



**GRAND**  
A V E N U E

U N W I N D & L U X U R Y

A Project by



Presenting



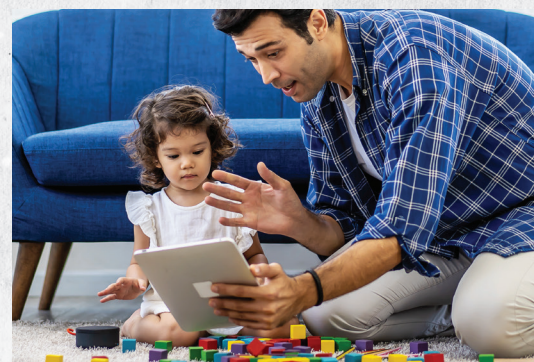
# GRAND AVENUE

Residential & Commercial

Walk into a world  
graced *with* luxury.

A sanctuary woven with choicest offerings to complement the needs and taste of those who have an eye for everything magnificent.





**GRAND  
AVENUE**

Residential & Commercial

# Seamless connectivity to all major destinations.

Nestled at a location that offers easy connectivity to all destinations nearby including the famous growing getaway spot – **Shirwal Market**

Located close to an urban hub, the project ensures everything you need is at a hand's distance.

- ♥ Hospital - 1 k.m.
- ♥ School - 0.8 k.m.
- ♥ Local Bazaar - 1 k.m.
- ♥ Police Station - 1 k.m.
- ♥ Bus Stop - 0.5 k.m.
- ♥ Banks - 0.9 k.m.





# Lifestyle to relish, grandeur to treasure.

A sight to behold, the elevation personifies finesse with a touch of innovative design. An aisle towards a world of top-notch luxuries, each 1 & 2 BHK abode here, is a fairytale waiting to be discovered.

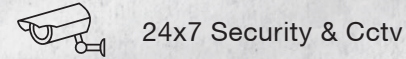


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AVENUE**

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## Project Amenity & Facilities

### Residential



24x7 Security & Cctv



Stack Parking



Power Backup Automatic Lift



Security Cabin



Wifi Zone



Solar Panel Common Areas



24/7 Water Supply



Society Office



Walking Track

### Commercial Shops



24x7 Security & Cctv



Open Parking



Rooftop Restaurants



24/7 Water Supply For Shops



Common Toilet



## Project Specifications

### Structure -

- RCC Framed Earthquake Resistant Structure.
- 6" Thick External And 6" Internal Brick/AAC Block Wall.

### Flooring -

- 800 X 800 MM or Big Size Marble Finish Vitrified Tiles.

### Kitchen -

- Granite Kitchen Platform with Stainless Steel Sink with Drain Board.
- Glaze Designer/Ceramic Dado Tiles.
- Provision for Exhaust Fan.
- Concealed Plumbing.

### Doors -

- Laminated Main Door & Frame With Branded Fittings.
- Flush Door to all Rooms.
- Waterproof Doors to Toilets.

### Windows -

- M.S Safety Grills for Windows.
- Marble Seal Fitting.
- Mosquito Net for Window.

### Wall Finishes & Paints -

- OBD for Internal Walls.
- Acrylic Emulsion for External Walls.

### Toilets/Bathroom -

- Designer Glazed Tile on the Walls.
- Concealed Plumbing with Premium Quality Fittings.
- Sanitary Wear of Standard Brands.
- Anti Skid Ceramic Floor for Bath/toilets.
- Hot & Cold Mixing Unit in Bathroom.

### Electrical Fittings -

- Modular Switches.
- Concealed Multi Strand Fire Resistant Copper Wires with MCB & ELCB.
- Provision For AC Point in Master Bedroom.
- Television Point in Living Room

### Parking -

- Provision for 2 Individual Stack Parking.

### Water Supply -

- Water Supply Through Centralised UG Water Tank & Overhead Water Tank with standby pump.

### Elevator -

- Branded Elevator with ARD System.

# Reimagining modern architecture.

A fine blend of modern architecture and refined aesthetics,



**GRAND  
AVENUE**  
UNWIND & LUXURY

gateway that bridges the gap between your dream life and reality while offering a lifestyle that offers the best of everything.

