



41 ESTERA

PUNAWALE 41 ESTERA IS STRATEGICALLY LOCATED

The ideal blend between Pune and Mumbai, 41 Estera is the perfect solution if you want a house in Pune, away from the hustle-bustle of the city.

41 Estera is located along the lovely Mumbai-Pune highway, strategically placed to give you a feel of living the tale of two cities. With a house in Pune and Mumbai right down the road, you'll be one of the first denizens of what is soon going to be, the next Baner.

It is also accessible to Talegaon MIDC.



41 ESTERA STANDS TALL IN THE
NEIGHBOURHOOD, BRINGING
TOGETHER THE FINEST THAT
NATURE AND MAN CAN PROVIDE.

*Uninterrupted panoramic views shall enthrall you
from almost every corner of your home.*

*Constructed to exacting standards of quality,
These towers with their contemporary architecture,
area sight to behold. 41 Estera shall literally take life in
Punawale to new heights of luxury living.*



A

B

C

E

D

AMENITIES AT 41 ESTERA

Club House

Swimming Pool

Gymnasium

Multipurpose Hall

Party Lawn

Indoor Games

Children's Play Area

Cluster Of Children's Play Area As Per Different Age Group

Outdoor Exercise Zone

Jogging Track

Senior Citizen Park

Well Designed Open Spaces

Tar Roads / Concrete Roads

Street Lights

Gazebo

Herbal Garden

Common area power backup

Fire Fighting System

Sewage Treatment Plant

Water Purification Plant

Sophisticated Electronic Security Systems

Intercom Facilities

Piped Gas

Video Door Phone

Inverter Point

Cricket Pitch



SPECIFICATIONS AT 41 ESTERA

STRUCTURE

Earthquake Resistant Structure
Sufficient Internal Heights
Fly Ash/Red Bricks

FLOORING

600 X 600 branded designer
vitrified tile flooring
Anti skid tiles on terraces

BATHROOM

Cera / equivalents make sanitary fittings
Jaquar / equivalent make CP fittings
Designer DADO tiles

ELECTRICALS

Concealed fire resistant high quality copper wiring
Ample light points with Schenider or equivalent make modular switches.
Provision for exhaust fan in Bathroom and Kitchen
Video Door Phone
Telephone Point in living room
AC points in bedroom

KITCHEN

Granite Kitchen Platform
Niralil or equivalent make 18" X 24" satin finish sink
Provision for Water Purifier
Provision for Modular Kitchen
Provision for exhaust fan

DOORS/WINDOWS/TERRACES

Laminate finish plywood frame flush door main door
Internal Granite and external plywood finish frame with flush door for bathroom
Plywood frame flush door with laminate finish for all rooms
3 track sliding window with mosquito net, aluminium section with aluminium powder coated
MS railing on Terraces

PAINT

Oil bond distemper for interior walls
High quality paint for external walls

PLASTER

Plaster on External Walls
POP/Gypsum with OBD on internal walls.



