

ULTIMATE  
SUPREME  
SMART





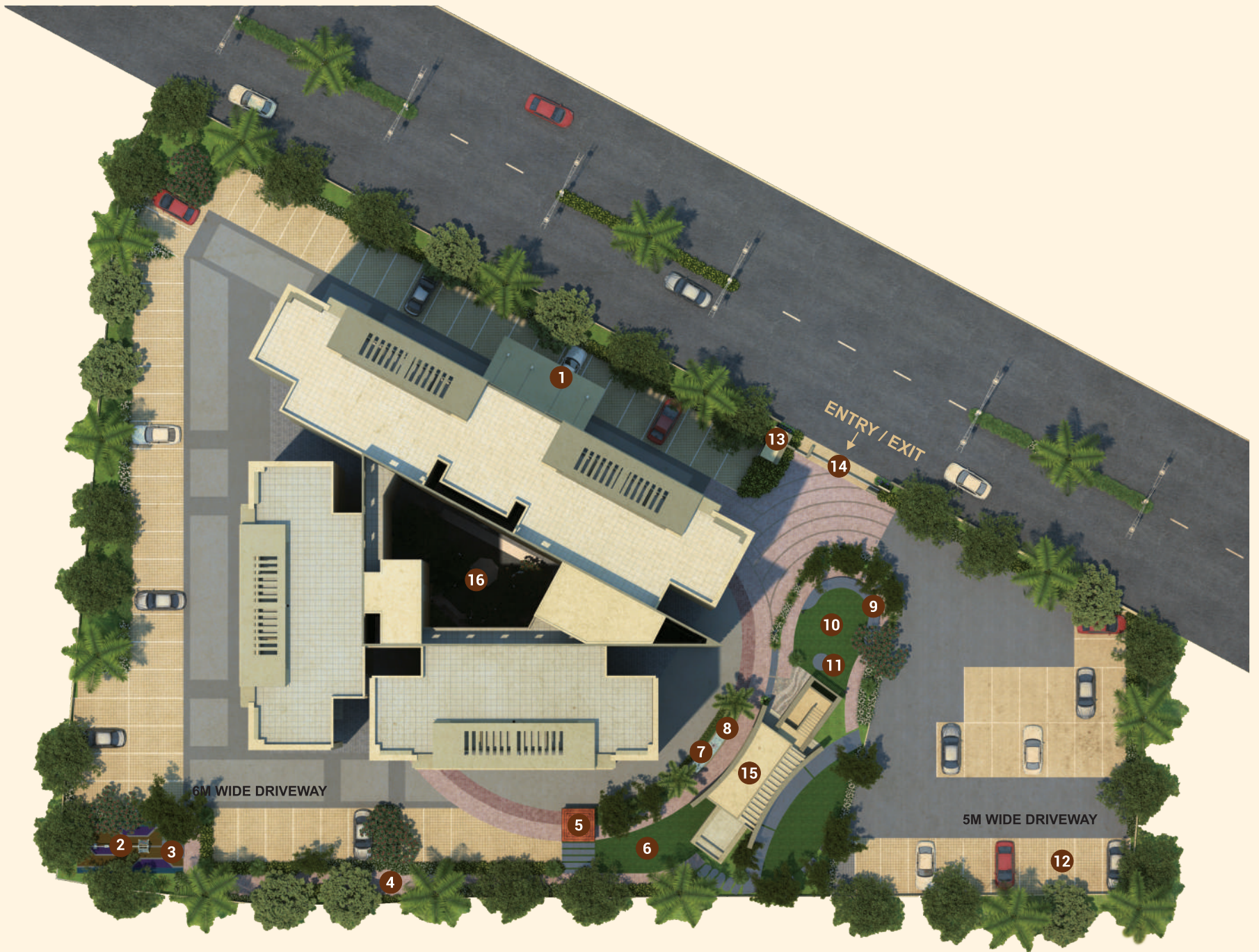
Life is all about  
MOVING  
**FORWARD**

The rise and the fall of the outlines of the divine feminine body are not easy to capture in the brick and mortar. It is symphony that requires dedication and discipline to be able to render an architectural marvel. When such precision is in harmony with the elements, you have what they call a 'masterpiece'

Taking a cue from the Ionic order, Ionia is more than your average residential project. It is poetry in motion. Designed with a certain fluidity that flows through the entire complex, Ionia is all set to be the residential landmark in Pune. A 15 Story tower that houses plush 2 BHK apartments in different size configurations, it comes with the top class amenities. Clean lines and bold designs, Ionia is an architectural union of Grecian ethos and Indian values.







