



*the pre-launch edge*



*welcome to your auspicious abode.*

siddhashila   
**eela**  
the auspicious abode \_\_\_\_\_

A home is not just a place where you unwind. It's a celebration of your personal space. It's your pride. Moreover, it's your safe refuge, where you can set your soul on an inward journey. Your home is the place where positivity increases and you feel one with yourself. Come experience an abode designed to enlighten, to delight and to inspire.



## Where Convenience Meets Connectivity

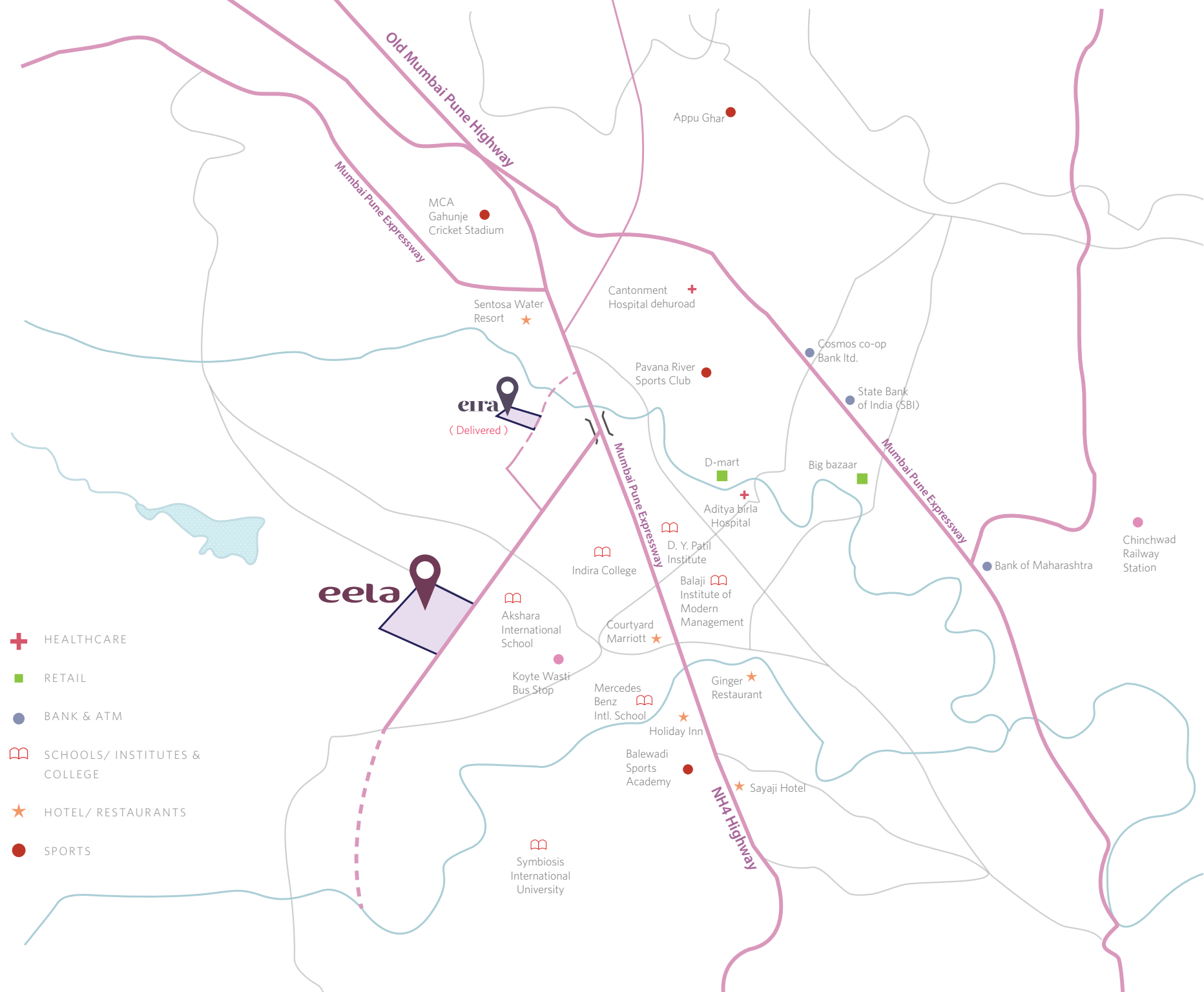
Eela boasts of excellent connectivity to well-developed infrastructure like a host of educational institutes, renowned hospitals, banking facilities, IT parks, retail outlets and hotels and even recreational facilities.

