

# Tishya

THE BEGINNING

3BHK & 4.5BHK Residences

ASHIYANA park 2, Aundh

ASAP

SPACES



Tishya marks a new beginning, embodying our commitment to making dreams real with passion and practicality.

We value being aesthetic, sustainable, aspirational, and practical. Our focus is on creating homes that last for decades, blending forward-thinking sustainability with out-of-the-box aesthetics for enduring beauty and uniqueness in every project.

# THE CONCEPT NOTE

Our vision for Tishya was inspired by our belief in luxury married with practicality. What it means to be surrounded by abundance, life, light, and peace.

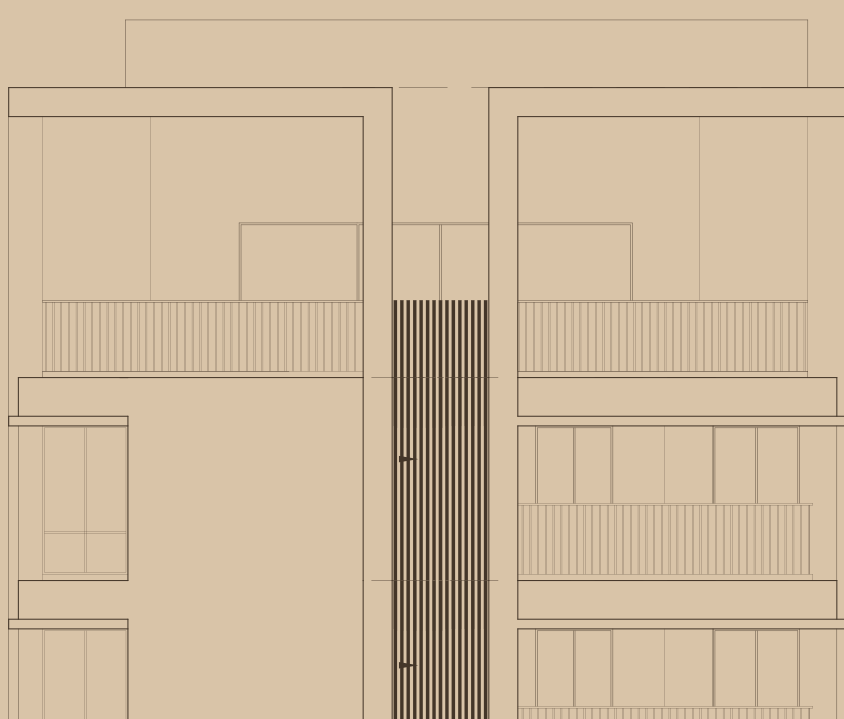
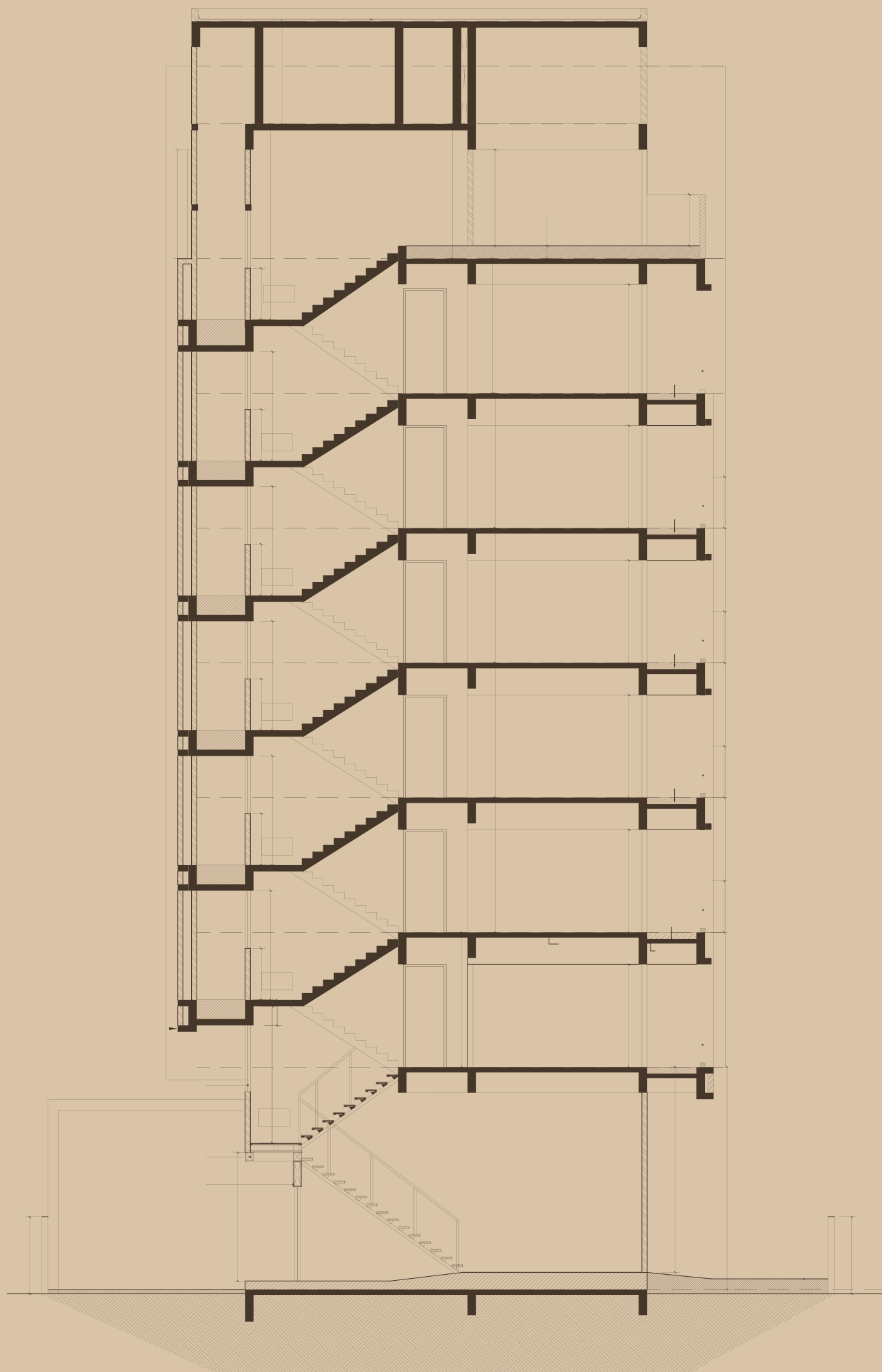
Tishya is about stories, the ones we live through.  
Tishya is about Home.

