

Sylvan H
A U N D H

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Sanewadi, Aundh, Pune, Maharashtra 411007

 **NAIKNAVARE**
DEVELOPERS
Not just better housing...but better living, for all...

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BE THE ONE

One Residence Per Floor

Sylvan H
A U N D H



ONE ADDRESS TO RISE ABOVE THEM ALL

You have always been the one to lead, the one to set the trends. Those who know you look up to you with awe. Now it is time for them to do the same for your abode. Sylvan-H, however, is more than just a prestigious address. It puts you in the heart of Aundh, amidst a bevy of options for shopping and fine dining, a neighbourhood boasting of a unique urban lifestyle.

4 BED COUTURE LIVING

ONE FLOOR LIVING

Imagine never sharing a wall with a neighbour. With six floors to the building and only one 4BHK residence per floor, Sylvan-H is an ode to exclusivity. The centrally placed lift-lobby and staircases ensure segregation of common and private spaces. Right from the lift that transports you to the granite finished private lobby of your home to the marble-floored interiors and wide balconies with glass railings, the entire experience speaks to a uniquely luxurious lifestyle





THREE PARKING SPACES FOR ONE RESIDENCE

Parking space issues are a thing of the past. Every residence in Sylvan-H has a 3-level mechanized car parking, especially designed to allow complete freedom for each car to enter or exit, without disturbing the other vehicles. There are also three off-street car parks for visitors, secured by sliding gates to ensure access to Sylvan-H only.

ONE HOME, FOUR VIEWS

Sylvan-H is nestled in one of the greenest parts of Aundh, making for a serene setting for your abode. With a 30-foot wide road to the front, the Sylvan Heights Clubhouse with its garden to the rear and lush greenery on the other sides, Sylvan H boasts of the most luxuriant views from inside the residence. The privilege of a home that spans the entire floor floor not only gives you views on all sides but also excellent cross ventilation. The living room extends into a two-meter wide, full-length balcony, giving you a great spot to take in the sights and enjoy the outdoors.





ONE LIFE MANY CONVENIENCES

At Sylvan-H, luxury begins right at the entrance, with an automated entrance gate operated by remote control. Entrance lobby with its plush flooring and well-designed interiors has a striking impression on visitors and guests alike, while the private lobbies on each floor makes for a grand welcome to your abode. The landscaped rooftop terrace is the place to be, whether it is for exercise, private functions or simply for relaxation. The terrace level also has a covered room suitable for private functions and parties.

With a special attention to the comforts of residents, Sylvan-H has a common heat-pump for round-the-clock hot water supply to all residences.

- AN AUTOMATED ENTRANCE GATE
- IMPRESSIVE ENTRANCE LOBBY
- LANDSCAPED ROOFTOP TERRACE
- OUTDOOR ROOFTOP GYMNASIUM
- SITTING PAVILIONS
- HOT WATER SUPPLY THROUGH SOLAR PANNELS AND COMMON HEAT PUMP

BE AT HOME WITH LUXURY

Sylvan H has been planned, down to the most minute details, for a convenience and ease of living. All residences will have a VRV outdoor unit with ductable air-conditioning in living-dining area and all bedrooms with hi-wall split indoor unit(s). Space for outdoor units with access platforms has been planned outside the fire-staircase, making for ease of maintenance. All fittings in all rooms and washrooms are top-of-the-range and have been sourced from premium brands.



FITTINGS & PROVISIONS (DETAILED SPECIFICATIONS)

FLOORING & DADO

Marble in Entrance Lobby, Living, Dining, Passages

Laminated Wooden Finish Flooring in all bedrooms

Designer vitrified tiles in kitchen, utility balcony & toilets

KITCHEN

Branded modular kitchen with provision of hob, chimney and reticulated gas/ natural piped gas connection

Utility Balcony with provision of sink, electrical and plumbing provision for washing machine, dryer, etc.

PLUMBING & WATER SUPPLY

Glass Shower Partitions in all attached toilets

Hansgrohe / Kohler / equivalent CP Fittings

Toto / Kohler / equivalent sanitaryware

ELECTRIFICATION & CABLING

Television point in living, all bedrooms

Wi-Fi internet wiring provision in entire flat

Legrand Arteor or equivalent switches

Multi-DTH system

Provision of Inverter in all flats

AIR CONDITIONING SYSTEM

Panasonic / Daikin/ equivalent

VRV ductable air conditioning in Living, Dining

VRV with Hi wall split air conditioning in all Bedrooms

PAINTING

- Plastic Emulsion Paint on Internal Walls
- Texture / Acrylic Paint on External Walls

PARKING

- 3 covered car-parks per flat with independent mechanical parking

DOORS & WINDOWS

- Designer main door with wooden / plywood doorframes
- Designer internal doors with wooden / plywood doorframe with mortice lock
- UPVC windows with mosquito net and 6/8 mm toughened glass for all windows
- GI openable window / ventilator in toilets

SECURITY

- Video door phone with panic switch
- High speed elevator
- Digital Rim Locks in each apartment
- CC TV in common areas / main entrance lobby, floor-lobbies, terrace

COMMON AMENITIES

- Gated premises
- Impressive Entrance lobby at Stilt floor
- Generator back-up for common lights, lifts, pumps, mechanical parking
- Paved Internal driveways
- Hot water supply through solar pannels and common heat pump
- Solar PV panels with net-metering provision for common meter
- Landscaped rooftop terrace with outdoor gym, sitting pavillions, service - counter

ONE GRAND
FLOOR PLAN



FLAT NOS	FLAT TYPE	CARPET AREA OF FLAT		ENCLOSED BALCONY AREA		EXCLUSIVE OPEN BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA		TOTAL USABLE AREA	
		A		B1		B2		B		(A + B) = C	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101, 201, 301, 401, 501, 601	4 BHK	101.77	1095.45	46.91	504.94	8.44	90.85	55.35	595.79	157.12	1691.24



THE WAY TO A BETTER LIFE

Centrally located in the prime section of Aundh, Sylvan H is within close proximity to several business parks, premium shopping destinations and several restaurants, bars and eateries serving a wide variety of cuisines. Seasons Square, a premium business destination, is merely a short walk away, while several health clubs and sports facilities are also nearby. Aundh is the emerging heart of Pune with easy access to Hinjewadi, Wakad and Baner, all of which are some of the leading destinations for business, education and hospitality.

PUNE INTERNATIONAL AIRPORT	15 KM	WESTEND MALL	1.1 KM
SYMBIOSIS INTERNATIONAL UNIVERSITY	11 KM	THE PAVILLION MALL	3.7 KM
PUNE UNIVERSITY	3.2 KM	PHOENIX MALL	12 KM
HINJEWADI IT PARK	12 KM	PUNE RAILWAY STATION	8.5 KM
JW MARRIOTT	4.5 KM	JEHANGIR HOSPITAL	8.7 KM



* Map not to scale.