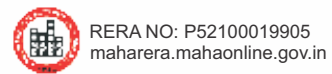




Site Address: Sr. No. 28/3/1, Near Mercedes Benz Showroom,  
Behind Kirloskar Brothers Limited, Sus, Pune, Maharashtra - 411021  
| [www.saffronamber.com](http://www.saffronamber.com)



This brochure is an imaginary concept and the plans shown need not to be scale. All plans are subject to accommodate the changes required as per the sanctioning authorities. All amenities and specifications are as per availabilities and discretion of the developer. Nature and locations of all amenities and proposed development shown in the proposed master plan can be added, omitted or shifted as per the developer's discretion. All furniture/accessories shown are purely indicative. (For private circulation only)



**TAKING  
INTELLIGENCE  
A STEP  
FORWARD**

**@ LESS THE COST**



**AMBER**

**2BHK HOME OF INTELLIGENCE  
BANER - SUS**

# HOME OF INTELLIGENCE

Get to know a home that would be an extension of you. It's a home that feels, senses, sees, listens, understands and uses its intelligence to make your life truly delightful. It's a showcase of modern marvels created to pamper you and your loved ones. At Saffron Amber you would actually experience a lifestyle transformation. Strategically located at the confluence of Aundh, Baner and Balewadi, Saffron Amber has an edge neither in being too close or too far from the Pune city centre. Discover this 2 tower masterpiece of 2 towers, 12 floors and 96 apartments with uniquely created amenities To get to know more we are pleased to give you a peek into the future. It's your future...

2 ACRE PROJECT

3 SIDE OPEN LAYOUT

4 APARTMENTS PER FLOOR

12 STOREYS

SPACE PER APARTMENT  
932 SQ. FT.