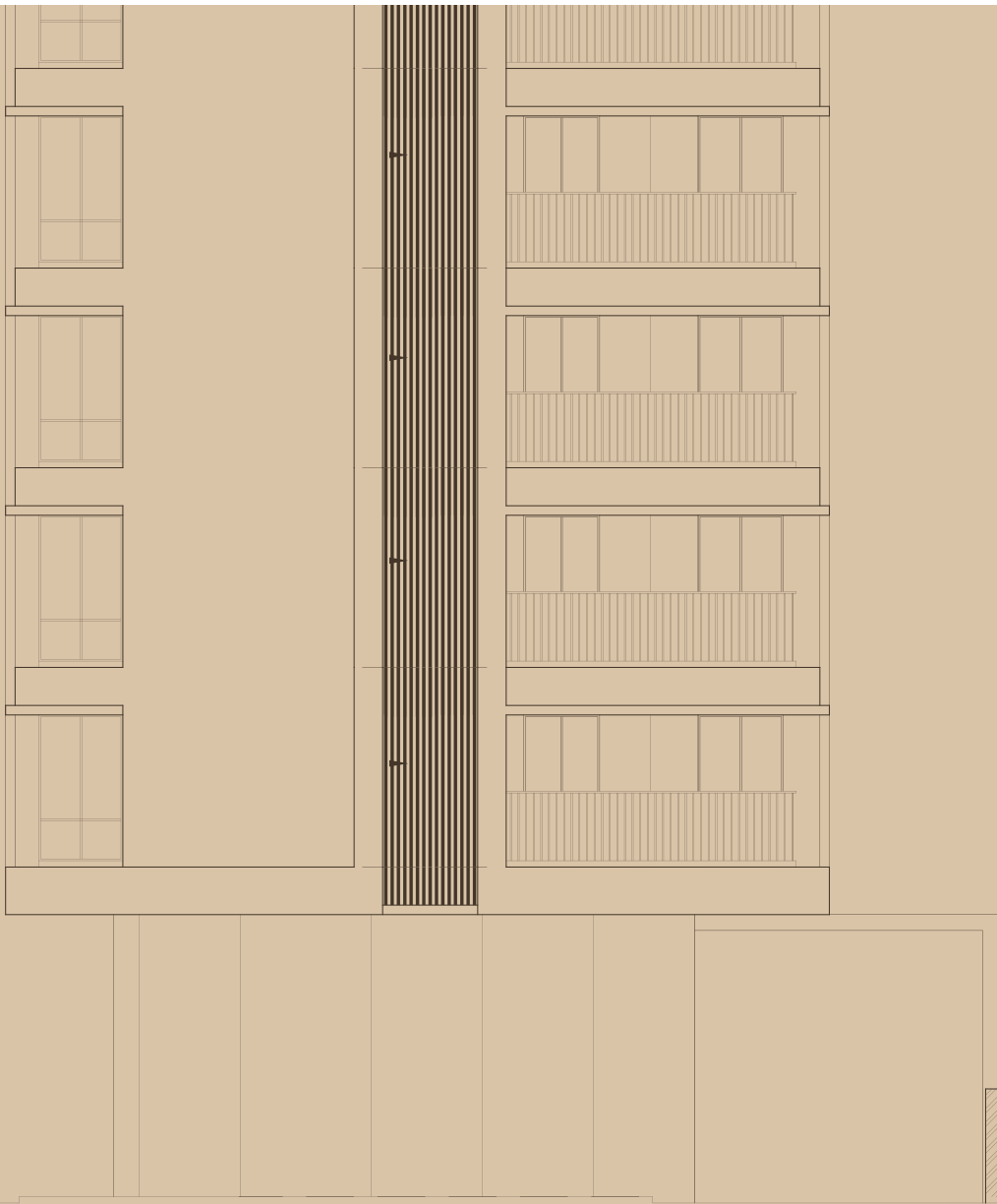
It was born from the desire to build something meaningful, a space designed to complement your life in every way.

We've designed homes that breathe, that age gracefully, and that hold space for both your privacy and your celebrations.

Whether it's watching your children grow up in peaceful surroundings or spending quiet evenings in a home that reflects your values, Tishya is where life feels just right.

