

People call it luxurious.

You just call it home.

**Sterling
towers** // 3 BHK
BANER

A PROJECT BY

ICON // estd
1980

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towers** // 3 BHK
BANER

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RERA Reg. P52100016114 // www.maharera.mahaonline.gov.in

ICON // estd
1980

The Icon Story

The story of Icon is one of many chapters, each constructed with words that represent the values at the heart of the brand.

Our philosophy is three words. Words that we stand by today, and words that we have demonstrated through our work since our inception in 1980.

Words that still define us today, and will be our beacon for days to come.

Integrity. Quality. Transparency.

New identity

ICON // estd 1980

Over the past 3 decades, our values have built our reputation as have the quality of our ventures. When crafting our brand logo, we wanted to remind our customers current & future, of the solidity of our aspect, as well as our forward thinking viewpoint. Yet serving as a reminder of where we come from.



Sterling towers // 3 BHK BANER

Icon's Sterling Towers

Located in lush and green Baner, Icon's Sterling Towers, has been designed specifically keeping you and your needs in mind.

Standing 12 floors high, and just a stone's throw from the IT Park, Industrial Park, Hotels & Restaurants, it's the perfect place for you to live inspired!



- A** ENTRANCE GATE
- B** OPEN SPACE WITH MULTIPURPOSE COURT, OPEN GYMNASIUM AND LANDSCAPED LAWN
- C** RESIDENTIAL BUILDING
- D** PODIUM WITH AMENITIES
- E** PROPOSED MHADA BUILDING
- F** PROPOSED COMMERCIAL BUILDING
- G** SHOPS
- H** AMENITY SPACE



RERA Registered Phase

Proposed 12 Mtr. Road

24 Mtr. Road

30 Mtr. Road





Amenities

The finest in modern amenities and recreational facilities

-  **LARGE PODIUM AREA**
-  **LANDSCAPED GARDEN**
-  **CHILDREN'S PLAY AREA**
-  **BARBEQUE CORNER**
-  **MULTIPURPOSE COMMUNITY HALL**
-  **INDOOR GAMES ROOM**
-  **TWO FURNISHED GUEST BEDROOMS**
-  **MULTIPURPOSE COURT**
-  **OPEN GYMNASIUM**
-  **COVERED PARKING**
-  **SOLAR WATER HEATING SYSTEM**
-  **FIRE FIGHTING SYSTEM**
-  **GENERATOR BACKUP**
-  **INTERCOM FACILITY & CCTV CAMERAS**
-  **RAIN WATER HARVESTING**



Specifications

STRUCTURE

- R.C.C structure with Earthquake resistant design.
- 6"external burnt brick/fly ash brick/Light Weight Blocks masonry.

PLASTER

- Double coat sand faced plaster finish to external walls.
- POP/Gypsum finish for all ceilings.
- Base coat plaster + Gypsum finish to all internal walls.

FLOORING

- Premium 800x800 vitrified floor tiles in all rooms.
- Non slippery premium Ceramic tiles in bathroom and terraces.

PAINTING

- Luster paint internally and apex or equivalent paint externally.

WINDOWS & DOORS

- Granite window frames and sill for all windows.
- 'My Window's' branded premium quality three track powder coated aluminium windows with mosquito net and safety grills to all windows except toilet and kitchen windows.
- Designer Entrance door with modern wooden laminate and premium handles and hardware.
- Laminated designer safety door with safety grill.
- Laminated internal doors and door frames with mortise locks and premium hardware.

ELECTRIFICATION

- Concealed copper wiring electrification with premium Modular switches.
- Tube lights and fans in all rooms.
- Telephone and TV point in living room and all bedrooms.
- Inverter backup.
- Provision for Split A.C.units in living room and all bed rooms.
- Provision for video door phone at entrance door of every flat.
- Door Bell for every flat.

KITCHEN

- Granite platform in kitchen with S S sink.
- Colored glazed tiles dado on kitchen platform upto lintel level.
- Dry Utility terrace with provision for washing machine.
- Exhaust fan.
- Water purifier.

BATHROOMS

- Granite door frames for bathrooms.
- High quality Duravit sanitaryware in all bathrooms.
- Designer glazed tiles upto lintel level for walls in toilets.
- Aluminum adjustable louvers for bathrooms.
- High quality fittings with Hot and Cold mixer units of Grohe/equivalent brand.
- Solar connection and provision for Boiler in common toilet.
- Boilers for attached bathrooms.
- Exhaust fans in all bathrooms.
- Mirrors in all bathrooms.



Typical 3, 5, 7, 9 & 11 Floor



ODD FLOOR PLAN
AREA STATEMENT AS PER RERA

FLAT NOS	CARPET AREA	TERRACE + SITOUT	ENCLOSED BALCONY	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
301, 501, 701, 901, 1101 304, 504, 704, 904, 1104	98.73	17.44	7.56	123.73	1332
302, 502, 702, 902, 1102 303, 503, 703, 903, 1103	104.87	23.48	7.89	136.24	1466



Typical 2, 4, 8, 10 & 12 Floor



EVEN FLOOR PLAN
AREA STATEMENT AS PER RERA

FLAT NOS	CARPET AREA	TERRACE + SITOUT	ENCLOSED BALCONY	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
201, 401, 801, 1001, 1201 204, 404, 804, 1004, 1204	98.73	11.15	7.56	117.44	1264
202, 402, 802, 1002, 1202 203, 403, 803, 1003, 1203	104.87	23.48	7.89	136.24	1466



1st Floor



1ST FLOOR PLAN
AREA STATEMENT AS PER RERA

FLAT NOS	CARPET AREA	TERRACE + SITOUT	ENCLOSED BALCONY	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
101, 104	102.81	20.64	3.70	127.5	1372
102	104.87	94.97	7.89	207.73	2236
103	104.87	68.63	7.89	181.39	1952



6th Floor



6TH FLOOR PLAN
AREA STATEMENT AS PER RERA

FLAT NOS	CARPET AREA	TERRACE + SITOUT	ENCLOSED BALCONY	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
601, 604	98.73	11.15	7.56	117.44	1264
602, 603	86.64	19.57	7.89	114.10	1228



Baner - The New Hub

In just a short period of time, Baner has become the new commercial and residential hub of Pune.

Bordered by Pashan, Aundh and Balewadi, it's also strategically located to the Mumbai-Pune Expressway, making it a much sought after location, ideal for setting up a home.



Credits

ARCHITECT

PANDIT JOSHI & ASSOCIATES

LEGAL ADVISOR

ADVOCATE MRS. BINA PHADKE

CREATIVE AGENCY

TRIATURE DIGITAL MARKETING & TECHNOLOGY PVT. LTD.

R.C.C.

J + W CONSULTANTS LLP.

PLUMBING CONSULTANT

AQUAMATE CONSULTANTS PVT. LTD.

LANDSCAPE DESIGNER

SHEFALI ARORA

ELECTRICAL CONSULTANT

FEDERAL ENGINEERING PVT. LTD.

Location Map