AMBER

2BHK HOME OF INTELLIGENCE  
BANER - SUS





**A HOME THAT UNDERSTANDS**



**MODULAR KITCHEN TROLLEY**



**A HOME THAT RECOGNIZES**



**BIOMETRIC DOOR LOCK\***



**A HOME THAT GUARDS**



**3 TIER SECURITY\***



**A HOME THAT LISTENS**



**ALEXA ENABLED\***



**A HOME THAT FEELS**



**AC IN EACH BEDROOM\***



**A HOME THAT CONNECTS**



**5G FIBER OPTICS IN EACH HOME\***



**A HOME THAT COMMUNICATES**



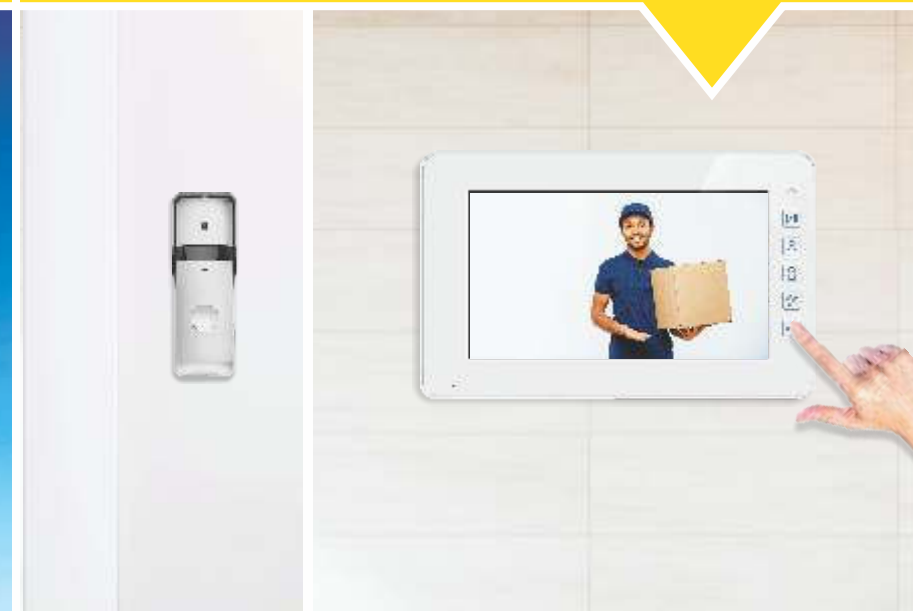
**SMART VIDEO DOOR PHONE\***



**A HOME THAT PROTECTS**



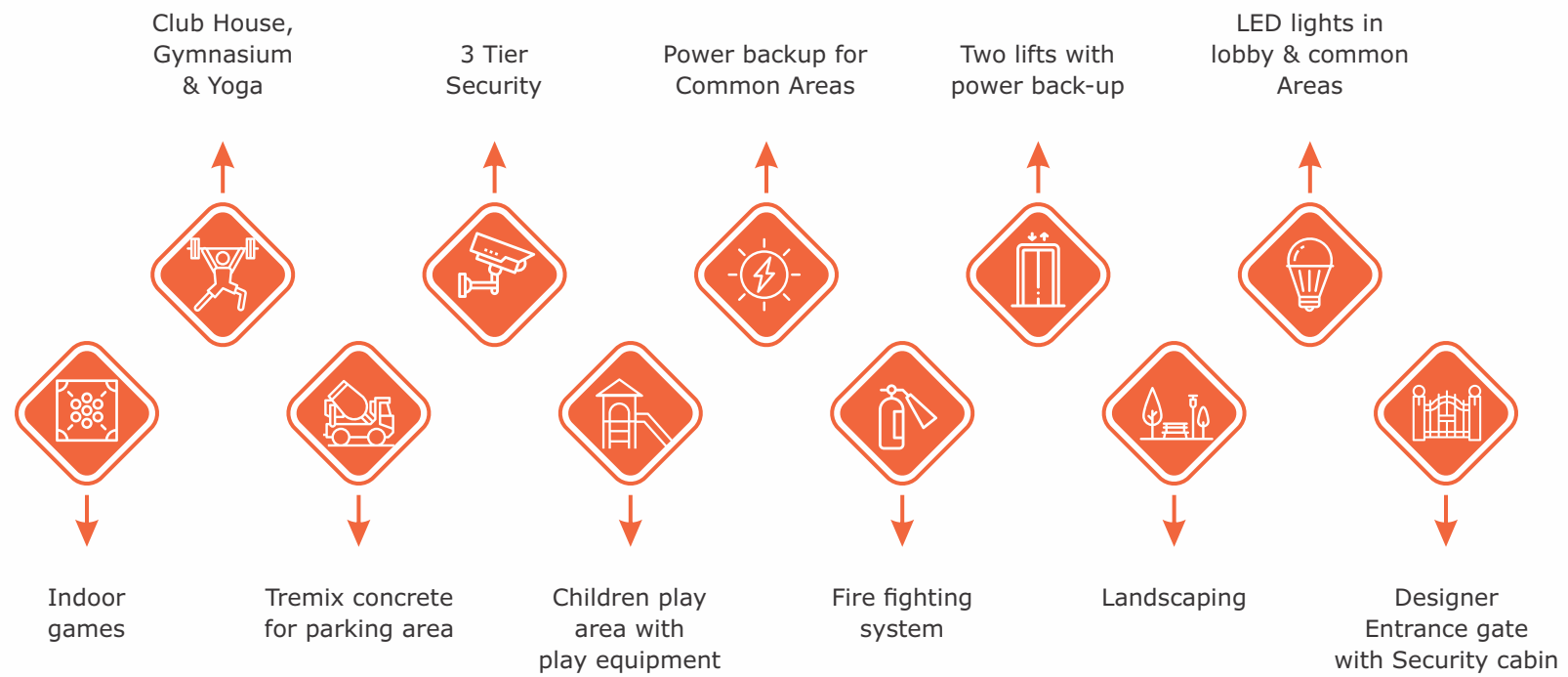
**GAS LEAK DETECTOR\***



# HOME THAT REFRESHES

All work and no play make Jack a dull boy. A cliché elsewhere but at Saffron Amber care has been taken to provide you and your family with all the recreation and entertainment facilities to keep you revitalized and energized at all times. To quote just an example, Saffron Amber provides you with a fully equipped air-conditioned gymnasium and a spa. There would be many more facilities provided within the premises.