## Amenities

1. Entrance Lobby
2. Children's Play Area
3. Sitting Area
4. Walk Path
5. Pavilion

6. Lawn
7. Sculpture Pedestal
8. Waterbody
9. Amphitheatre
10. Party Lawn

11. Stage
12. Car Parking Area
13. Security Cabin
14. Entry / Exit
15. Club House
16. Courtyard

# 1ST FLOOR PLAN

Area Statement				IN SQ.M	
Flat No	Carpet Area	Enclosed Balcony	Dry/Open Balcony	Cupboard Area	Terrace Area
101	54.11	9.43	2.53	1.98	9.41
102	58.62	4.93	2.53	1.98	9.41
103	54.33	9.56	2.63	2.48	9.43
104	54.07	9.56	2.63	2.74	9.43
105	48.30	8.91	2.53	2.80	5.54
106	52.73	4.25	2.53	1.84	5.54
107	53.00	4.25	2.53	1.57	5.54
108	48.66	8.91	2.63	2.44	5.54





## 2ND, 4TH & 6TH FLOOR PLAN

Area Statement				IN SQ.M	
Flat No	Carpet Area	Enclosed Balcony	Dry/Open Balcony	Cupboard Area	Terrace Area
201, 401, 601	53.61	9.52	2.53	2.08	5.96
202, 402, 602	58.12	5.01	2.53	2.07	5.96
203, 403, 603	53.48	9.61	2.63	2.60	5.96
204, 404, 604	53.22	9.61	2.63	2.86	5.96
205, 405, 605	49.62	9.06	2.53	2.38	9.66
206, 406, 606	53.95	4.43	2.53	1.42	9.64
207, 407, 607	54.18	4.43	2.53	1.20	9.64
208, 408, 608	49.97	9.06	2.53	2.03	9.66



### 3RD, 5TH, 7TH & 9TH FLOOR PLAN

Area Statement				IN SQ.M	
Flat No	Carpet Area	Enclosed Balcony	Dry/Open Balcony	Cupboard Area	Terrace Area
301, 501, 701, 901	54.11	9.43	2.53	1.98	9.41
302, 502, 702, 902	58.62	4.93	2.53	1.98	9.41
303, 503, 703, 903	54.33	9.56	2.63	2.48	9.43
304, 504, 704, 904	54.07	9.56	2.63	2.74	9.43
305, 505, 705, 905	48.30	8.91	2.53	2.80	5.54
306, 506, 706, 906	52.73	4.25	2.53	1.84	5.54
307, 507, 707, 907	52.95	4.25	2.53	1.62	5.54
308, 508, 708, 908	48.66	8.91	2.63	2.44	5.54



# 8TH FLOOR PLAN

Area Statement				IN SQ.M	
Flat No	Carpet Area	Enclosed Balcony	Dry/Open Balcony	Cupboard Area	Terrace Area
801	58.12	5.01	2.53	2.07	5.96
803	52.39	10.70	2.63	2.60	5.96
804	52.13	10.70	2.63	2.86	5.96
805	49.62	9.06	2.53	2.38	9.66
806	53.95	4.43	2.53	1.42	9.64
807	54.18	4.43	2.53	1.20	9.64
808	49.97	9.06	2.53	2.03	9.66





# 10TH FLOOR PLAN

Area Statement				IN SQ.M	
Flat No	Carpet Area	Enclosed Balcony	Dry/Open Balcony	Cupboard Area	Terrace Area
1001	54.54	8.60	2.53	2.07	5.96
1002	58.12	5.01	2.53	2.07	5.96
1003	54.41	8.68	2.63	2.60	5.96
1004	54.15	8.68	2.63	2.86	5.96
1005	49.62	9.06	2.53	2.38	9.66
1006	53.95	4.43	2.53	1.42	9.64
1007	54.18	4.43	2.53	1.20	9.64
1008	49.97	9.06	2.53	2.03	9.66



# 11TH FLOOR PLAN

Area Statement		IN SQ.M			
Flat No	Carpet Area	Enclosed Balcony	Dry/Open Balcony	Cupboard Area	Terrace Area
1101	58.62	4.93	2.53	1.98	9.41
1102	58.62	4.93	2.53	1.98	9.41
1103	58.97	4.93	2.63	2.48	9.43
1104	58.71	4.93	2.63	2.74	9.43
1105	48.37	8.84	2.53	2.79	5.54
1106	52.73	4.25	2.53	1.84	5.54
1107	52.95	4.25	2.53	1.62	5.54
1108	48.72	8.84	2.63	2.44	5.54



