

Icon // *Avanza*

ONLY 70

2 & 3 BHK LIMITED EDITION RESIDENCES

A Project By
Icon estd
1980

The Address That Works For You

Privacy Guaranteed



Artistic Impression



A Legacy Since 1980

40+ | **10,00,000+** | **60+**
YEARS OF TRUST | SQUARE FEET CONSTRUCTED | COMPLETED PROJECTS

Artistic Impression

**Built on principles.
Trusted by generations.**

For over four decades, **ICON GROUP** has shaped how Pune's most discerning families experience home. Founded in 1980 on the principles of **INTEGRITY, QUALITY & TRANSPARENCY**, every project we deliver is a reflection of those same values — unchanged, uncompromised.

From Prabhat Road to Model Colony, from Aundh to Hinjawadi, Icon homes have stood as quiet marks of trust across Pune's most sought-after addresses. Icon Avanza is our continued commitment to that promise — now, in Balewadi.

"We don't just build homes.
We build the confidence to call them yours."

Not just a home. An experience you return to.



The morning light comes in at exactly the right angle. The coffee is ready. The city is alive outside, but in here — in here it is calm, warm, and entirely yours.

The children have space to grow. The evenings have room to breathe. Guests arrive and immediately understand — without being told — that this is a home built to a different standard.

This is what it looks like when home is done right.

This is Icon Avanza.





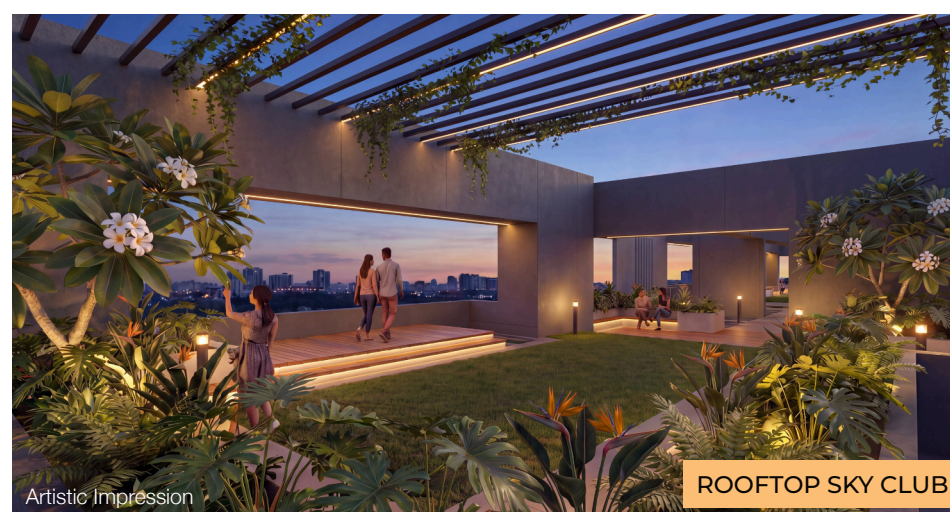
THE ENTRANCE THAT SETS THE TONE

There is a moment, every evening, when you turn into Icon Avanza and the day behind you starts to matter less. The entrance canopy. The landscaping. The lobby that meets you with a calm that only comes when nothing has been left unconsidered. It is the same feeling every time — and that is precisely the point.



WORK WITHOUT LEAVING WHAT MATTERS

There is a version of your workday where the commute is thirty seconds, lunch is with your family, and the view from your desk is a living green wall and open sky. At Icon Avanza, the co-working lounge makes that version real — and quietly gives back every hour the road used to take from you.



THE ROOFTOP THAT CHANGES EVERYTHING

Every great home has one space that makes people stop talking mid-sentence and just look. At Icon Avanza, that space is the Sky Club — a rooftop where Pune stretches out in every direction, the evening air is cooler than it has any right to be, and the life you always pictured for yourself suddenly feels entirely real.

AMENITIES

- **Sky Club:** The sun sets over Pune and the rooftop becomes the best seat in the city. Pergola shade, open lawns, warm pathway lighting, and a skyline that reminds you every evening — you made the right choice.
- **Biophilic Gym:** This is not the gym you push yourself to visit. This is the one you actually look forward to.
- **Co-working Lounge:** Not every day needs a commute. That breathes life into the room, and a city view that makes thinking easier. Your best work might happen right here — just close to your bedroom.
- **Zen Garden & Walking Track:** A walking track that doesn't feel like exercise. A yoga deck surrounded by curated planting and open sky. Seating that invites you to sit a little longer than you planned. Designed for the part of the day when you remember to slow down.
- **Kids Amphitheatre & Play Area:** An open lawn for the kind of evenings that become memories. A play zone, space to run and space to imagine. The place where your children will make their best friends — and you'll realise how much a home can give a family.

