



# TREASURE TROVES

BY SIDDHASHILA





# IT'S TIME TO *Live*MORE

Artistic Impression

COVID-19 forced us to stay indoors, but even in its aftermath, we are yet to come out of the stay-at-home lifestyle. Most of us are still WFH, and our weekend plans still involve enclosing ourselves indoors, just sitting on the couch and binging on web series.

All of us long for that free lifestyle where we can step out and indulge in multiple activities or experiences while still staying close to our homes. We all want to enjoy more, experience more, and most importantly ***#Live*MORE**

Presenting Treasure Troves. It's high time to own your space that goes above mundane normal life nuances. A life that is treasured just for you in Wakad.

# ADD MORE TO *Life*

Artistic Impression

At **Treasure Troves**, you get to open up to a life you always wanted! A life you craved for, a life that's envious, a life that adds to your style quotient.

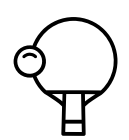
Explore a bevy of residences that boasts of chic, stylish, and extraordinary architecture. Every nook, corner, and detailing has been done immaculately so that you can ***#Live*MORE**



**3.5 Acre** Landmark Project  
with unique architecture



Over **2.5 Acres** of Indulgences



**40+** Amenities across 5 level



**An Acre** of Connected Rooftop Deck



**Exquisitely** Crafted Residences



**2 mins** from Phoenix Marketcity, Wakad

# WHY SETTLE FOR LESS? *#Live*MORE

When you get over **2.5 Acres** of Indulgences

## Average Project in Wakad



|                                                                |                   |
|----------------------------------------------------------------|-------------------|
| • Average Residential Density in Wakad                         | 750 people / acre |
| • Residential Density in <b>Treasure Troves</b>                | 500 people / acre |
| • People sharing 1 Acre of Amenities in Wakad                  | 1600+             |
| • People sharing 1 Acre of Amenities in <b>Treasure Troves</b> | 500+              |

Real estate density has increased significantly after the implementation of the UDCPR Guidelines. Combined that with extensive usage of additional FSI, buildings are getting taller and people per acre density is on the rise.

Comparatively, the amenity spaces provided by developers has not grown exponentially, this results in lesser amenity space for every resident.

**Treasure Troves** is here to break this norm by providing **2.5 Acres of Amenities** spread across 5 Levels including over an acre of connected sky terrace! All of this meticulously crafted in a **3.5 Acre Project!**

 **Low Density Living**

 **More Privacy**

 **Highest Livability Quotient in West Pune!**

MORE enthusiasm  
MORE energy



Ample amenities sounds fine. But how do you feel about **2.5 acres** of **40+ amenities**? At Treasure Troves, you get exactly this!

A project so aesthetically designed that it offers amenities at every level, from ground to terrace. From little munchkins, savvy teenagers, passionate adults, and golden agers, there are a plethora of amenities for everyone.

- |                                                                                                                 |                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|  Swimming pool               |  Senior Citizen Plaza |
|  Multi-purpose lawn          |  Fitness center       |
|  Open Air Gym                |  Conference room      |
|  Kid's Play area             | & Much More!                                                                                              |
|  Co-Working Zone with pantry |                                                                                                           |

# AN ACRE OF ROOFTOP FOR MORE *liveliness*



Artistic Impression

Discover the true treasures of living at a place where you can play, relax, and work. At **Treasure Troves**, enjoy a fun environment in sync with tranquility. Explore over **an acre** of terrace amenities that open a gateway to exclusive indulgences curated just for you.



