

SUKHNIWAS

2, 2.5 & 3 BHK HOMES AT BEHIND
JW MARRIOT, SB ROAD, PUNE

CELEBRATING
HAPPY LIVING



THE LEGACY SINCE 1984

An admirable name in the real estate realm, Ravetkar Group has been creating universes since 1984. With expertise across domains such as construction, architecture, IT etc., Ravetkar Group of Companies continues to bring the philosophy of innovation, sustainability and excellence to the real estate industry. Keeping ethics at the center of all its business, the group celebrates the 'Ravetkar' legacy and continues to flourish under the headship of Mr. Amol Ravetkar.



PUNE: THE PENSIONER'S PARADISE

Famous as the 'Oxford of the East', the city of Pune is also the district headquarters and the 'Cultural Capital of Maharashtra'. A right amalgam of a metropolis and a small town makes Pune a popular living choice for people from all over the world. Flourishing suburbs, bustling roads, lively entertainment and food joints, commercial centers, the 'Puneri' flavor and most essentially lush green surrounding and a picturesque setting makes Pune a prized lifestyle destination.



ABOUT 'SUKHNIWAS'

In line with the city's promise of convenient and exalted living, 'Sukhniwas' brings to you happy abodes that are designed exclusively for the connoisseurs of luxury and comfortable spaces. This project houses exceptional 2, 2.5 & 3 BHK apartments that are designed keeping the home owners and dwellers at the center. An exclusively blissful living experience, a sense of privilege and a full range of superior amenities – all this and much more at 'Sukhniwas'.



THE ADDRESS

Located on Senapati Bapat Road that connects the distinct parts of the city, Ravetkar's 'Sukhniwas' is favorably set amidst leading educational institutions, booming business hubs, major 5-star hotels and premium recreational centers.

Overseeing the Chaturshrungi hills and providing a panoramic full-green hill view, the homes in 'Sukhniwas' are serene, roomy and close to Nature. Disengaging from the world, 'Sukhniwas' is a tranquil haven.



LOCATIONAL ADVANTAGE

The location advantage of 'Sukhniwas' is complemented with excellent infrastructure developments in the vicinity such as premium residences, schools, hospitals, hotels, retail and recreational facilities. Designed to redefine elegance, the project with its central location and quaint views, is set to become the favorite of all eyes and hearts.

- Expansive views of the green hills and Chaturshrungi tekdi
- Minutes away from JW Marriot, Chaturshrungi temple, Savitribai Phule Pune University, Symbiosis University
- Popular areas of Deccan, Shivajinagar, Baner, Aundh in close proximity
- Finest residential projects and commercial hubs in vicinity
- Close to Banks, ATMs, bus stops, entertainment centers, malls, railway station and more



THE HIGHLIGHTS

- 11 storied apartment project with plentiful parking provisions
- Eye-catching view of the city's bright and high skyline as you move up the floors
- Spectacular scenes of lush green hills
- Urbane neighborhood with welcoming residents
- Three-side open and two-side open apartments for luxurious living
- Exclusive roof-top amenities and one-of-its-kind architecture design
- First time in the vicinity, a project with vast spaces, well-resourced rooftop and views
- An inventive and sophisticated project equipped with all conveniences
- A 'Ravetkar' brand promise!



AMENITIES

STRUCTURE

RCC frame structure designed as per earthquake resistance norms, using highest quality material.

ELEVATION

Elegant and impressive elevation for aesthetic beauty.

PARKING

Interlocking paving blocks in the parking with adequate lighting.

LOBBY

A grand and attractive entrance lobby with smart card access control system for better security.

DIGITAL SECURITY

Video Door Phones for each flat. CCTV Cameras.

LIFTS

Lifts of reputed company, with sleek display of a reputed brand.

BACK UP

Power back for common Lifts, Common passages, Parking, Staircases, and Pumps

COMMUNICATIONS

Internal intercom system for better communication and better security.

FIRE FIGHTING

All the latest fire fighting equipments will be installed as per PMC guidelines.

ADDITIONAL SECURITY

Grill to all windows.

LUXURY

Solar water panels will be provided, as per PMC guidelines.

CONSERVATION

Rain Water Harvest plant for water conservation, as per PMC guidelines.

COMPOUND WALL

Aesthetically designed and well lit compound wall and front compound wall façade.

PARKING HEIGHT

Parking height will be maintained as per PMC rules.

UGWT / OHWT

Underground water tank and a separate Overhead Water Tank with sufficient water capacity and separate compartments for Drinking and Bathing Use storage With Auto Level Controllers, along with a separate compartment in OHWT for mandatory fire dead stock.

COMMON TOILET

A Common toilet will be designed for Watchman's, Driver, and Maids etc.

CONVENIENCE

Individual letterbox with brass nameplates.

SPECIFICATIONS

WALLS

6” thick masonry external walls and 4” thick walls internal.

PLASTER

POP / GYPSUM / SANLA finished quality internal plaster and ceiling. Sand face plaster externally.

FLOORING

Entire flat will be provided by 600 mm x 600 mm vitrified tiles with 3” high skirting of reputed make. Marble / Granite for treads, risers and landings with decorative MS railing.

DOORS

Water proof flush doors at the entrance with teakwood wood panelling. Black Granite door frames for toilets.

WINDOWS

Powder coated Aluminium / UPVC sliding with marble/granite sill for all windows with Mosquito Net Provision.

KITCHEN

Kitchen top with black granite and 7’ glazed dado ceramic tiles.

TOILETS

Anti-Skid ceramic flooring tiles with designer till 7’ height.

PLUMBING

Concealed plumbing of ISI mark.

SANITARY FITTINGS

Branded makes CP fittings with Hot & Cold mixer shower. English commode of ISI mark. Concealed Flush Tanks or Flush Valves

ELECTRIFICATION

Concealed electrification with modular type switches of reputed make. Copper wiring. TV and Telephone points in Living and Master Bedroom. AC point in Master Bedroom. Exhaust fan points in kitchen and toilets.

PAINTING

Apex paint externally and OBD or equivalent good quality paint and pleasant shades for internal walls.



AMENITIES ON THE ROOF

Taking living to par excellence, 'Sukhniwas' puts forth a value proposition that is too good to be true. Now relish life at the pinnacle with exclusive roof-top amenities that are sophisticated, private and uber-stylish and spread across 557.41 sq. m. With special entertainment, leisure and fitness zones and wide open spaces on the roof, you wouldn't want to live anywhere else. Socializing, now literally, taken to other heights at 'Sukhniwas'!







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