

LAUNCHING



— SUKHWANI —

AMBAR

LIMITED PERIOD LAUNCH PRICE!

Discover Largest 2 & 3 BHKs
Bhumkar Chowk

Wakad



Live Large Live Prime

4 Amenity
ZONES

Premium
SPECIFICATIONS

Central
LOCATION

"Every line, every corner of this project is a heartfelt dedication from our architect's board. From the four zones of exclusive amenities to the premium fittings in each residence, set in the most prime locale, it's a tribute to a Larger-than-Life Experience."

– Sukhwani Developers

Get Ready to
Live Large
at



— SUKHWANI —
AMBAR



4 Exclusive Zones
of Amenities



Premium
Specifications
& Fittings



Large & Spacious
Living Spaces



At Wakad Central
1 min from
Bhumkar Chowk



40+ Exquisite
Indulgences



From the House
of Sukhwani

Exceptional Planning, Elevated Living

Nestled across 2 acres, this stunning project features two impressive towers strategically placed to maximize space. With four distinct zones of amenity spaces thoughtfully integrated throughout the layout, residents can enjoy unparalleled convenience and luxury.



Image for representation purpose only

- 2 Stunning Towers across 2 Acres
- **The Club Verdant** – Exclusive Community Retreat at Ground Level
- **Elevated Sanctuary** – A tranquil, elevated haven designed for relaxation and rejuvenation away from the city's hustle.
- **Elevated Escapade** - An exclusive, elevated area with amenities for leisure and adventure.
- **Ambar Vista** - A breath-taking rooftop lounge offering panoramic views and unparalleled luxury.

Unmatched Connectivity. Unparalleled Lifestyle.

WOW, that's how you'll feel when you live in Prime Wakad. Being one of the most buzzed neighborhood in Pune, Wakad is the heartbeat of the City. Living in the Bhumkar Chowk keeps you connected to all prime areas & over 50+ social infrastructure.



Actual Drone Shot



1 Min from
Bhumkar Chowk



5 Min from Phoenix
Mall of the Millenium



5 Min from
Hinjewadi IT Park



10 Min From
Balewadi Highstreet



Surrounded by 50+
Social Infrastructure



Connectivity

Pune - Bangalore Highway	2 Min
Metro Line 3	5 Min
Wakad Bus Stop	7 Min
Akurdi Railway station	15 Min
Mumbai-Pune Expressway	20 Min



Upcoming Infrastructure

World Trade Center	2 Min
Panchshil Tech Park	2 Min



Education

Vedh Valley World School	6 Min
Akshara International School & Junior College	7 Min
Balaji Institute of International Business	8 Min
Rajiv Gandhi Business School	10 Min
IIEBM-Indus Business School	10 Min
Orchids The International School	11 Min
Indira School of Career Studies	11 Min



Hospitals

LifePoint Multispecialty Hospital	7 Min
Sanjeevani Multispecialty Hospital	7 Min
Orion Hospital	9 Min
Golden Care Hospital	11 Min
Phoenix Hospital	11 Min
Ruby Hall Clinic, Hinjewadi	11 Min

Image for representation purpose only





Employment and IT Hub

Tropez Business Center	10 Min
Rajiv Gandhi Infotech Park	12 Min
Cummins India	13 Min
Panchshil Business Park	14 Min



Restaurants and Shopping

Vision One Mall	2 Min
Decathlon	2 Min
White Square Mall	3 Min
The social street Hinjewadi	5 Min
Sayaji Hotel	5 Min
Phoenix Market City	5 Min
Indialand Global Shopping mall & High Street	8 Min
Hotel Tip Top International	8 Min
DMART	9 Min
Xion Mall	9 Min
Balewadi High Street	10 Min

Image for representation purpose only



40+ Amenities Across 4 Zones.

A project so aesthetically designed that it offers amenities at every level, from ground to terrace. From little munchkins, savvy teenagers, passionate adults, and golden agers, there are a plethora of amenities for everyone.



