



PUNE'S FIRST 5 STAR LIFESTYLE

Coming soon at
DOWNTOWN WAKAD

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SAHEEL

17+

YEARS OF
BUILDING TRUST

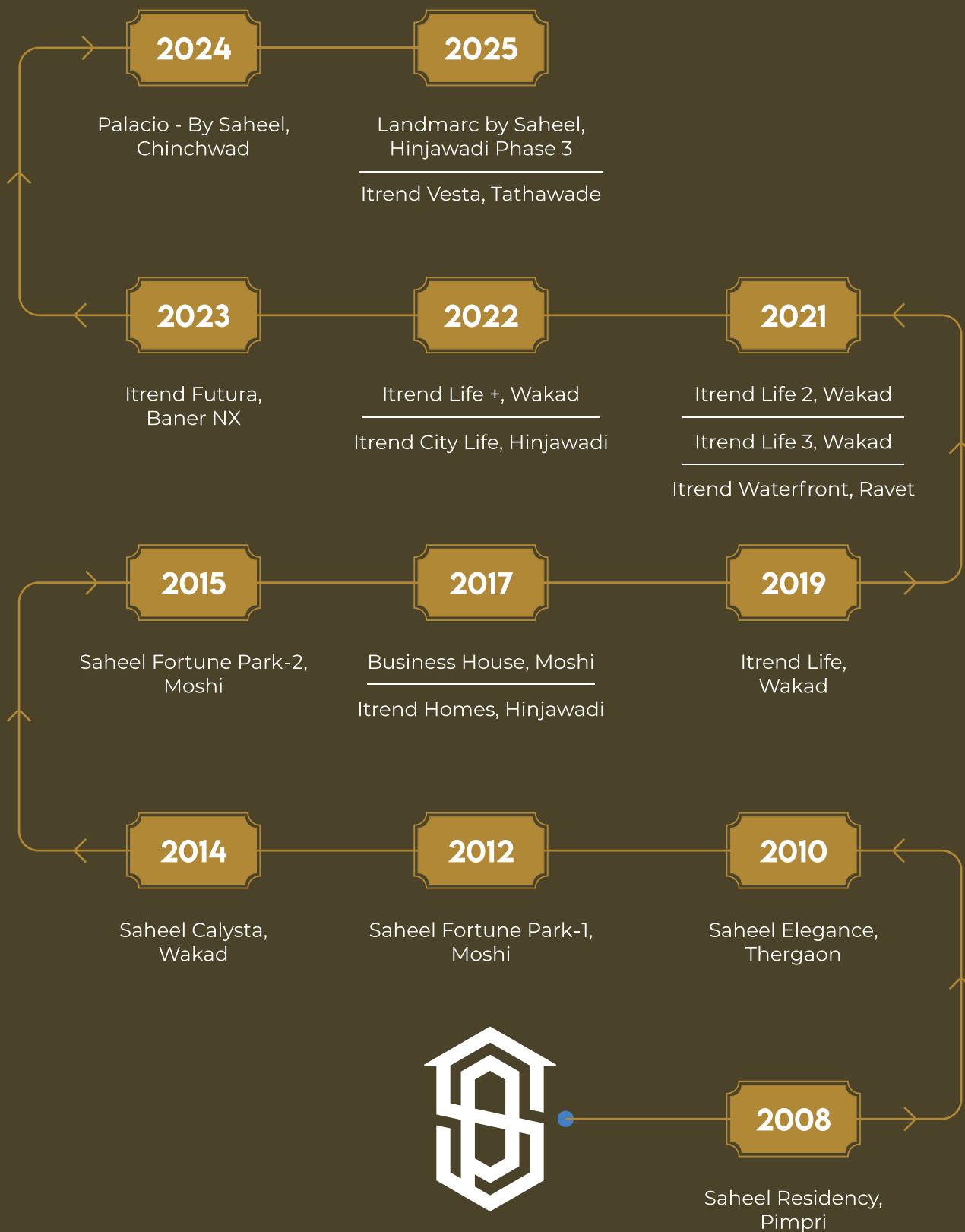
1CR+

SQ. FT. PORTFOLIO

4500+

HAPPY FAMILIES

OUR JOURNEY



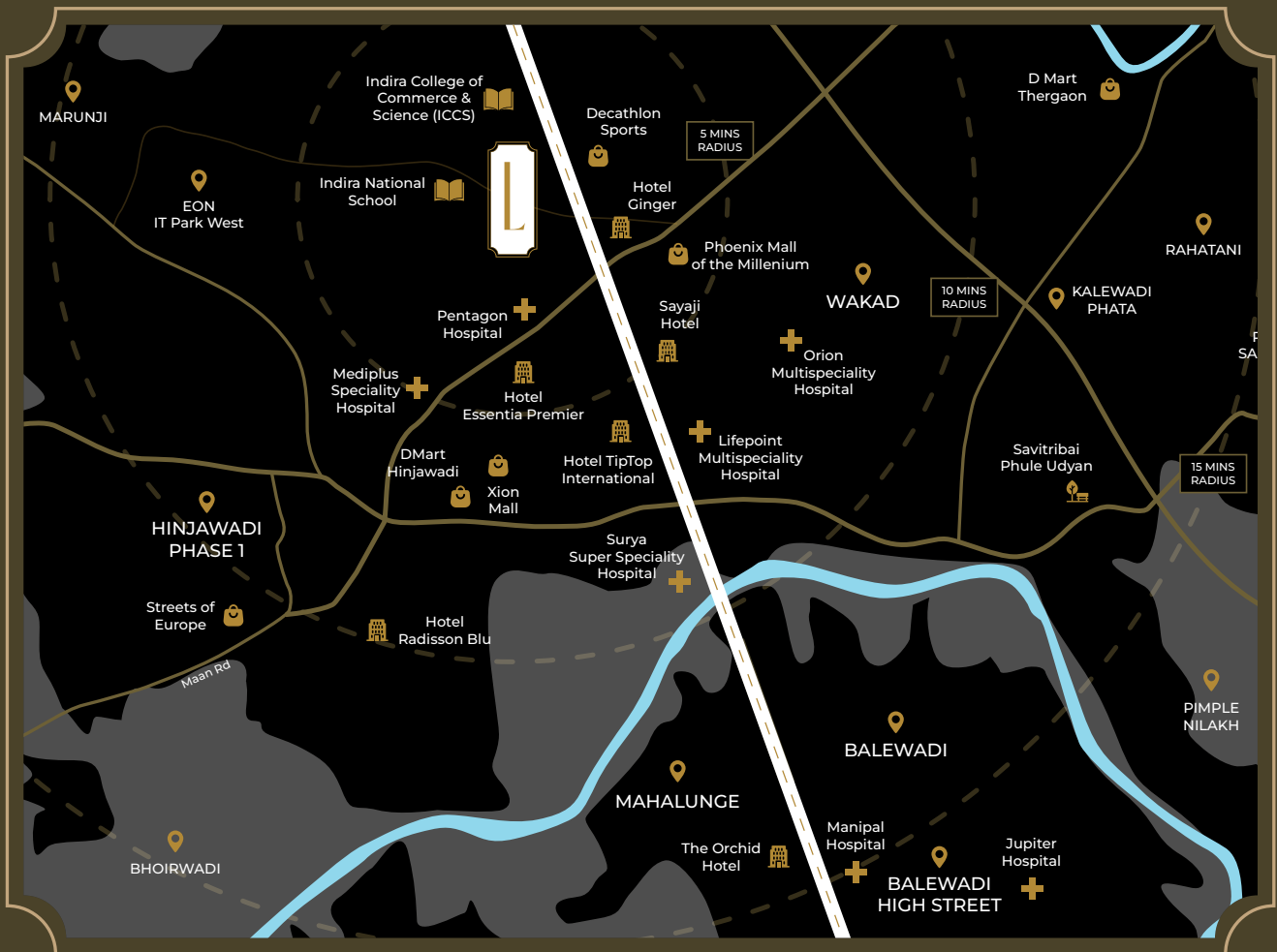
DOWNTOWN WAKAD

THE NEW DESTINATION OF PRESTIGE

Connected to major hubs, IT parks, schools, and healthcare centres, Downtown Wakad keeps all essentials within easy reach. At the same time, its serene streets, abundant green spaces, and nearby recreational centres provide a peaceful, contemporary lifestyle, making it one of the most desirable addresses.



