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PROJECT BY



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2 & 3 BHK HOMES | SHOPS
@ CHARHOLI

Life. Curated.

Disclaimer: This brochure is a conceptual representation and need not be to scale. All plans are subject to accommodate the changes as per sanctioning authorities. All amenities and specifications are as per availability and discretion of the developers. Nature and location of all amenities are proposed development shown in proposed master plan and can be added, omitted or shifted as per the developer's discretion. All furniture items/accessories are indicative. All the price information sheets are merely invitation to the offer. The advertising agency does not endorse or take responsibility for the claims made in the contents of the brochure. Terms and conditions as applicable.



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Celebrate Home at Austin Tower

If divinity were to simply be defined as peace, chances are you would find it. Provided you look for it in the right place. For, in these chaotic times, the pursuit of peace, often seems as elusive as the horizon itself. To surround yourself with beauty, serenity and positivity is a Privilege. A preference only the chosen few can make. This choice begins from its location. It's design is made by nature's marvel & human brilliance with a thoughtful luxury. Start celebrating the comforting fact that you'll shrink down the travel time and spend more time at home. Welcome to Austin Tower. Welcome Home.



Live in an environment
where each element
has been hand-picked,
just for you





SCULPTED FOR THE PIONEERS OF TOMORROW

Living at Austin Tower really is like living in a world curated entirely for you. And it all begins with the very building you live in. Through a host of carefully selected physical amenities, it's the perfect setting for you to turn your biggest ideas into greater successes, as well as experience a level of peace and tranquility only a few have known to exist. Austin Tower is an exclusive tower dedicated to a higher order of life.





