



a Familia

A step towards a happy home





a Familia offers you the joy of living in a home which welcomes and celebrates every piece of your family life. At 'a Familia' where we strive to fulfill your family's each and every need. The mornings at here are bright and cheerful with the richness of calming sunlight and a cool breeze mixes with the melodious bird songs and the magnificent landscapes to create an environment of beautiful living for every family. What we attempt to do here is to provide families with homes where they can imagine their whole life and experience the happy memories together, because what is here if not for families.

There's a feeling of togetherness, fulfillment and happiness for your beautiful family with a home at 'a Familia', we pride ourselves on building a relief from everyday chaos for families. Our 1 & 2 BHK spacious homes are built with love and care to provide finest comfort, energy saving, exclusivity and value for money, so that your family can create memories at here, that last for generations on end. Come and experience the beauty of a happy home away from the city noise and celebrate the wind, sunshine and nature.

Project By :
Nidisha Buildcon LLP

Nidisha Buildcon prides itself on being one of the rising stars amongst the renowned real estate companies, headquartered in Pune. It has been a journey of ours to bring about an era of path-defining and classic properties to provide your family with luxury and comfort the likes of which have never been experienced. A home amidst the serenity of nature with the safety of urban aesthetic architecture offers your family a life filled with love, peace, safety and happiness.







3D ELEVATION (For artistic purpose only)

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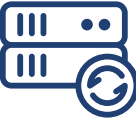





Dwell well, right around the corner, near everywhere you want to be. We dedicate our terrace arena the epicenter of the luxury and convenience to enjoy all stellar amenities you dreamt of. Live on the top with Modern conveniences and entertainment blended with utmost relaxation and sophistication.

PROJECT AMENITIES



 <p>Temple</p>	 <p>Children Play Area</p>	 <p>Open Gymnasium</p>	 <p>Sky Garden Vertical Garden</p>	 <p>Sand Pit for Children Play</p>
 <p>Art Gazebo</p>	 <p>Reading Gallery</p>	 <p>Yoga Space Meditation Point</p>	 <p>Senior Citizen Sitout</p>	 <p>Convenient Shopping Complex</p>
 <p>Spacious Elevators</p>	 <p>Solar Water System</p>	 <p>Rainwater Harvesting</p>	 <p>Fire Fighting System</p>	 <p>Common TV Dish Facility</p>
 <p>CCTV Camera</p>	 <p>Parking Facility</p>	 <p>Lightening Arrester</p>	 <p>100% DG Backup for Common Areas</p>	 <p>Customized Application for Society Administration & Management</p>





1 BHK

Area Statement

AREA IN	FLAT CARPET + DRY BALC.	OPEN BALC.	TOTAL CARPET
SQ.FT.	432	39	471
SQ.MTR.	40.15	3.62	43.77



2 BHK - A1

Area Statement

AREA IN	FLAT CARPET + DRY BALC.	OPEN BALC.	TOTAL CARPET
SQ.FT.	641	38	679
SQ.MTR.	59.57	3.53	63.10



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TECHNICAL SPECIFICATION

1. Structure:

- RCC framed structure confirming to latest Indian standard code of earthquake resistance.
- AAC block walls externally & internally & 6" thick brick masonry.
- Plaster of paris/gypsum finish to all internal walls.
- MS fabricated railing.
- Sand finished plaster for external surface.

2. Flooring

- 600mm X 600mm high quality vitrified flooring for entire flat.
- Mat finished ceramic flooring to balcony, dry balcony and toilets.
- Glazed / ceramic tiles for toilet dado up to lintel height.

3. Doors and Windows

- Decorative entrance doors with good quality fittings and fixtures.
- Both side laminated bedroom doors with frame, with quality fittings and fixtures.
- Granite door frames with both side laminated door shutter to toilets.

- Good quality stainless steel fitting for doors.
- Powder coated aluminium sliding doors to attached balcony.
- Powder coated aluminium sliding windows with mosquito net and MS safety grill.
- Powder coated aluminium windows with exhaust fan provision for toilets.
- Marble sills to window bottom.

4. Kitchen and Dry balcony

- Granite kitchen platform with stainless steel sink & outlets for water purifier.
- Coloured glazed dado tiles above kitchen platform up to lintel level.
- In dry balcony provision for washing machine.
- Provision for exhaust fan.

5. Toilets

- Concealed plumbing with stainless-steel finish fittings of exclusive quality.
- Hot & cold mixing units in toilets.
- Coloured glazed dado tiles in toilets up to lintel level (7ft height).