So, if you're looking for more than just an address, a beginning that feels right, Tishya welcomes you.





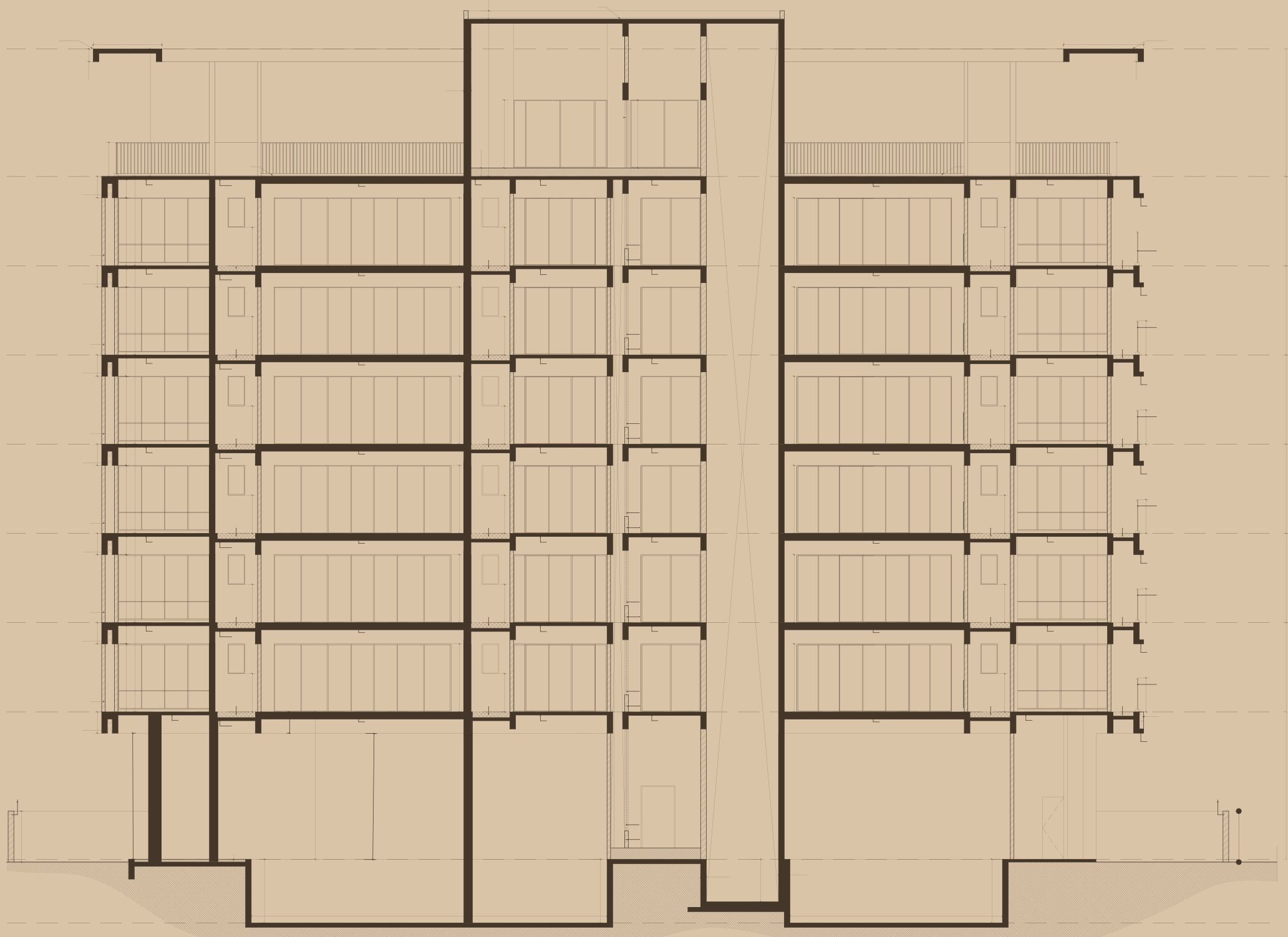
Architect  
VDA DESIGNS

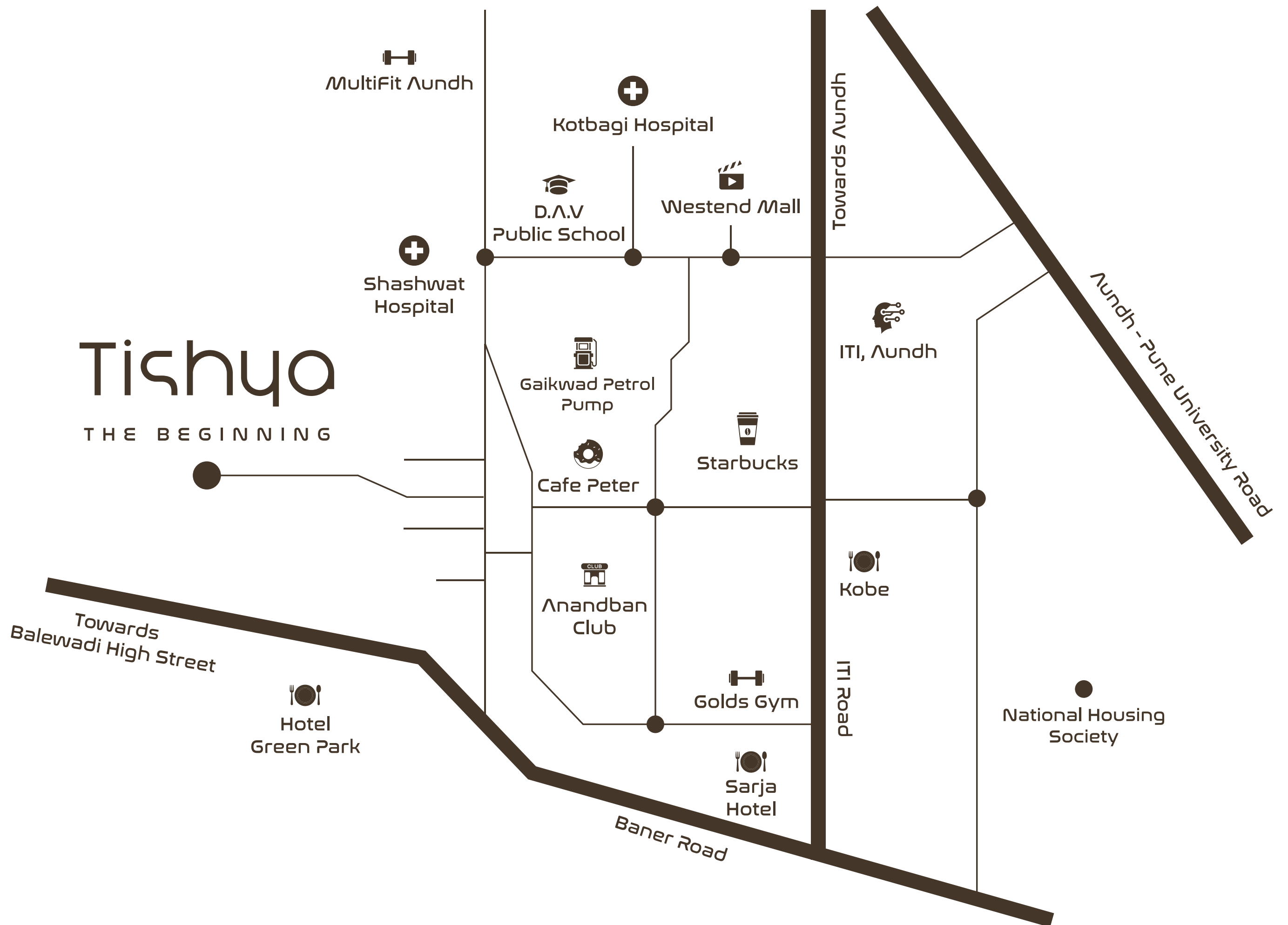
RCC Consultant  
STRUDCOM CONSULTANTS PVT. LTD.

LIAISONING  
A DESIGN STUDIO

MEP Consultant  
Siddhivinayak MEP Consultants, Pune

LANDSCAPE  
RAVI & VARSHA GAVANDI





