



C R E D I T S

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A WORLD...
ABOVE THE WORLD





A TOWERING ICON...
FOR TOWERING INDIVIDUALS

As your dreams ascended, so did you.

Scaling one milestone after another, you made a mark.

Now you deserve a home that reflects your refined style and sensibilities.

Presenting **Aishwaryam Comfort Gold**,

a towering icon quite like you. Rising spectacularly into the clouds,

it's your private world of gold class living experience.

An enchanting world that's above all.



Aishwaryam COMFORT GOLD

A NOTCH ABOVE

Embracing the skies,
Aishwaryam Comfort Gold is 22 storeys of towering elegance.
Envisioned as the tallest residential towers in Akurdi.
Set in 1.6 acres of lush environs, it boasts of signature collection of
2 & 3 BHK gold residences that spell class and comfort.
Crafted for those who are always at the top of their game,
here's a home that befits your stature.
A world of magnificence, come begin an exclusive lifestyle
that's a notch above the rest.



AN URBAN PARADISE... THAT'S A STEP ABOVE

Diligently designed keeping in mind the conveniences of young and the old alike, it's a discerning mix of lush green spaces and a host of other contemporary comforts. Elegance exemplified, every home offers the privilege of spaciousness and abounds with ample sunlight and flowing breeze.



A REGAL LIFESTYLE...THAT'S A CLASS ABOVE

Nothing matches the feeling of living among the clouds.

Everything about this marvellous place evokes class, natural beauty and opulence.

Decked with state-of-the-art amenities that are designed around your needs of

leisure, pleasure, fitness and play. Experience the luxury of life that's up and above everything else.

Immaculately designed children's play area | Amphitheatre with stage and seating arrangement

Landscape podium with water feature | Multi-purpose court with basket ball hoop

Regal pergolas | Club house with indoor games | Party lawn | Swimming pool with changing room

Outdoor gymnasium | Lush green landscaped area | MNGL gas pipeline | Solar water heater

Generator backup for lifts, pumps and common area lights



A HAVEN OF COMFORT...THAT'S A CUT ABOVE

Nestled in the tranquil surroundings is your kingdom of comfort. Staying true to the Aishwaryam tradition, we have left no stone unturned to craft a masterpiece of luxury. Embellished with choicest of comforts, here every day you'll feel as if you are on top of the world.

STRUCTURE R.C.C. framed building structure of superior quality, earthquake safe design

WALL 4" internal and 6" external thick brickwork in eco-friendly material

PLASTER External sand faced cement plaster & internal plaster with gypsum finish

FLOORING & DADO 800 mm x 800 mm PGVT tiles in living room & children bedroom, wooden finish tiles in master bedroom
600 mm x 300 mm digital tiles in kitchen | 600 mm x 600 mm digital tiles in bathrooms
Anti-skid ceramic tile for terrace | Anti-skid floor tiles on toilet with epoxy grouting

PLUMBING Concealed plumbing with premium Jaquar/Equivalent fittings in bathroom & kitchen

DOORS **Main door:** 50 mm veneer finish main door with ss/brass fittings with biometric lock & name plate
Internal door: 40 mm both side laminated post formed doors with mortice handle lock
Bathroom & toilet door: 40 mm water proof post formed doors with mortice handle lock
Terrace : metallic safety door with window provision and lock.

WINDOWS UPVC sliding windows with mosquito net & ultraviolet protected gold glass | M.S. safety grill | Marble sill

KITCHEN Granite kitchen platform with ss sink | 300 mm x 600 mm digital dado tiles up to full height
Kitchen trolley provided | MNGI gas connection | Provision for chimney

BATHROOMS Anti-skid ceramic flooring and 600 mm x 600 mm dado upto full height with premium sanitary ware and hot & cold diverter unit | Glass shower partition, solar water heater system and louvers with mosquito net

ELECTRIFICATION Branded concealed copper wiring | Earth leakage circuit breaker | Adequate electrical points in all rooms
A/C point in living room & both bedrooms Telephone, intercom and T.V point in master bedroom

