



YUVRAJ LANDMARK

Balaji Heights

The Elegant Lifestyle....



ACHIEVING NEW HEIGHTS

A PROJECT BY:

YUVRAJ LANDMARK



MAHARERA NO.:P52100033638



A grand project by

Yuvraj Landmark

A prestigious project by Yuvraj Landmark in pollution free natural surrounding, **"Balaji Heights"** affords an urban life style in a rural set-up. Designed to provide ample sunlight and ventilation the well designed layout makes optimum use of available space in the spacious well designed units.

Located near Vibgyor School, in well developed vicinity, in Baner, **"Balaji Heights"** is just two minutes drive from Pune Bangalore Highway.

With easy access to basic needs like educational institutes, medical establishments and a market place, **"Balaji Heights"** is ideally positioned for a happy family to live. Savor the panoramic views every day and live life to the fullest.



**1BHK
and 2 BHK
Terrace Flats
@ Baner**



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102,302,502,702

103,303,503,703

104,304,504,704

101,301,501,701

105,305,505,705



AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	TERRACE AREA	CUB AREA	TOTAL AREA
101,301,501,701	2 BHK	585.23	60.60	81.05	11.08	737.96
102,302,502,702	2 BHK	628.82	105.59	25.61	9.57	769.59
103,303,503,703	1 BHK	386.31	75.34	0.00	0.00	461.65
104,304,504,704	2 BHK	593.95	70.18	81.05	18.08	763.26
105,305,505,705	2 BHK	606.86	101.61	54.25	4.84	767.56

TYPICAL 1st, 3rd, 5th, 7th FLOOR PLAN

202,402,602



201,401,601

203,403,603

204,404,604

205,405,605

AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	TERRACE AREA	CJB AREA	TOTAL AREA
201,401,601	2 BHK	585.23	60.60	81.05	11.08	737.96
202,402,602	2 BHK	628.82	105.59	25.61	9.57	769.59
203,403,603	1 BHK	386.31	75.34	0.00	0.00	461.65
204,404,604	2 BHK	593.95	70.18	81.05	18.08	763.26
205,405,605	2 BHK	606.86	101.61	54.25	4.84	767.56



TYPICAL 2nd, 4th, 6th FLOOR PLAN

SPECIFICATIONS

Structure

- Earthquake resistant RCC framed structure.

Brickwork & Plaster

- 4" thick internal & 6" external brickwork
- Neeru finish internal plaster & sand faced external plaster.

Doors & Window

- Slandered door frame in all rooms & flush doors
- Main door wooden frame with attractive entrance door & standard fittings.
- 3 track powder coated aluminum window with plain glass & mosquito net.
- Safety grill with oil paint for all windows.

Electrical Fittings

- Concealed wiring with good quality switches
- Miniature circuit breaker
- TV & telephone point in living room.
- AC point in master bedrooms.

Plumbing

- Concealed plumbing inside flats with standard quality (ISI Mark)
- CP fitting
- Flush value in WC/Toilet
- Hot & Cold mixture unite in bathrooms.

Painting

- Internal wall-Oil Bond.
- External wall-cement Apex paint

Flooring

- 24" X 48" vitrified tiles of good quality in Hall rooms with skirting
- Anticked flooring in dry balcony & toilet
- Dado upto 7' height in bathrooms & up to 4' height in kitchen Otta

Kitchen

- Granite kitchen platform with Stainless steel sink.

BUILDING AMENITIES

- Trimix or Paved Internal Roads.
- Lift and Common Areas.
- Meter Rooms
- Auto Level Gauge for Water Tank.
- Grand Entry Gate.
- Attractive Wall Compound & Gate.
- Solar System / Water Filter.



Amenities that add to style

- Safety video camera door for your security
- Fresh air and pollution free environment
- Natural lighting and ventilation for each flat
- Attractive elevation
- 100% utilization of space
- 24 hours water facility
- Solar water system – hot water in all bathrooms
- Rain water harvesting
- Attractive entrance lobby
- Trimix or paved blocks used for internal roads
- Designer lobbies for all wings
- Lift provided with an ISO 2035 certification
- Plantation in the entire project
- Ample Space for four / two wheeler parking
- Hinjewadi IT Park, ST stands, bus stands, hospitals, post offices, banks, schools, colleges, vegetable & supermarkets, etc. are all nearby
- Our project is approved by all banks & housing fianance companies
- Designer name plates and letter box for every flat

1 BHK flat interior view



- (A) Entrance
- (B) Living
- (C) Terrace
- (D) Balcony
- (E) Kitchen
- (F) Bed Room
- (G) Bathroom
- (H) WC



