

Luxury is easy.
Thoughtfulness
is rare.

WYCE
EXCLU *City*
CENTRAL BAVDHAN

#ThoughtfulisBeautiful

When the
legacies come together,
greater begins.



Milestones

1996

Turning visions
into timeless landmarks

50+

Masterpieces
Crafted with passion

6,000+

Families Living the
Wyce-crafted experience.

10+

Future Developments
Tomorrow,
under construction.

7M+

Sq. Ft.
Delivered
with grace.

4M+

Sq. Ft. In
the Pipeline
taking shape.

7+

Ongoing Projects
Because great design
never pauses.

Growing *Together*, From Blueprint to Legacy.

PARTH DEVELOPER

- Parth Terrace, Aundh
- Parth Heights, Aundh
- Parth Heritage, Model Colony
- Parth Vihar, Erandwane
- Parth Sadan, Model Colony
- Parth Vihar, Model Colony
- Parth Jainam, Sus
- Srushti Ph - I & II, Kothrud
- Jeev Amrut
- Sara, Baner
- Aura Serenity, Pashan
- Parth Ikshva, Rospdali-Kalamboli
- Parth Eurus, Kothrud
- Parth Bhagat Heritage
- Parth Kiona, Maan

SANIKET BUILDERS

- Timescapes, Erandwane
- Stylus, Balewadi
- Saniket House, Prabhat Road
- Sunwinds, Bavdhan
- Balark Arcadia, Sinhgad Road, Pune
- Kamleshwari Park, Parvati Paytha, Pune
- Rockshell, Trimbakeshwar, Nashik
- Waterways, Nashik
- Omkar Swarup, Pune Satara Highway

BALAJI GROUP

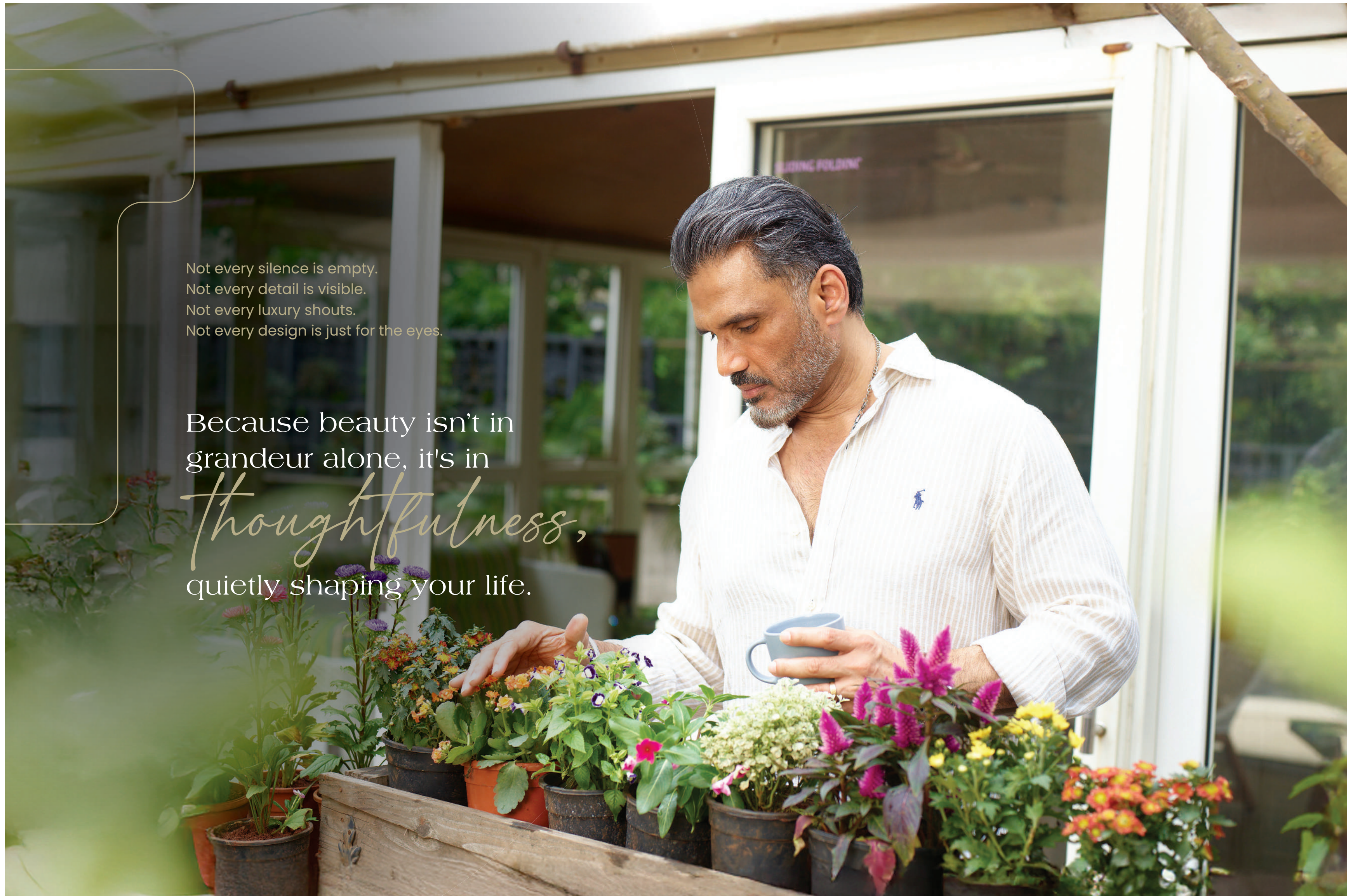
- Balaji Metro Jazz, Baner
- Balaji Whitefield, Sus
- Balaji Business Centre, Baner
- Balaji Infinity, Baner
- Balaji Amar Megaplex, Baner
- Balaji Generosia, Baner
- Balaji Sarjai, Kothrud
- Balaji Shubh Shree, Baner



Artistic Impressions

Not every silence is empty.
Not every detail is visible.
Not every luxury shouts.
Not every design is just for the eyes.

Because beauty isn't in
grandeur alone, it's in
thoughtfulness,
quietly shaping your life.



Three *trusted* names.
Decades of experience.

Together,
makes a statement in residential real estate.

WYCE
EXCLU *City*
CENTRAL BAVDHAN

#ThoughtfulisBeautiful



Be at the core of the
Thoughtful
Difference.

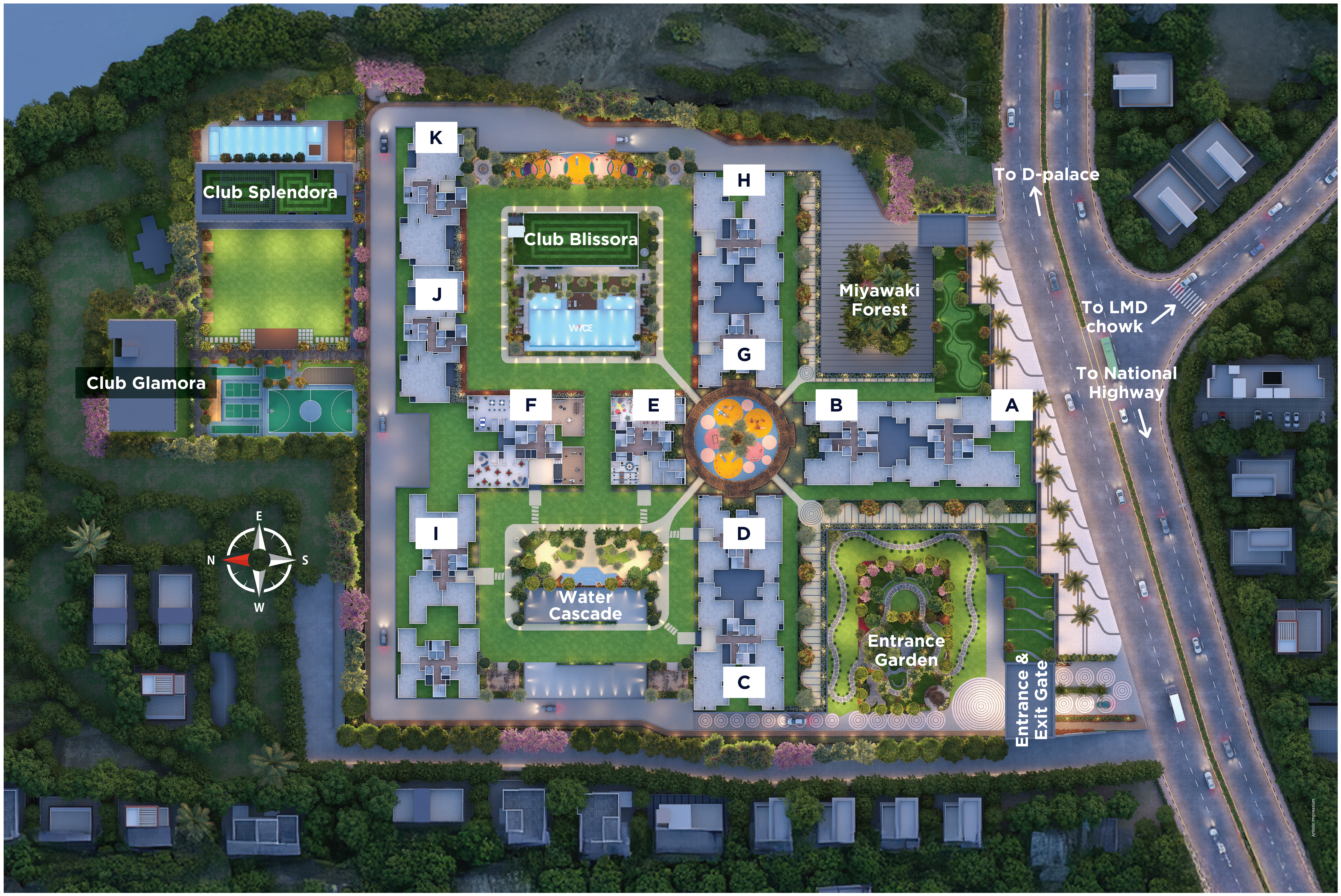
Where luxury, convenience, recreation, and nature
coexist in the most mindful way.





Created not for the many, but for the *Meaningful.*

Imagine a land parcel as huge as 11 acres. But it's not filled with too many structures and too many people. It's crafted for the select few who have the refined taste to experience the epitome of exclusivity.



