



IVORY
HEIGHTS

CHOVISAWADI, CHARHOLI, PCMC



Elevate yourself



चहोली... संस्कृती,
परंपरा आणि
आधुनिकतेचा सुवर्णमध्य!

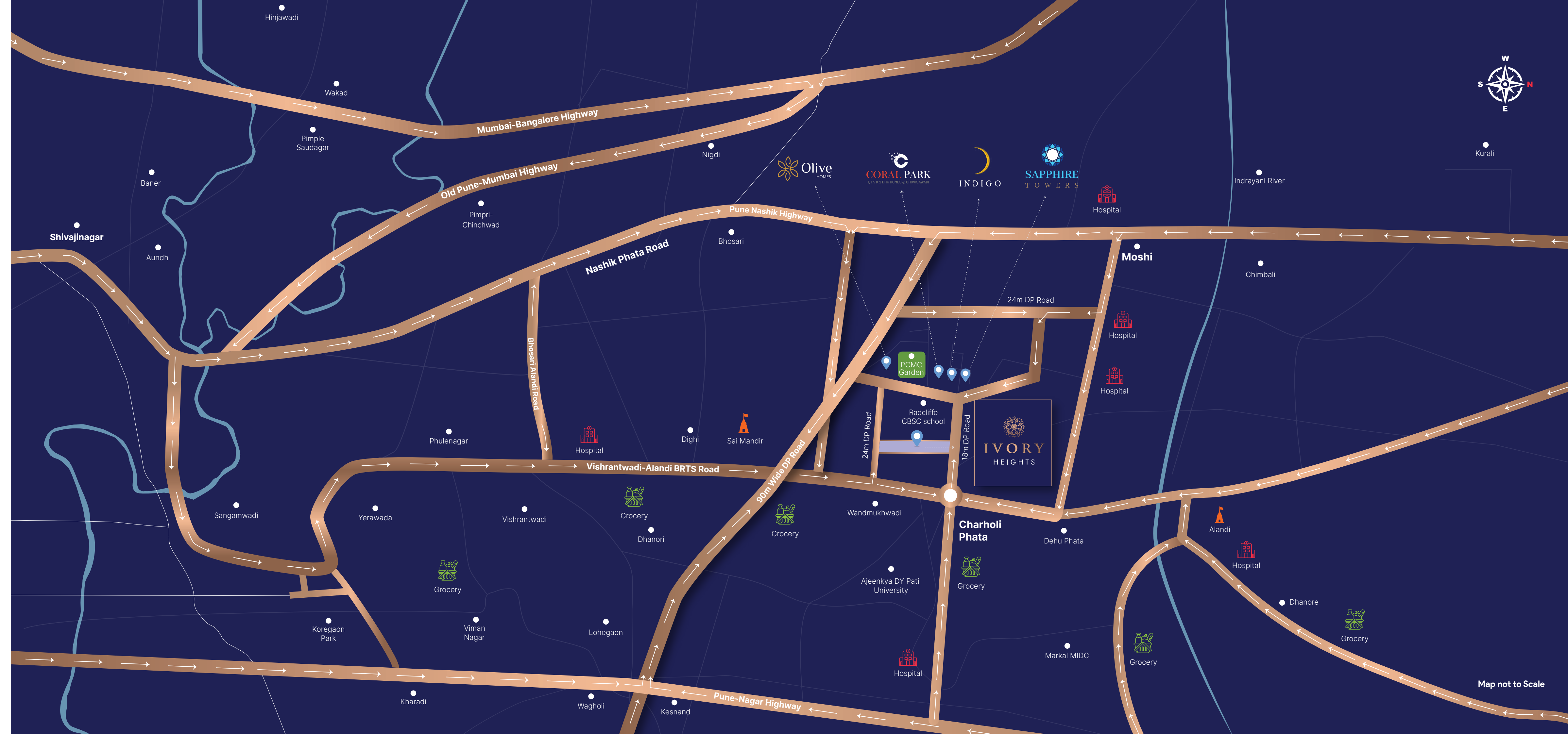
PLEASE ALLOW US TO ASSIST YOU
IN THE PROCESS OF BUYING YOUR DREAM HOME



UNMATCHED COMFORT LIVING

Ivory Heights is situated at a prime location, offering unparalleled convenience and accessibility. Nestled close to key amenities such as top-rated schools, reputed hospitals, and major shopping centers, it ensures that all your daily needs are just a stone's throw away. The strategic positioning provides excellent connectivity to major highways, public transportation, and nearby airports, making commuting a breeze. Living at Ivory Heights means you save time on daily errands and have more moments to enjoy with your loved ones. The thoughtfully planned infrastructure and proximity to essential services ensure a comfortable, secure, and fulfilling lifestyle, making it the perfect choice for your dream home.

