



2 & 3 BHK SPACIOUS HOMES @ **PUNAWALE**



ABOUT PROJECT

18 Magnitude is our sincere endeavor to curate homebuyers' hopes and aspirations in a single place. The homes here are spaced out to your heart's content and the amenities are aplenty. Our smart layouts create a sense of freedom where residing families can find ample room to live, work, and play. Daytime becomes doubly delightful as you find natural light flooding key areas of the house lending a glowing aura to your abodes.

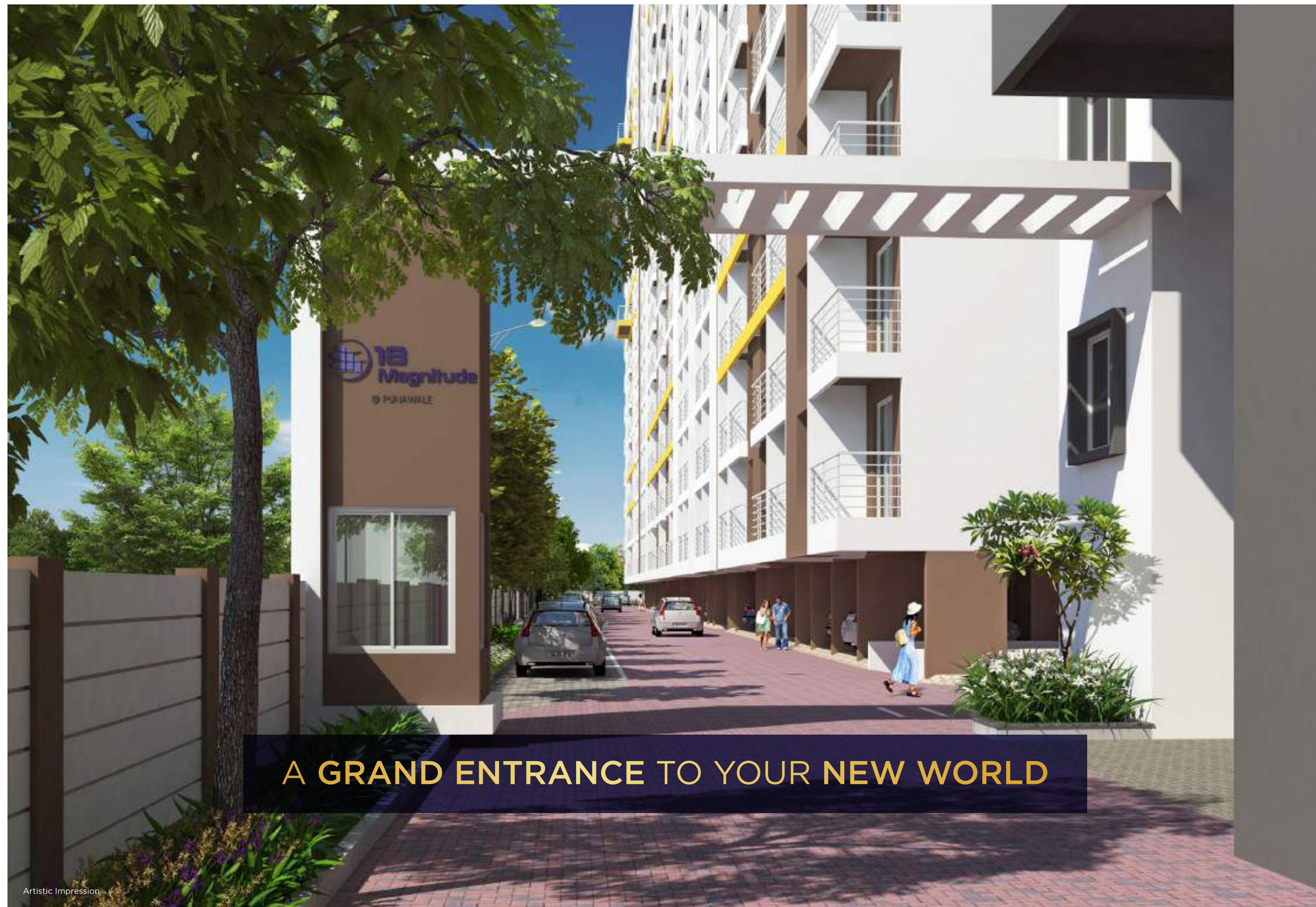
Our goal is to create a gated community which lives an exciting life everyday. To achieve this, we have planned a wide range of relaxation and recreational zones. Here's your opportunity to stay active and lead your loved ones into a healthy lifestyle at our state-of-the-art fitness center, full with a Yoga Studio and Meditation Zone. There's also the Club House which offers a holistic venue for residents to socialize over games and converge for festivals and celebrations.

