

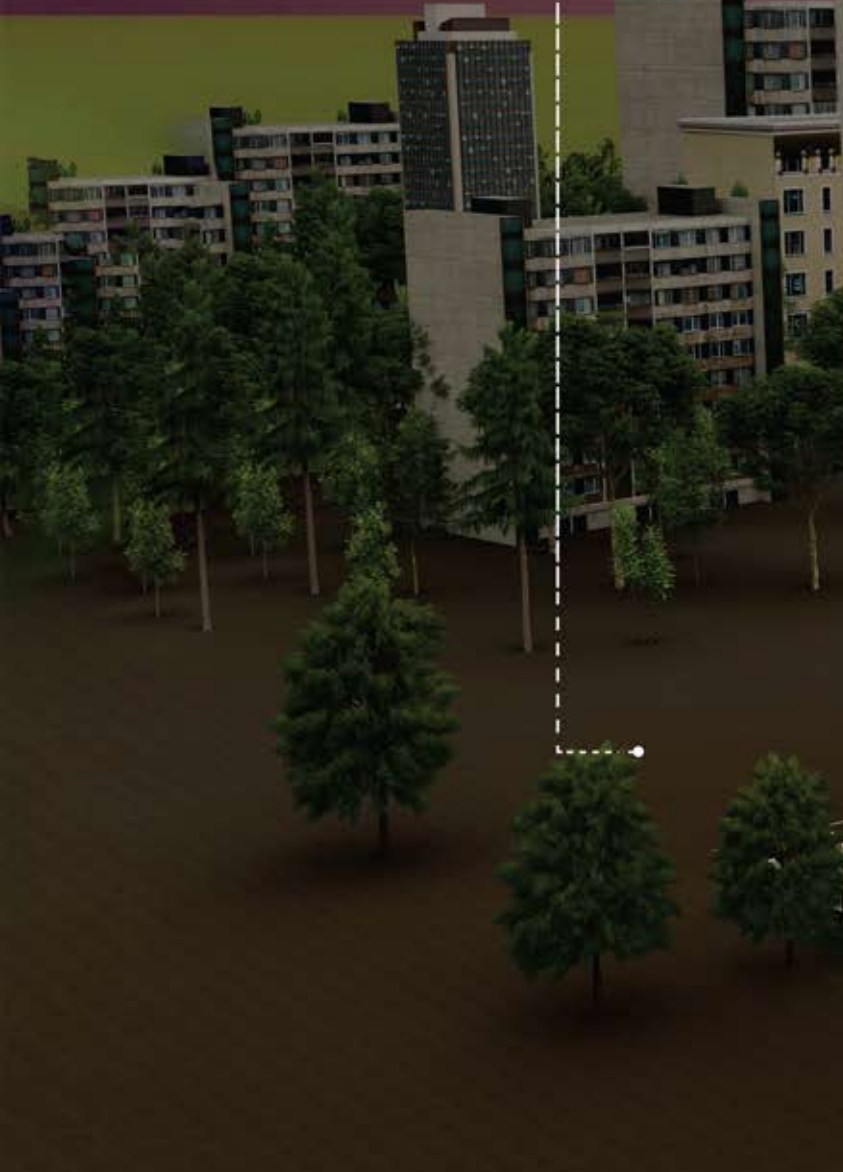
1 NEWCASTLE

by



CHAVDA
REALTY

1 NEWCASTLE



UNVEIL YOUR NEW CASTLE OF POSSIBILITIES

1 Newcastle is not just a place to live; it's a vision brought to life, a promise fulfilled, and a dream woven into every detail.

We envision a world where every sunrise brings hope, every corner whispers tales of comfort, and every doorstep opens to a world of possibilities. Our vision is your sanctuary, where the quality of life knows no bounds, abundant air and light surround you, nature embraces you, multigenerations unite, and modern architecture inspires.