PAINTING Internal tractor emulsion paint/ equivalent for entire flat. External acrylic paint for the entire building

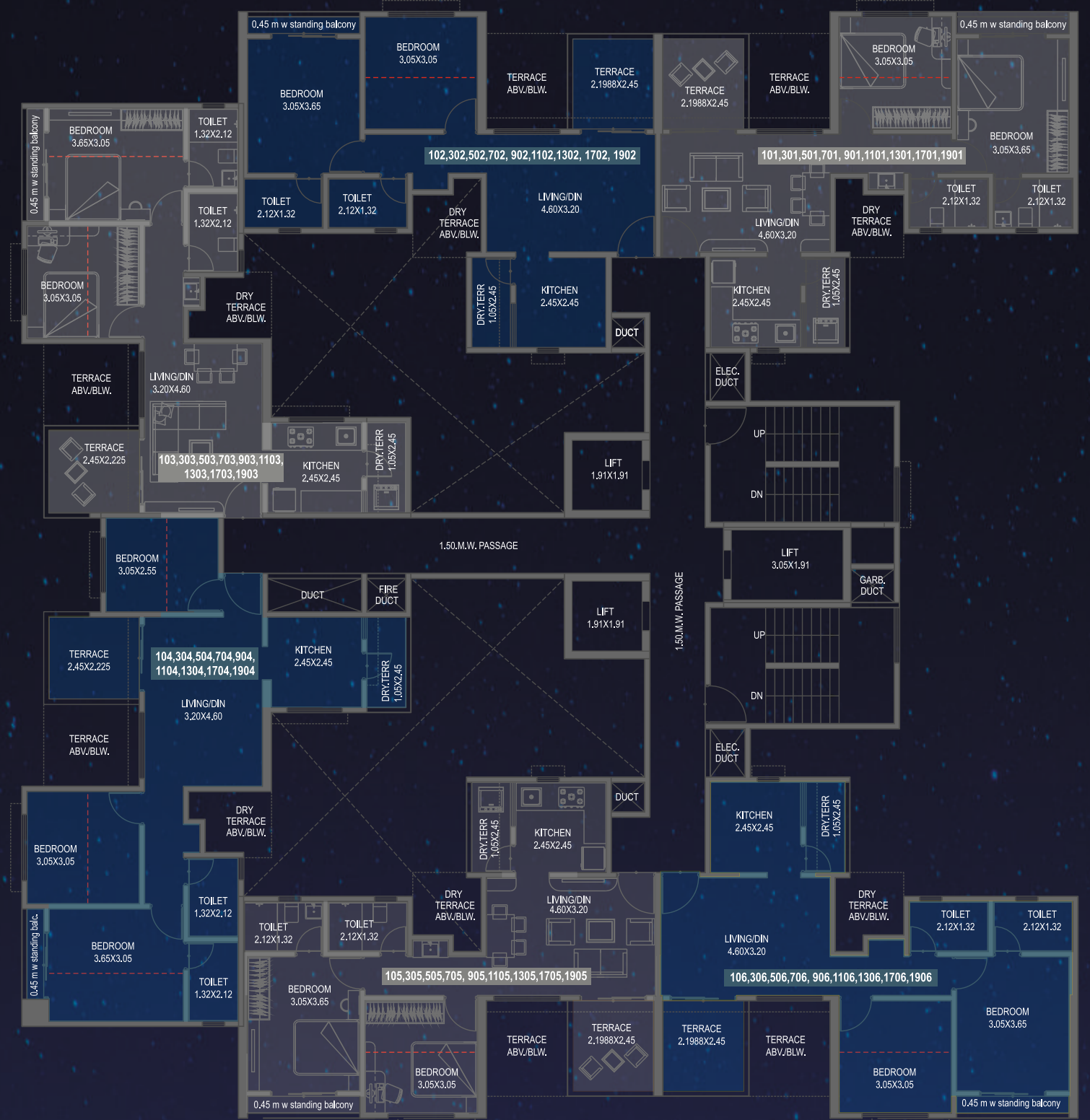
BACK-UP 600/800 KVA inverter for each flat | D.G back up for common area

