



4 BHK

Elegant Homes



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FRIENDS NOOK, AUNDH.

A home that brings people closer - with spacious layouts, thoughtful design and a calm residential setting.

Located in Aundh, one of Pune's most connected and comfortable neighbourhoods, Friends Nook blends privacy with community living.

These 4 BHK homes are built for families who value space and meaningful everyday moments.

It's not just where you live, it's how you live - with ease, with grace, with the people who matter.





COMMON AMENITIES

1. Excellent Elevation of the proposed building.
2. Designer Entrance Lobby with Access Control for added security, connected by Video Door Phone in every flat.
3. Rain Water Harvesting as per PMC Norms.
4. Fire-fighting system as per PMC Norms
5. Generator Battery backup for common areas lighting, water pumps, and lifts.
- 6.1 Lift with power backup, SCHINDLER / KONE /OTIS or equivalent.
7. Intercom facility for all flats with connectivity to security cabin.
8. CCTV Camera's for common areas.
9. Common Toilet for Drivers and Security Staff.
10. Paved / Tremix driveways.



SPECIFICATIONS

Structure

- R.C.C structure with Earthquake Resistant Design.
- 5"external and internal AAC Light Weight Blocks masonry.

Plaster

- Double coat sand faced plaster finish to external walls.
- POP / Gypsum finish for all ceilings.
- Gypsum finish to all internal walls after single coat of plaster

Kitchen

- Granite platform in kitchen with S S sink.
- Colored glazed tiles dado on kitchen platform up to lintel level
- Dry Balcony with provision for washing machine and additional sink for cleaning utensils
- Provision for Dishwasher

Flooring

- Premium vitrified floor tiles of KAJARIA / ZEALTOP / RAK / VERMORA or equivalent in all rooms of size 800mmx800mm
- Non slippery premium Ceramic tiles in bathroom & terraces.

Windows & Doors

- Granite window frames for all windows.
- Branded premium quality three track powder coated aluminum windows with mosquito net.
- Designer Entrance door with modern laminate and premium handles and hardware.



SPECIFICATIONS

- Laminated internal doors
- Bedroom Windows with Grills.
- Sliding Aluminium Glass Door in Living Room Terrace

Electrification

- Concealed copper wiring electrification with premium Modular switches LEGRAND / WIPRO or equivalent.
- TV point in living room and all bedrooms.
- Provision for Inverter
- Electrical point for Split A.C. units in living room and all bed rooms.

Painting

- Premium Lustre Paint internally
- Externally 4 Coat Paint system with Elastomeric coat of NEROLAC / DULUX or equivalent

Bathrooms

- Granite door frames for bathrooms.
- High quality sanitary ware in all bathrooms TOTO or equivalent
- Designer glazed tiles up to lintel level in toilets.
- Aluminum adjustable louvers for bathrooms.
- High quality fittings with Hot & Cold mixer units of premium brands such as TOTO / GROHE / JAQUAR or equivalent.
- Solar connection in 1 bathroom and provision for Boiler in all bathrooms.
- Exhaust fans in all bathrooms.

1st, 4th, 5th, 6th, FLOOR PLAN



102
RERA CARPET AREA-
1827 SQ.FT.

101,401,501,601
RERA CARPET AREA-
1542 SQ.FT.

AREA STATEMENT AS PER RERA

FLAT NOS.	CARPET AREA SQ. MTR.	BALCONY AREA SQ. MTR.	TERRACE AREA SQ. FT.	TOTAL AREA SQ. MT.	TOTAL AREA SQ. FT.
101	121.85	16.50	0	138.35	1489
102	147.30	22.52	0	169.82	1827
401	121.85	16.50	0	138.35	1489
501	121.85	16.50	0	138.35	1489
601	121.85	16.50	0	138.35	1489



