



RESORT  
LIVING

ZRICKS

AT SUS GAON

[www.Zricks.com](http://www.Zricks.com)

Advanced aesthetics. Refreshing spaces.  
Liberating openness. Captivating class. Appealing  
add-ons. At La Cabana, all these elements come  
together to create an exclusive experience of  
'resort living'.

Here, life moves at its own gentle pace. Life is full  
of tranquil moments and joyful recreation. Come,  
savour the La Cabana life.



ZRICKS

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HOLIDAY, EVERY DAY



Serenity and silence. Cool breezes and leafy walkways. Exotic landscaping and soothing water bodies. At La Cabana, every day will seem like a holiday - a break from the routine and humdrum.

La Cabana is designed to relax and refresh, revive and rejuvenate.

From the picturesque outdoors and the recreational amenities to the spacious, luxe interiors, every facet is planned so you never want to leave home.

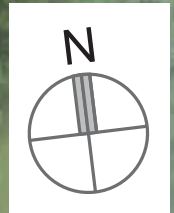




CLUB HOUSE, GYM &  
LAP POOL

PUBLIC  
AMENITY SPACE

VEHICLE FREE ZONE



BIRD'S EYE VIEW



## GO PORTUGUESE, IN PUNE

Revel in Portuguese style architecture at La Cabana!  
Feel the luxury of a resort.

The architecture at La Cabana is reminiscent of  
Goa. And the carefully landscaped surroundings will  
transport you to a whole new world of relaxation  
and bliss from the moment you step in. You'll be  
very much in Pune yet wonderfully far away in an  
ambience of resort-style luxury.





## RECREATION

- Indoor/Outdoor games
- Amphitheater
- Air-conditioned gymnasium
- Aerobics area
- Lap pool
- Children's play area
- Senior citizens' Park
- Internationally styled tropical landscaping
- Music walkway
- Public Address System

## SECURITY

- Video Door Phone
- Multi-level security
- CCTV security
- Access control





## CONVENIENCE

- Society/Maintenance office
- Convenient shopping
- Vehicle free zones
- Milk & newspaper rack
- Wi-Fi zones

## PLANNING

- ECO friendly housing
- Provision for the elderly
- Child centric planning
- Quality tested material
- 3rd party quality audit







A pioneering concept in realty from the house of Sigma One, this offers you the freedom and flexibility to customize your home – just as you like it. At La Cabana, you have a choice on 3 finishes:

- CP fittings
- Bathroom tiles
- Flooring

Experience tailor-made luxury at La Cabana!





## ESCAPE TO SUS GAON

La Cabana is conveniently located on the Sus-Hinjewadi Road. Sus Gaon – a locality that's quiet, green and scenic. With a view of hills in the distance, Sus Gaon provides a leisurely living experience.

Yet, Sus Gaon offers excellent connectivity and easy access to the Hinjewadi IT Park, prominent schools & colleges, hospitals, markets & malls, entertainment, hotels & restaurants, Government institutions, etc. Pashan, Aundh, Baner, Balewadi, PCMC and the Expressway are all within a 15 minutes drive.





## PREMIUM SPECIFICATIONS

**BRICKWORK** : Siporex/Flyash bricks

**PLASTER** : External waterproof double-coated, sand-faced finished & internal super fine POP with grooves

**PAINT** : Jotun/Equivalent long lasting, superior external paint

Jotun/Equivalent plastic internal paint

Two tone paint for walls

Single tone super white paint for ceilings

**DOORS & WINDOWS** : Safety door with milk and newspaper rack

Kalpataru/Equivalent laminated, decorative main door & exclusive fittings with night latch

Kalpataru/equivalent internal laminated flush doors with premium fixtures

Full jamb width marine plywood door frame

Aluminium sliding windows

**R.C.C.** : Earthquake resistant structure as per seismic design

**FLOORING** : Asian/Equivalent vitrified tiles – 2 ft. x 2 ft.





## PREMIUM SPECIFICATIONS

**KITCHEN :** Granite kitchen platform  
Glazed/Ceramic tiles dado upto 7 ft. height

**ELECTRIFICATION :** Concealed copper wiring with circuit breakers  
Cable and telephone points in living and master bedroom  
Adequate electrical points  
Shuttered plug socket to avoid accidental contact  
Provision for inverter with wiring done in all rooms  
Genset back-up for common areas & lift  
Schneider/Equivalent premium quality modular switches  
Split A/C provision in living room & bedrooms  
A/C points with predefined conduiting  
3-phase connection for all flats  
2-way switches in all bedrooms