It is excellently connected to the IT, Biotech and business hub of Hinjewadi which is just a 10 minute drive away. Owing to its strategic location it is in close vicinity to Tathawade, Balewadi, Aundh, Wakad, Ashok Nagar and Koyte Wasti making it conveniently connected to local bus stops and railway stations.

Eela has direct access from the Mumbai-Pune Bypass road in close proximity to the arterial Mumbai-Pune Expressway.

### **Connectivity**

- Airport - 18 kms
- Yamunanagar – 15 kms
- Durgadevi Tekdi (Garden) – 4 kms
- Rajiv Gandhi Infotech Park Hinjewadi Phase I, II & III – 3 kms
- Mumbai-Pune Expressway – 5 kms
- Punawale Post Office – 2 kms
- Pradhikaran – 3 kms



- + HEALTHCARE
- RETAIL
- BANK & ATM
- 📖 SCHOOLS/ INSTITUTES & COLLEGE
- ★ HOTEL/ RESTAURANTS
- SPORTS

**Schools/Institutes**

- Akshara International School
- Lotus Business School
- Rajashri Shahu College of Engineering
- Indira School of Business Studies
- Indira Global Business School
- Indira Institute of Management
- Balaji Institute of Modern Management
- Padmashree Dr. D. Y. Patil Institute of Engineering, Management & Research
- College of Military Engineering
- Symbiosis International University
- Mercedes Benz International School

**Hospitals**

- Kusum Memorial Hospital
- Ojas Multispeciality Hospital
- Cantonment Hospital, Dehuroad
- Aditya Birla Hospital
- Niramaya Hospital
- Lokmanya Hospital

**Bus Stops & Railway Stations**

- Koyte Wasti Bus Stop
- Chinchwad Railway Station

**Hotels & Restaurants**

- Courtyard Marriott
- Holiday Inn
- Sadanand Resort
- Sayaji Hotel
- Ginger Restaurant
- Sentosa Water Resort

**Banks & ATM**

- Bank of Maharashtra
- State Bank of India
- Cosmos Bank
- Syndicate Bank

**Sports & Recreation**

- Vir Savarkar Udyan
- Pavana River Sports Club
- Appu Ghar
- Maharashtra Cricket Association (MCA) Gahunje Stadium
- Balewadi Sports Academy

**Retail**

- D-mart
- Reliance Fresh
- Big Bazaar

*Come and live the Eela life.*



## A Cocoon of Serenity

The concept of Eela is based on Zen Philosophy to create a fusion between architecture, elements and the landscape with minimal means.

The inspiration for the design philosophy has been borrowed from the Japanese flare of architecture where the central open green is positioned as a large flower and the towers are designed around it like butterflies.

The project also depicts Biomimicry, which is the art of innovation inspired by nature.

The name has been derived from the Earth Goddess Ila.

The podium, built on a massive 4000 sq. m. area, is carefully designed two levels above the ground for a vehicle free podium connected by sky bridges. The sky bridges connect each building to the podium area.

Each apartment offers a 180 degree view and provides cross ventilation to allow natural light to enter into the rooms.

The circulation area has been designed for maximum utilization of useable area.

A shopping centre has also been planned at the entrance to address the daily needs of the denizens.

## The Towers of Ethereal Beauty in Punawale

Eela brings to you four thoughtfully designed towers spread over 27,600 sq.m.

Each tower houses 118 extravagant 1, 2 & 3 BHK apartments that offer unparalleled magnificence and luxury.

Each apartment comes with covered parking along with ample parking space for visitors.

There is a separate entry and exit to ensure smooth and unobstructed vehicular movement within the complex.

A dedicated resting area for drivers and other staff has been provided in each building.

Eela also boasts of has a well-planned traffic free podium with a wide spectrum of amenities laid out in perfect harmony with nature for the entire family to enjoy.