SECURITY Video door phone for all flat

2 BHK

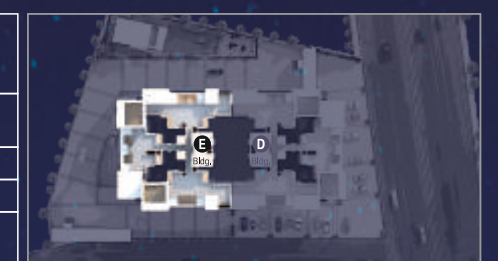


3 BHK



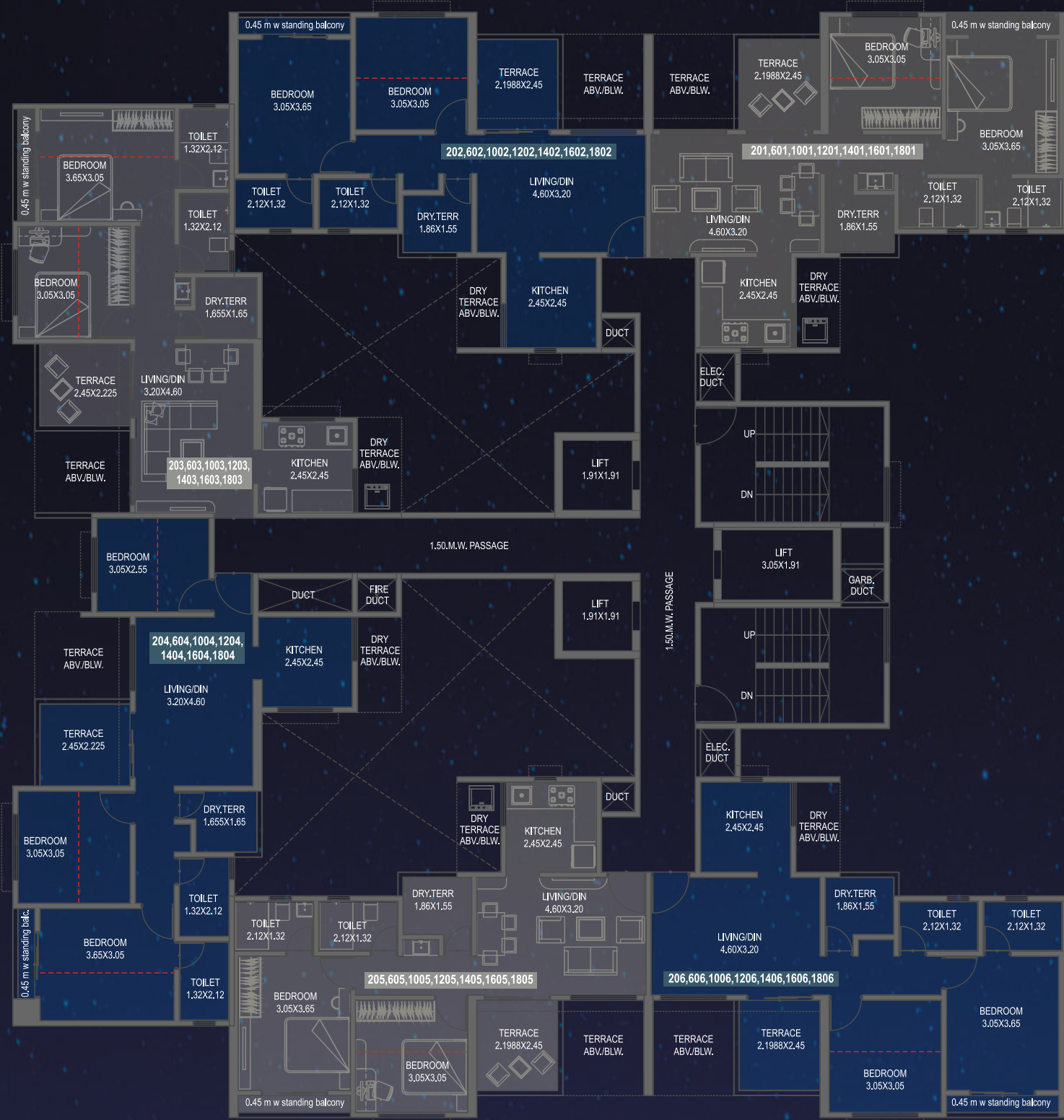
1ST, 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 17TH, 19TH
AREA STATEMENT AS PER MAHA RERA