Nearly 1000 ft of Walkway



Sunset Pavilion



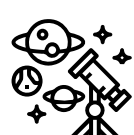
Barbeque Deck



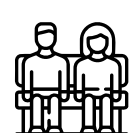
Yoga Lawn



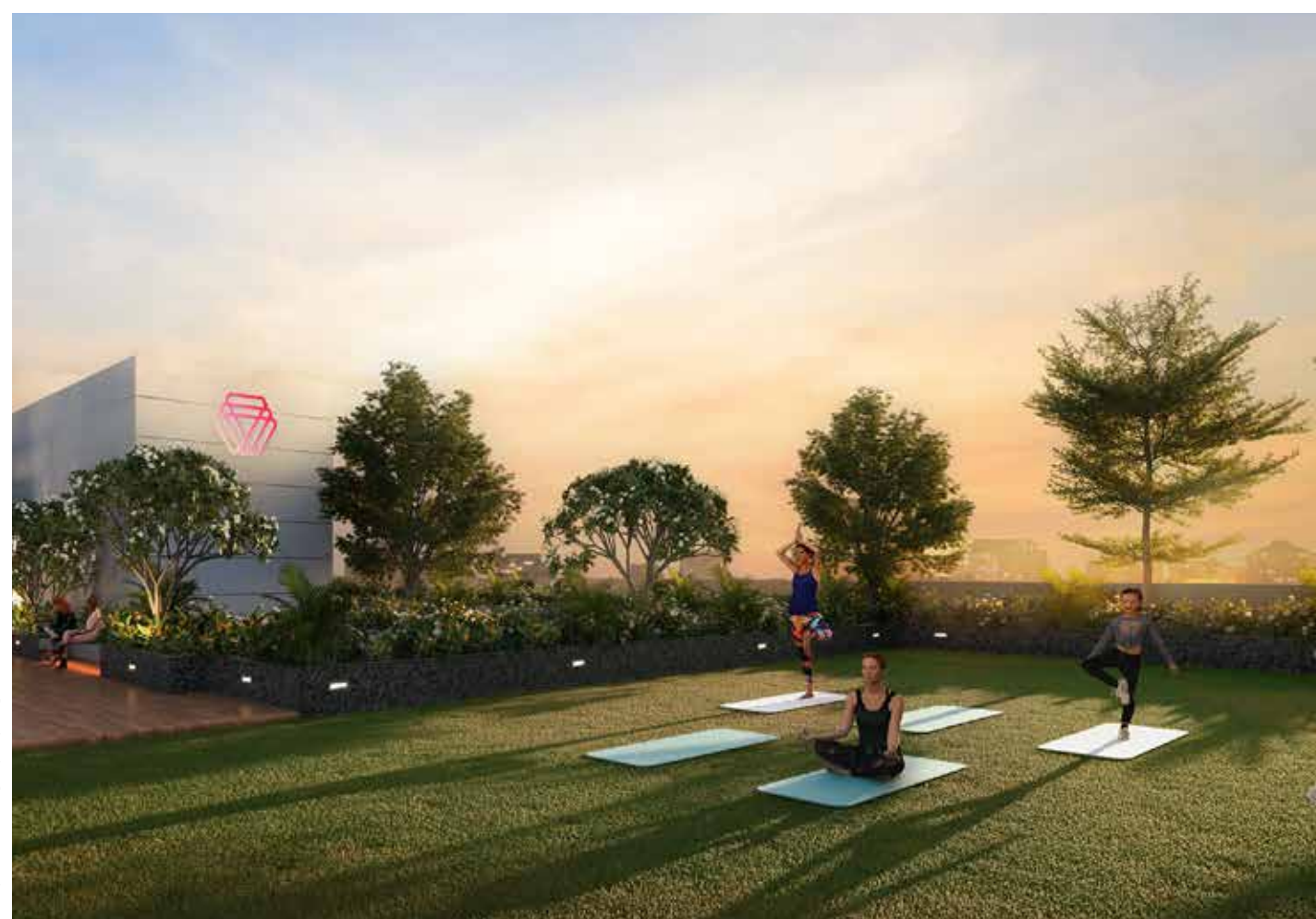
Sky Lounge



Astronomy Deck



Sit Out Area  
& Much More!



Artistic Impression

# AMENITY PODS FOR MORE *exclusivity*

At **Treasure Troves**, experience uniqueness taken a notch higher with **one-of-its-kind hanging amenities** at **5 levels**. It's time to live a life that is no less than a style statement. For an experience that's more elevated choose a home where you can *#Live***MORE**



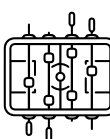
Squash court



Crèche



Indoor Games



Foosball table



Guest rooms



Massage rooms  
with changing room



Artistic Impression



WOW, that's how you'll feel when you live in **Prime Wakad**. Being one of the most buzzed neighborhood in Pune, Wakad is the heartbeat of the City.

