious floor plans, high-end finishes, our residences offer a lifestyle that is second to none.

Our prime location of Aundh offers the best of both worlds - the tranquility of a secluded retreat, with all the convenience of a city center. You will be surrounded by lush greenery and breathtaking views, while still being just minutes away from the city's best restaurants, shopping, and entertainment.

- 1 flat per floor
- 5 floors of pure luxury
- Ultra premium 3BHK residences
- IGBC Gold certified project
- Home automation system



# YOU'RE UNIQUE

Or Embrace a Lifestyle as Unique as  
You are

We celebrate the individuality of each resident,  
recognizing that your home should be a reflection  
of your identity.

At Amara, we understand that your home is an  
extension of your Unique personality and  
individuality. That's why we've crafted a living  
experience that celebrates your distinct style and  
preferences. Every detail is designed to reflect your  
personal taste and create a space that truly feels  
like your own.







# STAY UNRIVALLED

Prepare to be captivated by the  
Unrivalled array of amenities that  
await you at Amara

## AMENITIES AND FACILITIES

- Outdoor Gym
- Children's Play Area
- Gazebo / Sit-out Area
- Decorative Entrance Lobby
- Auto Door Elevator With Transparent Door
- Power Backup For Parking Area, Lift, Common Light
- Rainwater Harvesting
- Solar Water Heating System
- Solar PV Panels
- Common Toilet For Driver/ Security
- Smart Drum Composter For Kitchen And Garden Waste
- Drip Irrigation System For Planting Beds
- CCTV Surveillance In Common Areas
- Provision For EV Charging
- 2 Level Mechanical Parking





# LIVE UNPARALLELED

Experience Sustainable Luxury at  
Amara – A Green Building Marvel

Amara is more than just a luxurious residential project; it is a testament to our commitment to sustainability and environmental responsibility. We are proud to present Amara as a Green Building marvel, designed to minimize its ecological footprint while providing you with the Unparalleled comfort and luxury.





TYPICAL FLOOR PLAN

FLAT NO.	CARPET + DRY BALC.	OPEN BALC.	SERVICE LEDGE	TOTAL
A	989 sq.ft.	49 sq.ft.	41 sq.ft.	1079 sq.ft.



## 3 BHK CUT SECTION





# SPECIFICATIONS

## STRUCTURE

- Earthquake resistance RCC structure

## WALLS

- Autoclaved aerated concrete block masonry (AAC)

## FLOORING

- Italian marble finish vitrified tiles
- Wooden flooring in Master bedroom
- Wooden finish tiles in sit-out area

## EXTERNAL TEXTURE AND INTERNAL FINISHES

- Gypsum-finished internal walls
- Double coat waterproof sand faced plaster for external surfaces

## DOORS

- Main door with veneer and melamine polish on both sides
- MS powder coated safety doors
- Laminate finish internal doors
- Waterproof flush doors with laminate on both sides for toilet
- 3 track UPVC door for sit-out area

## WINDOWS

- 3 track UPVC sliding windows with mosquito net
- MS safety grills for windows
- Granite sill for windows

## KITCHEN

- Granite platform with SS sink
- Provision for dishwasher in balcony
- Dado up to ceiling level
- Provision for gas pipeline

## BATHROOM AND TOILETS

- Jaguar or equivalent make CP fittings
- Provision for exhaust fans in toilets
- Glass partition in attached toilets
- Provision for geyser in all bathrooms
- Hindware or Jaguar or equivalent sanitary wares
- Anti-skid tiles for bathroom

## HOME AUTOMATION

- Automation for light points, fans in living room and all bedrooms

## SECURITY SYSTEM

- Access controlled lobbies
- Video door phone with intercom system

## POWER BACKUP

- Provision for inverter power backup for individual flats

## PAINT

- Luster paint for internal walls and ceilings
- Apex ultima weather shield finish for external walls

## ELECTRIC SPECIFICATIONS

- Concealed electrification with adequate light and fan points in all rooms
- Schneider modular switches
- TV point in living room and all bedrooms
- Telephone point in each room
- Provision for AC in living room and all bedrooms
- Provision for washing machine, fridge, water purifier and boiler
- Provision for broadband connection
- Provision for DTH

## BALCONY

- Glass railing for balcony



# LOCATION MAP



# KEY DISTANCES

## SCHOOLS

- DAV School - 2 min
- St. Joseph School - 7 min
- Pune University - 12 min

## HOSPITALS

- Shashwat Hospital - 1 min
- Kotbagi Hospital - 3 min
- Medipoint Hospital - 3 min
- Jupiter Hospital - 8 min

## SHOPPING

- Pavillion Mall - 12 min
- Westend Mall - 4 min
- D Mart - 5 min
- Croma - 3 min

## ENTERTAINMENT & LEISURE

- Balewadi High Street - 12 min
- JW Marriott - 13 min
- Cinepolis - 4 min

## CORPORATES

- Amar Tech Park - 15 min
- Teerth Technospace - 15 min
- Cummins India - 12 min
- Bitwise Solutions - 15 min





**SITE ADDRESS** – Lane No. 1, Ashiyana Park, Opposite Gaikwad Petrol Pump, Seasons road, Aundh – 411007

**OFFICE ADDRESS** – Keshavleela Bungalow, Lane No. 1, Ashiyana Park, Opposite Gaikwad Petrol Pump, Seasons road, Aundh – 411007

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CREDITS

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