PRATHAMESH

excellencia

LiveXtraaa

XL living

Leave the tumult and chaos of the city, without leaving the city behind. Escape to your own private sanctum of peace, place enveloped in calm, spaces that are clean and green, quiet and serene. More than a mere home, this is a retreat that relaxes, refreshes and rejuvenates you, so you can greet each new day with a smile.

Treat yourself to a lifestyle that gives you more: more leisure, more sport, more relaxation & recreation. The God of good times—Prathamesh himself would approve!

Xtra Ventilation

Xtra Joy

Xtra Space

PRATHAMESH excellencia

Artists Impression

Xtreme wellness

Go beyond fitness, beyond the tired old routines that enervate and debilitate. Reach for a lifestyle suffused in wellness. Immerse yourself, mind, body and spirit, in new paths to holistic health. Spaces that soothe and refresh, facilities that strengthen and balance, activities that de-stress and energize. It's time to embrace wellness as a lifestyle.

Xtra Rejuvenation

Xtra Peace

Xtra Fitness

PRATHAMESH excellencia

Artists Impression

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Xtraaa indulgence

The highest quality of life is reserved for those who demand it more. Winners who seek excellence, Achievers who aim for the stars, Success stories driven by the highest standards of performance. Prathamesh Excellencia celebrates them all with homes designed to evoke new levels of appreciation – in value and aesthetics.

Elevating by design

Laid out to deliver the highest levels of privacy without compromising on open views, Prathamesh Excellencia's 12-storied edifices are devoted to raising the bar on 2 bedroom luxury.

The unique podium-elevated construction, is as much an architectural masterpiece as it is a masterclass in space design, creates traffic-safe zones to benefit children and seniors while raising the height of the floors for your viewing pleasure.

Artists Impression

A landmark in the making

Located in the IT bastion of Tathwade, near Hinjawadi, a quiet walk from the Mumbai-Bangalore highway, Prathamesh Excellencia promises a living experience other can only aspire for. Unspoiled green acreage secluding the premises from the expressway further heightens the sense of peace and exclusivity of this lovely locale.

Artists Impression

Artists Impression

Welcoming experiences

Making a grand entrance is a routine affair at Prathamesh Excellencia, with the imposing entrance gateway that welcomes you and your guests while discreetly screening and keeping unwelcome visitors away. Landscaped garden bursting with blooming blossoms refresh the eye and prepare the senses for the treat to come.

PRATHAMESH
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A
WING
B
WING
C
WING
1
2
3
4
5
6
7
1) Entrance Gate
2) Gazebo
3) Podium Garden
4) Swimming Pool
5) Club House
6) Lawn
7) Kids Play Area
Artists Impression

Limitless living

There's no room or time for boredom, with a wealth of lifestyle amenities waiting to indulge and delight. Luxuriant greenery to soothe the spirits, ruminative waters to wash away your stress, parks dedicated to maximizing quality time with your children... the only limit to your pleasure is the limited number of hours in each day!

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Your oasis of quiet

Everyone needs their special happy place. A place to retreat to when everyday stress threaten to overwhelm; where one can lie back and watch the clouds float gently by while breezes made fragrant by surrounding blossoms caress and relax furrowed brows. The perfect place to start each day. For most, this place exists only in the imagination.

You get to experience it first hand, whenever you please.

Artists Impression

Artists Impression

Aqua-fun-tastic

Dive into the sublime pleasure that only a pool of pristine water can bring. In its shaded, secluded spot away from the buzz, the swimming pool provides one more gateway to fun and frolic for the entire family, or a quiet interlude by yourself on the covered wooden finish deck at the poolside.

Every day's a celebration

Life is but a collection of moments; it's how we spend the time that makes a lifetime momentous. And that's exactly what Prathamesh Excellencia invites you to do. In the clubhouse, on podium deck or by the poolside lawn, every occasion becomes a special one, whether you're chilling with friends or celebrating an event. The designer seating overlooking the landscaped greens is made for community living, the ideal spot to catch up with the larger family around you—your neighbours.

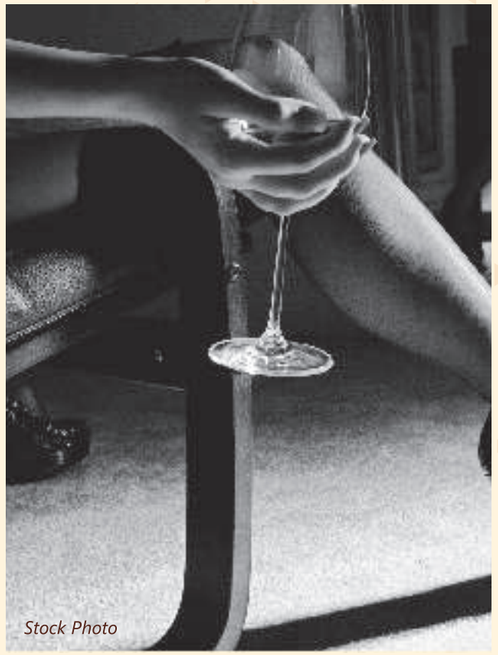
Lifestyle Amenities
- *Podium garden*
- *Senior citizen sit out*
- *Jogging track*
- *Club house with indoor games*
- *Gymnasium*
- *Multipurpose hall for yoga/zumba/aerobics*
- *Creche day care centre*
- *Swimming pool*
- *Gazebo*
- *Designer main entrance gate*
- *Decorative entrance lobby*
- *Star gazing deck*