FLAT NO.	CARPET AREA (sq.mtr.)	DRY TERRACE (sq.mtr.)	TERRACE (sq.mtr.)	ENCLOSED BALCONY (sq.mtr.)	TOTAL AREA (sq.ft.)
101,301,501,701,1101,1301,1701,1901,102,302,502,702,902,1102,1302,1702,1902	50.01	2.68	5.66	5.03	683
103,303,503,703,903,1103,1303,1703,1903	45.24	2.69	5.72	9.78	683
104,304,504,704,904,1104,1304,1704,1904	50.1	2.69	5.72	13.9	781
105,305,505,705,1105,1305,1705,1905,106,306,506,706,906,1106,1306,1706,1906	50.01	2.68	5.66	95.03	683



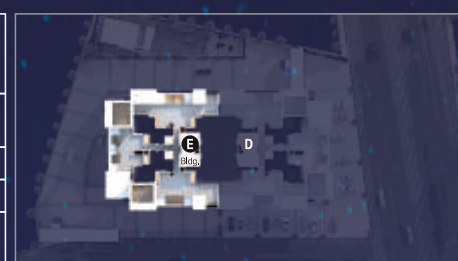
Project Key Plan





2ND, 6TH, 10TH, 12TH, 14TH, 16TH, 18TH
AREA STATEMENT AS PER MAHA RERA

FLAT NO.	CARPET AREA (sq.mtr.)	DRY TERRACE (sq.mtr.)	TERRACE (sq.mtr.)	ENCLOSED BALCONY (sq.mtr.)	TOTAL AREA (sq.ft.)
201.601,1001,1201,1401,1601,1801, 202,602, 1002,1202,1402,1602,1802	50.01	3.33	5.66	5.03	690
203,603,1003,1203,1403,1603,1803	45.24	3.18	5.72	9.78	689
204,604,1004,1204,1404,1604,1804	50.1	3.18	5.72	13.95	786
205,605,1005,1205,1405,1605,1805, 206, 606,1006,1206,1406,1606,1806	50.01	3.33	5.66	5.03	690

