

A ray of light means hope, positivism. It falls with tender density and gradually brightens up the whole world for us. Our eyes can touch the beauty of life, thus igniting the inner glow of our soul. Aabha is such sacred light. That gently caresses your life and adds a spectrum of vividly stunning shades to your persona.



Welcome to Aabha. The dawn of good life!

siddhashila  **a a b h a**
A U N D H

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siddhashila 

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Developers
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Suyash Construction Co.

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The origin of enlightened living

Located at the periphery of Aundh, just a leisurely walk away from Parihar Chowk, Aabha geographically is considered to be in Baner. An easy and convenient access to both these highbrow suburbs is a lifelong pleasure for the dwellers of Aabha. The cultured and sophisticated way of living prevailing here would bless you with that touch of aristocracy. And inspire you to elevate your thinking, intensify your ambitions and embolden your dreams.

Be one with the origin of enlightened living. Be one with Aabha.





The new center of universe

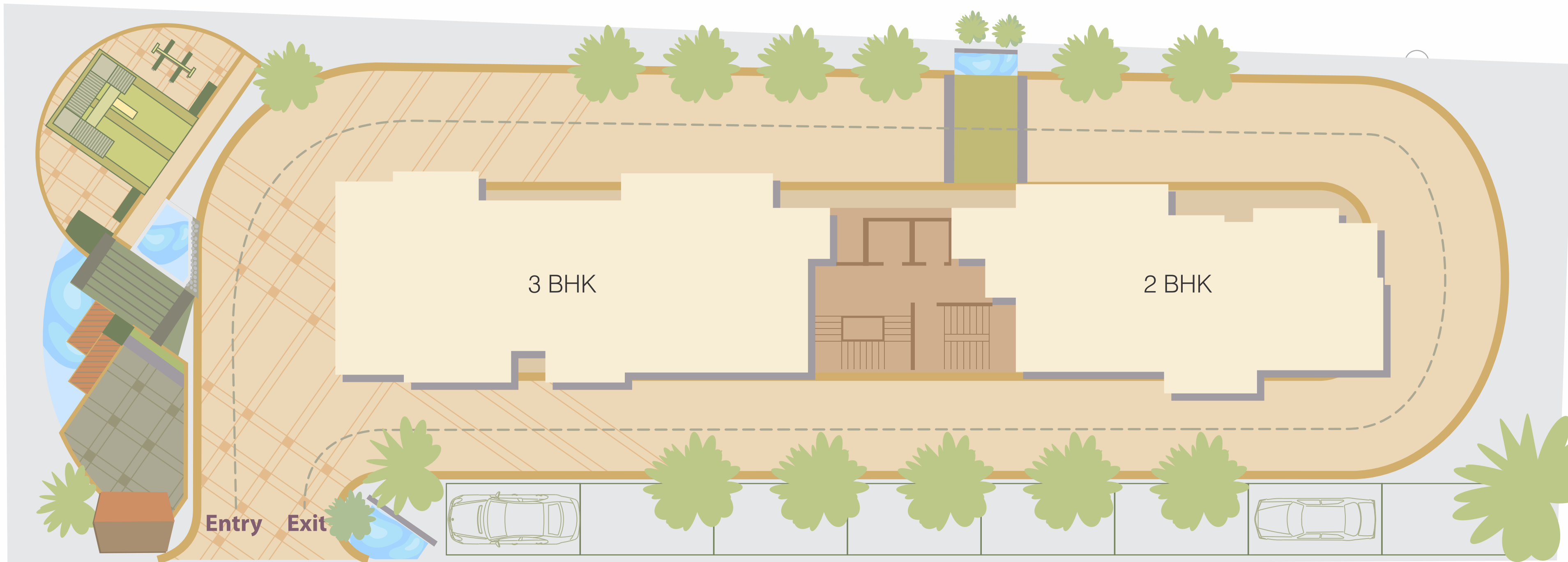
There could be a thousand reasons why you would feel proud to belong to this locale. Nearness to all things that matter in life and all the lifestyle conveniences is the fabulous privilege you would enjoy at Aabha. The upmarket setting around your home has its proven set of advantages. Schools, colleges, multiplexes, shopping malls, eateries, gardens are within easy reach. Hinjewadi IT Hub and the Expressway bypass are at convenient distances. So belong to Aabha, the new center of universe!

CONNECTIVITY

University	4.5 km
Agri College	6 km
Shivajinagar	6.5 km
EC. Road	7 km
Air port	17.2 km
Chatuh Shringi	
Temple	4.8 km
Hinjawadi	10 km
Mumbai-Bangalore	
bypass	3km
Baner	4.5 km
Deccan	3 km
PCMC	13 km

- | | | | | | | |
|---|---|---|---|--|---|--|
| SCHOOL / INSTITUTE | HOSPITALS | RETAIL / IT PARK | RESTAURANTS & EATERIES | PETROL PUMP & CAR | BANKS & ATM | GYM |
| City International School
DAV Public School
Kendriya Vidyalaya
Shivaji Vidya Mandir
Sindhu Vidya Bhavan School
Aundh ITI | Life Line Hospital
Medi-Point Hospital
Parmar Multi Hospital
Aditya Birla Clinic
Kotbagi Hospita
Samarth Hospital
Aundh Kuti Hospital | D-Mart
Ozone Mall
Reliance Fresh
Vegetable Market
Food Bazaar
C-Dac
RMZ Westend | Mc Donald's
Smokin Joes
Hotel Green Park
Hotel Rajwada
Hotel Shabaree
Hotel Sarja
Pizza Hut
Hotel Mahabaleshwar
Kaka Halwai | Gaikwad Petrol Pump
Baner Petrol Pump
Shetty's Maruti Services
Hyundai Showroom | Central Bank
Indian Overseas Bank
Bank of Baroda
Punjab National Bank
Axia Bank ATM
ICICI Bank ATM
Central Bank ATM | Aundh Gymnasium
VLCC Gym
Anandhan Club |
| | | | | | | TEMPLES |
| | | | | | | Vitthal Mandir
Gurudwara |





Project Key Plan

Ultra luxurious
suites of
2 & 3 bed homes



2 BED HOMES

LOBBY | LIVING | DINING | TERRACE X 3 | KITCHEN | BEDROOM X 2 | TOILET X 2



3 BED HOMES

LOBBY | LIVING | DINING | TERRACE X 3 | KITCHEN | BEDROOM X 3 | TOILET X 3



3 BED HOMES

LOBBY | LIVING | DINING | TERRACE X 3 | KITCHEN | BEDROOM X 3 | TOILET X 3





A richer panache, an enhanced way of living

A home is what you are. A new home in Aabha means you have arrived. It will add a new charm to your persona.

