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Member of

मराठी बांधकाम
व्यावसायिक असोसिएशन



RERA REG. NO.: P52100077235



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PADMARANG

1, 2 & 3 BHK Classic Homes

KATRAJ



LET EVERYTHING OF YOUR LIFE COME ALIVE

Everyone want a home where we can enjoy, relax, and release the stresses of the day.

We ensure that you get quality family time with your loved ones and make the most of every moment by enjoying the best of experiences, in and around the project.

Every element here is designed exclusively for your comfort and safety.

Padmarang is conveniently located at Katraj to provide unmatched connectivity from all the important landmarks and places.

Choose **Padmarang** to fulfill the expectations of your life and luxury.



PADMARANG

1, 2 & 3 BHK Classic Homes

KATRAJ



Artist Impression

LIVE A REFRESHING LIVING EVERYDAY

A home at **Padmarang** is an enticer destination for you.

We offer contemporary lifestyle with environmental friendly 1, 2 and 3 BHK Classic Homes at one of the best choices at Katraj.

The thoughtfully crafted apartments make way for maximum natural light and create enough space for air to ensure a breezy ambience at **Padmarang**. Enjoy Pollution-free, clean environment blessed with cool breeze. Rest assured of good health and secure for elders and especially for your kids.

This safe, vehicle free area offers them abundant joy and peace of mind for you.





A LOCATION
THAT CHANGES
YOUR LIFE

KEY DISTANCES FROM SITE	
Highway	100 mtrs
D mart	750 mtrs
Dattanagar chowk	150 mtrs
Bank & ATM	150 mtrs
Restaurant	450 mtrs
Katraj bus stop	1.0 km
Bharti Vidyapeeth	1.5 km
Rajiv Gandhi Zoological Park	1.5 km
Bharti Hospital	2.0 km
Navale Bridge	3.0 km
Swaminarayan Temple	3.4 km
Bibavewadi	3.8 km
Marketyard	6.7 km
Swargate	7.4 km

Location Map is indicative and not to scale
Distances mentioned are approximate



Artist Impression





REFLECTION OF REFINED LIVING.

AMENITIES

- Amphitheater
- Party lawn
- Decorative entrance gate
- Children's play area with playing equipment
- Elegant compound wall
- Senior citizens sitting zone
- Boundary plantation with trees
- Rain water harvesting
- Solar system for hot water for one bathroom





SPECIFICATIONS

STRUCTURE

- Earthquake Resistance RCC Structure
- AAC blocks for internal wall & 5" external wall
- Gypsum finish plaster internally and sand face plaster externally

KITCHEN

- Green Marble kitchen platform
- SS Sink
- Dado ceramic tiles up to 7 feet level above platform
- Provision for water purifier and exhaust fan

FLOORING

- 2'x2' Flooring Tiles in entire flat and 16"x16" passage area

TOILETS

- wall tiles up to 7 feet level in bathroom
- 4' height wall tiles in WC
- Good quality concealed plumbing & CP fittings

DOORS

- Laminated main door with good quality fitting
- Good quality internal flush doors with standard fitting
- French door to terraces
- Green Marble door frames to all toilets and bathroom with PVC door

WINDOWS

- 3 track powder coated aluminum sliding windows
- Green Marble sills for all windows for base side.

ELECTRIFICATION

- Concealed wiring
- Adequate electrical points in all rooms
- Standard make electrical switches