# 12TH FLOOR PLAN

Area Statement				IN SQ.M	
Flat No	Carpet Area	Enclosed Balcony	Dry/Open Balcony	Cupboard Area	Terrace Area
1201	51.84	11.29	2.53	2.07	5.96
1202	58.12	5.01	2.53	2.07	5.96
1203	54.49	8.60	2.63	2.60	5.96
1204	54.24	8.60	2.63	2.86	5.96
1205	49.62	9.06	2.53	2.38	9.66
1206	53.95	4.43	2.53	1.42	9.64
1207	54.18	4.43	2.53	1.20	9.64
1208	49.97	9.06	2.53	2.03	9.66





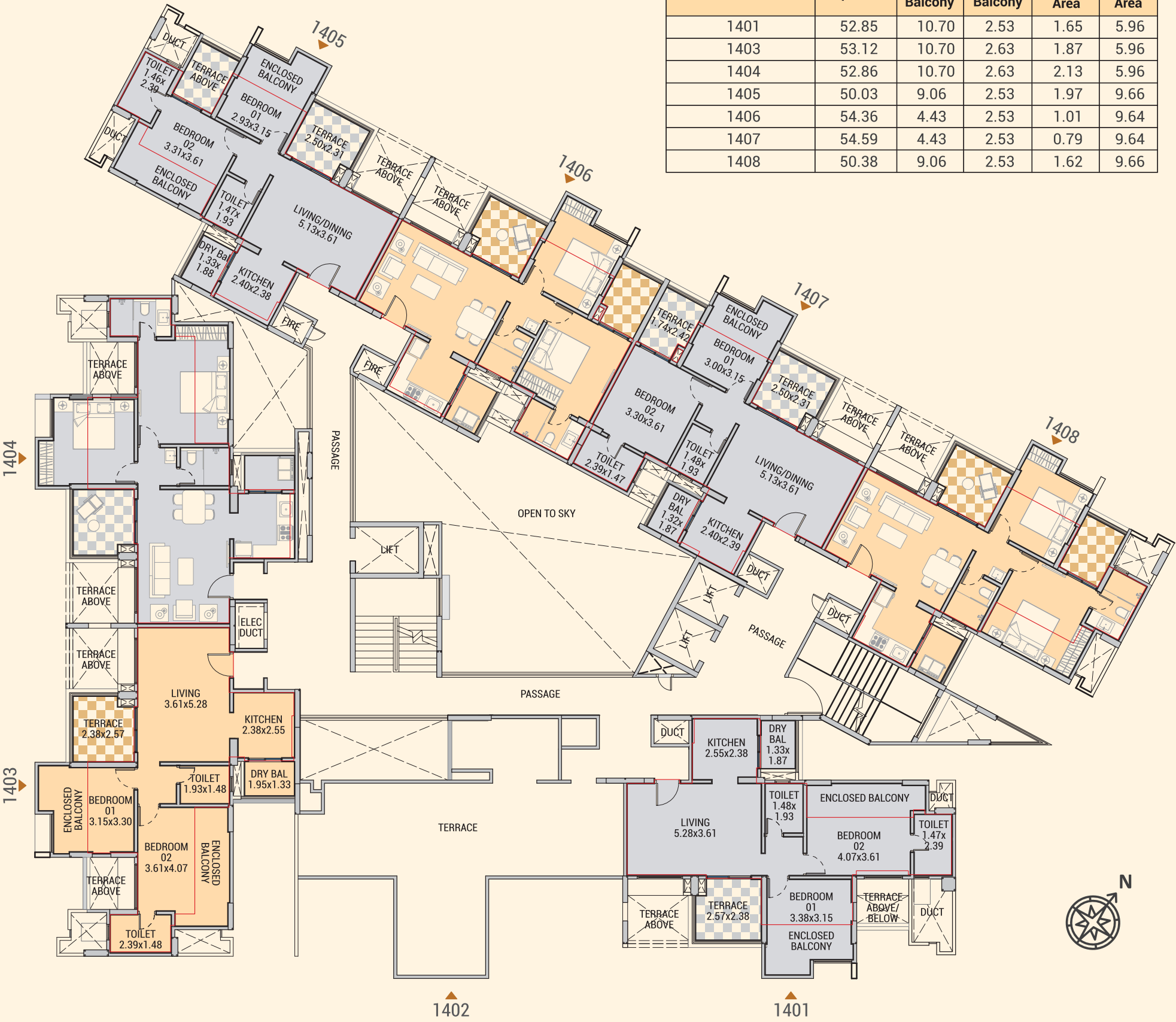
# 13TH FLOOR PLAN

Area Statement				IN SQ.M	
Flat No	Carpet Area	Enclosed Balcony	Dry/Open Balcony	Cupboard Area	Terrace Area
1301	58.62	4.93	2.53	1.98	9.41
1302	43.24	0.00	2.53	1.51	5.90
1303	53.36	10.33	2.63	2.66	9.43
1304	53.36	10.33	2.63	2.66	9.43
1305	48.73	8.91	2.53	2.37	5.54
1306	53.16	4.25	2.53	1.41	5.54
1307	53.16	4.25	2.53	1.41	5.54
1308	48.74	8.91	2.63	2.37	5.54



# 14TH FLOOR PLAN

Area Statement				IN SQ.M	
Flat No	Carpet Area	Enclosed Balcony	Dry/Open Balcony	Cupboard Area	Terrace Area
1401	52.85	10.70	2.53	1.65	5.96
1403	53.12	10.70	2.63	1.87	5.96
1404	52.86	10.70	2.63	2.13	5.96
1405	50.03	9.06	2.53	1.97	9.66
1406	54.36	4.43	2.53	1.01	9.64
1407	54.59	4.43	2.53	0.79	9.64
1408	50.38	9.06	2.53	1.62	9.66



# Specifications



## LIFESTYLE FEATURES

### LIFETIME RECREATION

- Well Decorated Club House
- Table Tennis
- Pavilion For Sitting
- Well Equipped Gymnasium
- Amphitheatre
- Water Body
- Children's Play Area
- Designer Landscape Garden
- Indoor Games
- Senior Citizen Sit out and Walking Track
- Designer Courtyard

### HEALTH & SAFETY

- 24x7 Security With CCTV Cameras
- Video Door Phone And Intercom Facility
- Security Guard Cabin
- Grand Entrance Gate
- Fire Fighting System

### OTHER AMENITIES

- Name Plate and Letter Box
- Common Toilet In Parking Area

- Auto Water Level Controller For Water Tanks
