



WESTERN CASA

3 BHK LUXURIOUS HOMES

BANER | PUNE

AN ULTRA MODERN ABODE

The New Heights Of *Good Life* ✦✦

Western Casa is not just about luxury living, it also invites you to futuristic lifestyle. Ideas that make a living space incredibly irresistible like architectural brilliance that perfectly combines beauty and utility along with superlative safety features, exceptional amenities and much more.



Glamorous And Sophisticated

Design with Genius ✨ ✨



Amenities



Mini Theatre



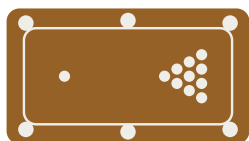
Indoor Games



Gymnasium



Video Door Phone



Pool Table



Common Antenna For DTH



Elegant Entrance Lobby



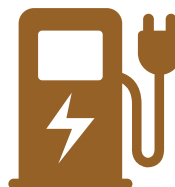
Security



Yoga Hall



Fire Fighting System



Electrical Vehicle Charging Point



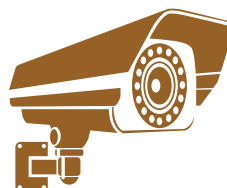
Covered Mechanical Car Parking



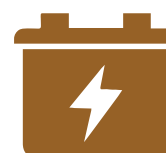
Lift With Inverter back up



24 Hrs Water Supply



CCTV Surveillance for Common Area



24 Hrs Backup Electricity For Common Area



Digital Door Lock



Library



Multipurpose Hall



Access Control For Lobby



Pool Table



Mini Theatre

Multipurpose Hall



Yoga Space



Gymnasium



Specifications

Western Casa apartments are crafted with finest building materials, fittings and accessories.



STRUCTURE

- R.C.C. frame structure with anti-termite treatment.
- R.C.C. construction designed as per Earthquake Resistance.



DOORS

- Digital Lock for Main Door..
- Main entrance internal door Veneer finish / Decorative design with Safety chain eyepiece & Brass Name Plate.
- Premium quality door fixtures and fitting.
- Internal doors QST veneer flush door with rich polish and cylindrical "Child safety" door locks.
- Internal - Flush door - both side laminated.
- All Doors with Magnetic Stopper.



FLOORING

- 600 X 1200 Vitrified Tiles in Living & Dining.
- Laminated Wooden flooring in Master Bedroom.
- Anti-skid Tiles in Toilets and Terrace.



WALLS AND CEILING

- 6" External and internal bricks walls.
- All internal walls & Ceiling PCP / Gypsum finished.



PAINTING

- Apex paint for long life external side.
- All internal walls and ceiling in premium quality paints.



WINDOWS

- UPVC Sliding Windows.
- All Window Frames with full Molded Granite.



KITCHEN

- 8' X 12' Ceramic Dado Tiles till Ceiling.
- Granite Kitchen Platform with Stainless Steel Sink.
- Plumbing and electrical provision for water purifier system.
- Power points for kitchen appliances such as Oven, Mixer, Microwave, Fridge.
- Washing Machine, Dish-Washer provision in utility area with electrical and plumbing point.
- Two Long Body Water Tap for Usage & Drinking Water.



WASH ROOMS/TOILETS

- Anti skid tiles flooring
- Designer tiles full height with matching sanitary ware.
- Provision for Water Geyser.
- Hot and Cold water mixer unit.
- Jaquar CP fittings.
- Designer Bathrooms with Pastel / Wall hung EWC.
- Attractive counter basin.
- Waterproof Door for Toilet with Marble Frames.



BASIN

- Granite Counter Top Wash Basin with CP Pillar Cock.
- Bath : Jaguar / Equivalent taps & Hot & Cold mixers for toilets.



ELECTRIFICATION

- Concealed Copper wiring with standard plug board & switches.



Indoor Games



Library

Spacious Rooms ✨

With Abundant Natural Light And Splendid Views

A large home, with large rooms, means there is enough space for the finer things of life. A giant size TV and a stunning portrait to give rooms that lift.