Club Splendora

Club Glamora

Club Blissora

Water Cascade

Miyawaki Forest

Entrance Garden

Entrance & Exit Gate

K

J

F

E

D

C

G

H

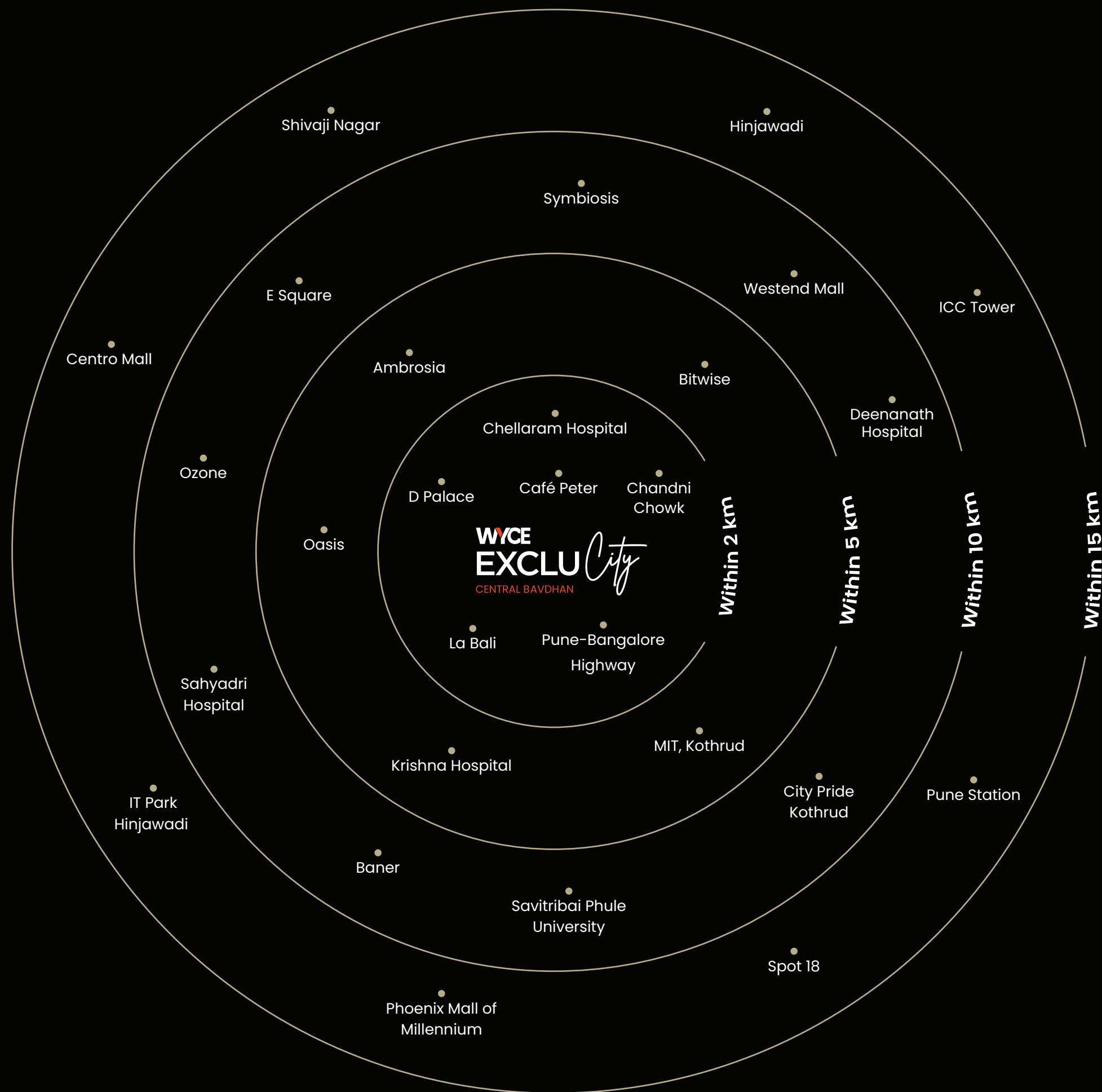
B

A

To D-palace

To LMD chowk

To National Highway



Where the thoughts
& thoughtfuls
find the right
crossroads

A place where the hills pause,
and the city flows.
Where silence carries calm,
yet every convenience is close at hand.



Connectivity

EDUCATION

- DG Roopchand Girls School
- Suryadatta College
- Orchids International School
- Cummins College Of Engineering
- Sanjay Ghodawat IIT & Medical Academy
- Ryan International School

CONNECTIVITY

- Mumbai – Bangalore Highway
- Outer Ring Road
- Pune International Airport
- Kothrud, Chandani Chowk

HEALTHCARE

- Chellaram Hospital
- Deenanath Mangeshkar
- Jeevan Hospital
- Apple Speciality Hospital

ENTERTAINMENT

- Phoenix Mall Of The Millennium
- Elpro Mall
- The Pavillion Mall
- Aundh Westend Mall

SHOPPING

- Ozone Mall
- Westend Mall
- Centro Mall

WORKPLACE

- ICC Tower
- IT Park Hinjewadi
- Bitwise

4, 3 & 2 BHK premium residences

Homes sized not by square feet,
but by the scale of your dreams.

7,000 acres of green ambience

Because concrete jungles are passé;
welcome to the oxygen club.

70,000 sq. ft. of lifestyle amenities

Boredom is not going to be in
your dictionary anymore.



60% green open spaces

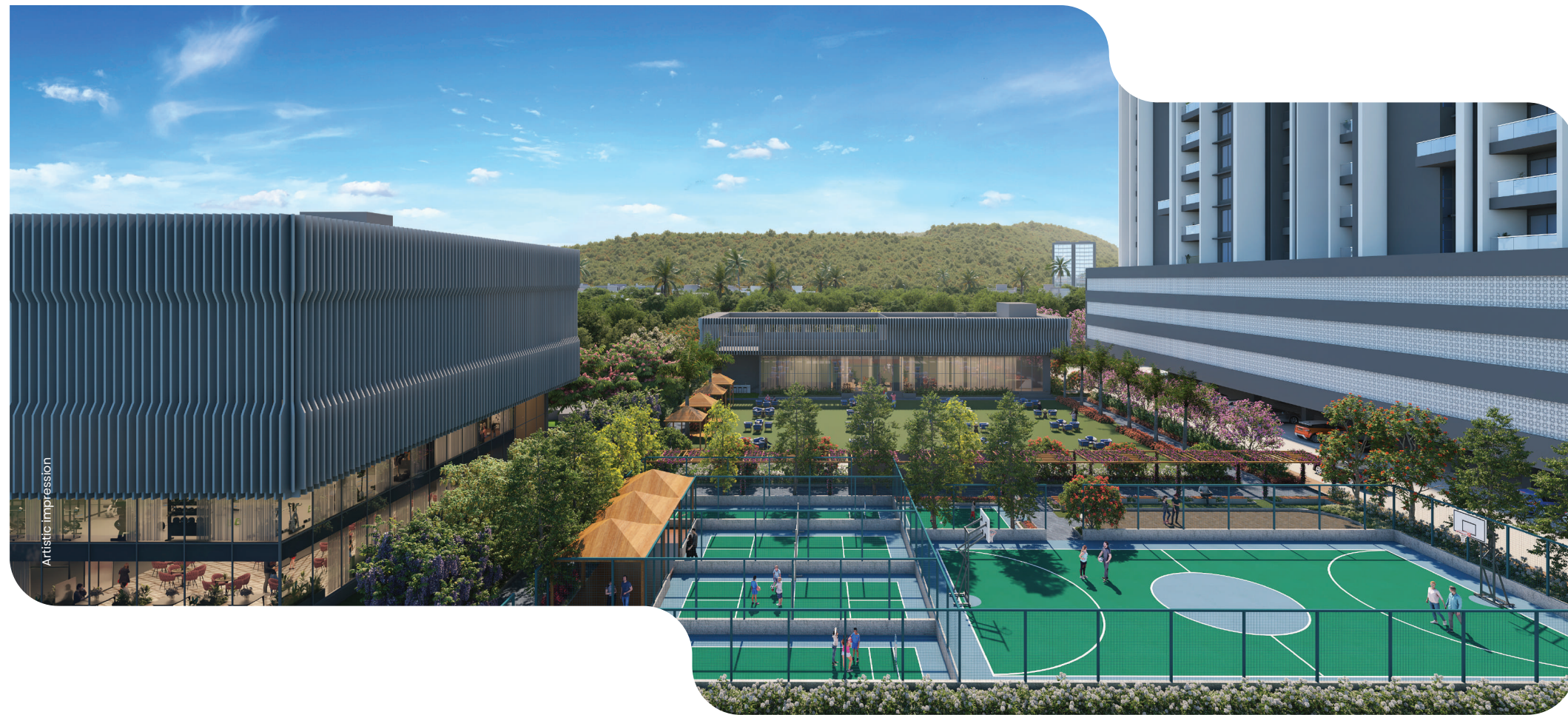
Where structures take a back seat
and green takes the spotlight.

11 High-rise towers

Eleven crowns in the skyline,
each one a unique royalty in itself.

11,000 sq. ft. grand entrance plaza

An elite red-carpet entry that makes
even the first impressions stop to stare.



Senior Citizen dedicated area

Because their golden years
deserve a golden space.

8,000 sq. ft. of forest garden

Your private Amazon, just a few
steps from your home.

1,50,000 sq. ft. of podium recreation

Leisure so magnificent,
weekends might need a map.

6 acres of dedicated recreational zone

Play, sweat, stretch, or simply do nothing at all.
This is your land of reinventing yourself.

11 towers in 11 acres

Maximum breathing & moving space so
that nothing ever gets crowded here!





Where the thoughts &
thoughtfulness
find the right crossroads

AMENITIES

Created not for the many,
but for the *Meaningful*





1 Nature & Tranquility Zone



Peace, Crafted Like *Poetry*



Herbal
Luxe



Flutter
Garden



Lawn
Area



Native Miyawaki
Forest Retreat



Woodland
Grove



Zen Pebble
Reflexology Trail



Central Events
Lawn



Tranquil Jogging &
Wellness Loop



2

Sports & Activity Zone

Artistic Impression

Created to make you exclaim
‘just one more game!’

