



1, 2 BHK Luxurious Flats, shops @ Undri

Site - फ्ल-28, डरलीशव भीशव, थरपीळ, ह्रीपश - 40.
चरळश्र : रल्लरलीकीहल्लरीशरश्री, ले
झहः 020-30490987.

एरळश्र- सषक्षहसल्लक्षहापक्षलश्रः, लक्षीस डसषहसक्षु, लसषव

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Credits

Architect
Space Designer's Studio, Pune

Structural Design
J+w Consultants

Landscape Design
Vikas and Nilima Bhosekar

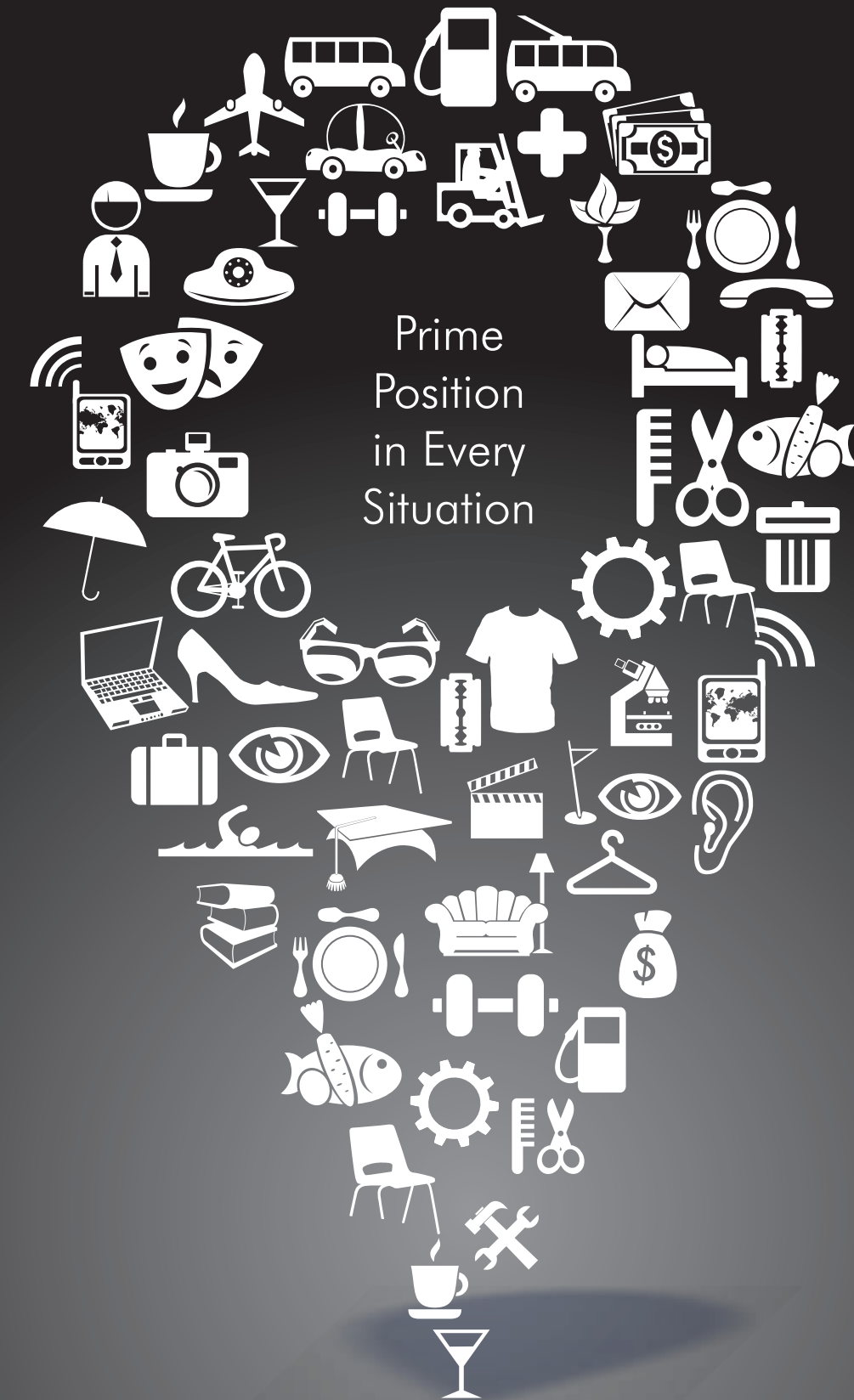
Legal Advisor
Rajiv Patel And Associates

