

SUKHWANI EUPHORIA

#More Redefined Experiences That Mark Up The Distinction

A project by

Sukhwani
Buildtech



Associated with

**SUKHWANI
ASSOCIATES**
BUILDING EXCEPTIONALLY

Site Address: Pancard Club Road, Baner near Kapil Akhila Society

Website - www.sukhwani.in

Email - euphoria@sukhwani.in

Contact - +91 7350199996

 MAHARERA REGISTRATION NUMBER:
P52100028123



*Artistic Impression

opulent lifestyle that exude lavish grandeur

Reside in an elite community of like-minded individuals that exudes the grace of being synonymous with luxury and matchless comfort.

Reach out to the company of a privileged few, to whom style and luxury are a way of life.

Step into a home that blends innovation with style creating spaces that are a class apart.

Many have the desire but few have the taste for all things fine. Introducing you to a life you've aspired for with world-class design you've always yearned for:

Welcome to **#More** redefined experiences that mark up the distinction.

Welcome to SUKHWANI
EUPHORIA

sukhwani euphoria

Sukhwani Associates is set to bring in Euphoria of exclusive privileges that is a limited edition of no more than 18 homes with the launch of Sukhwani Euphoria. 3 Bhk Ultra Luxurious Residences that combine all the essentials of a great lifestyle - prime location, spacious, exclusive, exceptional specifications and good connectivity.

It brings together master craftsmanship, modern flair, and time-honored architectural excellence. Sukhwani Euphoria aptly befits regality but also reinstates authority and distinction to support your elite status.





grand welcome for you everyday with a lavish double height lobby

At Sukhwani Euphoria, you are greeted by an elegant double-height lobby that spells grandeur and luxury. Planned meticulously and executed with finesse it is a space created to leave an overwhelming Impression.

#MoreGrandeur

experience tranquillity with a healthy mind & spirit

In a time where we equate health with wealth, tranquil space is the right answer for rest and relaxation with views that help you start every day, bedecked by serenity and freshness emanating from its ambiance that de-stresses the mind, body, and soul.

Share the company of a healthy, energizing, laid-back, refreshing and rejuvenating lifestyle.

#MoreTranquillity





experience the body you love, the lifestyle you want

The intricately designed outdoor gymnasium is perfect for all those who are passionate about good health. Start to discover the advantages of an active life.

#MoreLove

experience the joy of your child's childhood

Children need to discover life outside, Sukhwani Euphoria provides kid's play area in the open space that helps discover nature's bounty and the joy of laughter on slides and swings.

#MoreJoy



residences crafted with richness of space and complemented by design

Sukhwani Euphoria's spacious residences are breathtakingly beautiful, blending space and design to create a project for a thriving, elite community. Rich design complemented by intelligently planned usage of space add the glamour quotient to an otherwise boring affair.

#MoreSpace

amenities



Walking Track



Mechanised Double Car Stack Parking



Yoga Deck / Community Room



State of the art outdoor gymnasium



Sitting Deck



Top - Terrace Garden



Children's Play Area

specifications

structure:

- Earthquake Resistance RCC Framed Structure

flooring:

- Italian Marble Flooring in Living & Dining Area
- 800mmX800mm Vitrified Tiles in Remaining Apartment
- 600mmX600mm Anti-Skid Tiles in Washrooms & Terrace
- Designer Dado Tiles up to Lintel Level in Washrooms

kitchen & dry balcony:

- Semi Modular Kitchen, L-Shaped Granite Top Kitchen Platform with SS Sink
- Designer Dado Tiles above Platform up to Ceiling Level
- Electrical Points for Fridge, Microwave
- Electrical Chimney without Exhaust Pipe & Water Purifier
- Washing Machine Point in Dry Balcony
- Exhaust Fan in Kitchen

wall finish:

- AAC Block Masonry
- Sand Faced External Plaster
- Internal Wall & Ceiling in Gypsum Finish

lift lobbies:

- Designer Architrave at all Floor Levels

doors & door frames:

- Elegant Designer Laminated Main Door & Main Door Frame
- Digital Lock for Main Door
- Both side Laminated Doors & Door Frames for Bedrooms & Washrooms
- Premium Accessories & Fixtures for Doors in all Rooms
- Glass Partition in Master Washroom
- Aluminum Sliding Doors in Terraces with Mosquito Mesh

windows & grills:

- Granite Framing on all sides of Windows
- Three Track Powder Coated Aluminium Sliding Windows with Mosquito Mesh
- Safety Grills for all Windows
- Glass Louvers with Exhaust Fan in Washrooms
- SS Glass Railing for Terraces

plumbing:

- Concealed Plumbing of CPVC
- CP Fittings of American Standard / Grohe or Equivalent Brand
- Sanitary Ware of American Standard or Equivalent Brand
- Brick Bat / Chemical Double Coat Waterproofing in Washrooms, Terraces & Dry Balcony
- Solar Water Heater Point will be in Common Washroom

electrical:

- Concealed Wiring with Legrand or Equivalent Brand Modular Switches
- TV & Telephone Points in Living & Master Bedroom
- Provision for DTH, Broadband & Inverter Point
- AC Point in both the Bedrooms & Living
- Electrical Exhaust Fan Point in Kitchen & Washrooms
- Separate MCB / ELCB for each Apartment
- Video Door Phone for Security at each Apartment
- WiFi Points in Living & Bedrooms

paint:

- Acrylic Emulsion Paint Internal Finish
- Semi-Acrylic Paint External Finish
- Oil Paint for Window Grills

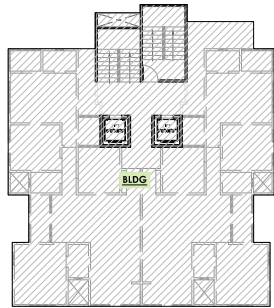
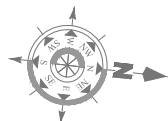
floor plan

(1ST TO 9TH FLOOR)

3bhk
luxurious
residences



FLOOR	FLAT NO	CARPET AREA		OPEN BALCONY CARPET AREA		DRY BALCONY CARPET AREA		TOTAL CARPET AREA	
		SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
TYPICAL FLOOR [1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th]	101, 102, 201, 202, 301, 302, 401, 402, 501, 502, 601, 602, 701, 702, 801, 802, 901, 902	116.15	1250	13.75	148	3.28	35	133.18	1434



KEY PLAN

floor plan single unit





rediscover convenience with a perfectly situated address at the most desired location

In spite of being situated in one of the most urbanized locations, Sukhwani Euphoria is surrounded by plotted bungalows that do not block views by adjacent towers or other infra structural amenities and allow unobstructed breeze into your luxurious pad.

Conveniently located set against the backdrop of Pune's bluest skies, Sukhwani Euphoria is destined to become the finest address in Pancard Club Road, Baner. It is in close vicinity of the happening of business, prominent schools, colleges, banking institutions, convenient roadways, lush green corners, and entertainment destinations of the city to mention just a few.

Mercedes Benz Showroom	02 Km	Rajiv Gandhi Infotech Park	09 Km
Audi Showroom	03 Km	Cummins India Office Campus	02 Km
JW Marriot Hotel	08 Km	Esquare	06 Km
Courtyard Marriot	05 Km	Cinopolis	05 Km
Sports-Balewadi Stadium	1.5 Km	Pune Airport	19 Km
Westend Mall	05 Km		

our prestigious projects



SUKHWANI SKYLINE - 2 RHK, Wakad



SUKHWANI HERMOSA CASA - 2 BHK, Mundhwa



SUKHWANI EMPIRE SQUARE - 2, 3, & 4 BHK



SUKHWANI KINGSLEY - 2, 3 & 4 BHK



SUKHWANI PACIFIC II - 2RHK, Thergaon



SUKHWANI FAIRVIEW - RHK, Thergaon



SUKHWANI ARTIZE - 2 BHK, Ravet



SUKHWANI ASPIRE - 2 & 3 BHK, Ravet



SUKHWANI SHIVOM - 1, 2 & 3 BHK, Kiwale



SUKHWANI ARAYA - 2 & 3 BHK, Rahatani



SUKHWANI GRACIA - 1 & 2 BHK, Sus



SUKHWANI PALMS - 1 & 2 BHK, Wagholi



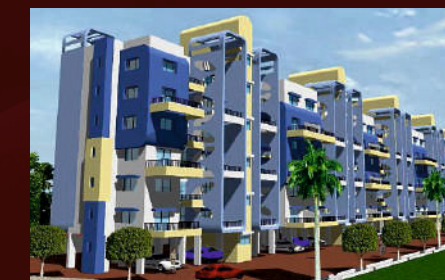
THE VILLAS - 3 & 4 BHK VILLAS, Lonavala



SUKHWANI CALLISTO - 1 & 2 BHK, Wakad



SUKHWANI BLISS - 2 BHK, Chinchwad



SUKHWANI SAPPHIRE - 2 BHK, Chinchwad

every home is a masterclass

Excellence might sound like a tall claim but at Sukhwani Associates, it's a way of life.

It's the guiding principle behind every creation. It always inspires us to excel beyond the limitations and lay benchmarks with every creation. It's a glorious legacy of adding class apart lifestyle and commercial spaces to Pune's breathtaking skyline. So be it fine homes or prime commercial spaces, you are dealing with the best to get the best in properties.



**SUKHWANI
ASSOCIATES**
BUILDING EXCEPTIONALLY

45+ YEARS OF EXPERIENCE

2 CR SQ. FT. QUALITY CONSTRUCTION

60+ PROJECTS EXECUTED

5K+ APARTMENTS DELIVERED