EXTRAORDINARY REALMS.





18M DP ROAD

18M DP ROAD

24M DP ROAD

24M DP ROAD

A WING

B WING

C WING

D WING

CLUB HOUSE

ROW HOUSE



*Artistic impression and not to scale



AAKAR
REALTIES

EXPERIENCE A BETTER LIFE WITH 'AAKAR' HOMES.

At Aakar Realities, we build homes that deliver comfort, security, and convenience. We have a customer-centric approach from start to finish, providing homes that come with a promise of satisfaction. Our focus is always to provide our customers with the best homes at the best pricing.

Express your life to the fullest with your own beautiful home. A home that brings the premium feel of a Baner residence to Chovisawadi. A home that gives you security, freedom, and lasting friendships. A home that offers an advantageous location and thoughtful architecture. Welcome to a home you will be proud to call 'my humble abode.'

12+

Years of Legacy

10+

Projects Completed

25+^{Lakhs}

Sq.Ft. Delivered

2500+

Satisfied Customers

20+^{Lakhs}

Sq.Ft. to be Launched Soon

LIFE IS AN
EXPERIENCE

ELEVATE LIVING

Transform your lifestyle with our thoughtfully designed homes, offering exceptional comfort, style, and the promise of a truly elevated living experience.

EXTRAORDINARY REALMS.



Around 12.5%
impressive Y.O.Y
appreciation



Smart home
automation systems

Ultra-modern home automation switch plates for super convenience. Connect with Alexa and operate from anywhere in the world. (Alexa not included)



*Artistic impression and not to scale

IVORY HEIGHTS
INSPIRING HEALTH

ELEVATE FITNESS

Challenge boundaries, & welcome a healthier you! Dive into a revolutionary fitness experience at our one-of-a-kind floating fitness centre. Embark on an inspiring voyage to enrich your well-being, led by top-notch fitness experts who are dedicated towards elevating your health and happiness.



Floating fitness centre
for daily work-out regime



Elevated gym design offers
panoramic & refreshing views



Latest, top-of-the-line
exercise equipments

EXTRAORDINARY REALMS. _____



One of a kind **Floating Fitness Centre**

*Artistic impression and not to scale

WHERE EVERY SPACE
IS A BLISSFUL RETREAT

ELEVATE HOSPITALITY

The Ivory heights Hospitality Lounge is more than just a place to stay, it's an experience that elevates the senses. This is where the serene story of elegance & indulgence unfolds, where our four ultra-premium ensuite guestrooms await the pleasant arrival of your esteemed guests.

EXTRAORDINARY REALMS.



*Artistic impression and not to scale



*Artistic impression and not to scale



*Artistic impression and not to scale



Well-proportioned lounge
offering a comfortable space



Ensuite configuration proffers
utmost privacy & leisure



Intimate space with the highest
levels of hygiene & cleanliness



Elevate Lifestyle

EXCEPTIONAL FEATURES DEFINE YOUR DREAM LIVING SPACE

Premium condominiums, Luxury homes.

Common lighting to be on Solar PV to reduce monthly maintenance cost drastically.

Each flat entry is east-west only.

Dedicated & fully-furnished common area for work from home requirements.

Decorative club house & entrance canopy to be added for aesthetics.

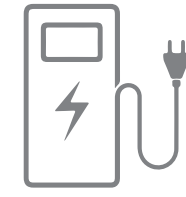
100% Modular kitchen with german fittings for every apartment.

Most sought after project in Charholi, PCMC.

Crafting a haven of dreams, where extraordinary features transform your living space into an exceptional realm of comfort and style.