Creative Design
DK Advertising

3d Graphics And Views
Z Axis Media Solution

Liasoning Architect
Rims Studio

Liasoning Architect
Architectural Energy Solution



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DK 9822061873



Building Legacy

The construction sector has grown in leaps and bounds and with time the customers are demanding everything that is contemporary. Home represents a person's personality and status and understanding this phenomena, people are opting for things that are classy on every front. Aesthetics are as important as design and exteriors are equal to the internal comfort. One of the few construction companies that foresee this pattern is Avishkar Progressive Combine. Their over 30 year's tenure in the construction sector gives them an edge to give the best of the customer demand and much more to the investment in real estate.

APC has grown with various inherent qualities like honest and transparent dealings, excellent construction quality and respect to the customers through exclusive service. The trust and goodwill created by APC reflects in the perfection of keeping themselves updated with technology and staying well ahead in the competition. APC has always aimed to provide with fresh, modern, classy and innovative space solutions to the buyers that will give them a new sense of life and make it better and more beautiful with every creation. Their values, experience and honesty reflects in their latest offering in the form of PRIMERO.



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Creating Masterpiece

PRIMERO is a new iconic, flexible and affordable way to live in one of the most developing locality of Pune. Undri can be aptly described as the in the epicentre of upcoming residential hub. A beautifully designed housing project in such a demanding area has to stand out and the entire concept revolves around the aesthetic beauty that will upgrade the status and fulfil the dream.

At Primero, you will be dazzled by the architecture and the surrounding beauty of vast landscape.





PRIMERO

Convenience first

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Art as architecture

Primero will feature cutting-edge architecture, with each floor curved differently than the one immediately above or below it thus imparting a graceful wave shape to the entire building.

Primero design is based on a philosophy that architecture is one of the last remaining forms of public art. It makes a statement that architecture is more than simply form and function and should define the landscape and add a dimension of aesthetic appreciation and stand monument to the time in which it was created.

Honouring Homes

This magnificent scheme is created on a prime plot in Undri admeasuring over 1.5 acres and consisting spacious 1 & 2 BHK apartments to provide the best of comfort. Primero is unique on planning level as it has a flexible collection of floor plans that grow with you. It accommodates complete amenities within the building. It is P + 12 storied building with just 96 flats to suit your needs.

Rooftop terrace: If the views from your home are not enough, PRIMERO also features a stunning 12th floor terrace with a barbeque area to be enjoyed with family, friends and neighbors.



Commercial Context

A small commercial premise within the periphery is always convenient for the residents as they can suffice the daily requirements within the premise and pertaining to the same Primero has a very small commercial section of 15 shops admeasuring 300 square feet. They are ideal for grocery, vegetables, stationery, confectionery, bakery and the growing vicinity is bound to ensure a good footfall.