Be it IT hubs, be it educational institutes, be it entertainment zones, Wakad is poised to thrive and grow in every aspect. Minutes away from Mumbai-Pune Expressway and NH-4, you get to maintain a perfect work-life balance and enjoy more comfort & convenience.

### **An Address that enables you to *#Live*MORE**

- World Class Social Infrastructure
- Minutes away from Phoenix Marketcity, Wakad
- Close to Metro Station
- 2 mins from Hinjewadi IT Park
- Mins from Balewadi High Street
- Close to Upcoming World Trade Center & Panchshil Tech Park
- 30+ Renowned Education & Healthcare Facilities nearby



Image for representation purpose only



## CONNECTIVITY

|                            |        |
|----------------------------|--------|
| • Pune - Bangalore Highway | 2 Min  |
| • Metro Line 3             | 5 Min  |
| • Wakad Bus Stop           | 7 Min  |
| • Akurdi Railway station   | 15 Min |
| • Mumbai-Pune Expressway   | 20 Min |



## UPCOMING INFRASTRUCTURE

|                       |       |
|-----------------------|-------|
| • World Trade Center  | 2 Min |
| • Panchshil Tech Park | 2 Min |



## EDUCATION

- Vedh Valley World School6 Min
- Akshara International School & Junior College7 Min
- Balaji Institute of International Business8 Min
- Rajiv Gandhi Business School10 Min
- IIEBM-Indus Business School10 Min
- Orchids The International School11 Min
- Indira School of Career Studies11 Min



## HOSPITALS

- LifePoint Multispecialty Hospital7 Min
- Sanjeevani Multispecialty Hospital7 Min
- Orion Hospital9 Min
- Golden Care Hospital11 Min
- Phoenix Hospital11 Min
- Ruby Hall Clinic, Hinjewadi11 Min



## EMPLOYMENT AND IT HUB

- Tropez Business Center10 Min
- Rajiv Gandhi Infotech Park12 Min
- Cummins India13 Min
- Panchshil Business Park14 Min





