



AAJI CRYSTAL
— make this your home —

NXT LEVEL LIVING

2 & 3 BHK PREMIUM LUXURY APARTMENTS

**CRYSTAL is the Tallest Tower in Tingre Nagar Airport Road Pune, Masterfully
Designed and Positioned to Capture the Breath-Taking Views of the
Pune Airport & Dighi Hills.**

PROJECT BY



AAJI CRYSTAL TINGRE NAGAR AIRPORT ROAD PUNE



AAJI CRYSTAL TINGRE NAGAR AIRPORT ROAD PUNE

“
**WE DO MORE
THAN LUXURY,
WE DO THE
IMPOSSIBLE**
”

Josef Kleindienst

ABOUT US

AAJI CRYSTAL

Started in 2003, Aaiji Group prides itself at being adjudged as one of the most renowned names amongst real estate companies, based out of Pune. It has been our endeavor to pioneer path-breaking and exemplary projects that speak of an amalgamation between the gifts of nature and futuristic aesthetic trends. Over a span of one decade, our impeccable team of civil engineers, as well as the stalwart workforce at every level, has propelled the Aaiji Group to secure irrefutable acclaim in all its architectural projects.

The aspirations of our customers are of paramount importance to us, and form the foundation of all that we create. Our designs are thus inspired to instill a sense of pride and peace in all its inhabitants.



Property development, lettings, management & sales



Placemaking - designing for prosperity, sociability, security and context



Mixed-use specialists - integrating high-quality homes with amenities and commercial spaces



A one-stop service for the entire real estate investment spectrum

PROJECTS AAJI DEVELOPERS



1500 +
HAPPY FAMILIES



10 +
PROJECTS ACROSS
PUNE



1.3
MILLION SQUARE FEET
DELIVERED

Artists Impression



**AAIJI
PALACE TINGRE NAGAR**



**AAIJI
AURA CITY**



**AAIJI
SOYAL PALACE LOHEGAON**



**AAIJI
CAPITAL**



**AAIJI
PINK CITY**



**AAIJI
LAKESHORE RESIDENCE**



NYATI EMPORIUS



AAIJI DHAM



NYATI ENVIRON

AAJI CRYSTAL
TINGRE NAGAR AIRPORT ROAD PUNE

AAJI CRYSTAL

**“A PERFECTLY
SELECTED
LOCATION
FOR A
PICTURESQUE
LIFE”**

Artists Impression

AAJI CRYSTAL TINGRE NAGAR AIRPORT ROAD PUNE



AAJI CRYSTAL



Artistic Impression. Not an actual Photograph. Note : Sanctioned and RERA received of A wing 13 Floors. Rest A wing up to 15 Floors. B & C wings are proposed.

BIRD EYE VIEW OF AAJI CRYSTAL



Artistic Impression. Not an actual Photograph, Note : Sanctioned and RERA received of A wing 13 Floors .Rest A wing up to 15 Floors, B & C wings are proposed.

LOCATION ADVANTAGES TINGRE NAGAR AIRPORT ROAD PUNE



AAIJI CRYSTAL

A Well - Connected Location TINGRE NAGAR AIRPORT ROAD , PUNE.

PASSPORT TO CONNECTIVITY:

Pune Airport – 2.2 Kms.
Ramwadi Metro Station – 4.4 Kms.
Nagar Highway – 4 Kms.
Kalyani Nagar – 4.5 Kms.
World Trade Center – 8 Kms.
Pune Railway Station – 7.5 Kms.

PASSPORT TO CONVENIENCE:

SCHOOLS

Symbiosis International School – 2 Kms.
Canary High International School – 4.5 Kms.
The Bishops Co-Ed School – 4.5 Kms.
Euro Kids – 3.5 Kms.
Vibgyor High – 2.6 Kms.

HOSPITALS

Apollo Clinic 3.9 Kms.
Sayadri Speciality Hospital - 3.5 Kms.
Medpoint Hospital – 2 Kms.
Columbia Asia Hospital – 7 Kms.
Jehangir Hospital – 7 Kms.

MALLS

Phoenix Market City – 4.2 Kms.

OFFICES / COMMERCIAL SPACES

WNS – 4 Kms
Amazon Development Centre – 5 Kms.
Bajaj Finserv – 3.5 Kms.