Located in the rapidly developing area of Punawale, you'd be lucky to invest in **18 Magnitude** – a prime realty project taking shape in a promising area of **West Pune**. Ready infrastructure, highway connectivity, and a thriving ecosystem of residential societies. **Punawale has it all!**

WHERE
SPACE
MEETS
COMFORT



**EXPAND YOUR HORIZONS
WITH SPACIOUS LIVING**



A GRAND ENTRANCE TO YOUR NEW WORLD



WHERE **LOCATION** MEETS **PERFECTION**

A 30 mtrs. access road from the project connects you to one of the main thoroughfares of Punawale. The location ensures that you are in close proximity to workplaces, schools, malls, and other conveniences.

LOCATION MAP



KEY DISTANCES

HOTELS & RESTAURANTS

» Sentosa Resort Park, Ravet	10 mins
» Hotel Sayaji, Wakad	10 mins
» Ginger Hotel, Wakad	10 mins
» Courtyard Marriott, Hinjawadi	15 mins

KEY BUSINESS ZONES

» Proposed World Trade Centre, Tathawade	10 mins
» Proposed Panchshil Tech Park, Hinjawadi	10 mins
» Balewadi High Street, Balewadi	15 mins
» Rajeev Gandhi Infotech Park, Hinjawadi	20 mins

HOSPITALS

» Ojass Multispeciality Hospital, Ravet	10 mins
» Unique Multispeciality Hospital, Ravet	10 mins
» Life Point Hospital, Wakad	10 mins
» Aditya Birla Hospital, Chinchwad	15 mins
» Lokmanya Hospital, Nigdi	15 mins

MALLS

» 18 Latitude Mall	1 min
» Phoenix Mall, Wakad	7 mins
» Reliance Superstore, Ravet	10 mins
» D Mart, Ravet	10 mins
» Decathlon, Wakad	10 mins
» Elpro City Square Mall, Chinchwad	15 mins

SCHOOLS

» Euro School, Wakad	10 mins
» S.B. Patil Public School, Ravet	10 mins
» St. Ursula High School, Akurdi	10 mins
» St. Marys School, Nigdi	15 mins
» City Pride School, Nigdi	15 mins
» BK Birla Centre for Education, Shirgaon	15 mins

HIGHER EDUCATION INSTITUTES

» Symbiosis Skills & Open University, Kiwale	10 mins
» Indira Group of Institutes, Tathawade	10 mins
» PCCOER - Pimpri Chinchwad College of Engineering & Research, Ravet	15 mins
» PCCOE - Pimpri Chinchwad College of Engineering, Akurdi	15 mins
» Dr. DY Patil College of Engineering & Management, Akurdi	15 mins

CONNECTIVITY

» Pune-Bengaluru Highway	2 mins
» Mumbai-Pune Expressway	8 mins
» Proposed Ring Road	5 mins
» Aundh-Ravet BRTS Road	10 mins
» Old Mumbai-Pune Highway	10 mins

