



pebbles  
*urbania*  
Homes you asked for

HOMES  
YOU  
ASKED FOR

You asked for a piece of heaven in  
the bustling city

You asked for a lifestyle where  
health takes centre stage

You asked for a sliver of calm in  
your demanding routine

You asked for a place that is not  
just mortar and bricks

YOU  
ASKED

WE  
CREATED

pebbles  
*urbania*  
Homes you asked for





YOU ASKED FOR  
SPACES THAT SUIT  
**YOUR  
NEEDS**

WE LISTENED





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Pebbles Urbania is a gated community in Bavdhan, offering seven towers that open to a landscaped green, with dedicated indoor and outdoor recreation zones.

Pebbles Urbania offers 1, 2, 3 BHK homes and row houses that have been designed to utilise maximum space optimisation.

Each building stands individually connected with double height entrance lobbies on the podium. The double height lobbies act as guiding elements throughout the clusters and capture maximum light and view of the landscape.

The terraces, staircases, passages and parking bays have also been built to capture maximum natural light.



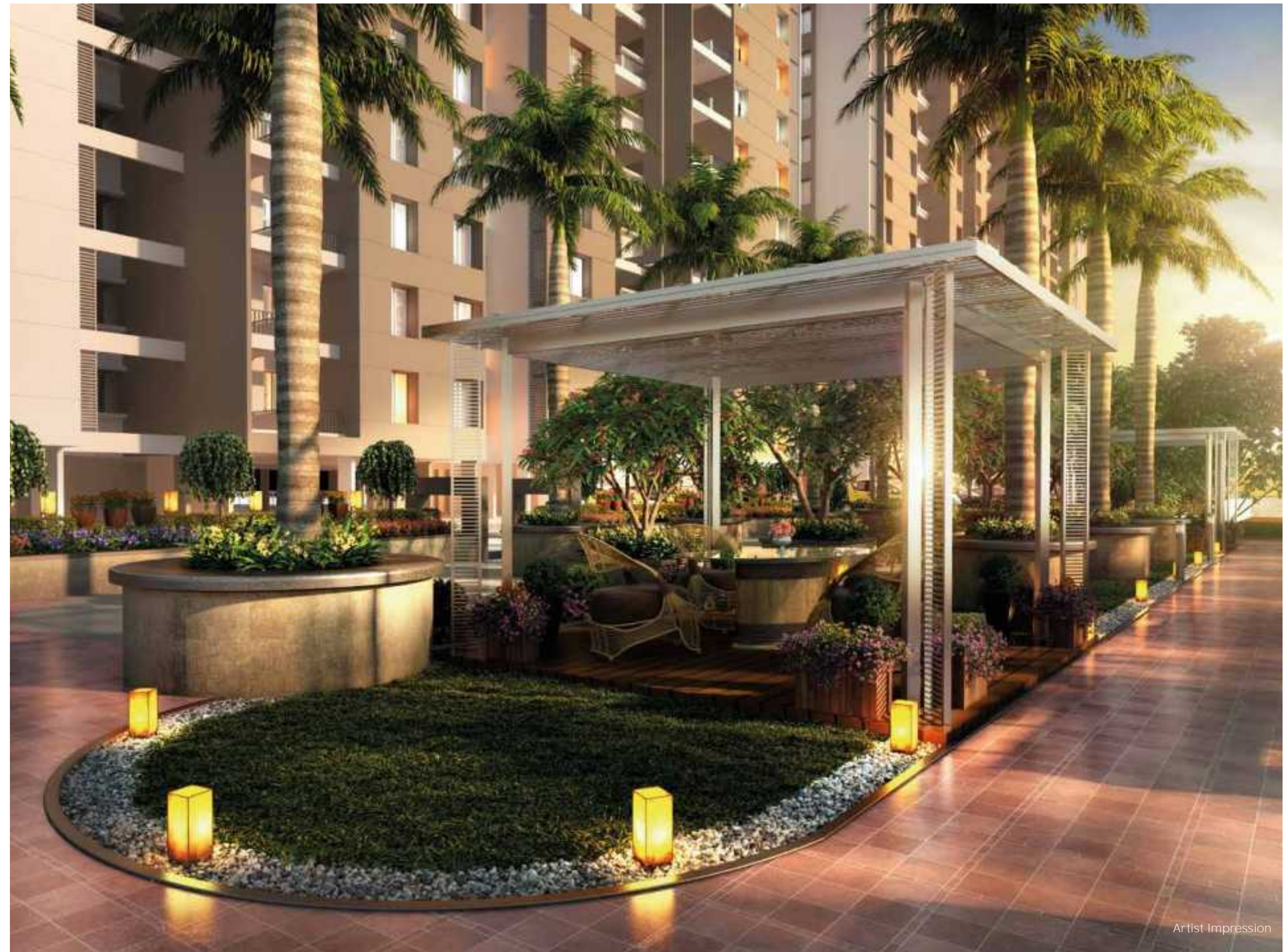
# DESIGNED FOR HEALTHY LIVING

We envisioned a perfect synthesis of the indoor and outdoor while designing Pebbles Urbania. We preserved the natural landscape around the project and designed a minimalistic structure.

The buildings have been built with minimalist features where the structural elements act as elevational features.

This helps the towers look slender and provides more distance between two face-to-face buildings, thus maintaining privacy.