HOTELS

Novotel Hotel – 4.2 Kms.
Hyatt Regency – 4 Kms.



Approximate distance as per Google Maps.

Source: Google Maps Map not to scale.

LOCATION ADVANTAGES TINGRE NAGAR AIRPORT ROAD PUNE

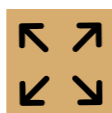
AAJI CRYSTAL TINGRE NAGAR AIRPORT ROAD

NEXT LEVEL LOCATION



300 M FROM MAIN
RD & 2 KM FROM
AIRPORT

NEXT LEVEL SIZES



BIGGEST IN
SEGMENT
CARPET AREA

NEXT LEVEL AMENITIES



20+ LUXURY
AMENITIES AND
ROOF TOP AMENITIES

NEXT LEVEL LAYOUT



ULTRA SPACIOUS
AND AREA
EFFICIENT LAYOUT

NEXT LEVEL VENTILATION



BEST DESIGN
THAT ALLOWS
MAXIMUM AIR
AND LIGHT

NEXT LEVEL NEIGHBORHOOD



ELITE AND
COSMOPOLITAN
CROWD AROUND
VICINITY

NEXT LEVEL POSSESSION TIMELINE



CONSTRUCTION
IN
FULL SWING

NEXT LEVEL HEIGHT



TALLEST
TOWER IN
VICINITY

NEXT LEVEL CONNECTIVITY



2 - 5 MIN DRIVE TO
AIRPORT, VIMAN NAGAR,
COMMERCE ZONE IT
PARKS - , ETC

NEXT LEVEL QUALITY



BEST IN INDUSTRY
QUALITY
CONSTRUCTION
ASSURANCE

NEXT LEVEL FITTING



HIGH SPEC
AND BRANDED
FITTINGS

NEXT LEVEL SERVICE



THE CUSTOMER
CENTRIC / WOW
EXPERIENCE APPROACH

NEXT LEVEL

AAJI CRYSTAL
TINGRE NAGAR AIRPORT ROAD

SCHOOL / COLLEGE / INSTITUTE

- Symbiosis International School - 2 Kms.
- Canary High International School - 4.5 Kms.
- The Bishops Co-Ed School - 4.5 Kms.
- Euro Kids - 3.5 Kms.
- Vibgyor High - 2.6 Kms.
- Lexicon - 3.9 Kms
- Pune International School - 1 Kms
- D Y Patil - 6 Kms
- COEP College - 8.5 Kms

HOSPITALS

- Apollo Clinic - 3.9Kms.
- Sayadri Speciality Hospital - 3.5 Kms.
- Medpoint Hospital - 2 Kms.
- Columbia Asia Hospital - 7 Kms.
- Jehangir Hospital - 7 Kms.
- Seren Hospital - 1.6 Kms
- Vinod Hospital - 1.9 Kms

KEY AREAS:

- Phoenix Market City - 4.2 Kms.
- WNS - 4 Kms
- Amazon Development Centre - 5 Kms.
- Bajaj Finserv - 3.5 Kms.
- Novotel Hotel - 4.2 Kms.
- Hyatt Regency - 4 Kms.
- Giga Space - 4.1 Kms
- Commerce Zone - 2 Kms
- Business Bay - 4 Kms
- Sky Corporate - 1.5 Kms
- Shoppers Orbit - 2 Kms
- Dorabjee - 3.5 Kms
- Golf Course - 3.7 Kms

Approximate distance as per Google Maps.

YOUR HOME FROM THE NEAREST LANDMARKS



10 mins from
DIGHI HILLS



5 mins from
PUNE AIRPORT

Approximate distance as per Google Maps.



GAZEBO & MEDITATION DECK,
FITNESS ZONE



Gazebo



Fitness Zone



STAR GAZING & SEATING
AREA



THE MASTER LAYOUT PLAN AAJI CRYSTAL



Artistic Impression. Not an actual Photograph, Note : Sanctioned and RERA received of A wing 13 Floors .Rest A wing up to 15 Floors, B & C wings are proposed.

