

THE  
ONE

# Innovating Happiness

Since the last 18 years, Abhinav Group has been bringing innovation to projects in and around Pune. Their commitment to delivering quality homes that exceed customer expectations has made them a preferred partner in the real estate industry. Be it the exclusive amenities, the attention to detail, a carefully planned location or standard materials and processes, the group takes pride in fulfilling every buyer's need perfectly. With over 1200 satisfied families and 4,50,000 sq. ft. of developed land, Abhinav Group adds a new dimension to happiness and reinvents success in every project.



— THE —  
**ONE**  
1 & 2 BHK Exclusive Homes  
❖ BHUGAON ❖



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BHUGAON

## The One Extraordinary Experience

Set amidst the natural beauty of Bhugaon and the connectivity of Kothrud, The One brings you an exclusive opportunity to indulge in premium living. Step into a world of comforts and conveniences, where all your needs are well taken care of. Right from the thoughtful amenities, the finest specifications to the serene location, everything at The One brings you countless moments of happiness and joy. Come, make the One choice that will transform your life forever!

THE ONE

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BHUGAON



WAKE UP TO A  
MELODIOUS NIGHTINGALE,  
NOT A CHIRPY CROW.

Bask in the glory of tomorrow's Kothrud today and enjoy a rewarding future. Bhugaon is the ideal location to stay close to the city and yet closer to nature. Just 5 km from Chandani Chowk, The One perfectly integrates connectivity with serenity. With the Manas Lake in the vicinity, you can escape in the serenity by the lakeside whenever your heart desires some unwinding. The lush green hills, the soothing melodious birds and the clear blue skies are the perfect neighbours to make life a blissful celebration at The One.





Club House



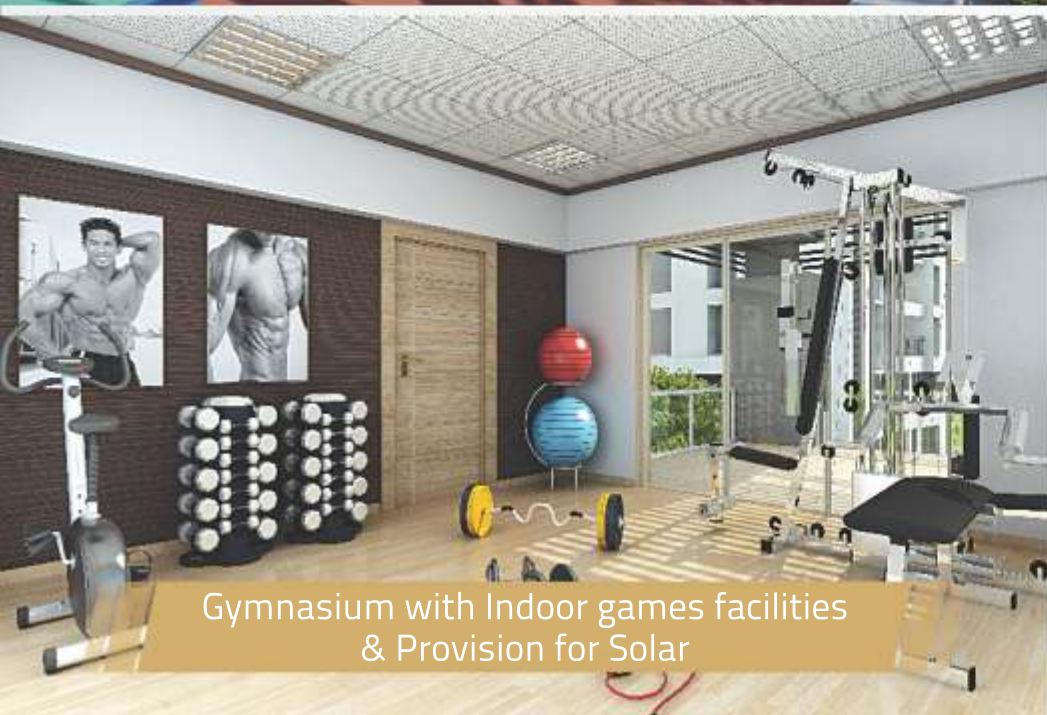
Party Lawn



Kid's Play Area



Senior Sit-Out



Gymnasium with Indoor games facilities & Provision for Solar



Multipurpose Hall

- 1 ENTRY / EXIT
- 2 OPEN PARKING
- 3 PARTY LAWN
- 4 CLUB HOUSE
- 5 CHILDREN'S PLAY AREA
- 6 SENIOR CITIZEN ZONE
- 7 UNDER GROUND WATER TANK
- 8 GENERATOR
- 9 TRANSFORMER
- 10 STP
- 11 OWC