LOCATION MAP



PROXIMITY

- Mumbai-Bangalore Highway - 1 min
- Phoenix Mall of the Millenium - 10 mins
- Hinjewadi IT Park - 10 mins
- Baner-Balewadi High Street - 15 mins
- Upcoming Navi Mumbai International Airport - 1.5 hours

KEY DISTANCES

Educational:

- Indira College
 - JSPM Rajashri Shahu College
 - Balaji College
 - D. Y. Patil College
 - IIEBM College
 - Sanskruti International School
 - Euro School
 - Potdar School
 - Akshara Int. School
 - Ved Valley School
-

IT Hubs:

- ICC Devi Gaurav Technology Park
 - KPIT Technologies
 - Trion IT Park
 - Kapil Zenith IT Park
-

Entertainment:

- Phoenix Mall of the Millennium
 - Xion Mall
 - Balewadi High street
 - Westend Mall
-

Hospitals:

- Manipal Hospital
 - Aditya Birla Hospital
 - Sindhu Endo Care Multispecialty
 - Lifepoint Multispecialty Hospital
 - Ashraya Hospital
 - SunMed Hospital
 - Jupiter Hospital
-

Hotels & Restaurants:

- Hotel Tip Top International
- Sayaji Hotel
- Hotel Essentia Premier
- Hotel Tridents

THE 5-STAR LIFESTYLE



**5-Star Arrivals with
Pune's First**
4,000 Sq. Ft. Lobby*



5-Star Rooftop
Club Experience



5-Star On-ground
Club Experience



Designer
Walk-in Closet
in Each Unit*



Pune's First
Rooftop Aqua Theatre



Multi-Celebration
Zones



Guest
Sky Suites



Sky
WFH Pods



Breakout Zone
in Lobby

CHECK-IN TO PUNE'S FIRST 5-STAR EXPERIENCES

Explore a lifestyle where every
detail is an indulgence.

**5 STAR ARRIVALS
WITH PUNE'S FIRST
4,000 SQ. FT.* ENTRANCE LOBBY**



Conceptual Image

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* T&C Apply

CURATED 5-STAR ROOFTOP CLUB EXPERIENCE



Conceptual Image

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PUNE'S FIRST ROOFTOP AQUA THEATRE



Conceptual Image

DESIGNER
WALK-IN CLOSET
IN EACH UNIT *



Conceptual Image

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* T&C Apply

5-STAR ON-GROUND CLUB AMENITIES



» Courtyard

» Kids Play Area

» Party Lawn

» Pickle Ball Court

» Box Cricket

» Water Feature

» Pet Corner

» Billiard Room

5-STAR ROOFTOP CLUB AMENITIES



- » Gym
- » Viewing Lounge
- » Yoga Deck
- » BBQ Deck
- » Kids Pool
- » Content Creation Room
- » Rooftop Aqua Theatre
- » Creche
- » Outdoor Fitness Station
- » Pilate Studio
- » Swing Garden
- » Kids Gym

SPECIFICATIONS

STRUCTURE

- » Aluform framed earthquake resistant structure.

INTERNAL FINISH

- » Ceiling & wall Gypsum finish plaster with semi acrylic paint in Living, Kitchen, Utility & Bed rooms
- » PVC false ceiling in Toilets

EXTERNAL FINISH

- » Acrylic paint on external walls with texture

TILING

- » 800mm X 1600mm vitrified flooring in Living, Dinning, Kitchen & Bed room
- » Anti-skid flooring tiles in Toilets, Utility and attached terrace
- » Designer glazed tiles for Toilets, Kitchen & Utility dado
- » Artificial stone/Granite platform with stainless steel sink in Kitchen
- » Granite stone platform with table top basin in Toilets
- » Granite window sill for all windows

PLUMBING

- » CPVC concealed supply plumbing in Kitchen, Utility & Toilets
- » SWR PVC slung plumbing for drainage & storm water in Kitchen, Utility, Toilets & Terraces
- » Branded CP & Sanitary fittings in Toilets
- » Washing machine point provision in Utility
- » Separate Stainless steel sink in Utility for washing

ELECTRICAL

- » Concealed copper wiring with modular switches.
- » TV & Telephone point in Living & Master bed room.
- » Exhaust fan provision in Kitchen & Toilets.
- » AC point provision in Living & all Bed rooms.
- » Invertor point provision.
- » Geyser point provision in Toilets
- » Wi-fi point provision in Living passage area
- » Fridge, Chimney, Aqua guard & Washing machine point provision in Kitchen

AUTOMATION

- » Digital Video Door Phone - 3 tier
- » Automation system - Lights, Fans, Geysers on automation (Flat automation - One switch board and all its points on automation in every room)
- » Combination of Switchless touch panels & Branded modular switches
- » Sensor based lights in all toilets
- » Digital Door Lock (Finger print sensor & Numerical)