Game Room • Multipurpose Hall • Yoga Zone • Pantry

COMMON AMENITIES

- Excellent Elevation to the proposed building.
- Designer Entrance Lobby with Access Control for added security connected by Video Door Phone in every flat.
- Rainwater Harvesting as per PMC Norms.
- Firefighting system as per PMC Norms.
- Generator backup for common areas lighting, water pumps and lifts.
- 3 lifts with power backup by SCHINDLER / KONE / OTIS or equivalent. (1 stretcher-sized lift and 2 eight-passenger lifts).
- CCTV surveillance cameras for common areas.
- Common Toilet for Drivers and Security Staff.
- Paved / Tremix driveways.



LIFE AT AVANZA

Where every day feels elevated.



MASTER LAYOUT



Thoughtfully considered. Generously proportioned. Every room at Icon Avanza is designed with purpose — where natural light, cross-ventilation, and planned layout come together to create a home that simply feels right.



ROAD



TYPICAL FLOOR PLAN

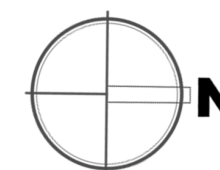
AVANZA - BLDG A	
FLAT NOS.	CARPET AREA SQ.FT.
101,201, 301, 401,501 601, 701, 801,901, 1001	1311
102, 103, 202,203 302, 303,402, 403, 502 503, 602, 603, 702, 703, 802, 803, 902, 903, 1002, 1003,	896





TYPICAL FLOOR PLAN

AVANZA - BLDG B	
FLAT NOS.	CARPET AREA SQ.FT.
102, 103, 202, 203, 302, 303, 402, 403, 502, 503, 602, 603, 702, 703, 802, 803, 902, 903, 1002, 1003,	1299
101, 104, 201, 204, 301, 304, 401, 404, 501, 504, 601, 604, 701, 704, 801, 804, 901, 904, 1001, 1004	896

