



2 & 3 BHK LUXURIOUS HOMES
AT KALYANI NAGAR

WHERE DREAMS COME HOME





They assert that luxury comes with an expansive room, as a result, **Civcon Residency offers 2 & 3 Bedroom Homes with large space, outside viewing spots, & huge balconies among other amenities.** These well-built and planned home designs give the entire inside of the house a contemporary appearance.

FIND YOUR TRUE SPACE





OUR SPACE, OUR WAYS

You can unwind while seeing the skyline or take in some fresh air while watching the view. This opulent apartment is housed in a developed region of Pune - Kalyani Nagar, where social life services are abundant and wide range of cutting - edge amenities and services are offered.

LOCATION IS THE KEY!



2 & 3 BHK CUT SECTION

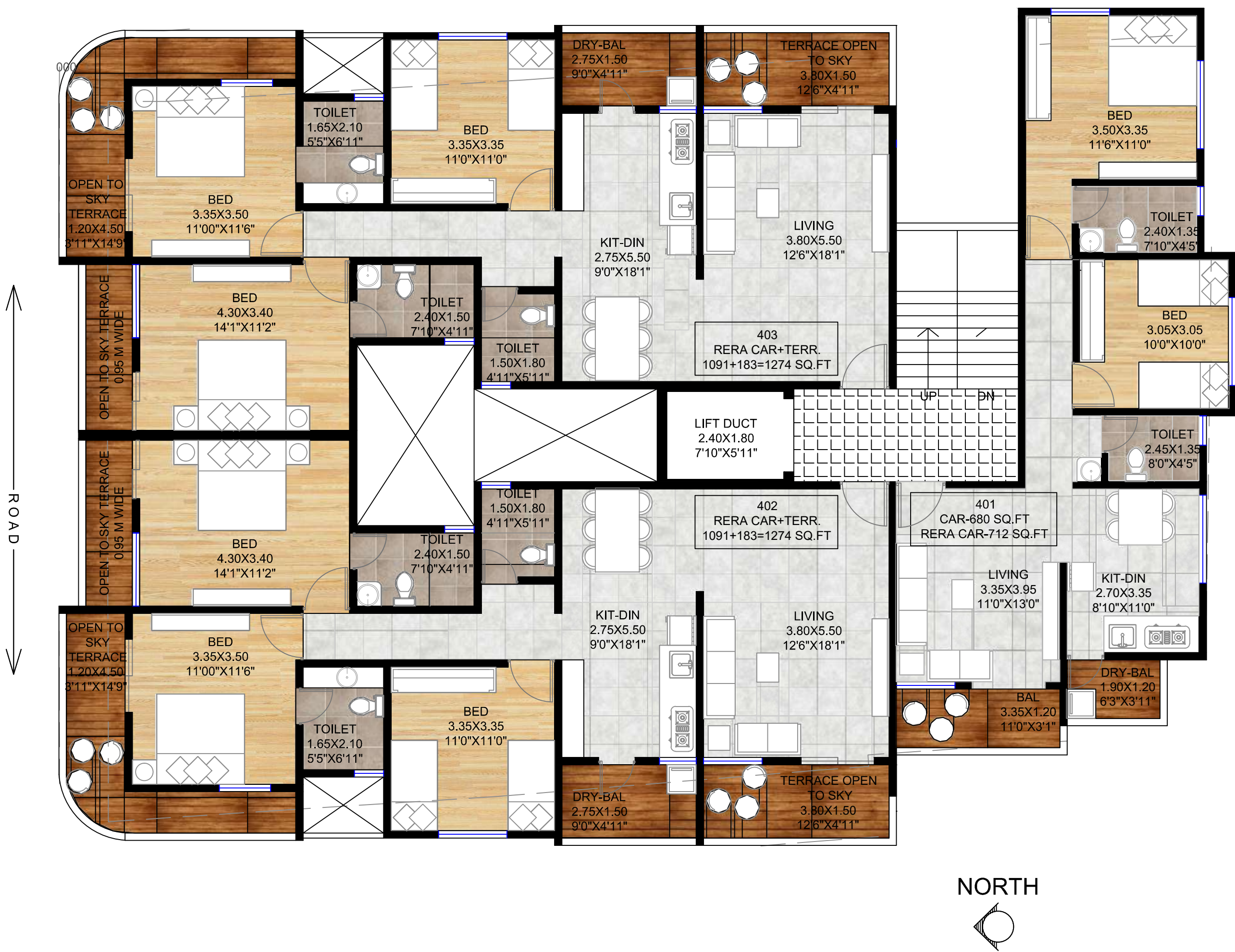


2BHK



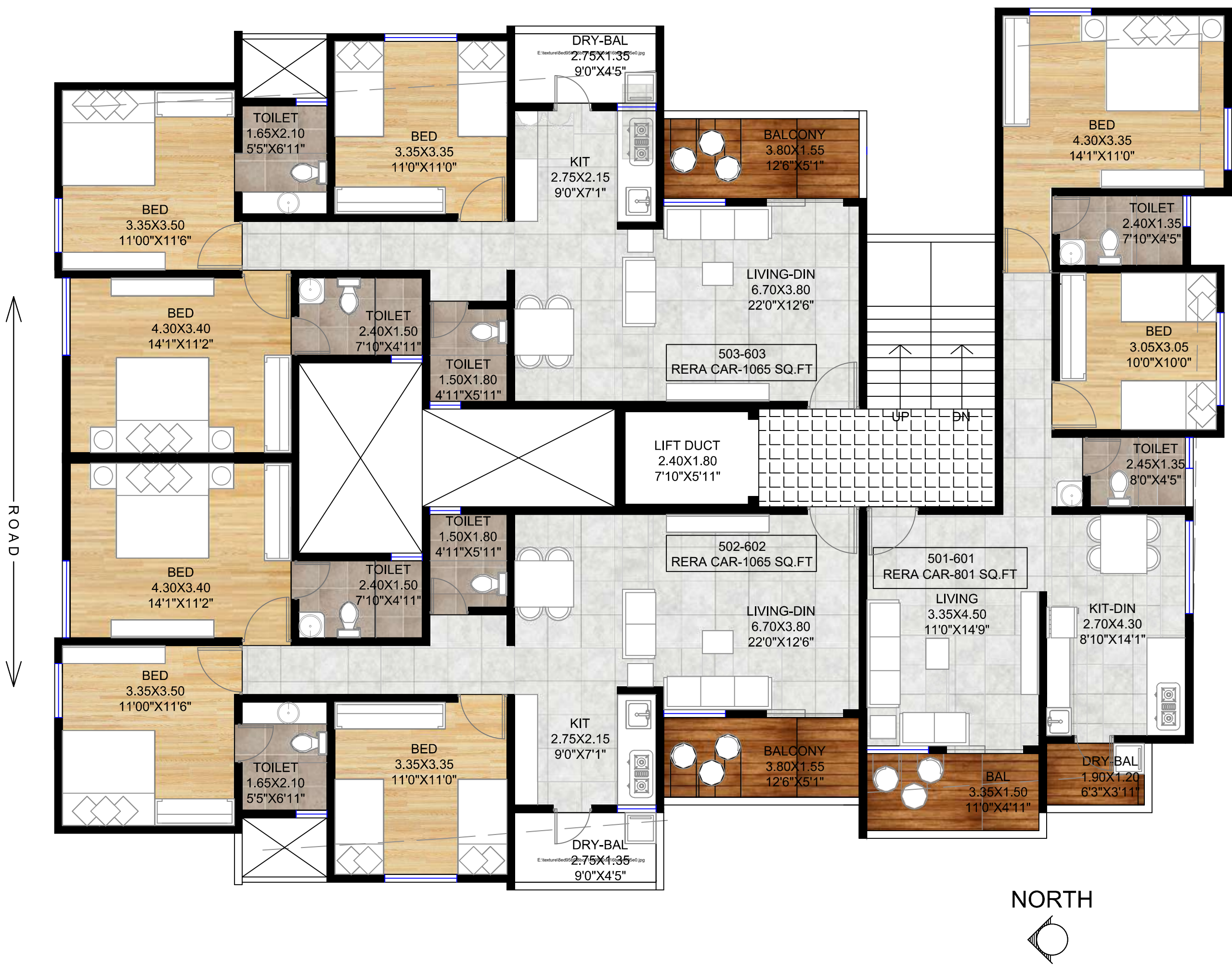
3BHK

4th FLOOR PLAN



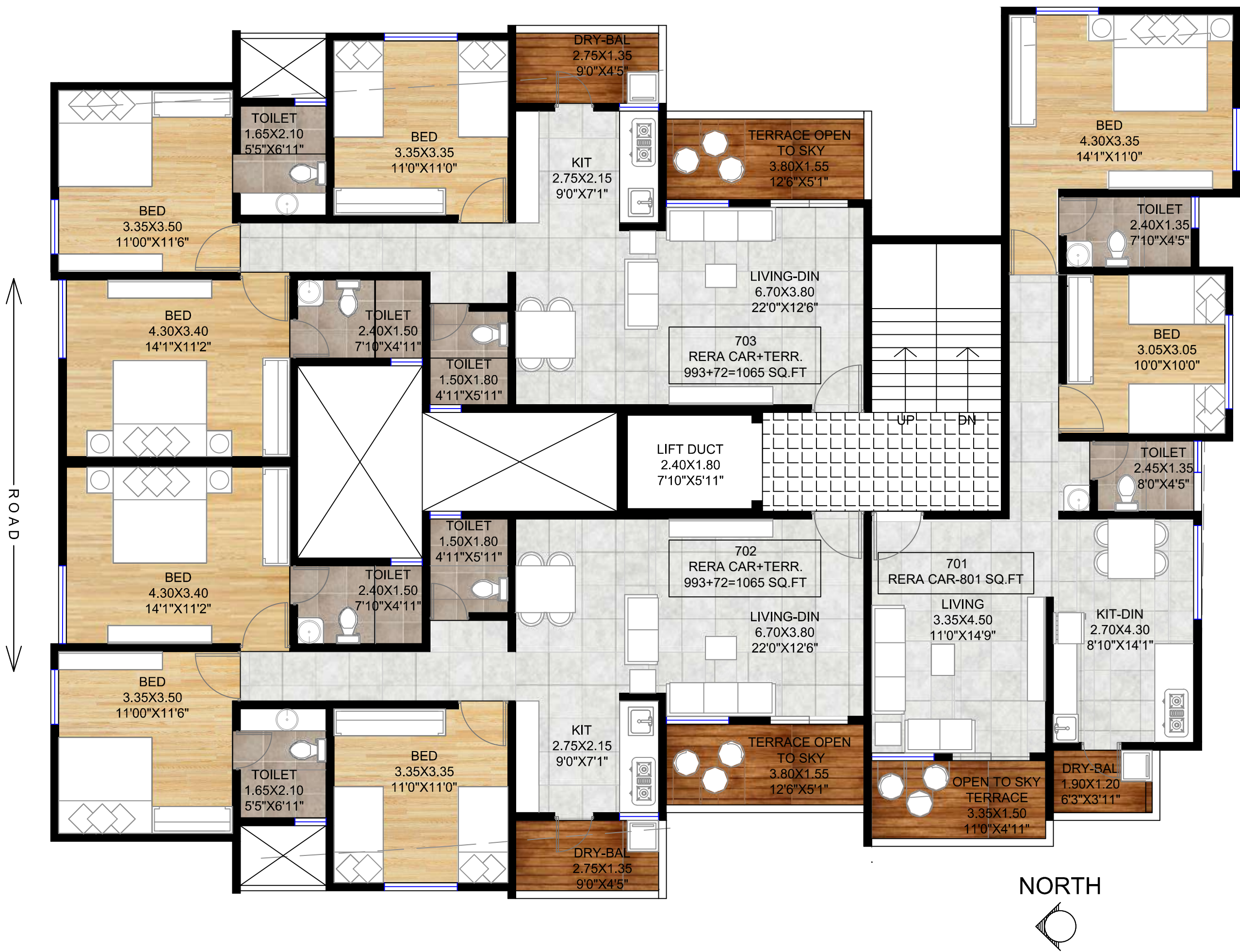
FLAT NO	CARPET	BALCONY	TOTAL	SALEABLE (SQ.M)	SALEABLE (SQ.FT)
401	59.84	6.39	66.23	89.41	962
402	97.08	21.40	118.48	159.94	1721
403	97.08	21.40	118.48	159.94	1721