*Artistic impression and not to scale

ELEVATE ALWAYS



EV Charging Station



Dedicated Guest Rooms



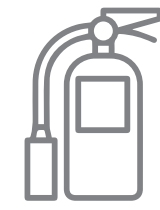
Work From Home Facility



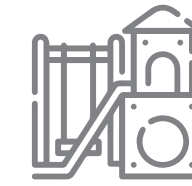
Floating Fitness Facility



Majestic Gateway & Entrance



Fire Resilience System



Kid's Adventure Zone & Multi-Sports Arena



Senior Citizen Sitouts



Safety Surveillance & Visual Monitoring



Health Hub & Exercise Zone



Perfect Community Living



24/7 Gated Security



SPECIFICATIONS

Structure

- RCC structure with AAC block internal and external walls with plaster

Flooring

- Designer vitrified flooring
- Ceramic tiles for toilets, balconies and attached terraces

Kitchen

- Granite platform with SS Sink
- Glazed/Ceramic tile dado up to 2 ft height above platform
- Provision for water purifier

Toilets

- Ceramic flooring and dado up to 7 ft. height
- Repute make sanitary wares and CP fittings
- Overhead shower with hot & cold water for Master Toilet
- Concealed plumbing

Utility

- Ceramic tiles for floor and dado up to 3' height
- Inlet / outlet provision for washing machine

Electrical

- Concealed fire resistant high quality copper wiring
- Ample light point with modular switches
- AC point in master bedroom
- Earth leakage circuit breaker
- TV & telephone points

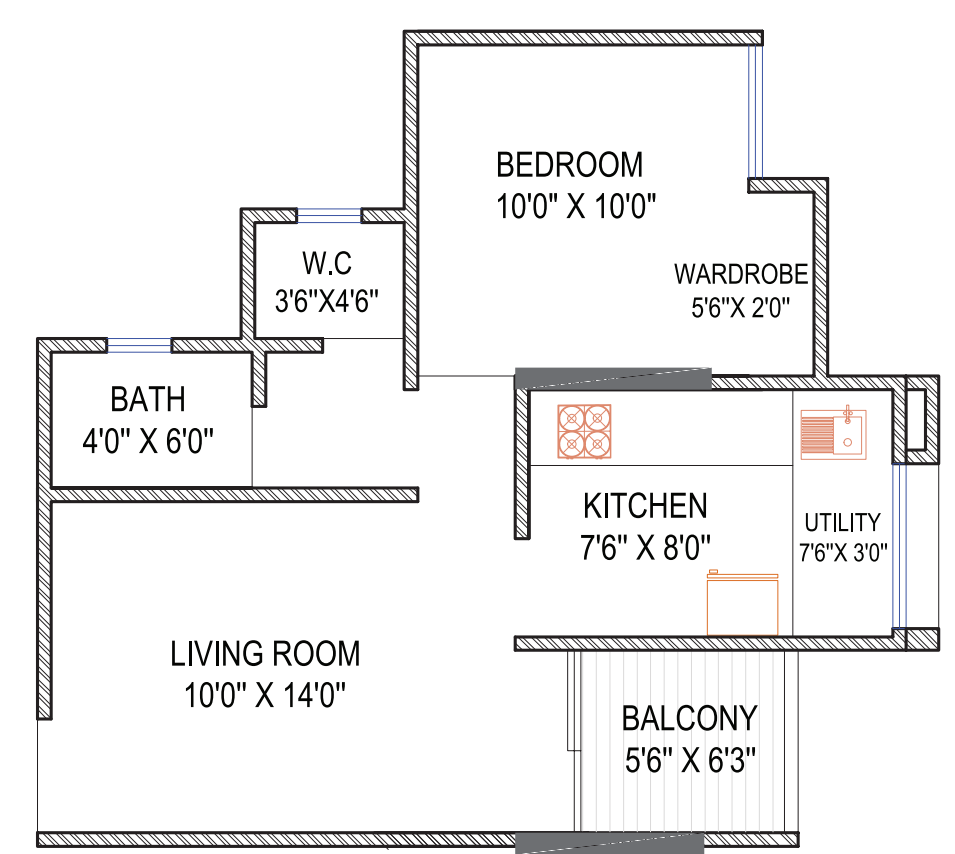
Doors & Windows

- Elegant flush doors
- Premium quality fixtures and fittings
- Powder coated aluminium windows with mosquito mesh
- GI door with grill for enhanced safety