Outdoor Indulgences:



Cricket Practice Pitch



Active Play Lawn



Kids' Play Area



Basketball Zone (Full Court)



Open-Air Fitness Studio



Covered- Dual Badminton Courts

Indoor Activities:



Chess Table



Table Tennis



Pool Table



Indoor Arcade & Games Studio



Drawing Room



Foosball



Soundscape Studio



Classic Game Lounge



Little Explorer Zone



Indoor Squash Lounge





3

Social & Entertainment Zone

Social Connections, *Mindfully* Designed



Campfire Circle



Conversation
Pavillion



Paw Park



Alfresco
Celebration Lawn



Designer Pergola
Lounge



Open-Air
Amphitheatre with
Stage Seating



Theatrum



Aquaskade



The Grand Vellum
Hall



The Breezway



Work and Well
Studio



The Forum



Exquisite Entrance



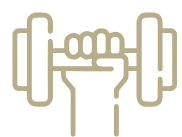
Cafeteria



Carrom



Wellness That's Well *Thought Of*



Premium Indoor
Fitness Club



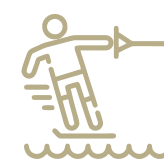
Luxury Steam &
Sauna Suite



Scenic Cycling
Loop



Mind & Movement
Studio



Aqua Training
Pool



Infinity Pool with
Lounge Deck





5

Kid's Art & Play Zone



In Play. In Pause. In Peace.
We *thought* of you.



Kids' Play
Area



Shallow Kids'
Splash Pool



Creative Kids'
Discovery Zone



Suite
Tranquil



Little Explorer
Zone



The Cloud
Lounge



Drawing
Room



Library

Because *true luxury*
is never having to wait

4 BHKs with 5 washrooms & 1 walk-in-wardrobe
3 BHKs with 4 washrooms



Specifications

STRUCTURE & MASONRY

- RCC Structure with Aluform (Hybrid) for Strength and Precision
- AAC Block Walls for Better Insulation and Durability
- Sand-Faced Plaster for a Refined Exterior Finish
- Gypsum Finish for Smooth Interior Walls

FLOORING

- Designer Vitrified Flooring in All Rooms for a Stylish Look
- Vitrified Tiles on the Wall & Anti-Skid for Flooring
- Counter Basin in All Toilets for a Modern Touch

SILLS

- Full Height Vitrified Tile for Sill & Half Frame Jam in Toilet

KITCHEN

- Full Height Vitrified Tile or Granite with 2ft Vitrified Dado Above Platform

DOORS

- Laminated Flush Doors with Ply Jam Frames
- Yale or Equivalent Hardware for Reliability
- Digital Lock on the Main Door for Enhanced Security

WINDOWS & RAILING

- Openable Louver Bathroom Windows with an Exhaust
- Exhaust Fan Provision for Ventilation
- Balcony in SS with Glass Railing Staphon
- MS Railing in Staircase

CP & SANITARYWARE

- Toto or Equivalent for a Premium Finish

ELECTRICAL

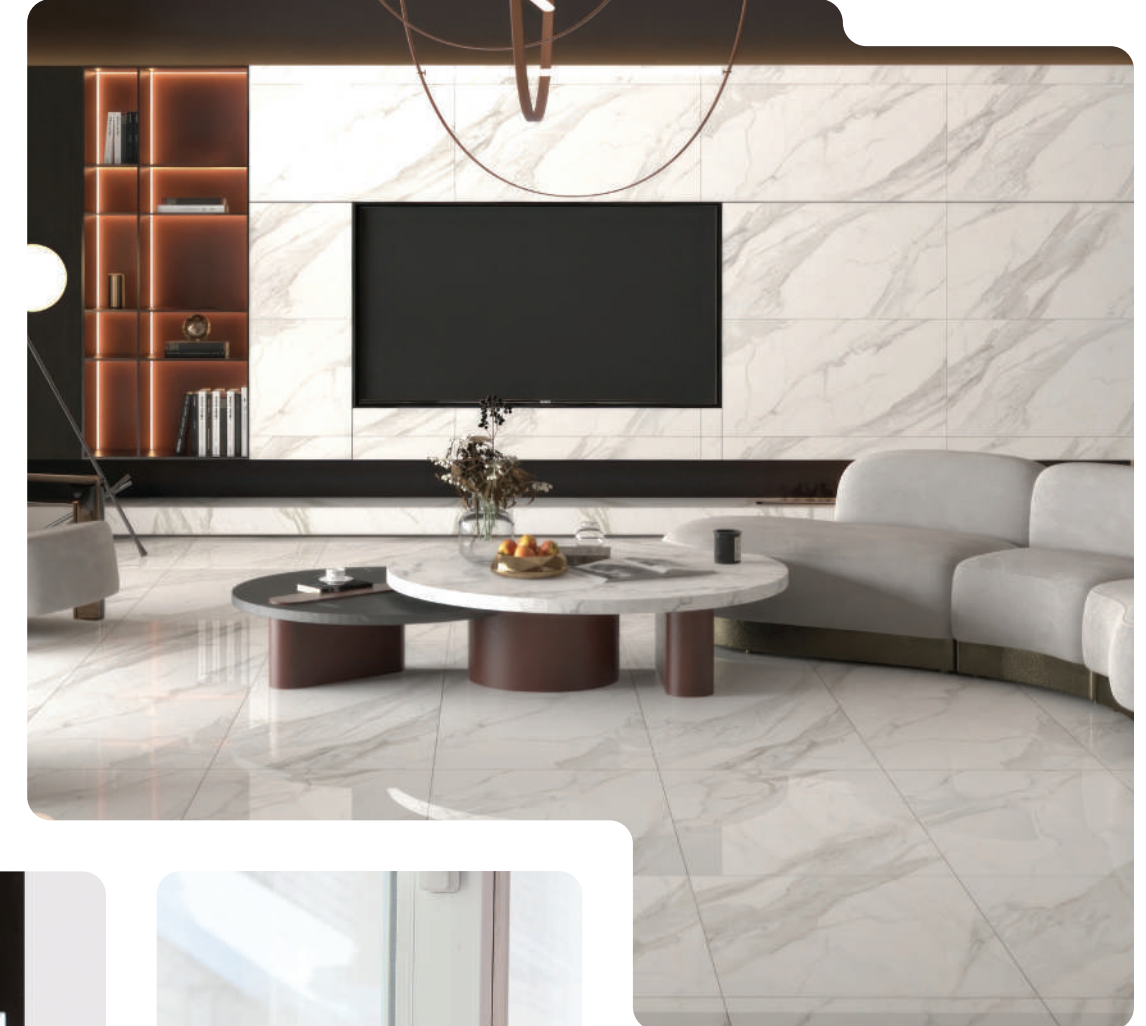
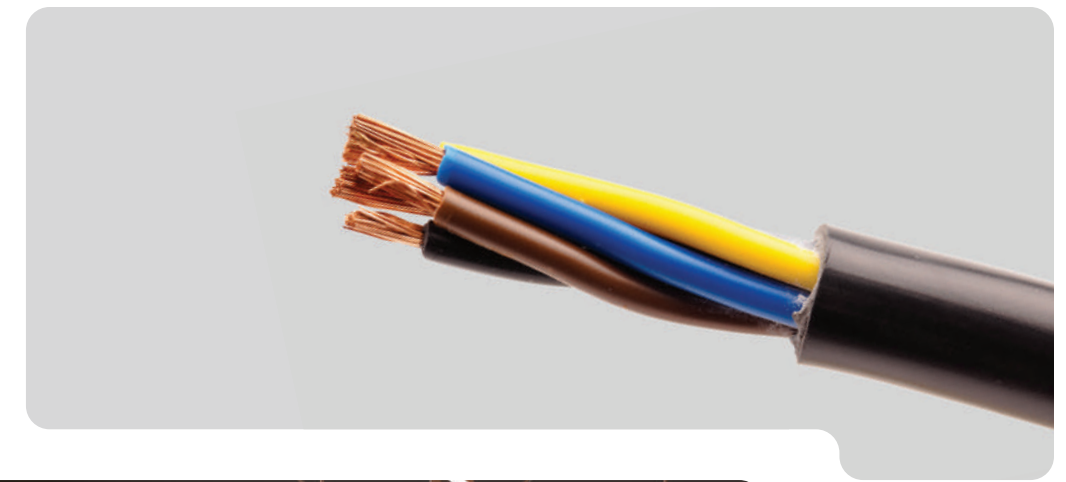
- Concealed Electric Conducting Work
- Internal Copper Wiring with Distribution Board, Provision for Inverter
- Switches & MCB in Schneider or Equivalent

PAINTING

- Ceiling + OBD & Wall in Emulsion or Equivalent
- External: Texture with Waterproof Painting

PLUMBING

- Combination of UPVC & CPVC





ADDITIONAL FEATURES

- Automatic High-Speed Lifts with Fire Lift
- Security: VDP on the Main Door
- As per High Rise Fire Norms & NOC
- DG Backup for the Common Area Only
- Solar Water Heating in One Toilet per Flat for Energy Efficiency
- Organic Waste Compounds & Machinery

SECURITY & SUSTAINABILITY

- Sewage Management through STP
- Water Treatment Plan
- Driveway with Trimix or Paver Blocks
- Individual Designer Entrance Lobby for Every Tower with Directory
- Green Building Designed as per IGBC Gold Standards
- All Covered Parking in the Basement, Podium & Ground Floor Parking
- Solar PV Panels
- LED Lighting
- EV Charging Provision in the Parking Area
- Lightning Arrester on the Terrace for Safety
- Dedicated Meter Room

Layouts That *Live* AS YOU DO

Experience Tomorrow, Today.