## PREMIUM SPECIFICATIONS

**TOILETS :** Wall hung premium EWC with concealed flush valves  
Plywood sandwiched door frames

**PLUMBING :** Concealed plumbing with high quality CPVC and UPVC pipes  
Premium range chrome plated fittings  
Master cut-off for each toilet

Provision for exhaust fan

**OTHERS :** Anti-termite treatment

Letter box

Tropical international landscaping

Internal concrete roads

Decorative compound wall with security features

Entrance gate with watchman's cabin with multiple security checks  
and intercom facility

**SECURITY :** Elcom/Equivalent video door phone with access card entry  
controls



## LOCATION MAP



### Within 5 mins

- Symbiosis Knowledge Village
- Vidya Valley School
- Mumbai-Bengaluru Highway
- Oxford Golf Course
- FLAME University
- GM Showroom
- Sus Road
- Mahindra Showroom
- Nissan Showroom
- Renault Showroom

### Within 10 mins

- Hinjewadi IT Park
- Chandani Chowk
- Pashan
- Mercedes Showroom
- Sus Road Main Market
- Sadanand Hotel
- Crystal Honda
- DSK Toyota
- Om Hospital
- Bavdhan Hospital
- More Departmental Store
- VITS Hotel
- Balewadi Sports Stadium

### Within 20 mins

- Pune University
- Pancard Club
- Orchid School
- D-Mart
- VIBGYOR High School
- Sayaji Hotel
- Holiday Inn
- Courtyard Marriott
- Indira Institute of Management
- Baner
- Loyola High School
- Food Bazaar
- Sentosa Water Park

## CREDITS

**Architect** : Shitesh Agarwal Architects Pvt. Ltd

**Interior Designer** : Kishore Bhansali

**Structural Consultant** : Hansal Parikh

**Landscape Consultant** : Mahesh Nampurkar

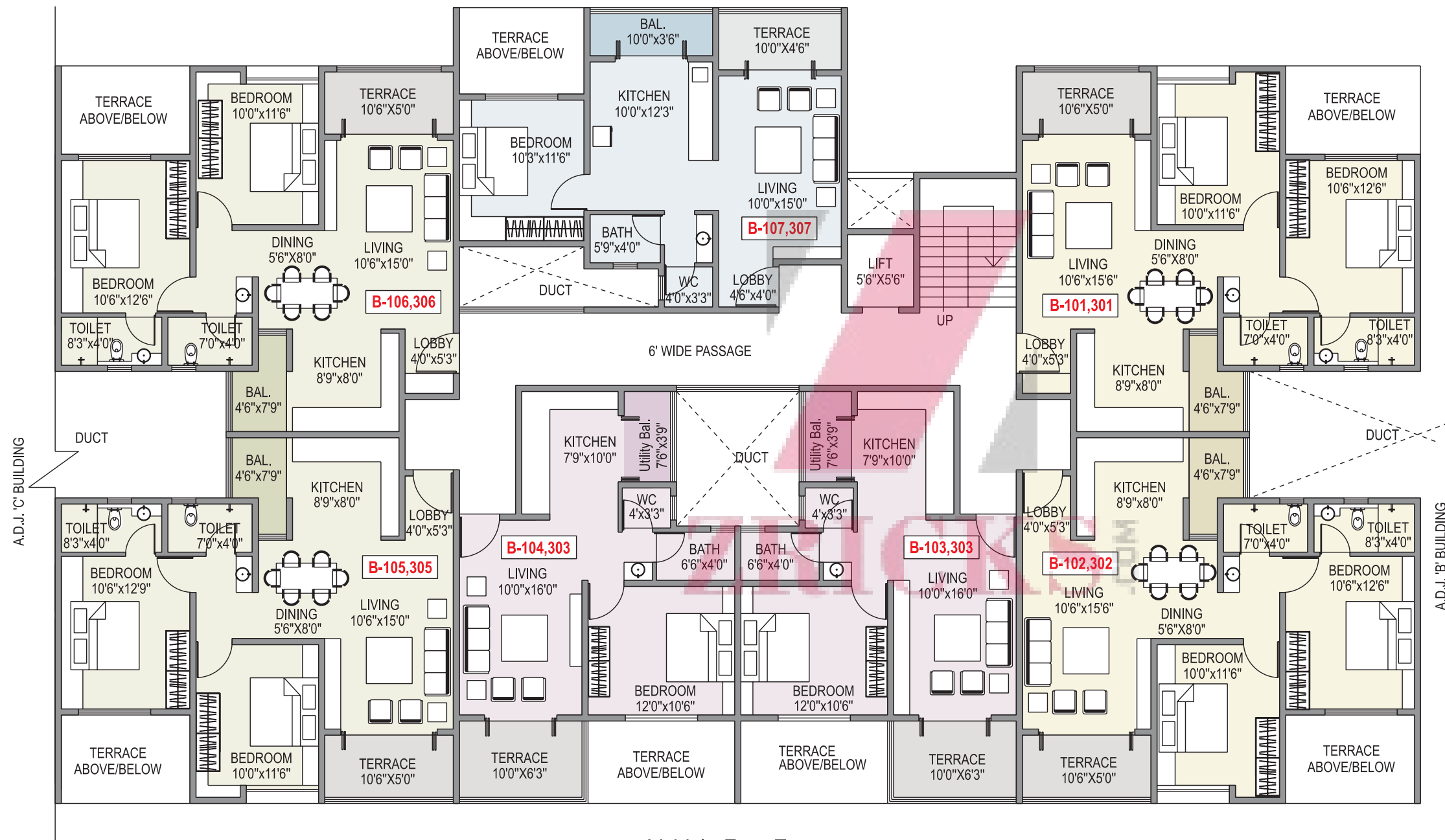
**Brand Consultant** : Filament Communique