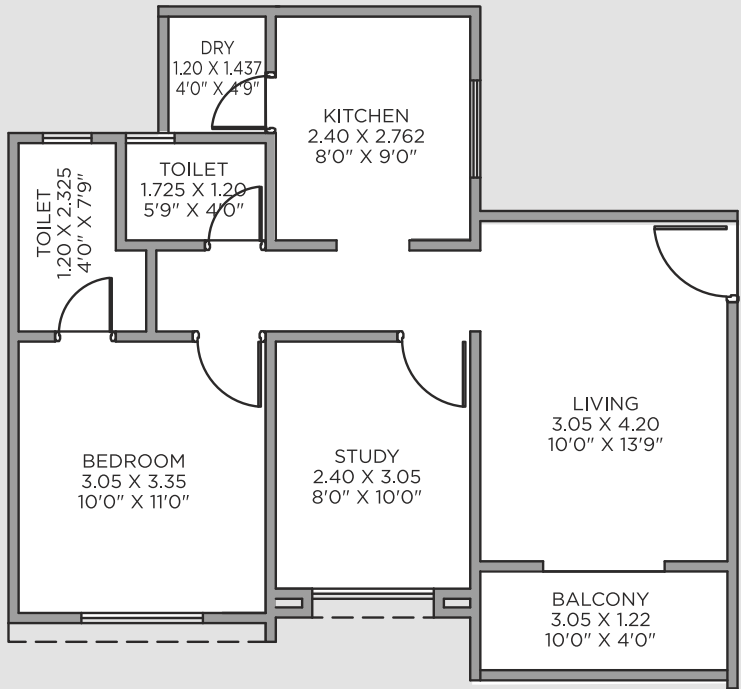
PAINTING

- Oil bond distemper to internal walls
- Cement paint to external walls

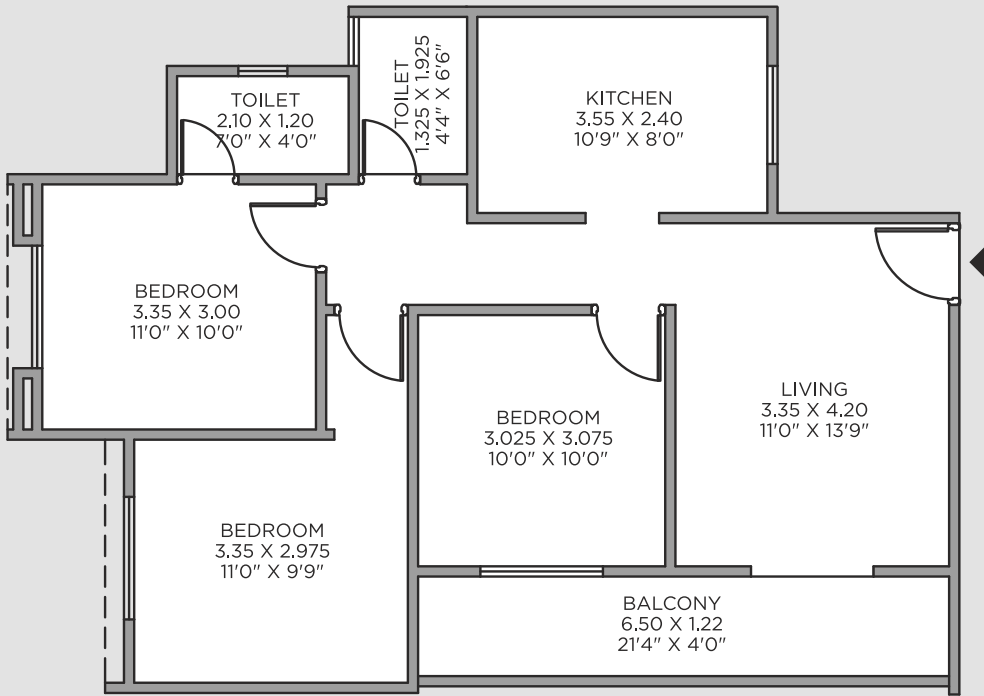
CONVENIENCES