WHERE **OPPORTUNITY**
MEETS *Serenity*

183



Artistic Impression



PROJECT HIGHLIGHTS



Prime Location



Big Carpet Area

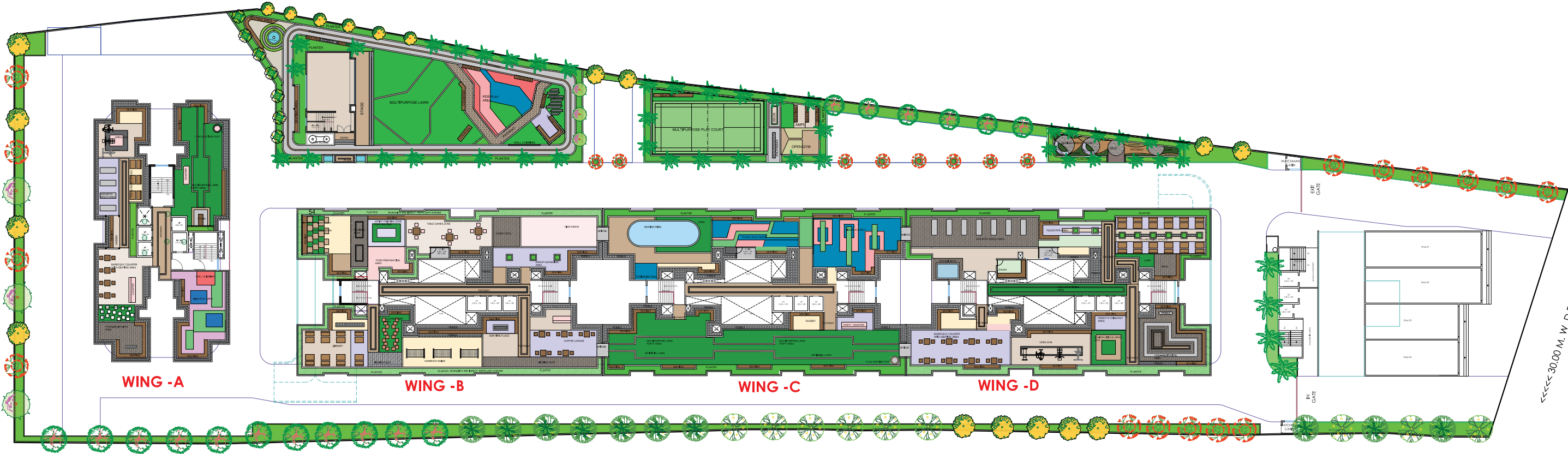


40+ Amenities



Tallest Tower

MASTER LAYOUT PLAN



AMENITIES



Water Cascade



Multipurpose Hall



Gymnasium



Water Body



Stage



Multipurpose Lawn



Party Counter



Kid's Play Area



Wall Climbing



Sit-out Area



Pathway



Multipurpose Play Court



Open Gym Area



Amphitheater



Seating Deck Area



Yoga & Meditation Area



Chit-chat Area



Barbeque Counter with Seating Area



Golf Practice Area



Co-working Space



Sauna