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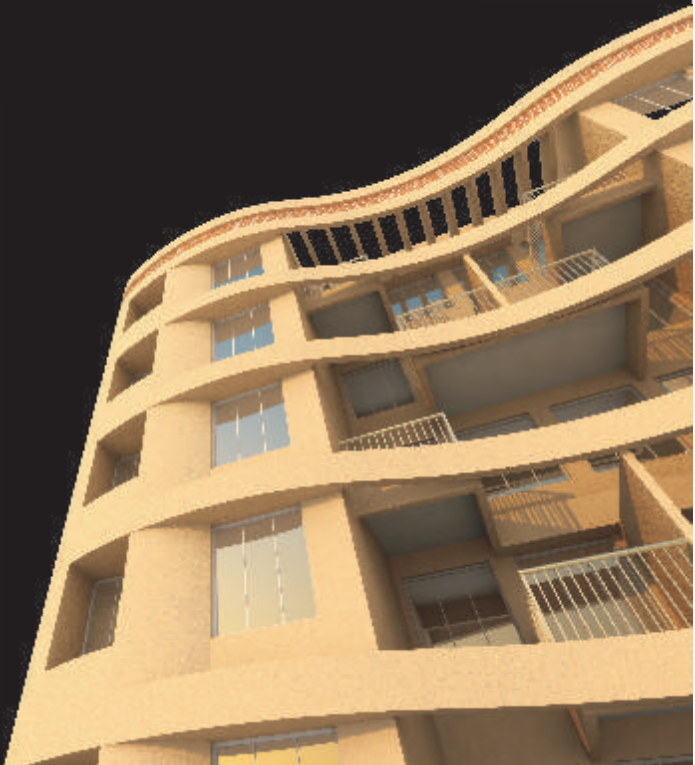




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Life is Luxury

In the modern era, all our status is often derived from our worldly possessions and home is where the status symbol begins. To be at a prestigious location in a prime locality adds to the position. Primero does exactly the same as it places you into the upper echelon and the architectural expanse of such a large magnitude is a sheer luxury to establish yourself as a leader or someone with an elevated status. It is a lifestyle statement of being worthy.





Amenities



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- ▶ Water Purifier.
- ▶ Video Door Phone.
- ▶ Attractive Entrance Gate with Security Cabin.
- ▶ Branded Automatic Lift.
- ▶ Generator Back-up for Lifts, Pump, Etc.
- ▶ Fire Fighting System.
- ▶ Provision for Telephone / Internet Connection.
- ▶ Impressive Entrance Lobby.
- ▶ Internal Road with Block / Tremix Finish.
- ▶ Street Lights.
- ▶ Provision of Servant Toilet.
- ▶ Terrace Garden.
- ▶ Children Play Area on Terrace.
- ▶ Mediation Area for Senior Citizens.
- ▶ Rain Water Harvesting.

