

173 WEST OAKS

CENTRAL
WAKAD

173 WEST OAKS



An architectural rendering of a modern apartment complex. On the left, a tall, light-colored building with a grid-like facade and balconies stands. In the center, a lush green courtyard is filled with trees, including several with vibrant red flowers. A paved walkway and a small set of stairs lead into the courtyard. In the background, more modern buildings are visible under a clear blue sky with a few wispy clouds.

173 WEST OAKS

Where Style meets Value!

2bhk homes that tick all the boxes and are perfect for upwardly mobile nuclear families. From 680 sft to 720 sft, they are well planned spaces with a cheerful, airy and well lit ambience. Children's Play Areas, Landscaped niches and Terrace top seating provide the perfect getaway. Top of the line specifications provide total value while maintaining premium. A clean contemporary facade provides this a truly modern outlook.

173 WEST OAKS



SPECIFICATIONS

RCC

Earthquake resistant structure as per seismic design.

BRICK WORK & PLASTER

Siporex / Ecolite or Equivalent AAC Blocks

External - double coat plaster

Internal - super fine POP/ Gypsum of Saint Gobain / Equivalent

PAINT

External - Superior crack resistant, weather proof acrylic paint of Dulux / Jotun / Equivalent

Internal - Premium Emulsion paint

Jotun / Berger / Equivalent

PLUMBING

Concealed plumbing with high quality CPVC and

UPVC pipes of Astral / Equivalent

Provision for washing machine in dry balcony

KITCHEN

Premium Granite kitchen platform - Black Granite

Ceramic dado tiles up to lintel level -

300mm x 600mm (Asian/Varmora/Equivalent)

LPG reticulated piped gas supply

S. S. Sink of Franke / Equivalent

Separate tap for Drinking water

Terraces

Designer M. S. Railing

BATHROOMS

Designer dado up to lintel level – 600mm x 600mm

(Asian/ Kajaria/ Equivalent)

BATHROOMS (contd.)

Premium quality sanitary fittings (Toto / Equivalent)

Single lever fixtures (Jaquar/ Equivalent)

Grid ceiling in all bathrooms

Wall hung EWC (Toto/ Equivalent)

Concealed dual flush valves (Jaquar/ Equivalent)

Counter wash basin in master bathroom

Granite and plywood sandwiched door frames

Solar heated water in master bathroom

DOORS / WINDOWS

Laminated main door and internal doors with

fittings of Godrej / Hafele / Equivalent.

Full jamb width laminated plywood door frame

Aluminium sliding powder coated premium

sections for terrace and windows with

mosquito mesh

FLOORING

Fully vitrified Tiles – 600mm x 600mm

Asian / Varmora / Equivalent

Anti-skid tiles in bathrooms and terraces

Asian / Varmora / Equivalent

Dado tiles in dry balcony 300mm x 300mm

Asian / Varmora / Equivalent

ELECTRICAL

Concealed copper wiring with earth leakage circuit breakers

TV, DTH and telephone points in living and master bedroom

Adequate electrical points

ELECTRICAL (contd.)

Points for washing machine, fridge, micro wave and water purifier

Shuttered plug socket to avoid accidental contact

Provision for inverter backup

Legrand / Schneider / Equivalent premium quality modular switches

Single Phase power connection for all apartments

AUTOMATION & SECURITY

Intercom connectivity between all apartments & security cabin

Video door phone for all apartments

CCTV Surveillance in campus

OTHERS

Fire fighting system

Signage and Letter box for each apartment

Internal concrete / paved roads

Entrance gate with security cabin

100% DG backup for complete common load

Premium automatic elevators of Schindler /

ThyssenKrupp / Equivalent

Rain Water Harvesting

Sewage Treatment Plant

Water Treatment Plant

The brochure is purely conceptual and not a legal offering, nor will it be a part of the agreement. Number of Buildings, Floors and No. of flats/units may be revised. Promoters reserve the right to amend the layout, plans, elevations, design, specifications, amenities etc without notice. Layouts and views are artistic impression on completion of all phases of the said project.