1

2 BHK_Type-1



2

3 BHK



3

3 BHK_Type-1



4

3 BHK_Type-2



5

3 BHK_Type-3



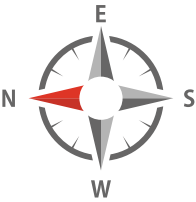
7

4 BHK_Type-2

E – Building
Typical Floor Plan
3rd, 5th, 6th, 7th & 8th Floor



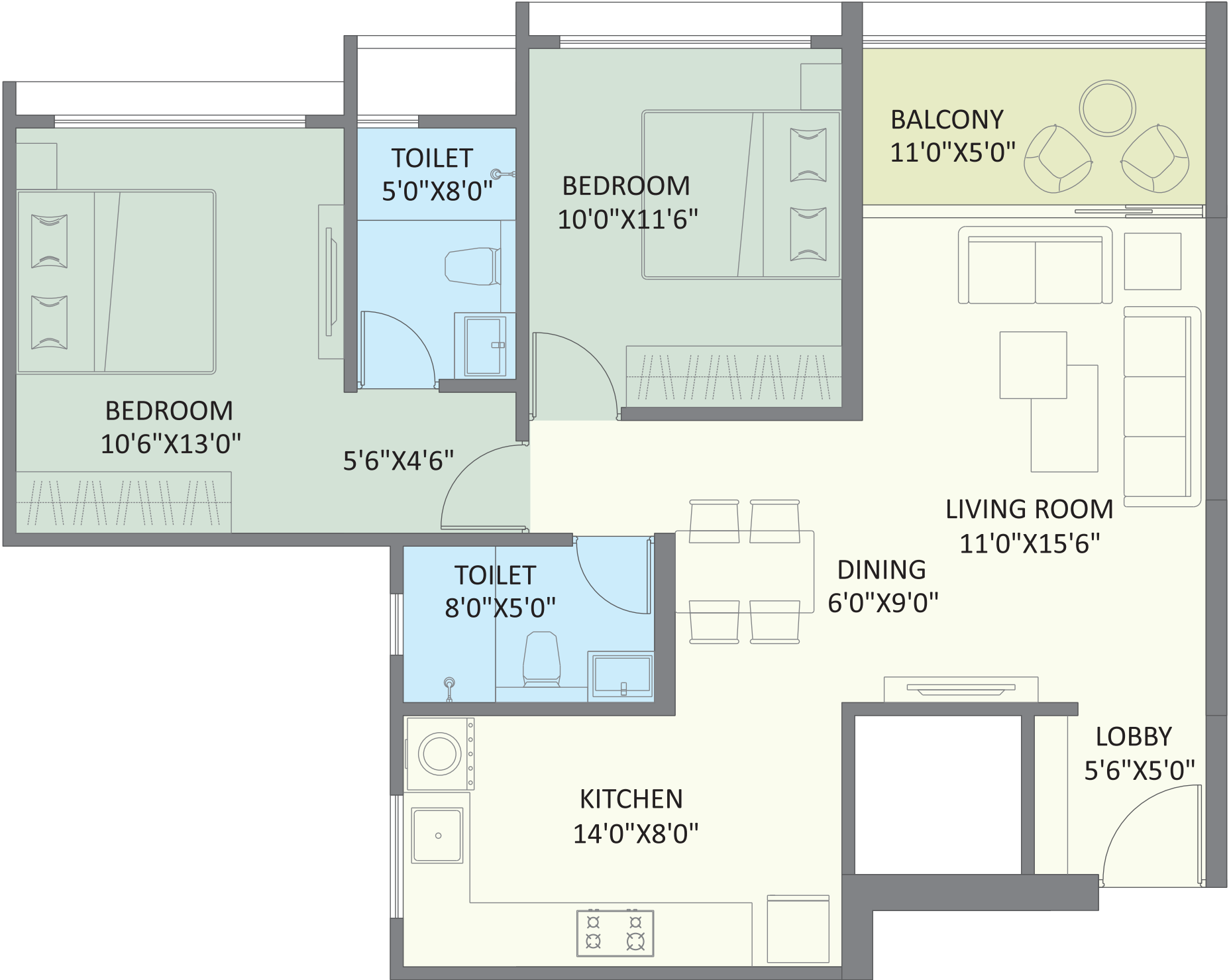
FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
301, 501, 601, 701, 801	2BHK TYPE 1A	72.68	782	5.11	55	77.79	837
302, 502, 602, 702, 802 / 303, 503, 603, 703, 803	3 BHK TYPE 2	97.783	1053	5.33	57	103.113	1110
304, 504, 604, 704, 804	2 BHK TYPE 1	70.16	755	5.11	55	75.27	810



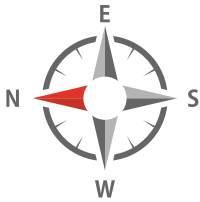
E – Building

2 BHK – TYPE 1A

Typical Floor Unit Plan



FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
2 BHK	72.68	782	5.11	55	77.79	837



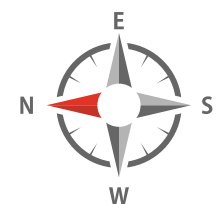
E – Building

Typical Floor Plan

3rd, 5th, 6th, 7th & 8th Floor



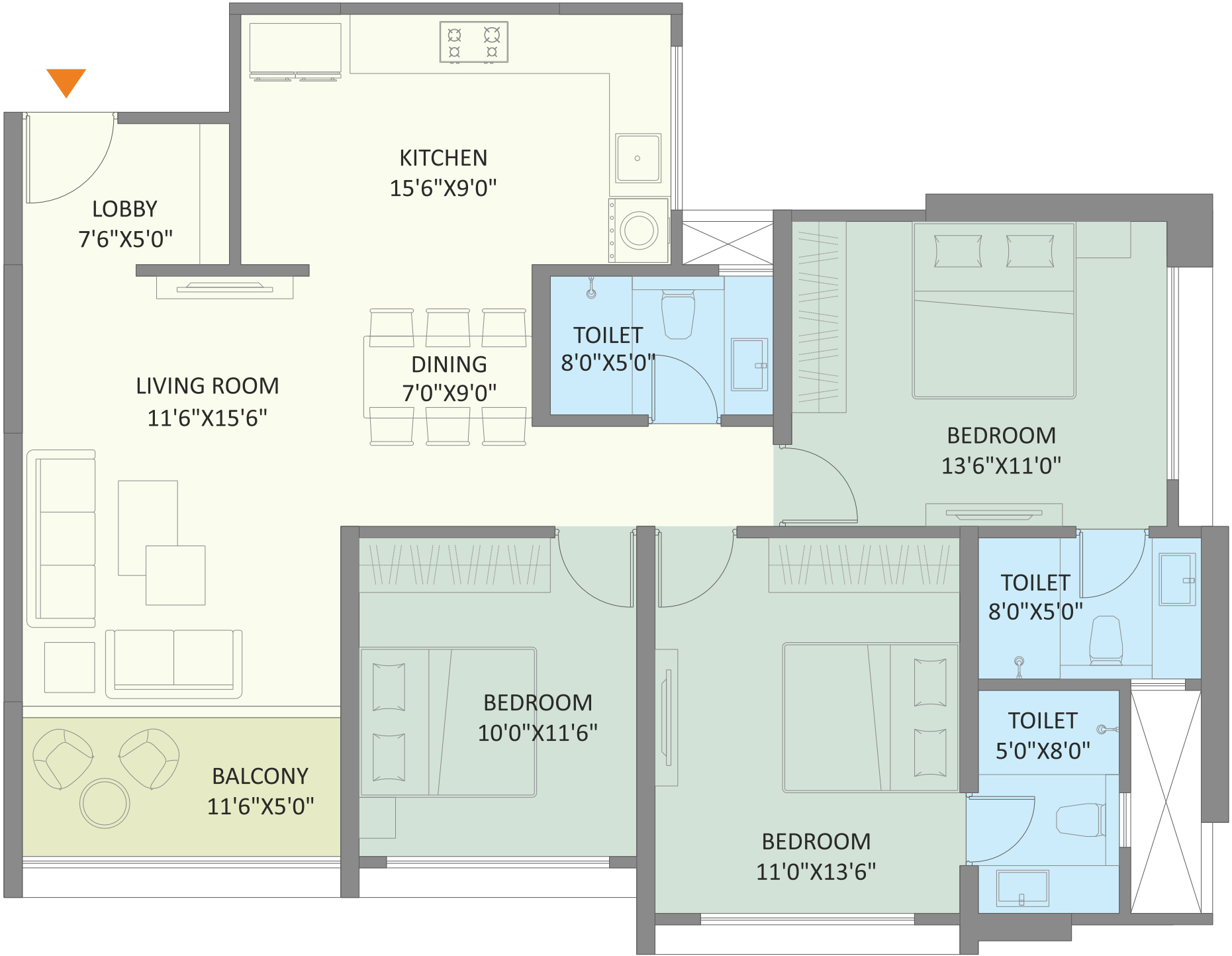
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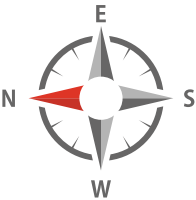
E – Building

3 BHK – TYPE 2

Typical Floor Unit Plan



FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
3 BHK	97.78	1053	5.33	57	103.11	1110



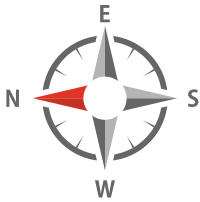
E – Building

Typical Floor Plan

3rd, 5th, 6th, 7th & 8th Floor



FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
301, 501, 601, 701, 801	2BHK TYPE 1A	72.68	782	5.11	55	77.79	837
302, 502, 602, 702, 802 / 303, 503, 603, 703, 803	3 BHK TYPE 2	97.783	1053	5.33	57	103.113	1110
304, 504, 604, 704, 804	2 BHK TYPE 1	70.16	755	5.11	55	75.27	810



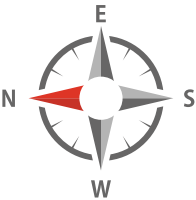
E – Building

2 BHK – TYPE 1

Typical Floor Unit Plan



FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
2 BHK	70.16	755	5.11	55	75.27	810