And enhance your lifestyle to a great extent. Living here with your loved ones is a fresh beginning of a brand new era. Where everyday will be an utterly delightful joyride and each moment will turn into a precious memory. Live

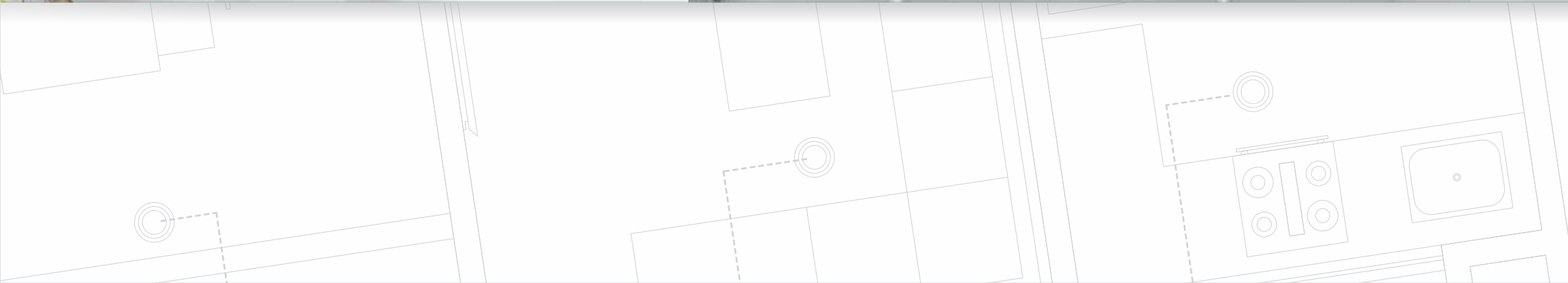
amongst the likeminded, progressive neighbours and feel inspired to bring out the best in you.





KITCHEN

Meticulous and modern kitchen layout | Well-laid platform with granite top. | Modular kitchen cabinets | Sufficient electrical points for appliances | Ceramic tiles up to 2 ft height | Stainless steel sink with drain board | Provision for water purifier or RO and exhaust fan | Marble / granite window sill | Premium quality sliding windows with designer grills and mosquito mesh | 2' x 2' or 3' x 3' vitrified tiles with skirting | Provision for washing machine | Space for drying clothes





LIVING ROOM

Elegant main door 8 ft Height | Full body branded vitrified tiles (2' x 2' or 3' x 3') with skirting | Ceramic tiles for terraces, of reputed brands | Internal walls with smooth gypsum finish | Internal walls with high quality paint | Video door phone | Premium quality sliding windows with designer grills and mosquito mesh | TV and telephone points | Branded modular electrical fittings Sufficient electrical points | Power backup (1 KVA)





BEDROOMS

Elegant doors | Laminated wooden flooring in the master bedroom | Full body branded vitrified tiles (2' x 2' or 3' x 3') with skirting in the other bedrooms

| Internal walls with smooth gypsum finish | High quality paint | TV and telephone points in the master bedroom | Branded modular electrical fittings |

Sufficient electrical points in all bedrooms | Premium quality sliding windows with designer grills and mosquito mesh | Provision for Acs.





BATHROOMS

Neat toilet designs for best space utilization | Glazed ceramic tiles up to 7 ft Marble / Stone fascia for door openings | Basin with a marble / granite counter for the master bedroom | Coloured sanitary ware single lever quality chrome plated fittings. | Provision for water heater and exhaust fan | Premium quality windows with grills and mosquito mesh





A complete living. Complemented well by open spaces, lawns and special amenities.

Step out of your home and you would come across innovations to make your life happier. Everything has been meticulously planned and each corner has been thoughtfully utilized. Early in the morning, you can indulge in your daily workout at Gym, while lawns may invite you for a sporty affair with friends. Children will be having a place to make the most of their free time. It's their own play area. And a brisk walk along the fencing would be nothing less than an energizing experience.

Smart features, unique value adds

Fitness Center | Childers Play Area | Power backup of 1 KVA for each unit | Power backup for all essential common facilities | Sufficient electrical points with branded modular switches | External / Internal door with polished veneer on both sides | Wooden flooring in master bedrooms | Mosquito nets for windows in all apartments | High quality single lever CP fittings