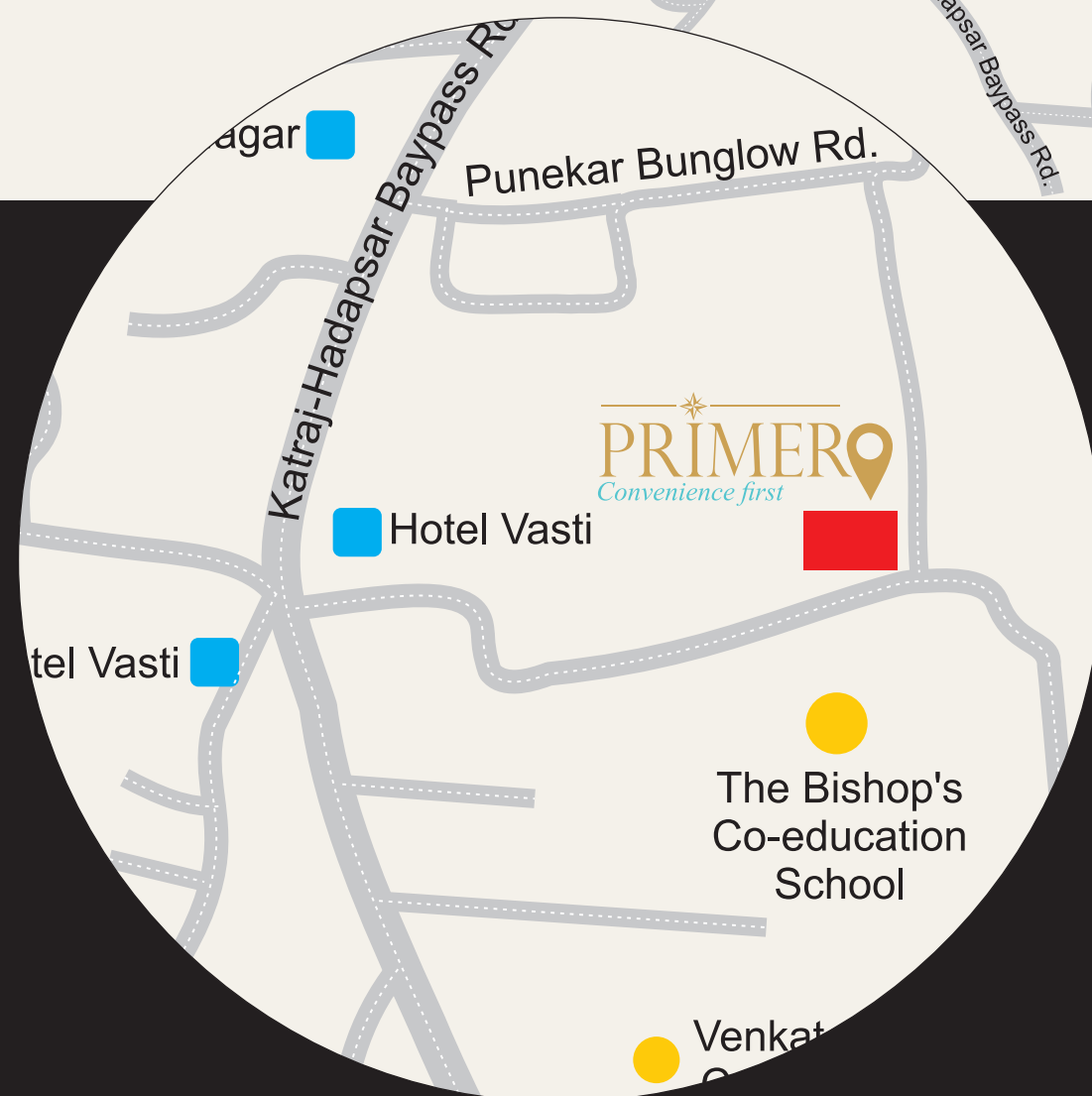
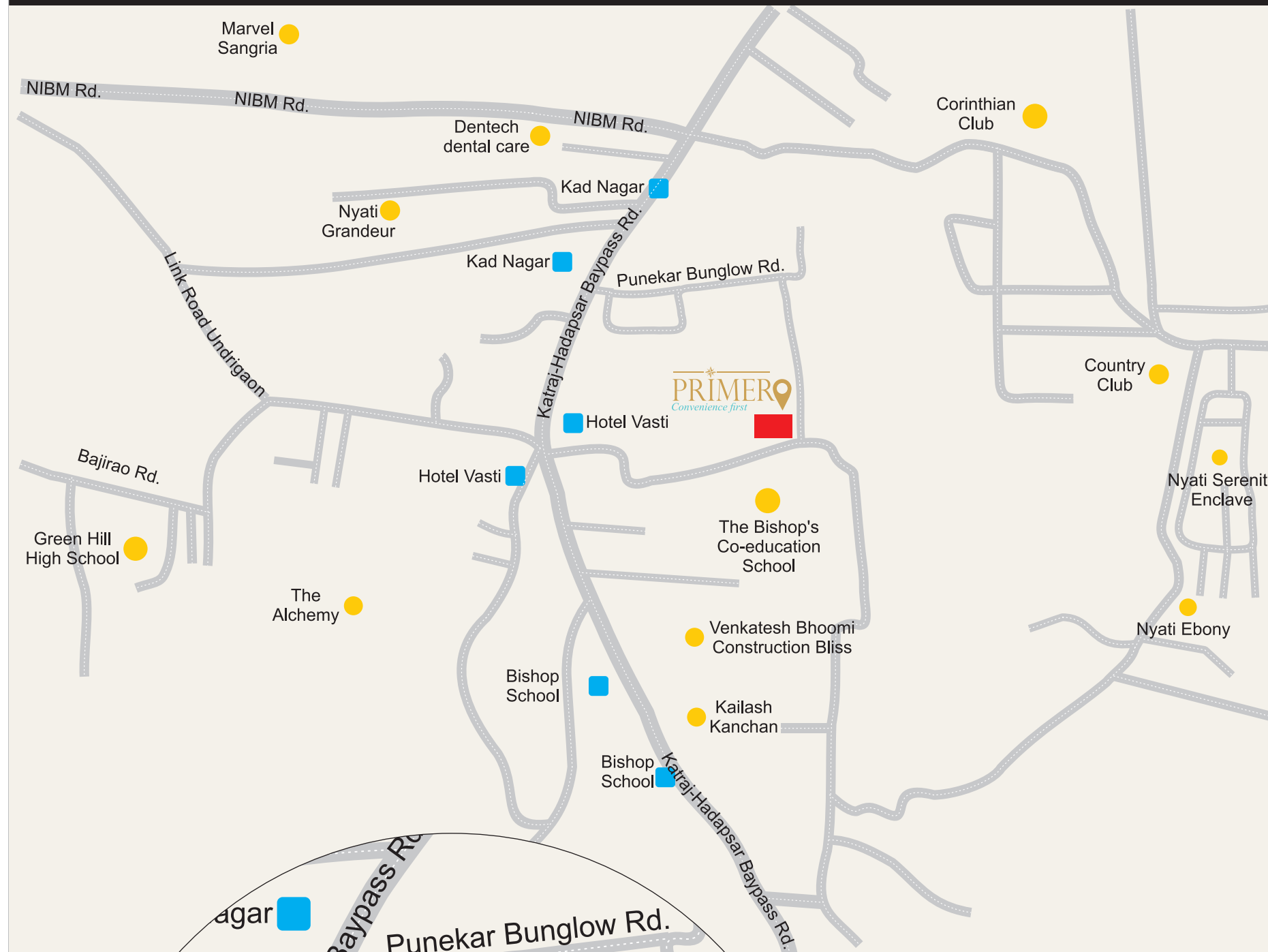


