



COMFORT THAT COMFORTS MODERNITY

1 & 2 BHK PREMIUM HOMES



LIVE UP TO YOUR DREAMS AND ASPIRATIONS.

Discover Ambrosia Landmarks, Pune's pinnacle of urban living. Nestled in Magarpatta and Amanora, it's a hub of convenience and vibrancy. You'll love stepping outside your door to everything the Amanora and Magarpatta regions can offer—shops, restaurants, parks, schools—you name it! Embrace luxury with seamless design and modern amenities. Ambrosia is more than a residence; it's an experience, a legacy. Welcome to Ambrosia Landmarks, where every day is an adventure.



**LIFESTYLE
THAT MEETS
CONVENIENCE
AND LUXURY.**

Ambrosia Alley is located in one of Pune's most esteemed residential areas. Its prime position provides easy access to various amenities, including leisure facilities, IT parks, and essential services. This advantageous location ensures that all essential needs for a thriving family are nearby, from well-regarded educational institutions to bustling commercial centres, state-of-the-art cinemas, and plenty of weekend leisure options. Additionally, two of Pune's largest and most diverse shopping malls are just a short distance away, offering a wide range of shopping, dining, and entertainment experiences.

**EVERY DAY
IS LIKE
EXPLORING
SOMETHING NEW.**



Offices

Being close to major IT hubs like Magarpatta City and Kharadi fosters a competitive environment for industry leaders and startups.



Shopping and Leisure

Enhance your leisure experience with the delightful offerings of Amanora and Seasons Malls nearby. Here, you can indulge in a wide array of local and international brands, relish delectable dining options, partake in vibrant lifestyle events, and enjoy the entertainment of cinemas and theatres.



Lifestyle

Redefine urban living with Ambrosia Alley, where inventive lifestyle ideas provide distinctive experiences through the convenient neighbourhood-level facilities and shops.

ELEVATE LIFE WITH AESTHETICS AND PLENTIFUL NATURAL LIGHT!

Retail

Every area is meticulously crafted for convenience, including clothing boutiques, high-end salons, specialised food, school supplies for children, and a designated parking area for visitors.



**AN ADDRESS
THAT ENSURES
SAFETY AND
CONVENIENCE.**



3450 SQ. FEET OF AREA DEDICATED TO AMENITIES



Club House

A place dedicated to socialising

Create new friends in society and spend your evenings with them.



Swimming Pool

A lap to relax

Get to swim whenever you want and relax in the water.



Yoga house

Keep yourself fit.

A room dedicated to the culture of yoga. Stay fit and stay healthy.



Party Lawn

Make your celebrations grand.

Make your locality a part of your celebration and spread happiness.



Children's Play Area

See your child grow.

Land dedicated to the happiness and special moments of your children.



1 BHK



Living/Dining Room	16 X 10.6	172.78
Kitchen	8 X 10	99.76
Dry Balcony	8 X 4	32.00
Bedroom	11 X 10	110.00
Bathroom	4 X 3.5	19.80
Toilet	4 X 3.3	14.00
Terrace	5 X 6.8	34.00
Balcony	11 X 4	44.00
Total Area		584.00

This is an ideal-sized residence featuring a comfortable living and dining space, complete with a private balcony that provides stunning city views. The layout also includes a kitchen and utility area accessible from the hallway, ensuring seamless transitions between different parts of the home.

2 BHK



A spacious living and dining room with an exclusive balcony area welcome you home to relaxing views of Pune's cityscape. Accessible from this main area is the kitchen and an entryway to the bedrooms, with the Master Bedroom.