5th & 6th FLOOR PLAN



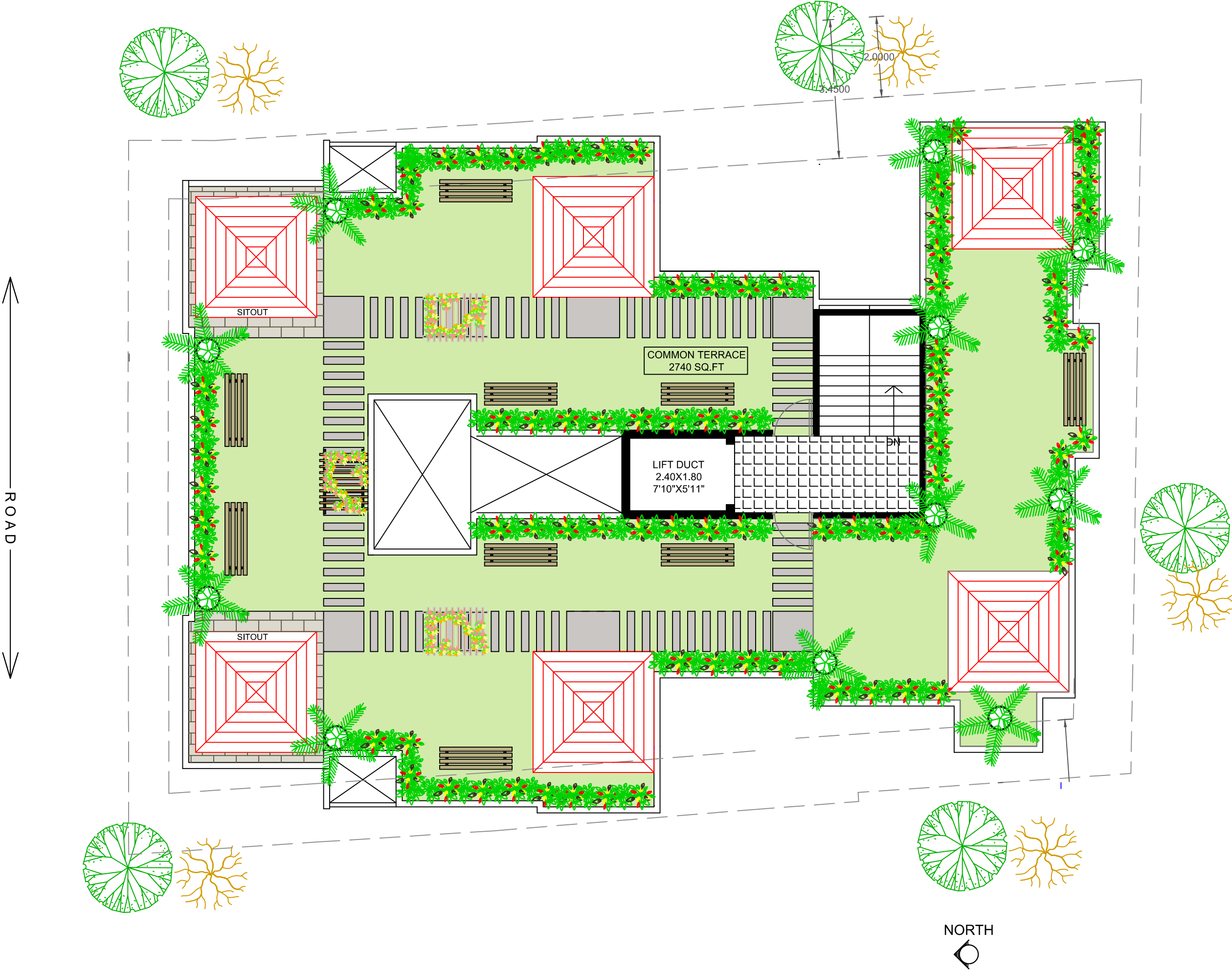
FLAT NO	CARPET	BALCONY	TOTAL	SALEABLE (SQ.M)	SALEABLE (SQ.FT)
501-601	67.01	7.45	74.46	100.52	1081
502-602	89.39	9.61	99.00	133.65	1438
503-603	89.39	9.61	99.00	133.65	1438