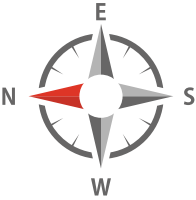
E – Building

Refuge Floor Plan

4th & 9th Floor



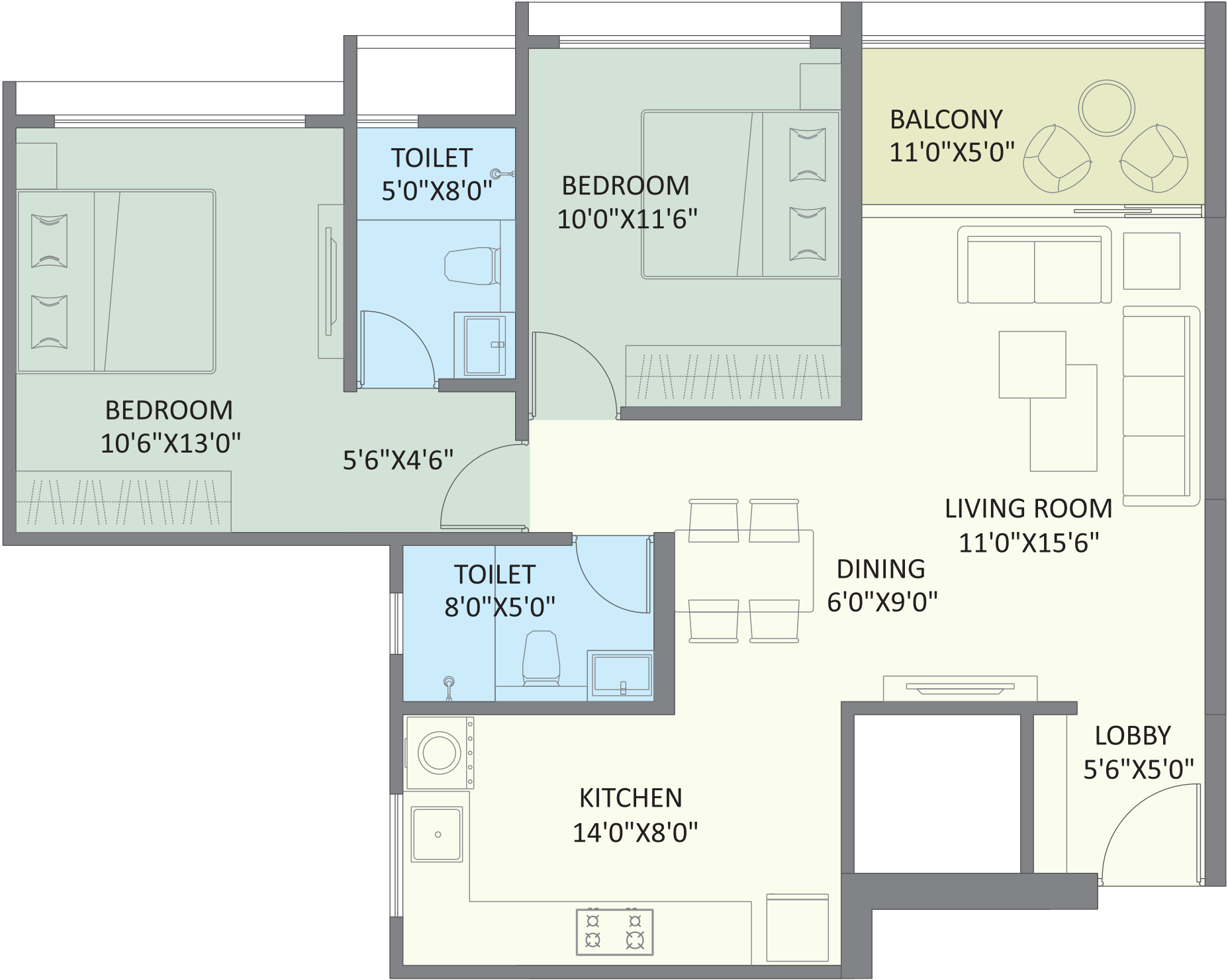
FLAT NO.	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
401, 901	2BHK TYPE 1A	72.68	782	5.1	55	77.79	837
402, 902	3 BHK TYPE 2	97.783	1053	5.33	57	103.113	1110
403, 903	2 BHK TYPE 4	77.487	834	0	0	77.487	834
404, 904	2BHK TYPE 1	70.16	755	5.11	55	75.27	810



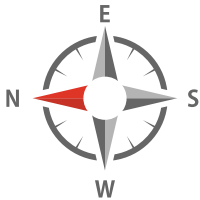
E – Building

2 BHK – TYPE 1A

Typical Floor Unit Plan



FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
2 BHK	72.68	782	5.11	55	77.79	837



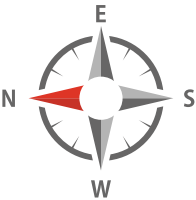
E – Building

Refuge Floor Plan

4th & 9th Floor



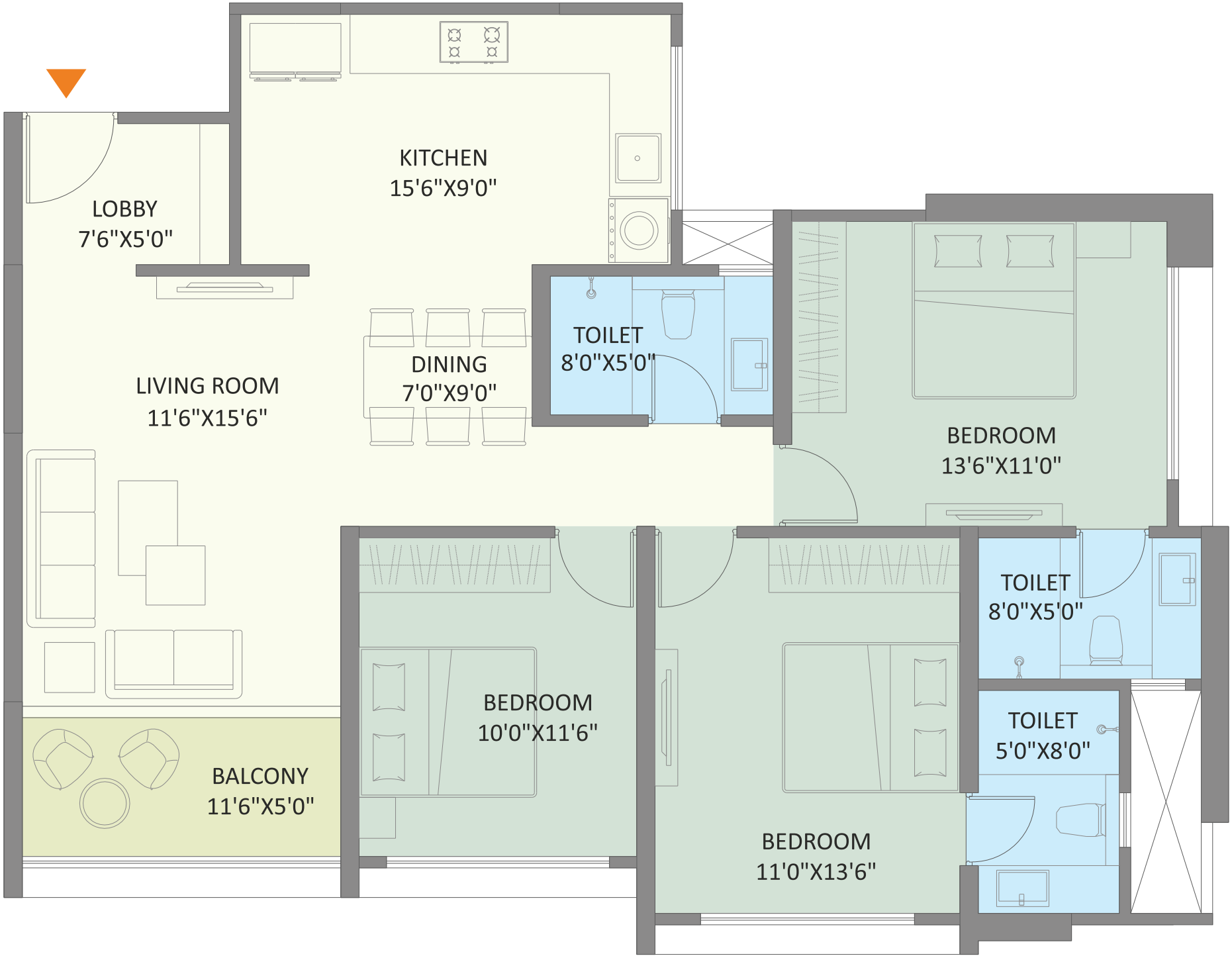
FLAT NO.	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
401, 901	2BHK TYPE 1A	72.68	782	5.1	55	77.79	837
402, 902	3 BHK TYPE 2	97.783	1053	5.33	57	103.113	1110
403, 903	2 BHK TYPE 4	77.487	834	0	0	77.487	834
404, 904	2BHK TYPE 1	70.16	755	5.11	55	75.27	810



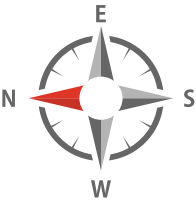
E – Building

3 BHK – TYPE 2

Typical Floor Unit Plan



FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
3 BHK	97.78	1053	5.33	57	103.11	1110



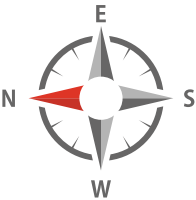
E – Building

Refuge Floor Plan

4th & 9th Floor



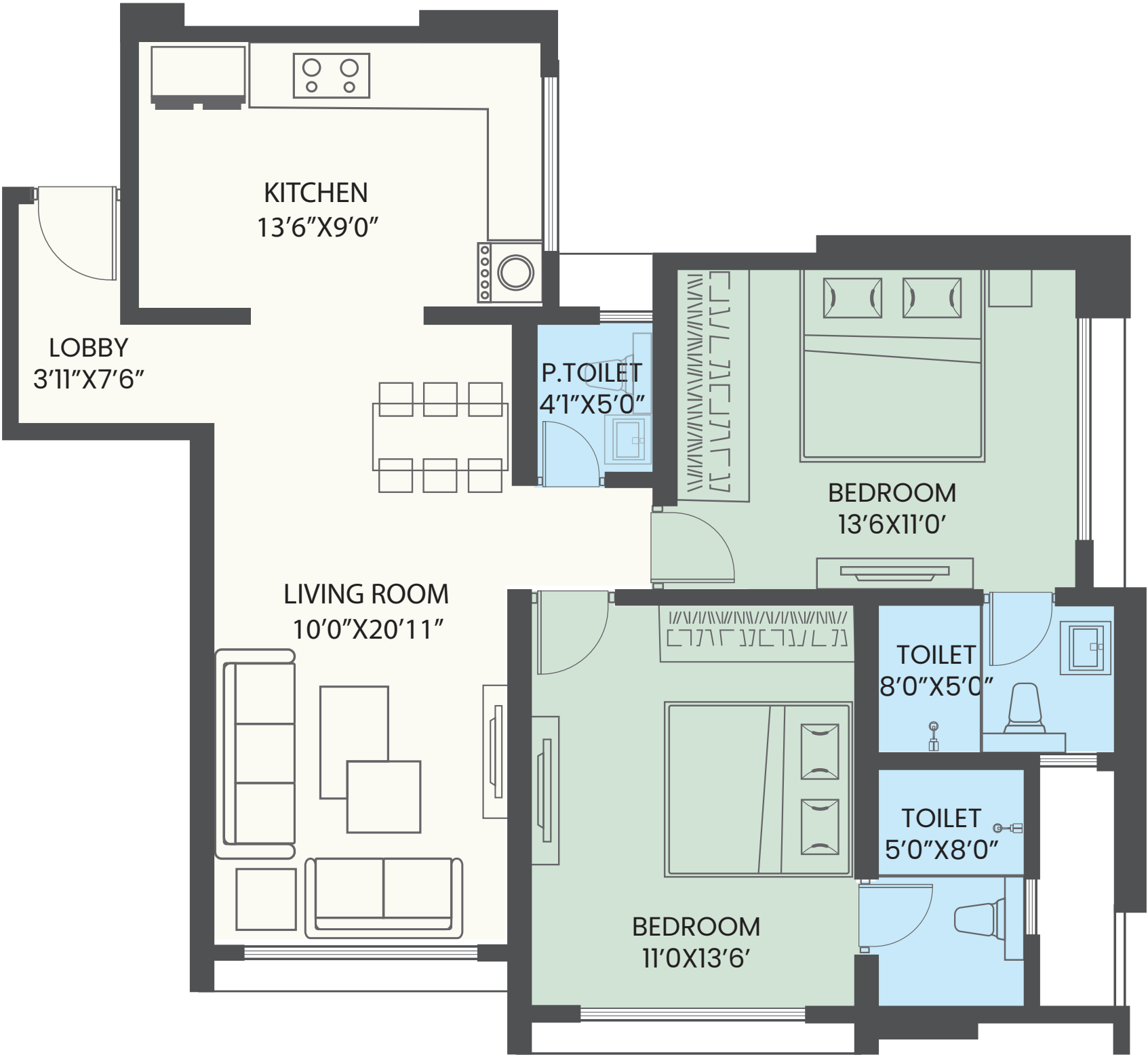
FLAT NO.	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
401, 901	2BHK TYPE 1A	72.68	782	5.1	55	77.79	837
402, 902	3 BHK TYPE 2	97.783	1053	5.33	57	103.113	1110
403, 903	2 BHK TYPE 4	77.487	834	0	0	77.487	834
404, 904	2BHK TYPE 1	70.16	755	5.11	55	75.27	810