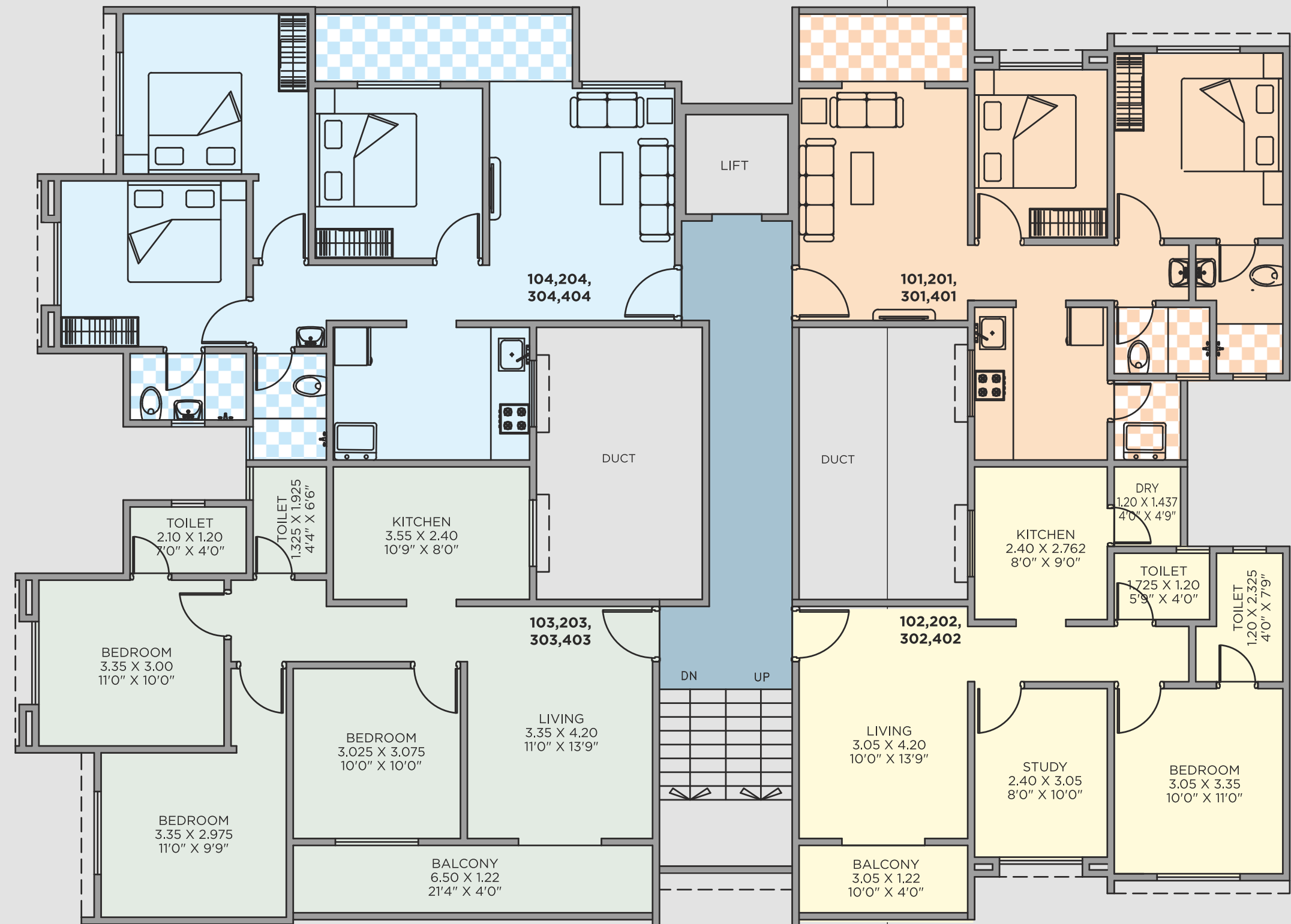
- Provision for the TV in living room
- Letter box for each flat & name plate in common area
- Safety grills for all windows except toilets