7th FLOOR PLAN



FLAT NO	CARPET	BALCONY	TOTAL	SALEABLE (SQ.M)	SALEABLE (SQ.FT)
701	67.01	7.45	74.46	100.52	1081
702	89.39	9.61	99.00	133.65	1438
703	89.39	9.61	99.00	133.65	1438

TERRACE FLOOR PLAN



Top Terrace Amenities



Top Terrace
Beautification



Yoga &
Meditation Deck



Tree plantation
for greenery



Walking Track



Gazebo Deck



Pantry Space

COMMON AMENITIES

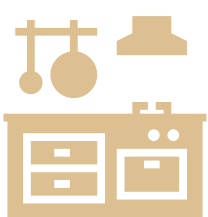
- ✦ **Attractive Entrance & Lobby**
- ✦ **Biometric Electronic locking system** to Main Entrance & Lobby
- ✦ **Apartment Association Office** with toilet for small meetings & records keeping
- ✦ **Security cabin**
- ✦ **Brick compound wall** on all sides with 2 attractive gates
- ✦ Video door phone with **intercom facility**
- ✦ **Senior citizen corner** with benches
- ✦ **Fire Fighting System**
- ✦ **Automatic water level controller** for underground & overhead tank
- ✦ **Name Plate Directory** with Letter Boxes
- ✦ **Solar water heating** system of capacity 150 Lit. per flat
- ✦ **Power back up** for lift, common lighting & water pump
- ✦ Rain water harvesting
- ✦ **Vermiculture unit** for wet garbage disposal
- ✦ **Solar electricity photovoltaics (P)** with Net Metering
- ✦ **Automatic 10-person capacity Lift** with V3F drive of reputed company
- ✦ Provision for **Piped Gas system.** (Subject to MNGL availability)
- ✦ **Bore well water connection** to wash vehicles & water gardens
- ✦ **CCTV** in entrance Lobby and Parking
- ✦ **E-vehicle** charging facility

CONSTRUCTION SPECIFICATIONS



STRUCTURE

- ◆ Earthquake proof R. C. C. frame structure
- ◆ External and Internal walls of 6" thickness, internal plastering with neeru finish and external sand faced plaster in two coats
- ◆ Cement based waterproofing for terraces and toilets



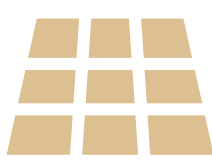
KITCHEN

- ◆ Granite kitchen platform with stainless steel sink and service platform
- ◆ Dado tiles on kitchen platform up to ceiling level
- ◆ Exhaust fan in kitchen
- ◆ Provision for Water purifier



