

19 GRAND WEST

A Project By Shivam Developers

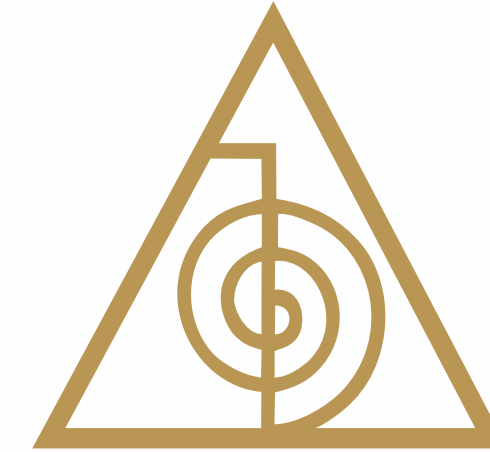
Near Dange Chowk, Aditya Birla Hospital Road, Opp.

Pudumjee Paper Mill, Thergaon, Pune 411033

Call: +91 9093191919 | [www.19grandwest.com](http://www.19grandwest.com)

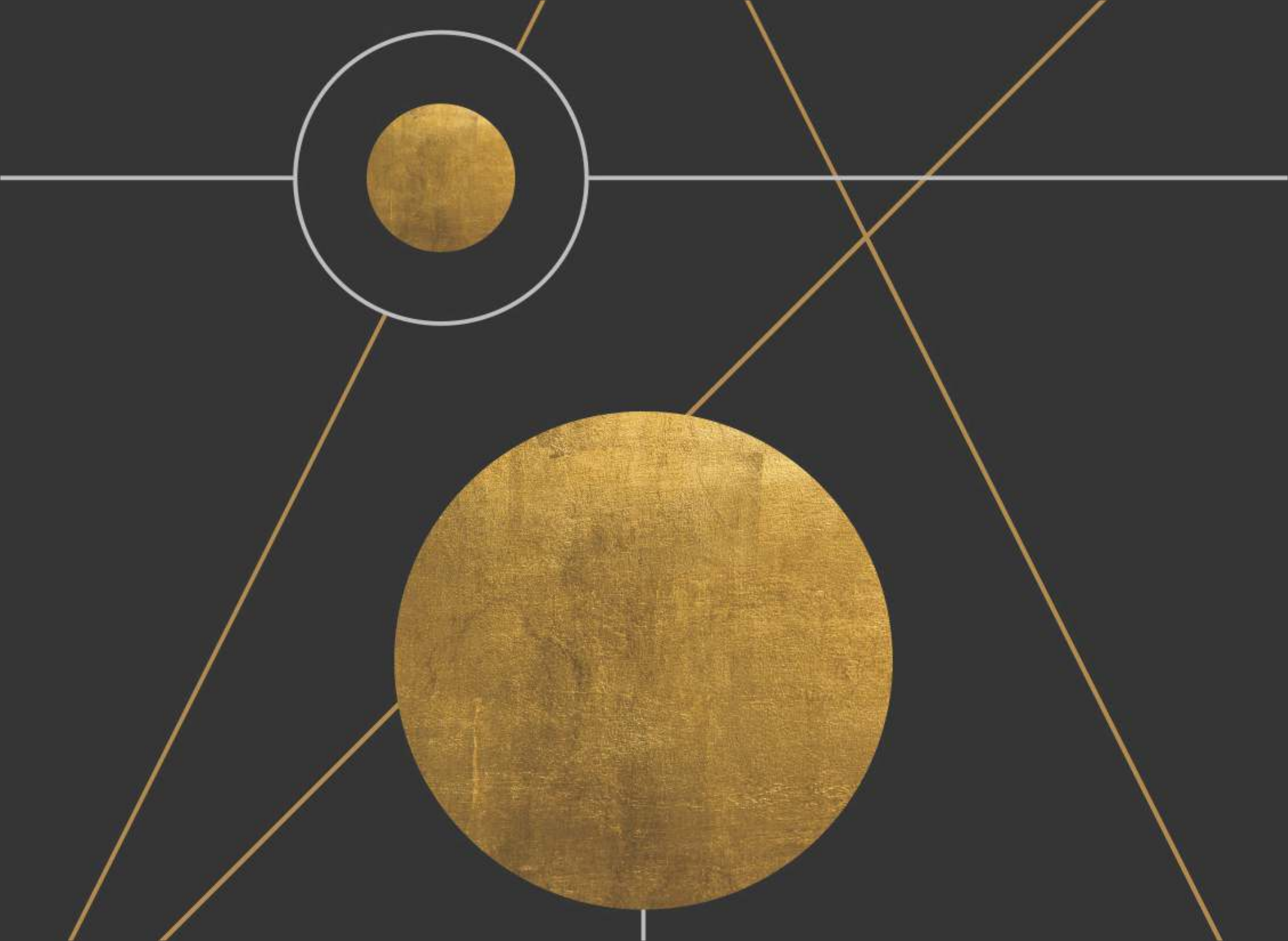


MahaRERA No. - Wing A - P52100018030,  
Wing B - P52100017919 Available at website:  
<https://maharera.mahaonline.gov.in>



19 GRAND WEST

FOR THE BEST IN THE WEST



## CRAFTED WITH CARE, PACKED WITH PANACHE



19 Grand West is a majestic development that stands tall at the confluence of Western Pune's finest elements. Here, you'll find, a melange of premium residences, hand-picked amenities and an aura of serenity.

Allow your loved ones to indulge in an array of conveniences, while you take time off your hectic schedule to unwind and rejuvenate. Plus, enjoy the convenience of excellent connectivity, unlike anywhere else!

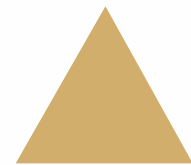


## WHY YOU'LL LOVE TO LIVE AT 19 GRAND WEST:

- ▲ **Abundant Amenities**  
Ticking all the right boxes and then some
- ◎ **Convenient Connectivity**  
Travelling 'round the city has never been easier
- └ **Lavish Living**  
Indulge in a melange of comfort, opulence & bliss







## Abundant Amenities

Ticking all the right boxes and then some

Shivam 19 Grand West offers a plethora of amenities, so you and your loved ones can spend quality time while unwinding. Let your kids take a dip in the pool and your parents relax in ambient serenity, as you tick 'fitness' off your bucket list. There's something for everyone, and then some!