2 BHK



3 BHK





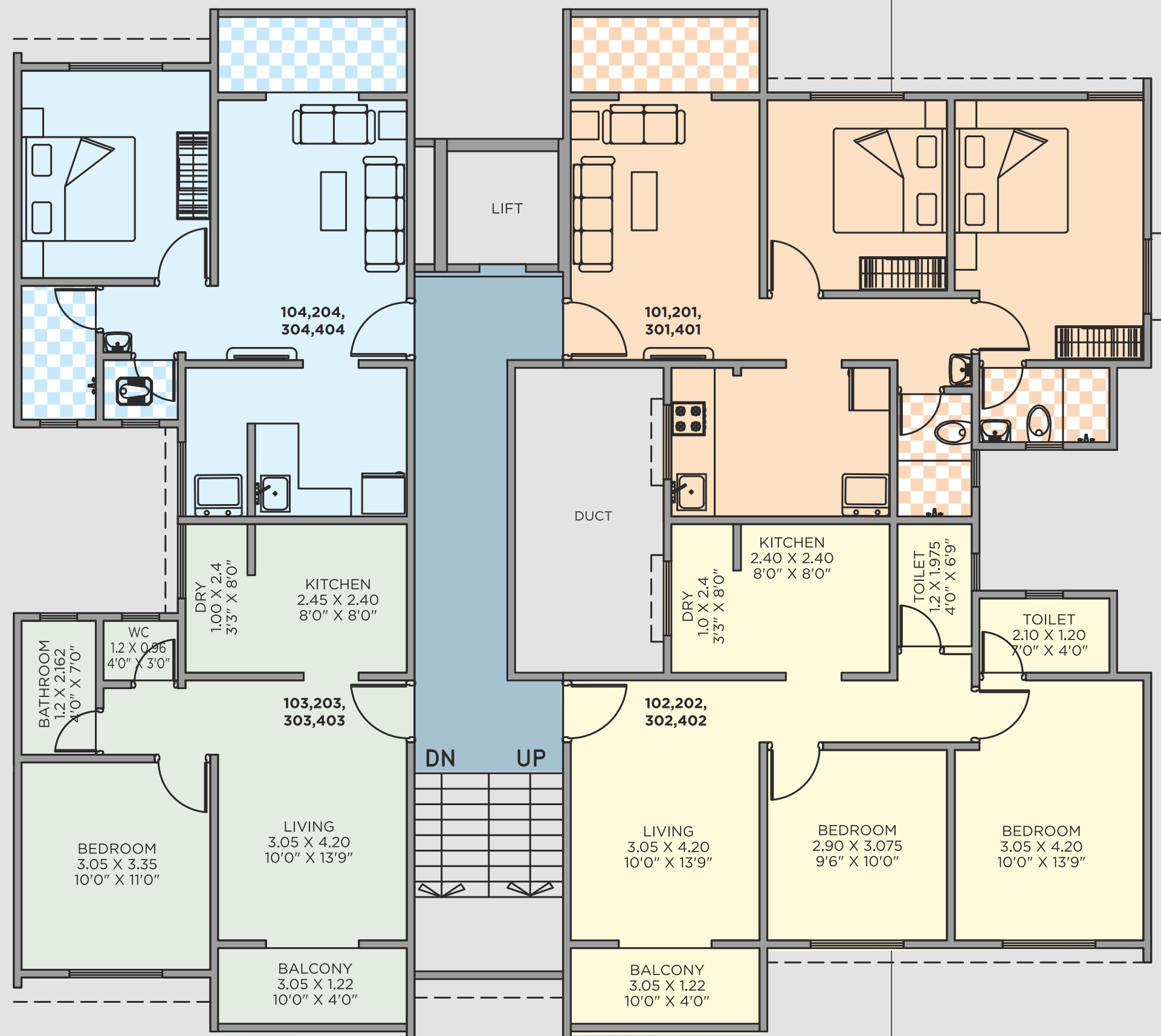
B BUILDING
TYPICAL PLAN

AREA STATEMENT (WING 'B') RESIDENTIAL					
FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET (SQ.M.)	BALCONY AREA (SQ.M.)		
101,201 301,401	2 BHK	49.56	5.45	55.01	592
102,202, 302,402	2 BHK	49.56	5.45	55.01	592
103,203, 303,403	3 BHK	65.57	10.39	75.96	818
104,204, 304,404	3 BHK	64.88	8.12	73.00	786



C BUILDING
TYPICAL PLAN

AREA STATEMENT (WING 'C') RESIDENTIAL					
FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET (SQ.M.)	BALCONY AREA (SQ.M.)		
101,201 301,401	2 BHK	49.65	6.12	55.77	600
102,202, 302,402	2 BHK	49.65	6.12	55.77	600
103,203, 303,403	2 BHK	49.56	5.45	55.01	592
104,204, 304,404	2 BHK	49.56	5.45	55.01	592



D BUILDING
TYPICAL PLAN

AREA STATEMENT (WING 'D') RESIDENTIAL					
FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL	TOTAL
		FLAT CARPET (SQ.M.)	BALCONY AREA (SQ.M.)	CARPET AREA (SQ.M.)	CARPET AREA (SQ.FT.)
101,201 301,401	2 BHK	52.08	6.12	58.20	626
102,202, 302,402	2 BHK	52.08	6.12	58.20	626
103,203, 303,403	1 BHK	37.34	6.12	43.46	468
104,204, 304,404	1 BHK	37.34	6.12	43.46	468



SBS Properties is a well-known real estate developer in Pune, with multiple projects to their name.

SBS Properties is known for its commitment to quality and customer satisfaction.

They focus on creating aesthetically pleasing and functionally efficient residential spaces.

Their projects are often located in prime areas, ensuring good connectivity and access to essential services and recreational facilities.

The developer is dedicated to incorporating modern architectural practices and sustainable living solutions in their projects.

OUR OTHER CURRENT PROJECTS



Chandrai Capital
Ambegaon Budruk, Pune

Chandrai Capital, Ready to move residential project is spread over 0.97 acres and consists of two building with 158 units.

It offers configurations of 1 BHK and 2 BHK apartments, shops and offices with sizes ranging from 475 to 706 square feet.

The project includes provisions for energy management, landscaping and tree planting, storm water drains, a sewage treatment plant, and closed car parking.



Riverside
Mahalunge, Pune

Riverside, residential project located in Mahalunge, this residential project offers a serene and well-connected living environment. The homes are designed to provide relaxation and entertainment, with spacious and well-planned interiors.

This project emphasizes a convenient and comfortable lifestyle with easy access to shopping malls, movie theaters, schools, and hospitals.



Jadhav Prrestige
Ambegaon, Pune

Jadhav Prrestige is ever ready to greet you, your loved ones and you guests the grand way every time you arrive. Tastefully designed grand entrance arch speaks volumes of what lies inside.

It offers configurations of 1, 1.5 & 2 BHK apartments & Shops.

Attractive contours on the balconies, thoughtfully chosen colour pallet and a smart symmetry make the towers of Jadhav Prrestige clearly stand out. It is indeed your 'Prestige' to call this your own address and proudly flaunt it.