



A PORTAL TO A **GREEN HAVEN**

#MAJESTIQUEWARJE



MAJESTIQUE
ARAVALI

Welcome to Majestique Landmark's latest marvel, **Majestique Aravali** in Warje. Enter a sanctuary of hillside elegance like you've never seen before. The meticulously designed 2, 3, and 4 BHK residences epitomise luxury and comfort, nestled within the tranquil embrace of mountain-touch plots. Revel in the abundant natural light streaming through our east-west facing apartments, where modernity meets nature through tech-enabled homes ensuring contemporary convenience and security.

Choose from a variety of expansive layouts, each crafted to suit your lifestyle, whether you seek an intimate abode or a space for grand gatherings. With on-site showrooms catering to your everyday needs and generous multi-level parking, every detail has been thoughtfully considered.

A PORTAL TO
PEACEFULNESS



MAJESTIQUE
ARAVALI

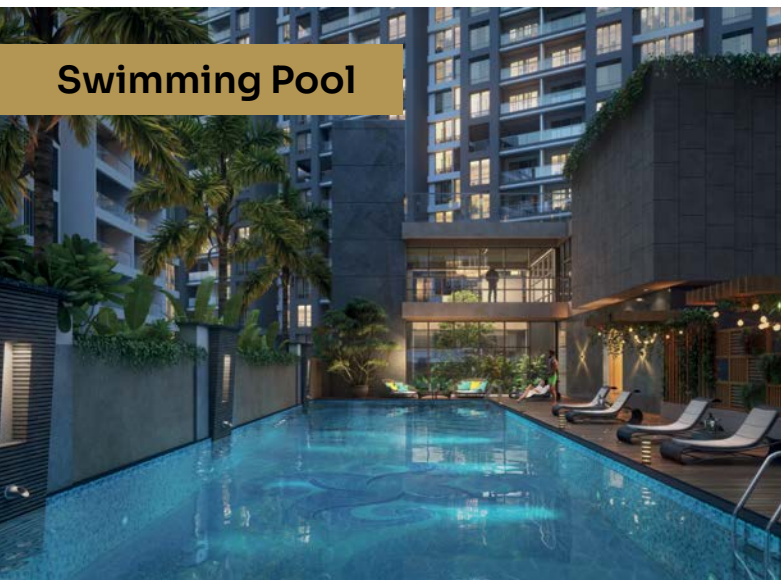


MASTER LAYOUT

1. Entry/Exit
2. Retail Plaza
3. Space for Services
4. Reservation
5. Driveway
6. Peripheral plantation
7. Calisthenics/Aerial Yoga Studio
8. Temple Area with Seating
9. Gazebos
10. Chess Floor
11. Pathway
12. Party Lawn
13. Stage
14. Amphitheatre
15. Multipurpose Hall
16. Gymnasium
17. Courtyard/Indoor Game Area
18. Mini Theatre
19. Swimming pool with Kids Pool
20. Pool Cabanas
21. Pool Cascades
22. Seating along pathways
23. Multipurpose Court
24. Shrub Bed
25. Kids Play area
26. Ramp
27. Drop off areas
28. Moon Light Theatre



Clubhouse



Swimming Pool



Gymnasium



Temple



Multipurpose Court

All Above Images are Artistic Impression

AT THE PEAK OF INDULGENCES

Lifestyle

- » Mini Theatre
- » Lush Greenery
- » Temple
- » Gazebo
- » Senior Citizen Seating
- » Swimming Pool
- » Cabanas
- » Pool Deck
- » Kids' Pool
- » Indoor Game Area
- » Multipurpose Lawn
- » Moon Light Theatre
- » Children & Toddler's Play Area
- » Calisthenics / Aerial Yoga Studio
- » Clubhouse with Multipurpose Hall
- » Multipurpose Court
- » Shrub Bed