Jacuzzi Bath



Sun Bath Bench Area



Toddler's Play Area



Skating Rink



Scribbling Wall



Gazebo



Flag Hosting Post



Bonfire Place



Hammock Swing



Acupressure Path



Library Semi Shade Seating



Group Gathering Area



Hobby Deck



Board Games Area



Open Theatre



Pebbles

COMMON AMENITIES & FACILITIES



Garden



Rain Water Harvesting



Designer Entrance Lobby



Fire-fighting System



Power Backup for Lifts &
Common Areas



Garbage Chute



Provision for DTH Service



Gymnasium



Children's Play Area



Club House



Sewage Treatment Plan



CCTV in Common Areas

Yoga & Meditation Area



Acupressure Path
& Open Gym Area



Multipurpose Lawn



Pavilion Seating Area



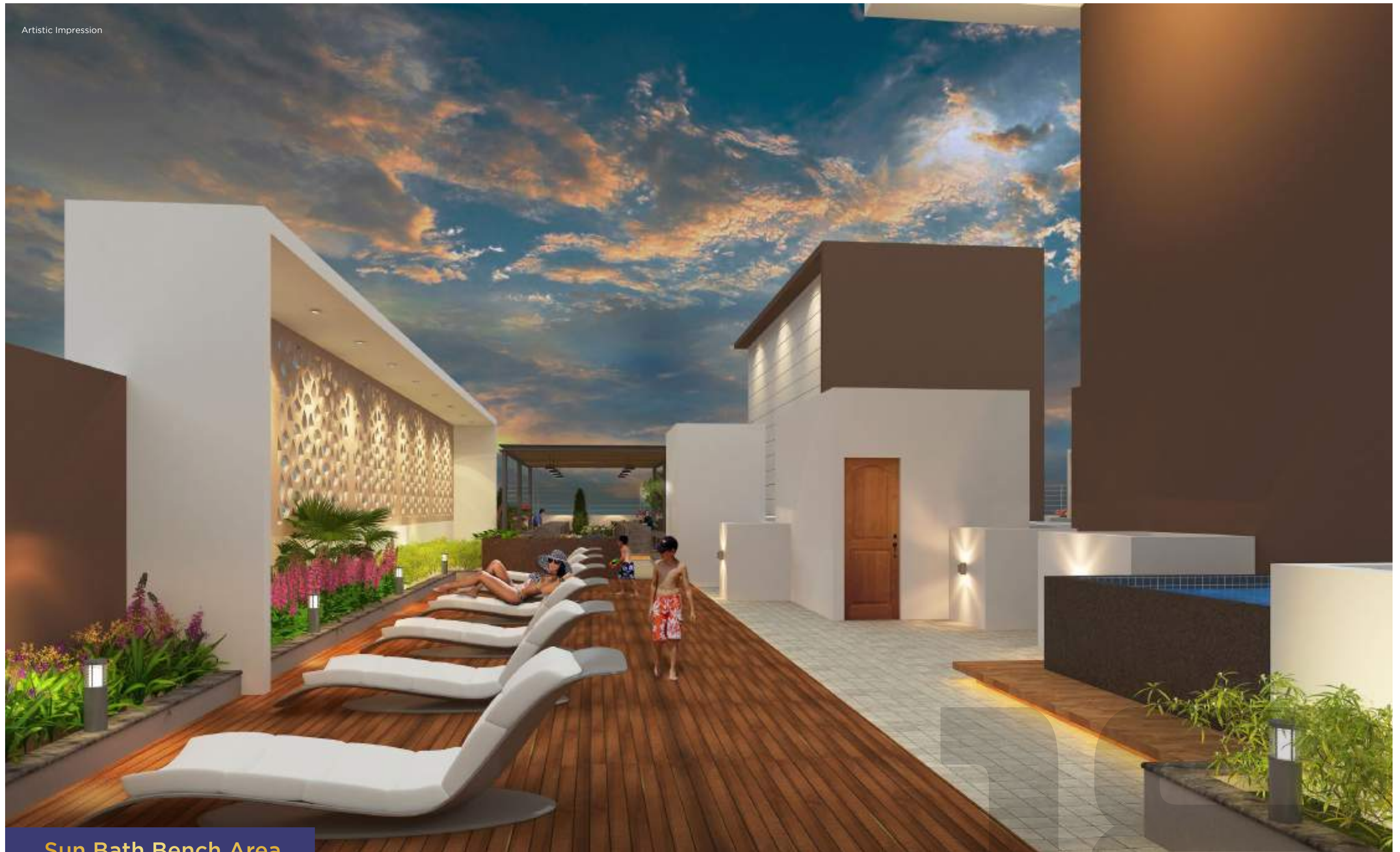
Open Theatre & Board Games Area



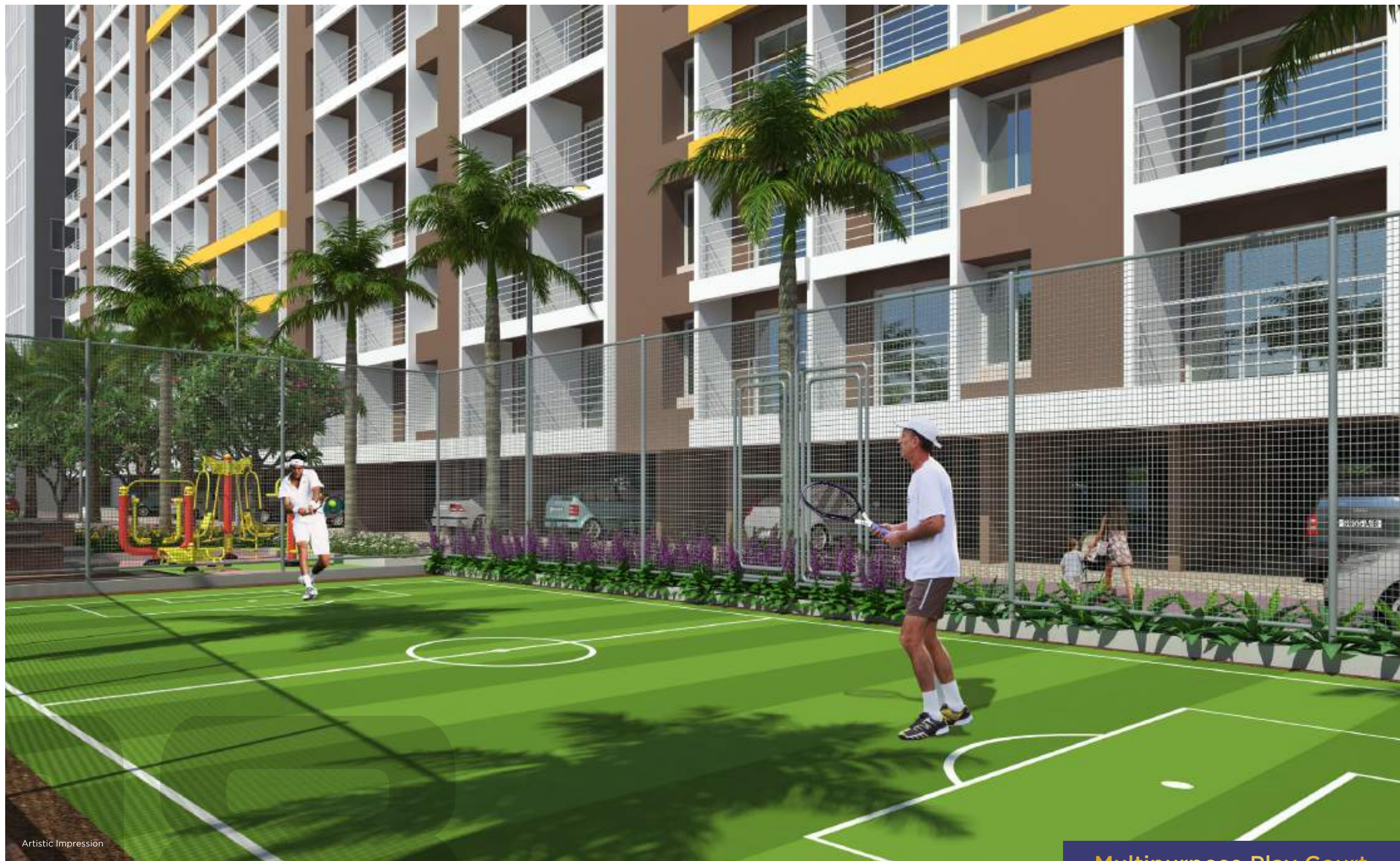
Children's Play Area



Artistic Impression



Sun Bath Bench Area



Artistic Impression

Multipurpose Play Court

Skating Rink



Gymnasium



Hammock Swing



Golf Practice Area



Wall Climbing



Jacuzzi Bath



Artistic Impression

SPECIFICATIONS



STRUCTURE

- » RCC Framed Structure - Earthquake Resistant
- » 5inch Thick External Wall
- » Gypsum Plaster for Internal wall
- » Sand Faced Plaster Externally