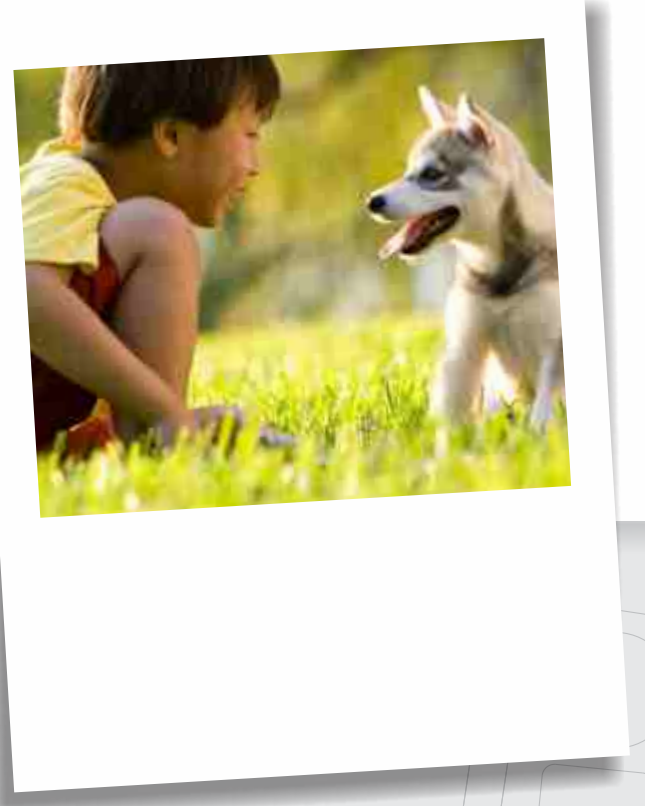






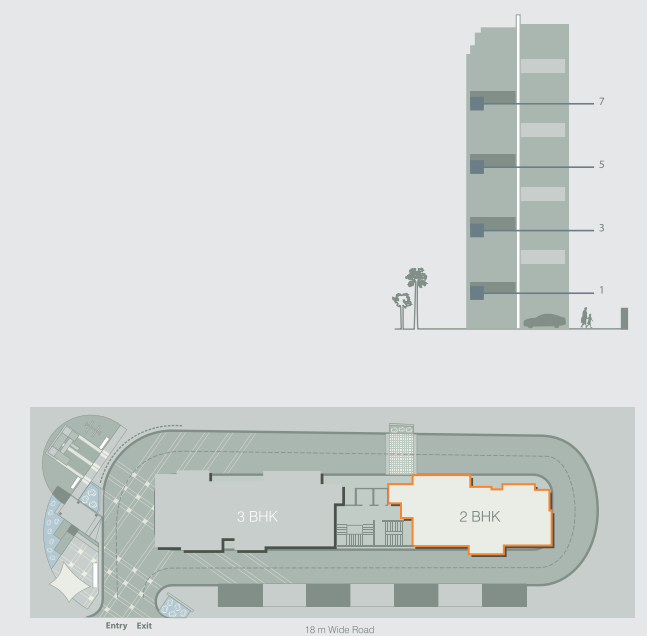
Comfort your body, Mind & Soul

After a day's hard work, your body needs a restful relaxation, your mind needs to be rejuvenated and your soul needs a calm pampering. As home is a place where you draw your inspirations from, at Aabha, get the celestial peace of mind at a wholly comfortable setting. Talk to your loved ones, share your feelings with them and revitalize your energy levels. So that when you set out of your home the next day, you're throbbing with enthusiasm and the stimulating freshness.

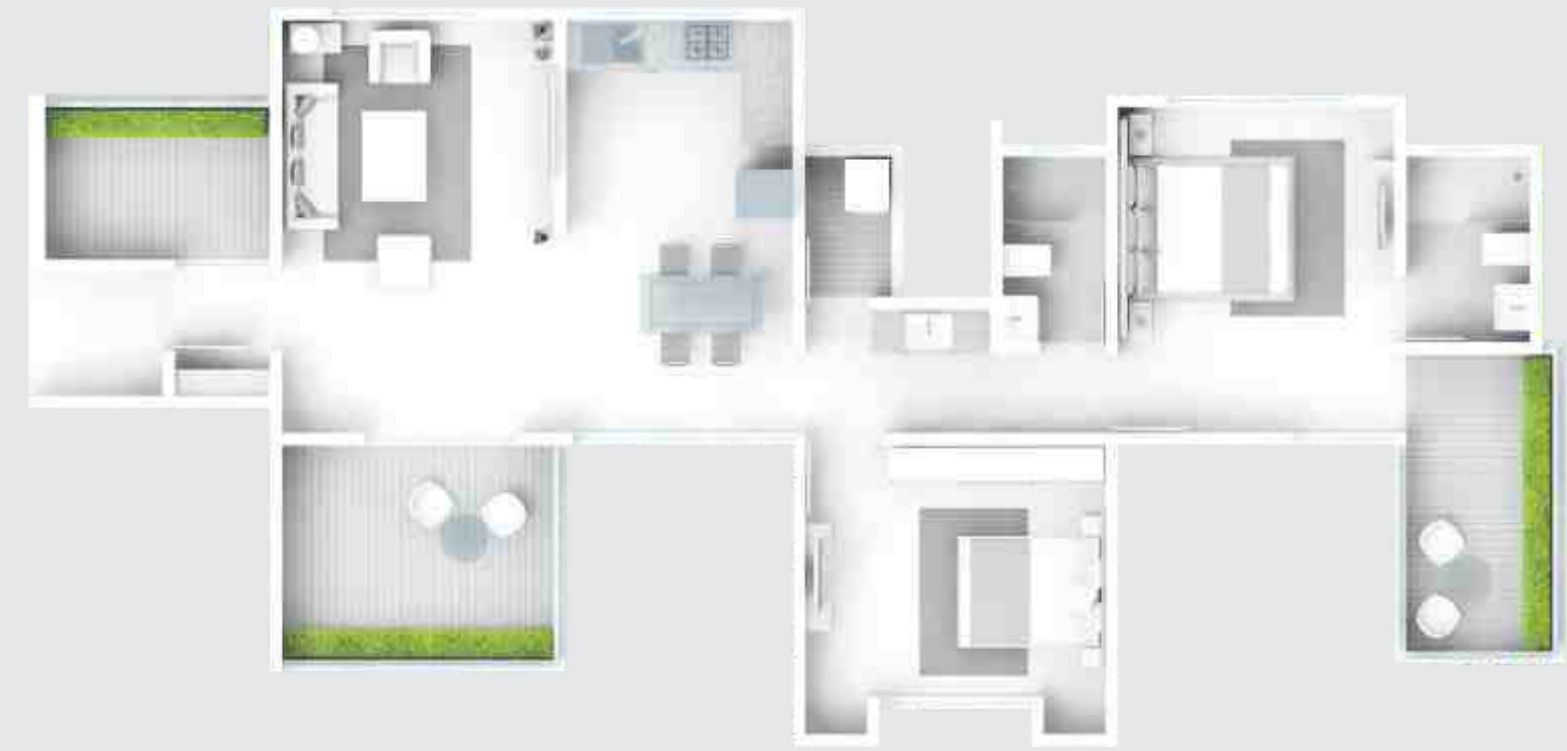


2 BED HOMES

Odd Floors



Apartment Nos.
102, 302, 502, 702



CARPET AREA
806 SQ.FT.