Amenity Space



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Project Layout



## LOCATION MAP



## SPECIFICATIONS

- Anti Skid Flooring in Terrace and Toilet
- Legrand / Equivalent Electric Switches
- Kohler / Toto / Equivalent Sanitary Fittings
- Internal OBD and Acrylic Paint for External Finish
- Jaguar / Equivalent Make Bath Fittings
- Provision for Inverter
- 24" X 24" Vitrified Tiles
- Powder Coated Windows with Mosquito net and Grills
- Designer Entrance Door
- Laminated Internal Door



**Site Address:** Survey No. 14 & 15, Next to Hotel Silver Court, Mauje Bhugaon, Pune

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1 BHK

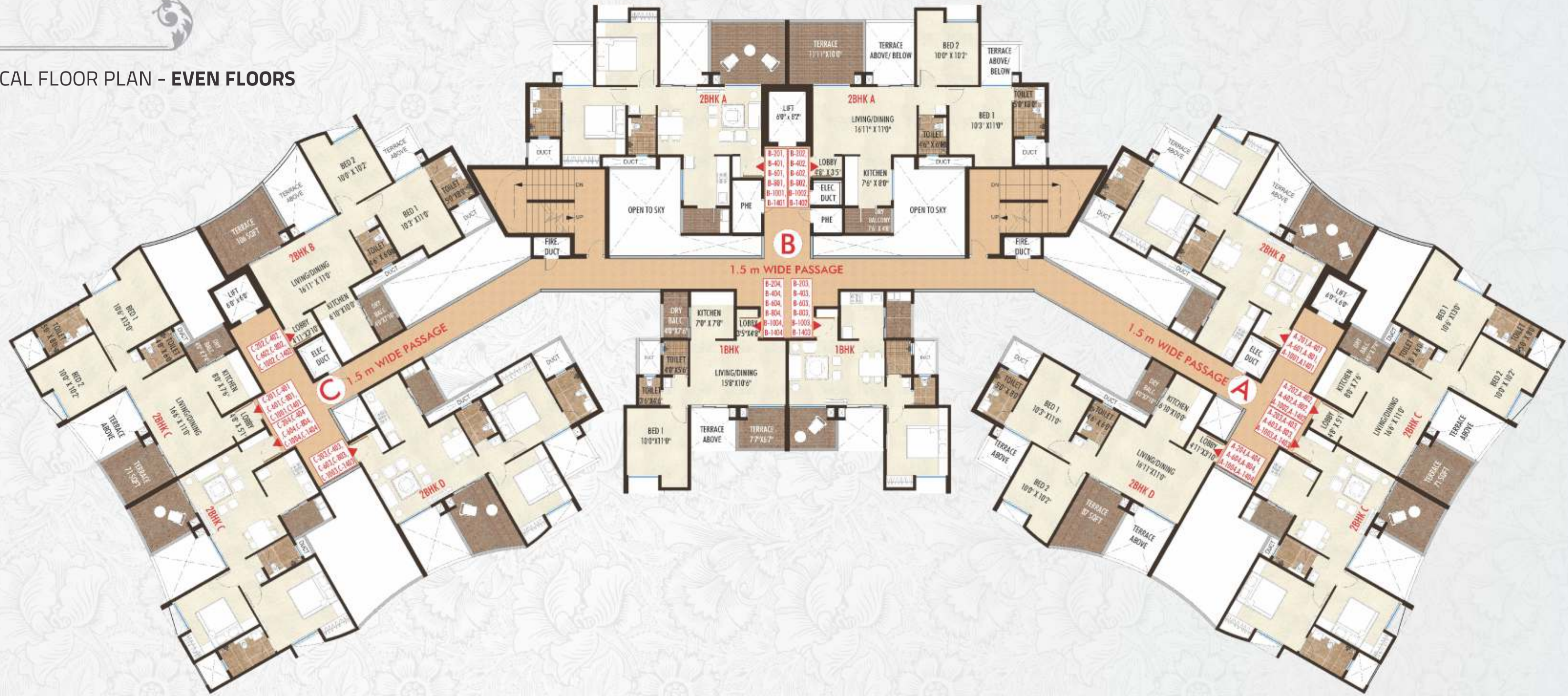
TYPE - I



TYPE - II



TYPICAL FLOOR PLAN - EVEN FLOORS



SALEABLE AREA STATEMENT				
Type	Flat Carpet Area (SQ. FT.)	Terrace Area (SQ. FT.)	Total Carpet (SQ. FT.)	Total Saleable (SQ. FT.)
1 BHK	454	47	501	676
2 BHK - A	629	117	746	1007
2 BHK - B	645	106	751	1014
2 BHK - C	658	71	729	984
2 BHK - D	645	87	732	988