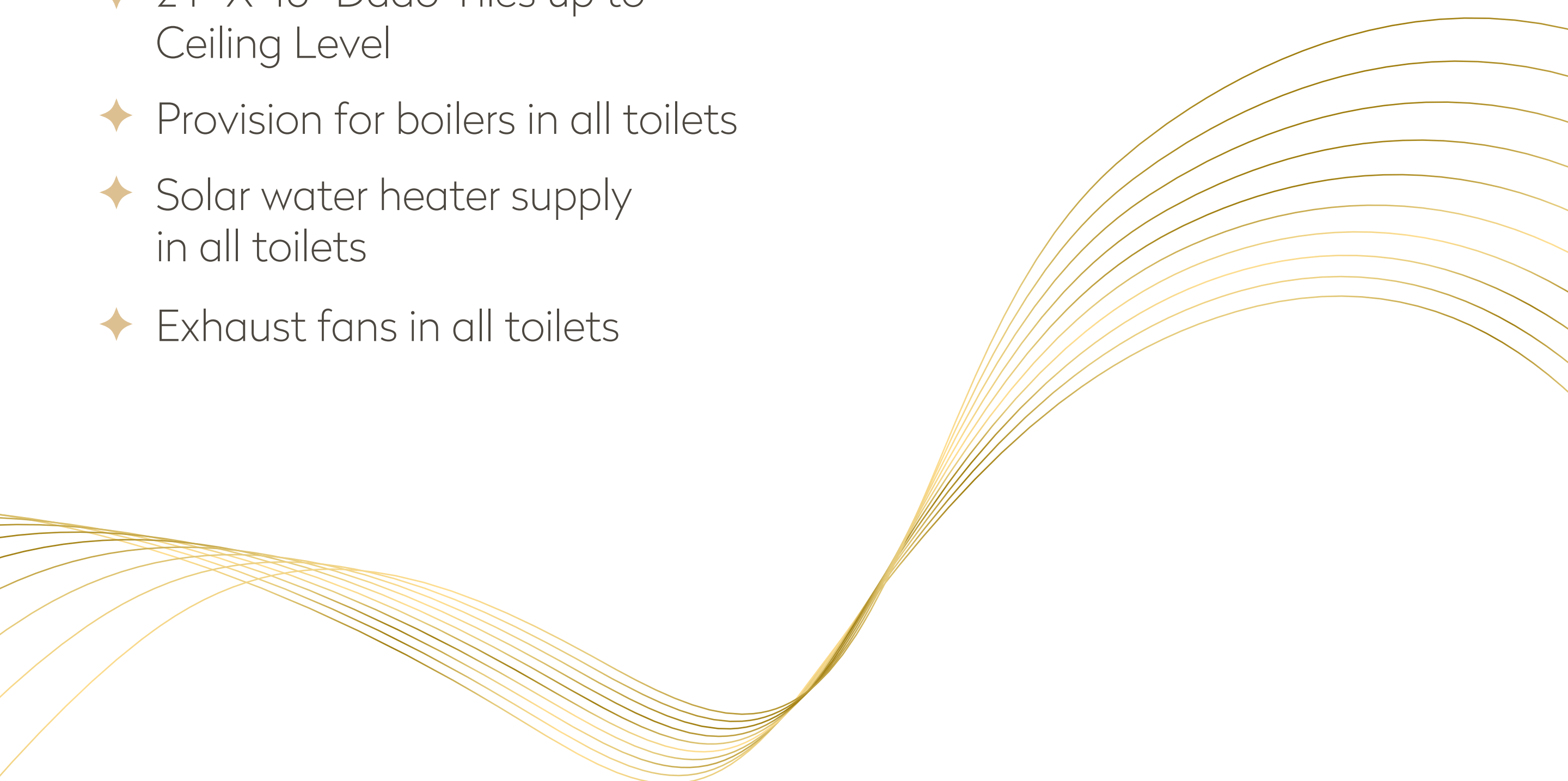
TOILETS

- ◆ Hot & cold mixer unit for all shower areas
- ◆ Jaquar or equivalents make C.P. fittings in all toilets & kitchen
- ◆ Granite top Counter wash hand basin in master bedroom toilet
- ◆ 24" X 48" Dado Tiles up to Ceiling Level
- ◆ Provision for boilers in all toilets
- ◆ Solar water heater supply in all toilets
- ◆ Exhaust fans in all toilets

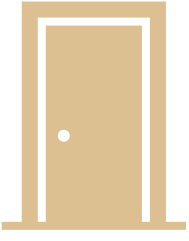


FLOORING

- ◆ 32" x 32" Vitrified tiles flooring for entire flat
- ◆ 12"x12" Anti-skid flooring for toilets
- ◆ 12" x 12" Rustic finish anti-skid tiles for attached terrace



CONSTRUCTION SPECIFICATIONS



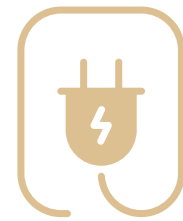
DOORS

- ◆ Wooden/plywood frames for all doors except toilets.
- ◆ Granite door frames for toilets.
- ◆ Decorative main door with brass fittings and night latch.
- ◆ Safety Door outside main door.
- ◆ Water proof door shutters for toilets.
- ◆ Flush doors of bedrooms.



WINDOWS

- ◆ Large windows for better ventilation and view
- ◆ Powder coated aluminum / UPVC windows with mosquito net & Sub frame
- ◆ M.S. Grill for safety
- ◆ Green/Black granite window sills



ELECTRIFICATION

- ◆ Solar electricity photovoltaics (PV), for common areas
- ◆ Finolex / Polycab or equivalent Concealed copper wiring
- ◆ Earth leakage circuit breaker ELCB for safety
- ◆ Modular switches (Anchor/ Havells / Schindler / Crabtree or equivalent make).
- ◆ T.V. & Telephone point in living and master bedroom.
- ◆ Provision for A.C. in all bed rooms.
- ◆ Broadband internet connectivity.
- ◆ Flame proof metering panel.