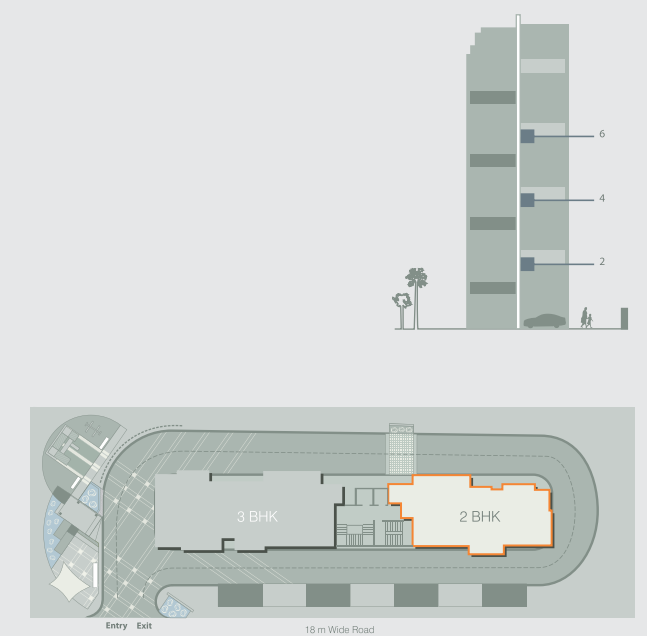
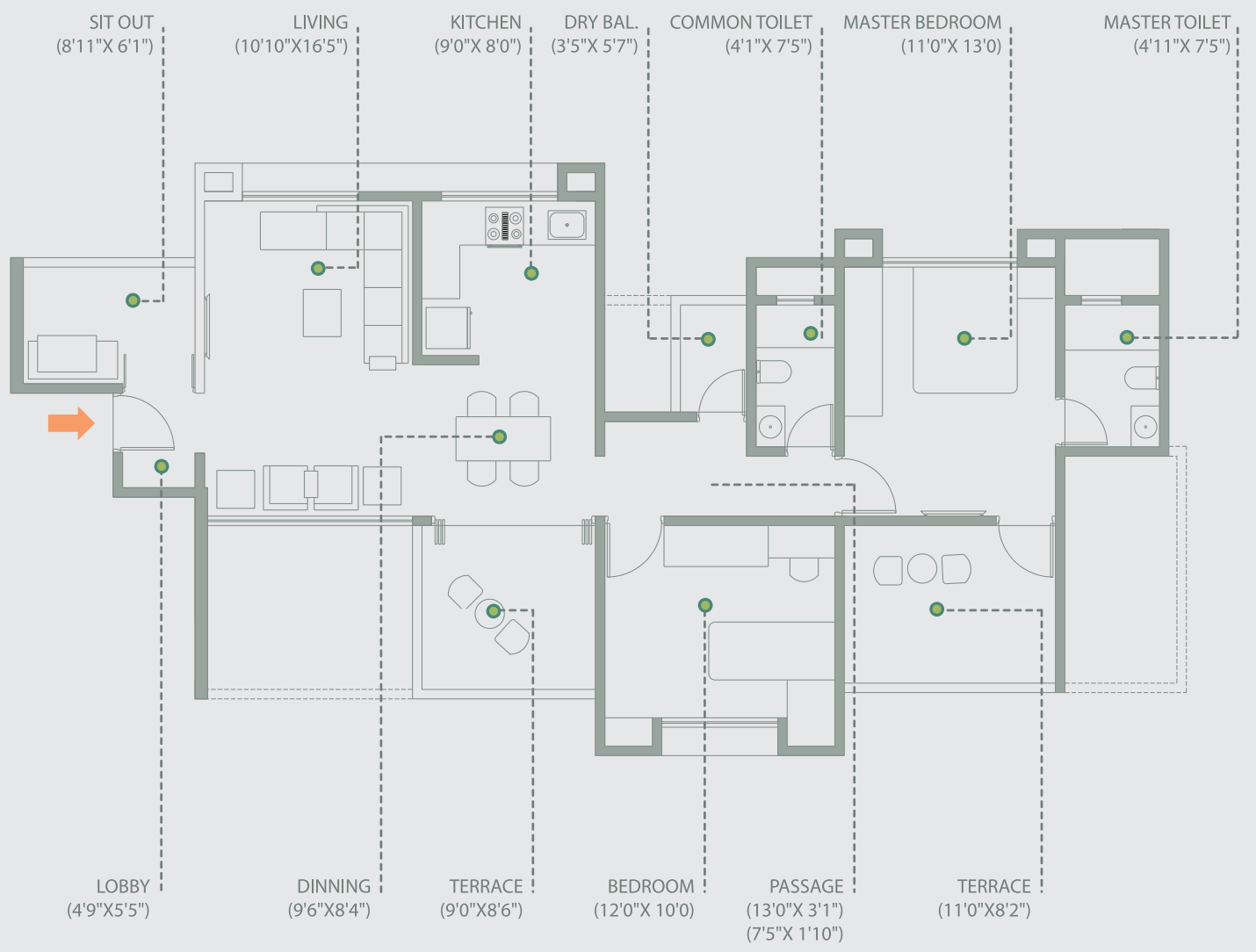
TERRACE CARPET AREA
180 SQ.FT.

CHARGEABLE AREA
1281 SQ.FT.