# BUILDING - B

## 1ST & 3RD FLOOR PLAN



**la cabana**  
1, 2 & 3 BHK RESORT HOMES AT SUS GAON



Vehicle Free Zone

Area Statement in Sq.Ft.

Flat Nos	Type	Carpet Area	Terrace Area	Total Carpet Area	Total Salable Area
101,301,102,302,105,305,106,306	2 bhk	681	53	734	977
103,303,104,304	1 bhk	468	62	530	705
107,307	1 bhk	504	46	550	731



# BUILDING - B

## 2ND & 4TH FLOOR PLAN



**la cabana**  
1, 2 & 3 BHK RESORT HOMES AT SUS GAON



Vehicle Free Zone

Area Statement in Sq.Ft.

Flat Nos	Type	Carpet Area	Terrace Area	Total Carpet Area	Total Salable Area
201,401,202,402,205,405,206,406	2 bhk	680	71	750	998
203,403,204,404	1 bhk	468	75	543	772
207,407	1 bhk	504	67	571	759



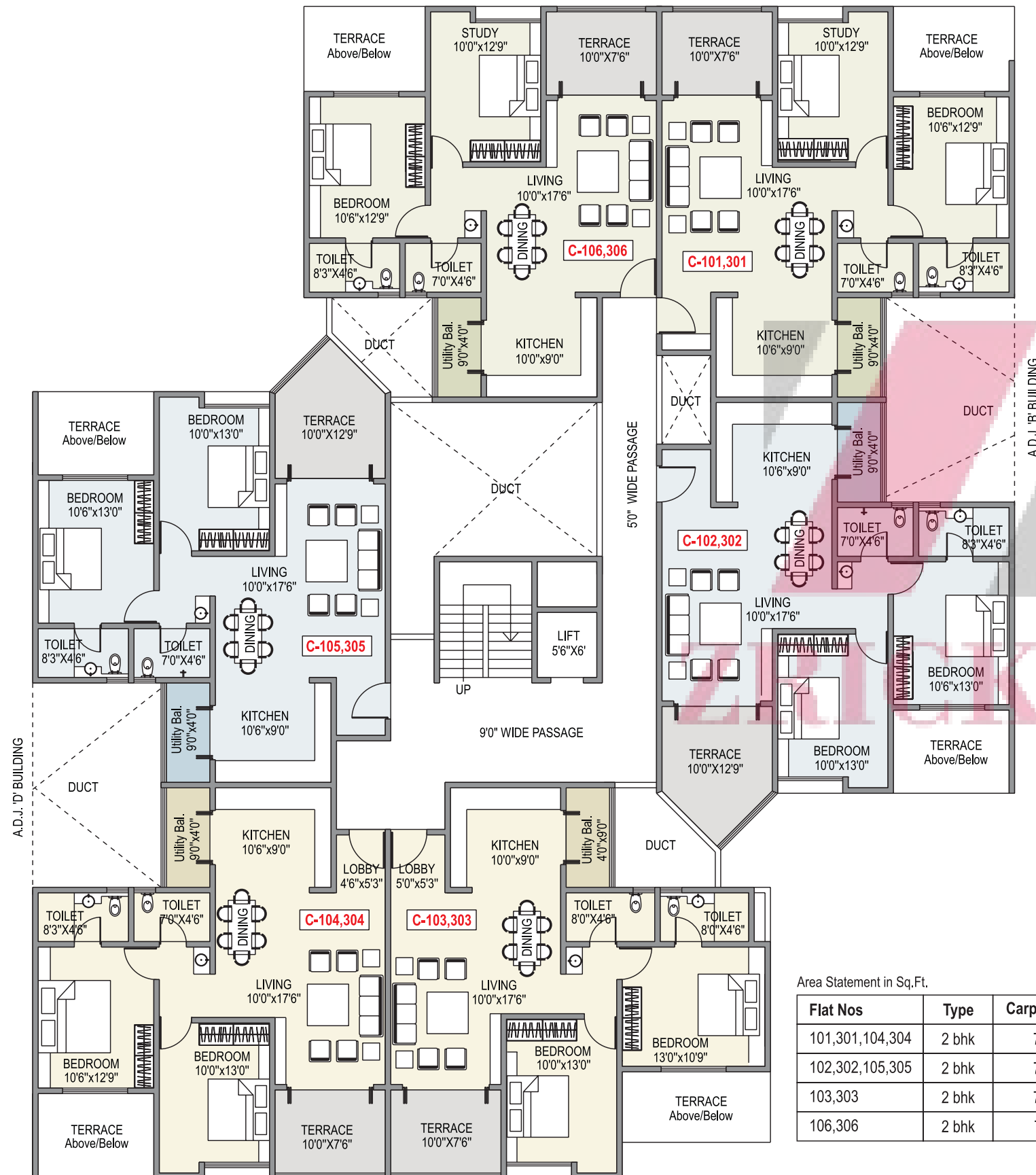


# BUILDING - C

## 1ST & 3RD FLOOR PLAN



**la cabana**  
1, 2 & 3 BHK RESORT HOMES AT SUS GAON



Area Statement in Sq.Ft.

Flat Nos	Type	Carpet Area	Terrace Area	Total Carpet Area	Total Salable Area
101,301,104,304	2 bhk	769	75	844	1123
102,302,105,305	2 bhk	772	102	873	1162
103,303	2 bhk	777	75	852	1133
106,306	2 bhk	741	75	816	1085