Images used are for graphic representation only and not of actual product.



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1 View of the modern facade

2 View of the exclusive tree lined
drive way of 173 West Oaks

3 Top view of the amenity space
on the roof

3



173
WEST
OAKS



to Mumbai
(Express Way)

HINJAWADI

Latitude
Windsor
Park
Madhupushpa

Bus
Stop

Silver
Sports
Club

Indian Oil
Petrol pump

Nandan
Inspera

Datta
Mandir

Bird Valley
Hotel

Euro
School

to Hinjawadi

to Pimple
Saudagar

LOCATIONS

Hinjawadi P1	10 mins
Hinjawadi P2	12 mins
Hinjawadi P3	18 mins

Datta Mandir	01 mins
Wakad Bus Stop	02 mins
Metro Station	02 mins
Express Way	05 mins
Dange Chowk	05 mins
Sports Stadium	05 mins
Balewadi	05 mins
Aundh	09 mins
Nashik Phata	08 mins

Indira Institutes	05 mins
Sri Balaji Inst	05 mins
JSPM Institute	07 mins
MITCON, Nicmar, NIA	05 mins
Vivero PreSchool	<01 mins
Millenium PreSchool	01 mins
Akshara Intl School	10 mins

173 WEST OAKS,
Survey No 173/2/2B/1(P),
Lane next to Polaris Hospital,
Opp Datta Mandir,
Wakad, PCMC, Pune 411057

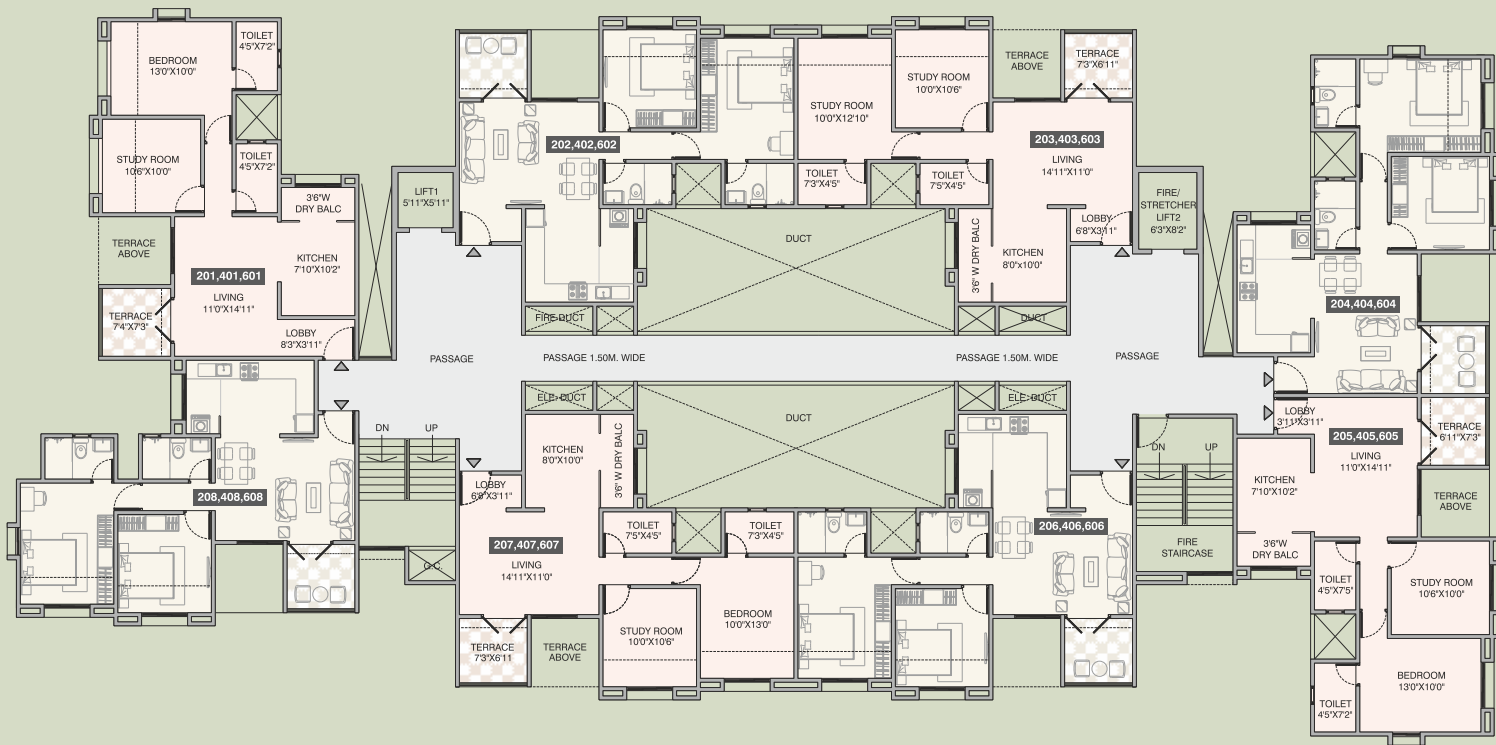


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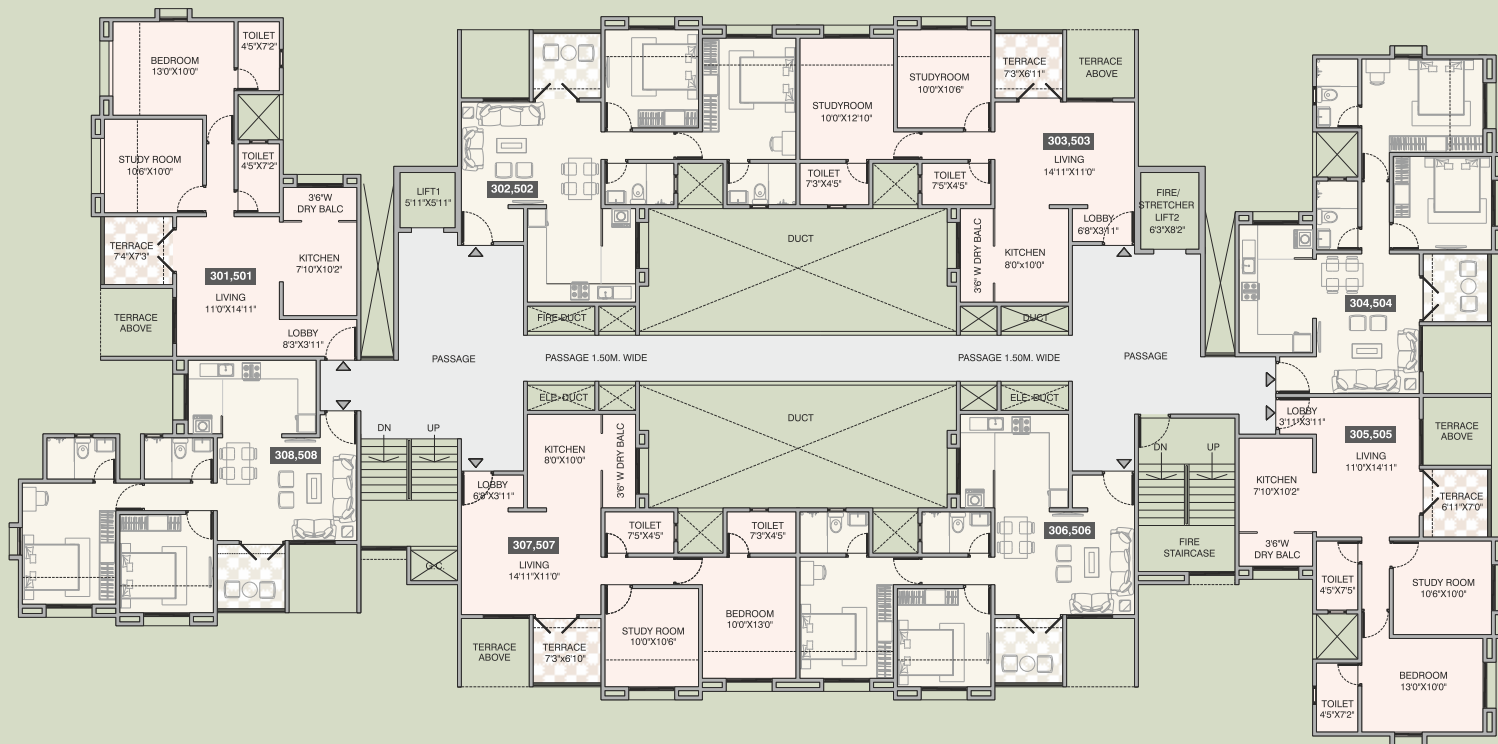