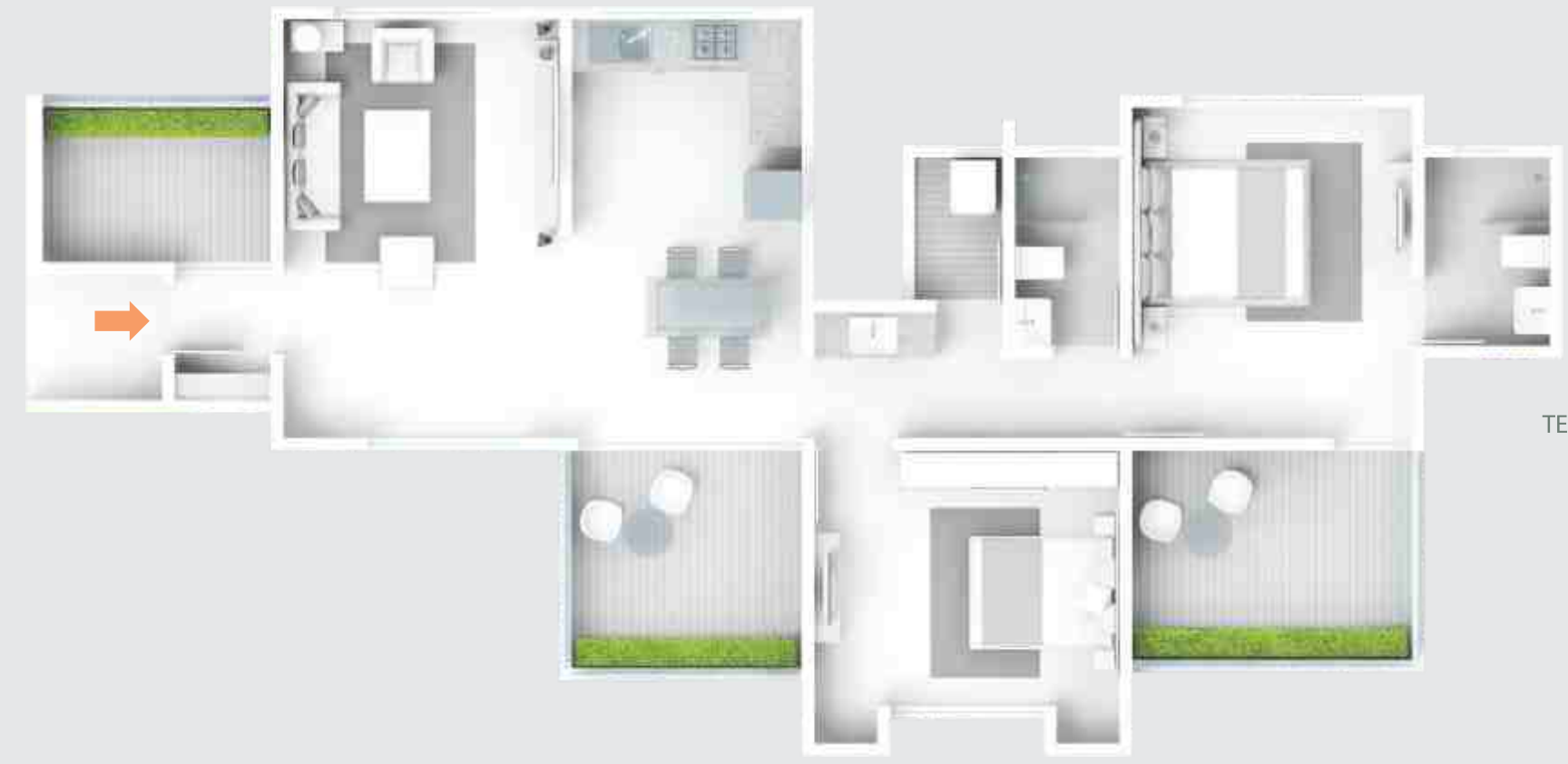


2 BED HOMES

Odd Floors



Apartment Nos.
202, 402, 602



CARPET AREA
805 SQ.FT.

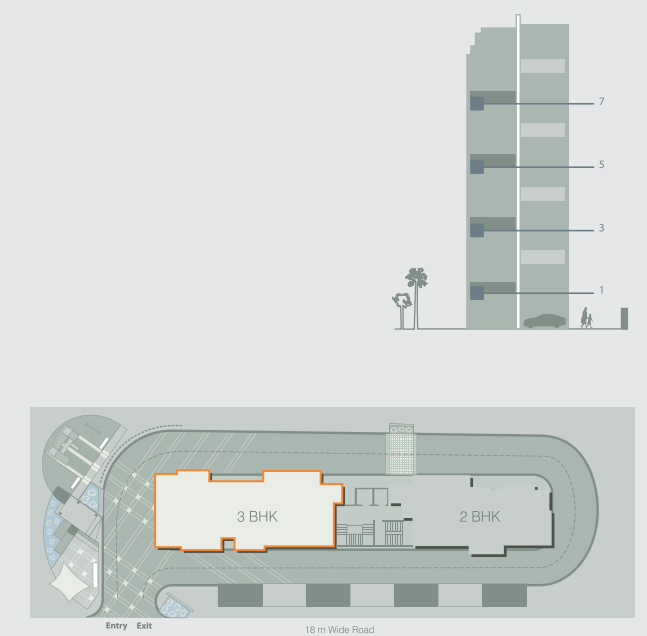
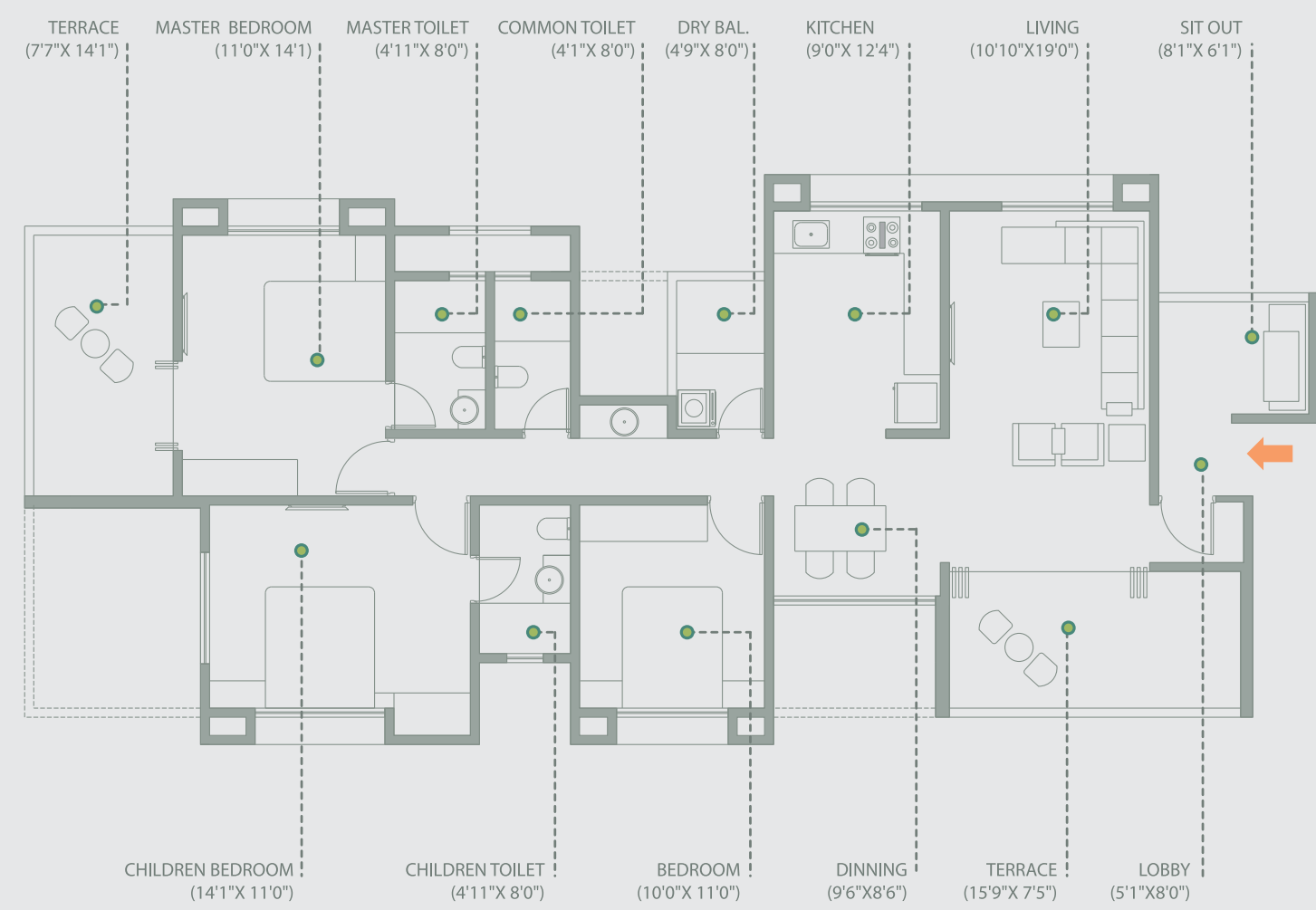
TERRACE CARPET AREA
186 SQ.FT.