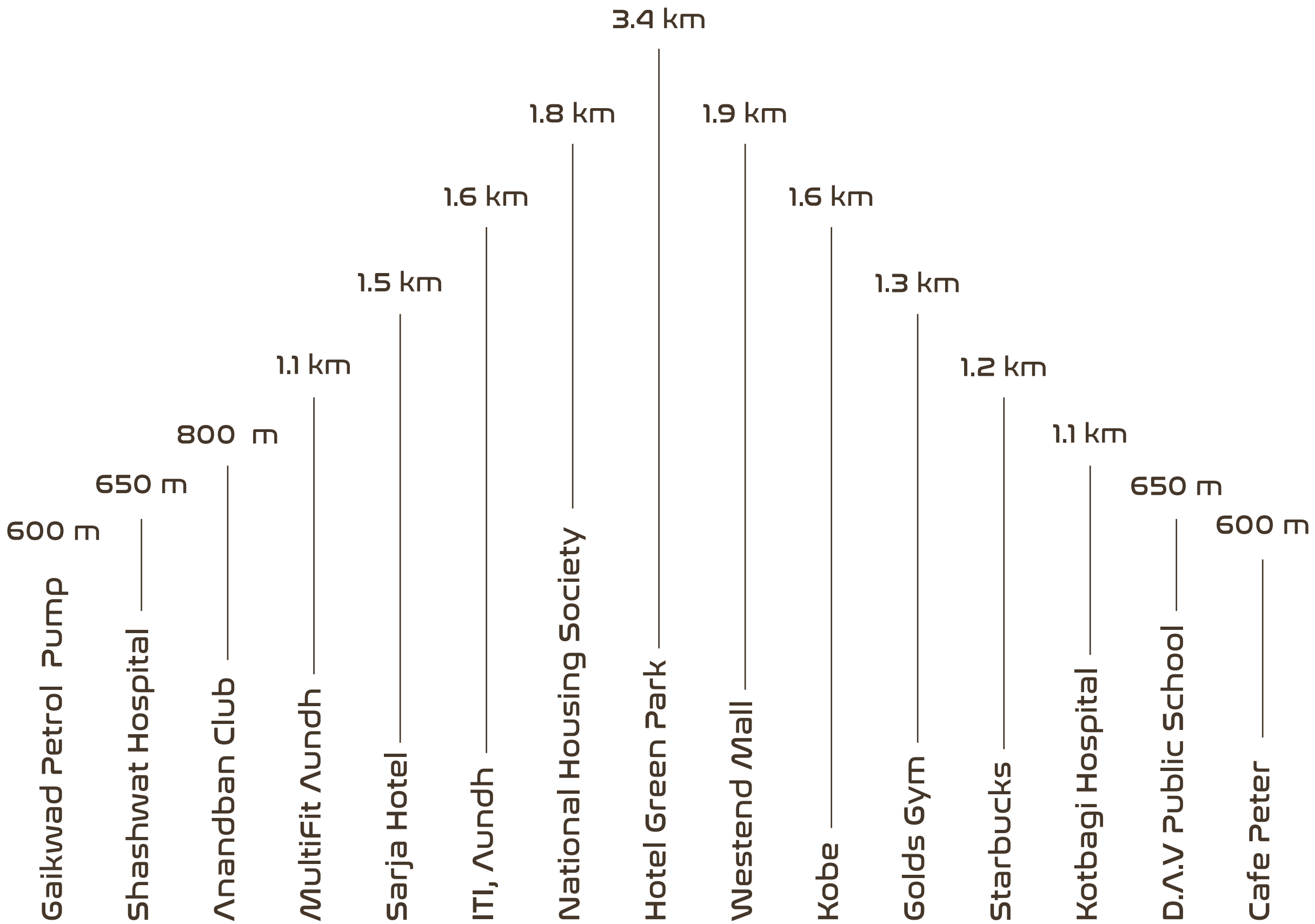
We chose Aundh as it is one of those rare pockets of local self-sustenance, comprising the best schools, hospitals, utilities, parks, cafés and co-working spaces, shopping and even local fresh markets. Built for people who want ease, access, and a sense of community, Aundh, Pune, truly reflects all that we value at ASAP.