Vehicle Free Zone

# BUILDING - C

## 2ND & 4TH FLOOR PLAN



Vehicle Free Zone

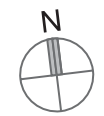
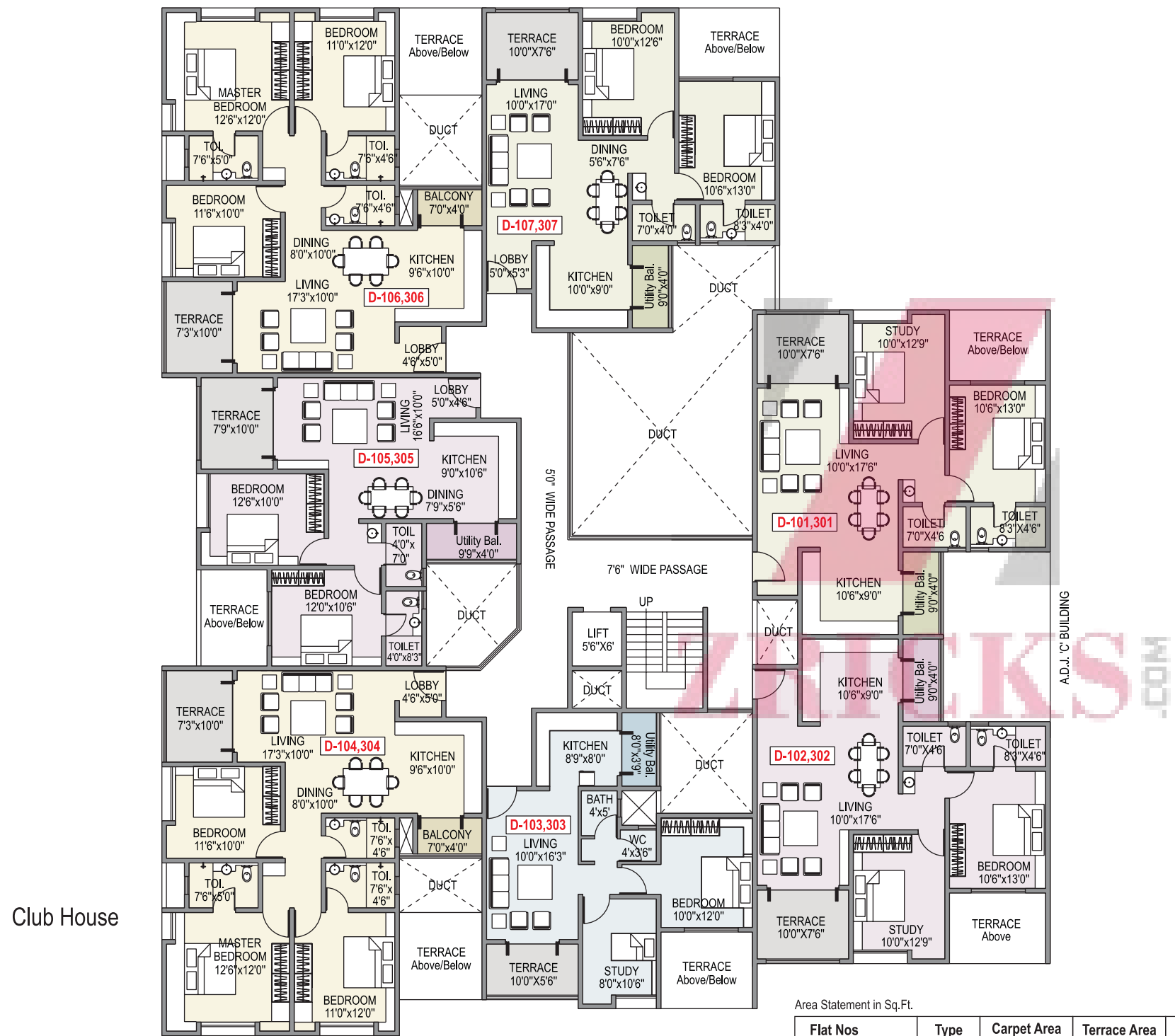
Area Statement in Sq.Ft.

Flat Nos	Type	Carpet Area	Terrace Area	Total Carpet Area	Total Salable Area
201,401,204,404	2 bhk	768	76	843	1122
202,402,205,405	2 bhk	772	76	848	1127
203,403	2 bhk	776	72	848	1128
206,406	2 bhk	740	76	815	1085