A WING AMBER

1st TO 15th

AAJI CRYSTAL



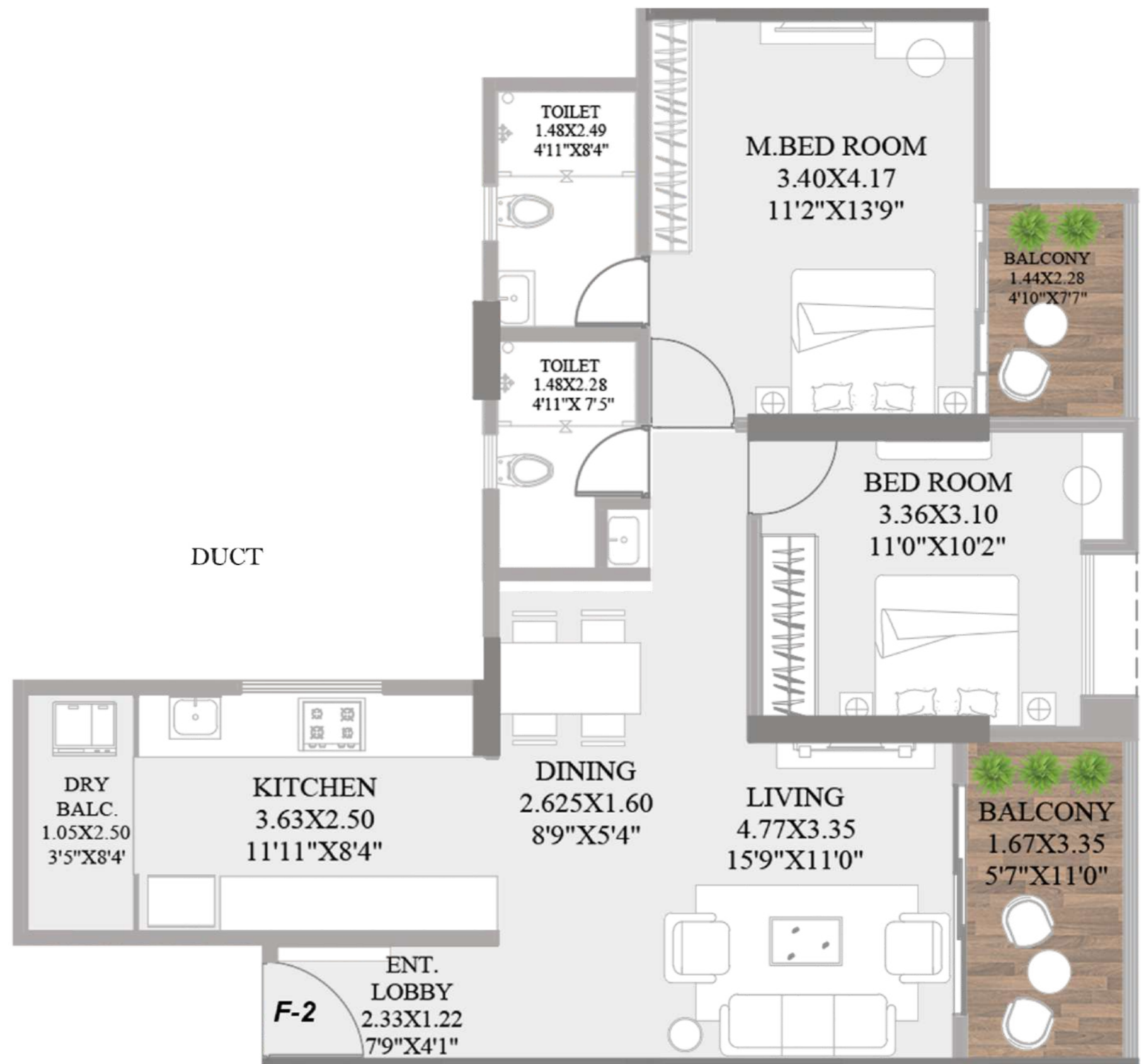
A - WING AMBER





2 BHK ROYAL

Artists Impression



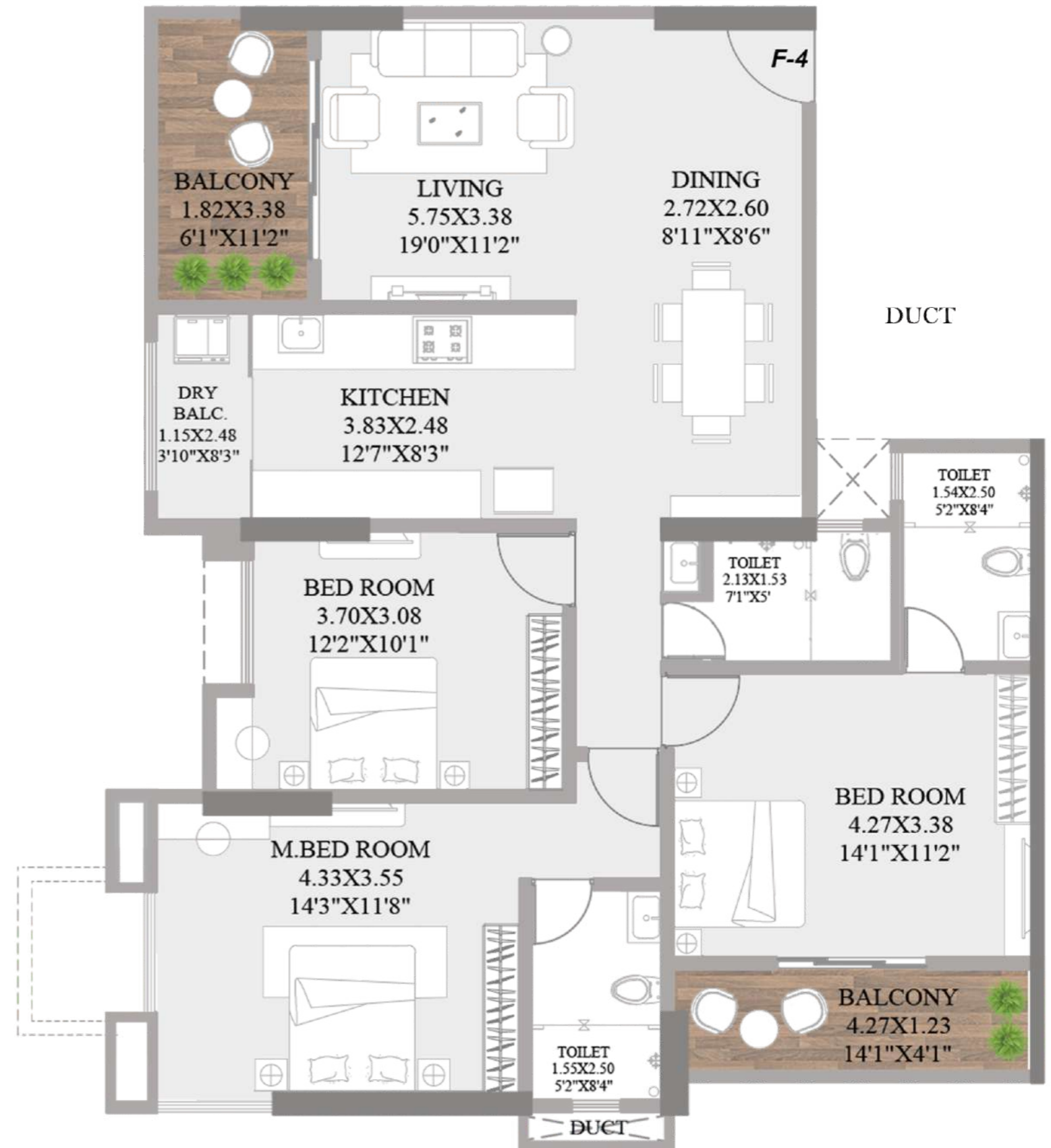
FLAT NO	CONFIGURATION	CARPET AREA SQMT	BALCONY AREA SQMT	TOTAL USEABLE AREA SQMT
01 - 1 st to 15 th 02 - 1 st to 15 th	2 BHK	70.18	11.74	81.65

Artistic Impression. Not an actual Photograph. Note : Sanctioned and RERA received of A wing up to 15 Floors .Rest A wing up to 15 Floors, B & C wings are proposed.