- Generator Backup For Lift and Common Area
- Backup For 2 Light Point Per Flat
- Common Car Wash Area

### SPECIALS

- Rain Water Harvesting
- Common Softener / Water Treatment Unit
- Common Solar Water Heating System
- Provision Of Common Antenna For DTH Connection

- Exhaust Fans In Toilets
- Clothes Line For Drying Clothes In Dry Balcony
- Ample Lights On Driveways
- Designer Washbasin Counter

### STUNNING AMBIENCE

- Grand Entrance Lobby
- Glorious Elevation
- Ample Car Parking
- Proper Ventilation With Maximum Natural Light & Fresh Air
- Concrete / Paved Internal Pathway
- Elevators Of Standard Make



## ROYAL INTERIOR

### R.C.C.

- Earthquake Resistant Structure

### BRICKWORK

- Auto Clave Aerated Concrete Blocks

### PLASTER

- External Sand Faced
- Internal Neeru / Gypsum Finished

### BATHROOMS

- Concealed UPVC / CPVC Plumbing

- Designer Toilets
- Jaguar / Equivalent C.P. Fittings
- Hot & Cold Mixer Unit In Bathroom
- Premium Sanitaryware Fittings

### DOORS

- Designer Main Door With Exclusive Fitting
- Designer Bedroom Door With Mortise Lock
- Designer Doors For Toilets And Dry Balcony
- MS Powder Coated French Doors With Grill To Attached Terraces



## WINDOWS

- Powder Coated Aluminum Windows with Mosquito Mesh, Safety Grills And Granite Sill

## KITCHEN

- Granite Top Kitchen Platform With Stainless Steel Sink
- Designer Dado Tiles Up To Lintel Level

## FLOORING

- 600 mm x 600 mm Vitrified Tiles In Living, Dining, Kitchen & Bedrooms
- 300 mm x 300 mm Antiskid Tiles In Toilet
- 400 mm x 400 mm Antiskid Tiles In Terraces
- Skid Free Flooring in Utility Area With Dado Upto Cill Level

## PROVISION FOR

- Inlet & Outlet For Washing Machine In Dry Balcony
- Inverter Backup
- Water Purifier
- Broadband Connectivity