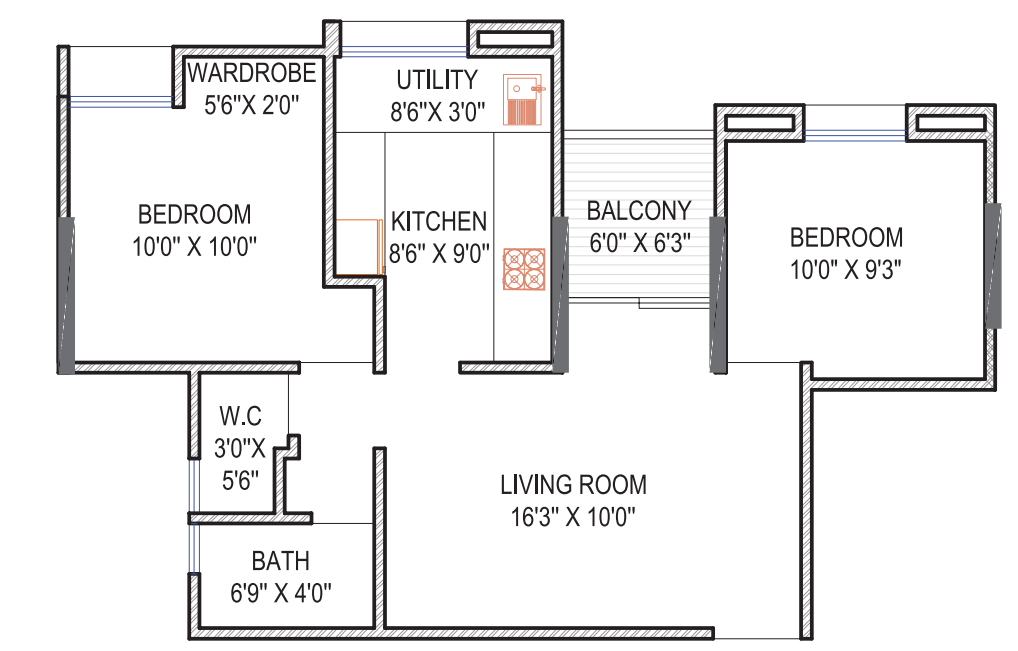
Internal Paint

- Internal oil bound distemper

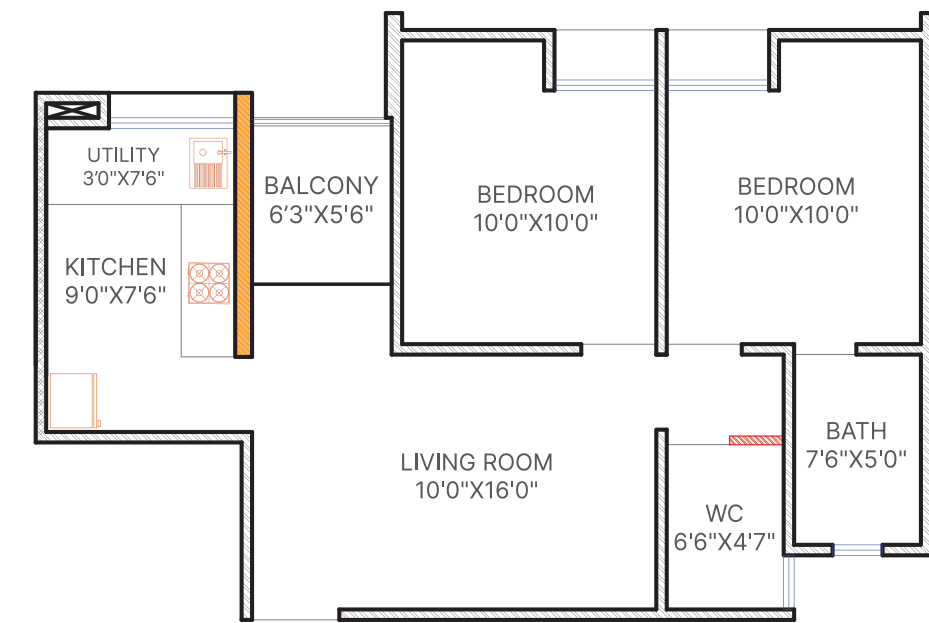
