



Ace Augusta

THE EMBLEM OF NOBILITY

EXCLUSIVE 2 BHK PRESIDENTIAL SUITES



AN
ICON
OF
GRAND
LIVING



Bringing to you the most awaited premium apartments, an epitome of luxe for the elite few. Every Ace Augusta residence has its own astute vision of life. This is fully supported with a suite of unparalleled facilities allowing an experience of ease and distinction. JHAMTANI GROUP presents a premium residential address that creates a harmony of vibrance and elegance. These are abodes that are bound to make you marvel with their keenly planned aesthetics and the acute sense of splendour. The unmistakably visible charm not only becomes successful in creating an instant impression of opulence but also an irresistible, eternal charm.

LIVE AMONG LIKE-MINDED PEOPLE

Crafted specially for the elite group of working professionals and people with an impeccable taste, Ace Augusta places you among those with whom you connect instantly. Live a life delightfully, surrounded by new friends.



RISE UP & MEET THE ASPIRATION

An amalgamation of exquisite luxe and an ultra-modern suave class of design takes Ace Augusta to a level, revered by most and dreamed by all. This is the empyrean, you always dreamed of... now just a touch away.





SKY LOUNGE

NO MORE
WAITING
FOR FUN



COMMUNITY HALL & PLAY AREA

83% OPEN SPACES TO BREATHE MORE

With finely conceptualised and flawlessly developed laterals, Ace Augusta becomes a lifestyle filled with joys of open skies and caressing winds... It's more than just a blessed lifestyle... It's a matchless insignia of beauty.





TOP LAYOUT

LEGEND'S

- | | |
|------------------------|------------------------|
| 1. ENTRANCE GATE | 7. PLAY COURT |
| 2. WATER BODY | 8. JOGGING TRACK |
| 3. SENIOR CITIZEN AREA | 9. PARKING |
| 4. KIDS PLAY AREA | 10. EXCLUSIVE CAR WASH |
| 5. PARTY LAWN | 11. ENTRANCE PORCH |
| 6. COMMUNITY HALL | 12. SERVICES |



ENTRANCE GATE



SKY LOUNGE



MULTIPURPOSE COMMUNITY HALL



- Party Lawn
- Air Condition Exercise Zone
- Multi Purpose Community hall
- Indoor Games
- Children's play area
- Senior citizen area
- Water sculpture/ Water Bodies
- Jogging track/walk way
- Gazebo
- Herbal Plants
- Wi-Fi enabled Campus
- Provision for Broadband
- Provision for DTH
- Complete high end modular kitchen with hob & chimney
- Power Back up for common areas
- Provision for Inverter point
- Fully automatic stainless steel Elevator
- Air conditioned designer grand entrance lobby
- CCTV surveillance system
- Intercom facility
- Video door phone
- Automatic Boom barrier on entrance gate
- Wet & Dry garbage chute
- Rain water harvesting
- Fire fighting system
- Solar heated water for bath & wash basin
- Exclusive car wash area
- Entrance Porch

DISTINCTIVE
AMENITIES



AIR-CONDITIONED ENTRANCE LOBBY



LIVING ROOM



MASTER BED



MODULAR KITCHEN

ENLIGHTENED DESIGN

The unique aesthetic appeal that oozes from each and every vertical is a result of ingenuity and passion imbued to form a perfect sense of harmony. The elegance and opulence make you fall in love, ever time.

FLOORING

- 800 x 800mm vitrified tiles in living, kitchen and bedrooms.
- Branded Anit-Skid floor tiles in washrooms, toilets and terraces.

PLASTER

- Sand plastered internal walls with POP/Gypsum finish.
- Sand plaster with external Acrylic texture finish.

PAINT

- Internally acrylic emulsion paint finish.
- Externally weather shield acrylic paint.

WINDOWS

- 3 Track Powder coated aluminium sliding windows with mosquito mesh.
- M.S. Safety grills and Marble/Granite sill.

DOORS & FRAMES

- Elegant designer texture laminate finish.
- Brass finish branded accessories & fixtures.
- Both side laminated flush door in bedrooms.
- Granite frame with both side laminated, water proof flush door in toilets.

DADO

- Designer wall tiles in washrooms, toilets & above kitchen platform upto lintel level.

TOILETS

- Glass partition for wet & dry area in Master Bathroom.
- Concealed piping.
- Premium range bath fittings.
- Premium range C.P. fittings.

KITCHEN

- Complete Modular kitchen with shutters.
- Granite platform with branded stainless steel sink.
- Faber - equivalent brand Hob & Chimney.
- Provision for water purifier in kitchen.
- Premium branded hardware fittings & accessories.

ELECTRICAL

- Concealed fire retardant low smoke copper wires.
- Circuit breaker.
- Cable, T.V. and telephone point in living.
- Premium quality modular switches.
- Split AC provision in bedrooms & living.
- Fridge, Oven & food processor point in kitchen.

PROVISIONS

- Provision for exhaust fan in kitchen & washrooms.
- Provision for washing machine point in dry balcony.

FACILITIES

- Lavish air conditioned entrance lobby with waiting area.
- 2 fully automatic Stainless Steel Lift with ARD (Automatic Rescue Device) system & generator backup.



BUILDING - 2 BHK TYPE 'B'
AREA - 1020 Sqft.