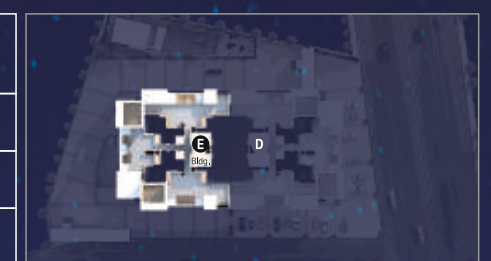


Project Key Plan



4TH, 8TH
AREA STATEMENT AS PER MAHA RERA

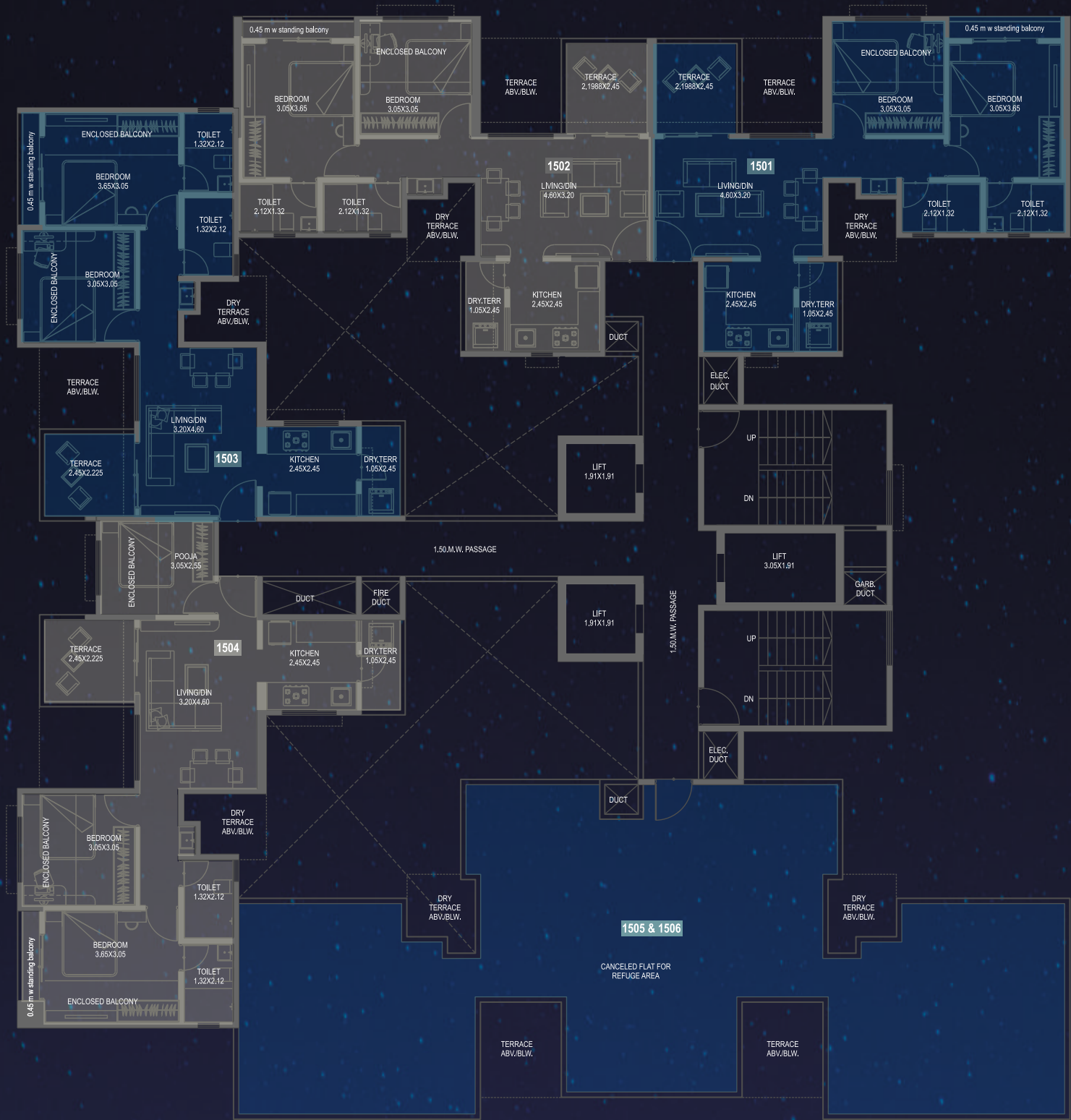
FLAT NO.	CARPET AREA (sq.mtr.)	DRY TERRACE (sq.mtr.)	TERRACE (sq.mtr.)	ENCLOSED BALCONY (sq.mtr.)	TOTAL AREA (sq.ft.)
401,801,402,802	50.01	3.33	5.66	5.03	690
403,803	46.44	3.18	5.72	8.58	689
404,804	51.55	3.18	5.72	12.54	786