Presenting

1 NEWCASTLE

by



CHAVDA
REALTY

**2, 3 & 4.5 BHK Treasure
Homes Aundh**



MAHA RERA NUMBER
P52100052768



1 NEWCASTLE








OUR KEY ELEMENTS

- Quality of life: a focus on resident well-being.
- Juliet balconies: romantic and elegant touch.
- Abundant light and air: well-ventilated, well-lit spaces.
- Nature integration: green spaces and outdoor connectivity.
- Multigenerational living: inclusive, diverse community.
- Modern architecture: cutting-edge design.
- Community living: strong social connections.
- Sustainability: eco-friendly design.
- Innovative amenities: smart, modern living.
- Cultural and recreational access: convenient lifestyle enhancements.










SPECIFICATIONS

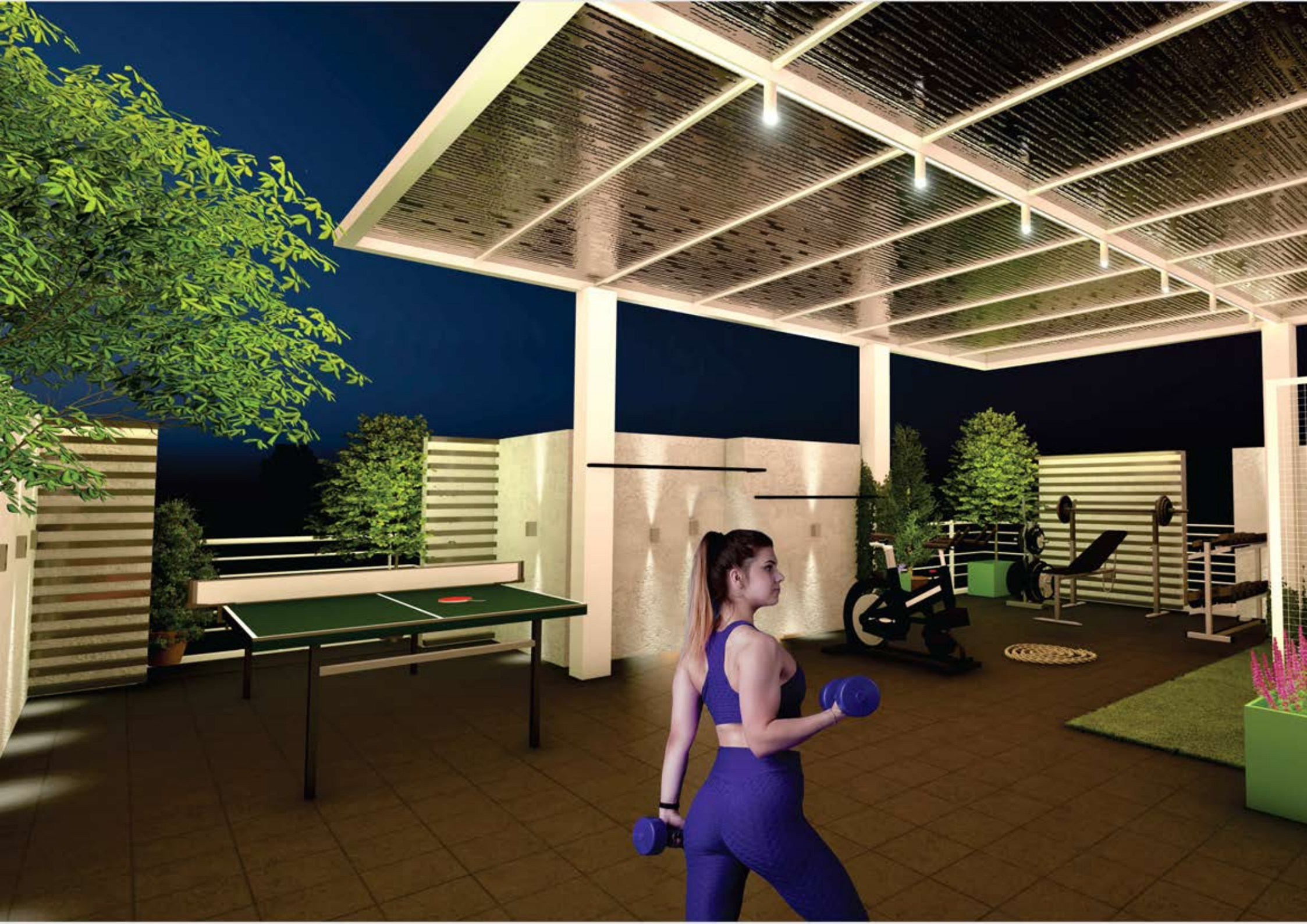
-  Elevator of branded make - Schindler/Otis/equivalent
-  Video door phone with intercom facility
-  Main entrance gates with security cabin
-  Attractive entrance lobby with individual letter box and name plates
-  CCTV surveillance at entrance lobby and at common places