DOOR AND FRAMES

- » Laminated / PVC door frames for Main & bedroom doors
- » Granite / Tile door frames for toilets.
- » Laminated / PVC door shutters with Digital lock for Main door
- » Laminated / PVC door shutters with mortise lock for Bed room & Toilet doors
- » 3 Track Aluminium sliding doors with mosquito net for Living & Bedroom balcony doors
- » 3 track Al sliding door at kitchen dry balcony with all 3-glass shutter

WINDOWS

- » 3 Track Aluminium sliding windows with mosquito net
- » Aluminium window in Toilets with exhaust provision
- » Designer toughened glass railing in Living & Bedroom terraces

SECURITY SYSTEM

- » CCTV in common areas
- » Fire alarm system

SOLAR SYSTEM

- » Solar PV system for common area

COMMON AREAS

- » Automatic Elevators
- » Power backup for common areas
- » Decorative entrance lobby on ground floor

MASTER LAYOUT

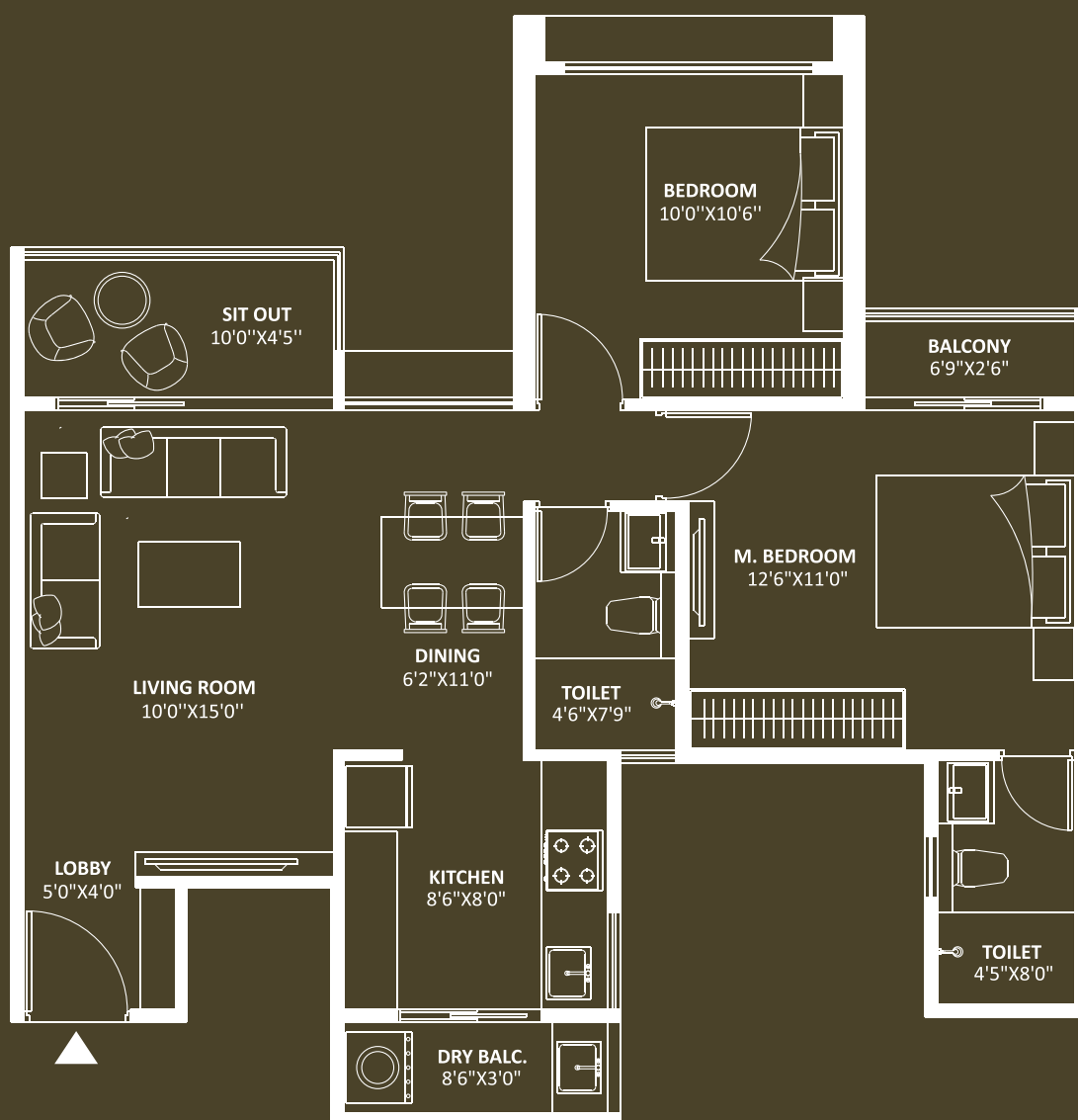


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UNIT PLANS

2 BHK - 1

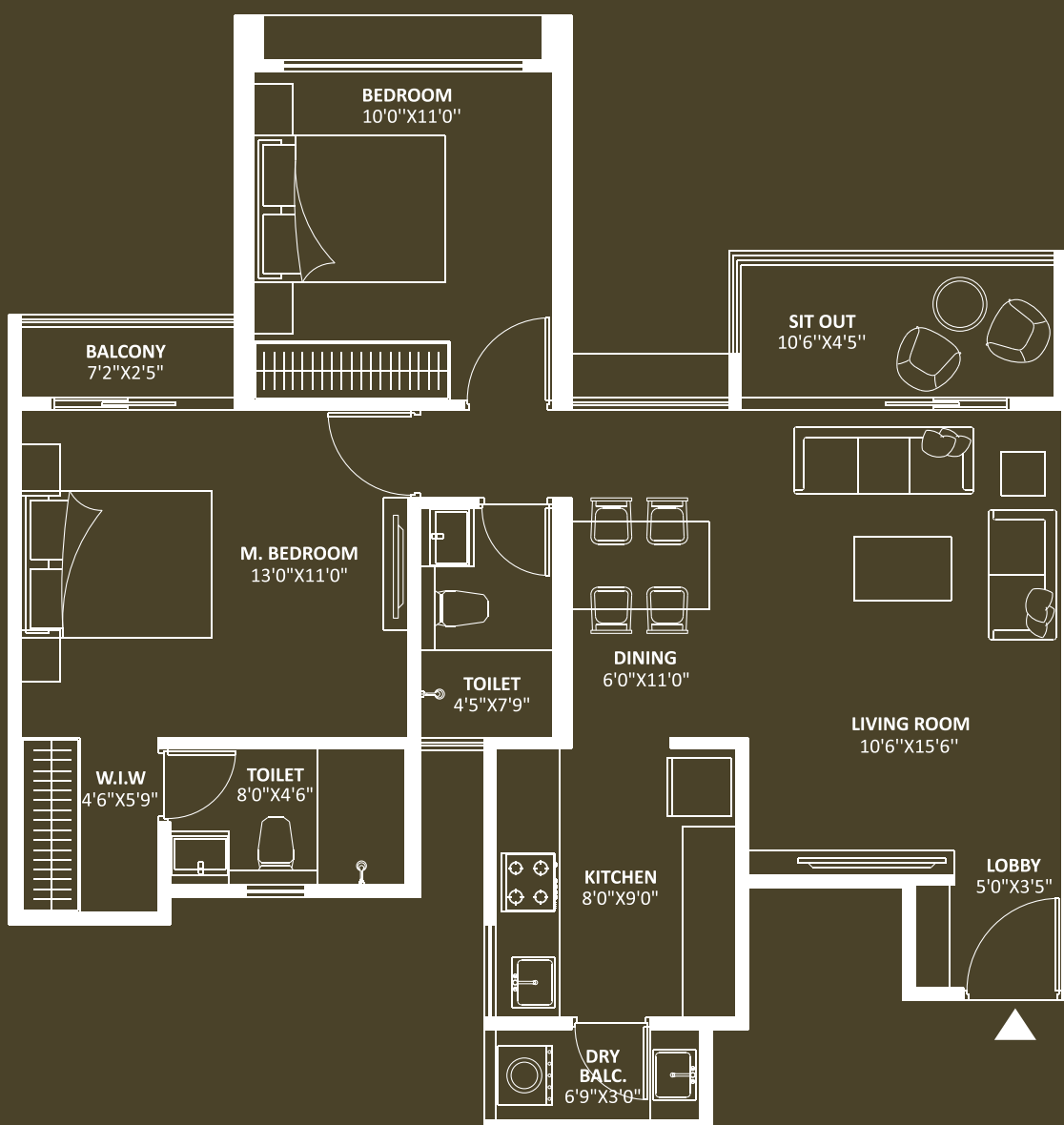
CARPET AREA - 753 SQ. FT.



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2 BHK - 2

CARPET AREA - 805 SQ. FT.