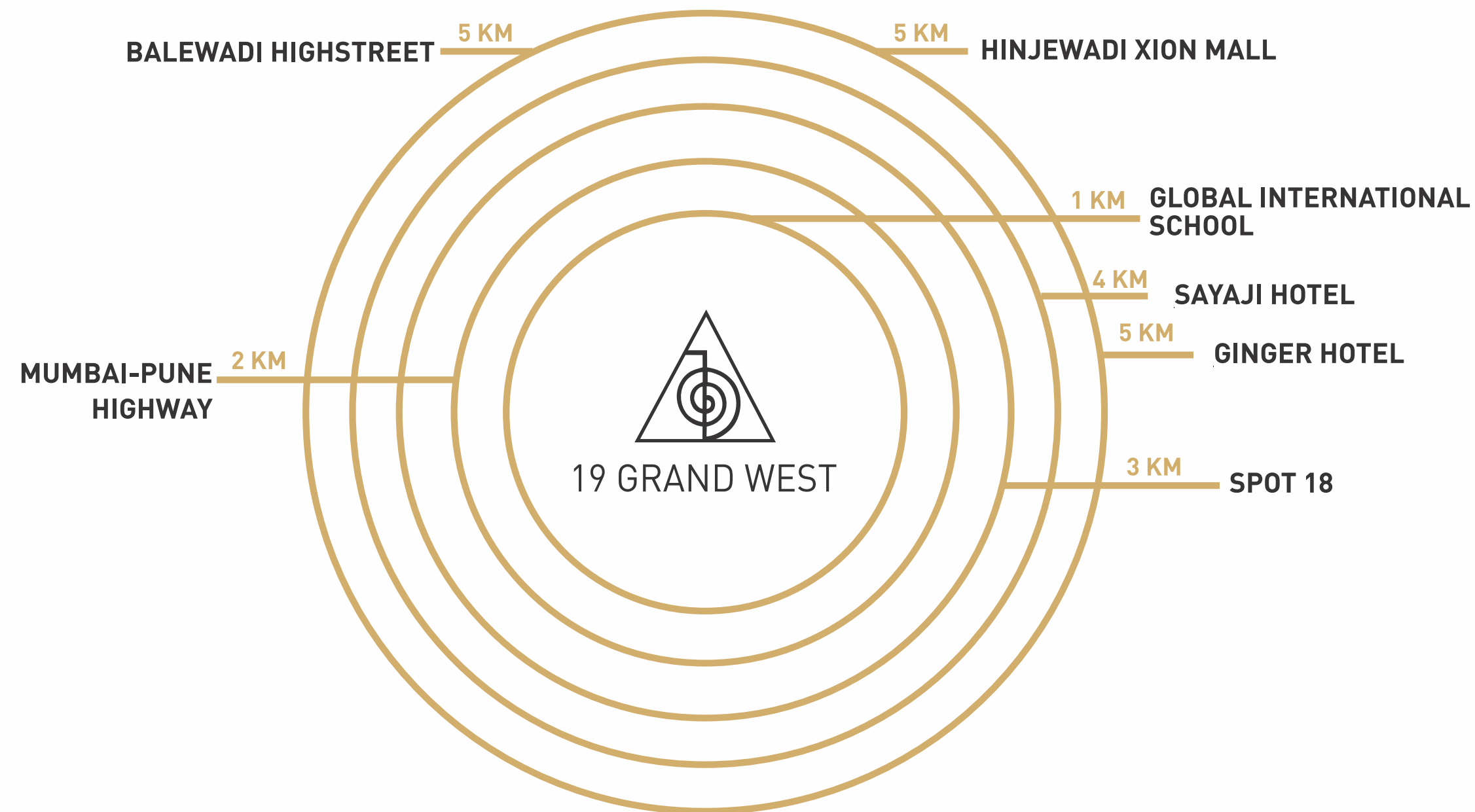




## Convenient Connectivity

Travelling 'round the city has never been easier

Shivam 19 Grand West is strategically-located at the epicentre of convenience. Enjoy connectivity to Mumbai, and easy access to Pune's flourishing locales like Baner, Aundh, Hinjawadi and Balewadi. West Pune's impressive social infrastructure ensures you never have to travel too far to meet your needs!