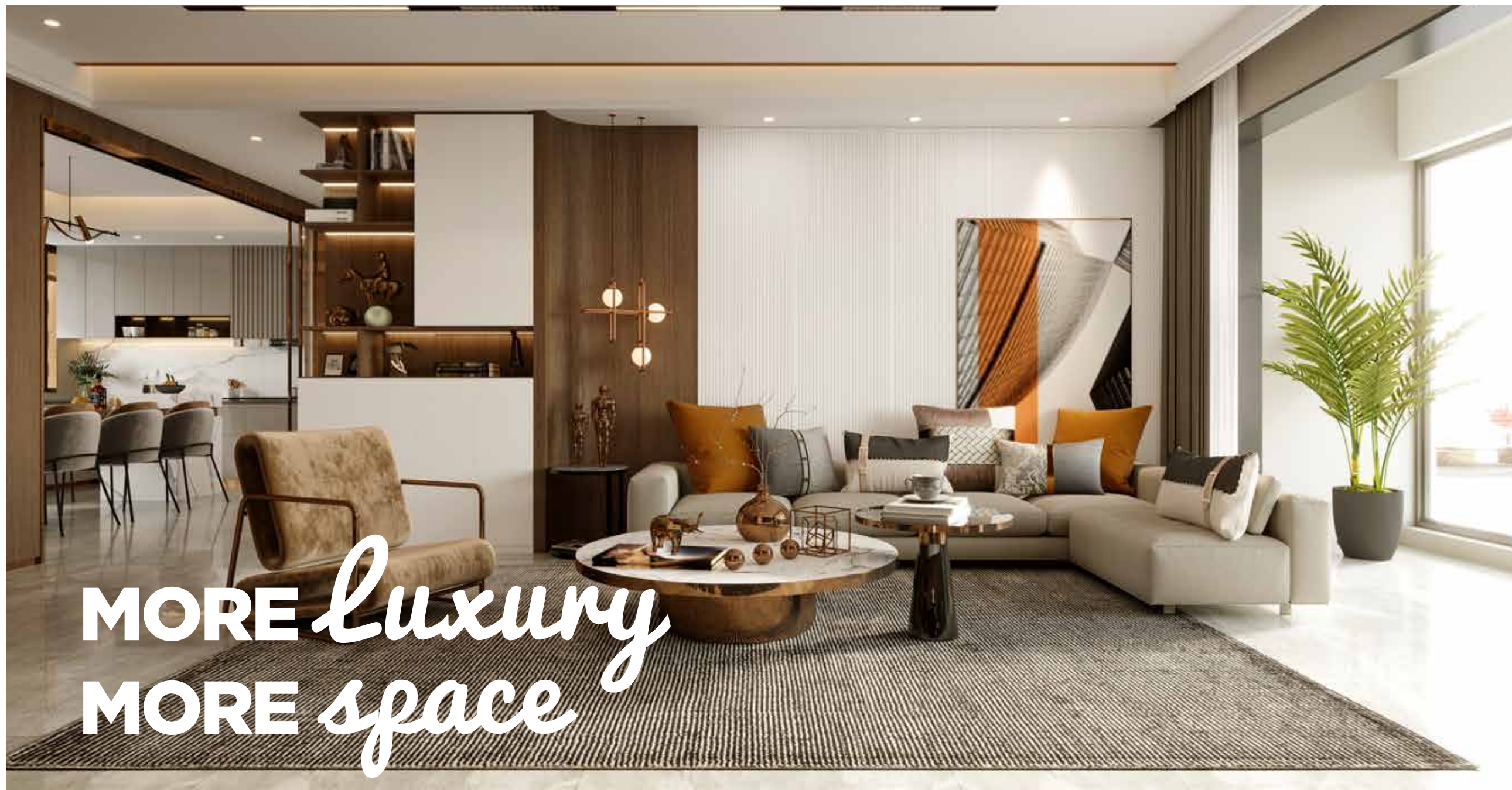
## RESTAURANTS AND SHOPPING

|                                                |        |
|------------------------------------------------|--------|
| • Vision One Mall                              | 2 Min  |
| • Decathlon                                    | 2 Min  |
| • White Square Mall                            | 3 Min  |
| • The social street Hinjewadi                  | 5 Min  |
| • Sayaji Hotel                                 | 5 Min  |
| • Phoenix Market City                          | 5 Min  |
| • Indialand Global Shopping mall & High Street | 8 Min  |
| • Hotel Tip Top International                  | 8 Min  |
| • DMART                                        | 9 Min  |
| • Xion Mall                                    | 9 Min  |
| • Balewadi High Street                         | 10 Min |



image forrepresentation purpose only

image for representation purpose only



**MORE** *Luxury*  
**MORE** *space*

Want more space? You're at the right place! **Treasure Troves** is here to free you from congested spaces, to offer you a **one-of-a-kind lifestyle** with spacious abodes.

Discover the true treasure of space right here in Wakad. Book **2 & 3 RHK** homes ranging from **809 sq.ft. to 1100 sq.ft.** that are as unique as your lifestyle.

This **22 floors high rise** residency along with magnificent hanging amenities is the home you were searching for.