- Solar water provision in master bedroom bathroom.
- Provision for exhaust fan.

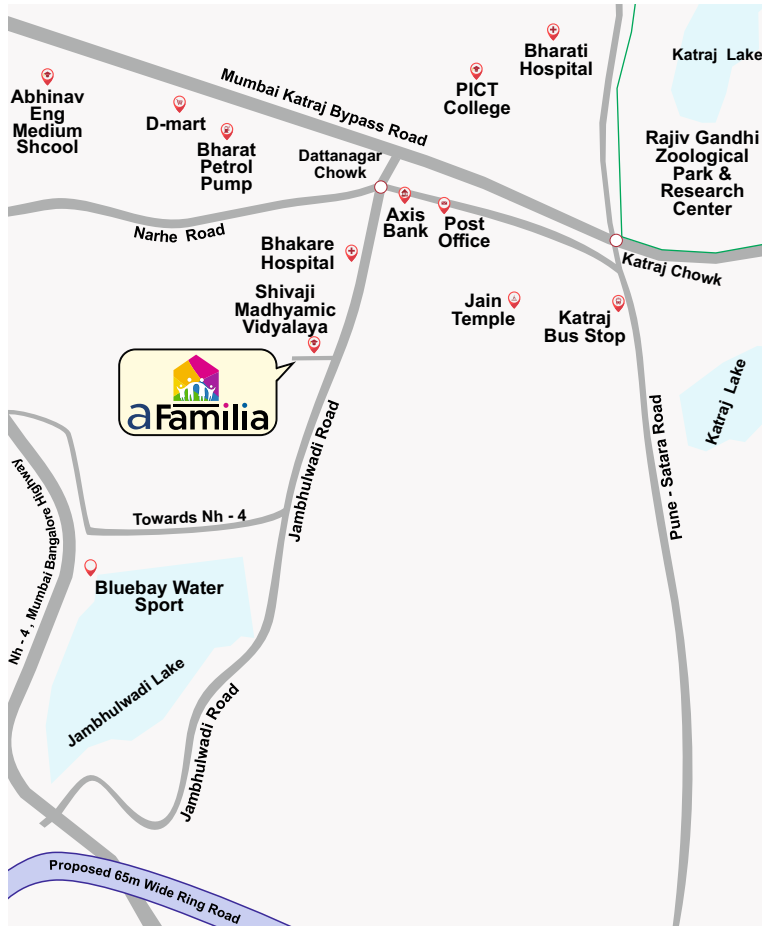
6. Electrification & Cabling

- Concealed fire resistance copper wiring with high quality modular switches in entire flat.
- Fire retardant ISI marked copper wiring.
- Telephone & television points in living room, master bedrooms & provision for other bedrooms.
- Provision for inverter for each flat.
- Split AC provision in master bedroom.
- Video door phone for each apartment.

7. Painting

- Good quality acrylic oil bond for internal walls and ceiling.
- Good quality 100% acrylic paint for external walls.
- Oil paint for MS grill and railing.





PROJECT KEY DISTANCES:-

● Educational Institutes :

Abhinav Eng Medium School - 2.5 Km | Podar International School - 2.5 Km
Springdale School, Vadgaon - 3.8 Km | Bharati Vidyapeeth Campus - 2.2 Km
Zeal College - 3.5 Km | Sinhgad College - 6 Km | Pune Institute of Computer Technology - 1.9 Km | JSPM Technical Campus Narhe - 2.9 Km

● Medical Care :

Bharati Hospital - 2.9 Km | Bhakare Hospital - 0.4 Km | Nawale Hospital - 4.5 Km

● Shopping Outlets :

Dmart - 1.5 Km | Abhiruchi Mall - 5 Km

● Sports & Adventure Points :

Bluebay Water Sports - 1.4 Km | Rajiv Gandhi Zoological Park - 2.3 Km
Jambhulwadi Lake - 700 Mtr | Spunk Shuttlers Sport Complex - 50 Mtr
Kettlebell Gym - 50 Mtr

● Religious :

Swami Narayan Temple - 1.8 Km | ISKCON Temple - 4.3 Km | Jain Temple - 1.5 Km

● Location Advantages :

Proposed Katraj Metro Station - 1.5 Km | Pune - Bangalore Highway (NH 4) - 1.2 Km
Katraj Chowk - 1.5 Km | Fire Station - 3 Km | PMT Bus Stop - 50 Mtr | Swargate - 8 Km
Police Station - 600 Mtr | Proposed 65 Mtr Ring Road - 2 Km
Proposed International Airport - 30 Km



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