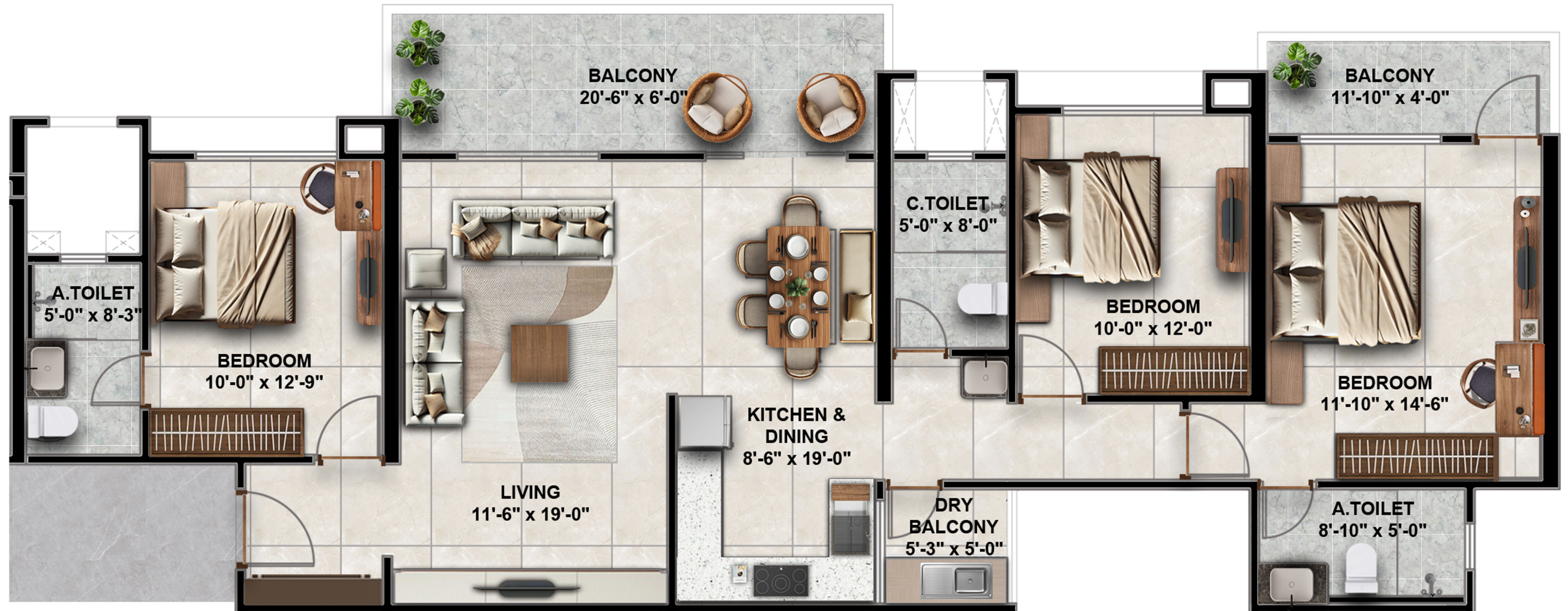




**TYPICAL UNIT PLAN OF
896 SQ.FT**

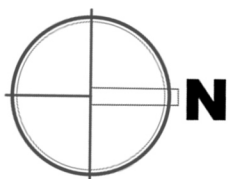
TYPE	CARPET AREA (SQ.M)	DRY BALCONY (SQ.M)	SITOUT (SQ.M)	TOTAL CARPET AREA	
				(SQ.M)	(SQ.FT.)
2-BHK	71.89	2.40	8.95	83.24	896





**TYPICAL UNIT PLAN OF
1299 SQ.FT**

TYPE	CARPET AREA (SQ.M)	DRY BALCONY (SQ.M)	SITOUT (SQ.M)	SITOUT (SQ.M)	TOTAL CARPET AREA	
					(SQ.M)	(SQ.FT.)
3-BHK	102.08	2.40	4.63	11.57	120.68	1299





Every finish. Every fitting.
CRAFTED TO DETAIL



SPECIFICATIONS

STRUCTURE:

- R.C.C. structure with Earthquake-Resistant Design.
- 5-inch external and internal AAC block 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 the kitchen with an SS sink.
- Coloured glazed tile dado on kitchen platform up to lintel level.
- Dry balcony with provision for a washing machine and an additional sink for cleaning utensils.
- Provision for a water purifier.

FLOORING:

- Premium vitrified floor tiles of KAJARIA / ZEALTOP / RAK / VERMORA or equivalent in size of 800 mm x 800 mm.
- Non-slip premium ceramic tiles in bathroom & terraces.

PAINTING:

- Premium Lustre paint internally.
- Externally, a 4-coat paint system with Elastomeric coat of NEROLAC / DULUX or equivalent.

WINDOWS & DOORS:

- Granite window sills for all windows.
- Branded premium quality three track UPVC windows with mosquito net.
- Designer entrance door with modern wooden laminate and premium handles and hardware.
- Laminated internal doors.
- Bedroom windows with grills.
- Sliding UPVC glass door for the living room terrace.

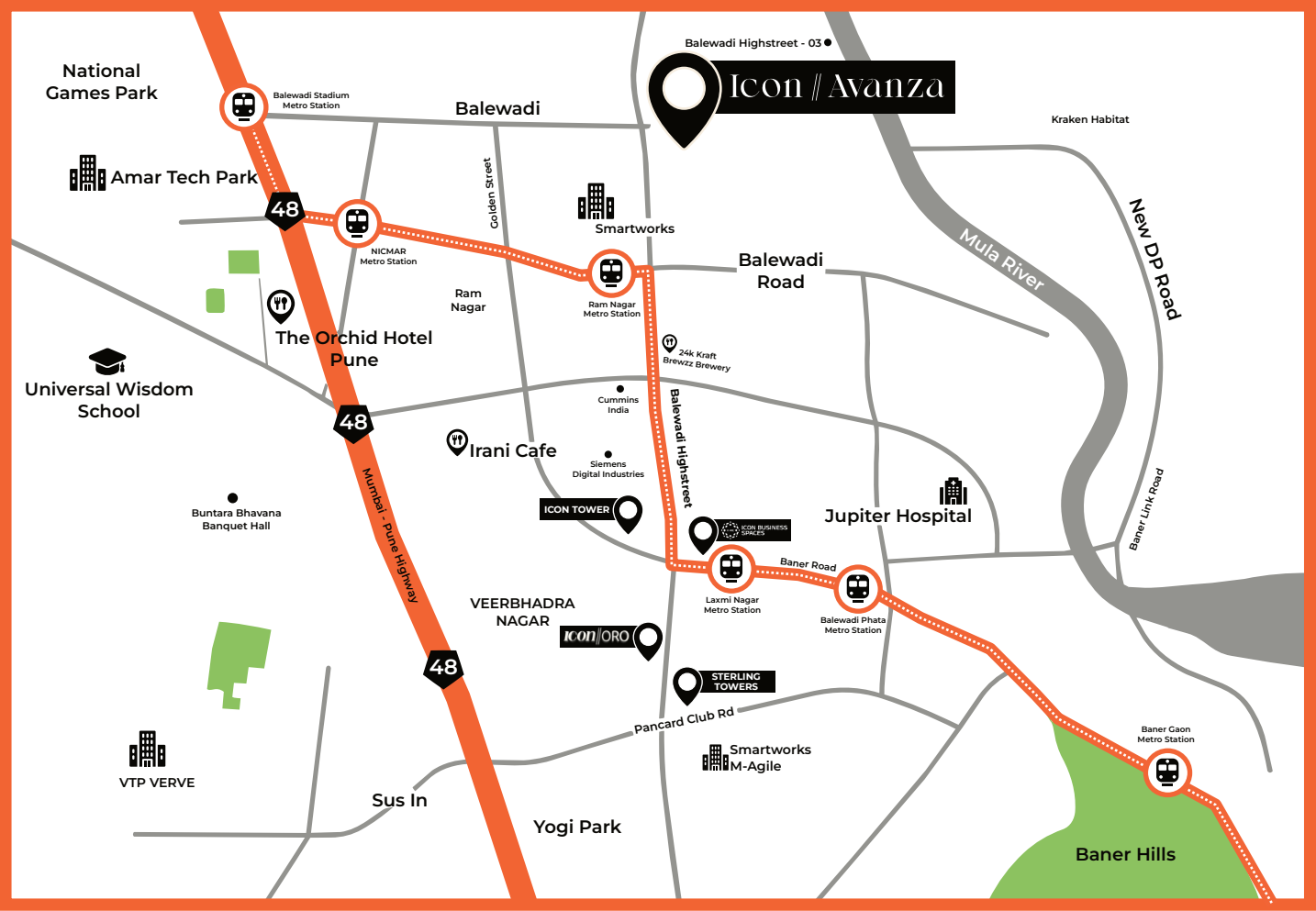
ELECTRIFICATION:

- Concealed copper wiring with premium modular switches by LEGRAND / WIPRO or equivalent.
- TV point in living room and all bedrooms.
- Provision for an inverter.
- Electrical point for Split AC units in the living room and all bedrooms.

BATHROOMS:

- Granite door frames for bathrooms.
- High-quality sanitary ware in all bathrooms by TOTO or equivalent.
- Designer glazed tiles up to lintel level in toilets.
- High quality fittings with hot and cold mixer units of premium brands such as GROHE / JAQUAR or equivalent.
- Solar connection in one bathroom and provision for a boiler in all bathrooms.
- Provision for exhaust fan.

LOCATION MAP



CONNECTIVITY

- NH48 Mumbai-Pune Expressway – 1.6 km
- Hinjewadi IT Park – 5.8 km
- Baner IT corridor – 2 Km
- Baner Metro Station – 3 Km

EDUCATION

- Mitcon School/College – 1.4 Km
- Bharati Vidyapeeth Rabindranath Tagore School – 1 Km
- MIS International School, Balewadi – 1.4 Km
- Universal Wisdom School, Balewadi – 2.8 Km

LIFESTYLE & DINING

- Balewadi High Street - 03 (ANP Universe) – 1 Km
- Toscano, Circuit House, 24K Kraft Brewzz – 1 Km
- Phoenix Mall of the Millennium, Wakad – 4 Km
- Westend Mall, Aundh – 5.5 Km

HEALTH

- Ashwini Hospital, Dasra Chowk – 350 m
- Medistar Hospital – 900 m
- Umarji Mother & Child Care Hospital, Baner-Balewadi Phata – 1.5 Km
- Manipal Hospitals Baner – 2 Km
- Jupiter Hospital, Baner – 2.7 Km

An Address That Speaks Before You Do

Balewadi is no longer Pune's periphery — it is Pune's pulse. Home to the city's fastest-growing corporate corridor, world-class sports infrastructure, and a thriving social scene, it places everything you value within reach. At Icon Avanza, your daily life begins at one of Pune's most connected addresses.

Begin your Avanza story.



Site Address: S. No. 49/1 & 49/2, next to
Kunal Aspiree, Balewadi, Pune – 411 045

 iconavanza.com



MahaRERA No.
P52100079822

www.maharera.mahaonline.gov.in

Project By

icon *estd 1980*

 www.iconpune.com



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Opp. Tangent Furnitures, Aundh, Pune – 411 007

Disclaimer: This brochure is for informational purposes only and does not constitute an offer or contract. All specifications, areas, and amenities are indicative and subject to change without notice. All major landmarks are within a range of 0.1 km to 15 km, ensuring excellent connectivity and everyday convenience. E. & O.E.



— BUILDING TRUST. CREATING VALUE. —

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