-  Power backup for lift, common lighting & water pump
-  Fire Fighting system as per pmc norms
-  Internal paving block / trimix road
-  Aesthetically designed and well lit compound wall

FEATURES

-  Comprehensive fitness amenities
-  Green space
-  Rooftop deck
-  Landscaped rooftop terrace garden & sky walk.
-  Eco-friendly amenities
-  Meditation spaces, shaded walkways
-  Yoga and open air gym





ROOFTOP AMENITIES AT 1 NEWCASTLE

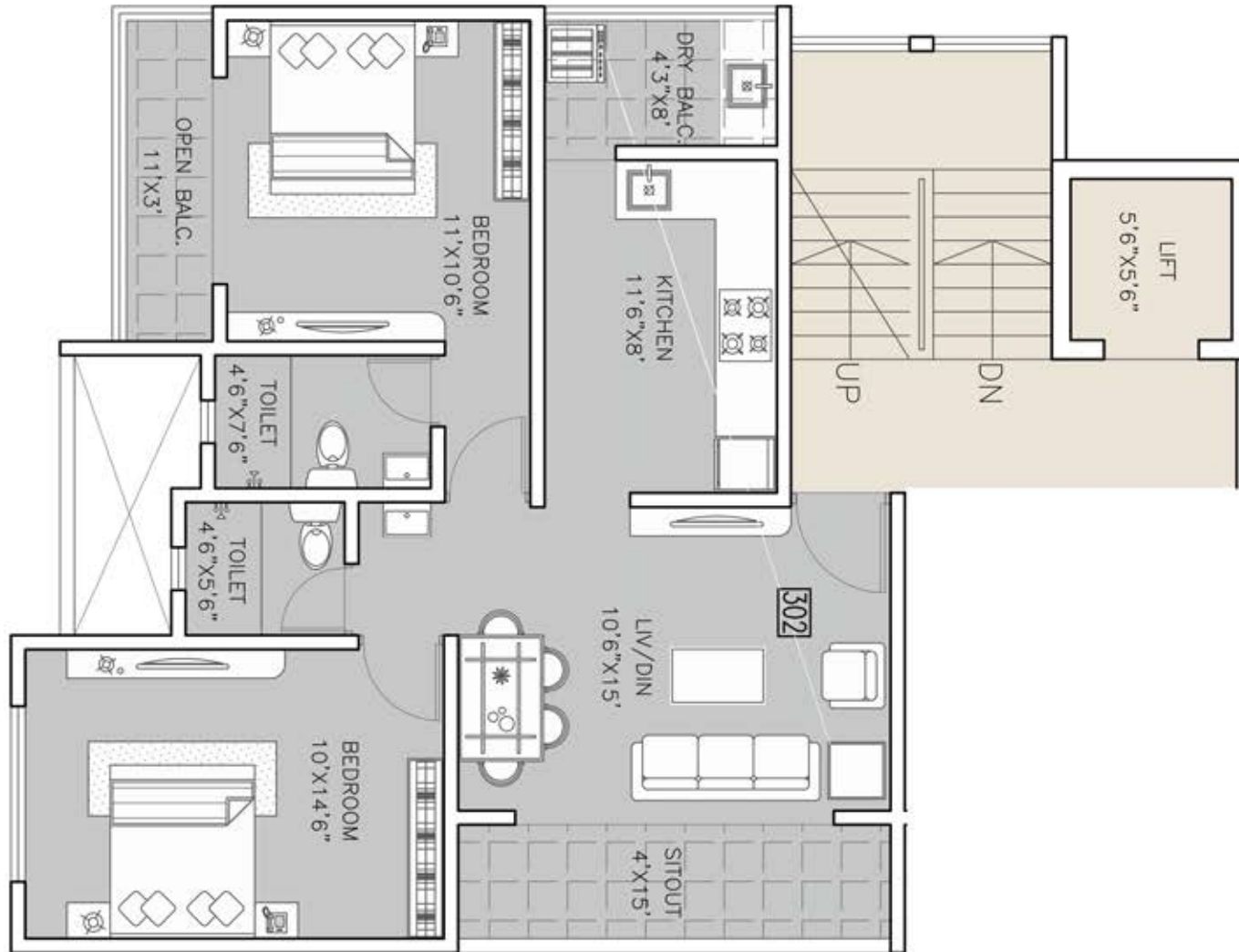
Elevating your living experience to new heights, 1 Newcastle takes pride in offering a distinctive feature that sets us apart - our exquisite rooftop amenities. Perched high above the city, our rooftop serves as a sanctuary of leisure and recreation, offering a breathtaking panorama of the surrounding landscape.