Security
- *Video door phone.*
- *CCTV camera surveillance*
- *Security cabin*

Utilities
- *Rain water harvesting*
- *Firefighting system*
- *Tremix concrete roads*
- *Underground and overhead water tank for water storage*
- *Intercom facility*
- *Garbage chute*
- *Night signs for car flow and parking*
- *Solar water heater*
- *Sewage treatment plant*
- *Water recycling for garden and flushing*
- *Genset back up for common light areas and lift*

Let beauty surround you

From the top to the bottom, inside and out, every square foot of Prathamesh Excellencia has been designed and meticulously crafted to meet the highest standards of construction excellence. The thoughtful layout of the entire project, its robust construction, the superior specifications, from the mirror surfaces of the flooring to the array of high-end fitments, all attest to the thoroughness of planning and execution that have gone into making your home a veritable castle of luxury.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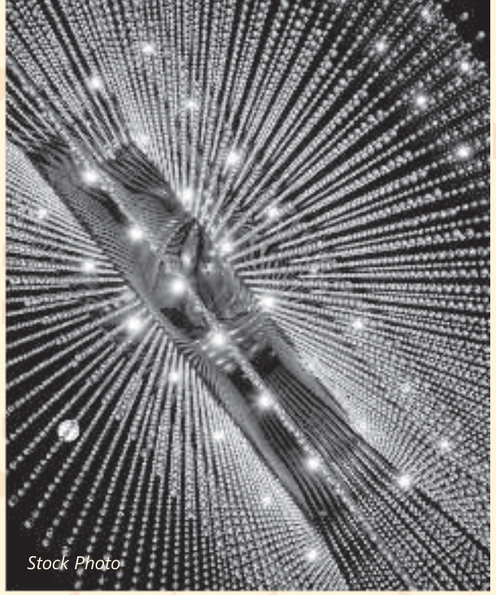
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The bigger, better 2 BHK

Designed to deliver a never before lifestyle experience, Prathamesh Excellencia's 2 bedroom apartments give you everything you need to live the good life. Its big, open rooms, filled with sunlight and fresh air invigorate the senses, creating living spaces in harmony with nature. Ergonomically laid out kitchens that will bring out the chef in you, bedrooms that promise to make every good night great, bathrooms designed to refresh you...This a home to cherish you.

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SPECIFICATION

RCC
- *Earthquake resistant RCC frame structure*

Walls
- *AAC brick walls*

Internal Walls
- *Gypsum finish plaster*

External Walls
- *Double coated Sand Faced finish plaster*

Flooring and Tiles
- *Vitrified tiles 32"*32"*
- *Anti skid tiles for bathrooms and terrace*
- *Dado tiles upto lintel for bathroom*
- *Dado tiles for kitchen*

Paint
- *OBD paint for interiors*
- *External paint - APEX*

Windows
- *Black granite window sill*
- *Window grill*
- *Aluminium 3 track windows with mosquito net*
- *French doors for terrace*

Doors
- *Modular laminated flush doors with fixtures & latches*
- *FRP doors in dry kitchen and bathrooms*
- *Laminated door frames for living & bedrooms*
- *Granite door frame for bathrooms & dry balcony*

Plumbing
- *Concealed plumbing*
- *Single lever diverter*
- *Provision for washing machine in dry balcony*
- *Provision for water purifier in kitchen*

Electrification
- *Concealed electric piping*
- *Branded modular switches*
- *Branded wires*
- *Provision for AC points in bedrooms*
- *Genset back-up for common areas and lift*
- *Provision for water heater and exhaust fan in bathroom*
- *Provision for inverter*
- *TV and telephone points in living room & master bedroom*

Kitchen
- *Granite platform*
- *Stainless steel sink*
- *Dado tiles*
- *Provision for exhaust fan*
- *Provision for water purifier*

2 BHK Compact

A: Living & Dining
B: Living Terrace
C: Kitchen
D: Dry Terrace
E: Washroom
F: Guest Bedroom
G: Master Bedroom
H: Master Washroom

2 BHK Spacious

A: Living & Dining
B: Living Terrace
C: Kitchen
D: Dry Terrace
E: Washroom
F: Guest Bedroom
G: Master Bedroom
H: Master Washroom
I: Bedroom Terrace

Artists Impression

Other Projects

Prathamesh
Sharda Hights
Mandai, Pune

Prathamesh
Holiday Homes
Diveagar

Prathamesh
Hights
Kasba Peth, Pune

Distances	Min.
Hinjewadi IT Park Phase 1	15 Min.
Hinjewadi IT Park Phase 2	20 Min.
XION Mall	12 Min.
Wakad Chowk	10 Min.
Mumbai-Bangalore Highway	1 Min.
Indira Institute of Management	5 Min.
Balaji Institute of Management	5 Min.
JSPM College	5 Min.
PODAR International School	5 Min.
Balewadi Stadium	15 Min.
Bhumkar Chowk	5 Min.

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CREDITS

Architect
Cubix Architects

RCC Consultant
Structure Vizion

Landscape Designer
Mahesh Chinchalkar

PRATHAMESH
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Pune • Mumbai • Konkan

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