## AMENITIES



## SUSTAINABLE FEATURES



## SPECIFICATIONS

### R.C.C STRUCTURE

- Earthquake resistant RCC framed structure as per IS codes

### WALLS

- External Walls - 6" thick AAC block
- Internal Walls - 4" thick AAC block

### WATERPROOFING

- Waterproofing for Terrace, Toilets & Balconies

### PLASTER

- External Walls - Sand Face finished
- Internal Walls - Gypsum finished

### KITCHEN

- Granite top platform 8ft with stainless steel sink
- Designer ceramic / glazed tiles dado up to Lintel Level
- Jaguar or equivalent c.p. fittings
- Provision for exhaust fan
- Gas leak detector system
- Kitchen Trolley

### FLOORING AND TILING

- 2 x 2 Vitrified tiles in Living, Dining, kitchen and Bedrooms

- Anti-skid designer tiles in toilets and terrace

### DOORS AND WINDOWS

- Designer main entrance door with wooden frame
- Internal flush doors with wooden frame
- Powder coated 3 track Aluminium windows and sliding doors for Terrace with Mosquito net
- Granite door frames for toilets
- M.S. safety grills for all windows
- Granite window sill for all windows
- Provision for Exhaust Fan in Kitchen and Washrooms

### UTILITY AREA OUTSIDE THE KITCHEN:

- Separate space for utility dry terrace
- Electrical points for washing machine
- Ample points for Washing Machine with inlet and outlet provision

### TOILETS

- Branded Sanitary fittings with provision of Hot and Cold Mixer
- Commode with jet spray
- Designer ceramic/ glazed tiles dado up to lintel level

- Solar water heating system in common toilet
- Provision for water heater and exhaust fan in all toilets

### PLUMBING

- Concealed fittings & pipes with proper joints using chemicals
- Provision for washing machine point in dry balcony

### ELECTRICAL INSTALLATION WORKS

- Concealed and fire resistant wires
- ELCB, MCB, Distribution boxes
- Ample light points with modular Switches
- Cable and telephone points in living and master bedroom
- Ac point in all bedrooms
- Broadband provision in each apartment
- Provision for exhaust fan in kitchen and bathroom
- Provision for inverter point

### PAINTING

- Internal walls - O.B.D. paint
- External Wall - Water resistant paint
- Grills and railings - Oil paint

## HOME THAT FEELS

Each element of Saffron Amber has been created with utmost care using only the best materials available in the market. The fixtures showcase all the premium makes in their respective functions and there is zero compromise in quality, vendor appointment and workmanship. For example, Saffron Amber strictly uses 5G fiber optics in its communication systems. Be it elevators, security systems, sanitary fixtures or simply the steel, brick and mortar, Saffron Amber uses only the best of the best.