TYPICAL 1 BHK



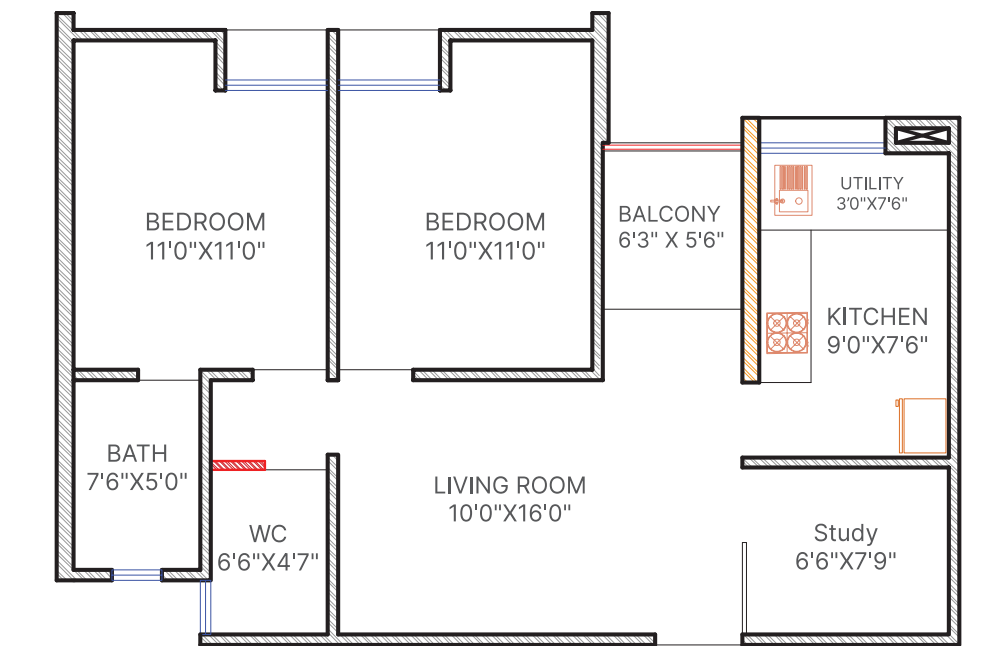
TYPICAL 1.5 BHK



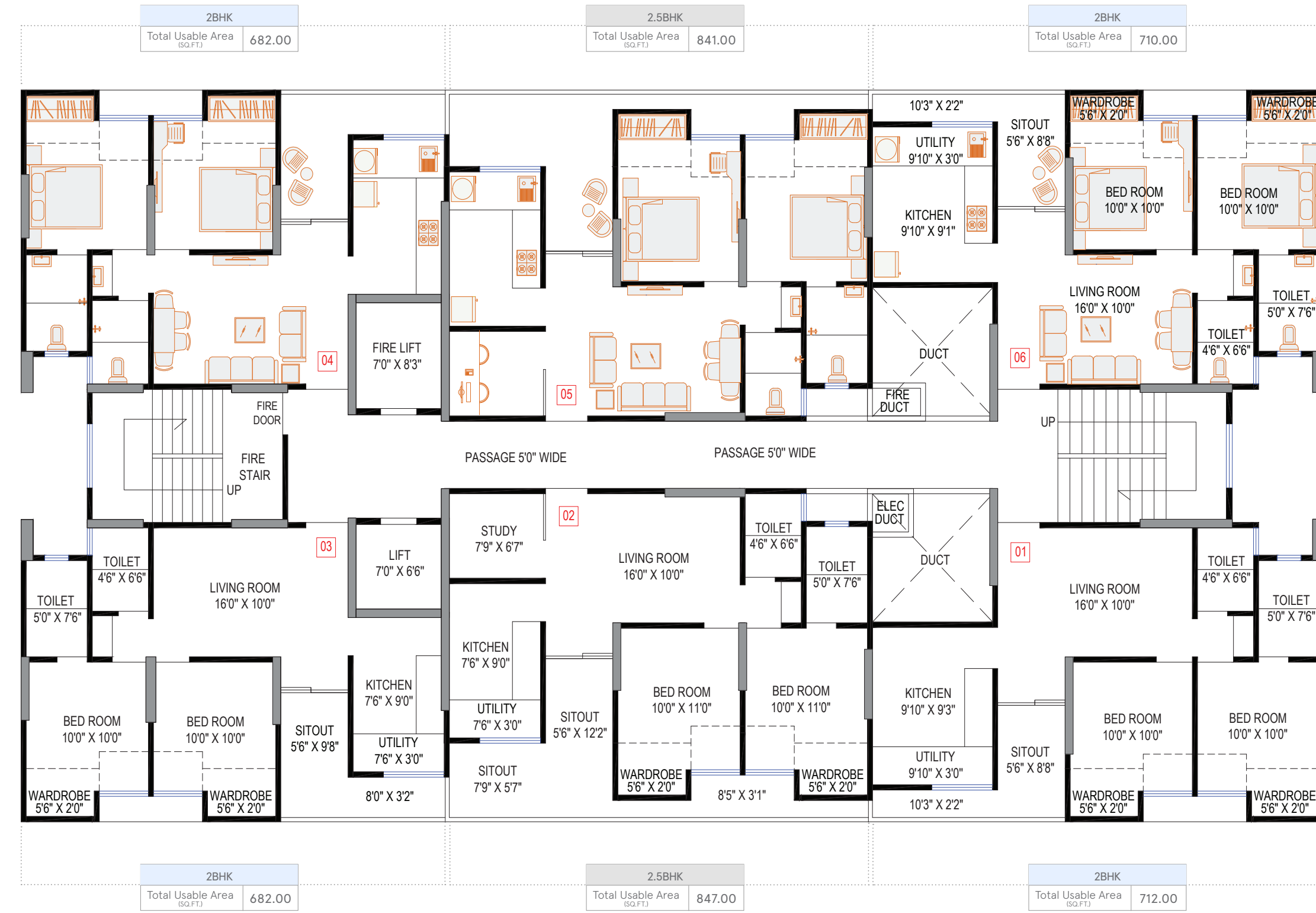
TYPICAL 2 BHK