PAINTING

- ◆ Internal walls and the ceiling – Luster paint
- ◆ External walls acrylic waterproof paint of good quality



COMPLETED PROJECTS

Residential

- Y nis Y nos - **Apte Road**
 - Archibelle - **Apte Road**
 - Matrubodh- **Law College Road**
 - Abhiman- **Law College Road**
 - Indira-Yashoda - **Bhandarkar Road**
 - Surad - **Prabhat Road**
 - Jay Narmada - **Prabhat Road**
 - Aviva s - **Prabhat Road**
 - Iris s - **Prabhat Road**
 - Zeus s - **Aundh**
 - Isadora - **Aundh**
 - The Grace - **Aundh**
 - Bloosam - **Aundh**
- Saeesh - **Aundh**
 - Ihana - **Sahakarnagar**
 - Aarin - **Baner**
 - Ayaan - **Baner**
 - Success Heritage - **Panchvati, Pashan**
 - Veena Residency - **Gururaj, Paud Road**
 - Ramyog - **Sheelavihar Colony**
 - Tulip - **Mahaganesh Col**
 - Smruti - **Mahaganesh Col**
 - Rutuparna - **Mahaganesh Col**
 - Deepanjali - **Mayur Colony**
 - Girikunj - **Dahanukar Colony**
 - Vishwakunj - **Bopodi, Aundh Road**

Commercial

- Commerce Point - **Bawadhan**
- Invitra House - **Bhusari Colony**
- Dhanashree - **Paud Road**
- Aquarius House - **Sheelavihar Colony**
- Commerce Centre - **Paud Road**
- Commerce Avenue - **Paud Road**
- W.I.L. House - **Happy Colony**

Township

- Ruturang - I - **Sahakarnagar**
- Ruturang - II - **Sahakarnagar**
- Sucasa - **Wakad**
- Service - **Wakad (Hotel)**

Redevelopment Projects

- Shalmali Apts, Ideal Colony - **Kothrud, Pune**
- Jay Narmada CHS - **Prabhat Road, Pune**
- Suruchi CHS, Gulmohar Path - **Off Law college road, Pune**
- Jayashree Apartment- **Navi Peth, Pune**
- Mohan Apartment - **Bhandarkar Road**
- Sunand Apartment - **Navi Peth, Pune**

Total Sq. Ft. of Construction Completed (Approx.)
Residential + Commercial - 1381000 Sq.ft

ONGOING PROJECTS



- WestWood -
Wakad, PCMC

RERA No. P52100004285



- Sahil Park -
Sanewadi, Aundh

RERA No. P52100047922



- Leela Apartments -
Sadashiv Peth

RERA No. P52100034665



- Shree Laxmi Chhaya Society-
Ideal Colony, Kothrud

RERA No. P52100049116



- Anand Apartments -
Sheelavihar Colony, Erandwane

RERA No. P52100050190

ONGOING PROJECTS



- Dattareya -
Pandurang Colony, Erandwane

RERA No. P52100048893



- Gangawas -
Pandurang Colony, Erandwane

RERA No. P52100034138



- Giridhar -
Senapati Bapat Marg

- Civcon Residency -
KalyaniNagar



RERA No. P52100049996



- Harshad Apartments -
Tulshibaugwale Colony,
SahakarNagar

RERA No. P52100052035



Archway Properties offers a broad range of real estate services to our clients, and with your satisfaction as our primary goal, we provide assistance in virtually every aspect of the acquisition and development process. Our support starts with the initial concept meeting and continues through to the land acquisition, construction and first day of occupancy and beyond



Scan for site location



CORPORATE ADDRESS: Office No.10, 3rd Floor,
Agarkar Bhavan, L.B.Shastrri Road, Pune - 411 030

SITE ADDRESS: Plot No. 28, Lane - 3B, Central Ave,
Nilanjali Society, Kalyani Nagar, Pune - 411 006

C R E D I T S

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