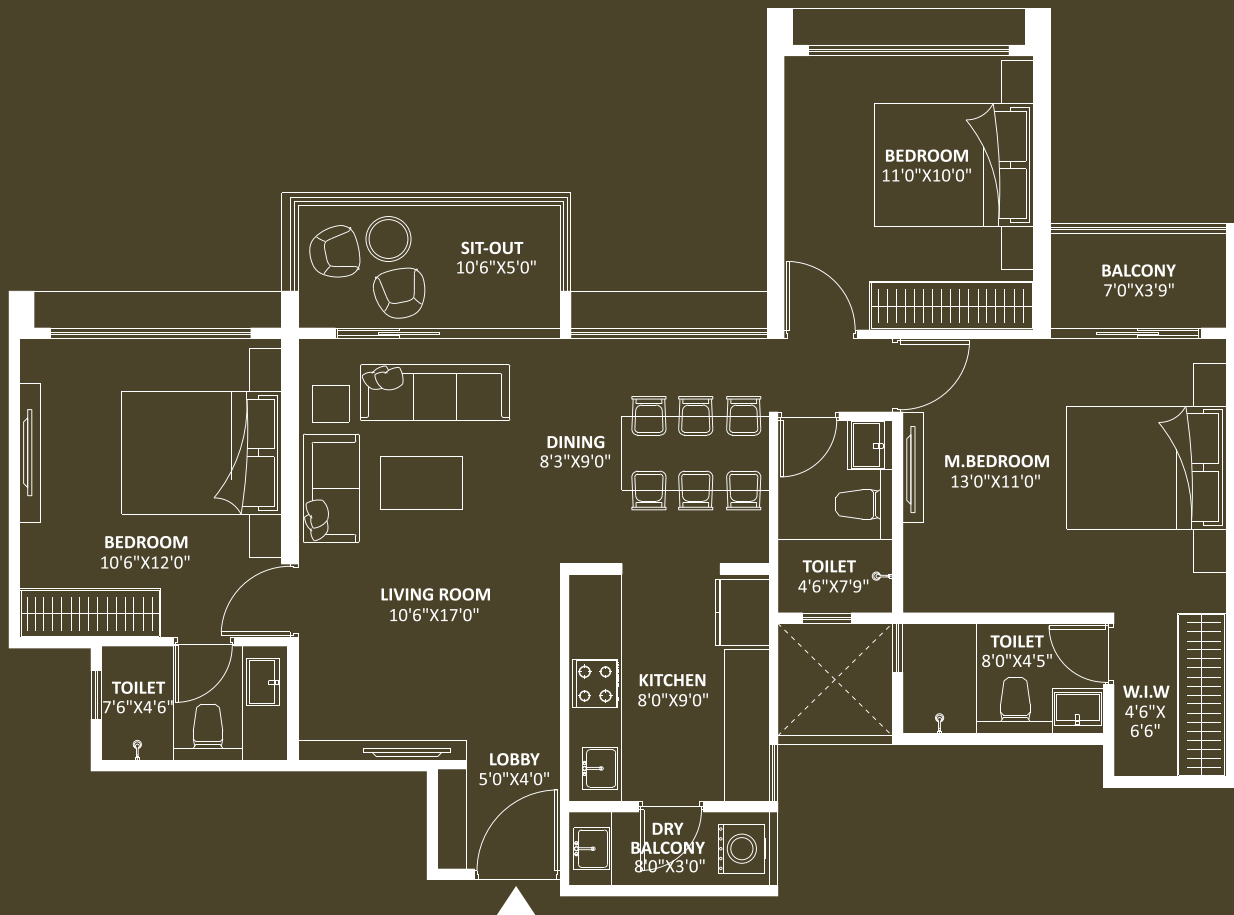


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3 