TYPICAL 2.5 BHK



UPPER GROUND FLOOR PLAN (B-WING)



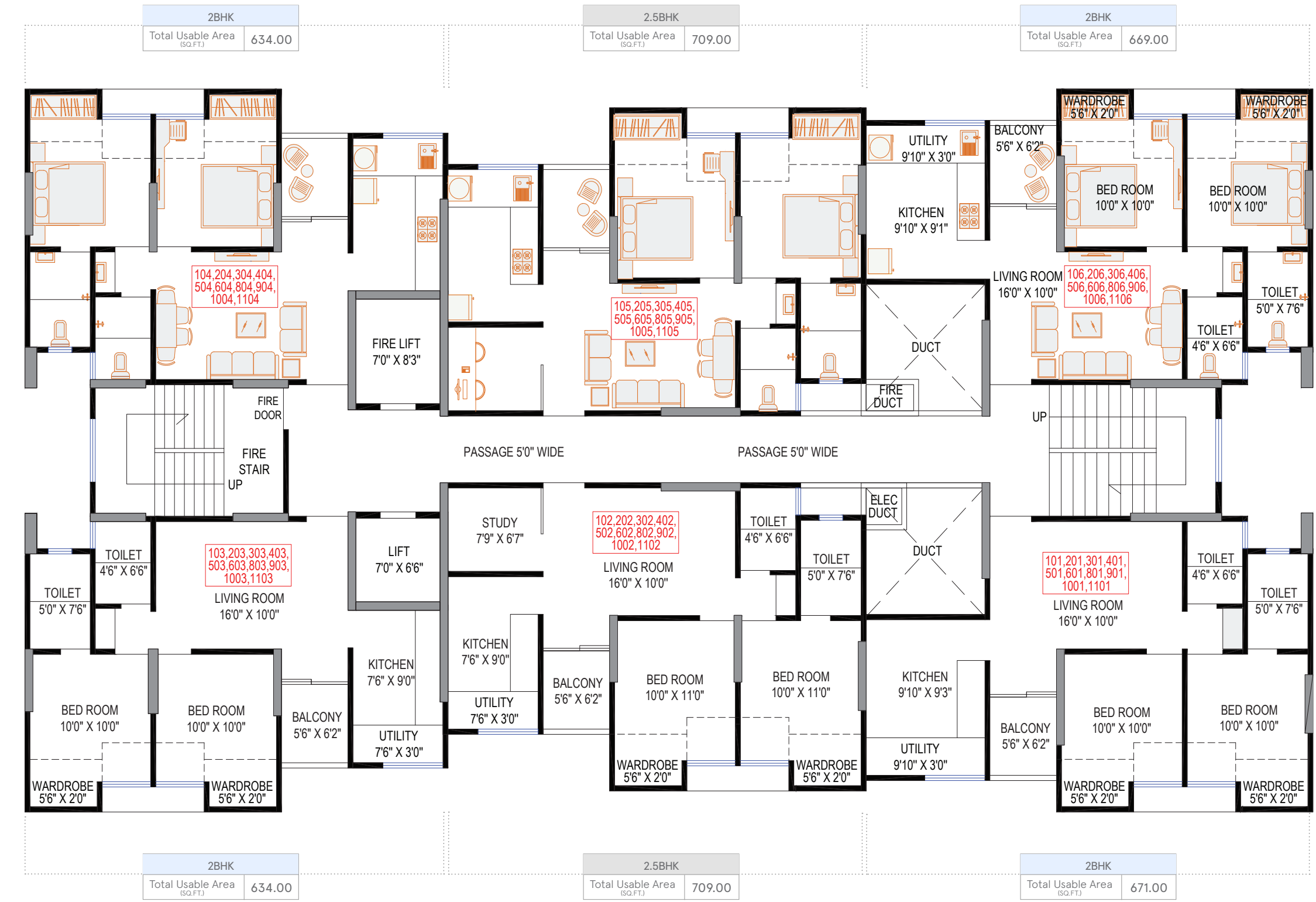
RERA AREA STATEMENT (B-WING)