3 BHK GRAND

Artists Impression



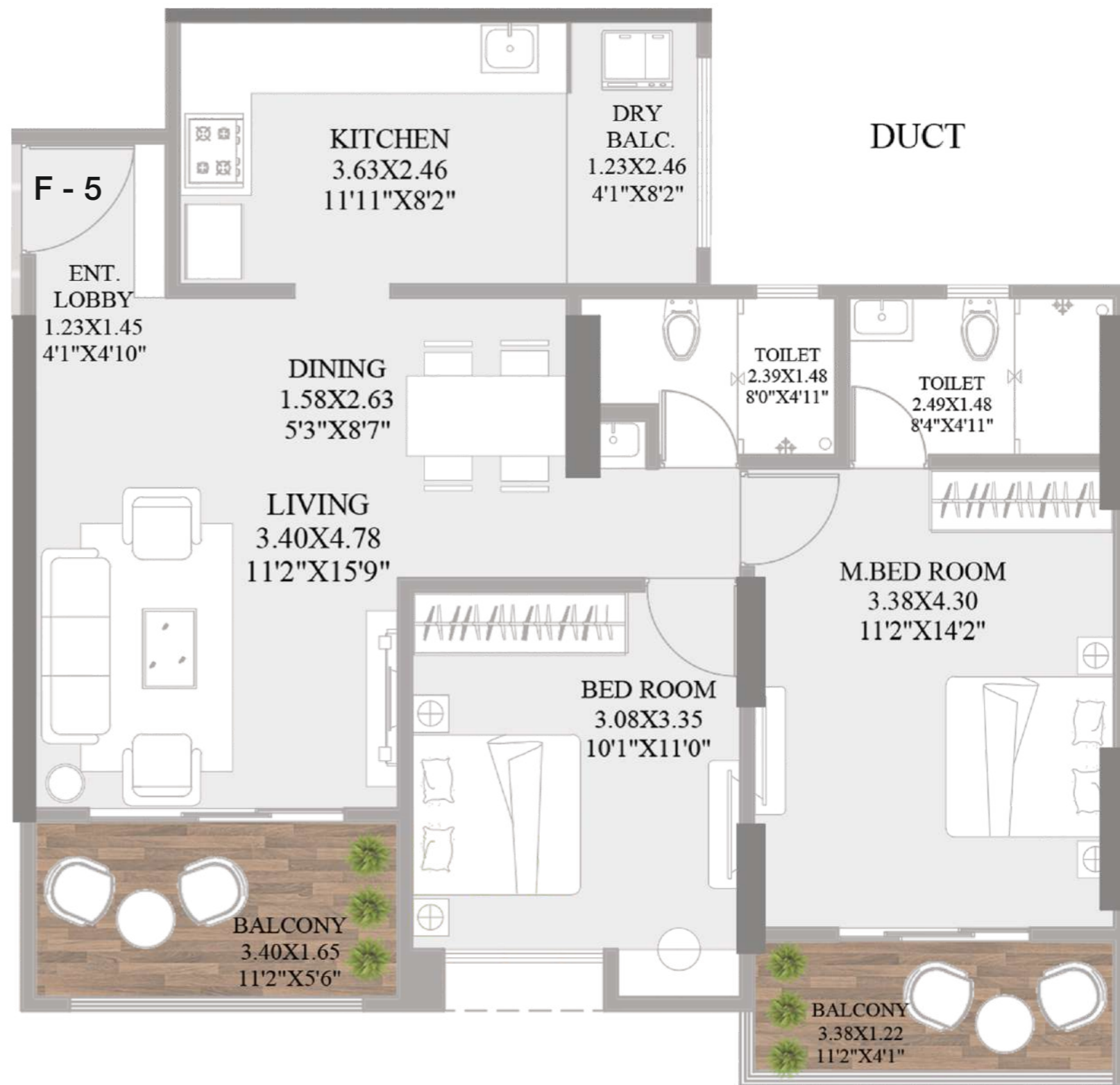
FLAT NO - FLOOR	CONFIGURATION	CARPET AREA SQMT	BALCONY AREA SQMT	TOTAL USEABLE AREA SQMT
03, 08 - 1 st to 12 th	3 BHK	101.23	14.02	115.25
03, 08 - 13 th to 15 th	3 BHK	101.46	15.65	117.11
04, 07 - 1 st to 12 th	3 BHK	99.79	14.02	113.84
04, 07 - 13 th to 15 th	3 BHK	100	15.65	115.65

Artistic Impression. Not an actual Photograph. Note : Sanctioned and RERA received of A wing 13 Floors .Rest A wing up to 15 Floors, B & C wings are proposed.