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Specifications



- ▶ Earthquake Resistant R.c.c. Frame Structure.
- ▶ Good Quality Brick Masonry.
- ▶ Gypsum Finish Walls And Ceilings Internally.
- ▶ Sand Face Plaster Externally.
- ▶ Vitrified Tiles Flooring In All Rooms.
- ▶ Anti-skid Ceramic Tiles Flooring In Toilets And Attached Terraces.
- ▶ Ceramic Tiles Dado In Toilets / Bathrooms /w.c. Upto Lintel Level.
- ▶ Granite Kitchen Platform With S.s.sink.
- ▶ Main Flush Door With Veneer / Laminated Finish On Both Sides With Decorative Fittings.
- ▶ Internal Flush Doors With Laminated Finish On Both Sides With Cylindrical Lock.
- ▶ Concealed Copper Wiring With Sufficient No. Of Electrical Points.
- ▶ Concealed Plumbing, Hind Ware / Equivalent Quality Sanitary Ware And Chrome Plated Fittings.
- ▶ Powder Coated Aluminium Sliding Windows With Mosquito Net And M.s.grills
- ▶ Oil Bond Distemper Finish To Walls And Ceilings Internally.
- ▶ Acrylic Texture Paint Externally.



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Epi-central Advantage

Undri is one of the most developing locations in Pune as it emerged as the best residential options, thus helping in de-congesting the main city. The area has a serene look and the recent development ensures various requirements hospitals, schools, clubs and restaurants within a very near reach.

The Bishop School, DPS School and Sinhgad Public School are close by as also the Command Hospital. The place is easily accessible from NH 04 and Pune Camp and has a prominent employment catchment in the vicinity. Thus, it has great potential in terms of value appreciation.