The Club Verdant

Exclusive Community Retreat at Ground Level. Experience grounded elegance with lush lawns, engaging floor games, a versatile multipurpose hall, a lively party deck, and a captivating amphitheatre, perfect for all your gatherings and entertainment needs



Party Lawn



Party Deck



Amphitheater



Clubhouse



Sports Turf



Seating Deck

Image for representation purpose only



Elevated Sanctuary

A tranquil, elevated haven designed for relaxation and rejuvenation away from the city's hustle. Revitalize your body and mind at the Elevated Sanctuary, a space dedicated to wellness with amenities that encourage both fitness and relaxation.



Zen Garden



Meditation Pavilion



Reflexology Pathway



Senior Citizen Pavilion



Lawn



Toddler's Play Area



Floor Games



Outdoor Gym



Seating Pavilion



Swimming Pool



Sunken Seating



Kids Pool



Pool Deck



Changing Room



Creche



Indoor Gym

Image for representation purpose only





Elevated Escapade

An exclusive, elevated area with amenities for leisure and adventure.



Jungle Gym



Seating Pavilion



Skating Rink



Sand Pit



Pathway

Image for representation purpose only



Ambar Vista

A breath-taking rooftop lounge offering panoramic views and unparalleled luxury. An elevated space perfect for relaxation and socializing, with a BBQ pavilion, café, work-from-home pods, hammocks, and a lush lawn with a deck.



Cafe with
outdoor pantry



Party lawn
with deck



Hammock
seating



Viewing deck



WFH pods



BBQ Deck

Image for representation purpose only



Masterfully Crafted Residences

Want more space? You're at the right place! Sukhwani Ambar is here to free you from congested spaces, to offer you a one-of-a-kind lifestyle with spacious abodes. Discover the true treasure of space right here in Wakad.

Book 2 & 3 RHK homes ranging from 792 sq.ft. to 1161 sq.ft. that are as unique as your lifestyle.



Image for representation purpose only



Spacious
Carpet Areas



Bay
Windows



Large
Balconies



Ample Natural
Sunlight & Ventilation



Vastu
Compliant Homes

HIGH-END FITTINGS. TOP-NOTCH LIVING.

Discover premium residences ornate with luxury finishes that speak of quality and elegance. Designed for those who appreciate the finer things in life.



Flooring

- Vitrified Flooring (600mm X 1200mm) with skirting.
- Anti-skid Flooring in terraces and toilets.



Kitchen and Utility Area

- Piped Gas Connection
- Granite top Kitchen Platform with SS Sink
- Dado Tiles upto lintel level
- Modular Kitchen under counter selves and trolleys
- Adequate Electric Points for Appliances with Exhaust Fan provision
- Washing Machine Provision (Electrical and Plumbing) in Utility area
- Skid Free flooring in Utility Area with Dado upto 4' high



Electricals

- Concealed electrical points with Copper Wiring.
- Provision for Cable TV Connection in Living Room and Master Room.
- Branded make Modular Switches.
- A/C point in Master Bedroom.
- Miniature Circuit breaks for safety.
- Two Way light point in Master Bedroom.
- Provision for Inverter Back-Up.



Safety

- Video Door Phones.



Wall and Ceiling

- Gypsum punning on walls and ceiling.
- OBD Paint for walls and ceiling.



Toilet

- Solar heated water connection in Master Toilet.
- Premium CP fittings of Reputed Brand.
- Sanitary Ware of Reputed Brand.
- Lintel Level Height Dado Tiles.
- Exhaust Fan Provision.
- Plumbing and Electrical provisions for geyser.



Doors

- Laminated Main Entrance Door.
- Laminated Plywood Box Frame for Main Door.
- Toilets – Granite and Wood Composite Door Frames.