## ELECTRIFICATION

- Concealed Electrification
- Branded Modular Switches
- A.C. Point In Master Bedroom

- TV & Telephone Points In Living Room & Master Room
- Adequate Electrical Points In Every Room

## PAINTING

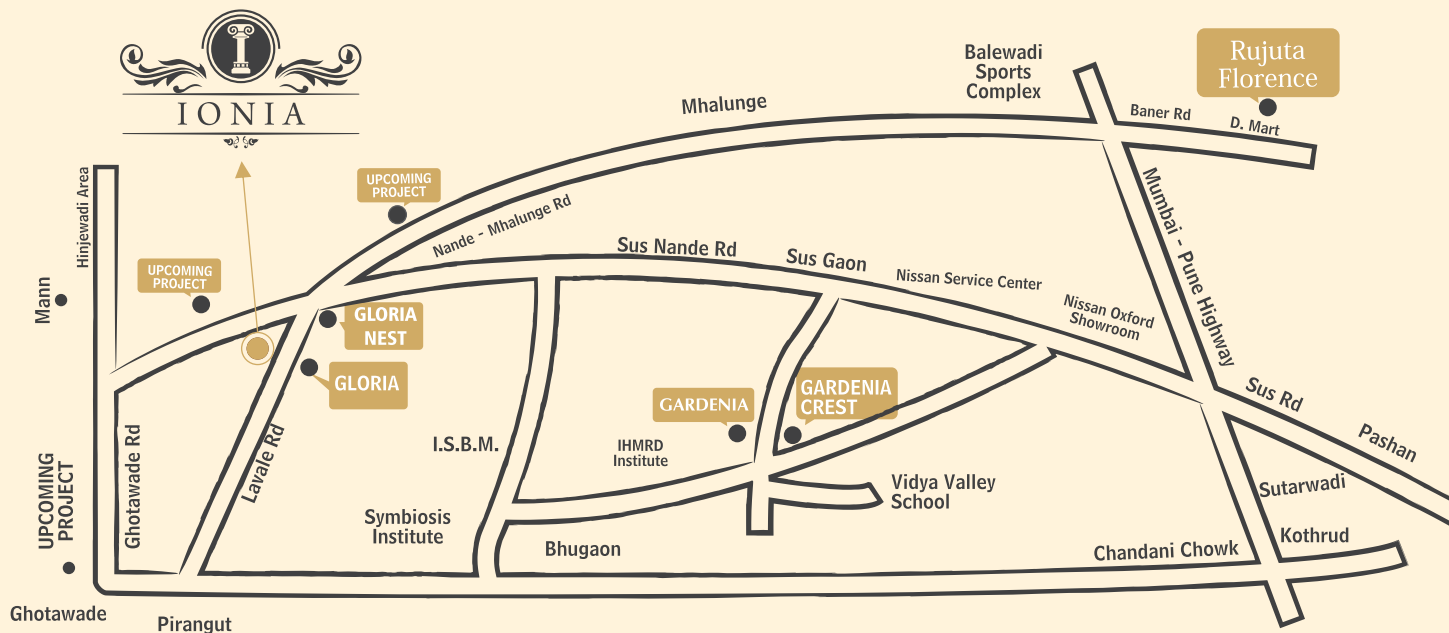
- Internal Semi Acrylic Paint
- External Acrylic Paint



## Choosing the way of Health

Health is wealth is an age old adage that rings true even in present times. And hence, keeping that in mind, at Ionia you are presented with a well-equipped gymnasium. Get in shape and tone that body with state of the art machines and welcome a 'brand new' you.

We find peace in serene surroundings. Having known that, at Ionia you are treated to a wholesome courtyard that exudes tranquility. Large sit out areas chalked amongst shaded greens soothe the soul. Ideal for conversations, reading, listening to music or whatever your heart desires. With nature, just be.



Hospitals, Educational Institutes, Star Hotels, Multiplexes, Mall, Restaurant are all 15-20 Minutes Away.

• University Circle	14Kms.	• Mumbai Banglore Highway	7Kms.	• Balewadi Stadium	6Kms.
• Chandani Chowk	13Kms.	• Hinjewadi IT Park	5Kms.	• Pirangut	5Kms.

**Site Address:** Gat No 15+16+17, Sus - Hinjewadi Road, Chande, Tal. Mulshi, Dist. Pune - 412115



A Project by Amit Developers

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