As you step onto the rooftop, you'll find a world of possibilities awaiting you. Our meticulously designed rooftop is a place where you can escape, unwind, and revel in the beauty of the city below. Whether you seek relaxation or recreation, our rooftop amenities cater to your every need.



2 BHK LAYOUT



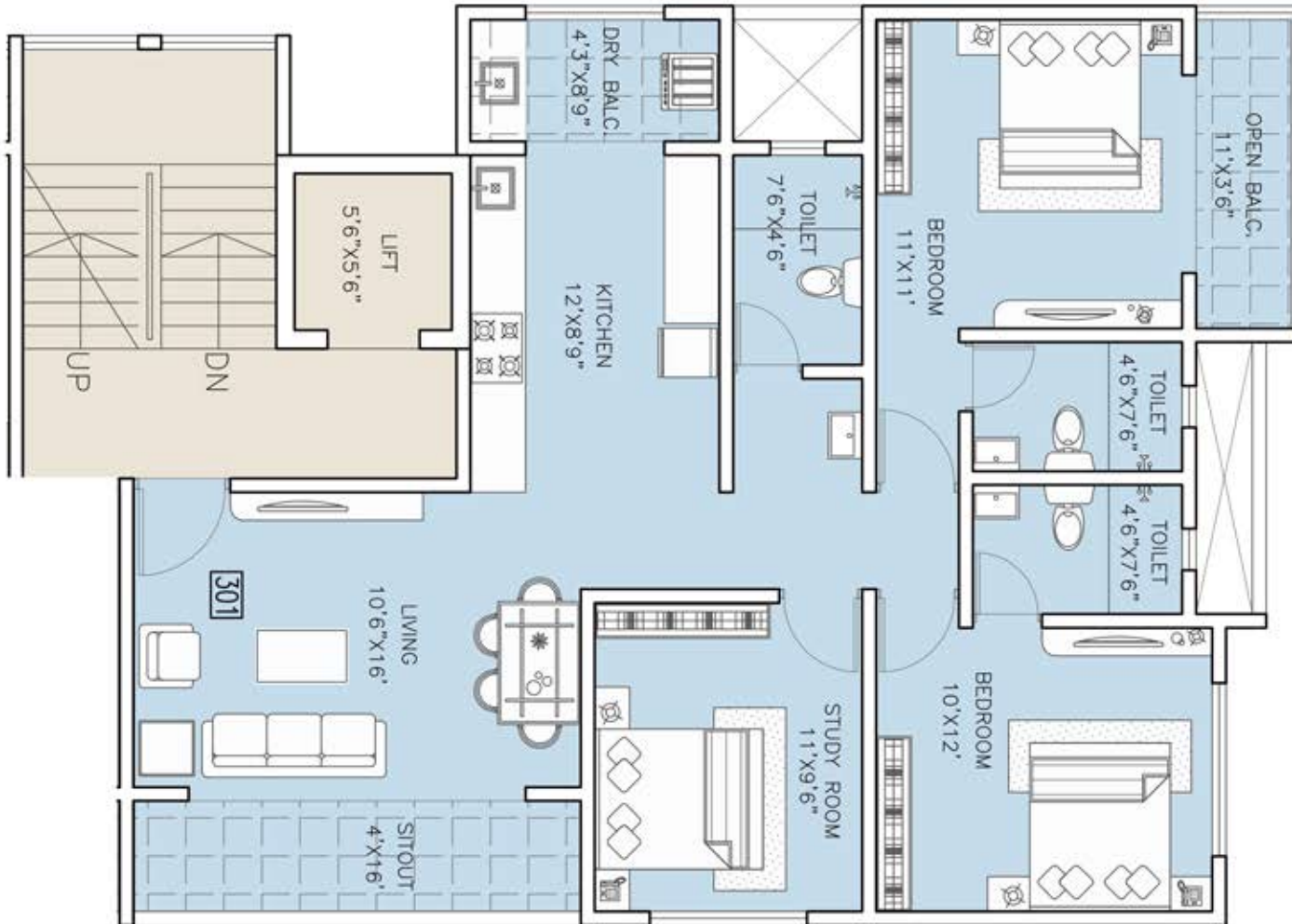


TYPICAL 2 BHK LAYOUT

CARPET AREA	BALCONY AREA	TOTAL AREA	SQ. M
656.17 SQ.FT	126.80 SQ.FT	782.97 SQ.FT	72.74

3 BHK LAYOUT



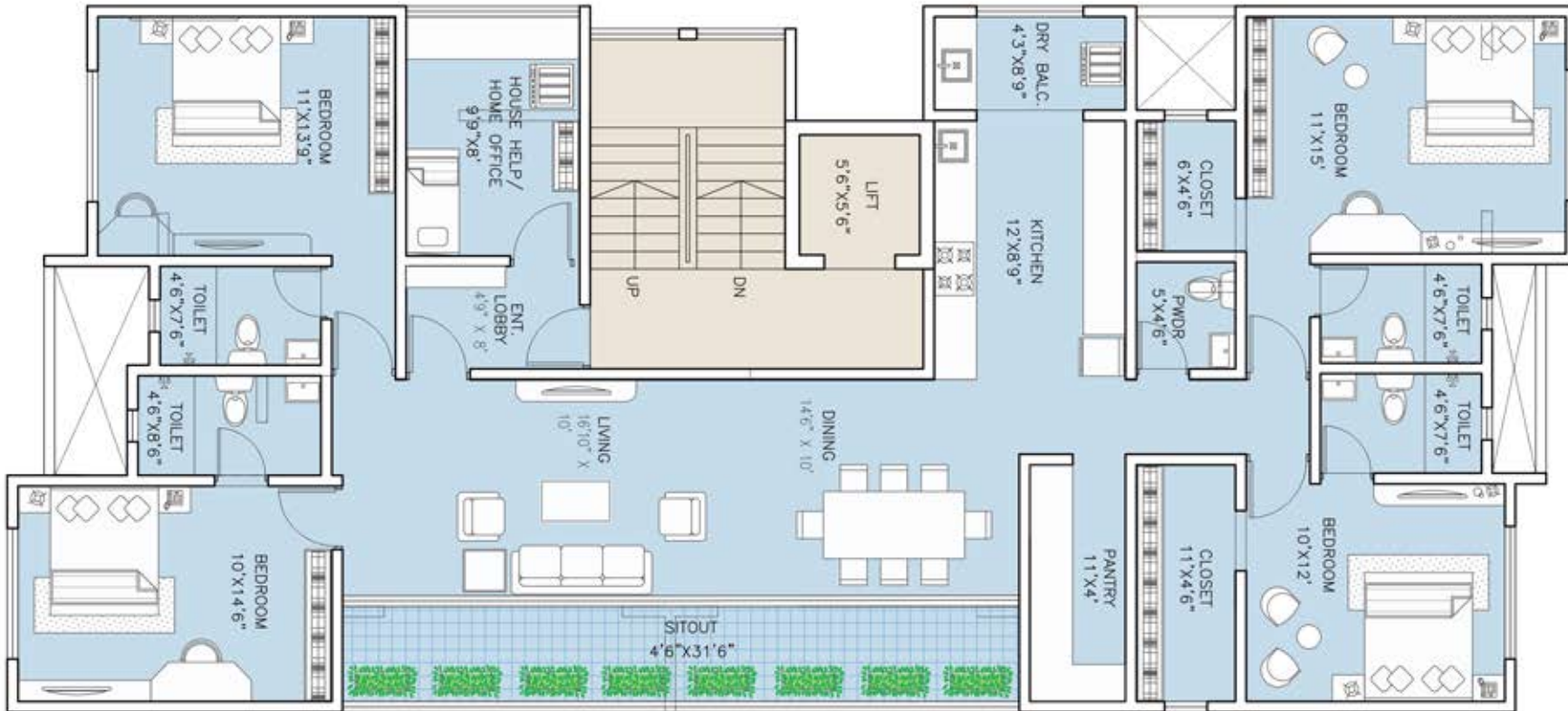


TYPICAL 3 BHK LAYOUT

CARPET AREA	BALCONY AREA	TOTAL AREA	SQ. M
873.93 SQ.FT	138.43 SQ.FT	1012.36 SQ.FT	94.05

4.5 BHK LAYOUT





ROAD

TYPICAL 4.5 BHK LAYOUT

CARPET AREA	BALCONY AREA	TOTAL AREA	SQ. M
1621.81 SQ.FT	177.28 SQ.FT	1799.09 SQ.FT	167.14

INTERNAL AMENITIES

● RCC

- Structurally earthquake resistant R.C.C frame structure as per norms

● MASONARY

- 150 mm AAC blocks work using adhesive gel

● PLASTER

- External walls: double coat sand face plaster
- Internal walls: cement plaster with gypsum finish
- Brick bat coba/ chemical waterproofing for all terrace and toilets