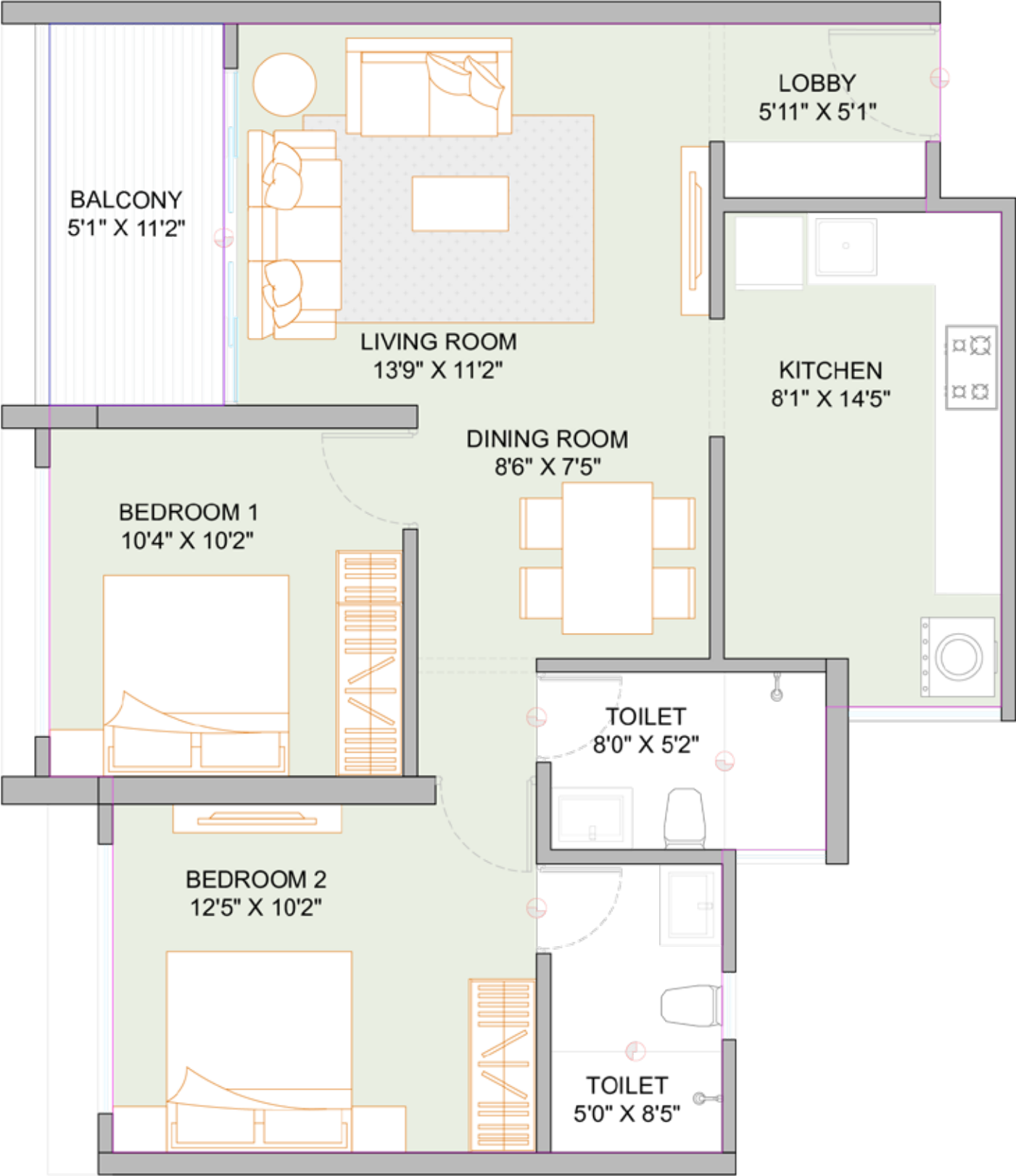


Windows

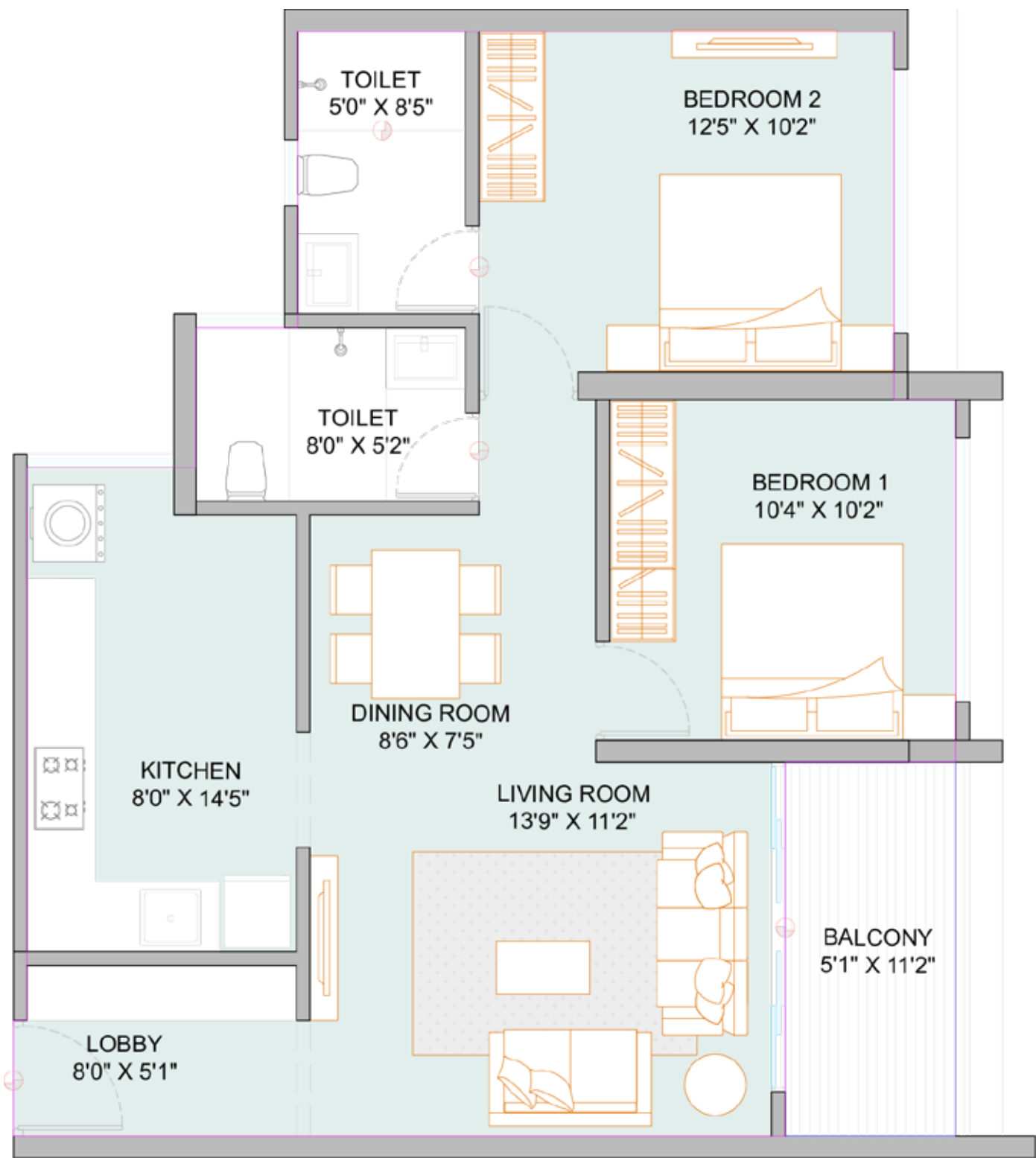
- Powder Coated Aluminum Sliding Windows with Mosquito Net and MS Safety Grills.
- Granite Sill for all windows.