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- (C) Terrace
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- (H) WC

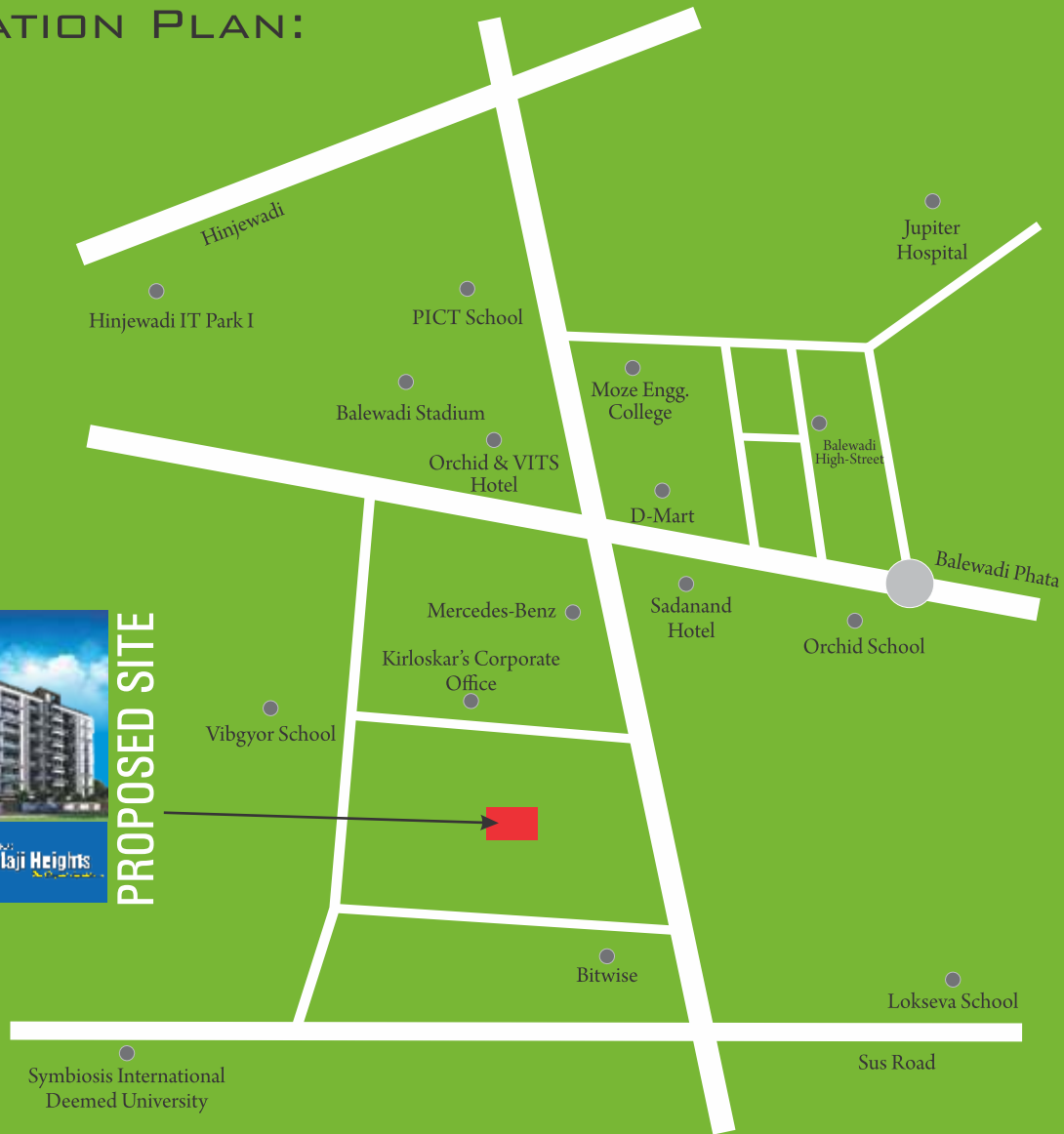
Disclaimer : The above cut-sations have been depicted purely for presentation purposes. The furniture and layout displayed have only been placed in the frame to beautify The depiction of the area. We do not provide any of this furniture or decor. Please take note.

2 BHK flat interior view

LOCATION PLAN:



PROPOSED SITE



CREDITS:

ARCHITECTS:
AR. PARESH KOSTI

LEGAL ADVISOR:
MORMON LEGAL SERVICES

R.C.C. CONSULTANTS:
S P CONSULTANT



YUVRAJ LANDMARK

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