

Location Map

Not to scale



For Booking: ☎ **+91- 911 22 00974, 911 22 00975**



R. NO. : **P52100021548**
Available on <https://maharera.mahaonline.gov.in>

CREDITS

Architect

Vikas Achalkar
Manoj Tatooskar

R.C.C . Consultants

Delcons

Landscape Designer

Mahesh Chinchalkar

Legal Advisor

Adv. D. V. Nanekar

Media & Graphics

Square One



PS DEVELOPERS

www.psdevelopers.com • salespsdevelopers@gmail.com

Site Address:

Splendour County, Wagholi, Gat No. 1420, behind Wagheshwar Temple, Wagholi - Lohgaon Road, Off Pune - Nagar Road, Wagholi, Pune

Head Address

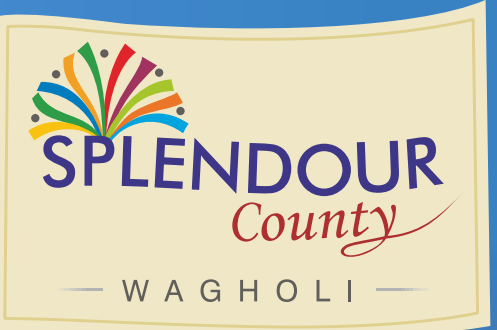
101, Fortune Plaza, Thube Park, Near Sancheti Hospital, Shivaji Nagar, Pune - 411 005.
Ph.: 020 - 25511819 Fax: 020 - 41245986

This brochure is purely conceptual and not a legal offering. The developer reserves the right to add, delete, alter any detail, specifications, elevation mentioned herein. The brochure is indicative of the furniture can be arranged in the residential unit. No furniture is to be supplied to the purchaser by the developer unless otherwise mentioned. All images, unless otherwise indicated are used for illustrative purpose only.

Rise above the rest

Being a part of the upcoming opens up untold opportunities. The sublime sense of luxury makes these homes a crown jewel... A true icon of reaching unparalleled heights.

All Amenities are ready...



PHASE III

www.squareone.co.in



LEGENDS

- | | | | | | |
|---------------------------|---------------------|-----------------------|------------------------|------------------|-------------------------|
| a) ENTRANCE GATE | e) PATHWAY | l) NAKSHTRA GARDEN | m) GARDEN | q) GAZEBO | u) STP |
| b) GANESH TEMPLE | f) CLUB HOUSE & GYM | j) AMPHITHEATRE | n) MULTI PURPOSE COURT | r) WATER CASCADE | v) CONVENIENCE SHOPPING |
| c) SENIOR CITIZEN SIT-OUT | g) SWIMMING POOL | k) STAGE | o) PARKING | s) KIDS POOL | |
| d) PARTY LAWN | h) DECK AREA | l) CHILDREN PLAY AREA | p) EAST SIDE GATE | t) TRANSFORMER | |



SITE PLAN



all in the detail...

Structure

Earthquake Resistant RCC frame structure

Plaster

- Smooth finished plaster for internal walls
- Cement plaster for external wall
- Texture coat to external face

Windows

- Large windows for better air circulation, ventilation & view
- Powder Coated Aluminum sliding windows with safety grills
- Granite /Marble window sill

Bathroom

- Anti-skid ceramic flooring
- Designer dado tiles up to 7 ft
- Dado upto 4' in toilet
- Hot & cold mixture for all shower
- Provision for exhaust fan
- Provision for boiler / geyser

Kitchen

- 8' long Granite top kitchen platform
- SS sink
- Glazed tiles dado up to 2'
- Provision for exhaust fan
- Dry balcony attach to kitchen with provision for washing machine & washing area for 2 BHK

Electrical

- Adequate concealed electrical points with copper wiring
- Telephone point and cable TV point in living room
- Power back up for one light point
- Modular electrical switches
- Fire-resistance cabling
- Each apartment with ELCB & MCB for safety

Painting

- Internal OBD for entire flat
- external acrylic emulsion paint for entire building

Plumbing

- Jaquar/equivalent fitting in toilet & Kitchen

Parking

- Ample car parking area
- Well planned parking

Flooring

- 2'x2' Vitrified tile for entire flat with skirting
- Anti-skid ceramic flooring in terrace & bathroom

Masonry

- All walls in block work.

Amenities

Gardens

- Nakshatra Garden
- Main Entrance water cascade
- Gazebo
- Senior Citizen Park

Entertainment

- Children's play area
- Club House / Community hall
- Ganesh Temple
- Amphitheater
- Party Lawn
- CCTV @ Main entrance gate

Eco-Friendliness

- Proper Air circulation
- 75% Open and 25 % Construction
- Water softening plant
- Sewage Treatment Plant
- Rain water harvesting
- Solar water heating system (for 1 bathroom)

Convenience

- Fully Designed Landscape
- Wide internal Tremix Concrete road
- Convenience Shopping
- East side entrance gate
- Genset back up for common area
- Pergolas with benches

- Water conservation through drip irrigation system for plants
- Overhead and under ground water tank
- Water purifier

Safety & Security

- Fire fighting System
- First aid provision

Health & Sport

- Swimming Pool
- Water purifier to each flat
- Gym
- Sand pit area
- Kids Pool



• Actual site photograph