1st Floor	FLAT NO	CARPET	ENCL. BAL.	DRY BAL.	TERRACE	TOTAL CARPET	
		SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. Ft.
	101	53.75	5.81	2.50	4.92	66.98	720.97
	102	54.81	2.67	3.28	4.65	65.41	704.07
	103	54.81	2.67	3.28	3.91	64.67	696.11
	104	51.92	6.11	2.42	4.65	65.10	700.74
	105	52.54	5.51	2.42	4.49	64.96	699.23
	106	53.40	5.51	3.20	5.65	67.76	729.37
	107	54.28	2.67	3.20	3.04	63.19	680.18
	108	51.07	5.51	2.58	5.65	64.81	697.61



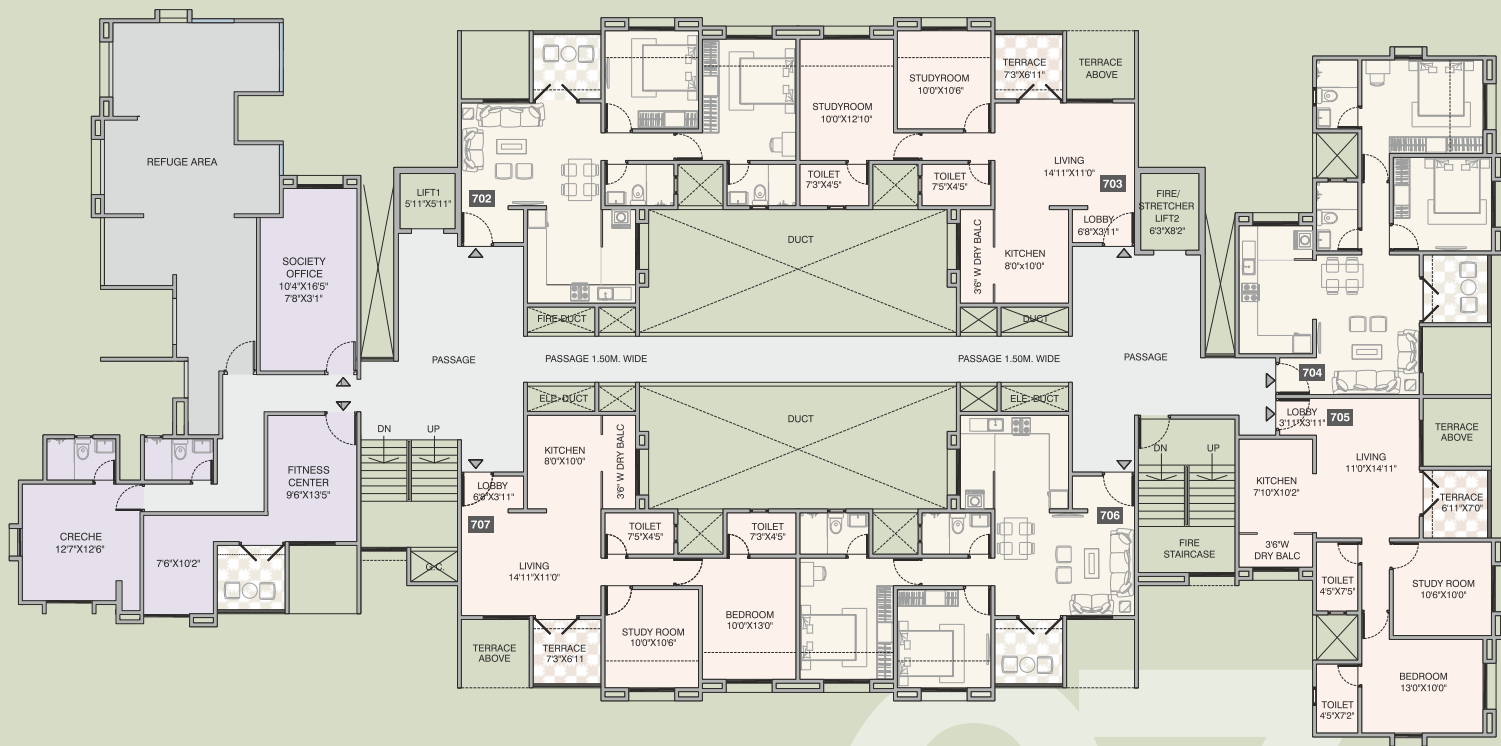
Floors 2, 4, 6, 8 & 10	FLAT NO	CARPET	ENCL. BAL.	DRY BAL.	TERRACE	TOTAL CARPET	
		SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. Ft.
	201, 401, 601, 801, 1001	53.28	6.05	2.50	4.92	66.75	718.50
	202, 402, 602, 802, 1002	53.02	5.45	3.28	4.65	66.40	714.73
	203, 403, 603, 803, 1003	53.02	5.45	3.28	4.65	66.40	714.73
	204, 404, 604, 804, 1004	54.38	3.28	2.50	4.65	64.81	697.61
	205, 405, 605, 805, 1005	57.66	0.00	2.50	4.65	64.81	697.61
	206, 406, 606, 806, 1006	53.17	5.41	3.28	4.65	66.51	715.91
	207, 407, 607, 807, 1007	53.17	5.41	3.28	4.65	66.51	715.91
	208, 408, 608, 808, 1008	50.91	5.41	2.58	4.64	63.54	683.94