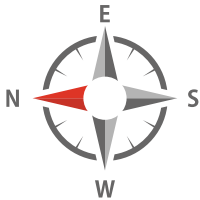
E – Building

2 BHK – TYPE 4

Typical Floor Unit Plan



FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
2 BHK	77.48	834	0	0	77.48	834



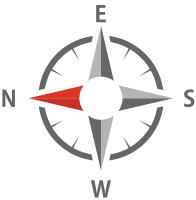
E – Building

Refuge Floor Plan

4th & 9th Floor



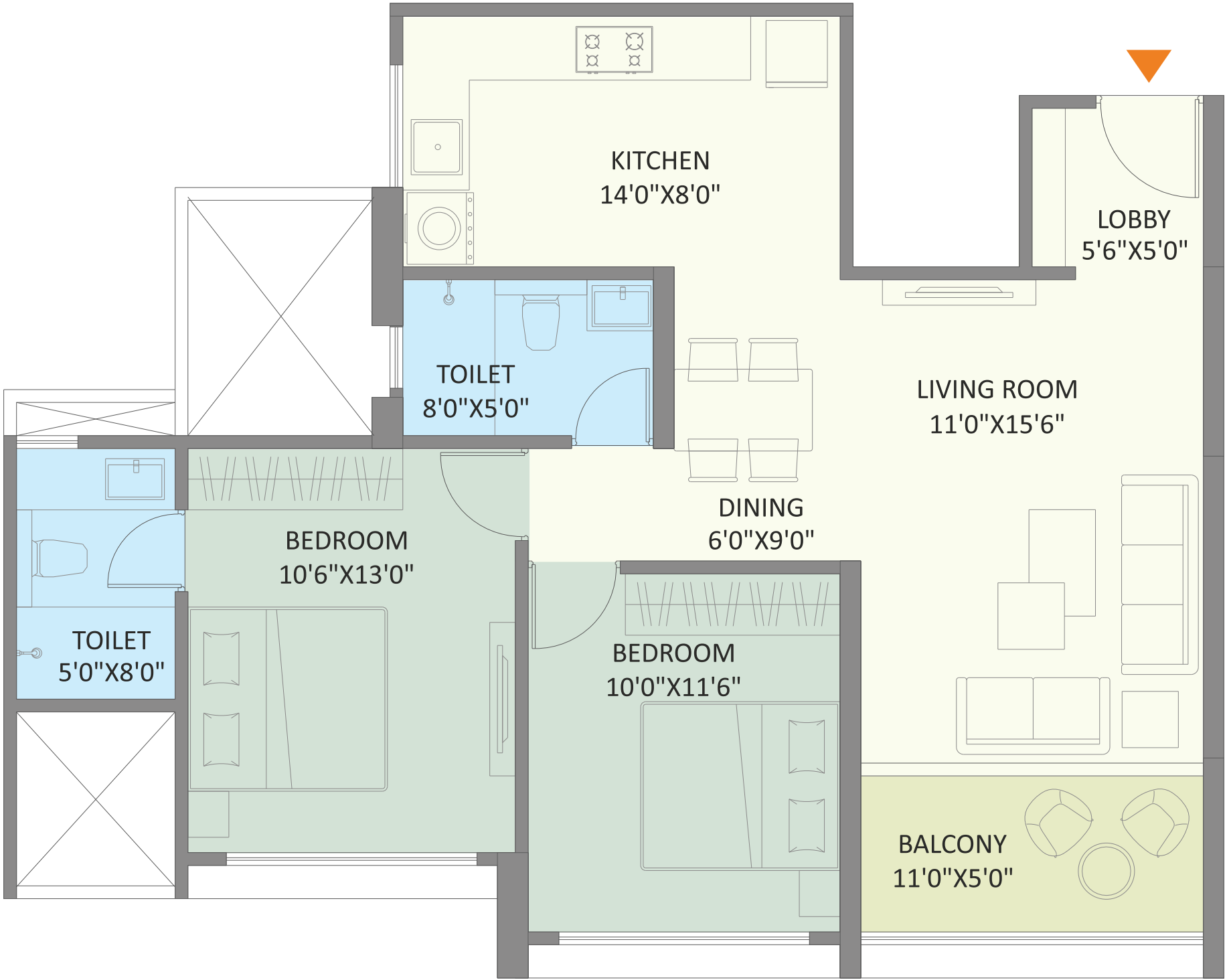
FLAT NO.	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
401, 901	2BHK TYPE 1A	72.68	783	5.1	55	77.78	837
402, 902	3 BHK TYPE 2	97.783	1053	5.33	57	103.113	1110
403, 903	2 BHK TYPE 4	77.487	834	0	0	77.487	834
404, 904	2BHK TYPE 1	70.17	755	5.11	55	75.28	810



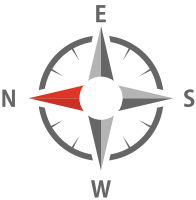
E – Building

2 BHK – TYPE 1

Typical Floor Unit Plan



FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
2 BHK	70.16	755	5.11	55	75.27	810

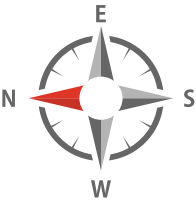


F – Building

Typical Floor Plan



FLAT NO.	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
SERIES 1/4	4 BHK	161.54	1738	14.77	159	176.31	1898
SERIES 2/3	3 BHK	110.57	1190	6.12	66	116.69	1256



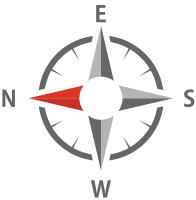
F – Building

3 BHK – TYPE 3

Typical Floor Unit Plan



FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
3 BHK	110.57	1190	6.12	66	116.69	1256

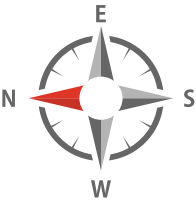


F – Building

Typical Floor Plan



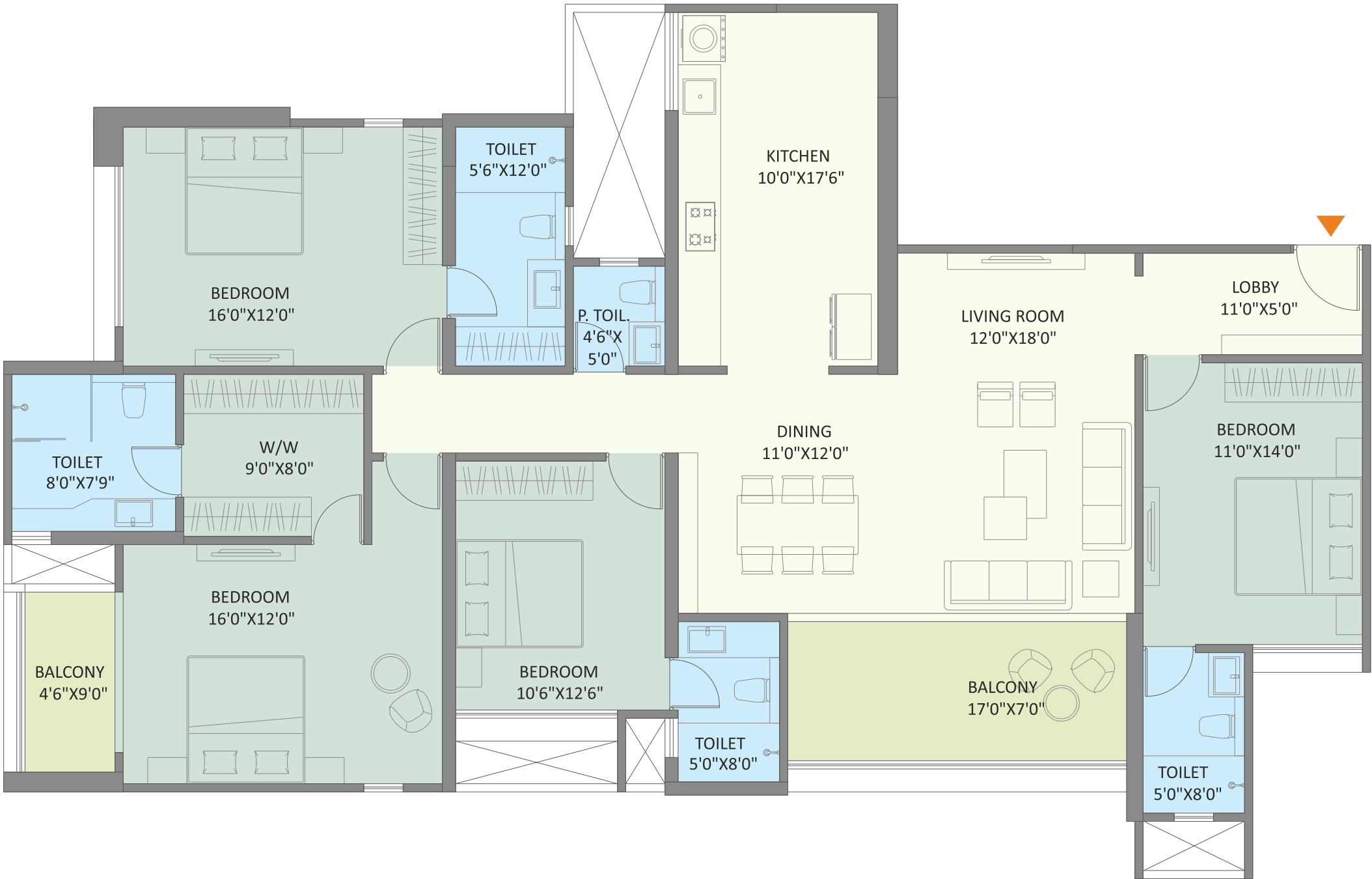
FLAT NO.	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
SERIES 1/4	4 BHK	161.54	1738	14.77	159	176.31	1898
SERIES 2/3	3 BHK	110.57	1190	6.12	66	116.69	1256