Convenience

- » Service Lifts
- » Rain Water Harvesting
- » PMC Water Supply
- » Good Network & Connectivity
- » Power Backup in Common Areas
- » Sewage Treatment Plant
- » Waste Management System
- » Marvelous Entrance Lobby
- » Common Washrooms for Drivers
- » Feature Wall in Front of Entrance Lobbies
- » Solar PV Panel
- » EV Charging Points
- » OWC

Security

- » Video Door Phone
- » Night Latch and Automation Linked
- » Main Door with Digital Lock
- » Home Automation in Living & Dining Area
- » Boom Barrier
- » 3 Tier Security
- » Provision for Alexa/ Google connect with Home Automation
- » Grills in all windows

SPECIFICATIONS

Flooring & Tiling

- 800mm x 800mm Italian finished vitrified flooring in living room, all bedrooms and kitchen
- Anti-skid tile flooring in terraces, washrooms and dry balcony
- 300mm x 600mm designer tiles Dado up to lintel level in bathrooms
- Designer tiles up to 2 feet in kitchen

Windows

- Superior quality 3T and 2S sliding Aluminium windows. Saint-Gobain or equivalent glass
- Safety grills of robust and easy to clean steel bars with mosquito nets
- Black / Steel grey granite window sill in photo frame style
- Glass railing in balcony

Doors

- Digital Lock System for main door
- Designer main entrance door with both side laminate finish
- All bedrooms, terrace doors with both side laminations
- Toilet door frames in Black / Steel grey granite with fibre door panels

Kitchen

- Granite kitchen counter top with stainless sink
- Water purifier provision in kitchen
- Plumbing and electrical provisions for washing machine and water purifier, power points for kitchen appliances
- Attached dry balcony / utility area for washing machine / washing utensils
- Provision of Gas Pipeline subject to availability of MNG

Electrical

- 3 phase meters with concealed electricity fire retardant copper wiring and flame proof wiring with circuit breaker safety system of premium modular switches
- High quality modular switches of Legrand / Schneider or equivalent
- Ample number of electrical points in entire flat
- Provision of AC, Cable TV, Internet connection and telephone point in living room
- Provision of AC in all bedrooms and Cable TV in one of the bedrooms
- Exhaust fan provision in bathrooms and kitchen
- Video Door Phone
- Solar PV Panels

Washrooms

- Jaquar / Kohler or equivalent brand washroom CP Fittings
- Concealed corrosion resisting internal plumbing
- American standard or equivalent sanitary fittings
- Powder-coated aluminium louvered windows
- Granite top counter type with wash basin