## Enter the Auspicious Abodes

If home is where the heart is, then living should be a loving experience. Each home at Eela has been designed to offer its residents the luxuries of fine-living. These homes embody how nature inspires us to be sustainable, remain healthy and live in harmony.





## Living Room

A living room is a place where the entire family gets together to enjoy some light moments. Eela offers generously sized rooms with high quality finishes.



## Bedrooms

The bedrooms at Eela are thoughtfully designed with superior materials and sleek finishes to set the tone for classy and contemporary living.







## Kitchen

Enjoy sleek and sophisticated kitchen frameworks that help unleash the masterchef in you.



## Bathrooms

The Bathrooms at Eela are designed with fittings and fixtures to match international standards, with an attractive layout and modern designs.



## The Enchanted Gardens

If you love herbs, flowers and gardening, the nurturing greens at Eela will present a delightful bounty for you. Inspired by the abundance of Mother Nature, Eela offers you four unique experiences to nurture your mind, body and soul.



**The Aroma Garden**



**Herbal Garden**



**Butterfly Garden**



**Kitchen Garden**



## A Symphony of Amenities

Ever wondered what is it like to live in luxury and yet be surrounded by lush greenery? To be a part of the stylish world and yet be in touch with your gentle side? It is time to stop wondering and start living.

### The Aura Club

- Clubhouse
- Play Area
- Swimming Pool with Jacuzzi & Deck
- Leisure Seating
- Party Lawn
- Senior Citizen Plaza
- Multi-Purpose Hall
- Amphitheatre
- Tot Lot Area with Sand Pit & Rubber Mat
- Yoga & Meditation Room



### Sports

- Basket Ball Court
- Lawn Tennis Court
- Net Cricket Pitch
- Skating Rink



### Fitness

- Fully Equipped Gym
- Aerobic Area
- Jogging Track
- Acupuncture & Therapy Track



### Utility

- Shopping Arcade
- Open Parking
- Water Feature Wall
- Trellis Seating
- Commercial Parking
- Gas Bank



## Site Plan

- A**  
**ATIRA**  
Residential Tower
- B**  
**GAIA**  
Residential Tower
- C**  
**TERRA**  
Residential Tower
- D**  
**ASHIRA**  
Residential Tower
- E**  
**THEIA**  
Corporate /  
Commercial  
Arcade
- F**  
**AURA**  
State-of-the-art  
Clubhouse



## Floor Plans

Each design is a representation of diversity of style along with unique and functional floor plans. Available in sizes from cozy to luxury these interactive floor plans have been designed to maximise space utilisation.

CARPET AREA  
40.69 sq.m.  
438 sq.ft.

TERRACE AREA  
4.74 sq.m.  
51 sq.ft.

CHARGEABLE AREA  
61.33 sq.m.  
660 sq.ft.

**1**  
**BHK**



# 2 BHK(S1)

CARPET AREA  
58.34 sq.m.  
628 sq.ft.

TERRACE AREA  
4.74 sq.m.  
51 sq.ft.

CHARGEABLE AREA  
85.16 sq.m.  
917 sq.ft.



# 2 BHK(L1)

CARPET AREA  
64.01 sq.m.  
689 sq.ft.

TERRACE AREA  
5.67 sq.m.  
61 sq.ft.

CHARGEABLE AREA  
94.06 sq.m.  
1013 sq.ft.



# 2 BHK(L2)

CARPET AREA  
66.52 sq.m.  
716 sq.ft.

TERRACE AREA  
5.67 sq.m.  
61 sq.ft.

CHARGEABLE AREA  
97.45 sq.m.  
1049 sq.ft.

**3**  
**BHK(C)**  
Classic

CARPET AREA  
90.67 sq.m.  
976 sq.ft.

TERRACE AREA  
6.04 sq.m.  
65 sq.ft.

CHARGEABLE AREA  
130.56 sq.m.  
1405 sq.ft.



CARPET AREA  
91.14 sq.m.  
981 sq.ft.

TERRACE AREA  
5.67 sq.m.  
61 sq.ft.

CHARGEABLE AREA  
130.69 sq.m.  
1407 sq.ft.



**3**  
**BHK(P)**  
Premium



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