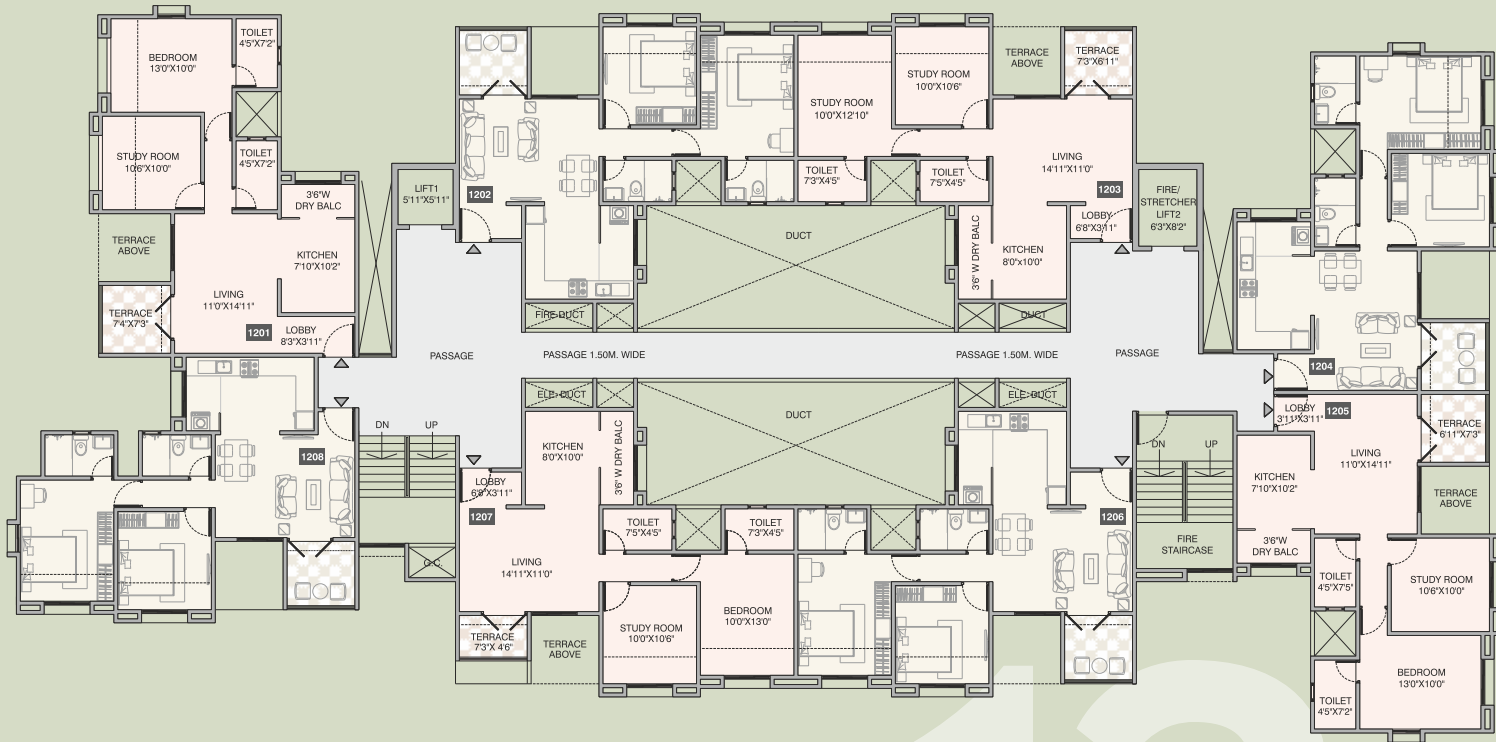
Floors 3, 5, 9 & 11	FLAT NO	CARPET	ENCL. BAL.	DRY BAL.	TERRACE	TOTAL CARPET	
		SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. Ft.
	301, 501, 901, 1101	53.44	6.12	2.50	4.92	66.98	720.97
	302, 502, 902, 1102	53.25	5.46	3.28	4.65	66.64	717.31
	303, 503, 903, 1103	53.25	5.46	3.28	4.65	66.64	717.31
	304, 504, 904, 1104	54.65	3.28	2.42	4.65	65.00	699.66
	305, 505, 905, 1105	57.92	0.00	2.58	4.49	64.99	699.55
	306, 506, 906, 1106	53.40	5.49	3.20	4.65	66.74	718.39
	307, 507, 907, 1107	53.40	5.47	3.20	4.65	66.72	718.17
	308, 508, 908, 1108	51.07	5.50	2.58	4.65	63.80	686.74