The primary focus of Pebbles Urbania has been in delivering healthy living, hence the design concept has been built around "healing gardens".





# LAYOUT PLAN

- A MULTIPURPOSE COURT
- B BOX CRICKET
- C SPIRITUAL COURT
- D PAVILION/MACHAN WITH BRIDGE
- E PARTY LAWN
- F AMPHITHEATRE
- G CHILDREN'S PLAY AREA
- H SKATING RINK
- I PERIPHERAL WALKING TRACK
- J CYCLING TRACK
- K CLUBHOUSE
- L SWIMMING POOL
- M THEME PLANTED AVENUE WITH SEATING EDGES
- N SPECIALISED TREE COURT
- O OUTDOOR EXERCISE STATION
- P YOGA COURT
- Q AROMA & HERB GARDEN









YOU ASKED FOR THE GIFT OF  
**CONNECTIVITY**

WE LISTENED





Nestled amidst three hills, Bavdhan has come up as the location of choice for first time home buyers and investors alike.

It is one of the fastest growing residential suburbs of Pune and has witnessed gradual growth in the form of planned development over the last decade.





# SOCIAL INFRASTRUCTURE



## TRANSPORTATION

Mumbai - Banglore Bypass	0.2 KM
NDA Pashan Road	1 KM
Chandni Chowk	2 KM
Kothrud Depot	3.5 KM
Shivaji Nagar	11 KM



## SHOPPING

Home Decor	0.4 KM
More Store	1 KM
Convenient Shopping	1 KM
Aditya Shagun Mall	1.3KM
Big Bazaar	6.9 KM
D-Mart	7.8 KM



## HOSPITALS

Chellaram Diabetes Institute	0.5 KM
Om Hospital	1 KM
Sahyadri Hospital	4.6 KM
Krishna Hospital	5.3 KM
Mangeshkar Hospital	8.5 KM



## OFFICES

Calsoft	0.8 KM
R Systems	1 KM
FundTech	1.8 KM
Oracle	2.4 KM
ICC Trade Tower	9 KM
Hinjewadi	12 KM



## HOTELS

VITS	7.8 KM
Holiday Inn	8 KM
JW Marriott	9 KM
Gordon House	9 KM
Fortune Hotel	12 KM



## BANKS & ATMS

State Bank of India	1.1 KM
HDFC ATM	1.2 KM
ICICI Bank	1.3 KM
Axis Bank	1.3 KM
Saraswat Bank	1.3 KM
Bank of Maharashtra	1.5 KM
Union Bank	1.5 KM