That's the Aundh we fell in love with and that's the Aundh we want you to come home to.

# Tishya

THE BEGINNING

## DISTANCE FROM TISHYA



# Tishya

THE BEGINNING

A LIMITED COLLECTION OF RESIDENCES WHERE  
TIMELESS DESIGN MEETS THE FUTURE.



All visuals are artistic impressions and for reference purposes only.

# 4.5BHK & 3BHK



# Ground Floor



MAIN LOBBY AREA  
256.83 SQ.FT.

COMMON LOBBY AREA  
191.78 SQ.FT.

KIDS PLAY AREA  
1400.10 SQ.FT.

PARTY LAWN  
1508.52 SQ.FT.

MULTIPURPOSE LOUNGE AREA  
517.27 SQ.FT.

TOTAL AREA (BUILDING AREA)  
31186.68 SQ.FT.



# Terrace Floor



4.5BHK

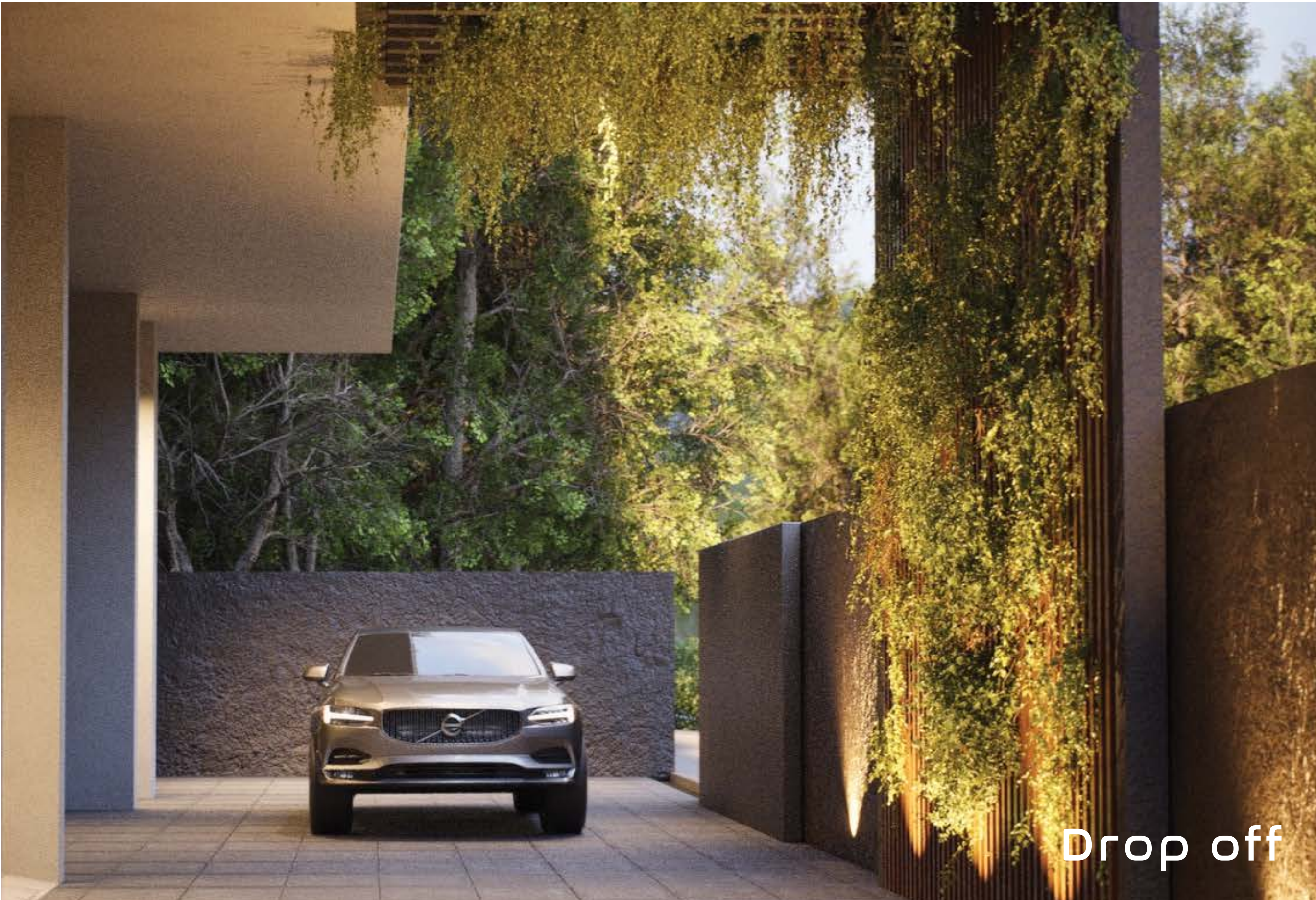


| TYPE    | FLAT NO.                       | CARPET AREA<br>sq.ft | BALCONY<br>(utility) | BALCONY / STANDOUT<br>sq.ft | TOTAL CARPET<br>sq.m    sq.ft | SALEABLE<br>sq.ft - 35% |