BUILDING 'A' 1st, 3rd, 5th, 7th, 9th & 11th Floor Plan

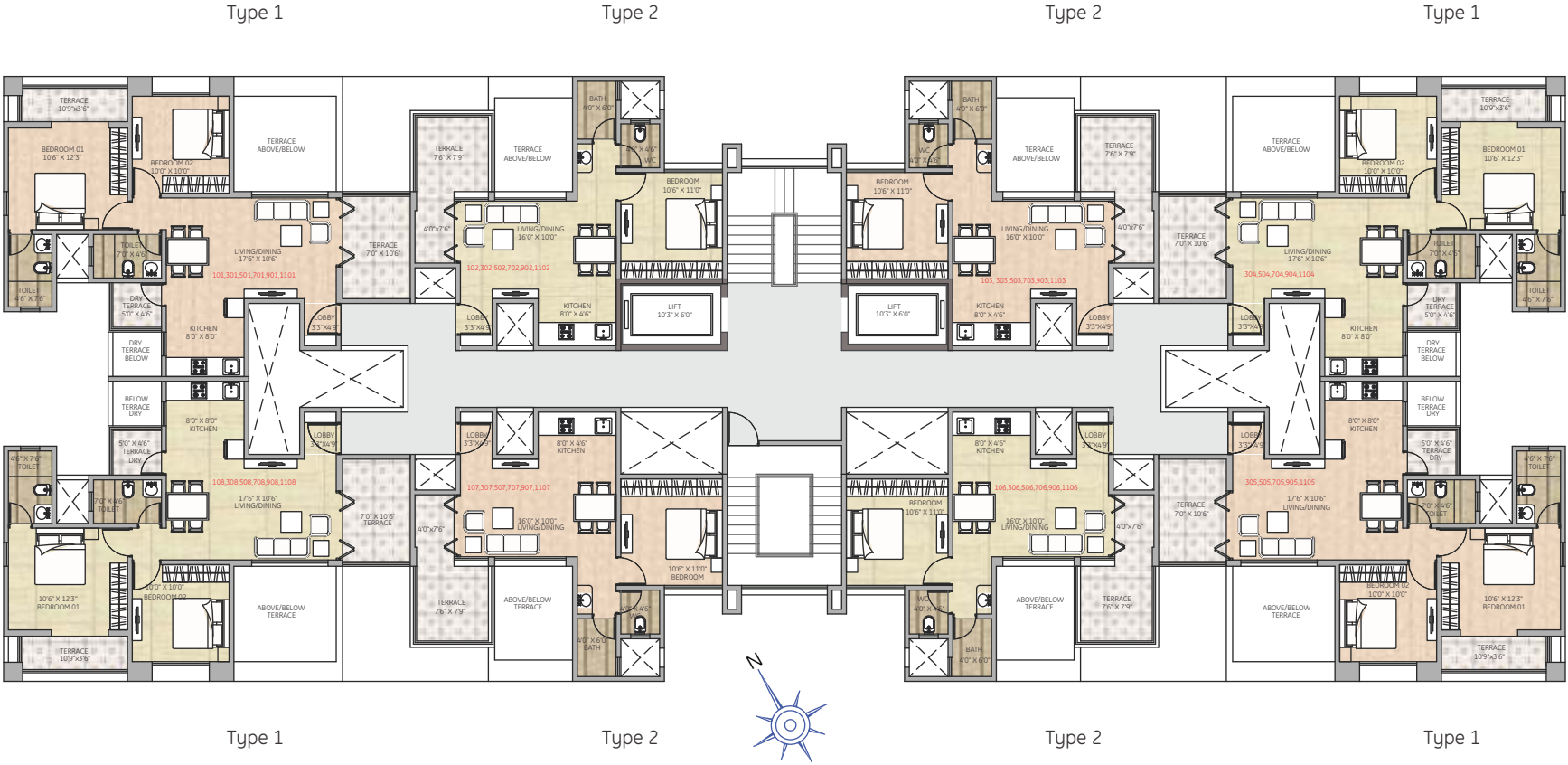


FLAT NOS	FLAT NOS	TYPE	CARPET AREA	TERRACE AREA	TOTAL SALEABLE AREA
101,108,301,304,305,308,501,504,505,508 701,704,705,708,901,904,905,908,1101,1104,1105,1108	ODD	TYPE 1- 2 BHK	740	147	1153
102,103,106,107,302,303,307,502,503,506,507 702,703,706,707,902,903,906,907,1102,1103,1106,1107	ODD	TYPE 2- 2 BHK	655	152	1049



