

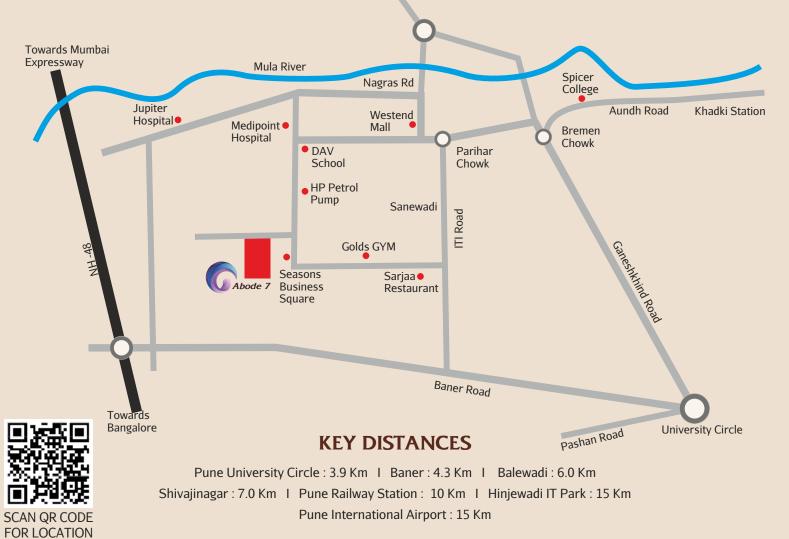
3 BHK LUXURIOUS FLATS @ AUNDH, PUNE

## The Heart of Aundh – Convenience at Your Doorstep!

"Abode 7 offers the perfect blend of connectivity and convenience. Located behind Seasons Business Centre, everything you need is just a walk away – shopping centers, malls, schools, hospitals, health clubs, and fuel stations. Experience the joy of living in a neighborhood that caters to your every need."

# Modern Comforts, Timeless Elegance

Welcome to Abode 7, where every detail is designed to elevate your lifestyle. These luxurious 3 BHK flats redefine modern living, blending timeless elegance with practical comforts. Located in the heart of Aundh, Abode 7 offers the perfect balance of connectivity, exclusivity, and serenity. Step into a home where sophistication meets convenience and every moment feels golden."



Site Address: Survey No.258/1/6, Balaji Park, Baner, Behind SeasonsBusinessCentre, Aundh, Pune. Email : ombuildconpune@gmail.com Website : www.omprojects.co Call For Booking : +91 70 6364 6364

Note : This brochure is Purely Conceptual & legal offering nor will it be part of the agreement. Nothing contained in this brochure will take precedence in the final agreement. Number of the building, areas, amenities, specification, floors, number of flats / units may be revised. promoters reserve the right to amend the layout, plans, elevations, designs, amenities, specification etc. without notice.







# Live Beautiful



3 BHK LUXURIOUS FLATS @ AUNDH, PUNE

## Thoughtfully Designed for Your Lifestyle

"Centrally located behind Seasons Business Centre, Aundh, Abode 7 offers unparalleled convenience. With schools, hospitals, shopping malls, and health clubs just a walk away, your everyday needs are always within reach. Abode 7 isn't just a home – it's your connection to the best of city living."

Why Choose Abode 7?

- **•** Traditional Red Bricks for unmatched strength.
- **©** 12-Feet Ceilings for spacious, airy interiors.
- Only 2 Flats Per Floor for ultimate privacy.
- **©** Rooftop Terrace Garden for relaxation and leisure.

Book your dream home today and experience a life where every moment is pure gold!

Abode 7 – Redefining Elegance, Crafting Comfort!



- A Ent. Lobby
- B Living Room
- C Terrace
- D Dining
- E Kitchen
- F Dry Balconies
- G M. Toilet
- H M. Bedroom
- I C. Toilet
- J Bedroom
- K M. Toilet
- L M. Bedroom

#### Structure

- RCC Framed Structure to with stand wind & seismic loads
- ₲ Traditional Red Bricks for internal & external walls

#### Plastering

- G Internal Single Coat Cement Plaster Excluding Ceili
- © External Double Coat Sand Faced Cement Plasterin

#### Wall Punning

- Internal Gypsum Plaster
- C Ceiling Single Coat Putty Finish for entire flat ceiling

#### Painting

- External / Internal 2 coats of paint
- Parking Areas Apex paint over a base coat of primer

#### Kitchen

- Granite Platform Top
- Ceramic / Glazed tiles above platform
- SS sink with drain board



	Flooring
	C Living / Dining / Kitchen Premium Vitrified Tiles with 3" skirting
	M. Bedroom Premium wooden flooring
	Bedrooms Premium Vitrified Tiles with 3" skirting
	♂ All Toilets Combination of premium anti skid vitrified /ceramics t
	🕝 CP Fittings Kohler / Jaguar or equivalent
ng	Corridors Combination of Vitrified Tiles
g	C Living Balconies Anti-skid designer tiles
	Staircase Granite as per Architectural design
	Doors
g	• Main door frame & shutter Designer main door frame & shutter
	with premium designer hardware fittings
	Internal door Frame & shutter Designer Internal door frame &
	shutter with premium designer hardware fittings
	• Windows & French door Frame & Shutter UPVC / Aluminium
	frame for french doors and provision for Mosquito Mesh

#### Electrical

- T. V. Point in living & M. Bedroom
- Concealed wiring of Polycab Make
- Modular switches

#### **AMENITIES**

- Vaastu Compliant Design : Ensuring harmony & positivity.
- Grand Entrance Lobby : A luxurious welcome.
- Wheelchair Ramp : Accessibility for all.
- High-Speed Branded Lift : Efficient and reliable.
- CCTV Surveillance : 24/7 security monitoring.
- Automated Security System : Advanced safety features.
- Generator Backup : Power for lifts and common areas.



# Elevate Life to New Heights Experience the Charm of Rooftop Living!

Party Lawn : A perfect space for celebrations and gatherings. Gazebo : A cozy retreat for relaxation and conversations. Barbeque Area : Enjoy delightful culinary moments under the open sky. Senior Citizen's Sitting Area : A peaceful corner for leisure and connection.

