



4 & 3 BHK LUXEMENTS

NEAR MODIBAUG, CENTRAL SHIVAJINAGAR

GOING THE
EXTRA MILE FOR YOU



Over the span of 2 decades, **Venkatesh Buildcon** has not only accumulated valuable experience but has also successfully brought joy to over 5,500 families by turning their housing dreams into reality. This extensive track record underscores our unwavering commitment to the real estate industry and our passion for meticulous design and skillful delivery.



SINCE **2000**
DELIVERING
EXCELLENCE



5500+
HAPPY
FAMILIES



6.5M
SQ.FT. AREA
DEVELOPED



7.5M
SQ.FT. AREA
DEVELOPING

VENKATESH LUXE
BY ANKUSH ASABE



MR. ANKUSH ASABE
CMD
Venkatesh Buildcon

“WE HAVE BUILT
A LEGACY OF TRUST
AND INTEGRITY
BY BUILDING HOMES
THAT ADD VALUE
TO YOUR LIFE.”

Shivajinagar
Metro Station

Shivajinagar
District Court

Sancheti
Hospital

COEP
Hostel

Shimla
Office

India Meteorological
Department

LIC of India
Divisional Office



YOUR HONOUR.
OUR PRIDE.



Carrying forward our legacy of crafting architectural masterpieces, we proudly present our magnum opus - **Venkatesh Laurel**. Nestled in the vibrant heart of Shivajinagar, this residential endeavour transcends the concept of mere housing; it encapsulates an extraordinary lifestyle with ultra-luxurious luxements and a plethora of amenities that will leave you spoilt for choice. Boasting Grade-A High Street Retail right at your doorstep, **Venkatesh Laurel** is a redefinition of opulent urban living that is set to transform true luxury forever!





A WORLD CLASS LIVING EXPERIENCE
AT A STELLAR LOCATION



Artistic Impression

PROJECT HIGHLIGHTS



Approx. 1.5 Acres of Land with
4 & 3 BHK Luxements



Located in the
Heart of Pune



2 Magnificent
Towers of 30 Storeys



Grade - A
Premium Retail Spaces



20+ Outstanding Amenities on the
Podium and Rooftop



Minutes Away from
Shivajinagar Metro Station



Close to
Shivajinagar Railway Station
and **Bus Station**



Easy Access to
Pune Airport



YOUR
HONOUR.
OUR
PRIVILEGE.





MASTER LAYOUT

Artistic Impression

VENKATESH
LAUREL
4 & 3 BHK LUXEMENTS





PODIUM LEVEL AMENITIES

1. Entry / Exit (Ground Level)
2. Floating Deck
3. Zen Garden
4. Swimming Pool / Baby Pool
5. Multipurpose Hall
6. Fitness Centre / Gymnasium
7. Business Lounge / Co-working Space
8. Simulation Room (Digital)
9. Creche
10. Toddlers' Play Area

11. Indoor Games
12. Multipurpose Lawn
13. BBQ Pavilion

GROUND LEVEL AMENITIES

- A. Open Badminton Court
- B. Walking Trail
- C. Tree Deck
- D. Kids' Play Area
- E. Seating Alcove



ENTRANCE LOBBY

Artistic Impression



WALKING TRAIL

Artistic Impression



GROUND AMENITIES

Kids' Play Area

Dedicated Seating Area

Walking Trail

Tree Deck

Open Badminton Court



PODIUM AMENITIES

Swimming Pool / Baby Pool

Business Lounge / Co-working Space

Indoor Games

Creche

Toddlers' Play Area

Wooden Deck

Multipurpose Hall

Fitness Centre / Gymnasium

Multipurpose Lawn with BBQ Pavilion

Simulation Room (Digital)

Walking Trail

Zen Garden



Artistic Impression



Artistic Impression



Artistic Impression





TOP TERRACE AMENITIES



LOUNGE SEATING WITH SERVICE COUNTER

SPECIFICATIONS

RCC Construction

- » Design as per Earthquake Resistance norms
- » External R.C.C. Non-Structural walls (Aluform Technology) - 150 mm
- » Internal R.C.C. Non-Structural walls (Aluform Technology) - 100 mm

