



# VENKATESH ERANDWANE CENTRAL

3 & 4 BHK SUPERLATIVE HOMES

**VENKATESH LUXE**  
BY ANKUSH ASABE

PROMOTER, DEVELOPER & OWNER

**Site Address:** C.T.S. No.: 137, 138 (Part), 170, 171, 172 Erandwane,  
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MahaRERA Number  
A Building - Showroom - P52100031855, A1 Wing - P52100031886  
B Building - Showroom - P52100031860, B1 Wing - P52100032631  
B2 Wing - P52100032017, B3 Wing - P52100032629  
<http://maharera.mahaonline.gov.in>



[www.venkateshbuildcon.com](http://www.venkateshbuildcon.com)

## WING 'B'

ERANDWANE, PUNE - 4

**Disclaimer:** This brochure is purely conceptual and not a legal offering nor will be part of the agreement. Images shown are for representation purpose only. Number of floors and number of units may be revised. Developer reserves the rights to amend the layout, plans, elevation, colour schemes, specifications, amenities, etc. without any prior notice.

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# ABOUT US

Established in the year 2000, Venkatesh Buildcon has been crafting masterpieces and evolving Pune's landscapes. We, as a brand have achieved immense feat of revolutionizing architecture and setting a benchmark in the city.

Every home is built with more than just brick and mortar. At Venkatesh Buildcon, we believe that it takes all of the above, plus indomitable dedication.

# THE ULTIMATE ENDEAVOUR

SINCE  
**2000**  
DELIVERING EXCELLENCE

NURTURING  
LIVES OF  
**6000**  
HAPPY FAMILIES

CONSTRUCTED REMARKABLE  
LANDMARKS SPREAD ACROSS  
**6.5**  
MILLION SQ. FT.

DEVELOPING ICONIC  
INFRASTRUCTURES OVER  
**7.5**  
MILLION SQ. FT.



# THE ULTIMATE EVERYTHING

Where breathtaking views peek through  
the windows, lavish sundowners  
and celebrations happen on the podium,  
and families lounge in style -

**Venkatesh Erandwane Central**

truly embodies the best of it all.

By offering the 'ultimate everything',  
we create luxury, for a  
better tomorrow.



THE  
ULTIMATE  
LOCALE:

ERANDWANE

A soil anchored in business leadership,  
art, and education, this grand project  
celebrates this grand legacy  
of the location. With a thriving lifestyle scene,  
eclectic events, clubs, sports,  
world-class medical facilities  
and spas, Erandwane blends  
the best of it all. This ultimate locale  
will make for an ultimate living experience.



# THE ONE AND ONLY ONE





# THE ULTIMATE LEISURE

There is so much to choose from –

You can put up your feet and enjoy  
a relaxing salon experience, your kids  
can play freely in the no vehicle zone,  
and all of you can make memories  
as you dip into the luxurious  
covered swimming pool.

At **Venkatesh Erandwane Central**,  
you will be spoilt for choice!







# MASTER LAYOUT PLAN







## WING 'B' PODIUM LEVEL AMENITIES

- |    |               |     |                      |     |                     |     |                |     |            |
|----|---------------|-----|----------------------|-----|---------------------|-----|----------------|-----|------------|
| 1. | Jogging Track | 7.  | Zhula Seating        | 13. | Gazebo              | 19. | Box Cricket    | 25. | Creche     |
| 2. | Trellis Arbor | 8.  | Multipurpose Court   | 14. | Multipurpose Hall   | 20. | Lounge Seating | 26. | Pool Table |
| 3. | Deck Area     | 9.  | Badminton Court      | 15. | Seating Area        | 21. | Hot Foot Area  |     |            |
| 4. | Swimming Pool | 10. | Children's Play Area | 16. | Senior Citizen Area | 22. | Pathway        |     |            |
| 5. | Baby Pool     | 11. | Climbing Wall        | 17. | Cycling Track       | 23. | Open Gym       |     |            |
| 6. | Feature Wall  | 12. | Party Lawn           | 18. | Table Tennis        | 24. | Gym            |     |            |







# THE ULTIMATE FINISH

Look forward to the ultimate specifications - Comfort that stretches just beyond space, fixtures that defy luxury and convenience, and attention to detail, that adds to the richness of your home. You can now lead a life at ease, in your well-provisioned homes by Venkatesh Buildcon.