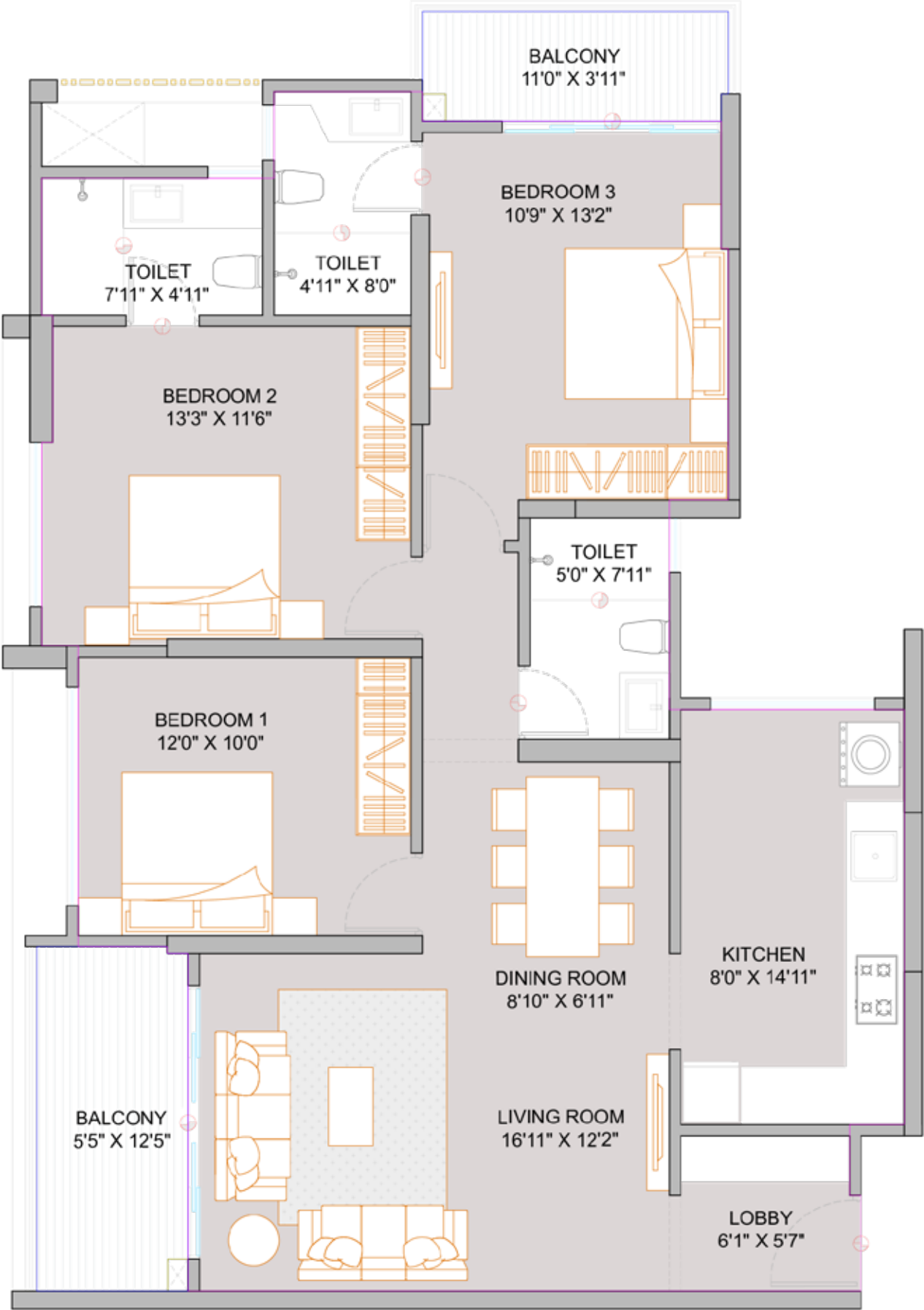
2 BHK Unit Plan
Carpet Area: 792 sq.ft.



2 BHK Unit Plan
Carpet Area: 803 sq.ft.



3 BHK Unit Plan
Carpet Area: 1161 sq.ft.



A Project by



A LEGACY OF EXCELLENCE

Sukhwani Constructions is a well-established name in the construction industry with over 30+ years of experience, particularly in Pimpri Chinchwad. Shaping the city's skyline, Sukhwani has ensured that every project and every building it has erected turns out to be a masterpiece.



Image for representation purpose only

30+
Years of
Experience

100+
Projects
Delivered

15+
Million Sq.ft.
Developed

THANK YOU!



Maharera No. P52100026576