CHARGEABLE AREA
1289 SQ.FT.

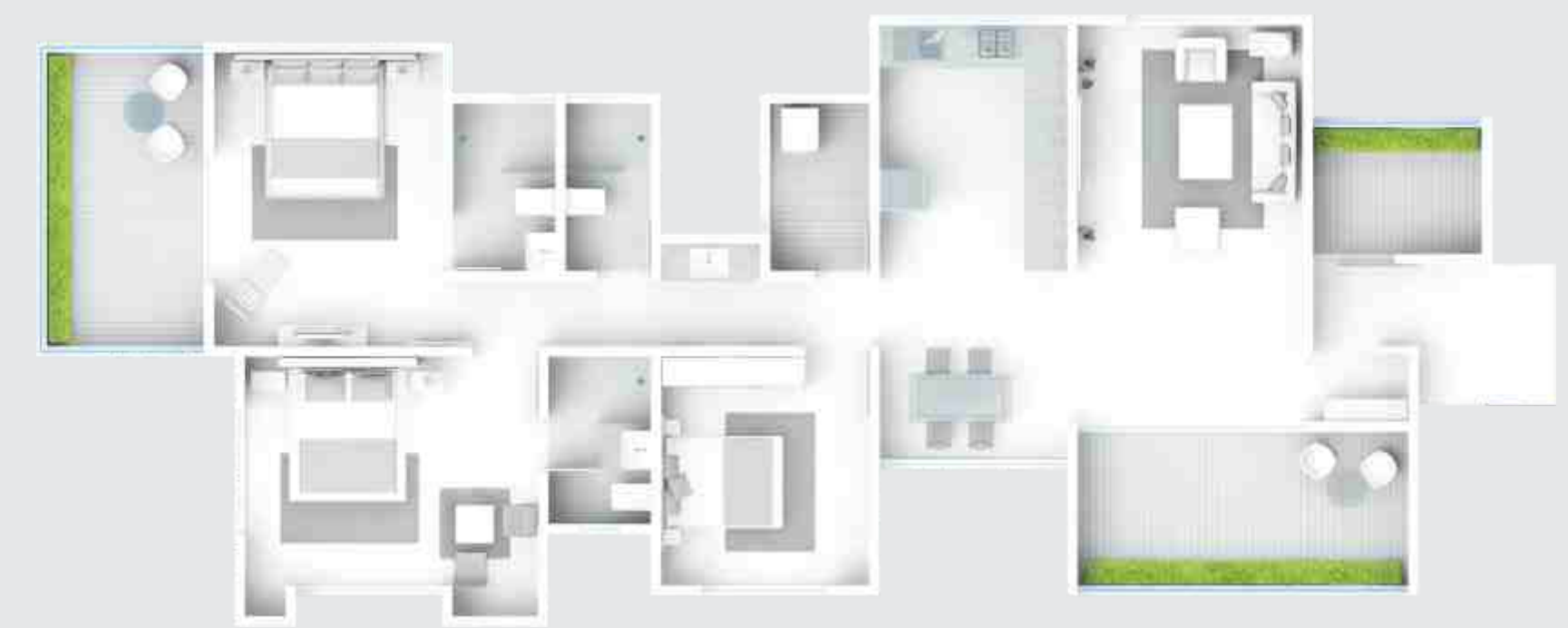


3 BED HOMES

Odd Floors



Apartment Nos.
101, 301, 501, 701



CARPET AREA
1111 SQ.FT.