3rd FLOOR PLAN

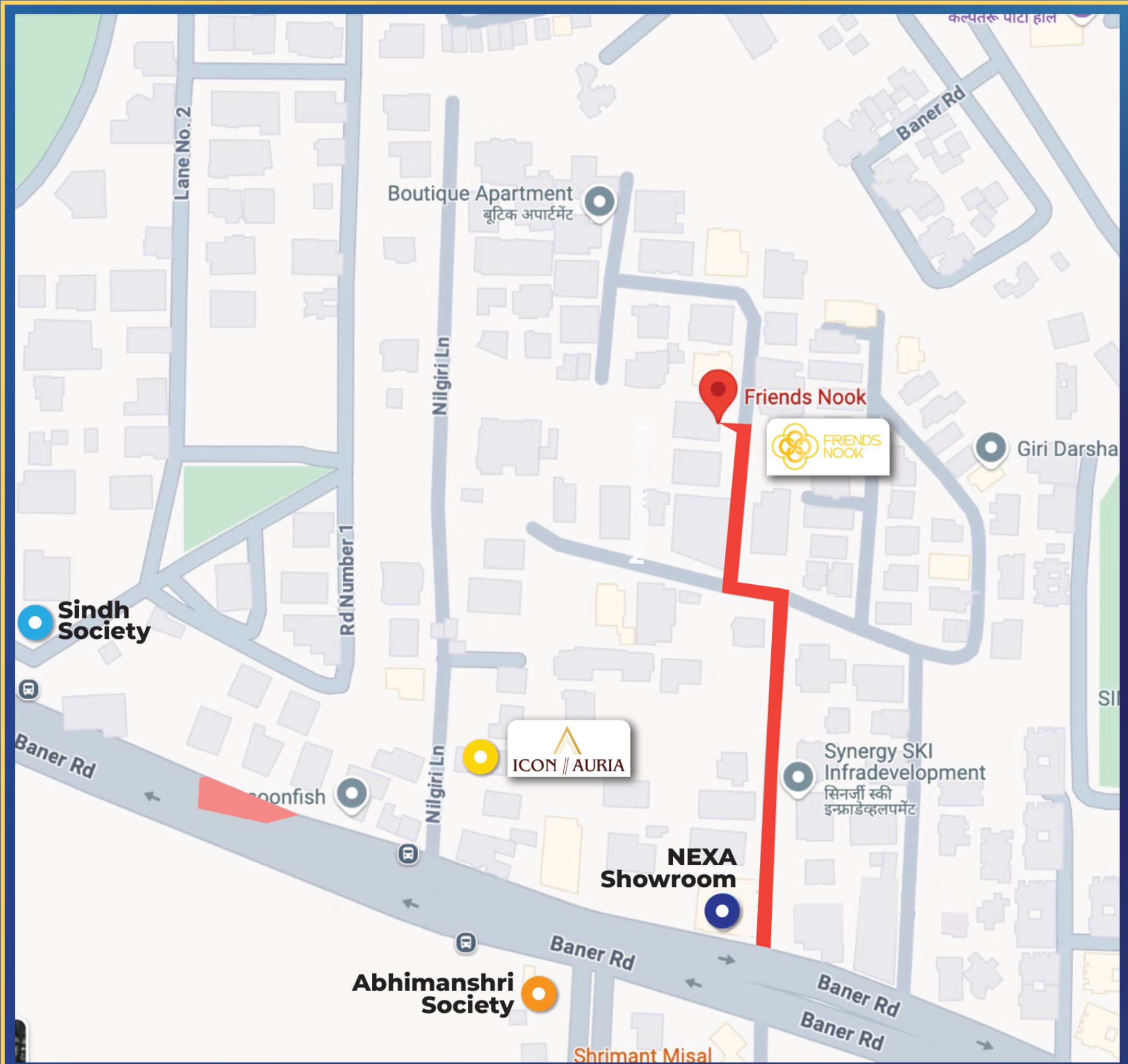


301
RERA CARPET AREA-
1542 SQ.FT.

AREA STATEMENT AS PER RERA

FLAT NOS.	CARPET AREA SQ. MTR.	BALCONY AREA SQ. MTR.	TERRACE AREA SQ. FT.	TOTAL AREA SQ. MT.	TOTAL AREA SQ. FT.
301	122.27	16.50	4.52	143.29	1542





ADDRESS

CTS No. 1621, Plot No. 15, close to Nexa showroom, off Baner Road, Aundh. Pune 411007

Icon // *estd*
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