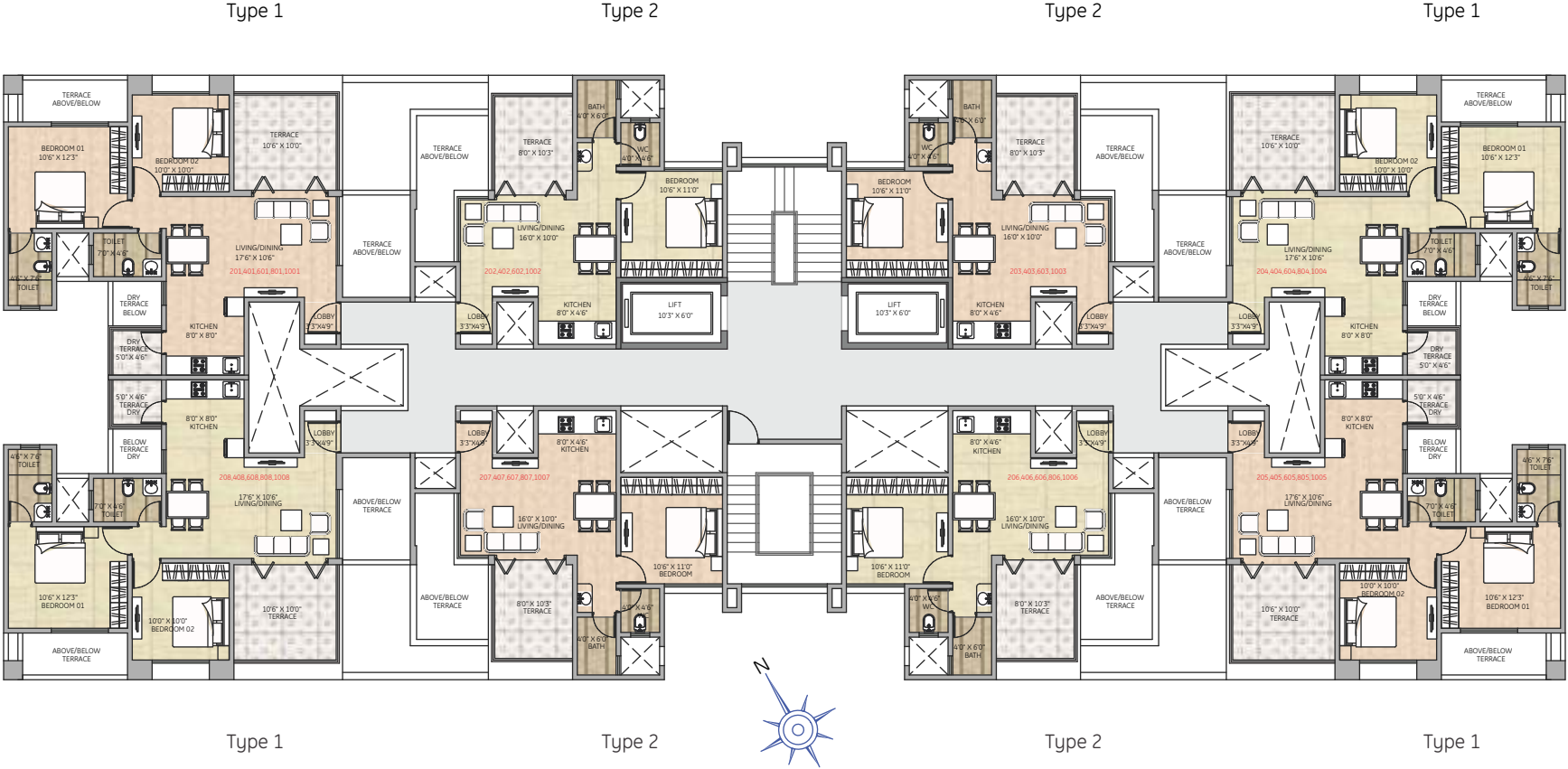
FLAT NOS	FLAT NOS	TYPE	CARPET AREA	TERRACE AREA	TOTAL SALEABLE AREA
201,204,205,208,401,404,405,408,601,604,605,608 801,804,805,808,1001,1004,1005,1008	EVEN	TYPE 1- 2 BHK	737	147	1149
202,203,206,207,402,403,406,407,602,603,606,607 806,807,1002,1003,1006,1007	EVEN	TYPE 2- 2 BHK	658	144	1043

BUILDING 'B' 1st, 3rd, 5th, 7th, 9th & 11th Floor Plan



FLAT NOS	FLAT NOS	TYPE	CARPET AREA	TERRACE AREA	TOTAL SALEABLE AREA
101,108,301,304,305,308,501,504,505,508, 701,704,705,708,901,904,905,908,1101,1104,1105,1108	ODD	TYPE 1- 2 BHK	586	133	935
102,103,106,107,302,303,306,307,502,503,506,507, 702,703,706,707,902,903,906,907,1102,1103,1106,1107	ODD	TYPE 2- 1 BHK	408	88	645

BUILDING 'B' 2nd, 4th, 6th, 8th & 10th Floor Plan



FLAT NOS	FLAT NOS	TYPE	CARPET AREA	TERRACE AREA	TOTAL SALEABLE AREA
201,204,205,208,401,404,405,408,601,604,605,608,801,804,805,808,1001,1004,1005,1008	EVEN	TYPE 1- 2 BHK	582	127	922
202,203,206,207,402,403,406,407,602,603,606,607,806,807,1002,1003,1006,1007	EVEN	TYPE 2- 1 BHK	407	81	634

FLOOR PLAN 1 BHK

Odd Floor Plan



Even Floor Plan



FLOOR PLAN 2 BHK

Odd Floor Plan



Even Floor Plan



LOCATION MAP



KEY DISTANCES

HINJEWADI IT PARK - 10 MINS

MUMBAI PUNE EXPRESSWAY - 10 MINS

AKURDI RAILWAY STATION - 10 MINS

ADITYA BIRLA HOSPITAL - 15 MINS

PUNE AIRPORT - 35 MINS



Site Address: Samarttha Trimurti Properties, Sr. No. 41,
Near Savta Mali Mandir, Malwadi, Punawale, Pune – 411033.
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A Joint Creation By:  **INTEGRA**
REALTY |  **TRIMURTI**
GROUP

7770031818 | 7770041818
7770051818 | 8975588181

Credits : Designing Architect: Amit Bhat Architects | RCC: G. A. Bhilare | Legal: Adv. Girish Shedge | Media & Branding: Multia

Disclaimer: This brochure is Indicative. Furnitures, Fixtures and Amenities shown may not be part of the actual offering.

The developers reserve the right to amend the layouts, plans, number of floors, specifications, elevation, color scheme, amenities, etc. without notice.