FLOOR PLAN : 1ST FLOOR



Area Statement

FLAT NO.	FLAT TYPE	CARPET AREA (A)	OPEN TO SKY TERRACE	COVERED BALCONY (B)	TOTAL CARPET AREA (A+B)	TOTAL SALABLE AREA (SQ.M.)	TOTAL SALABLE AREA (SQ.FT.)
101	3 BHK	90.77	41.40	9.94	142.11	198.95	2141.54
102	3 BHK	90.77	41.40	9.94	142.11	198.95	2141.54

TYPICAL FLOOR PLAN : 2ND, 3RD, 4TH & 5TH FLOOR



Area Statement

FLAT NO.	FLAT TYPE	CARPET AREA (A)	OPEN TO SKY TERRACE	COVERED BALCONY (B)	TOTAL CARPET AREA (A+B)	TOTAL SALABLE AREA (SQ.M.)	TOTAL SALABLE AREA (SQ.FT.)
201, 301, 401, 501	3 BHK	89.97	0.00	13.36	103.33	144.66	1557.14
202, 302, 402, 502	3 BHK	89.97	0.00	13.36	103.33	144.66	1557.14

First Floor Flats Cut Section



Legends

1. LIVING	: 14'11" X 14'11"	8. TOILET / BATH	: 7'4" X 4'11"
2. LOBBY	: 4'5" X 4'11"	9. COVERED TERRACE	: 8'10" X 5'1"
3. COVERED TERRACE	: 5'3" X 12'11"	10. FORMED TERRACE	: 8'0" X 21'2"
4. FORMED TERRACE	: 6'11" X 31'4"	11. BEDROOM 2	: 11'11" X 10'10"
5. KITCHEN	: 9'1" X 8'10"	12. TOILET / BATH	: 4'5" X 7'7"
6. DINING	: 8'10" X 7'2"	13. BED ROOM 3	: 10'10" X 10'0"
7. BEDROOM 1	: 10'10" X 13'9"	14. TOILET / BATH	: 2'11" X 6'6"