FLOORING

- » Vitrified Tiles in all Rooms
- » Anti-skid Ceramic Tiles in Terrace Area



KITCHEN

- » Black Granite Kitchen Platform with SS Sink
- » Dado Designer Tiles upto 2ft



TOILET / BATHROOM

- » Designer Wall Tiles upto Lintel Level
- » Anti-skid Ceramic Tiles for Flooring
- » Concealed Plumbing with Premium Quality CP Fittings
- » Branded Sanitary Ware
- » Granite Door Frames in Bathroom



PAINT

- » Acrylic Emulsion Paint for Internal Walls and Ceiling
- » Semi Acrylic Paint on External Walls



ELECTRIFICATION

- » Concealed Copper Wiring in Entire Unit
- » Branded Designer Switches & Sockets
- » AC Point in Hall & Master Bedroom
- » Electrical Point for Inverter
- » Exhaust Fan Provision in Kitchen & Bathroom



DOORS & WINDOWS

- » Attractive Both Side Laminated Main Door with Good Quality Door Fittings
- » Digital Lock and Video Door Phone for Main Door
- » Cylindrical Locks in Bathroom Doors
- » Mortise Locks in Bedroom Doors
- » Powder Coated Aluminium Sliding Windows with Mosquito Mesh

18



WHERE **FAMILIES**
MEET **FELICITY**



2 BHK - CUT SECTION



C-WING



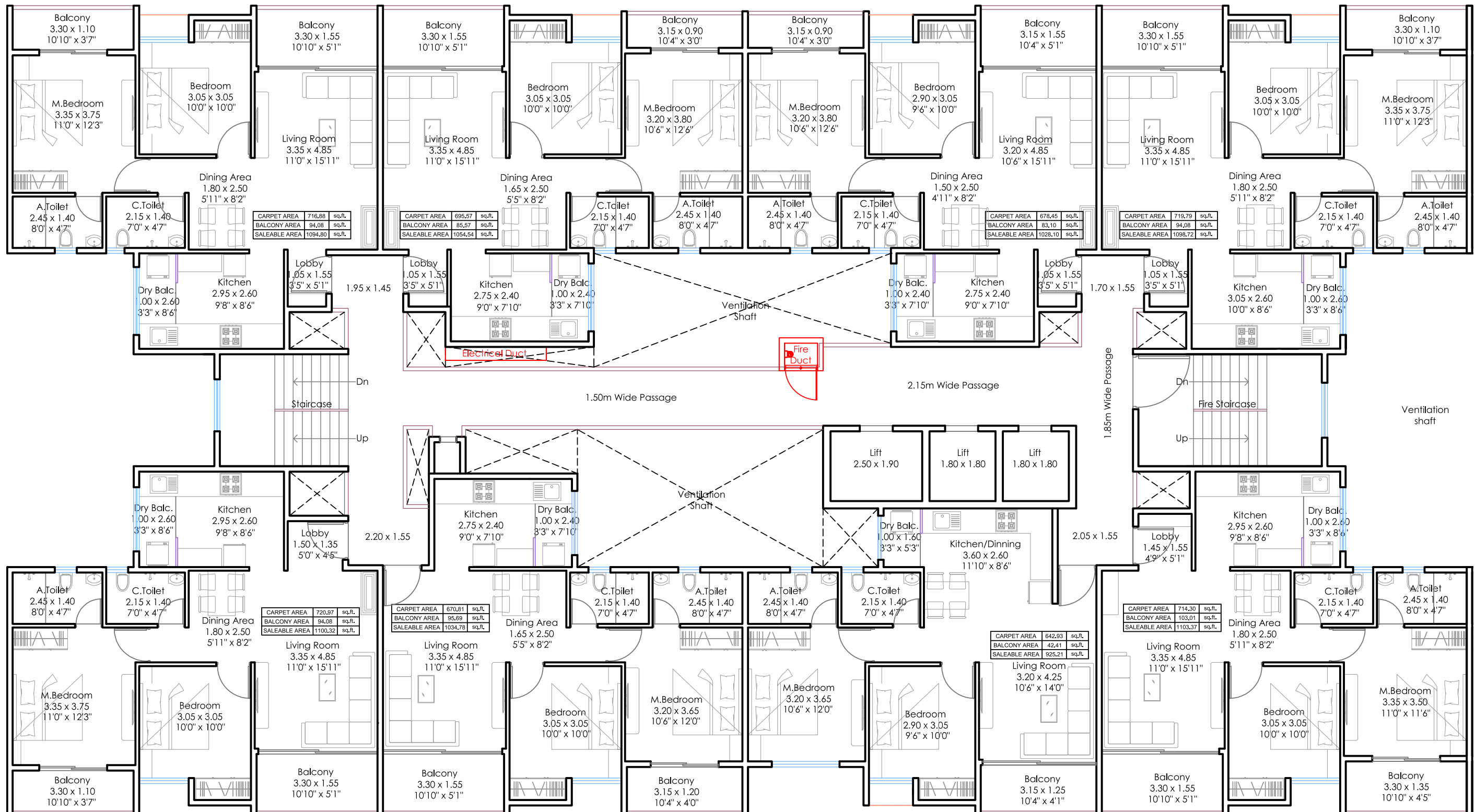
TYPICAL 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH & 14TH FLOOR PLAN