# BUILDING - D

## 1ST & 3RD FLOOR PLAN

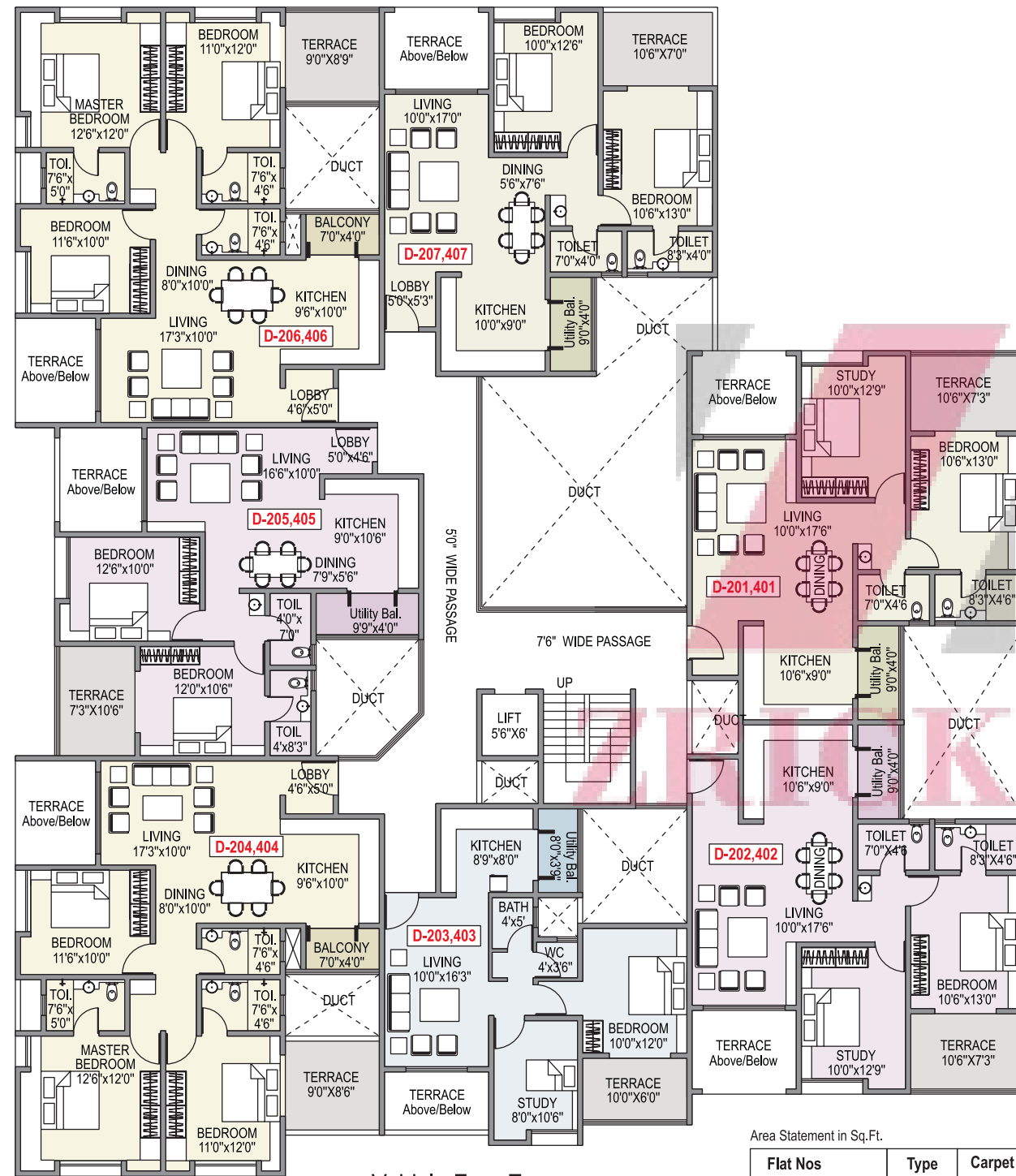


Area Statement in Sq.Ft.

Flat Nos	Type	Carpet Area	Terrace Area	Total Carpet Area	Total Salable Area
101,301	2 bhk	769	75	844	1123
102,302	2 bhk	773	75	848	1128
103,303	1.5 bhk	565	56	621	826
104,304,106,306	3 bhk	982	72	1054	1402
105,305	2 bhk	740	79	819	1089
107,307	2 bhk	755	74	829	1102

# BUILDING - D

## 2ND & 4TH FLOOR PLAN



Club House

Vehicle Free Zone



Area Statement in Sq.Ft.

Flat Nos	Type	Carpet Area	Terrace Area	Total Carpet Area	Total Salable Area
201,401	2 bhk	768	76	843	1122
202,402	2 bhk	772	76	848	1128
203,403	1.5 bhk	556	59	615	818
204,404,206,406	3 bhk	981	77	1058	1407
205,405	2 bhk	739	76	815	1084
207,407	2 bhk	754	74	828	1101



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