|---------|--------------------------------|----------------------|----------------------|-----------------------------|-------------------------------|-------------------------|
| 4.5 BHK | 101, 201, 301<br>401, 501, 601 | 1,794.20             | 62.98 sq.ft          | 325.41                      | 202.78    2182.76             | 2946.73                 |

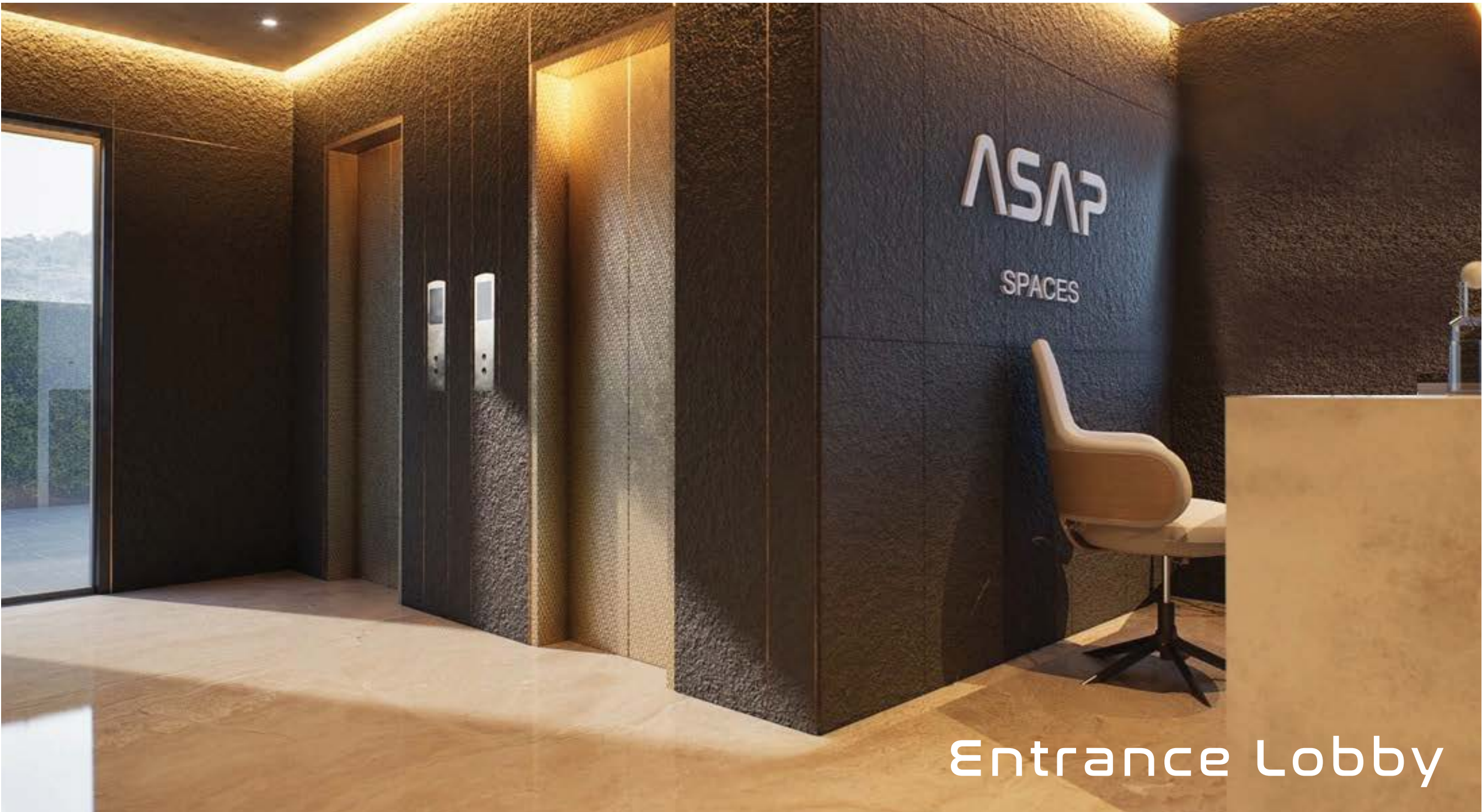
3BHK



| TYPE  | FLAT NO.                       | CARPET AREA<br>sq.ft | BALCONY<br>(utility) | BALCONY / STANDOUT<br>sq.ft | TOTAL CARPET<br>sq.m      sq.ft | SALEABLE<br>sq.ft - 35% |
|-------|--------------------------------|----------------------|----------------------|-----------------------------|---------------------------------|-------------------------|
| 3 BHK | 102, 202, 302<br>402, 502, 602 | 1,353.98             | 44.22 sq.ft          | 268.96                      | 154.91    1667.45               | 2251.05                 |



