



PREMIUM 2 BHK HOMES

The Seed of Something Real

When your home is rooted in nature, every day feels grounded and full of life.

Where every sunrise greets you with beauty, and every sunset ends in comfort.

Welcome to elevated living at **Sai Shriya Ankur**.









The Seed of Purposeful Living

At **Sai Shriya Ankur**, experience a life that rises above the ordinary.

Nestled near the serene Pashan Lake, these thoughtfully designed premium 2-BHK homes offer a perfect blend of nature, elegance, and lifestyle.

Soak in breathtaking sky views while enjoying the warmth of luxurious interiors and lifestyle amenities.

With curated features and refined architecture, every detail here is crafted for those who believe in living exceptionally.

**Ankur isn't just a home,
it's a place where space,
nature, and design
grow together.**



The Seed of First Impression

An entrance that feels like a quiet nod to elegance
with every detail in its place.







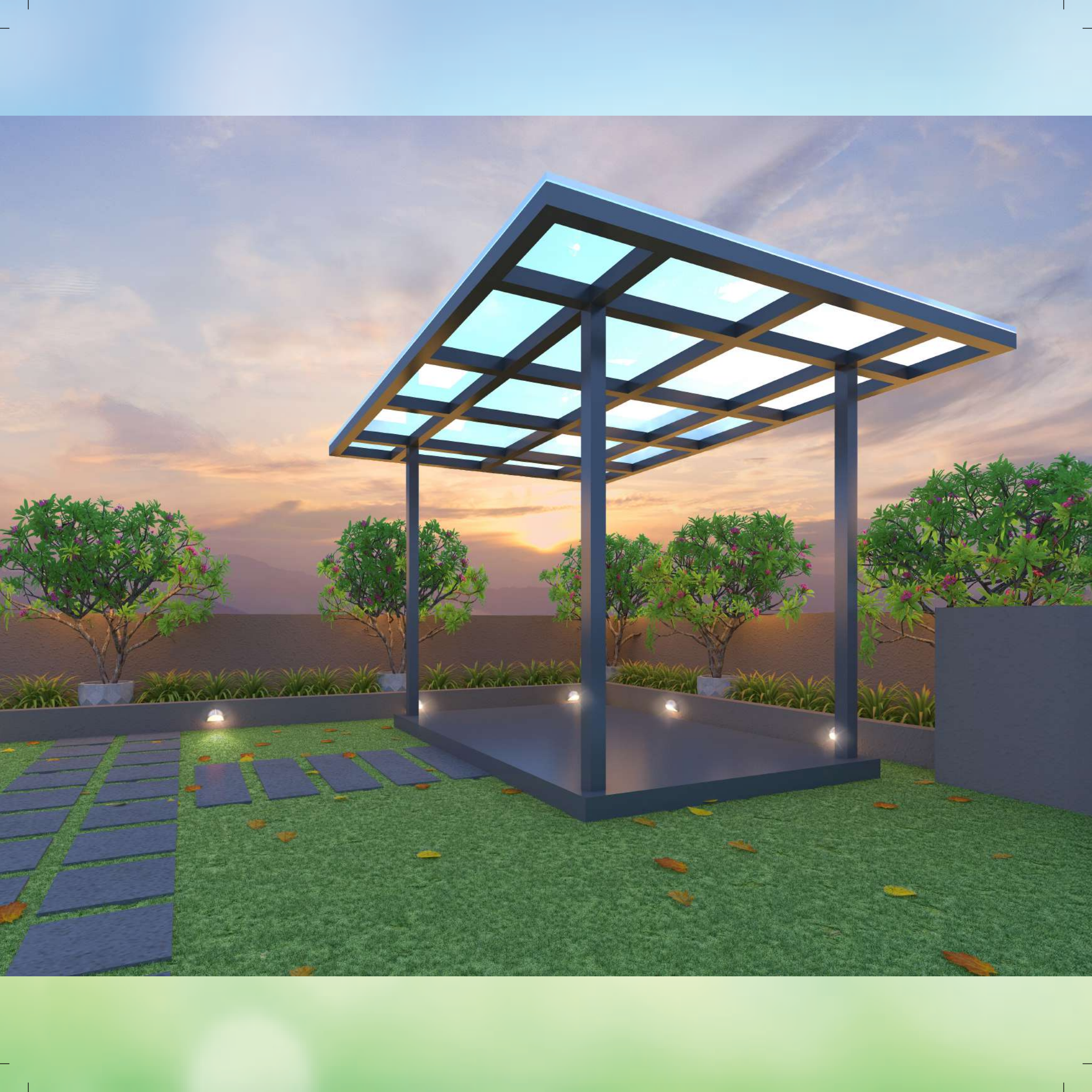
TYP. 2 BHK UNIT – RERA CARPET (SQ.FT)						
FLAT NO.	FLAT TYPE	FLAT CARPET	ENCLOSED BALCONY	OPEN BALCONY	DRY BALCONY	TOTAL CARPET AREA
101, 201, 301, 401, 501, 601, 701	2 BHK	550.68	189.23	74.81	26.37	841.09
102, 202, 302, 402, 502, 602, 702	2 BHK	536.37	203.54	74.81	26.37	841.09