Living/Dining Room	16 X 10.6	169.60
Kitchen	8.6 X 13.3	114.38
Dry Balcony	5 X 6.8	34.00
Master Bedroom	11 X 13.3	146.30
Master T&B	4 X 8.3	33.20
Bedroom - 2	11 X 11.9	130.90
Common T&B	4 X 6.66	26.60
Terrace	5 X 6.8	34.00
Balcony	10 X 4	40.00
Total Area		798.00



LEISURELY LIVING IN A LUXURIOUS VICINITY



FLOOR PLAN



SIXTH FLOOR PLAN area in sq.ft.					SIXTH FLOOR PLAN area in sq.mt.				
FLAT	CARPET AREA	BALCONY AREA	DRY. BALCONY	TOTAL AREA (IN SQM)	FLAT	CARPET AREA	BALCONY AREA	DRY. BALCONY	TOTAL AREA (IN SQM)
601, 604.	665.00	89.00	34.00	788.00	601, 604.	61.77	8.25	3.11	73.13
602.	675.00	89.00	34.00	798.00	602.	62.66	8.23	3.11	74.00
603.	999.00	119.00	34.00	1152.00	603.	92.80	11.05	3.11	106.96

D-12
17.08.2021

SC 1/16
1/16 U.K.

DESIGNED BY
CHECKED BY

DR. DEVIKASHI A. PRADHAN
PLUS ONE DESIGNER & ARCHITECTURE
PLOT NO. 177, HADAPSAR, PUNE.
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FLOOR PLAN



TYPICAL 2nd, 3RD, 4th, 5th, 7th, 8th & 9th FLOOR PLAN area in sq.ft.

FLAT	CARPET AREA	BALCONY AREA	DRY, BALCONY	TOTAL AREA (SQ.FT.)
201, 301, 401, 501, 701, 801, 901, 1201, 1301	665.00	89.00	34.00	788.00
202, 302, 402, 502, 702, 802, 902, 1202, 1302	675.00	89.00	34.00	798.00
203, 303, 403, 503, 703, 803, 903, 1203, 1303	462.00	93.00	29.00	584.00

TYPICAL 2nd, 3RD, 4th, 5th, 7th, 8th & 9th FLOOR PLAN area in sq.mt.

FLAT	CARPET AREA	BALCONY AREA	DRY, BALCONY	TOTAL AREA (IN SQM)
201, 301, 401, 501, 701, 801, 901, 1201, 1301	61.77	8.25	3.11	73.13
202, 302, 402, 502, 702, 802, 902, 1202, 1302	62.66	8.23	3.11	74.00
203, 303, 403, 503, 703, 803, 903, 1203, 1303	42.86	8.66	2.72	54.26

Scale: 1:1000

DATE: 11/11/2020

BY: N-11

CHECKED BY: N-11

DRW. NO:

CLIENT: AMARQSHA LANDMARKS PVT. LTD.

PROJECT: 3RD, 177, MADAPALLE, PUNE

DRW. NO. 11, 177, MADAPALLE, PUNE

Scale: 1:1000

SPECIFICATIONS

STRUCTURE, MASONRY WALLS & PLASTER/PAINTS

- ❖ RCC framed structure
- ❖ External wall with sand-faced plaster having textured finish and acrylic paint
- ❖ Internal walls & ceiling - Gypsum finished walls & putty finished ceiling

FLOORING & DADO TILES

- ❖ Vitrified tiles for flooring. Brand - Zealtop/Kajaria Somany Asian/Nitco
- ❖ Matt finished tiles in the common toilets. Brand - Kajaria/Somany/Nitco/Asian
- ❖ Colored glazed Ceramic tile dado up to 2.1m Brand - Kajaria/Somany/Nitco/Asian.

KITCHEN AREA

- ❖ CPVC concealed plumbing lines
- ❖ Granite top kitchen platform with SS sink. Brand - Nirali/Franky/Futura

TOILETS

- ❖ CPVC concealed plumbing with hot & cold arrangement inside the master toilet for wall mixer and washbasin. Brand - Finolex/Ajay FlowGuard/ Prince/Supreme
- ❖ CPVC concealed plumbing inside the common/ bedroom toilet for the washbasin and with hot & cold arrangements for wall mixer only. Brand - Finolex/Ajay/- FlowGuard/Prince/Supreme
- ❖ CP fittings. Brand - Jaguar/Grohe/Isenberg/- Kohler/Shell/American Standard
- ❖ Sanitary wares. Brand - RAK/Hindware/Jaguar/- Kohler/Grohe/American Standard
- ❖ Solar water heating system inside the master bedroom toilet (Time, temperature, and quantum of hot water subject to climate conditions)

WINDOWS

- ❖ 3 track UPVC profile sliding windows with mosquito net
- ❖ PVC louvered windows for toilets