EXCLUSIVE APARTMENT AT CHARHOLI BK., HAVELI

- 7 Floor
- Ground & Second For Commercial
- 2 & 3 BHK Luxurious Apartments



A GOOD
QUALITY OF LIFE.
PLUS MORE



Artistic Impression



Artistic Impression



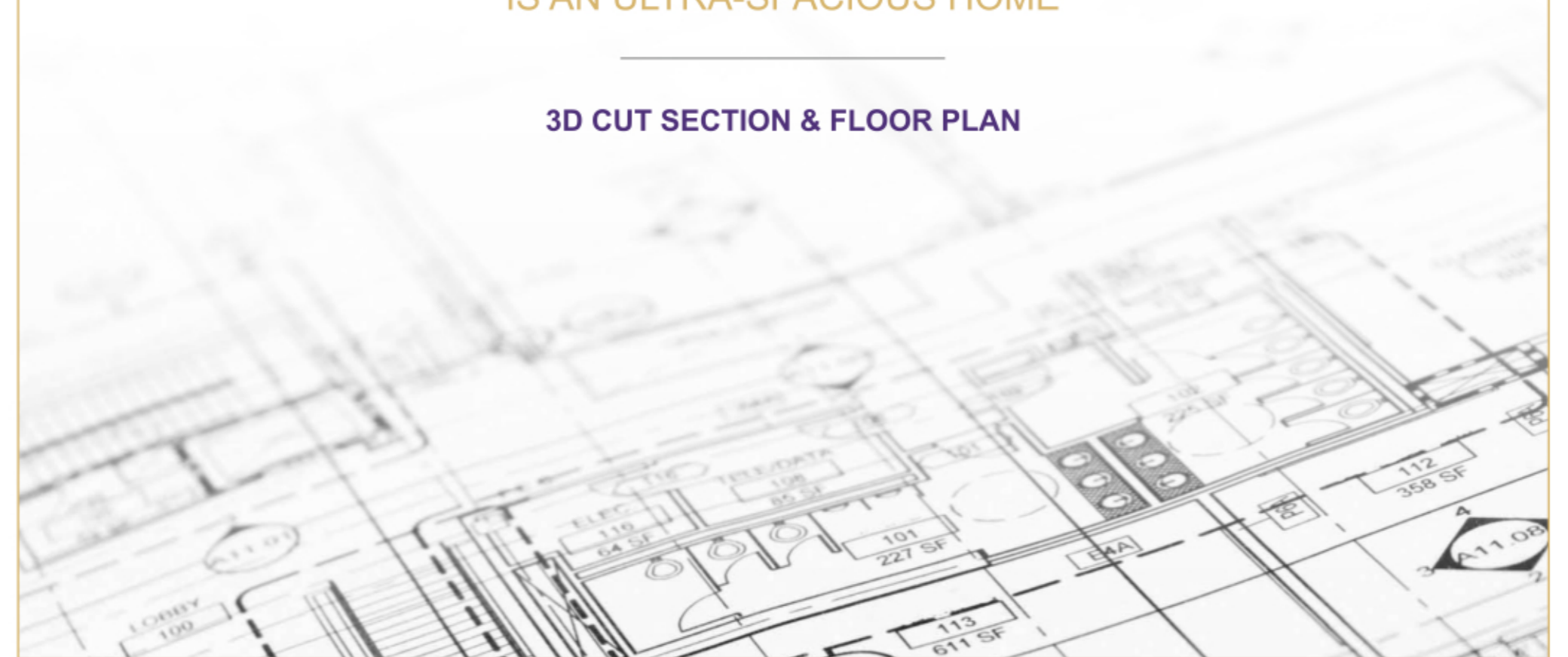


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THE EPITOME OF STARDOM
IS AN ULTRA-SPACIOUS HOME

3D CUT SECTION & FLOOR PLAN



3 BHK CUT SECTION

ISO View



Top View



1 : LIVING - 110'X126" | 2 : BALCONY - 110'X36" | 3 : KITCHEN - 90'X103" | 4 : BALCONY - 90'X36" | 5 : C.TOILET - 70'X40" | 6 : BEDROOM - 92'X100" | 7 : BEDROOM - 102'X110"
8 : BALCONY - 102'X34" | 9 : A.TOILET - 102'X40" | 10 : BEDROOM - 96'X110" | 11 : BALCONY - 610'X40" | 12 : A.TOILET - 38'X70"

2 BHK CUT SECTION

ISO View



Top View



1 : LIVING - 110'X129" | 2 : BALCONY - 115'X36" | 3 : KITCHEN - 90'X103" | 4 : BALCONY - 90'X36" | 5 : C.TOILET - 70'X40" | 6 : BEDROOM - 810'X100"
7 : BEDROOM - 102'X110" | 8 : BALCONY - 102'X34" | 9 : A.TOILET - 102'X40"