2 BHK LUXURY

Artists Impression

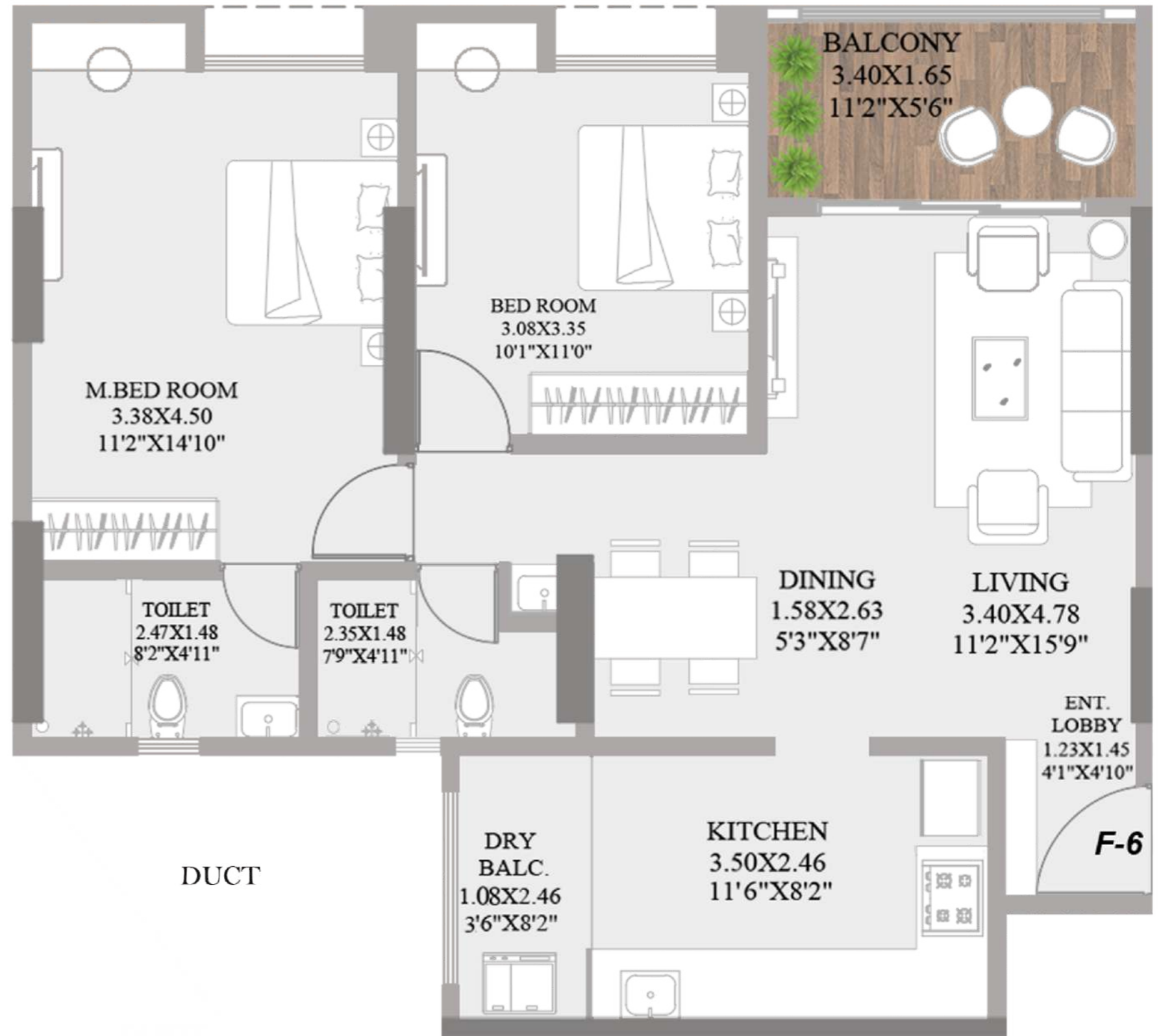


FLAT NO	CONFIGURATION	CARPET AREA SQMT	BALCONY AREA SQMT	TOTAL USEABLE AREA SQMT
05 - 1 st to 15 th	2 BHK	69.78	12.24	82.02



2 BHK GRAND

Artists Impression



FLAT NO	CONFIGURATION	CARPET AREA SQMT	BALCONY AREA SQMT	TOTAL USEABLE AREA SQMT
06 - 1 st to 15 th	2 BHK	70.67	8.2	78.87

Artistic Impression. Not an actual Photograph, Note : Sanctioned and RERA received of A wing 13 Floors .Rest A wing up to 15 Floors, B & C wings are proposed.