BHK - 1

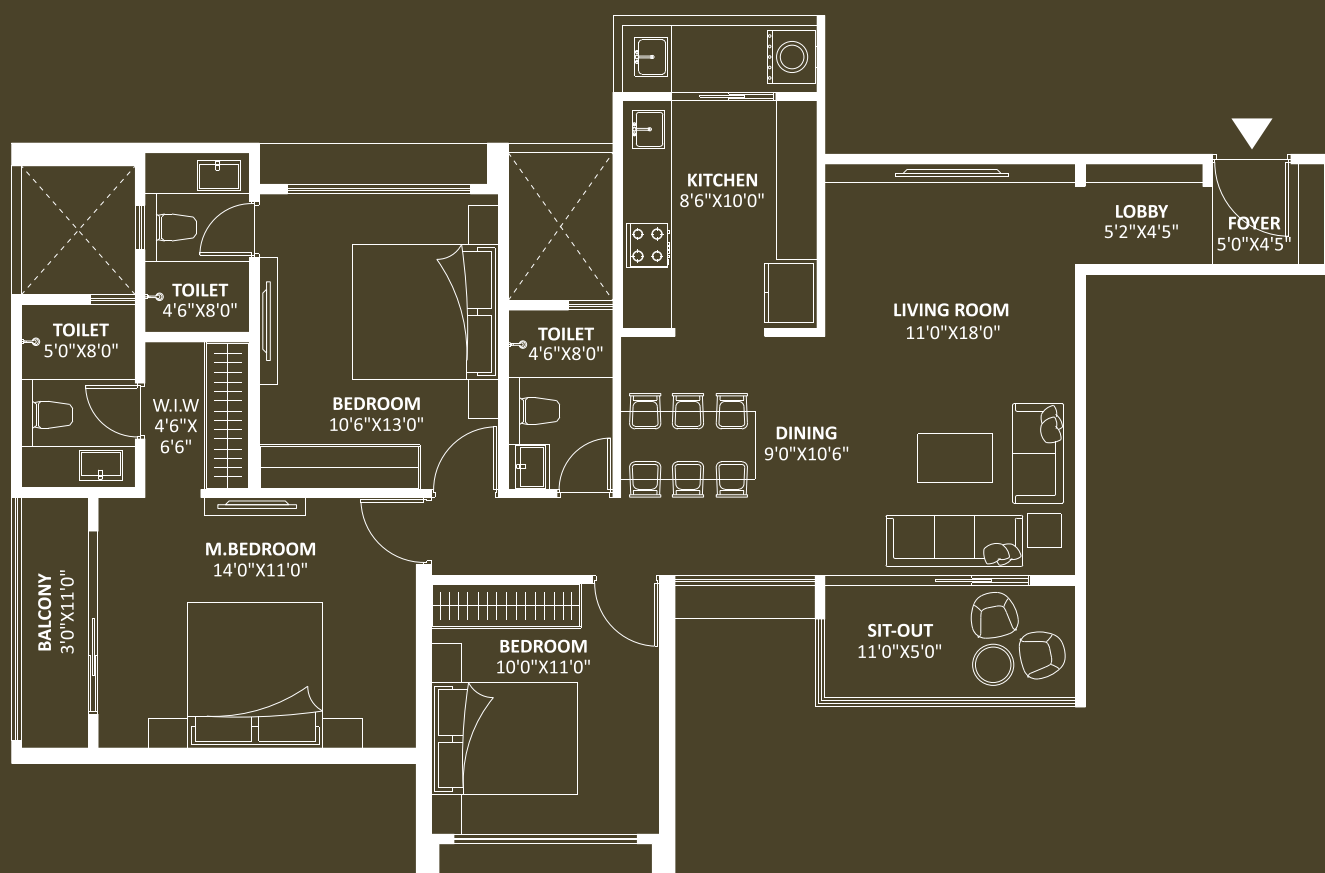
CARPET AREA - 1,029 SQ. FT.