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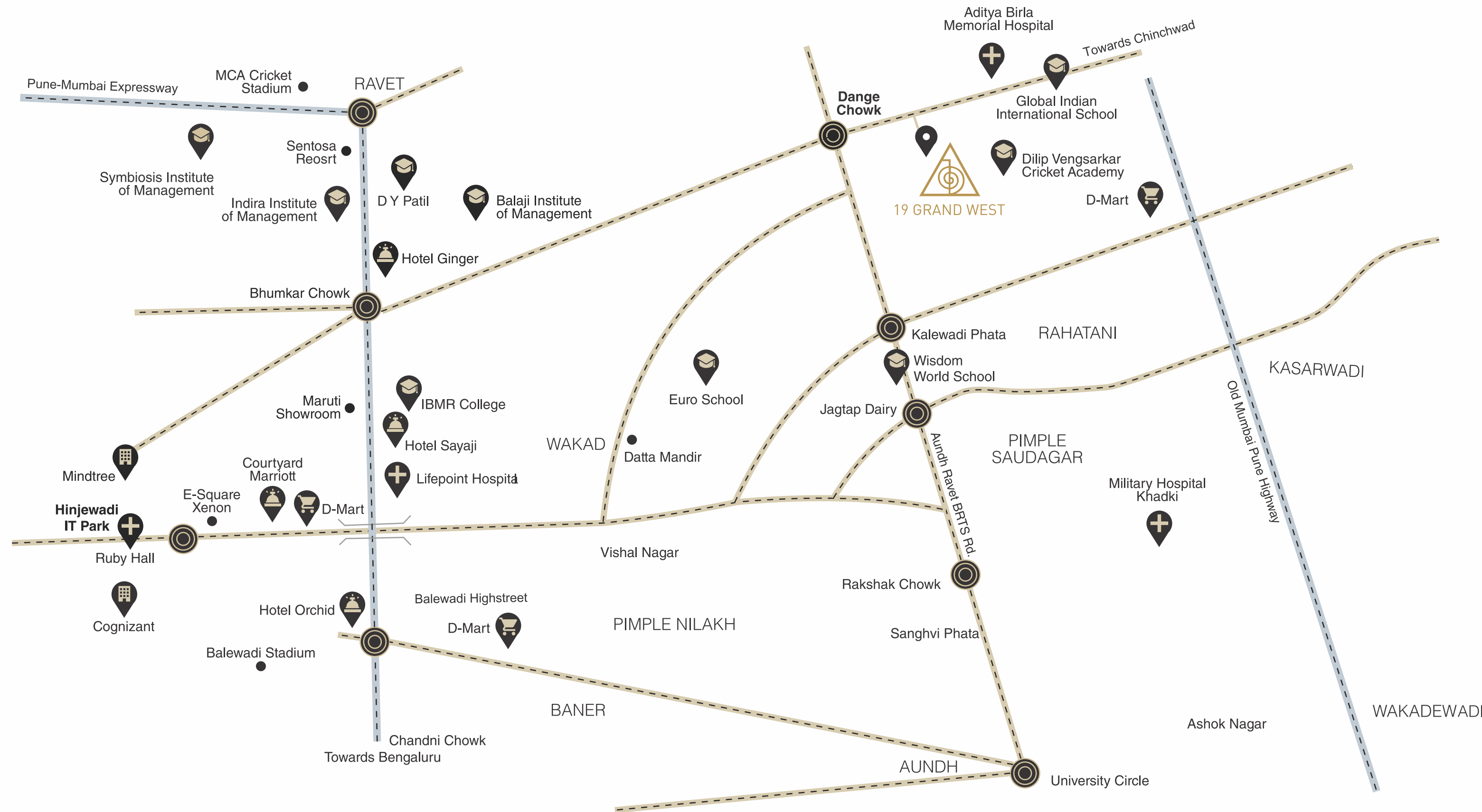
## Lavish Living

Indulge in a melange of comfort, opulence & bliss

Shivam 19 Grand West is generous in its approach to life, offering more than just aesthetic homes, sophisticated amenities and excellent connectivity. Here, lavish living transcends the ordinary to include the smallest details. After all, true finesse is found in the little things.







## KEY DESTINATIONS

- ▲ Aditya Birla Hospital - 4mins
- ◎ Indira College - 8mins
- └ DPU university - 9min
- ▲ Balewadi High Street - 15mins
- ◎ Bhumkar Chowk - 8mins
- └ Wakad Bridge - 12 mins
- ▲ Hinjawadi - 17mins
- ◎ Hotel Sayaji - 9mins
- └ Vibgyor High School - 17mins
- ▲ Akashara International School - 10mins
- ◎ Global International School - 9mins
- └ Banks & ATMs - 50sec

## LOCATION

19 Grand West is strategically placed at West Pune's swiftly developing locale, enjoying access to the city's prime locations, via a network of arterial roads.

## For the best in the West



West Pune lies at the confluence of life's finest aspects, blended for those who truly appreciate comfort; hand-picked just for you.





Master Layout





# AMENITIES

19 Grand West takes care of all your needs, with an assortment of amenities placed right at your doorstep. There's always a little something to enjoy, for all your loved ones!

## ▲ PODIUM OPEN SPACE

- Infinity Swimming pool with deck
- Kid's pool
- Senior citizen's plaza
- Amphitheatre
- Siting plaza
- Children's play area
- Barbecue deck
- Gymnasium

## ◎ CLUB HOUSE OPEN SPACE

- Clubhouse
- Party lawn
- Assembly area
- Multi-purpose hall
- Outdoor barbecue area
- Cobbled grand entrance plaza

## ▲ SPORTS ARENA

- Spectator's amphitheatre
- Kids play area
- Aerobics area
- Outdoor yoga meditation zone
- Multi-activity court
- Basketball / Volley ball
- Cricket practice pitch
- Table tennis
- Carom
- Pool table