**Spacious & Airy Layouts**



**Vastu Compliant with Ample Sunlight**



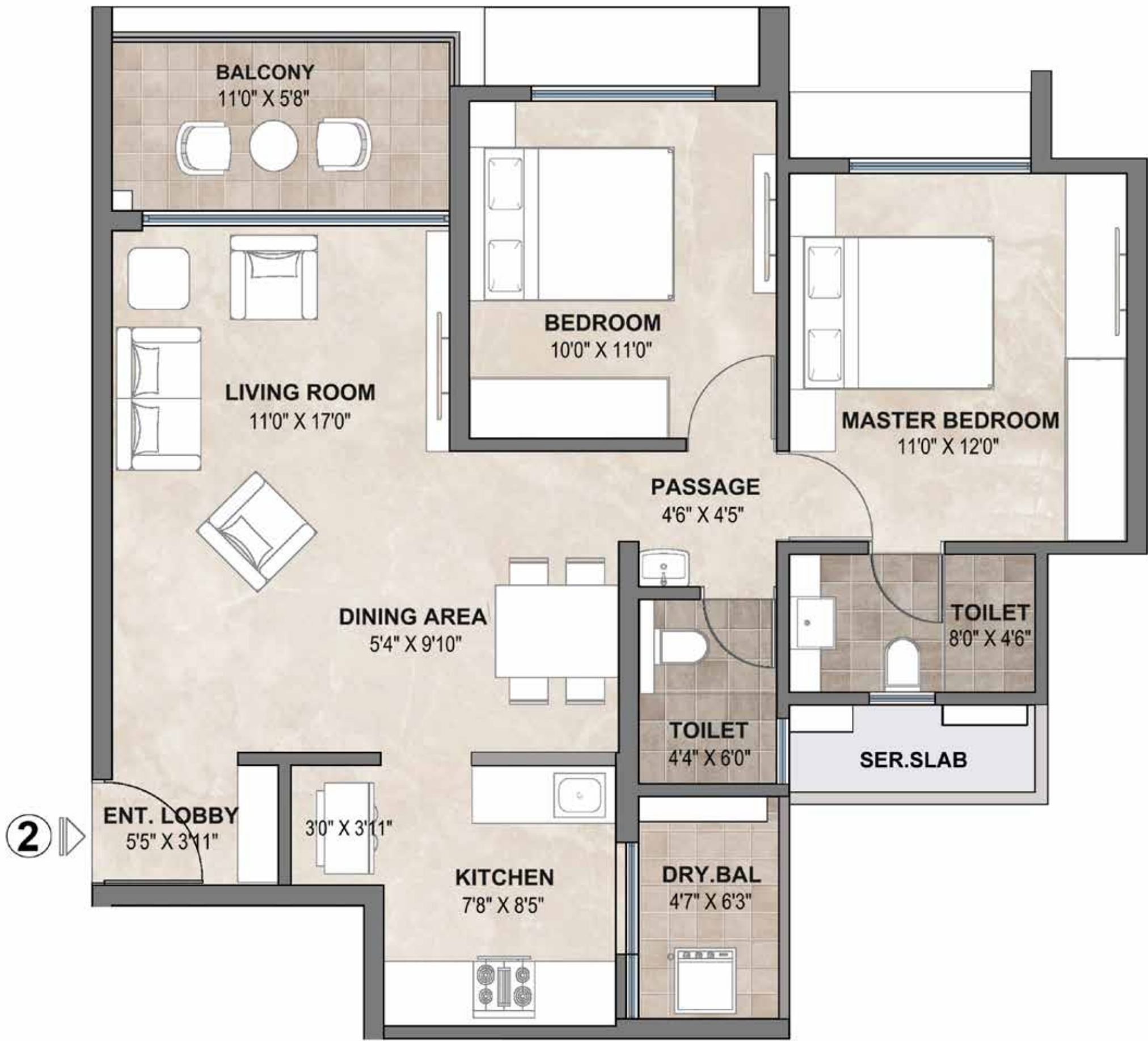
**Exquisite Specifications**

image for representation purpose only



Building A & B

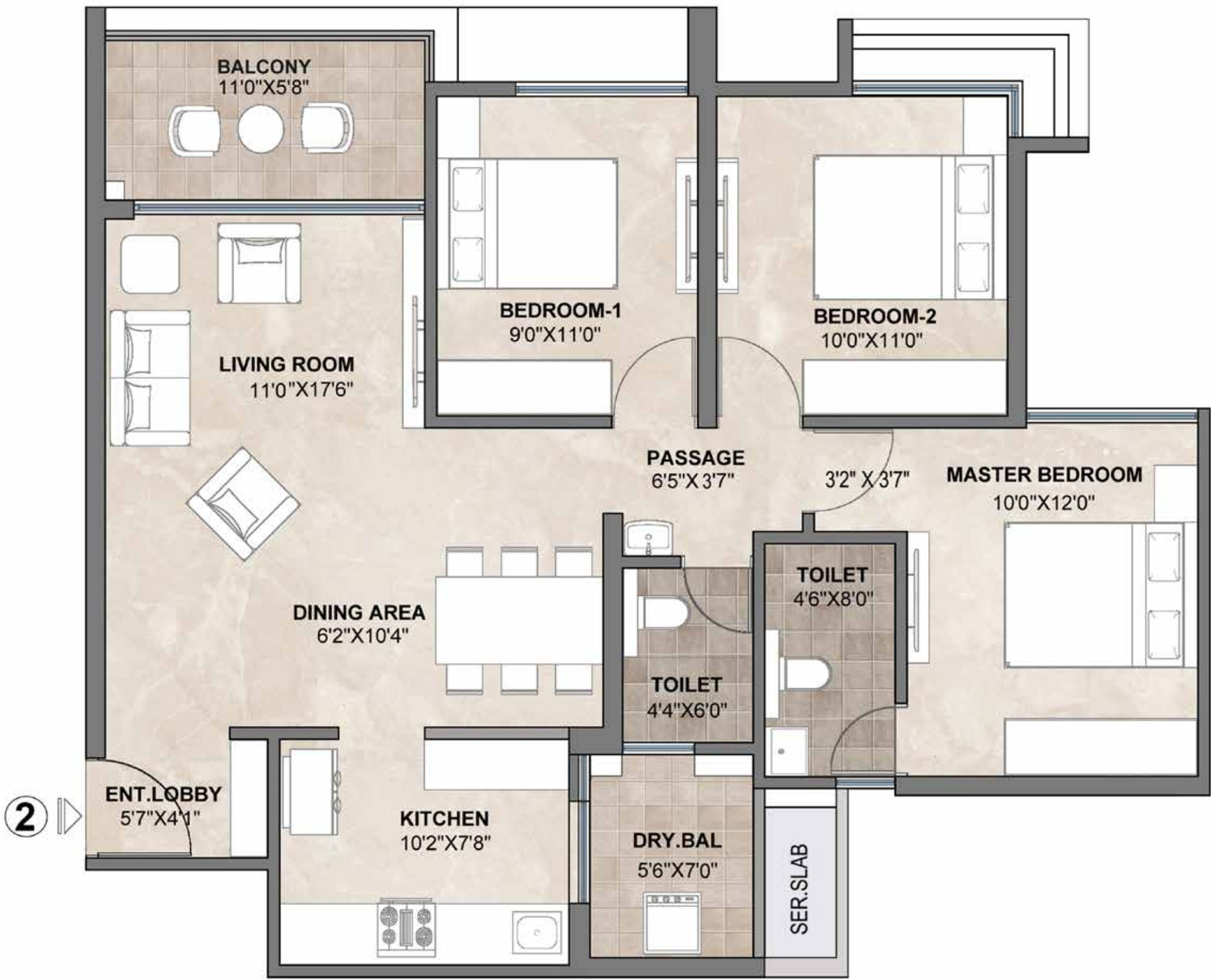
2 RHK Luxé - Usable Carpet Area - 809 Sq. Ft.



| Flat Type   | RERA Carpet area | Balcony | Dry Balcony | Usable Carpet area |
|-------------|------------------|---------|-------------|--------------------|
| 2 RHK Luxe' | 718              | 62      | 29          | 809                |

