



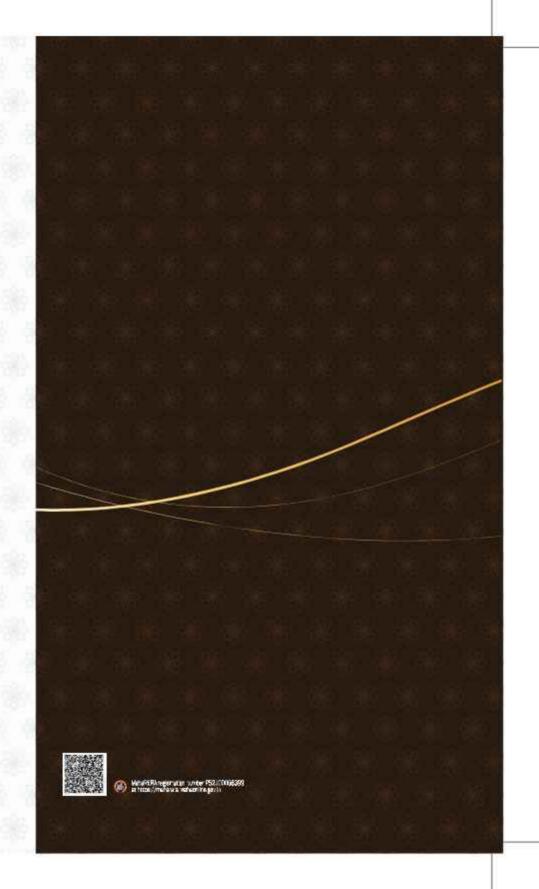
Indira College Rd, Next to Akshara International School, Tathawade, Pimpri-Chinchwad, Pune, Maharashtra 411033

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2 & 3 BHK Smart Homes Tathawade



WHERE LOCATION MEETS LIFESTYLE

Discover an unparalleled lifestyle and convenience at 33 Central Avenue,
where every detail is meticulously crafted to elevate your living experience. Nestled in the vibrant locality of central west
Pune's Tathawade, it offers a haven of modern living tailored to meet the demands of every homebuyer.



2.5 Acre Footprint



100 Ft. Road Frontage



35+ Years' Developer Legacy



5 minutes from Phoenix Market City



Maximum Utility Layout



28 Floors Of High Rise



20+ Lifestyle Indulgences



10 minutes from Hinjawadi IT Hub

WHERE YOU PRAISE PROXIMITY

Our residences offer easy access to key destinations like Phoenix

Market City and NH48.

Experience connectivity, convenience, and community at

33 Central Avenue.



Map not to scale

HOTELS



MALLS & ESSENTIALS



Enrise by Sayaji : 3 mins
Ginger Hotel : 3 mins
Sayaji Hotel : 5 mins
Hotel TipTop International : 5 mins
Hyatt Place : 8 mins
Lemon Tree Hotel : 9 mins
Mezza 9 : 9 mins

Decathlon : 3 mins
The Address Commercial : 3 mins
Phoenix Market City : 4 mins
Xion Mall : 8 mins
DMart : 9 mins
White Square : 10 mins
Big Bazaar : 17 mins

EDUCATIONAL INSTITUTES



Indira National School : 0 min · Akshara International School : 1 min Indira College : 3 mins Vidya Valley World School : 3 mins · EuroSchool West Campus : 4 mins BIMM : 5 mins Rajarshi Shahu College of : 6 mins Engineering · Dr. D. Y. Patil Institute : 6 mins · Podar International School : 7 mins

EMPLOYMENT HUB



Upcoming Panchshi EON IT Park : 1 min
Cognizant : 10 mins
Wipro : 10 mins
Hinjawadi IT Park : 10 mins
IBM : 15 mins
Infosys : 15 mins
Accenture : 15 mins

WHERE AMBIENCE GREETS AMENITIES

Immerse yourself in a world of leisure and relaxation with our extensive range of amenities. We have indulgences for your parents, your children and you.

33 Central Avenue isn't just a name - it's a promise, a lifestyle, and an ethos.







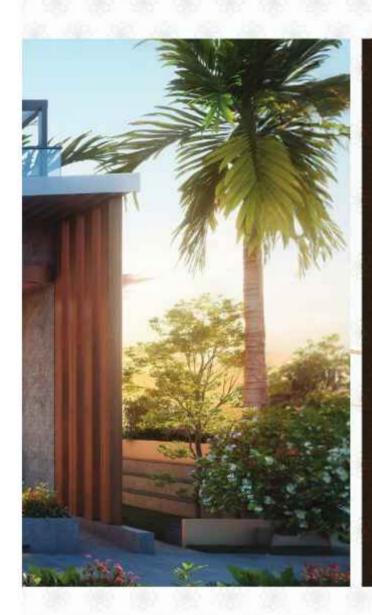






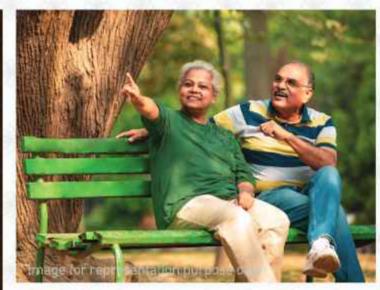






PODIUM AMENITIES

- Clubhouse
- Senior Citizen Garden
- Swimming Pool
- Sports Pavilion
- Multipurpose Hall
- Multipurpose Game Court
- Fitness Centre
- Fountain Feature
- Amphitheater
- Covered Seating Area
- Artificial Lawn
- Feature Wall with Seats
- Modern Concept Temple