## EDUCATION

Ryan International	0.6 KM
New India	3.5 KM
Sri Sri RaviShankar	6 KM
Loyola	7.4 KM
Sanskrti	8 KM
Vidya Valley	8 KM
Indus	9 KM



## RESTAURANTS

D-Palace	1 KM
Olivia	1 KM
Nebula	1 KM
Trikaya	1.3 KM
Banjara Hills	2 KM
Up and Above	2 KM
Garden Court	2 KM



## AUTO SALES/SERVICE

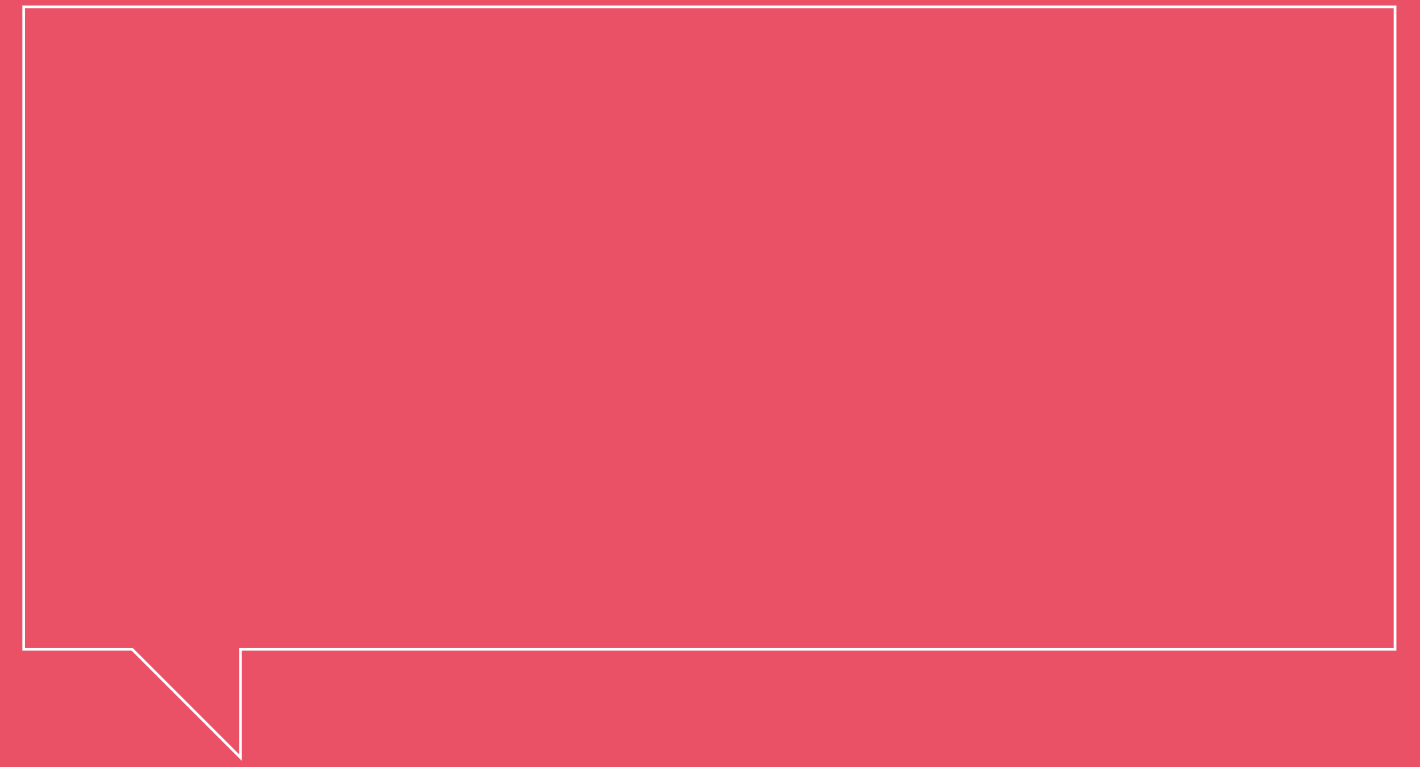
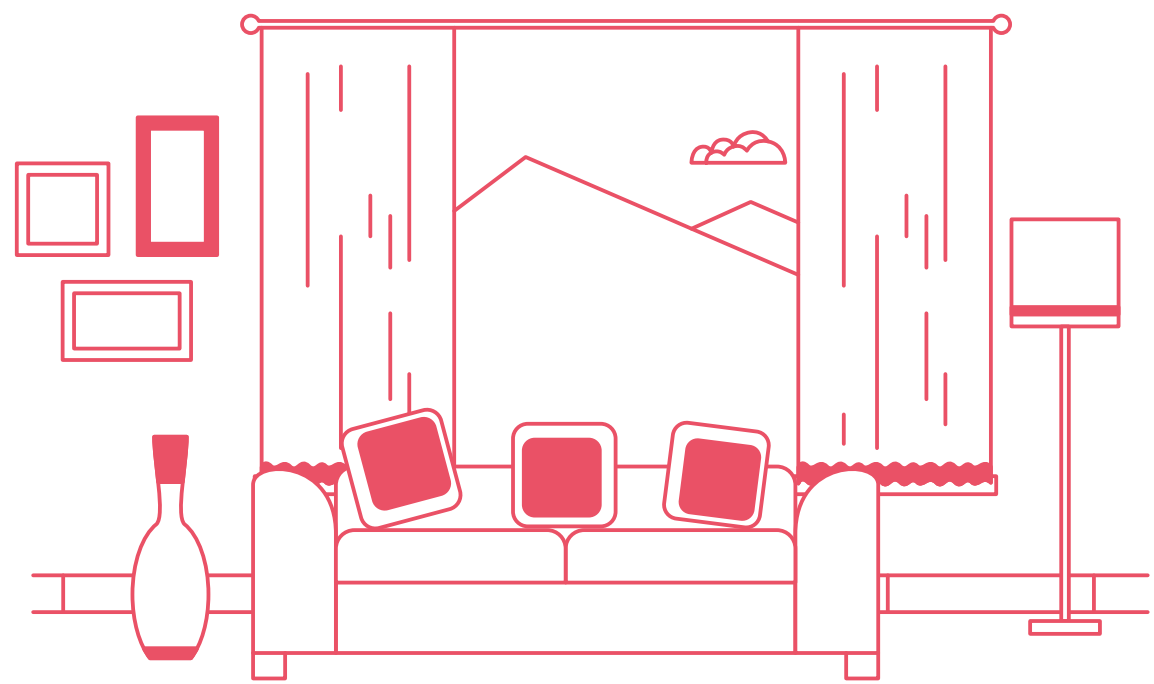
Maruti	0.6 KM
Honda	1 KM
Toyota	1 KM
Hyundai	1 KM
Chevrolet	4.8 KM
Audi	4.8 KM
Mercedes-Benz	5 KM