Key distances



Schools

DELHI public school	
Rims international school-	1.5 kms
Vibgyor School-	2.0 kms
Bishops coed School-	0.4 kms
Euro school -	0.1 kms
Singhad institute-	4.0 kms



Clubs

Corinthians club
Country club



Hospitals

Ruby hall-	5.0 kms
Inamdar Hospital-	6.5 kms
Noble-	6.0 kms



Malls

Royal Heritage Mall-	2.0 kms
Bizzbay Mall-	3.0 kms



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18



1BHK EVEN



1BHK ODD

19



2BHK EVEN



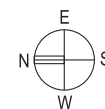
2BHK ODD

1ST FLOOR PLAN



AREA STATEMENT IN SQ.FT.

FLAT TYPE	FLAT NO.	CARPET AREA	TERRACE 100%	ADD 30%	SALEABLE AREA
2 BHK	102,103,106,107	680	61	222	963
1 BHK	101,104,105,108	423	61	145	629

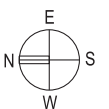


2ND, 4TH, 6TH, 8TH, 10TH & 12TH FLOOR PLAN



AREA STATEMENT IN SQ.FT.

FLAT TYPE	FLAT NO.	CARPET AREA	TERRACE 100%	ADD 30%	SALEABLE AREA
2 BHK	202,203,206,207,402,403,406,407,602,603,606,607, 802,803,806,807,1002,1003,1006,1007,1202,1203,1206,1207	680	61	222	963
1 BHK	201,204,205,208,401,404,405,408,601,604,605,608, 801,804,805,808,1001,1004,1005,1008,1201,1204,1205,1208	423	61	145	629

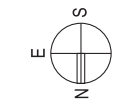
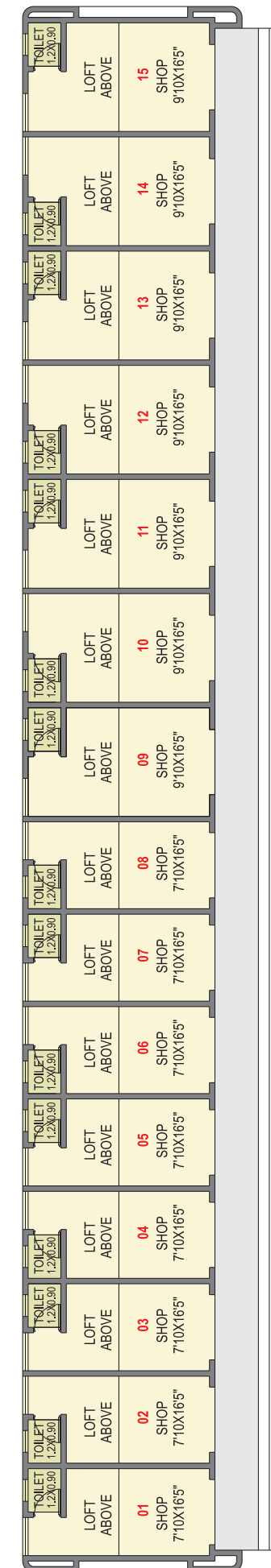
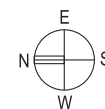


3RD, 5TH, 7TH, 9TH & 11TH FLOOR PLAN



AREA STATEMENT IN SQ.FT.

FLAT TYPE	FLAT NO.	CARPET AREA	TERRACE 100%	ADD 30%	SALEABLE AREA
2 BHK	302, 303, 306, 307, 502, 503, 506, 507, 702, 703, 706, 707, 902, 903, 906, 907, 1102, 1103, 1106, 1107	680	61	222	963
1 BHK	301, 304, 305, 308, 501, 504, 505, 508, 701, 704, 705, 708, 901, 904, 905, 908, 1101, 1104, 1105, 1108	423	61	145	629



AREA STATEMENT IN SQ.FT.

SHOP NO.	SHOP CARPET	50% OF LOFT	ADD 40%	SALEABLE AREA
01, 02, 03, 04, 05, 06, 07, 08	130	65 / 32	65	227
09, 10, 11, 12, 13, 14, 15	162	81 / 40	81	283