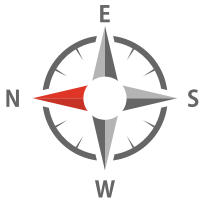
F – Building

4 BHK – TYPE 2

Typical Floor Unit Plan



FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
4 BHK	161.54	1738	14.77	159	176.31	1898



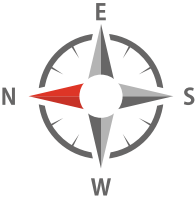
F – Building

Refuge Floor Plan

4th & 9th Floor



FLAT NO.	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
401, 901	4 BHK TYPE 2	161.54	1739	14.77	159	176.31	1898
402, 902	3 BHK TYPE 3	110.57	1190	6.12	66	116.69	1256
403, 903	2 BHK TYPE 5	88.08	948	6.12	66	94.2	1014
404, 904	3 BHK TYPE 5	141.71	1525	14.77	159	156.48	1684



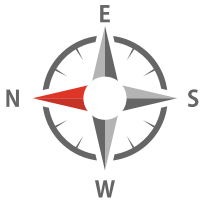
F – Building

4 BHK – TYPE 2

Typical Floor Unit Plan



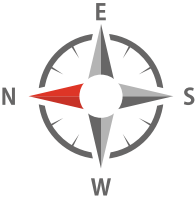
FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
4 BHK	161.54	1738	14.77	159	176.31	1898



F – Building
Refuge Floor Plan
4th & 9th Floor



FLAT NO.	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
401, 901	4 BHK TYPE 2	161.54	1739	14.77	159	176.31	1898
402, 902	3 BHK TYPE 3	110.57	1190	6.12	66	116.69	1256
403, 903	2 BHK TYPE 5	88.08	948	6.12	66	94.2	1014
404, 904	3 BHK TYPE 5	141.71	1525	14.77	159	156.48	1684



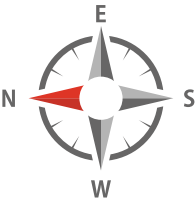
F – Building

3 BHK – TYPE 3

Typical Floor Unit Plan



FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
3 BHK	110.57	1190	6.12	66	116.69	1256



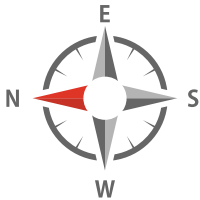
F – Building

Refuge Floor Plan

4th & 9th Floor



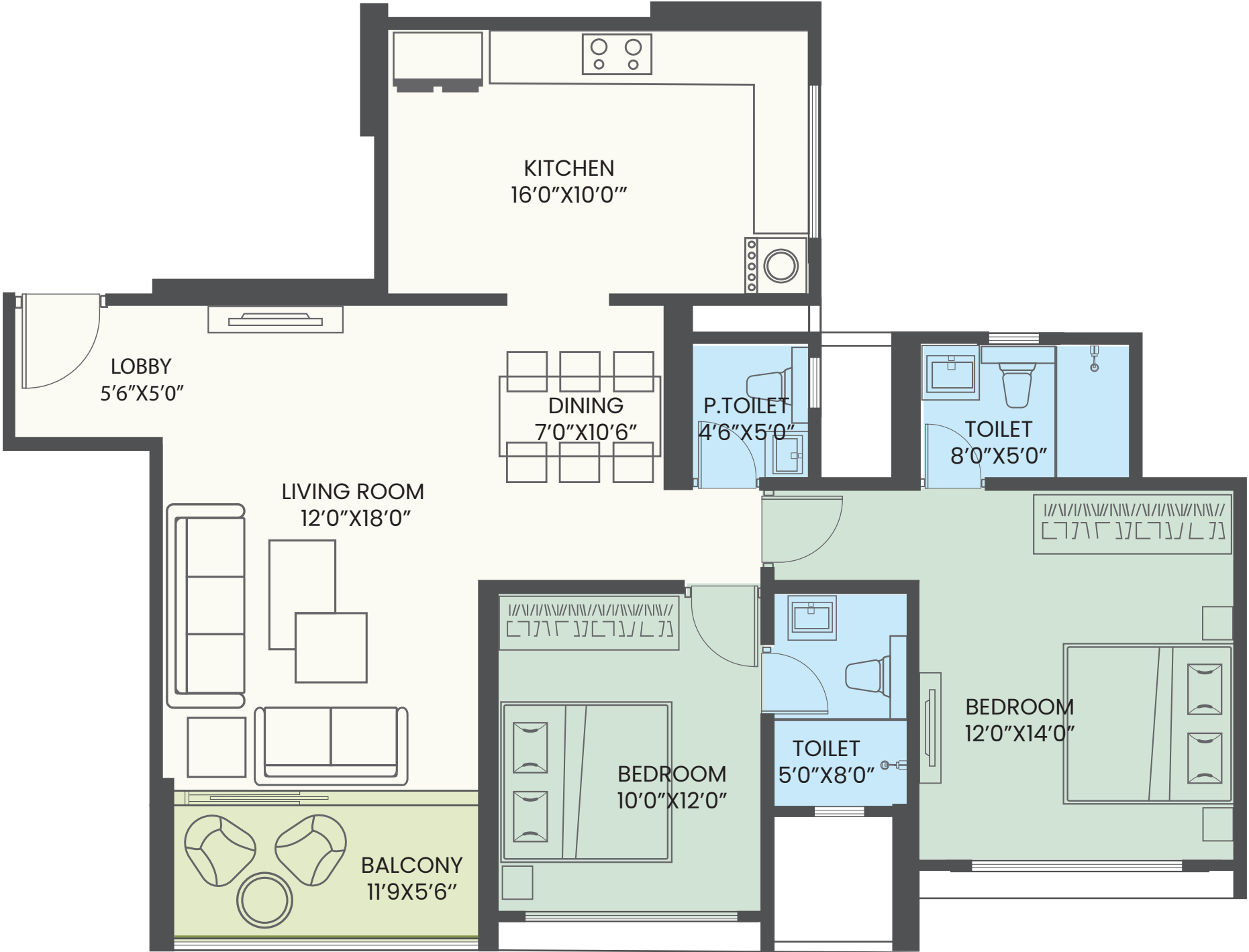
FLAT NO.	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
401, 901	4 BHK TYPE 2	161.54	1739	14.77	159	176.31	1898
402, 902	3 BHK TYPE 3	110.57	1190	6.12	66	116.69	1256
403, 903	2 BHK TYPE 5	88.08	948	6.12	66	94.2	1014
404, 904	3 BHK TYPE 5	141.71	1525	14.77	159	156.48	1684



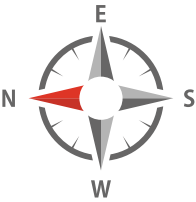
F – Building

2 BHK – TYPE 5

Refuge Unit Plan



FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
2 BHK	88.08	948	6.12	66	94.2	1014



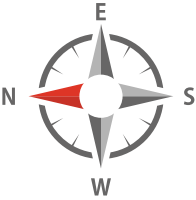
F – Building

Refuge Floor Plan

4th & 9th Floor



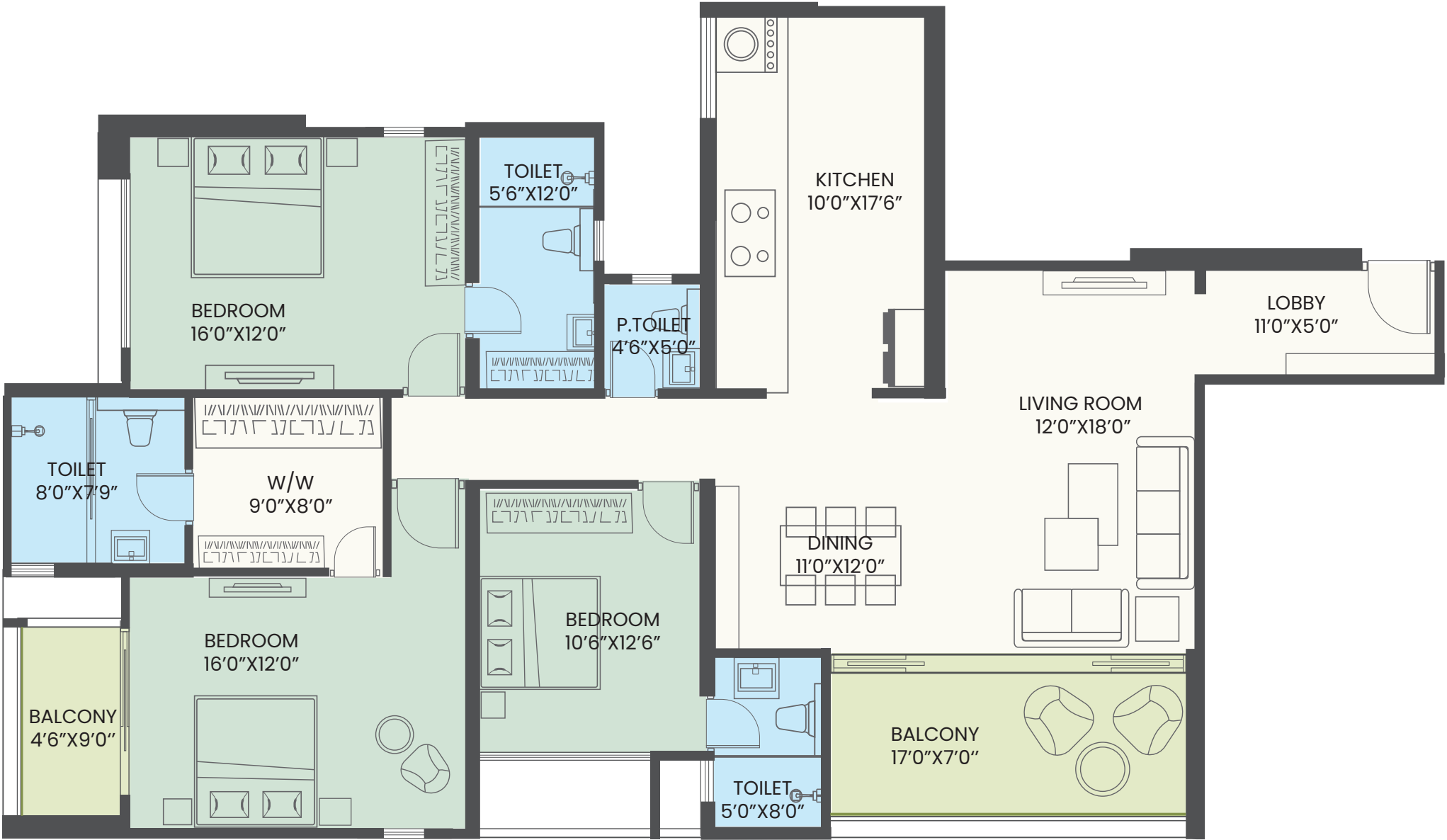
FLAT NO.	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
401, 901	4 BHK TYPE 2	161.54	1739	14.77	159	176.31	1898
402, 902	3 BHK TYPE 3	110.57	1190	6.12	66	116.69	1256
403, 903	2 BHK TYPE 5	88.08	948	6.12	66	94.2	1014
404, 904	3 BHK TYPE 5	141.71	1525	14.77	159	156.48	1684