Drop off



Entrance Lobby



# Living Room & Dining

Flooring: Premium Italian  
Marble Flooring

Unmatched elegance, durability,  
and seamless continuity.





# Bedrooms

Flooring: Premium Wooden Flooring

Warmth, comfort, luxury, and timeless appeal.



## Kitchen

Flooring: Premium Italian *Marble* Finish

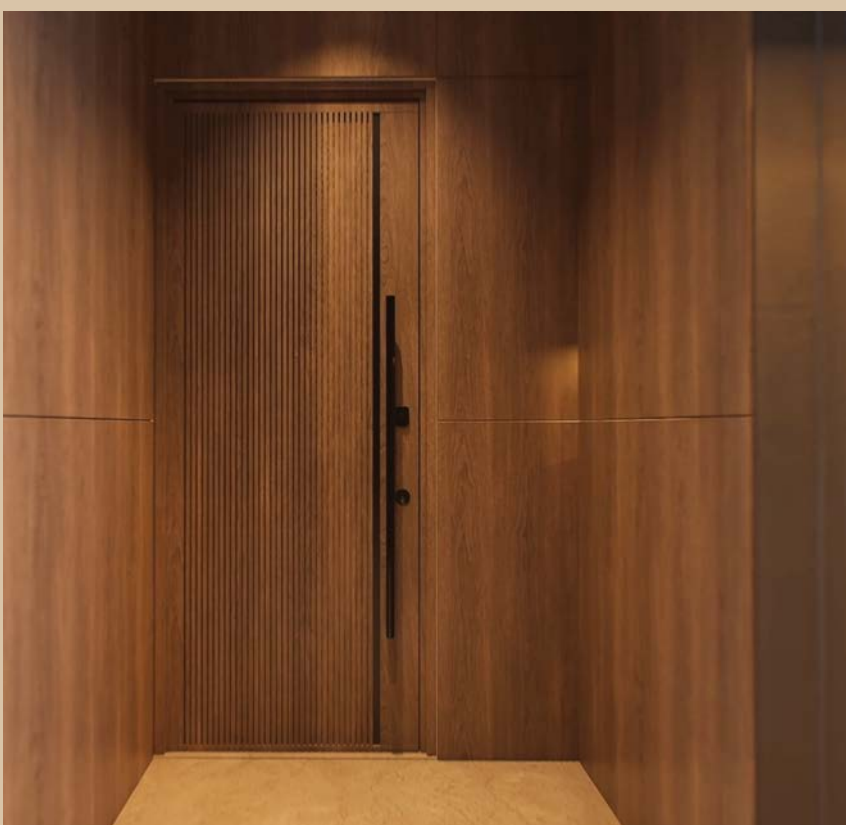
*Modern, stylish, and low maintenance.*



## Bathrooms (Sanitaryware & Fittings)

Sanitaryware: ROCA  
CP Fittings: GESSI

Luxury integration with contemporary design.  
Silent plumbing - Pipes Supreme Skyrise.



## Bathrooms (Flooring & Dado)

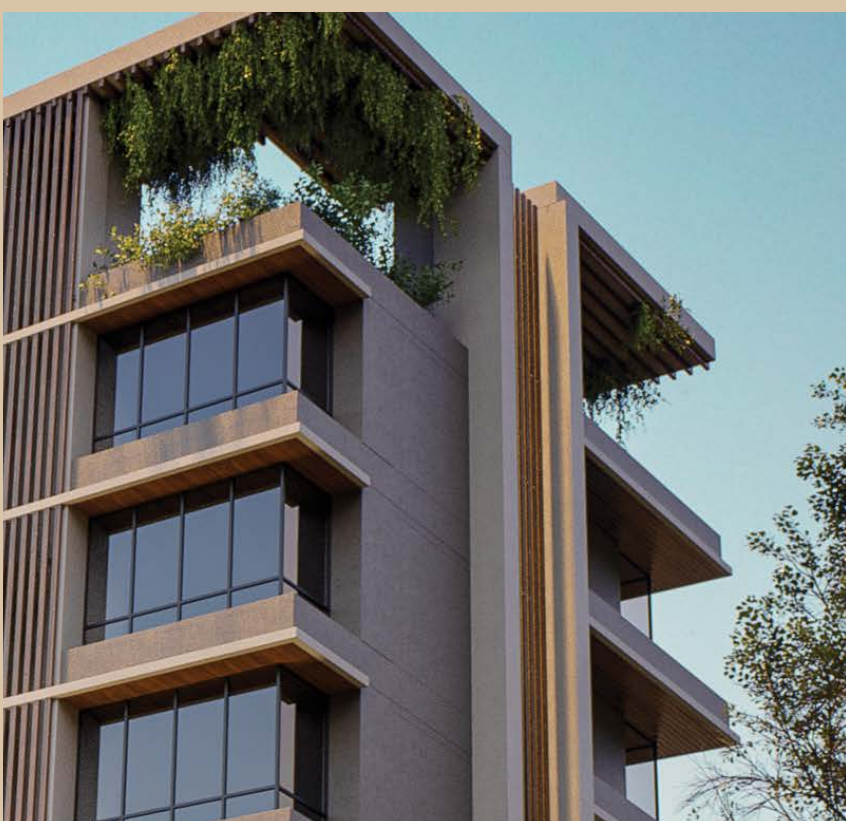
Finish: Premium Italian *Marble* & Anti-skid Flooring

Safety, hygiene, luxury, and a sophisticated finish.