Structure

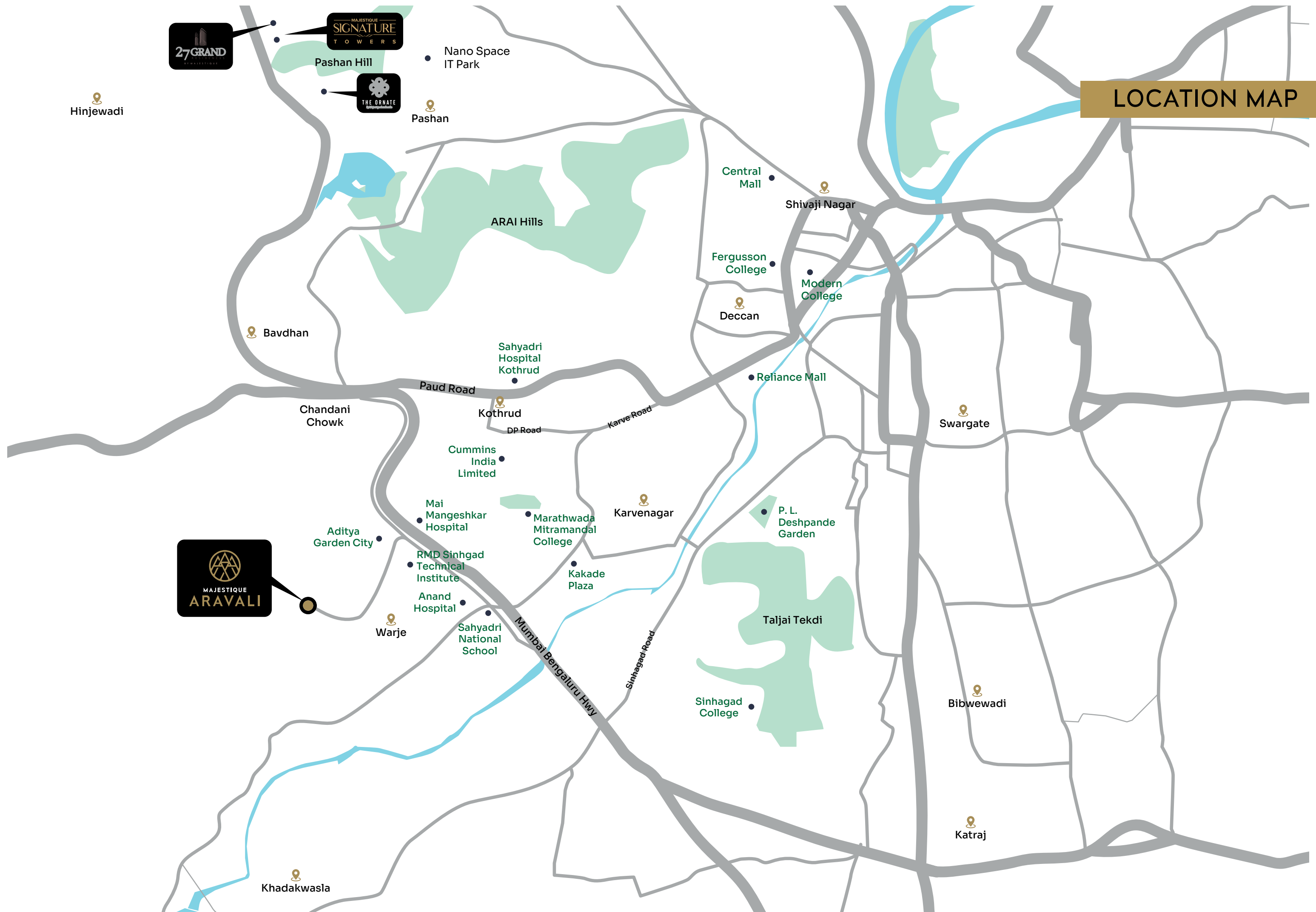
- Earthquake resistant RCC frame structure with anti-termite treatment

Lifts

- Hi-Speed Automatic lift of Kone / Schindler /or equivalent
- Ample number of Lifts per building (or as per PMC guidelines)



All Above Show Flat Images are Actual



LOCATION MAP



LOCATION HIGHLIGHTS



RENOWNED SCHOOLS & COLLEGES

- Sinhgad College
- Leelawati College
- Modern College
- RMD Sinhgad Technical Institute
- Marathwada Mitramandal College
- Matoshree National School
- Rosary School
- Aryans World School
- Jai Hind School
- Sahyadri National School



HOSPITALS

- Vinayak Hospital
- Anand Hospital
- Mai Mangeshkar Hospital
- Sahyadri Hospital
- Shree Hospital
- Chellaram Hospital