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3 BHK - 2

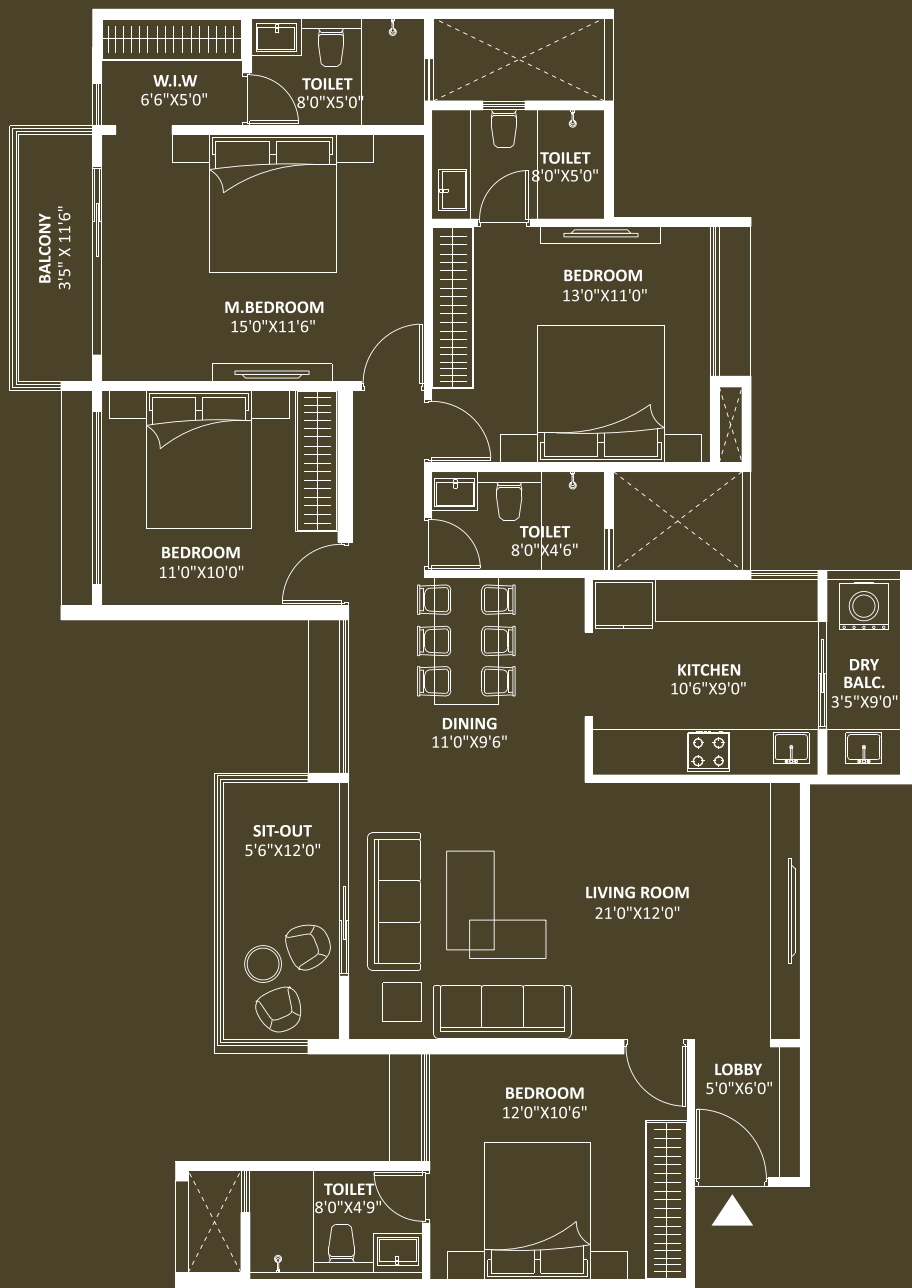
CARPET AREA - 1,162 SQ. FT.



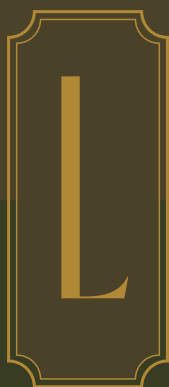
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4 BHK

CARPET AREA - 1,457 SQ. FT.



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EXCLUSIVE PRICING

2 BHK

753 SQ. FT. - 809 SQ. FT.
₹97 LAKHS - ₹1.10 CR.*

3 BHK

1027 SQ. FT. - 1162 SQ. FT.
₹1.32 - ₹1.57 CR.*

4 BHK

1458 SQ. FT.
₹1.86 - ₹1.99 CR.*



GOLD TOKENS WITH EXCITING OFFERS

- Exclusive Access to the Launch Event
- Special Benefit of Launch Price
- **₹2 Lakh Additional Benefit** on SPOT EOI

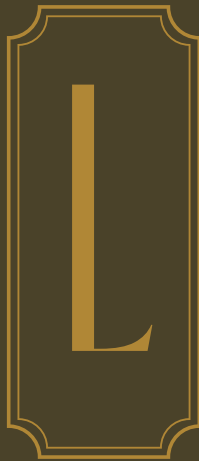


DIAMOND TOKENS WITH EXCITING OFFERS

- Exclusive Access to the Launch Event
- Special Benefit of Launch Price
- **₹2 Lakh Additional Benefit** on SPOT EOI
- **₹1 Lakh Additional Benefit** on EOI
- Priviledge to Choose Your Own Flat



SAHEEL



SITE ADDRESS:

**S. NO. 111/1/2, BESIDE INDIRA SCHOOL,
DOWNTOWN WAKAD, PUNE, MAHARASHTRA - 411033**



 **7026 006 657**

www.saheelproperties.com

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