101, 201, 301, 401, 501, 601, 701,
901, 1001, 1101, 1201, 1401

102, 202, 302, 402, 502, 602, 702,
902, 1002, 1102, 1202, 1402

103, 203, 303, 403, 503, 603, 703,
903, 1003, 1103, 1203, 1403

104, 204, 304, 404, 504, 604, 704,
904, 1004, 1104, 1204, 1404



108, 208, 308, 408, 508, 608, 708,
908, 1008, 1108, 1208, 1408

107, 207, 307, 407, 507, 607, 707,
907, 1007, 1107, 1207, 1407

106, 206, 306, 406, 506, 606, 706,
906, 1006, 1106, 1206, 1406

105, 205, 305, 405, 505, 605, 705,
905, 1005, 1105, 1205, 1405

D-WING

TYPICAL 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH & 14TH FLOOR PLAN

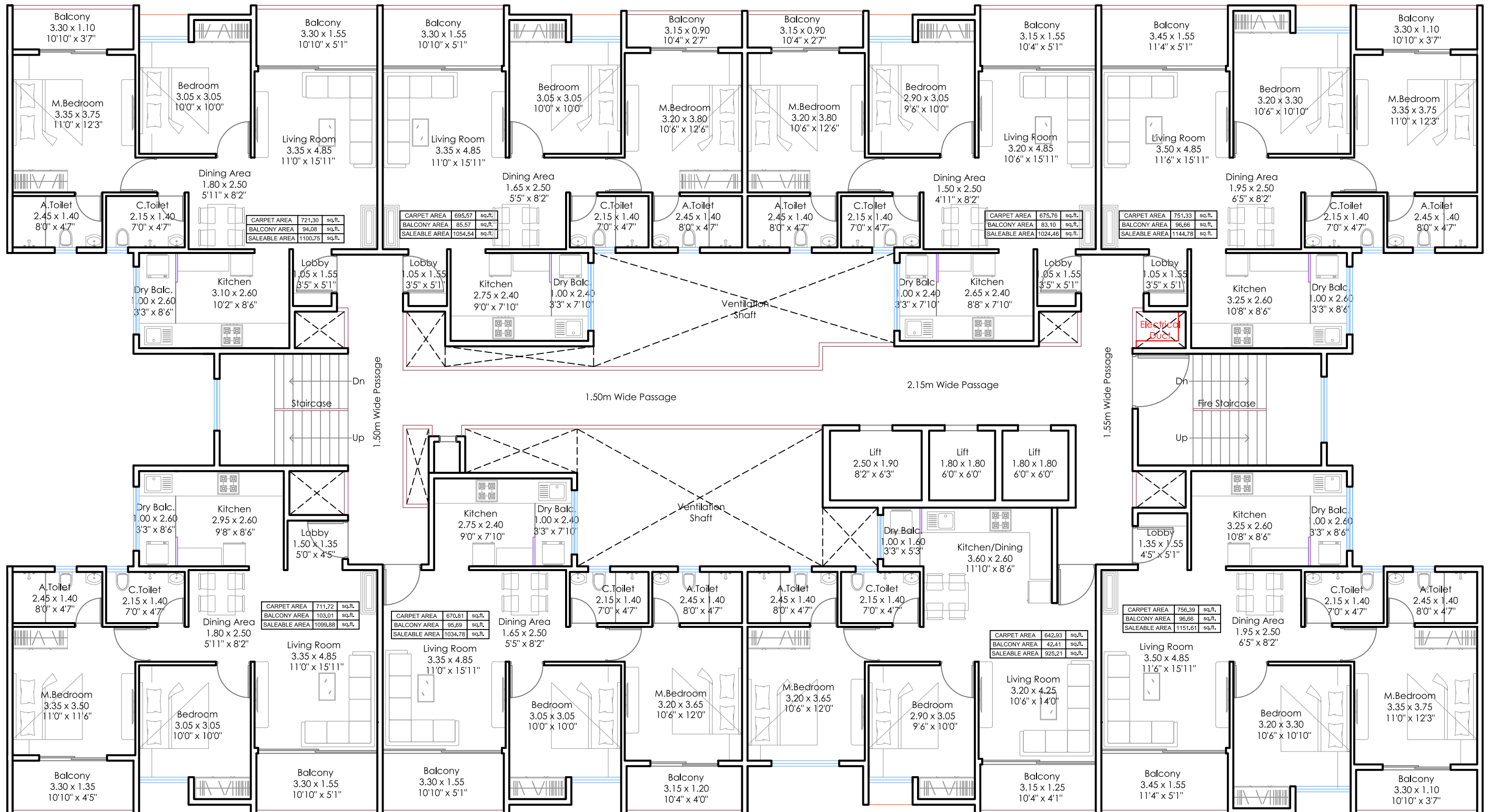


101, 201, 301, 401, 501, 601, 701,
901, 1001, 1101, 1201, 1401

102, 202, 302, 402, 502, 602, 702,
902, 1002, 1102, 1202, 1402

103, 203, 303, 403, 503, 603, 703,
903, 1003, 1103, 1203, 1403

104, 204, 304, 404, 504, 604, 704,
904, 1004, 1104, 1204, 1404



108, 208, 308, 408, 508, 608, 708,
908, 1008, 1108, 1208, 1408

107, 207, 307, 407, 507, 607, 707,
907, 1007, 1107, 1207, 1407

106, 206, 306, 406, 506, 606, 706,
906, 1006, 1106, 1206, 1406

105, 205, 305, 405, 505, 605, 705,
905, 1005, 1105, 1205, 1405

• ONGOING PROJECTS •



Chinchwad



Balewadi

• COMPLETED PROJECTS •



Punawale



Punawale

Project By:



Site Address:

18 Magnitude, Survey No. 28/7, Near to **18 Latitude Mall**, Punawale, Pune - 411 033.

E-mail: sales@18magnitude.com | www.18magnitude.com

 **70282 22423**



MAHARERA NO.: P52100052534 | <https://maharera.mahaonline.gov.in>



Disclaimer: This brochure is purely conceptual and not a legal offering. The developer reserves all the rights to add, delete, alter any detail, specifications, elevation mentioned herein. All units are unfurnished, furniture wherever shown is for illustrative purpose only. No furniture is to be supplied to the purchaser by the developer unless otherwise mentioned. All images, unless otherwise indicated are used for illustrative purpose only.