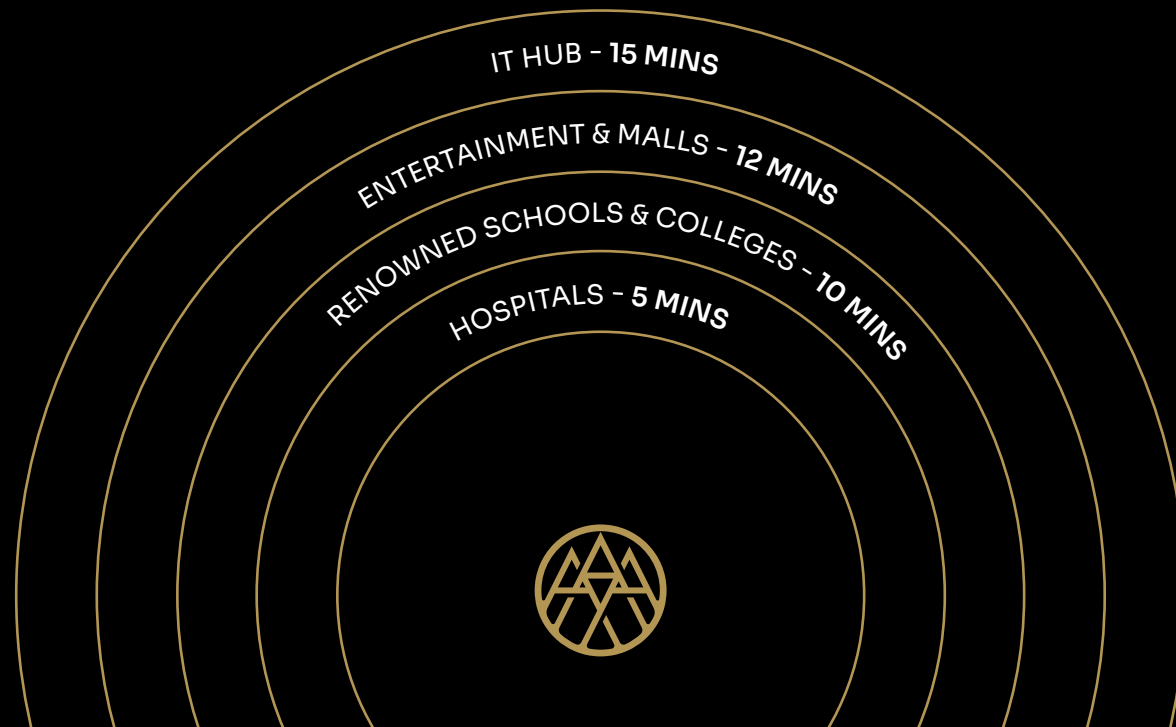
IT HUB

- Hinjawadi
- Nano Space IT Park
- Siemens Digital Industries
- Vyom Labs Private Limited
- Cummins India Limited
- PubMatic India Pvt. Ltd



ENTERTAINMENT & MALLS

- Reliance Mall
- Central Mall
- Mahesh Dodake Plaza Tower
- Kakade Plaza



FLOOR PLANS

BUILDING A - 1ST FLOOR PLAN



Flat no	Unit Type	RERA Carpet	Dry Balcony	Balcony	Total Carpet area		Podium Garden
		sq.mt	sq.mt	sq.mt	sq.mt	sq.ft	sq.ft
#101	3 BHK	94.50	0.00	5.19	99.69	1073	208
#102	2 BHK	69.23	0.00	5.19	74.42	801	95
#103	2 BHK	69.23	0.00	5.19	74.42	801	95
#104	3 BHK	94.50	0.00	5.19	99.69	1073	208



BUILDING A - TYPICAL FLOOR PLAN



Flat no	Unit Type	RERA Carpet	Dry Balcony	Balcony	Total Carpet area	
		sq.mt	sq.mt	sq.mt	sq.mt	sq.ft
#201, 301, 401, 501, 601, 701, 901, 1001, 1101, 1201	3 BHK	94.50	0.00	5.19	99.69	1073
#202, 302, 402, 502, 602, 702, 902, 1002, 1102, 1202	2 BHK	69.23	0.00	5.19	74.42	801
#203, 303, 403, 503, 603, 703, 903, 1003, 1103, 1203	2 BHK	69.23	0.00	5.19	74.42	801
#204, 304, 404, 504, 604, 704, 904, 1004, 1104, 1204	3 BHK	94.50	0.00	5.19	99.69	1073



BUILDING A - REFUGE FLOOR PLAN



Flat no	Unit Type	RERA Carpet	Dry Balcony	Balcony	Total Carpet area	
		sq.mt	sq.mt	sq.mt	sq.mt	sq.ft
#801	3 BHK	94.50	0.00	5.19	99.69	1073
#802	2 BHK	69.23	0.00	5.19	74.42	801
#803	2 BHK	69.23	0.00	5.19	74.42	801
#804	3 BHK	94.50	0.00	5.19	99.69	1073