AMENITIES AAJI CRYSTAL



IT'S A
GOOD LIFE
INSIDE OUT



Enjoy plush interiors with a balance of outdoor activities

AMENITIES & SPECIFICATIONS

AAJI CRYSTAL

STRUCTURE, MASONRY WALLS & PLASTER / PAINTS

- RCC Framed Structure
- Masonry Walls In A/C Blocks
- External Walls with Sand Faced Plaster
- Internal Walls & Ceilings - Gypsum On Walls & Ceilings

FLOORING

- Living, Passage, Kitchen
- Bedrooms - Vitrified / Ceramic Tiles Flooring & Skirting
- Toilets- Balconies & Attached Terrace - Anti Skid Tiles Flooring

DADO TILES

- Toilets - Coloured Glazed Vitrified / Ceramic Tile Dado Up to Beam Bottom

KITCHEN

- Granite Top Kitchen Platform, With S. S. Sink & Vitrified / Ceramic Tile Dado Up to 2 Ft Above Kitchen Platform

WINDOWS

- 3 Track Aluminum Powder Coated Sliding Window with Mosquito Net
- Aluminum / PVC Louvered Windows for All Toilets

LIFTS

- 2 NOS Automatic Door Elevator

ELECTRIFICATION & CABLING

- Concealed Wiring with Modular Switches. Brand - Legrand / Anchor / Schnieder
- Wiring Brand - Polycab / Havells / Kei
- Electrical Points - For Video Door Phone, Exhaust Fan, Chimney, Water Purifier, Fridge, AC & TV Point In Hall & Master Bedroom

DOORS

- Main Door- Both Side Laminate with Plywood Door Frame
- Bedroom Door- Both Side Laminate With Plywood Door Frame
- Toilets Door- Laminated Door With Granite Door Frame
- Terrace Door- Folding Door / Aluminum Powder Coated Doors With Mosquito Net.

PAINTING

- Internal Walls & Ceilings - OBD / Emulsion Paint. Brand - Asian / Burger / Nerolac
- Inside Toilets & Ceiling - OBD / Emulsion
- External Walls - Acrylic Paint. Brand - Asian / Burger/nerolac

TOILETS

- Concealed Plumbing
- Brand - Ajay / Prince / Supreme / Astral
- Cp Fittings Brand - Jaguar / Grohe/ Parryware
- Sanitary Wares Brand - Hindware / Jaguar / Toto
- Solar Water Heating System for Master Toilets Only.
- Wash Basin With Granite Counter In Toilet

COMMON AMENITIES FOR PROJECT

- | | | |
|----------------------------------|-----------------------------------|--|
| Gazebo | BBQ Area | Senior Citizen Sitting Area |
| Cricket Pitch | Fire Fighting System | Children's Play Area With Equipment's |
| Meditation Deck | Open / Party Lawn | Designer Entrance Gate With Security Cabin |
| Driver Room | GYM & Fitness Zone | Oraganic Waste Converter Machine |
| Reflexology Area | Rain Water Harvesting | Power Back Up For Lift And Common Area |
| Super Tree (Garden By The Bay) | Children Pool | Sewage Treatment Plant |
| Sand Pit | Club House With Multipurpose Hall | |
| Jogging & Cycling Track | Swimming Pool | |
| Star Gazing Area | Multi- Purpose Court | |



AAIJI CRYSTAL

PROJECT BY



STRATEGIC PARTNER



OFFICE ADDRESS

A-7, Sunanda Apartment, Kasturba Society, Opp. Shoppers Orbit,
Vishrantwadi, Pune - 411 015.

SITE ADDRESS

Sr. No. 67/25/7/2B, Lane No 7 D, Airport - Tingrenagar Road, Tingrenagar,
Pune- 411 015 , Maharashtra

+91 81810 04400 | www.aaijigroup.com | info@aaijigroup.com



MahaRERA No. P521000461771 Available at website: <https://maharera.mahaonline.gov.in>

CREDITS

DESIGN ARCHITECT

Somnath Kerur & Ethique -
Architects & Associates

STRUCTURAL DESIGN

Samishthi Techno Services
Consultant LLP

LEGAL ADVISOR

Adv. Chandan Parwani
& Associates