## Internal Doors

Specification: High quality wooden doors with premium veneer/ laminated finish for all rooms and bathrooms

Durability meets refined aesthetics.



## Windows & Sliders

Specification: Tostem Japanese aluminum windows and balcony sliders

Ensuring cross ventilation, ample natural light, and superior thermal and sound insulation.



# AMENITIES

## Leisure & Entertainment Lounge

Fully equipped for elegant gatherings, the lounge features a dedicated pantry alongside a state-of-the-art audio-visual (AV) system, creating the perfect setting.

Thoughtfully designed indoor seating areas with curated interiors offer an inviting ambience – ideal for refined social interactions, relaxed entertainment, or moments of quiet retreat.

## Dedicated BBQ & Grill Zone

An exclusive outdoor area for cooking, grilling, and hosting intimate, memorable gatherings.

## Outdoor Café Seating

Charming alfresco dining corners and café-style seating integrated seamlessly into the landscaped surroundings.

## Elevated Green Spaces

Exclusive Sky Lounge & Green zones on each residential floor, offering tranquil relaxation.

## Kid's & Toddler Zone Play Area

A dedicated outdoor space with safe, shock-absorbent flooring and engaging play equipment.

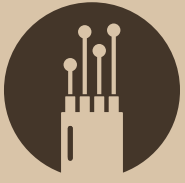
## Family Seating Pods

Integrated, comfortable seating areas within the landscape near play zones, designed for relaxed supervision.

## Vertical Gardens

Modern, space-saving greenery integrated into the building facades, enhancing visual appeal and air quality.

# SPECIFICATIONS



## Connectivity Backbone

Pre-wired CAT 6A and fibre optic conduits to all primary rooms, terminating at a central media hub, with integrated intercom connectivity across all units.

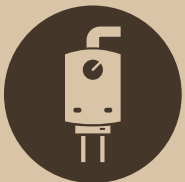
Key Benefit: Ready for 10 Gigabit speeds, inter-unit communication, and next-generation smart technology.



## Power Infrastructure

Premium branded wiring and state-of-the-art designer switches, with full power backup for all common areas and essential points in each apartment.

Key Benefit: Uninterrupted comfort and refined aesthetics.



## Hot Water System

Continuous flow running water ensured by an energy-efficient heat pump system.

Key Benefit: Instant and consistent temperature control at every tap.



## Access Control

Main door secured with a smart locking system featuring integrated video calling capability.

Key Benefit: Enhanced security and convenient remote access management.



## Security

CCTV surveillance covering all common areas, the perimeter, and parking zones.

Key Benefit: Comprehensive monitoring and peace of mind.



## Paint

Premium Royale, Luster & Acrylic Paint Finish with weather-shield external paint for lasting durability and superior finish.

Key Benefit: Aesthetic appeal with long-term protection.



## Delivery Security

Smart delivery system in the common area

Key Benefit: Eliminates package theft and ensures ultimate convenience.



## Drainage System

Efficient, optimally sloped design with high-quality floor drains in all wet areas.

Key Benefit: Ensures hygiene and smooth water flow, preventing stagnation.



## Structure

Earthquake-resistant RCC framed structure designed for strength, safety, and longevity.

Key Benefit: Superior structural integrity and peace of mind.



## Elevators

High-speed Schindler elevators, including one passenger lift (8 persons) and one stretcher lift (13 persons).

Key Benefit: Fast, reliable, and comfortable vertical movement.



## Plumbing Integrity

All concealed and exposed plumbing utilizes top-quality PPR/CPVC pipelines.

Key Benefit: Corrosion-resistant and guaranteed leak-free performance.



## Parking

Reserved Stilt / Puzzle Parking for residents.

Key Benefit: Safe, convenient, and efficiently planned vehicle space.



## Common Areas / Façade

Café/BBQ area, Kids play area, gym and a fully equipped lounge.



## Water Supply

Continuous water supply through municipal connection or borewell system.

Key Benefit: Reliable water availability throughout the year.



## Car Washing Point

Dedicated car washing area provided within the premises.

Key Benefit: Easy maintenance and added convenience for residents.



## EV Charging Point

Provision for electric vehicle charging within the premises.

Key Benefit: Future-ready infrastructure supporting sustainable living.



## Solar PV Systems

Common areas powered by a sustainable Solar PV System, enhancing energy efficiency while optimising operational costs.

Be a part of the  
future TODAY



**SITE ADDRESS**

Ashiyana park, Lane No - 2, Aundh,  
Pune, Maharashtra 411007.

**CORPORATE OFFICE**

1271, Mansingh Manor Off Garware Bridge Shivajinagar Pune 411005

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S P A C E S



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