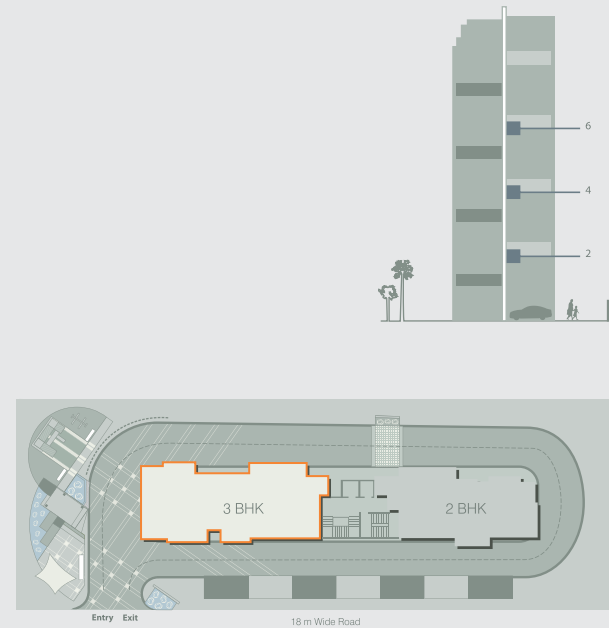
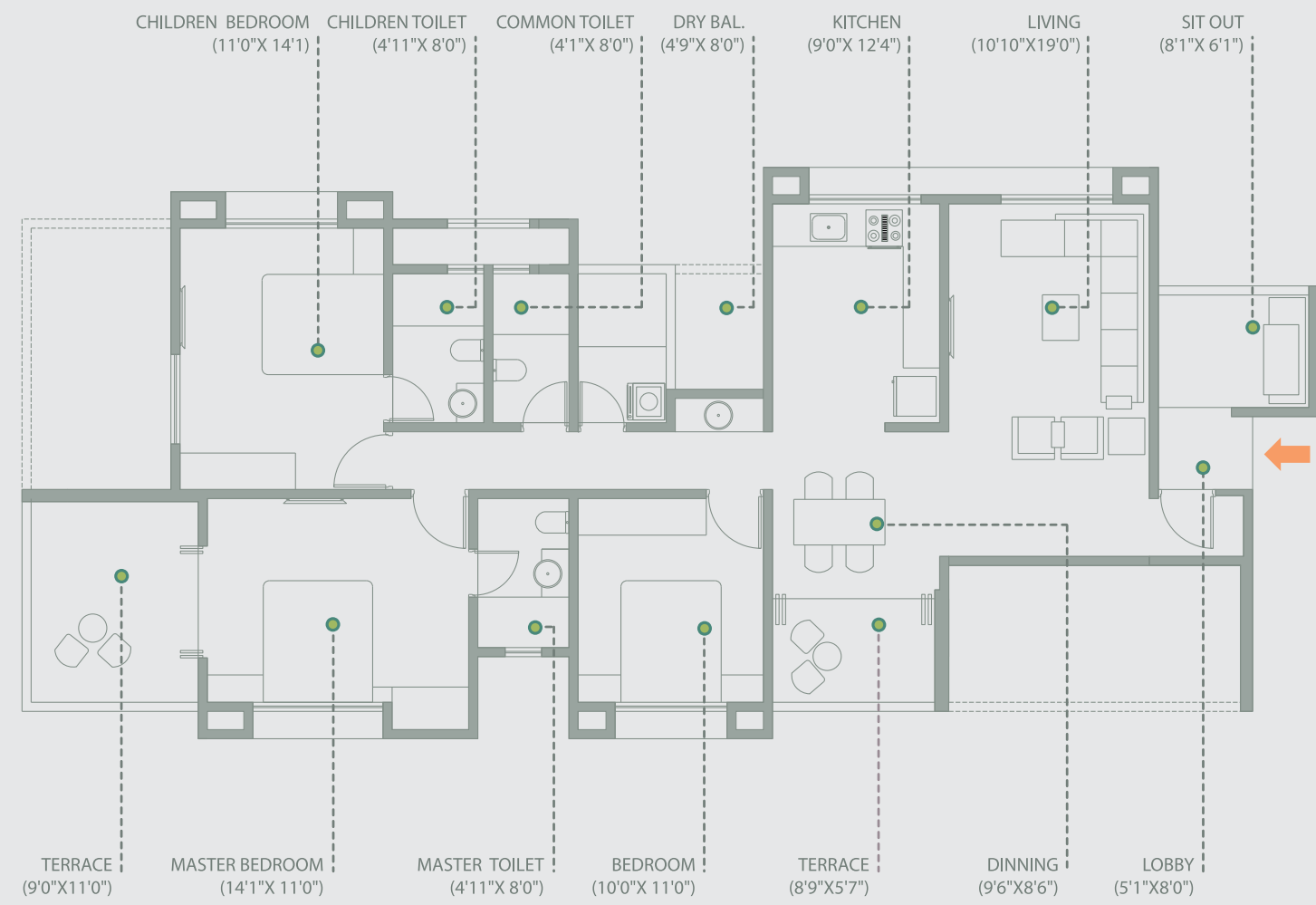
TERRACE CARPET AREA
261 SQ.FT.

CHARGEABLE AREA
1783 SQ.FT.



3 BED HOMES

Odd Floors



Apartment Nos.
201, 401, 601



CARPET AREA
1111 SQ.FT.