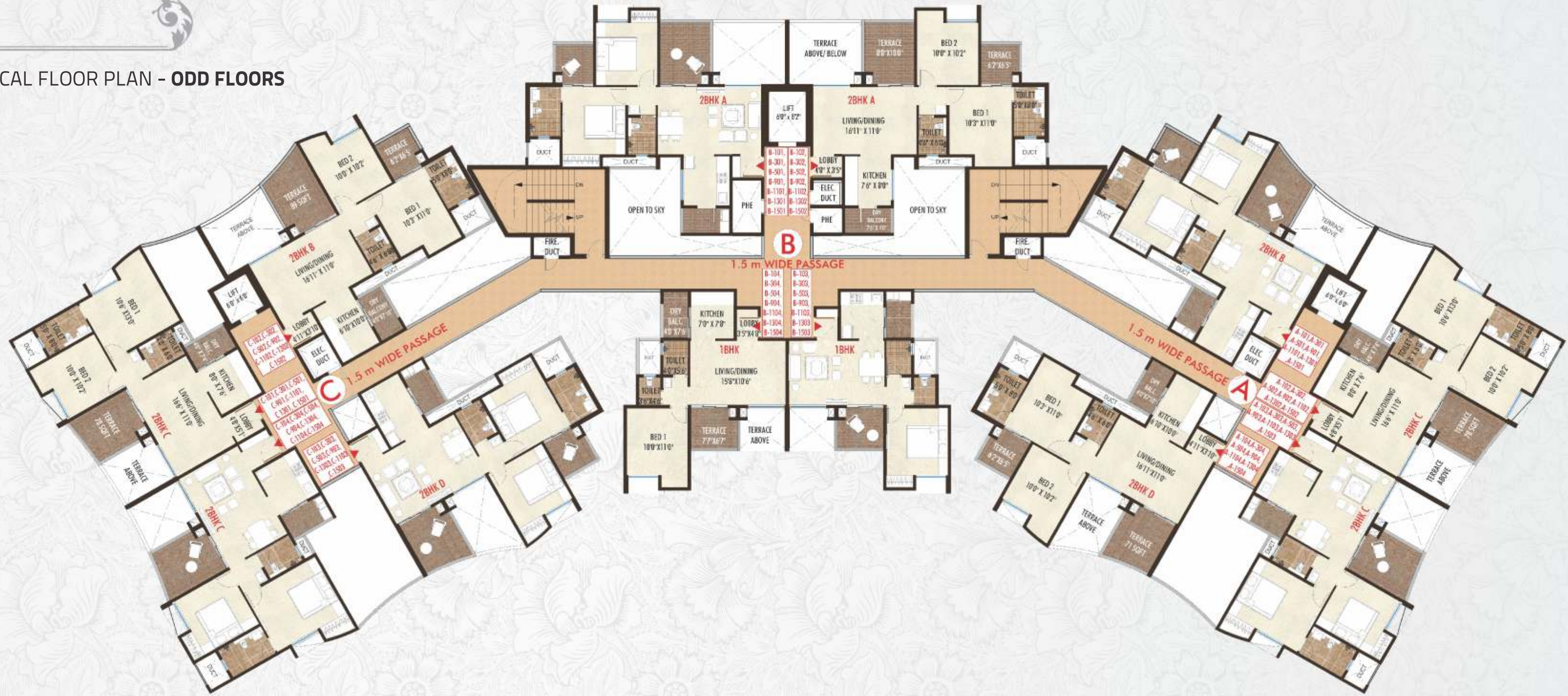
2 BHK

TYPE - I

TYPE - II



TYPICAL FLOOR PLAN - ODD FLOORS



SALEABLE AREA STATEMENT				
Type	Flat Carpet Area (SQ. FT.)	Terrace Area (SQ. FT.)	Total Carpet (SQ. FT.)	Total Saleable (SQ. FT.)
1 BHK	454	47	501	676
2 BHK - A	631	116	747	1008
2 BHK - B	647	126	773	1044
2 BHK - C	658	78	736	994
2 BHK - D	647	108	755	1019

## PROJECTS OF ABHINAV GROUP

Park Grandeur



Park Xpress 2



Pebbles I



Pebbles II