Typical Floor Plan 2nd, 3rd, 4th & 5th Flats Cut Section



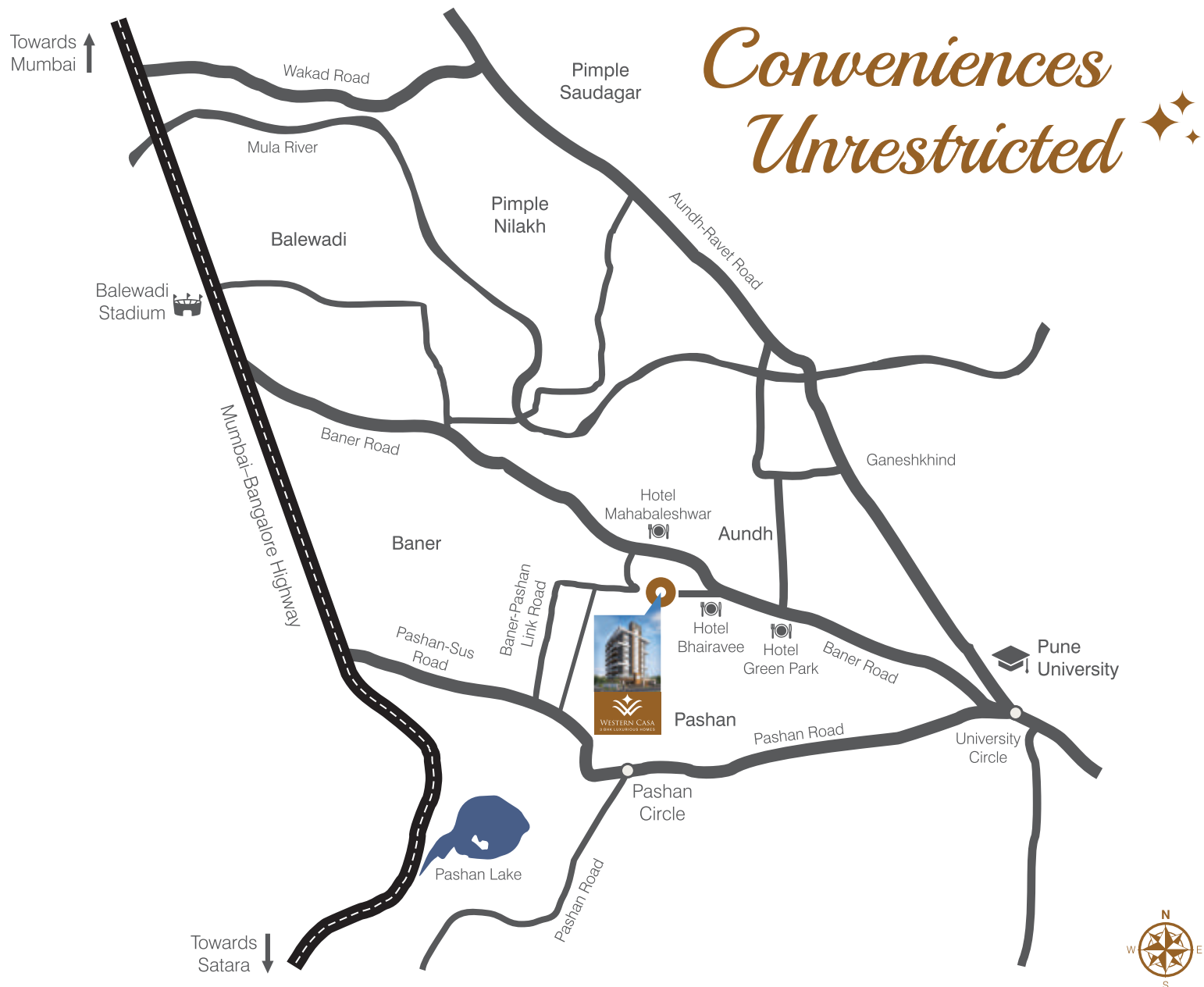
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WESTERN CASA
RICH VILL READER



KEY DISTANCES :

EDUCATION	HOSPITALS	LOCATIONS
<ul style="list-style-type: none"> University of Pune : 3 kms Loyola School : 3 kms The Orchid School : 2.9 Kms Vibgyor : 5.5 Kms Symbiosis SB Road : 10 Kms 	<ul style="list-style-type: none"> Jupiter : 2.5 Kms Medipoint : 3.2 Kms Ratna Memorial : 5.5 Kms Sancheti : 6 Kms 	<ul style="list-style-type: none"> Aundh : 1 Kms Shivaji Nagar : 5 Kms Hinjewadi : 10 Kms Pune Station : 8 Kms Pune Airport : 14 Kms
MALLS & MULTIPLEXES	HOTELS	STADIUMS
<ul style="list-style-type: none"> Crosswords : 1.4 Kms West End Mall : 2 Kms Pune Central : 4 Kms The Pavillion : 4.2 Kms Cinepolis : 2 Kms E-Square : 4 Kms PVR The Pavillion : 4.2 Kms 	<ul style="list-style-type: none"> Hotel Gree Park : 0.4 Km JW Marriott : 4.8 Kms The Orchid Hotel : 4.8 Kms Holiday Inn : 6 Kms 	<ul style="list-style-type: none"> Balewadi Stadium : 5 Kms M.C.A. Stadium : 16 Kms



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3 BHK LUXURIOUS HOMES

A Project By



CREDENTIALS

Architect

Fourth Dimension Group

RCC Consultant

Fourth Dimension Group

Legal Advisor

Adv. Anil Tambe

📍 SITE ADDRESS

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📍 CORPORATE ADDRESS

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Hadapsar, Pune - 411028.

📞 CALL US

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