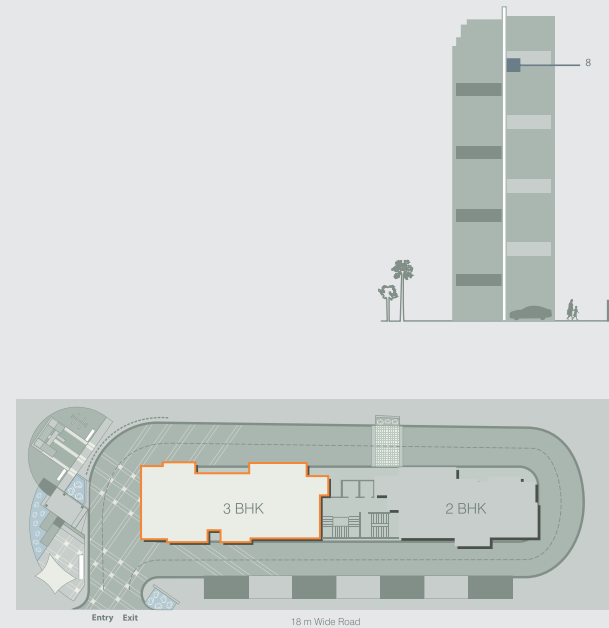
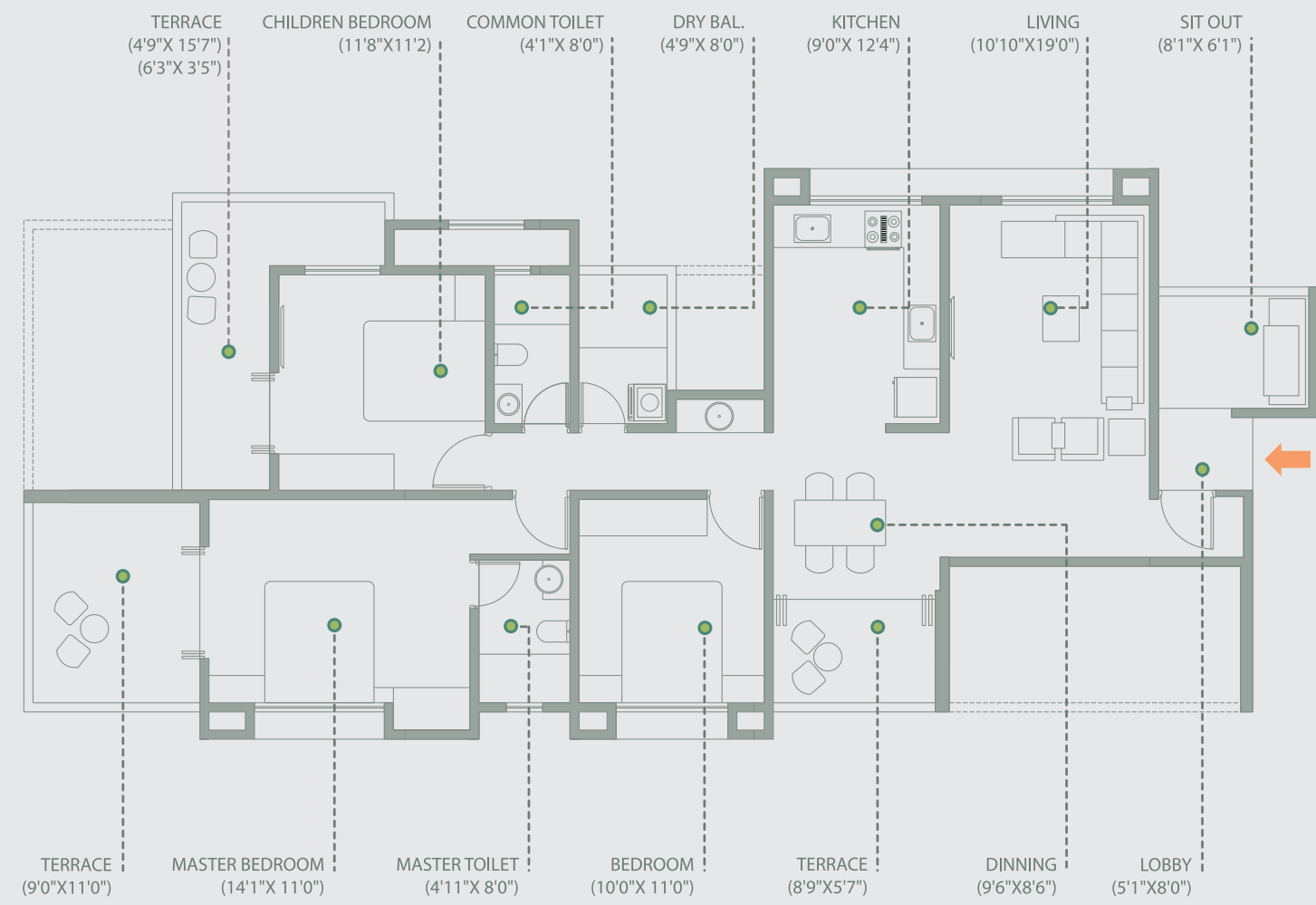
TERRACE CARPET AREA
185 SQ.FT.

CHARGEABLE AREA
1684 SQ.FT.



3 BED HOMES

Odd Floors



CARPET AREA
1044 SQ.FT.

TERRACE CARPET AREA
281 SQ.FT.

CHARGEABLE AREA
1722 SQ.FT.



Experts who're Bringing the idea to life.

Chief Architect:	Fourth Dimension Architects Pvt. Ltd.
Exterior Design Consultants:	Fourth Dimension Architects Pvt. Ltd.
Landscape Artist & Consultants:	PDAA Designs
Interior Decoration Consultants:	PDAA Designs
RCC Consultants:	Fourth Dimension Architects Pvt. Ltd.
Plumbing Consultants:	Fourth Dimension Architects Pvt. Ltd.
Electrical Consultants:	Fourth Dimension Architects Pvt. Ltd.
Legal Consultants:	Adv. Sudhakar Bachate
Marketing:	Siddhashila Group
Promoters:	Suyash Construction Co.
Branding:	Media Vinspa

A company that has brought in a newer viewpoint

Siddhashila Realtors is one of the most trusted names in the real estate business. As a coveted brand, it has brought in a refreshing experience in realty, thus changing the way the one perceives home and living. With four exquisitely completed projects and an ever-growing community of satisfied customers, the company is poised to build landmark projects in the future. Excellence in designing, superior quality of construction and the highest level of customer centricity are the factors that inspire the company to excel.

Eira - Punawale



Iris - Bavdhan



Trishala - Mukund Nagar



Rainbow Plaza - Wakad



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All the information in the detailed floor plans section are indicative & not to scale. The actual elevation may vary from the artist's impression depicted. The furniture and fixtures with images shown in the brochure do not form part of actual unit. All plans are subject to accommodate the changes required as per the sanctioning authorities.

All amenities and specifications are as per availabilities and discretion of the developer. Nature and locations of all amenities and proposed development shown in the proposed master plan can be added, omitted or shifted as per the developer's discretion.

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