LEGEND

- | | |
|---------------|--------------|
| A ENTRANCE | F BEDROOM |
| B LIVING | G M. BEDROOM |
| C DINING | H BATH |
| D KITCHEN | I M. BATH |
| E DRY BALCONY | J TERRACE |

SPLENDID SPECIFICATIONS

THE "LIVING" SPACES



Floor Plan

(1st, 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th & 21st)

SALEABLE AREA STATEMENT (SQ. FT.)				
TYPE	CARPET AREA	TERRACE CARPET AREA	TOTAL CARPET AREA	TOTAL SALABLE AREA
2 BHK 'A'	575	95	670	905
2 BHK 'B'	655	100	755	1020

* Flat No. 1306 is being kept as a refuge area.





Floor Plan

(2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th & 20th)

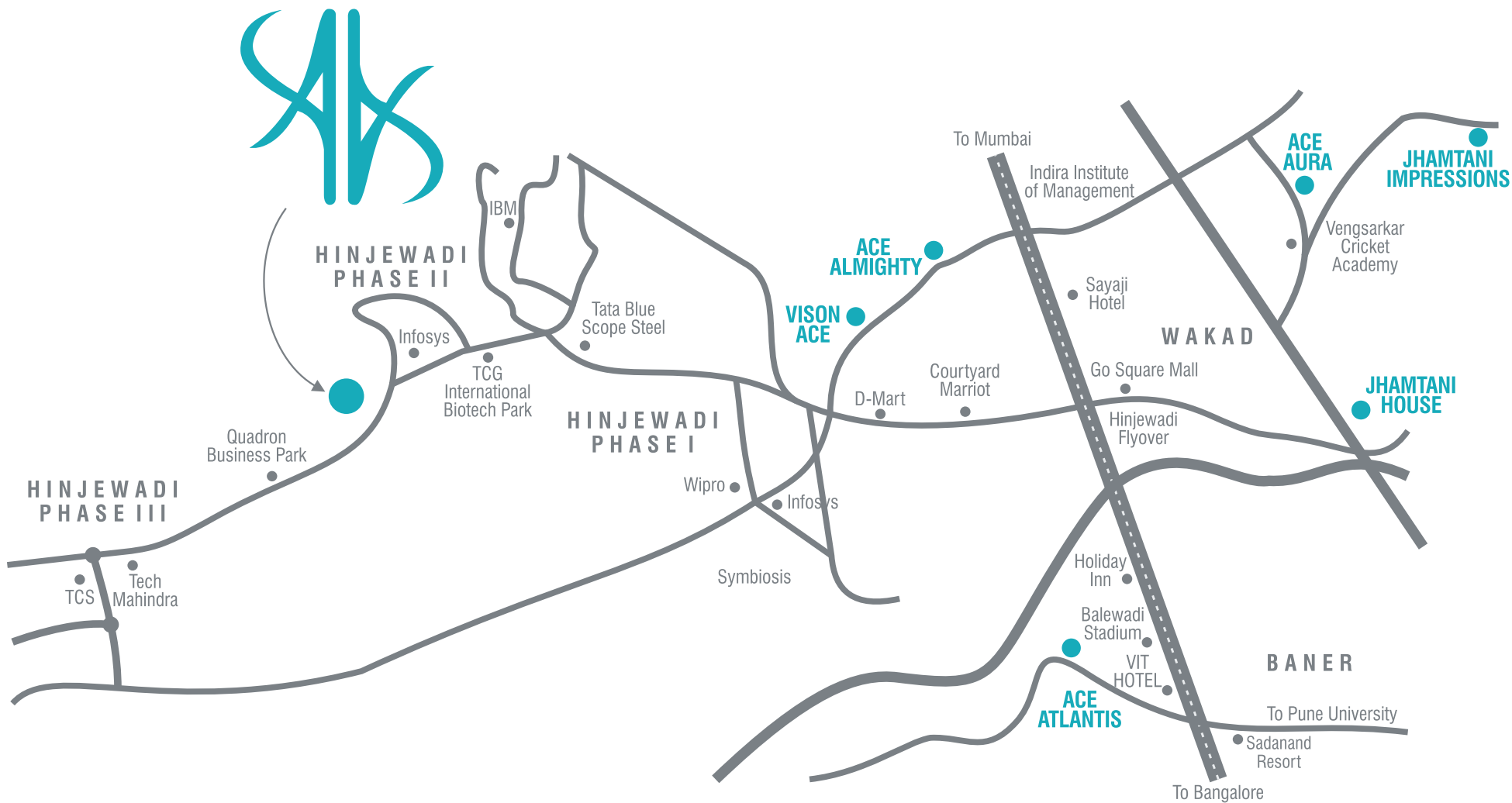
SALEABLE AREA STATEMENT (SQ. FT.)				
TYPE	CARPET AREA	TERRACE CARPET AREA	TOTAL CARPET AREA	TOTAL SALABLE AREA
2 BHK 'A'	575	95	670	905
2 BHK 'B'	655	100	755	1020

* Flat No. 806 & 1806 are being kept as a refuge area.



LOCATION MAP

Not to scale



- Rajiv Gandhi Infotech Park 0 Km
- Quadron Business Park 1 Km
- Infosys Circle 1.1 Kms
- McDonalds 3 Kms
- CCD 5 Kms
- Mercedes Benz School 5 Kms
- Hinjewadi Police Station 5 Kms
- Axis Bank 5 Kms
- Courtyard Marriott Hotel 6 Kms
- Bangalore Express Way 6 Kms
- Sayaji Hotel 6.5 Kms
- Upcoming Mall & Shopping Center 10 Kms
- Balewadi Stadium 11 Kms
- Aditya Birla Hospital 11 kms
- Chinchwad Railway Station 12kms

**TRAVEL LESS
LIVE BETTER**

..... SITE ADDRESS

Ace Augusta, S. No. 285, Mann, Next to Doehler Industries,
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- A PROJECT BY -



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