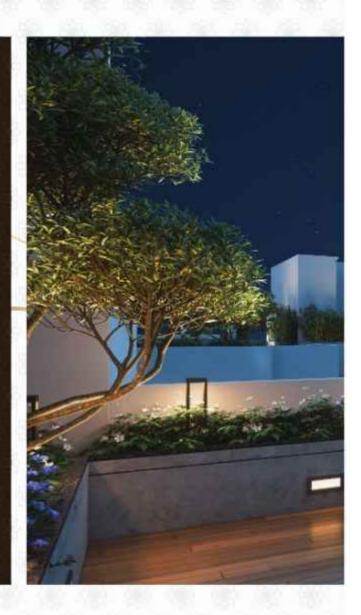






ROOFTOP AMENITIES

- Children's Play Area
- Board Games
- Moonlight Theater
- Meditation Deck
- Toddler's Play Area
- Barbeque Area
- Climbing Wall
- Star Gazing Area
- Parent's Seating
- Cafe/Pantry Counter
- Gazebo
- Lawn Area





WHERE EVERY HOME EXCEEDS EXPECTATIONS

Elevate your living standard with meticulously crafted homes at 33 Central Avenue. Designed for comfort, built with precision, and tailored to exceed your expectations.





SPECIFICATIONS

Lifestyle here is augmented with sophisticated specifications, making every corner of your home elegant.



STRUCTURE

· RCC structure designed with earthquake-resistant frame (Miyan Construction Technology)

MASONRY

AAC blocks



WALL FINISH

- · Gypsum/POP finish for wall at internal side
- · Sand faced plaster for exterior surface finished with feather heritage
- · Interior plastic paint
- · Exterior apex paint



ELECTRIFICATION

- · Concealed internal electrical wiring -Polycab or equivalent
- · Individual inverter backup for each unit
- · Modular switches Legrand or equivalent
- · Geyser points in all toilets
- · Provision for TV & Telephone points in living & all bedrooms
- · Power points for refrigerator/microwave & other gadgets in Kitchen
- · Switch gears Legrand / ABB or equivalent make
- · Powerpoint for washing machine in dry balcony



BATHROOMS

- · Designer bathroom tiles for all bathrooms
- · Concealed plumbing
- · Premium ISI mark C.P. fittings jaquar or equivalent
- · Designer dado wall tiles up to the lintel level
- · Glass partition in master bathroom
- · Provision for exhaust fan



SECURITY

- · Access control lobby entrance
- · CCTV cameras for security
- · Security cabin



ELEVATORS

- · Passenger lifts Schindler or equivalent
- · Stretcher lift



KITCHEN

- Black polished granite kitchen platform with SS sink
- Dado up to 2' height
- · Provision for exhaust fan
- · Provision for washing machine in dry balcony



FLOORING

- 600 x 1200 mm vitrified tiles across the apartment unit Cera or equivalent brand
- · Anti-skid ceramic tiles for bathrooms & terraces



BALCONY RAILING

- · Glass railing as per the elevation facade requirement
- · Room barriers



DOORS & WINDOWS

- Main door: modular laminated plywood door frames and wooden shutter with Godrej or equivalent safety locks
- Internal room doors: flush doors with laminate and plywood frames
- · Bathroom doors: flush doors with laminate and granite frames
- Three track powder coated aluminium sliding windows with mosquito nets
- · Four side granite sills for all windows
- · MS grills for safety and security
- Door handles & hardware -standard hardware -Europa/Godrej or equivalent



UTILITIES

- · Sewage treatment plant
- · Rainwater harvesting
- · Underground and overhead tanks for water storage
- · Fire fighting system (sprinkler on all floor)
- DG back up for common areas & lift

WHERE CREDIBILITY COMES FIRST



Brought to you by Pune's most renowned developer. Garve Group is known for being an industry expert for more than 35 years. The group is well known for completing and delivering the project on time. They are focused on providing quality construction with a 2-year warranty on their flats/homes, which is a unique assurance. The developer also believes in providing a peaceful place for its customers that satisfies their needs, hence the locations of the projects are always carefully selected.

35+ Years of Experience 2.5+
Completed Projects Sq.Ft Delivered

25+
Completed Projects

5+ Ongoing Projects 2100+ Happy Families