# 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

## DOOR AND WINDOW

- 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 and M.S. safety grills
- Digital lock System to main door
- All other doors with mortised lock

## FLOORING

- Wooden floor in master bedroom (1 bedroom for 2 BHK,1 bedroom in 3BHK and 2 bedrooms for 4 BHK (engg wood)
- Vitrified tiles 1m x 1m/0.8 m x 1.6 m for rest of the flat
- Ceramic/Vitrified tiles for terrace/balcony
- Vitrified tiles of 600mm X 600mm for common passage and lobby
- Tandoor/Kota trade/Tiles for the staircase
- Vitrified tiles for utility area

## KITCHEN

- Artificial Granite otta with stainless steel sink of Nirali / Franky 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 (3 BHK , 4 BHK and above)

## TOILET

- Dado - Vitrified tiles of 2' x 4' up to Lintel level
- Water heater in all bathrooms
- Anti-skid tiles for flooring
- Exhaust fan in all bathrooms
- Aluminium/UPVC window
- Glass partition in master bathroom will be provided

## 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
- 3-tier security system (IPMA) VDP – gate, lobby and flat
- Providing AC in all bedrooms

## PLUMBING & SANITATION

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

## PAINTING

- Internal walls finishing with acrylic O.B.D. paint
- External walls finishing with texture paint (Apex weather-proof emulsion paint)
- M.S. grills for windows with oil paint

## LIFT

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

## GENERATOR BACKUPS

- 100% backups for common areas and parking FIREFIGHTING

## 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), bore well & water tankers (Chargeable)







Artist's Impression

# OUTDOOR GAMES AREA

'B' WING

Be prepared to be 'bowled away' by the state-of-the-art outdoor games zone. Try your hand at basketball or lawn tennis and beat your opponent like never before.





Artistic Impression

CRÉCHE 'B' WING

Your tiny tots need a special place too and so we get them this vibrant crèche.  
This facility will be your child's happy space and set the tone right for  
his bright future.





# MULTIPURPOSE HALL 'B' WING

Your gatherings and celebrations have a new venue, here at the multipurpose hall. Enjoy the decent ambience and make memories for a lifetime with your loved ones.





Artistic Impression

# HOTFUT AREA 'B' WING

Assemble your teammates in the world-class Hotfut area at Venkatesh Erandwane Central. Designed using innovative technology, this arena will transform the way you play sports!





Artistic Impression

# LOUNGE 'B' WING

Receive your guests or lounge in style at this chic lounge area. Sip on your favourite beverage and enjoy a long chat with your friends and family.





# PARTY LAWN AREA 'B' WING

Your brunch parties, luncheons, and evening feasts will now have a new venue at this party lawn. Gather all your friends and family and host a special soiree for all.





OPEN GYM,  
YOGA & MEDITATION AREA 'B' WING

Find your zen at this place of solitude.  
The Yoga and Meditation Area at the project will bring out your best form.





Artistic Impression

## COVERED SWIMMING POOL WITH BABY POOL 'B' WING

Enjoy a swim with your little ones in the privacy of our covered swimming pool.  
Watch your kids make a splash in the pool of their dreams.



# LOCATION MAP



## Key Distances

### Schools

Karnataka High School	0.1 Km
Abhinav School	0.5 Km
Bal Shikshan Mandir	1.8 Km
Symbiosis School	1.8 Km

### Malls & Multiplex

City Pride Kothrud	1.0 Km
Centro Mall	1.8 Km
Abhiruchi Theatre	5.5 Km

### Colleges

SNTD College	0.5 Km
Abasaheb Garware College	1.3 Km
MIT College	3.0 Km
Fergusson College	3.7 Km

### Landmarks

Nal Stop	0.6 Km
Mhatre Bridge	1.0 Km
Shivaji Putala, Kothrud	2.0 Km
Deccan Gymkhana	2.5 Km

### Hospitals

Deenanath Mangeshkar Hospital	0.8 Km
Sanjeevan Hospital	1.3 Km
Sahyadri Hospital	2.3 Km
MMF Joshi Hospital	2.5 Km

### Transportation Hubs

Nal Stop Venkatesh Buildcon Metro Station	0.3 Km
Shivajinagar	5.0 Km

### Garden

Patwardhan Baug	0.3 Km
Tathawade Garden	1.0 Km
PL Deshpande Garden	3.0 Km
Sarasbaug	3.5 Km

### Connectivity

Swargate	5.2 Km
Pune Railway Station	7.5 Km
Airport, Lohegaon	14 Km