● FLOORING

- Vitrified tiles in all the rooms, bedrooms and passage areas
- Antiskid ceramic tiles in bathrooms terrace and dry area
- Dado: designer tiles up to ceiling in bathrooms, kitchen and dry area
- Black granite for all window sills

● TERRACE & BALCONY

- Powder coated MS railing for terrace

● PAINT

- External: weather shield acrylic emulsion (asian/ nerolac)
- Internal: acrylic emulsion paint (Asian/Nerolac or similar)

● TOILETS

- Full height premium vitrified / ceramic tile dado and anti-skid flooring in all bathrooms
- Exhaust fan in all toilets
- Premium quality sanitary fittings with bathroom accessories
- Branded wall hung european W.C. in all toilets
- Bathroom cabin glass partition
- CPVC pipelines in all bathrooms

● KITCHEN / DRY BALCONY

- Granite platform with SS. sink & drain board
- Plumbing and electrical provision for dish washer, washing machine and water purifier

- Power points for kitchen appliances
- Provision for exhaust fan and chimney in the kitchen

● DOOR

- Designer main door
- Laminated flush doors for all bedrooms
- Granite framed water proof flush door for all bathrooms

● WINDOWS

- Superior quality soundproof sliding windows with mosquito mesh.
- Granite window sill
- Louvered glass openable type window with exhaust fan

● ELECTRICAL

- Premium quality modular switches & polycab make wires
- TV points in living room and bedrooms
- AC points to all bedrooms

● PLUMBING & SANITARY WORKS

- All sanitary fittings and all CP fittings of Jaguar make/ equivalent
- Provision of diverters in bathrooms
- Boiler provision in bathrooms
- Granite counter wash basin in passage area

● COMMON FACILITIES

- Elevator of branded make. - Schindler/ Otis or equivalent
- Solar water heating for bathroom
- Video door phone
- CCTV security at entrance lobby and at common places
- D.G. Set power backup
- Rainwater harvesting
- Stack or mechanized car parking (Klaus/Wohr or similar brand)
- Bike/Car-charging stations





OUR CONSTRUCTION LEGACY

SHREE GANESH CHAITANYA

*Narayan Peth, 1987
(Residential + Commercial)*

GURUDATTA SAHAWAS

*Shaniwar Peth, 1988
(Residential + Commercial)*

NEELKANTH & MANGALA APT.