BUILDING B,C,D,E - 1ST FLOOR PLAN



Flat no	Unit Type	RERA Carpet	Dry Balcony	Balcony	Total Carpet area		Podium Garden
		sq.mt	sq.mt	sq.mt	sq.mt	sq.ft	sq.ft
#101	2 BHK	66.98	0.00	5.19	72.17	777	72
#102	2 BHK	69.23	0.00	5.19	74.42	801	95
#103	2 BHK	69.23	0.00	5.19	74.42	801	95
#104	2 BHK	66.98	0.00	5.19	72.17	777	72



BUILDING B,C,D,E - TYPICAL FLOOR PLAN



Flat no	Unit Type	RERA Carpet	Dry Balcony	Balcony	Total Carpet area	
		sq.mt	sq.mt	sq.mt	sq.mt	sq.ft
#201, 301, 401, 501, 601, 701, 901, 1001, 1101, 1201	2 BHK	66.98	0.00	5.19	72.17	777
#202, 302, 402, 502, 602, 702, 902, 1002, 1102, 1202	2 BHK	69.23	0.00	5.19	74.42	801
#203, 303, 403, 503, 603, 703, 903, 1003, 1103, 1203	2 BHK	69.23	0.00	5.19	74.42	801
#204, 304, 404, 504, 604, 704, 904, 1004, 1104, 1204	2 BHK	66.98	0.00	5.19	72.17	777



BUILDING B,C,D,E - REFUGE FLOOR PLAN



Flat no	Unit Type	RERA Carpet	Dry Balcony	Balcony	Total Carpet area	
		sq.mt	sq.mt	sq.mt	sq.mt	sq.ft
#801		Refuge				
#802	2 BHK	69.23	0.00	5.19	74.42	801
#803	2 BHK	69.23	0.00	5.19	74.42	801
#804	2 BHK	66.98	0.00	5.19	72.17	777



BUILDING F - 1ST FLOOR PLAN



Flat no	Unit Type	RERA Carpet	Dry Balcony	Balcony	Total Carpet area		Podium Garden
		sq.mt	sq.mt	sq.mt	sq.mt	sq.ft	sq.ft
#101	2 BHK	69.23	0.00	5.19	74.42	801	95
#102	3 BHK	94.50	0.00	5.19	99.69	1073	208
#103	3 BHK	94.50	0.00	5.19	99.69	1073	208
#104	2 BHK	69.23	0.00	5.19	74.42	801	95



BUILDING F - TYPICAL FLOOR PLAN



Flat no	Unit Type	RERA Carpet	Dry Balcony	Balcony	Total Carpet area	
		sq.mt	sq.mt	sq.mt	sq.mt	sq.ft
#201, 301, 401, 501, 601, 701, 901, 1001, 1101, 1201	2 BHK	69.23	0.00	5.19	74.42	801
#202, 302, 402, 502, 602, 702, 902, 1002, 1102, 1202	3 BHK	94.50	0.00	5.19	99.69	1073
#203, 303, 403, 503, 603, 703, 903, 1003, 1103, 1203	3 BHK	94.50	0.00	5.19	99.69	1073
#204, 304, 404, 504, 604, 704, 904, 1004, 1104, 1204	2 BHK	69.23	0.00	5.19	74.42	801



BUILDING F - REFUGE FLOOR PLAN



Flat no	Unit Type	RERA Carpet	Dry Balcony	Balcony	Total Carpet area	
		sq.mt	sq.mt	sq.mt	sq.mt	sq.ft
#801	2 BHK	69.23	0.00	5.19	74.42	801
#802	3 BHK	94.50	0.00	5.19	99.69	1073
#803	3 BHK	94.50	0.00	5.19	99.69	1073
#804	2 BHK	69.23	0.00	5.19	74.42	801





RCC Consultant:- STS Consultants LLP

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