Building A & B

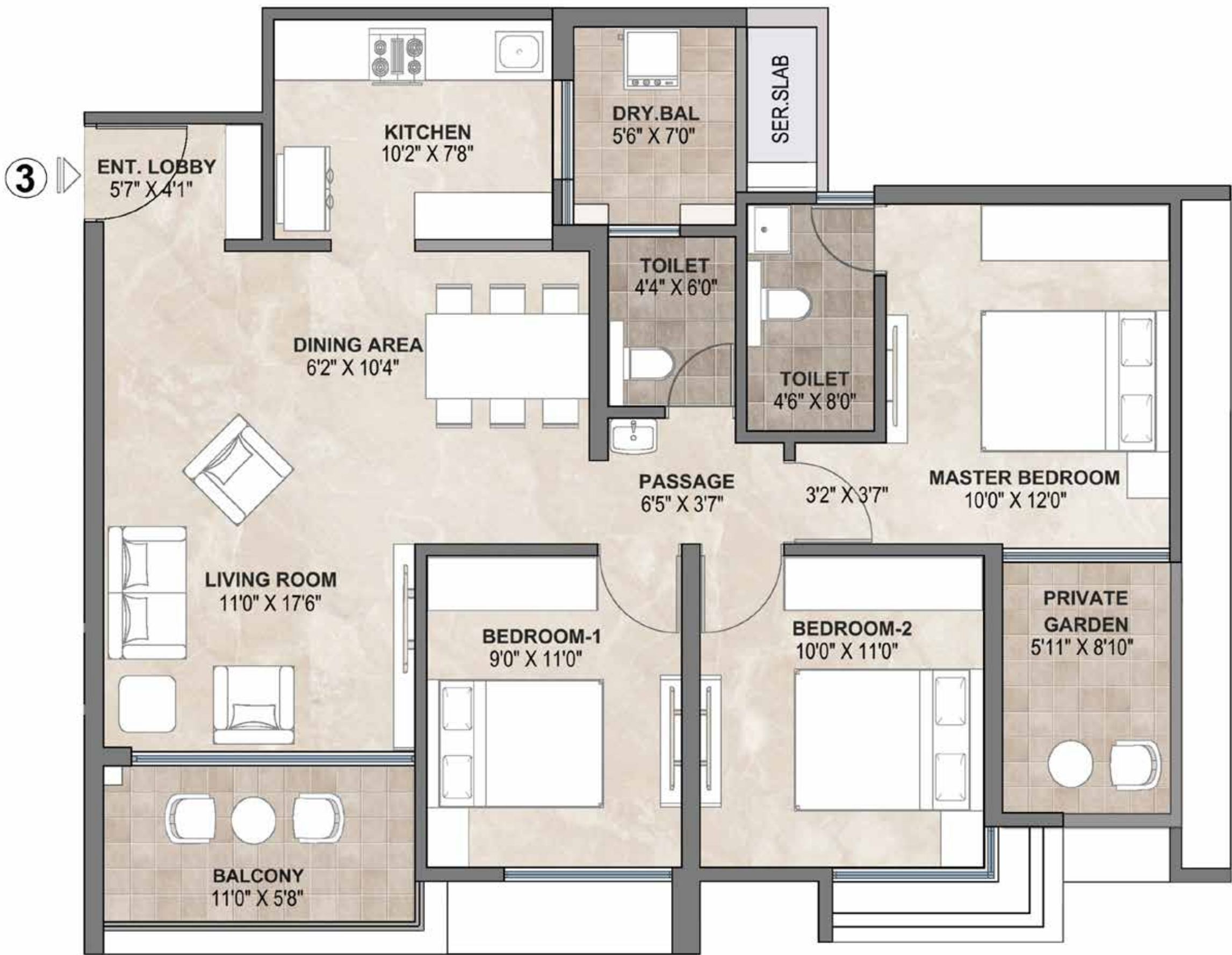
3 RHK Luxé - Usable Carpet Area - 948 Sq. Ft.



| Flat Type   | RERA Carpet area | Balcony | Dry Balcony | Usable Carpet area |
|-------------|------------------|---------|-------------|--------------------|
| 3 RHK Luxe' | 850              | 62      | 62          | 948                |

Building A & B

3 RHK Luxé - Usable Carpet Area - 1010 Sq. Ft.



| Flat Type  | RERA Carpet area | Balcony | Dry Balcony | Usable Carpet area |
|------------|------------------|---------|-------------|--------------------|
| 3RHK Luxe' | 860              | 62      | 36          | 1010               |

Building A & B

3 RHK - Usable Carpet area - 1088 Sq. Ft.



| Flat Type | RERA Carpet area | Balcony | Dry Balcony | Usable Carpet area |
|-----------|------------------|---------|-------------|--------------------|
| 3 RHK     | 990              | 62      | 36          | 1088               |

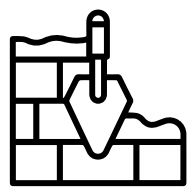
# SPECS THAT ARE MORE *exquisite*

The treasure is just a piece of stone until it is engraved with beautiful detailing. Just like that Treasure Troves is immaculately designed with fine detailing to give a unique touch to your interiors.



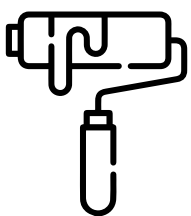
## STRUCTURE :

- Earthquake resistant RCC and Aluform frame structure



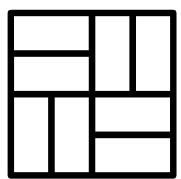
## MASONRY :

Walls shall be structural /non-structural & AAC Blocks.