*Sahakar Nagar, 1990
(Residential + Commercial)*

DYANESHWAR NAGARI

*Katraj, 1991
(Residential + Commercial)*

KHAIRE HOSPITAL

Chinchwad, 1992 (Hospital)

RAUNAK RESIDENCY

Kothrud, 1992 (Residential)

KALYAN NAGARI

Kalyan Bombay, 1993 (Residential)

VRUNDAVANAM

*Model Colony, 1994
(Residential)*

TATA HOUSING

*Yerwada, 1995
(Residential)*

SAWAI GANDHARVA

*Shivaji Nagar, 1996
(Auditorium)*

RIVIRESA

Baner, 1997 (Residential)

RANWARA

*Bavdhan, 1998
(Residential)*

RANE CLASSIC

*Pashan, 1998
(Residential +
Commercial)*

LARA CHAMBERS

*Kothrud, 1999
(Commercial)*

DSK TOYOTA

*Bavdhan, 1999
(Showroom)*

VANSHAJ

*Pashan, 2000
(Residential)*

LARA PRESTIGE

*Pashan, 2001
(Residential)*

PAYKO TOWER

*Kothrud, 2002
(Commercial)*

LAZY-ROCK

*Bavdhan, 2003
(Row- Houses)*

SHREYAS

MANIKANCHAN
*Navi Peth, 2002
(Residential)*

VANSHAJ OPULENCE

*Bavdhan, 2005
(Residential)*

VANSHAJ GARDEN

*Bavdhan, 2007
(Residential)*

VANSHAJ PRESTIGE (PH-II)

*Balewadi, 2006
(Residential)*

VANSHAJ KIONA

*Viman Nagar, 2008
(Residential)*

GAIA TOWERS

*Wakad, 2009
(Commercial)*

DYNASTY

*Wakad, 2011
(Residential)*

SUN SAMRUDDHI PHASE 1

*Shirwal, 2019
(Residential)*

SUN SAMRUDDHI PHASE 2

*Shirwal, 2021
(Residential)*



CONNECTIVITY

SCHOOLS AND COLLEGES

- Vidyanchal school : 1min
- Dav public school : 5 min
- Pune university : 15 min
- Loyola High School : 7 min
- St Joseph High School : 7 min
- Spicer School & College : 7 min
- Vidya Valley School : 24 min

BUSINESS DESTINATIONS

- Season's business square : 1 min
- ICC Towers : 11 min
- Hinjewadi IT park : 25 min
- Anthem Business park : 2 min

CAFE AND RESTAURANT

- Cafe Old Skool : 2 min
- Loco Otro : 3 min
- The Orchid Hotel : 15 min
- Filament Bar : 25 min
- Hotel Green Park : 5 min

HEALTH CARE

- Jupiter Hospital : 9 min
- Medipoint Hospital : 4 min
- Shashwat Hospital Aundh : 2 min
- Unity Hospital : 16 min

CONNECTIVITY

- FC Road : 20 min
- Pune railway Station : 28 min
- Pune Airport : 39 min
- Mumbai Pune Expressway : 29 min
- Petrol Pump : 2 min
- Reliance Fresh : 2 min

ENTERTAINMENT

- Westend Mall : 4 min
- Reliance Mall : 6 min
- Pavillion Mall : 11 min

FITNESS/ SPORTS CENTRES

- Anandban Club : 2 min
- Gold's Gym : 3 min
- Balewadi sports complex : 20 min
- Deccan Gymkhana : 20 min





SITE ADDRESS:

S.NO. 258/3/1 AT BALAJI PARK, BANER/AUNDH
(Behind seasons business square), Pune- 411045
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ARCHITECTURAL
CONSULTANT



FACADE &
LANDSCAPE
ARCHITECT



STRUCTURAL
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MEMBER OF