## ◎ SECURITY FEATURES

- Grand entrance with round the clock security
- Boom Barrier at Entrance
- CCTV camera surveillance
- Video door phone for each Flat

## └ ECO-FRIENDLY FEATURES

- Rain water harvesting
- Low flow plumbing features
- STP plant

## └ ENERGY EFFICIENCY

- Internal gypsum plaster
- Solar water heating system
- BEE rated electrical appliances & equipment
- LED lighting for common areas
- Installation of MRL lifts
- Dry/wet garbage disposal
- Heat reflective paint for common roof terrace

## ◎ UTILITIES AREA

- Sewage treatment plant
- Rain water Harvesting
- Water recycling for garden and flushing
- School bus pick-up & drop point
- Provisions piped gas in kitchen
- Generator backup for common areas
- Common DTH / Cable.
- Common area Wi-Fi
- Drive avenue / Patterned drive ways
- Underground and overhead water tank
- Anti-Termite treatments for building structure
- Waterproofing for all flats



GRAND ENTRANCE





## Drop-off Zone



Create the best first impression! Leave your guests awestruck every time they visit your home at Shivam 19 Grand West. The well-conceptualised and artistically crafted drop-off zone sets the tone for what to expect once you step in.





# GRAND LOBBY





## Open Space



Leisure is for everyone! Shivam 19 Grand West offers vast open spaces where the elderly can share memories from the past, you can invite your friends for a barbecue party or even indulge in moments of quietude in the sit-out area.





# Kids Play Area



Let your children have a whale of a time, every day! Gift them a beautiful life of fun, freedom and laughter as they splash about in the pool, take a go at the swing and build new friendships over games like ‘Hide & Seek’ and ‘Tag’.





## Health & Recreation Zone



What's life without activity? Shivam 19 Grand West hosts it all - whether you're one for physical activity such as tennis and cricket or the kind who prefers meditating instead. It's time to prioritise good health and well being.





## Business Zone



Business is dynamic! It's ever-changing; whether you're at work on a weekday or lounging at home on a weekend. So if work comprises an essential part of your life, you'll love the thoughtfully planned and exceptionally peaceful Business Zone.





# GRAND GYMNASIUM





# SPECIFICATIONS

## ▲ STRUCTURE

- Earthquake-resistant framed RCC structure as per BIS & NBC
- High grade Fe500 Steel
- Vastu Complaint building

## ◎ WALL FINISH

- AAC blocks
- Internal walls – Gypsum finish with Asian/Dulux or equivalent premium semi-acrylic paint
- External walls – Double coat sand faced plaster with Asian/Dulux or equivalent premium acrylic paint

## ┘ KITCHEN

- Black granite kitchen top with SS Sink
- Wall cladding up to two feet above kitchen top.
- Provision for water purifier
- Dado tiles up-to 4’ft
- Provisions for Exhaust fan
- Provision for washing machine in dry balcony
- Water purifier ( optional)

## ▲ FLOORING

- Double charged Vitrified flooring in all rooms with skirting.
- Balconies - Anti-skid ceramic tiles
- Utility area - Anti-skid ceramic tiles

## ◎ DOORS/WINDOWS

- Main entrance flush door with both side veneer.
- Europa / Godrej night latch for main Door
- Laminated / Moulded flush doors for bedroom & toilets
- Mortise locks for bedroom & toilet doors