7 th Floor	FLAT NO	CARPET	ENCL. BAL.	DRY BAL.	TERRACE	TOTAL CARPET	
		SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. Ft.
	702	53.11	5.46	3.28	4.65	66.50	715.81
	703	53.20	5.46	3.28	4.65	66.59	716.77
	704	51.82	6.12	2.42	4.65	65.01	699.77
	705	51.81	6.12	2.42	4.49	64.84	697.94
	706	53.34	5.49	3.20	4.65	66.68	717.74
	707	53.34	5.47	3.20	4.65	66.66	717.53





12 th Floor	FLAT NO	CARPET	ENCL. BAL.	DRY BAL.	TERRACE	TOTAL CARPET	
		SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. Ft.
	1201	53.28	6.05	2.50	4.92	66.75	718.50
	1202	53.02	5.45	3.28	4.65	66.40	714.73
	1203	53.02	5.45	3.28	4.65	66.40	714.73
	1204	54.38	3.28	2.50	4.65	64.81	697.61
	1205	57.66	0.00	2.50	4.65	64.81	697.61
	1206	53.17	5.41	3.28	4.65	66.51	715.91
	1207	53.17	5.41	3.28	3.04	64.90	698.58
	1208	50.91	5.41	2.58	4.64	63.54	683.94

BY



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