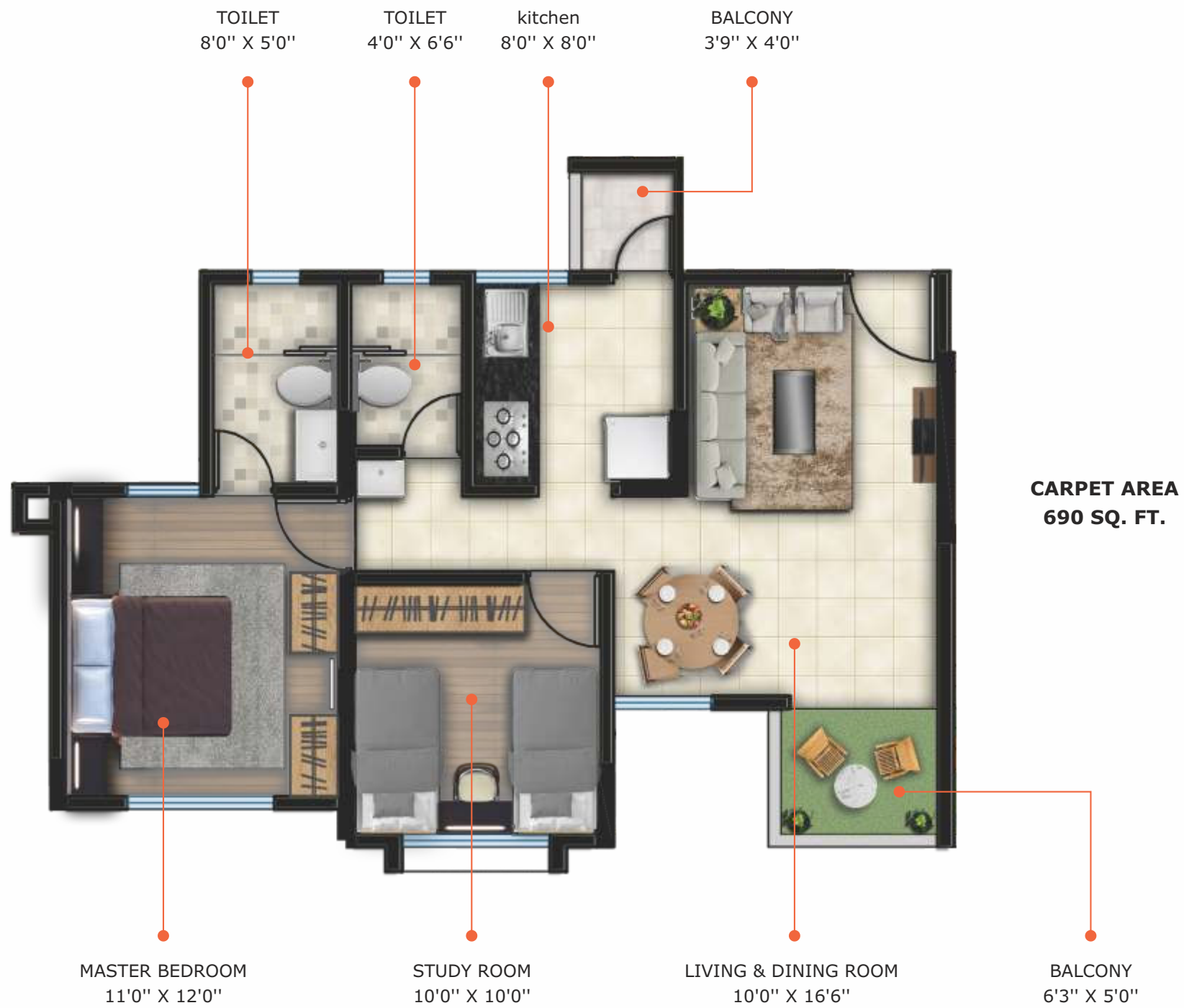
'A' Wing



'B' Wing

LAYOUT

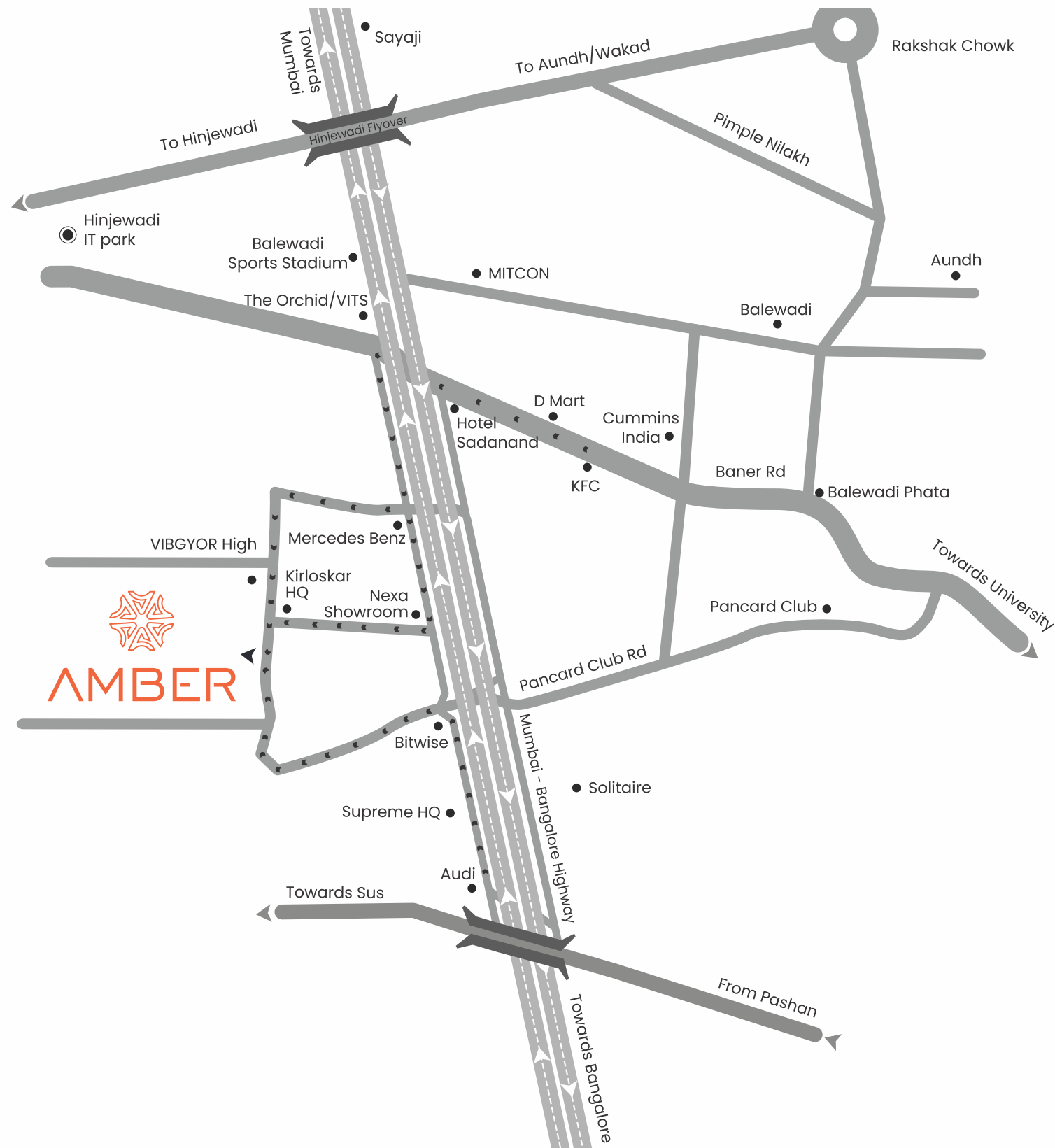




FLAT LAYOUT



2BHK CUT SECTION



## LOCATION MAP

### Key Distances

#### IT PARK

Kirloskar Brothers	200 m
Mercedes Benz Showroom	800 m
Bitwise	850 m
Hinjewadi IT Park	6 km

#### EDUCATION INSTITUTE

Vibgyor High School	220 m
NSG Knowledge City	500 m
Balewadi Sports Stadium	1 km
Pune University	8 km

#### ENTERTAINMENT

The Orchid / VIITS	1 km
D Mart	2.3 km
Pancard Club	2.5 km
Sunny's World	3.5 km
Cinopolis Westend	6.7 km
E- Square	9 km

#### PUBLIC TRANSPORT

Shivajinagar Station	12 km
Pune Station	15 km
Airport	20 km

## HOME THAT PROTECTS

Saffron Amber not only protects you and your loved ones but also your interests. The creators of Saffron Amber take pride in their healthy policies and business practices built on a foundation of integrity. Saffron Developers is a team of committed individuals that believes in providing meaningful and strategically located development and edifices that mark a high standard of construction quality and lifestyle eminence. Over the past decade, the group has left its mark on the landscape of Western Pune offering premium residential monuments such as 10 Orchid - Balewadi, Satyam Shivam - Baner Road, Orchid Serenity and Satyam Shivam - Wakad. The group also has to its credit the creation of Samruddhi Swapnashilpa in Katraj as it continues in its unrelenting efforts to push the envelope and introduce new projects to raise the bar of premium lifestyle in Pune.

The group takes forward its vision by leveraging its tried and tested formula of premium property development and consistent customer service to percolate into the hearts of the newer landscapes of the Pune region.