The Seed of Balanced Spaces

Clear, clean layouts where light, air,
and movement all flow naturally.



2 BHK Flat
Sectional View



The Seed of Trusted Craft



Structure

- Earth Quake Resistance RCC Structure



Walls

- Ace Block Masonry with Sand Cement Mortar



External & Internal Wall Finishes

- Sand Faced Double Coat Plaster on External Walls
- Gypsum Smooth Finish Plaster with Sand Faced Back Coat Plaster on Internal Walls



Tiling & Flooring

- Vitrified Tiles in all Rooms
- Designer Tile Dado in Toilet up to Lintel Level
- Anti Skid Ceramic Tiles in Toilets & Dry Balcony



Door

- Laminated Finished Main Door with Digital Lock
- Laminated Finished Internal Doors
- Powder Coated Aluminium Sliding Door for Balcony
- Laminated Finished Toilet Door with Granite Door Frame



Window

- Aluminium Framed Sliding Window for Bedroom
- Aluminium Framed Window with Glass Louvers for Toilets & Bathrooms
- SS Finished Railing at Living Balcony



Bathroom And Toilets

- Branded Sanitary Ware
- Jaguar or Equivalent Make CP Fitting
- Provision for Exhaust Fan in Toilets
- Provision for Electric Water Heater in all Bathrooms



Solar Heater

- Solar Hot Water in one Bathroom



Kitchen

- Granite Top Kitchen Platform with Stainless Steel Sink
- Provision for Water Purifier



Internal Electrification

- Adequate Points with Branded Switches



Paint

- Acrylic Paint for Internal Walls & Ceiling
- Acrylic Paint for External Wall



Security System

- Security Space with Monitoring System
- CCTV at Main Gate, Drive Way, Lobby
- Video Door Phone Permitted Access for Visitors
- Access Control for Entrance Lobby



Common Facilities

- Elegant Entrance Lobby
- Power Backup for Parking Area, Staircase
- Rain Water Harvesting System
- Solar Water Heating System
- Provision for DTH Connection/ Wi-Fi System
- False Ceiling for Living Balcony



Roof Top Amenities

- Landscape Garden
- Open Area
- Gazebo



The Seed of Everyday Access

Views that don't end. Roads that connect. A neighbourhood that breathes.

Key Distances

- Baner-Pashan Link Road - 5 min
- Bangalore - Pune Highway- 2 min
- Kothrud- 15 Min
- Bavdhan- 10 Min
- Hinjewadi IT Park- 10 Min



The Seed of Everyday Peace

Where nature, design, and comfort grow together.



The Seed of Smart Planning

Where entrances welcome, & every square foot works for the way you live.





BUILDING TRUST. CREATING VALUE.

FOR ENQUIRIES, CONTACT:



ATHARV

+91 98609 13838



MAHENDRA

+91 98609 83434



**MAHARERA REGISTERED
REAL ESTATE ADVISOR**



REGISTRATION NO.

A011262400509



www.magrealty.in



Pune, Maharashtra