FLAT NO 405,406,805 & 806 REFUGE AREA FLATS

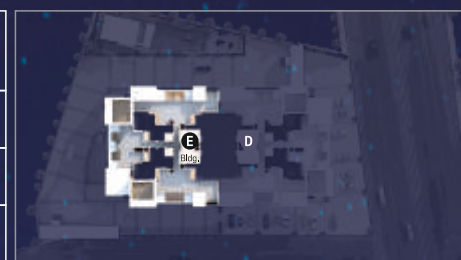
Project Key Plan





15TH
AREA STATEMENT AS PER MAHA RERA

FLAT NO.	CARPET AREA (sq.mtr.)	DRY TERRACE (sq.mtr.)	TERRACE (sq.mtr.)	ENCLOSED BALCONY (sq.mtr.)	TOTAL AREA (sq.ft.)
1501,1502	50.01	2.68	5.66	5.03	683
1503	46.44	2.69	5.72	8.58	683
1504	51.55	2.69	5.72	12.54	781



Project Key Plan

FLAT NO 1505 & 1506 REFUGE AREA FLATS



GROUND FLOOR PLAN
AREA STATEMENT AS PER MAHA RERA

SHOP NO.	CARPET AREA (sq.mtr.)	CARPET AREA (sq.ft.)	SHOP NO.	CARPET AREA (sq.mtr.)	CARPET AREA (sq.ft.)	SHOP NO.	CARPET AREA (sq.mtr.)	CARPET AREA (sq.ft.)
01	16.53	178	06	31.95	344	11	28.54	307
02	13.53	146	07	20.89	225	12	14.95	161
03	14.80	159	08	44.50	479	13	14.46	156
04	27.50	296	09	29.75	320			
05	16.64	179	10	28.54	307			



Project Key Plan



A NEIGHBOURHOOD...THAT'S A LEVEL ABOVE

Soaring majestically, **Aishwaryam Comfort Gold** stands tall in the horizons of Akurdi.

One of the fastest growing suburbs in Pimpri-Chinchwad, Akurdi is all set to blaze the trail in the real estate segment of PCMC.

Well connected to the city yet far away from the cacophony of the concrete jungle, **Aishwaryam Comfort Gold** is nestled in a locale embellished with educational institutions, hospitals and malls.



Key Distances :

Chinchwad Railway Station - 2.6 km
 Pune Railway Station - 18.8 km
 Pune International Airport - 21.9 km
 Global Indian International School - 3.3 km
 City International School - 4.4 km
 St. Andrews High School - 650 m
 Star Bazaar - 1.4 km

ICICI Bank - 2.8 km
 HDFC Bank - 1.6 km
 Ujjivan Bank - 00 km
 Birla Hospital - 4.1 km
 Niramay Hospital & Birla Hospital - 00 km
 Double Tree by Hilton Hotel - 3.2 km
 Citrus Hotel - 2 km

Grand Exotica - 800 m
 Pantaloons - 1.2 km
 Aishwaryam One - 1.4 km
 Aishwaryam Courtyard - 3.7 km
 Aishwaryam Melody - 4.6 km
 Aishwaryam Hamara - 8.2 km



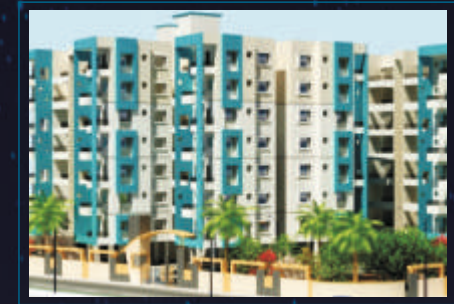
AISHWARYAM



AISHWARYAM COURTYARD



AISHWARYAM COMFORT



AISHWARYAM MELODY



AISHWARYAM ONE



AISHWARYAM HAMARA



AISHWARYAM NIVAARA

THE AISHWARYAM LEGACY

Your trust has always been the sixth element for us at **Aishwaryam**.

We, with all the gratitude, thank you for bestowing us with your smiles. In this journey we have tried our best to give you the best.

And we promise that we will continue to improve with every new step we take.

We value your suggestions & complaints. Do feel free to write to us: info@aishwaryam.net