Wall Finish

- » Gypsum finishing to internal walls
- » Texture paint to external walls

Doors & Windows

- » Wooden / Plywood door frame with laminated shutter and quality hardware to all the doors
- » Aluminium / UPVC sliding door with mosquito net for Deck Area / Sit-out / Balcony
- » Natural / Artificial Granite frame and wooden frame with laminated shutter to all bathrooms
- » Aluminium / UPVC sliding windows with mosquito net with Natural / Artificial Granite frame
- » Digital Lock System to main door - Yale or equivalent
- » All other doors with Mortise Lock

Flooring

- » Vitrified tiles 0.6 m X 1.2 m in Living, Kitchen & Bedrooms
- » Anti-skid Ceramic / Vitrified tiles for terrace / balcony and toilets
- » Vitrified tiles of 0.6 m X 0.6 m for common passage and lobby
- » Tandoor / Kota trade / Tiles for the staircase

Kitchen

- » Artificial Granite finish otta with stainless steel sink of Nirali / Franke make
- » Kitchen Dado - Up to 2' height
- » Provision for electrical and plumbing point for washing machine
- » Good quality modular kitchen provided with Chimney and Cooktop
- » Provision for dishwasher in utility / dry balcony

Painting

- » Internal walls: Finishing with acrylic O.B.D. paint
- » External walls: Finishing with texture paint (Apex weather-proof emulsion paint)

Toilet

- » Dado - Vitrified tiles of 0.6 m x 1.2 m up to lintel level
- » Water heater / Geyser in all bathrooms
- » Anti-skid tiles for flooring
- » Exhaust fan in all bathrooms
- » Aluminium / UPVC window
- » Glass partition in Master Bathroom will be provided
- » Solar hot water connection only in 1 Master Bedroom
- » Elderly seating assistance in shower in Guest Bedroom

Electrical

- » Modular electrical switches (Legrand / Schneider make) with concealed copper wiring
- » TV point in living and master bedroom
- » Video Door Phone with Intercom facility
- » Provision for common Dish Antenna for individual buildings
- » Provision for AC point in living room
- » Provision of Broadband connectivity in living & master bedroom
- » Provision for inverter point
- » Partial Smart home automation system (Google / Alexa or equivalent)
- » 3-tier security system (IPMA) for gate, lobby and flat
- » Providing AC in all bedrooms
- » 100% EV charging per flat 1 parking

Plumbing & Sanitation

- » Internal concealed CPVC plumbing with C.P. fittings of Jaquar / Grohe / equivalent make
- » Sanitaryware - American standard / equivalent make

Lifts

- » Automatic lift Kone / Otis / Schindler / Hyundai make with DG backup

Generator Backups

- » 100% backups for common areas and parking

Fire Fighting System

- » Firefighting system with sprinkler, smoke detector and alarm in all rooms as approved by Fire Department of PMC (Honeywell / JCI / equivalent)
- » Heat detector in kitchen

Water Sources

- » PMC (Civil Authority), borewell & water tankers (Chargeable)





Map Not to Scale

KEY DISTANCES

Museums, Parks & Theatres

- » Rahul Theatre 700m
- » Balgandharva Ranga Mandir 2.1 km
- » Mahatma Phule Museum 2.4 km

Shopping & Hotels

- » The Pavillion Mall 2.7 km
- » Reliance Centro 1.2 km
- » Deccan 99 Mall 2.3 km
- » JW Marriott 2.4 km

Hospitals

- » ONP Hospitals 63 m
- » Deccan Hardikar Hospital 550 m
- » MJM Hospital 2.1 km
- » Sancheti Hospital 750 m

Universities & Colleges

- » Modern College 1.4 km
- » Symbiosis School 1.5 km
- » Savitribai Phule Pune University 2.2 km
- » Fergusson College 2.4 km

Connectivity

- » Shivajinagar Bus Stand 400 m
- » Shivajinagar Metro Station 450 m
- » Shivajinagar Railway Station 550 m
- » Sangamwadi Bus Stop 2.1 km
- » Pune International Airport 10.2 km

3 BHK | Carpet Area: 1277 Sq.Ft.



4 BHK | Carpet Area: 1778 Sq.Ft.



ONGOING PROJECTS



2, 3, 4 & 5 BHK Luxury Homes
(501 Flats, 20 Shops & 23 Office)
Beside Rajaram Bridge, Sinhagad Rd., Pune