WING - B MEZZANINE FLOOR PLAN



WING - B TYPICAL 3RD, 4TH, 5TH, 6TH & 7TH FLOOR PLAN

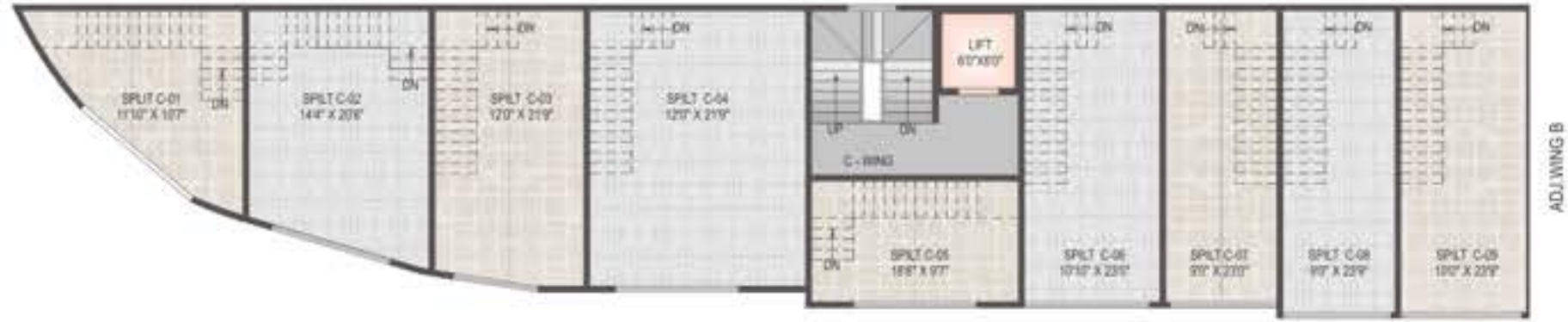


WING - B GROUND FLOOR PLAN



WING - B SECOND FLOOR PLAN





WING - C MEZZANINE FLOOR PLAN



WING - C TYPICAL 3RD, 4TH, 5TH, 6TH & 7TH FLOOR PLAN



WING - C GROUND FLOOR PLAN



WING - C SECOND FLOOR PLAN

ROOF TOP AMENITIES



YOGA AREA



GAZEBO



LUSH GREEN PARTY LAWN



CHILDREN PLAY AREA



SENIOR CITIZEN SIT OUT



ACUPRESSURE AREA

SPECIAL AMENITIES



INTERCOM/ VIDEO DOOR PHONE



LIGHTNING ARRESTER SYSTEM



PROVISION FOR COMMON INTERNET & CABLE



EV CHARGING POINT



PROVISION FOR PIPED GAS FOR MNGL

COMMON AMENITIES



ELEGANT ENTRANCE LOBBIES



24*7 SECURITY



CCTV SURVEILLANCE CAMERA IN COMMON AREA



Power Backup



INTERNAL CEMENT CONCRETE ROAD



RAIN WATER HARVESTING



PHOTOVOLTAIC SOLAR



FIRE FIGHTING SYSTEM

THOUGHTFUL FEATURES

- GUDI PADWA HOISTING STAND
- SWING HOOK IN BALCONY
- LANTERN HOOK FOR DIWALI
- TULSI VRINDAVAN





Specifications

Structure Walls

- Earth quake resistant RCC framed structure

Flooring:

- Living / dining : Vitrified tiles of approved make
- Bedrooms : Vitrified tiles of approved make
- Balconies : Vitrified tiles of approved make



All Images are representational purpose only

Wall finish:

- Internal : Living / dining / bed rooms ; Putty punning over RCC structure
- Lift lobbies : Cladding with painted wall
- External : Weatherproof exterior paints finish

Kitchen:

- Flooring : Vitrified tiles of approved make
- Dado : Ceramic tiles upto 2' above working platform
- Others : Granite counter with stainless steel sink

Toilets:

- Walls : Ceramic tiles up to full slab level
- Flooring : Anti skid Ceramic tiles

Doors & Windows:

- Main Door : Flush door with laminate Finish on outside and paint finish from inside
- Internal Door : Flush door with paint Finish on both sides Powder Coated Aluminium Windows/Doors

CP & Sanitary Fittings:

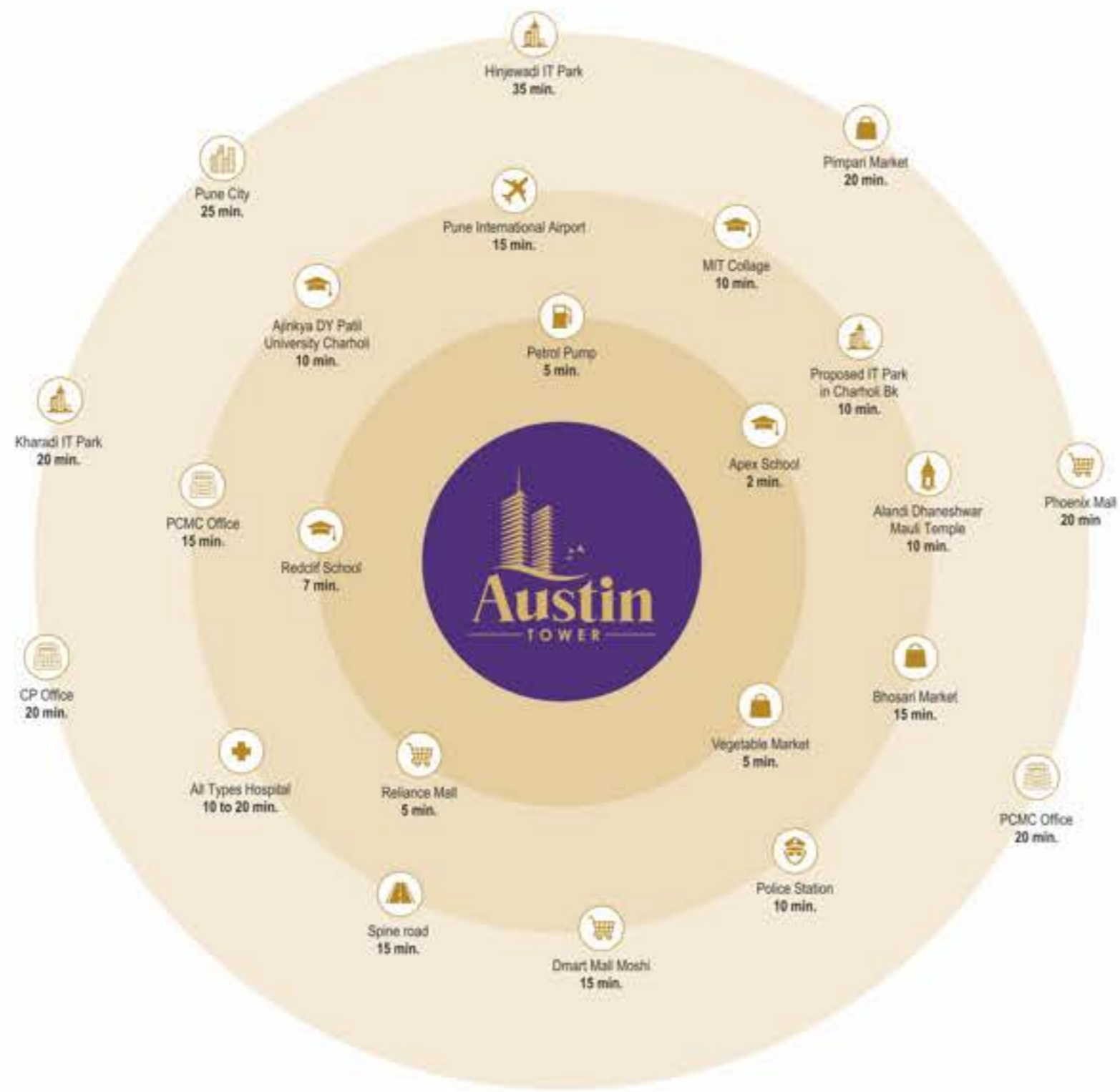
- White sanitary fixtures & CP fittings of approved make

Electrical:

- ISI marked concealed FRLS copper wiring with modular switch of approved make
- Adequate Electrical Switch and sockets in all rooms with AC points in the Living Room & Master Bedroom
- Points for refrigerator, water purifier, microwave/Mixer grinder, points for geyser, exhaust fan along with other electrical points in toilet/kitchens

Power Back up:

- Backup for Common Area & Utilities



A perfectly selected location
for a picturesque life

Austin Tower

SPARKLINE RESIDENCY
SPARKLINE VILLA

CHARHOLI KURD
WAGHOLI
KALAJEWADI
KOTWALWADI
WADMUKHWADI
GANDHARY NAGARI
TAPKIR NAGAR
BHOSRI
DIGHI

Landmarks and Amenities:
 - Dyanivas College
 - Paradise School
 - Jagtap Mangal Karyalay
 - Tanish Orbit
 - Tanish Orchard -2
 - Tanish Orchard -1
 - Bank of Maharashtra
 - Dabhade Chowk
 - Wagheshwar Maharaj Temple
 - Gayatri School
 - Pune International School
 - PCMC Stadium Charholi
 - Kalpdeep Office
 - Gunakrupa Garden Mangal Karyalay
 - Radcliffe Group of Schools
 - Charholi Phata
 - Charholi Rd.
 - Moshi Salani Park
 - CCPL PMC Plant
 - RTO Pimpri Chinchwad
 - Sanath Hospital
 - Jai Ganesh Samrajya Chowk
 - Magazine Chowk
 - Sebahe Mandir Alandi
 - Nageshwar Temple
 - Alandi Mauli Mandir
 - Moshik Chowk
 - Nandgaon Rd.
 - Spine Rd.
 - 90 mt Spine Rd.
 - Alankapuram Rd.
 - Nankapuram Rd.
 - Pune - Alandi Rd.
 - Charholi Bk - Wadmukhwadi Rd.
 - Bhorai Rd.
 - Lohaganagar 30 Mtr. DP Rd.
 - Pune Airport Rd.
 - Pride City
 - DY Patil University