Architecture By:



**sumit  
bagade**  
ARCHITECTS

M. Arch. S.A.

RCC

Consultant By:

Shreeram Kulkarni

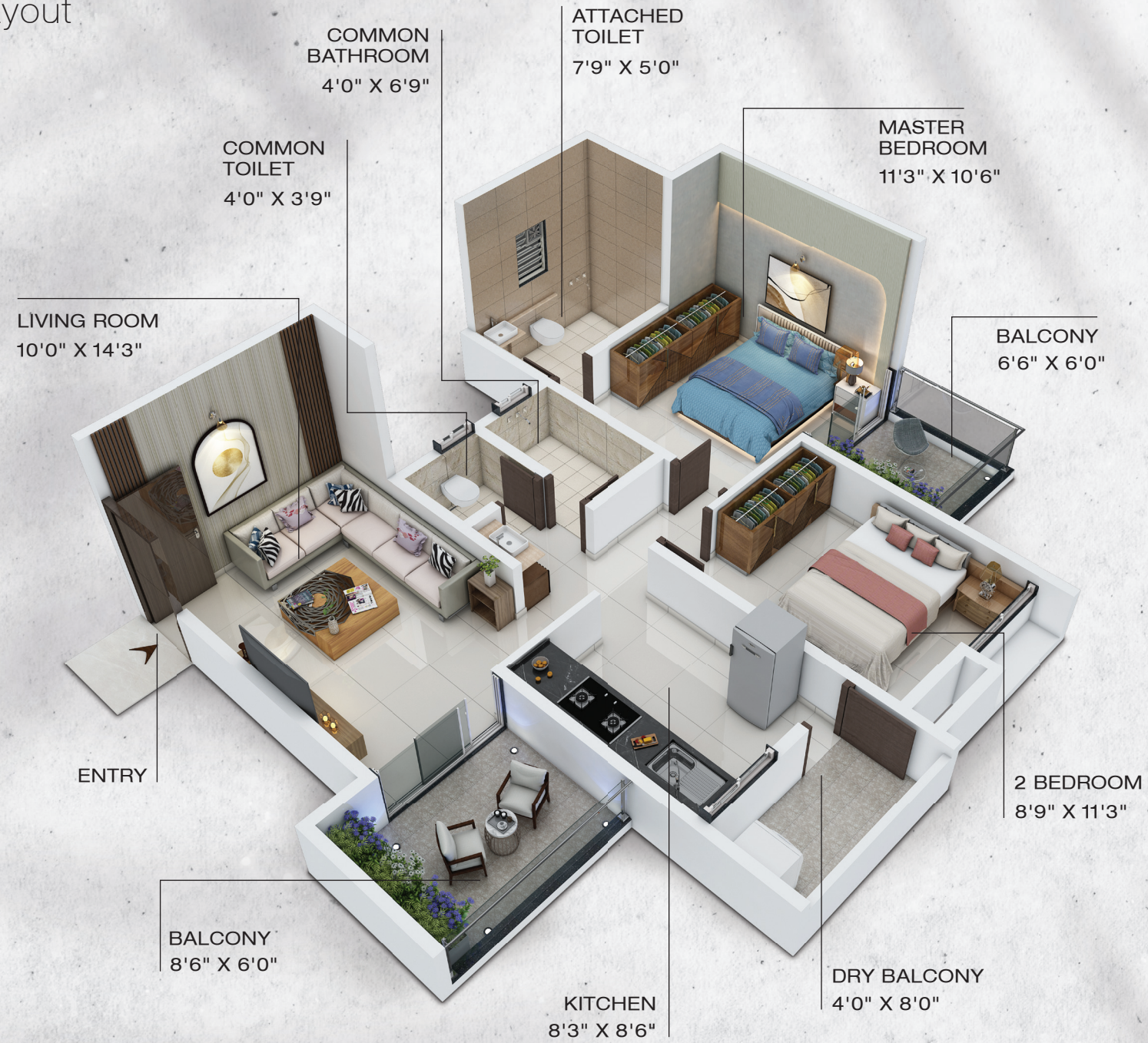
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Advisor By:

Adv. Sunil Landage



2 BHK Master Layout



1 BHK Master Layout





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P52700053570  
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Member of  
**CREDAI**

Site address - Gat no. 495, Plot no. 2+3, At Opp. HDFC Bank Shirwal Branch,  
At - Shirwal Taluka - Khandala, District- Satara. Pin. 412801.

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Design &  
Illustration by

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spirit*  
Baby

9619047822