Flat No.	Rera Carpet Area (SQ.MT.)	Enclosed Balcony Area	Sitout Area (SQ.MT.)	Total Usable Area (SQ.MT.)
01	53.22	6.38	6.50	66.10
02	55.97	8.11	14.61	78.69
03	49.60	6.54	7.26	63.40

RERA AREA STATEMENT (B-WING)

Flat No.	Rera Carpet Area (SQ.MT.)	Enclosed Balcony Area	Sitout Area (SQ.MT.)	Total Usable Area (SQ.MT.)
04	49.60	6.54	7.26	66.10
05	56.37	7.70	78.15	78.69
06	53.07	6.38	65.94	63.40

TYPICAL 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH, 11TH FLOOR PLAN (B-WING)



RERA AREA STATEMENT (B-WING)

Flat No.	Rera Carpet Area (SQ.MT.)	Enclosed Balcony Area	Sitout Area (SQ.MT.)	Total Usable Area (SQ.MT.)
101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101	52.70	6.45	3.15	62.30
102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102	55.67	7.01	3.15	65.83
103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103	49.31	6.41	3.15	58.87

RERA AREA STATEMENT (B-WING)

Flat No.	Rera Carpet Area (SQ.MT.)	Enclosed Balcony Area	Sitout Area (SQ.MT.)	Total Usable Area (SQ.MT.)
104, 204, 304, 404, 504, 604, 804, 904, 1004, 1104	49.31	6.41	3.15	58.87
105, 205, 305, 405, 505, 605, 805, 905, 1005, 1105	55.67	7.01	3.15	65.83
106, 206, 306, 406, 506, 606, 806, 906, 1006, 1106	52.54	6.43	3.15	62.12

7TH FLOOR PLAN (B-WING)



RERA AREA STATEMENT (B-WING)

Flat No.	Rera Carpet Area (SQ.MT.)	Enclosed Balcony Area	Sitout Area (SQ.MT.)	Total Usable Area (SQ.MT.)
701	52.70	6.45	3.15	62.30
702	REFUGE			
703	49.31	6.41	3.15	58.87

RERA AREA STATEMENT (B-WING)

Flat No.	Rera Carpet Area (SQ.MT.)	Enclosed Balcony Area	Sitout Area (SQ.MT.)	Total Usable Area (SQ.MT.)
704	49.31	6.41	3.15	58.87
705	55.67	7.01	3.15	65.83
706	52.54	6.43	3.15	62.12

12TH FLOOR PLAN (B-WING)



RERA AREA STATEMENT (B-WING)

Flat No.	Rera Carpet Area (SQ.MT.)	Enclosed Balcony Area	Sitout Area (SQ.MT.)	Total Usable Area (SQ.MT.)
1201	52.81	4.30	3.15	60.26
1202	REFUGE			
1203	MHADA			

RERA AREA STATEMENT (B-WING)

Flat No.	Rera Carpet Area (SQ.MT.)	Enclosed Balcony Area	Sitout Area (SQ.MT.)	Total Usable Area (SQ.MT.)
1204	49.31	6.41	3.15	58.87
1205	55.67	7.01	3.15	65.83
1206	52.54	6.43	3.15	62.12

13TH FLOOR PLAN (B-WING)



RERA AREA STATEMENT (B-WING)

Flat No.	Rera Carpet Area (SQ.MT.)	Enclosed Balcony Area	Sitout Area (SQ.MT.)	Total Usable Area (SQ.MT.)
1301	52.81	4.30	3.15	60.26
1302	55.67	7.01	3.15	65.83
1303	44.49		MHADA	

RERA AREA STATEMENT (B-WING)

Flat No.	Rera Carpet Area (SQ.MT.)	Enclosed Balcony Area	Sitout Area (SQ.MT.)	Total Usable Area (SQ.MT.)
1304	49.31	6.41	3.15	58.87
1305	55.67	7.01	3.15	65.83
1306	52.54	6.43	3.15	62.12

