

NOTHING
YOU DON'T NEED



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PERFECT WELCOME



PERFECT 10

live. feel. inspire.
2 & 3 BHK HOMES, BALEWADI

We understand exactly what matters to you. What counts and what doesn't. And we've used this knowledge to create Perfect 10 - a residential offering that delivers everything you need - and nothing you don't.

“A designer knows he has achieved perfection not when there is nothing left to add, but when there is nothing left to take away.”

- Antoine de Saint-Exupery

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PERFECT
HOMECOMING

“I'm on my way to a place where I'd never
dreamed I'd be, and that's perfection.”

- Mary J. Blige

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PERFECT AESTHETICS

With its complete air conditioning, modern facade, glass walls and floor-to-ceiling, the building is designed with the highest quality and materials with the latest technology.



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PERFECT LAYOUT

Laid-out to maximize efficiency and ease, the Perfect 10 layout reflects planning acumen and meticulous attention to detail.



- Entrance Gate
- Party Lawn
- Children Centric Area
- Wi-Fi Clubhouse
- Swimming Pool with Toddler's Pool





PERFECT AMENITIES

At Perfect 10 we have a range of select amenities that will make your life here restful and pampered. The amenities we offer capture the true essence of quality living.

ENTERTAINMENT

- Community Centre
- Wi-Fi Club House
- Barbecue Lounge
- Amphitheater
- Party Lawn
- Open Air Cafeteria
- Tree Grove Seating
- Pedestrian's Plaza
- Pool Deck
- Entrance Plaza

HEALTH & FITNESS

- Fully Equipped Gymnasium
- Open Air Yoga
- Aerobics
- Meditation Square
- Jogging Track / Pathway

LANDSCAPE

- Exotic landscaping designed by a renowned Award-winning architect
- Plantation in and around the amenity area
- Patterned planting

SPORTS

- Table Tennis
- Swimming Pool with Toddlers Pool
- Children Centric Area
- Play Park
- Kids Zone

VALUE ADDITIONS

- Guest Lounge surrounded by landscaped garden
- Sculptures

“There is nothing more serious than pleasure.”

- Claude Terrail

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PERFECT RECREATION

“ All of us, from time to time, need a plunge
into freedom and novelty. ”

- André Maurois





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PERFECT FOYER

“Perfection consists not in doing extraordinary things, but in doing ordinary things extraordinarily well.”

- Angelique Arnauld

PERFECT LUXURY

“Luxury is attention to detail, originality, exclusivity and above all quality.”

- Angelo Boratti

PERFECT LIFESTYLE

“ I have a simple taste, only the best. ”

- Oscar Wilde

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PERFECT AMBIENCE

“ The past becomes a texture,
an ambience to our present.”

- Paul Scott



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PERFECT SPECIFICATIONS

RCC

- Earthquake resistant structure

FLOORING

- 2' x 2' vitrified tiles in all rooms
- Designer anti-skid tiles for terrace, dry balcony and toilets
- Dado tiles in dry balcony up to 3' height

TOILETS

- Concealed plumbing
- CP & sanitary fittings - Grohe / Jaquar / equivalent make fittings in all toilets
- Wall hung commode
- Hot & cold mixer
- Provision for exhaust fan
- Shower panel in master bathroom
- Partition glass for wet & dry area in master bathroom
- Counter basin in master bathroom

DOORS

- Decorative main door with both side lamination & exclusive fittings
- Night latch for main door
- Internal doors with both side lamination and premium fixtures
- Mortise locks for other doors

WINDOWS

- Powder coated 3-track aluminum windows with mosquito mesh
- ISI safety grills and railings
- All windows with granite / marble sills

KITCHEN

- Modular kitchen
- Granite platform with stainless steel sink and drain board
- Glazed dado tiles up to lintel level
- Provision for exhaust fan
- Provision for water purifier, fridge, washing machine, kitchen chimney & microwave
- Gas leak detector

ELECTRIFICATION

- Concealed copper wiring
- Renowned modular switches
- Standard ISI multi strand wires with MCB ELCB
- AC points with circuit breakers
- TV, cable and telephone points in living room and master bedrooms
- Provision for inverter backup

WALL FINISHES

- Internal OBO
- External Acrylic Emulsion paint

CONVENIENCE / AUTOMATION

- Video intercom security
- Waste water treatment plant
- Water filtration plant
- Vermiculture
- Rain water harvesting
- Solar water heating system
- Generator backup for common passages / utilities (lifts, staircase & parking)
- Recycled water for garden and flushing
- Underground and overhead tanks for water storage
- Fire fighting system
- Thermal heat insulation treatment for roof terraces
- Provision for broadband in each flat
- CCTV cameras for common areas
- Premium automatic elevators

VALUE ADDITION

- Glass railings for terraces

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ODD FLOOR PLAN



EVEN FLOOR PLAN



PERFECT LOCATION



CREDITS

PROJECT ARCHITECT Vikas Achalkar Manoj Tataoskar	CONCEPT ARCHITECT Drahti, Mumbai	LANDSCAPE CONSULTANT Jayant Dhanraj
LEGAL ADVISOR Kajiv Patel	R.C.C. CONSULTANT Spectrum Consultants	3D ART Virtuociti Digital Solutions
	BRAND CONSULTANT Filament Communique	

Perfect 10 is brought to you by three stalwarts of the real estate business:

Shagun Developers & Manav Group in association with Bhoomi Group.

With over 2 decades of experience and proven credibility in the field, they stand united in their commitment to create homes that score the Perfect '10 on 10' on every criteria.

ZRICKS



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