## RECREATION

Oxford Golf Resort	5.4 KM
Joshi's Museum of Miniature Railways	6 KM
City Pride Kothrud	6.9 KM
Gram Sankruti Udyan	7 KM
E Square	8.8 KM
Fun Time Multiplex	10.4 KM
Abhiruchi City Pride	10.9 KM





A modern, bright living room with a curved sofa, a coffee table, and a large window. The room features light-colored walls, a wooden floor, and recessed ceiling lights. A large window with brown curtains provides a view of a bright outdoor scene. A curved beige sofa is positioned in front of the window, with a white coffee table in front of it. A large green plant is visible in the foreground on the right. The overall atmosphere is clean, spacious, and luxurious.

YOU ASKED FOR  
**THE LUXURY  
OF SPACE**

WE LISTENED





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Every home in Pebbles Urbania has been designed to suit the myriad needs of the people inhabiting it. Each space has been designed to let in natural light and facilitate ventilation. They are not just bricks and walls, they are moments built on each other, to create the perfect shelter that you can cherish for the rest of your life.





## LIVING ROOM

Thoughtfully crafted living rooms where families are forever and friends always belong.





Artist Impression

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## BEDROOM

Tastefully designed bedrooms where you can relax and unwind after a stressful day.





Artist Impression

## KITCHEN

Sophisticated and sleek modular kitchens that help you dish out the most palatable meals.





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## BATHROOM

Neatly laid-out bathrooms that offer fittings and fixtures of the highest standards.





## SPECIFICATIONS

- Vitrified flooring for the entire apartment
- Anti-skid flooring in terrace, balcony & bathrooms
- Electrical switches of branded make
- C.P. & sanitary fittings of branded make
- Powder coated aluminium sliding window with mosquito mesh
- M.S. safety grill for windows
- Video door phone
- TV & telephones points
- Main door & internal doors with laminate on both sides with branded locks
- Provision for exhaust in bathrooms
- Provision for inverter
- Kitchens are fitted with granite platforms
- Internal OBD & external acrylic paint
- Glass divider in master bathroom
- Piped gas system
- Solar water heater







YOU ASKED FOR  
AMENITIES FOR  
**ALL AGE  
GROUPS**

WE LISTENED





Swimming Pool

Artist Impression

The amenities have been thoughtfully crafted to promote the concept of healthy living. We have combined the ruggedness of the outdoors with the subtlety of the indoors and garnished it with the wonders of nature, hence providing a timeless bounty to all the denizens.



# FITNESS

- Multipurpose court
- Box cricket
- Skating rink
- Walking track
- Cycling track
- Swimming pool
- Gymnasium
- Outdoor exercise station
- Yoga court



Skating Rink

Artist Impression



Gymnasium

Artist Impression





Clubhouse

Artist Impression

# RECREATION

- Spiritual centre
- Pavilion/ machan with bridge
- Amphitheatre
- Children's play area
- Party lawn
- Senior citizen's plaza
- Clubhouse
- Indoor games



Children's Play Area

Artist Impression



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# HEALING GARDENS

- Theme planted avenue
- Aroma & herb garden
- Specialized health-tree courts
  - Millingtonia court
  - Mahogany court
  - Arjuna court
  - Saptaparni court
  - Parijat court
  - Neem court



Healing Garden

Artist Impression









YOU ASKED FOR  
**LONG LASTING**  
**RELATIONSHIPS**

WE LISTENED



## ABHINAV GROUP

Abhinav Group has been committed to building quality homes through knowledge and innovation for almost 2 decades. They have continuously evolved with the changing trends in real estate and continue their pledge and tradition of quality home building.

They have already delivered an area of over 10 lakh sq. ft. and aim to deliver an area of over 5 lakh sq. ft. every year. They even provide NRI housing solutions and have fulfilled dreams of over 1200 satisfied customers.

## SIDDHESH GROUP

Established in 2006, Siddesh Group is a leading real estate company. They have garnered a credible reputation through a continuous pursuit of excellence and optimum deliverance.

All their projects; corporate or residential, are strategic, aesthetic and resourceful. It is their passion to innovate and create structures that strike the right cord with customers.

## RAINBOW HOUSING

Established in 2007, Rainbow Housing has always strived to create exceptional buildings, be it residential apartments, office spaces or any other structure. They have delivered many

landmark projects which have been success stories in their own right and have created an everlasting brand value for the group in and around Pune city.

## OUR OTHER PROJECTS



Pebbles, Bavdhan



Pebbles II, Bavdhan

## CREDITS

### ARCHITECTS

Arcon Associates

### RCC CONSULTANTS

G. A. Bhilare Consultants Pvt. Ltd.


### LANDSCAPE CONSULTANTS

Designterra Landscape Consultants

### LEGAL ADVISORS

Adv. Girish Shedge





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