2 & 3 BHK (87 Flats)
Bhusari Colony, Kothrud, Pune



2, 3 & 4 BHK Superlative Homes (600 Flats)
Near Patwardhan Baug, Erandwane, Pune



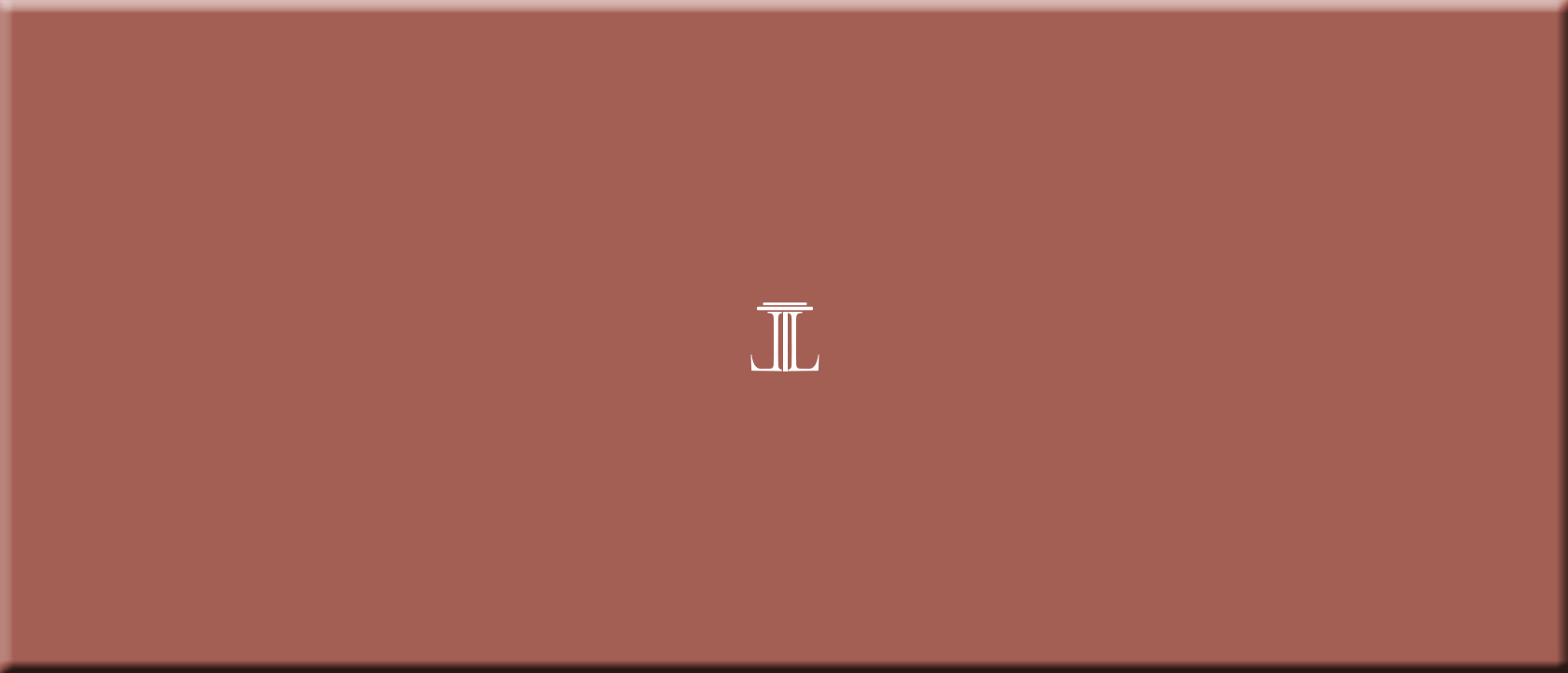
2, 3 & 4 BHK Duplexes
(389 Flats, 3 Showrooms & 120 Offices)
Pimple Nilakh, Pune



Showrooms & Office Spaces
Balewadi, Pune

UPCOMING PROJECTS

Sinhagad Road | Prabhat Road
Vadgaon (Bk.) | Baner | Ambegaon



CREDITS

Principal Architect
Amit Bhat Architects

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Adv. Unmesh Deshpande

Liaisoning Architect
T F Cube Design Studio

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VENKATESH LUXE
BY ANKUSH ASABE

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