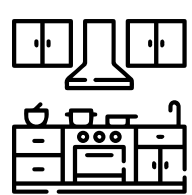
## WALL FINISH & PAINTING :

- External walls – Texture paint finish ( Nerolac or equivalent make)
- Internal Walls - Gypsum Plaster finished with Oil Bond Distemper paint
- Internal ceiling finish – Oil Bond Distemper paint



## FLOORING :

- Drive way and parking - Trimix /paver block /high strength tiles.
- Apartment Inside - Vitrified tiles of 800 MM X 800 MM for Living, dinning, kitchen & Bedroom.
- Kitchen Dado - 600 MM X 600 MM Up to 600 MM above platform.
- Toilet Dado - 600 MM X 600 MM Height up to lintel level.
- Toilet Floor - Anti-skid tiles of 600 MM x 600 MM for Bathrooms.
- Utility & Balcony Floor- Anti-skid tiles of 600 MM X 600 MM.
- Lift Lobby - Vitrified tile 800 MM X 800 MM .
- Open staircase – Shall be in decorative tile / Natural Stone
- Fire staircase – Shall be in decorative tile.



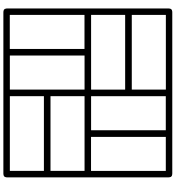
## KITCHEN :

- Counter - Granite counter with facia and skirting behind
- Window treatment - Granite at sill level
- Stainless steel sink – single bowl (Nirali or equivalent make)
- Sink tab – Domestic water
- Provision of water purifier with drinking water supply
- Dedicated electrical supply for chimney
- Electrical Supply for Refrigerator, Oven & Exhaust fan



## BATHROOM & TOILET:

- Toilet Dado - 600 MM X 600 MM Height up to lintel level.
- Toilet Floor - 600 MM x 600 MM for Bathrooms.
- Concealed plumbing for water supply with CP & Sanitary fittings.
- CP fittings shall be of premium quality.
- Sanitary ware shall be of premium quality.
- Electrical supply provision for Exhaust fan in all bathrooms.
- Granite architrave with sill for ventilator.
- Solar water connection to one Master bedroom washroom.
- Electrical supply for Geyser.



## DOOR / WINDOWS:

- Main Entrance door with Name plate & door fittings.
- Internal doors - Flush door with laminate finish.
- Balcony Door - Three track powder coated Aluminum sliding door with mosquito mesh.
- Windows – Three track powder coated Aluminum sliding windows with mosquito mesh.
- Window Grills – MS fabricated grills with anti-corrosive treatment & oil base paint for all room windows.
- Window jam treatment - Granite sill.
- Digital/ bio metric Lock for main door



## UTILITY / DRY BALCONY :

- Water supply with drainage line for washing machine
- Electrical supply for Washing Machine
- Parapet wall with MS railing
- Dado up to parapet level



Image for representation purpose only

**MORE** *transparency*  
**MORE** *trust*



**1000+**  
Happy Families

**100%**  
Project Delivered  
On Time

**4 Lacs+** Sq.Ft.  
Developed &  
Delivered

**Treasure Troves** is being crafted by a leading real estate developer in Pune with a track record of providing quality houses to a large number of satisfied customers. Intelligent Design and Effective Execution are the principles followed across all their projects.

Treasure Troves, a project with more facilities, more liveliness, more comfort, more fun, and more of everything.

With all these edgy and **first-of-its-kind experiences**, your life here will always be treasured.



Artistic Impression

www.treasuretroves.co.in



MAHARERA registration number: P52100052582

This does not constitute an offer and/or acceptance under any statute of any nature whatsoever. The terms and conditions of sale shall be only as incorporated in booking form, cost sheet, allotment letter and Agreement for Sale. \*Amenities, Plans, and Statistics mentioned in this creative are subject to change without any prior notice or intimation. \*The images of the project are merely the artist's conception and does not resemble the actual product. The models in the image used are only for representation purpose. \*Prices are subject to change without any prior notice or intimation at the discretion of the developer. Terms and Conditions Apply.