DOORS

- ❖ Main door frame - Wooden - Red Meranti
- ❖ Main door shutter - Both side veneer main door shutter with accessories
- ❖ Bedroom frame & doors - Laminated door shutters with Red Meranti doorframe
- ❖ Toilet doors - Laminated door shutters with granite door frame
- ❖ Eye-level terrace door - 3 tracks UPVC profile sliding doors with mosquito net

SELECTRIFICATION & CABLING

- ❖ Concealed copper wiring with modular switches in all flats. Electrical switches Brand: Legrand / Schneider / Anchor. Electrical wiring Brand: Polycab/Finolex/ R.R.Kabel/Havells
- ❖ Provision for telephone point in hall & master bedrooms
- ❖ TV point in hall and all bedrooms
- ❖ Split AC electrical points in all bedrooms
- ❖ Electrical points for washing machine, water purifier, and fridge
- ❖ Generator backup for the entire flat excluding 15 amp power points

PAINTING

- ❖ Internal walls & ceiling - Oil Bound Distemper. Brand - Dulux/ICI/Asian/Berger/Nerolac
- ❖ External walls - Acrylic paint. Brand - Asian/Dulux/Berger/New World Paints/Jotun/Dr. Fixit
- ❖ Inside toilet & ceiling - Oil paint above tile dado

LIFTS

- ❖ As per plan. Brand - Kone/Otis/Schindler Johnson





**ENTER THE OPULENCE AND
ILLUMINATE TOMORROW.**





NURTURING THE ENVIRONMENT



At Ambrosia Landmarks, we wholeheartedly embrace our responsibility to protect the environment. We firmly believe that our projects should be a testament to sustainable development. It's not just about creating visually stunning landmarks; it's about infusing every facet of our creations with conscientious construction practices. Our commitment goes beyond aesthetics; it's about leaving a legacy that harmonises with nature.

WATER CONSERVATION

We take a comprehensive approach to water conservation by integrating efficient recycling methods and minimising waste. The incorporation of water level controllers with automatic shut-off features helps prevent overflow and reduce unnecessary water consumption.

ENERGY CONSERVATION

Our objective is to strategize projects with a focus on enhancing energy efficiency. Our dedication to the environment is apparent in every aspect of our work, from choosing electrical fixtures to implementing a solar water heating system for harnessing natural energy. This approach is not only cost-effective but also demonstrates a strong ecological awareness, aligning with the way life should ideally be.

TREE PLANTATION

In line with our dedication to environmental preservation, we have diligently pursued tree-planting initiatives over the years. These efforts aim to counterbalance the accumulation of CO₂ in the atmosphere and mitigate the 'greenhouse effect'. Our customers have played an integral role in these endeavours, demonstrating a strong enthusiasm for participating in large-scale tree-planting campaigns.

MATERIAL SELECTION

Utilising recycled materials, such as fly ash, in bricks, concrete, and plaster is an essential component of sustainable construction practices. This ensures that industrial waste is repurposed effectively in the building process.

LOCATION

SCHOOLS

Pawar Public	0.5 KM
HDFC	1.2 KM
Wisdom World	1.3 KM
Vibgyor	3.1 KM

SHOPPING AND LESISURE

Seasons Mall	600 M
Amanora Mall	50 M

TRAVEL

Pune Airport	11.0 KM
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HOSPITALS

Noble Hospital	2.5 KM
Sahyadri	2.5 KM
Viloo Poonawala	2.9 KM

OTHERS

Kharadi	6.0 KM
Koregaon Park	5.8 KM
Magarpatta City	1.2 KM



SCAN TO EXPLORE THE
LOCATION IN DETAIL



मराठी बांधकाम
व्यावसायिक असोसिएशन

Marketed by : P M Property Solutions 983-983-6604/983-983-4070

📍 Sr. No. 177, Next to Amanora Mall, Hadapsar, Pune: 411028

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Maharera Reg. No.
P52100026792

Disclaimer: The furniture layouts displayed in the floor plans are indicative in nature and not included in the actual apartment. The client can consult an interior designer as per his preference to design his own furniture layout.
Note: The dimensions of the unit as mentioned are from "bare wall" to "bare wall".