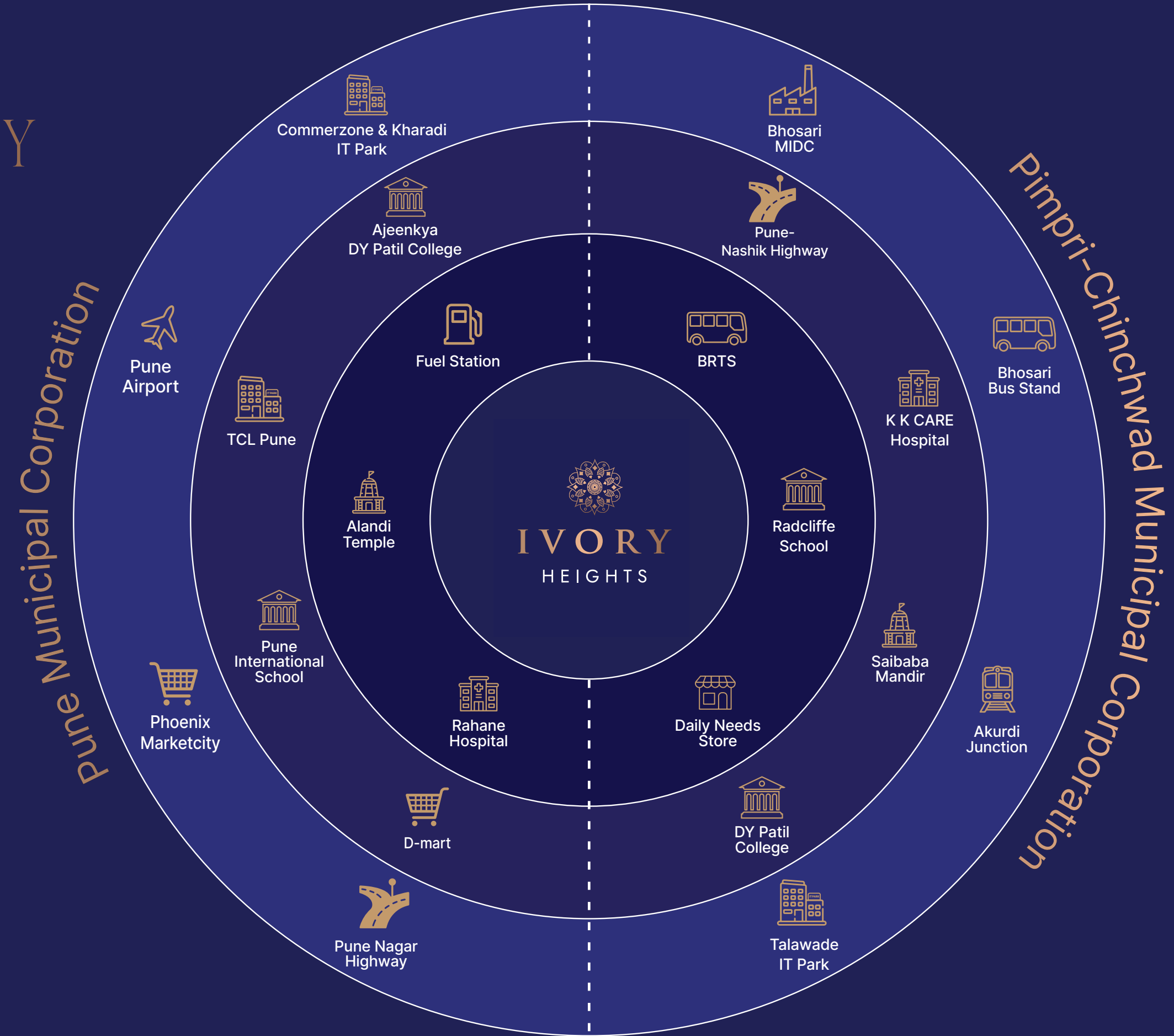
14TH FLOOR PLAN (MHADA) (B-WING)



RERA AREA STATEMENT (B-WING)

Flat No.	Rera Carpet Area (SQ.MT.)	Flat No.	Rera Carpet Area (SQ.MT.)
1401	43.77	1401	45.67
1402	48.18	1402	49.71
1403	33.41	1403	48.32

ELEVATE CONNECTIVITY



A Project By



Site Address

SR. No. 34, Near to Sapphire Towers, Chovisawadi, Vishrantwadi-Alandi Road, Charholi, PCMC. 412105

Corporate Office

Aakar Realities, Level-3, Launchpad, Behind Kotak Mahindra Bank, Thermax Chowk, Chinchwad, PCMC. 411019

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MAHARERA REG NO. P52100053447

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