

# SWOJAS ADVAIT

2 & 3 BHK PREMIUM HOMES





## A classic Experience of ***Fine art of living!***

Filling everyday with moments of joy, Swojos Group emphasis on creating vibrant and joyous lifestyle. Ensuring aesthetic surroundings to lift your spirit.

Advait is a step into the world of tranquillity and comfort. The premium, spacious apartments are designed to provide maximum flexibility for internal space planning to suit individual tastes. Your constant quest to live in a perfect home, in lifestyle that makes each day a memorable one.

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**10 STORIED RESIDENTIAL TOWER**

**2 BHK - 749 SQ. FT. CARPET AREA**

**3 BHK - 1101 SQ. FT. CARPET AREA**

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## 1<sup>st</sup> to 6<sup>th</sup> & 8<sup>th</sup> to 10<sup>th</sup> FLOOR PLAN

Flat No.	Carpet (Sq.ft.) A	Balcony (Sq.ft.) B	Total Carpet Area (Sq.ft.) (A+B)
101 to 601, 801,901,1001	1008	93	1101
102 to 602, 802,902,1002	721	28	749
<b>TOTAL</b>			<b>1850</b>

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## 7<sup>th</sup> FLOOR PLAN

Flat No.	Carpet (Sq.ft.) A	Balcony (Sq.ft.) B	Total Carpet Area (Sq.ft.) (A+B)
701	1008	98	1101
702	721	28	749
TOTAL			1850

# Transforming *Lives* Building *Dreams*

Swojas is committed to provide high quality homes and excellent services. We take pride in providing people with their dream homes. We are a real estate enterprise built with the aim to create a better, happier and harmonious world. Each of our creations is an emblem of excellence and commitment. Crafting homes that befit dreams, aspirations and inspirations is a passion at Swojas.



## **Elegant Designs**

With a dream to provide quality lifestyle all our projects are elegantly and aesthetically designed.



## **Understated Luxury**

Swojas delivers luxurious projects which are best in ambience, amenities and comforts.



## **Trusted Quality**

Swojas is synonymous with quality construction, timely possession and complete customer delight.

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## ONGOING PROJECTS

### Residential Projects

- **Vallabh Niwas**, Rambaug Colony, Kothrud
- **Ekdant**, Anand Niketan Society, Karvenagar
- **Swojas Avanti**, Opp. Kamala Nehru Park
- **Swojas Maitree**, Gulmohar Path, Law College Road
- **Shilpa**, Erandwane
- **Shreekrishna Niwas**, Gururaj Society, Kothrud

### Commercial Projects

- **Swojas One**  
Ideal Colony, Paud Road
- **Capital One**  
Model Colony

# Finest features of *Upscale Lifestyle*

## AMENITIES & SPECIFICATIONS

- Attractive Elevation.
- Spacious Designer Entrance Lobby.
- R.C.C. Structure as per design.
- 5" AAC Block Work.
- Gypsum/POP Plaster for Entire Apartment.
- Double Coat Sand Face External Plaster.
- Elevators of reputed makes like Kone /Schindler etc.
- Battery Back-up for elevators, common lights and water pump, mechanical parking.
- Solar Water system in Master Toilet.

- Attractive L.E.D. lights for common area and around the building.
- Video Door Phone with Access Control.
- Rain Water Harvesting for conservation of water.
- Water level control system with standby pump.
- Borewell (if available) for additional water supply for common use.
- Firefighting system for building as per PMC NORMS.
- Intercom system from flat to flat and Security to flat.

### TILING WORK

- Vitrified tiles for all rooms & areas.
- Designer dado tiles in all toilets.
- Anti - skid designer flooring in all toilets.
- Granite kitchen platform.
- Designer dado tiles above kitchen platform.
- All toilet door frames in granite.
- All window frames and sills in granite.
- Anti-skid designer flooring for attached Balconies/Terraces.

### ELECTRICAL

- Concealed copper wiring for entire apartment.
- TV point in living and bed room.
- A.C. point in all bed rooms.
- Adequate light points for entire apartment.
- Provision of Exhaust fan point in kitchen and all toilets.
- Designer modular switches.
- Three phase electric supply for each apartment.
- Power distribution boards with MCB'S and ELCB.

### PAINTING

- Plastic paint for entire apartment.
- Oil Paint for all window grills
- Apex paint for external surface.

### PLUMBING / SANITARY

- Concealed plumbing.
- Hot and cold Diverter in all toilets.
- Wall hung commodes of reputed make like Jaquar / Toto.
- Designer C.P. Fittings in all toilets.
- Water purifier provision in kitchen.
- Kitchen platform with S.S. Sink.

### WINDOWS

- UPVC / Euro section sliding windows with plain glass and mosquito net.
- Terrace/Balcony adjoining living room will have sliding door.
- MS safety grills for all windows.

### DOORS & FITTING

- Main door frame in Plywood and marine door shutters with attractive Brass SS fittings and both side designer laminate.
- Bedroom door frames in Plywood and door shutters with mortise locks and both side designer laminate.

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Swojas Advait, CTS No. 994, Final Plot No. 384, Plot No. 5, Bhamburda,  
Near Homi Bhabha Hospital, Shivajinagar, Pune - 411 016.

**RCC Consultant**  
JRCC Consultants LLP

**Architect**  
Auron Design

**Legal Advisor**  
Adv. Pradeep Nannajkar

A Venture by



A Project By :

**SWOJAS REALTORS LLP**

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