## ┘ WASHROOM

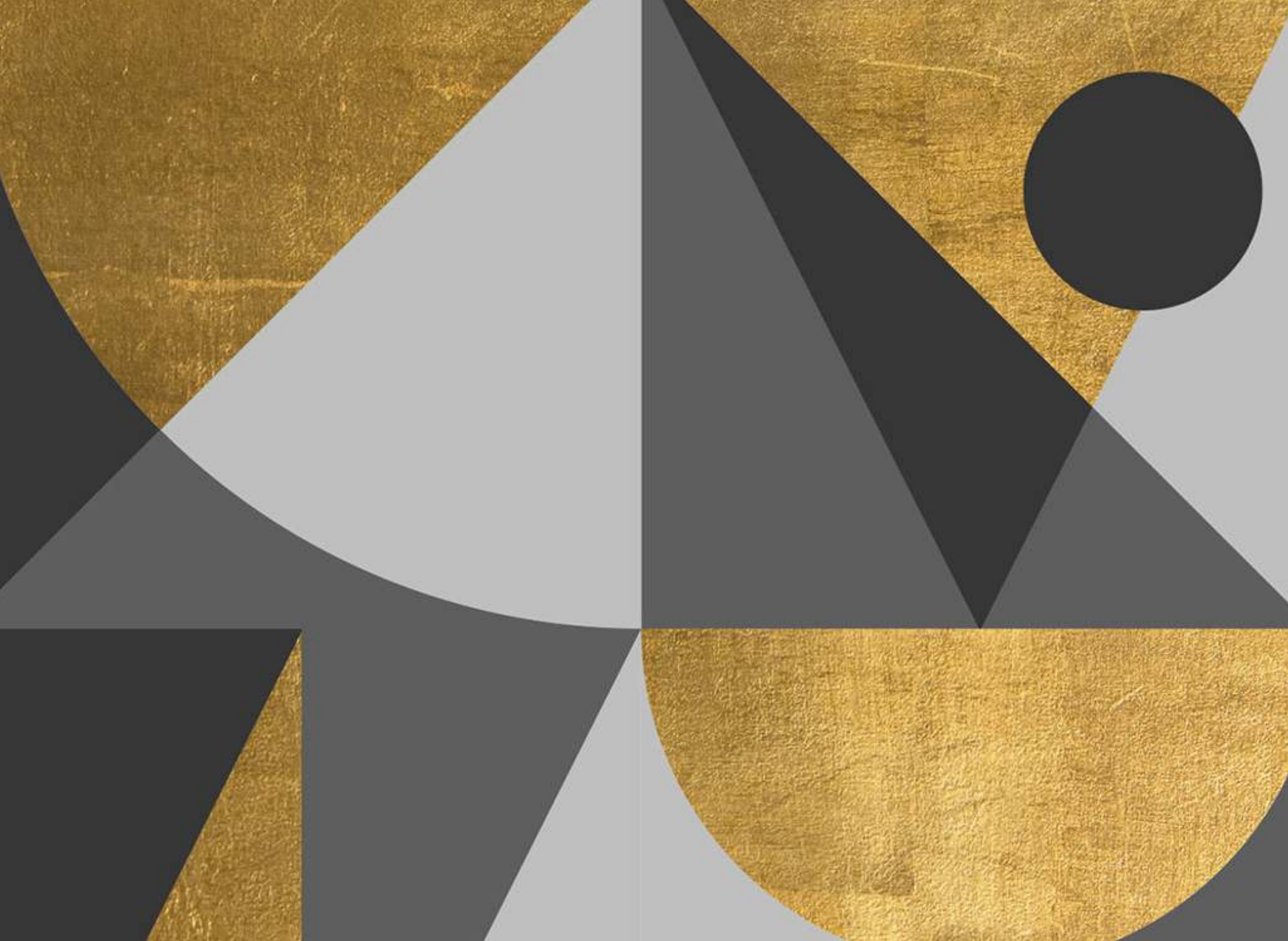
- Sanitary ware Hindware / Kohler / Toto or equivalent
- C.P. fittings Jaquar or equivalent
- 7’ Glazed ceramic dado tiles
- Prince / Astral or equivalent CPVC internal plumbing
- Counter wash basin.
- Provision for exhaust fan
- Solar heater water provision in master bath
- Granite frames for toilet doors
- Hot and cold water mixer unit for shower

## ▲ ELECTRICALS

- Modular switches of Legrand/Anchor Roma / Schneider Opale or equivalent
- Provision for cable TV & Telephone in Living room & Master Bedroom
- Provision for AC point in Master Bedrooms.
- Provision for inverter
- Provision for geyser, mixer, fridge, oven, washing machine & water purifier
- Polycab or equivalent wiring in entire flat
- USB charging single port socket in Living room and all Bedrooms.
- Concealed Electrical piping.s.







CREDITS

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