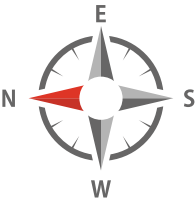
F – Building

3 BHK – TYPE 5

Refuge Unit Plan



FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
3 BHK	141.71	1525	14.77	159	156.48	1684

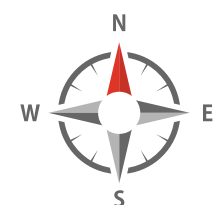


I – Building

Typical Floor Plan



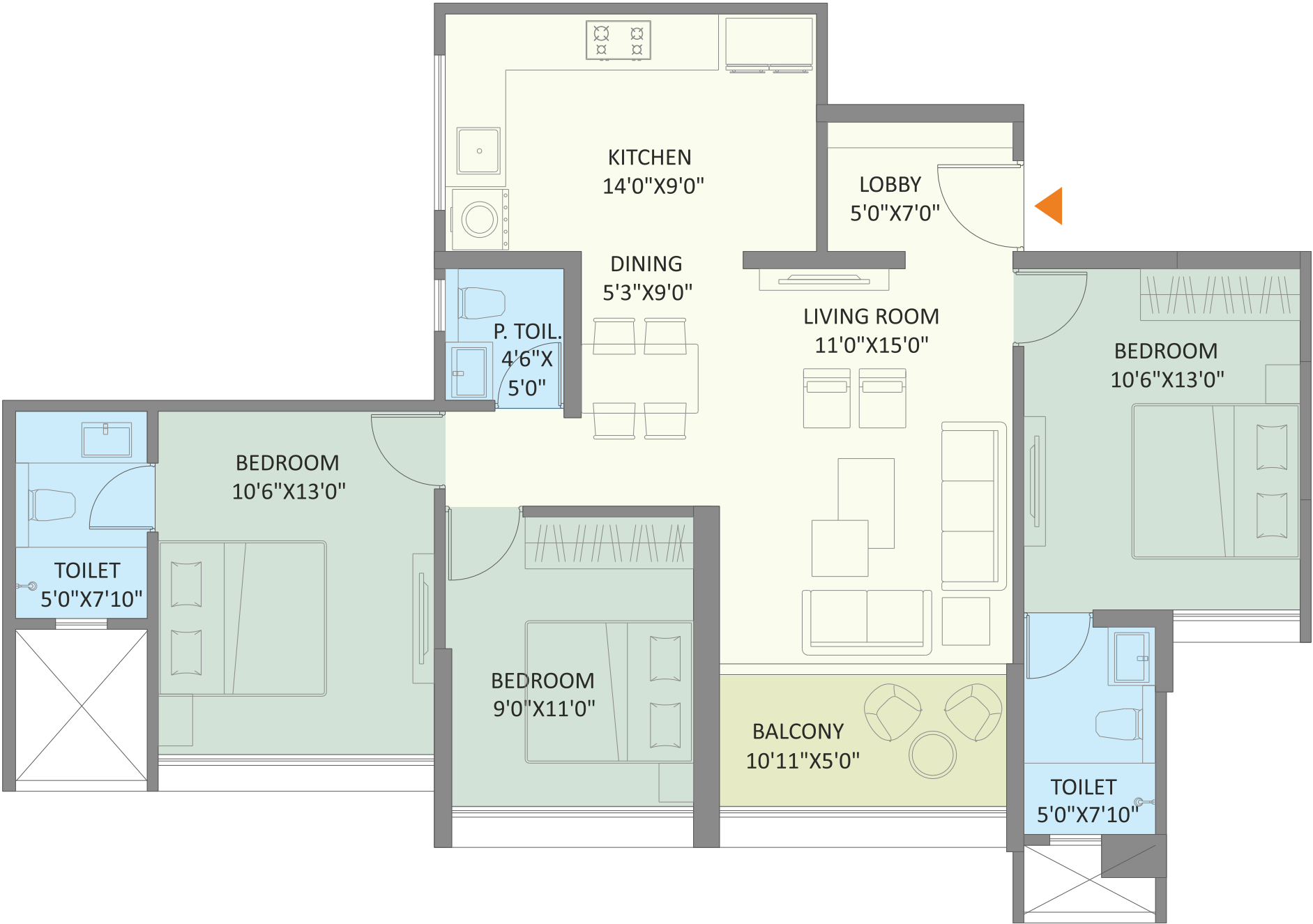
FLAT NO.	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
SERIES 1/2/3/4	3 BHK	87.14	938	5.07	55	92.21	993



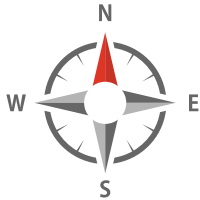
I – Building

3 BHK

Typical Floor Unit Plan



FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
3 BHK	87.14	938	5.07	55	92.21	993



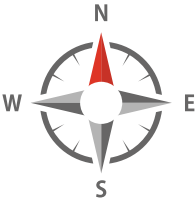
I – Building

Refuge Floor Plan

4th, 9th, 14th, 23rd, 28th & 33rd Floor



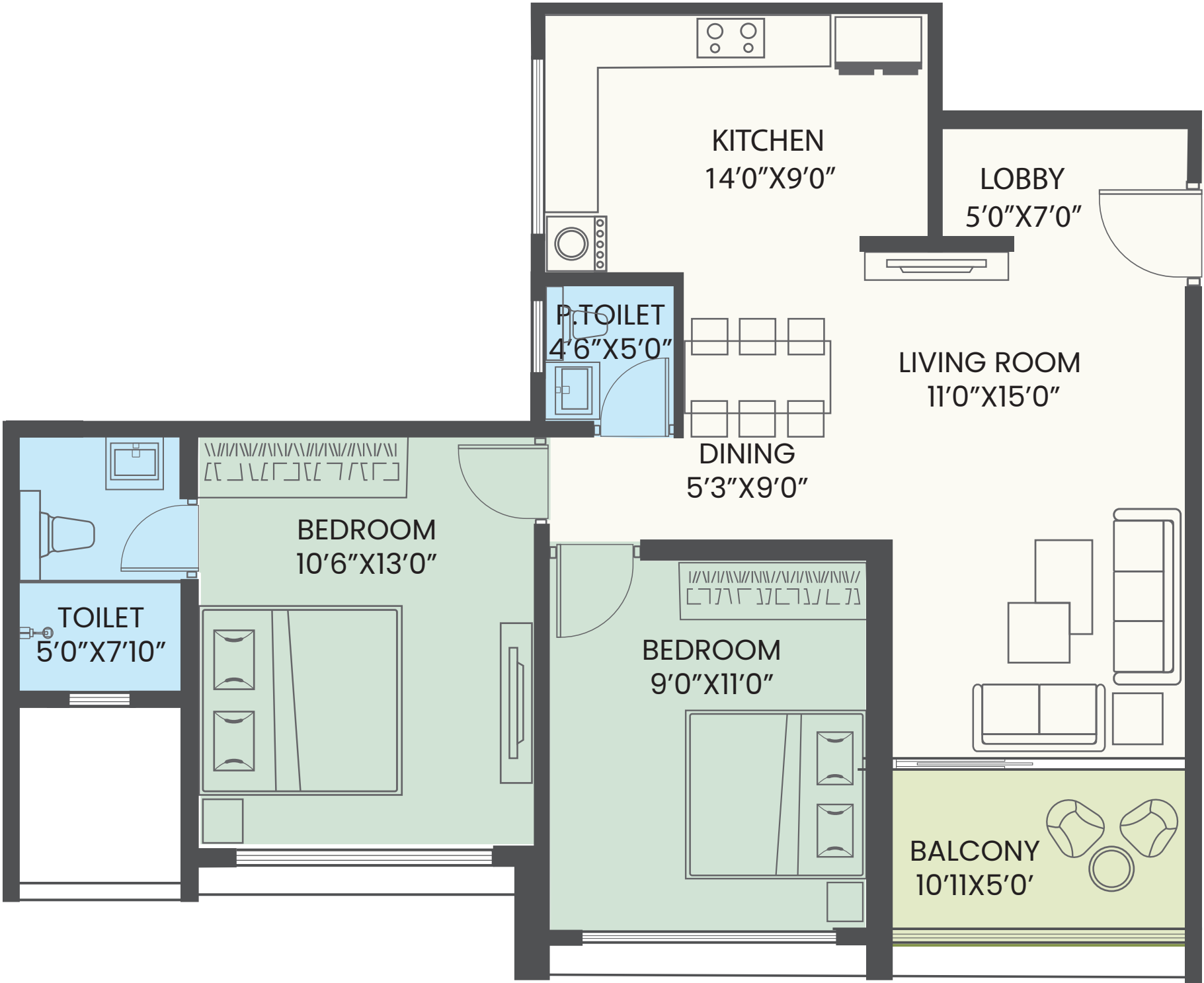
FLAT NO.	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
SERIES 1/2/4	3 BHK	87.14	938	5.07	55	92.21	993
SERIES 3	2 BHK	68.96	742	5.07	55	74.03	797



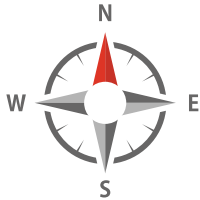
I – Building

2 BHK TYPE 6

Reguge Unit Plan



FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
2 BHK	68.96	742	5.07	55	74.03	797



A dark brown leather Chesterfield sofa is positioned in a room with dark, paneled walls. The sofa features a tufted backrest and a matching ottoman. The lighting is dim, creating a sophisticated and elegant atmosphere.

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