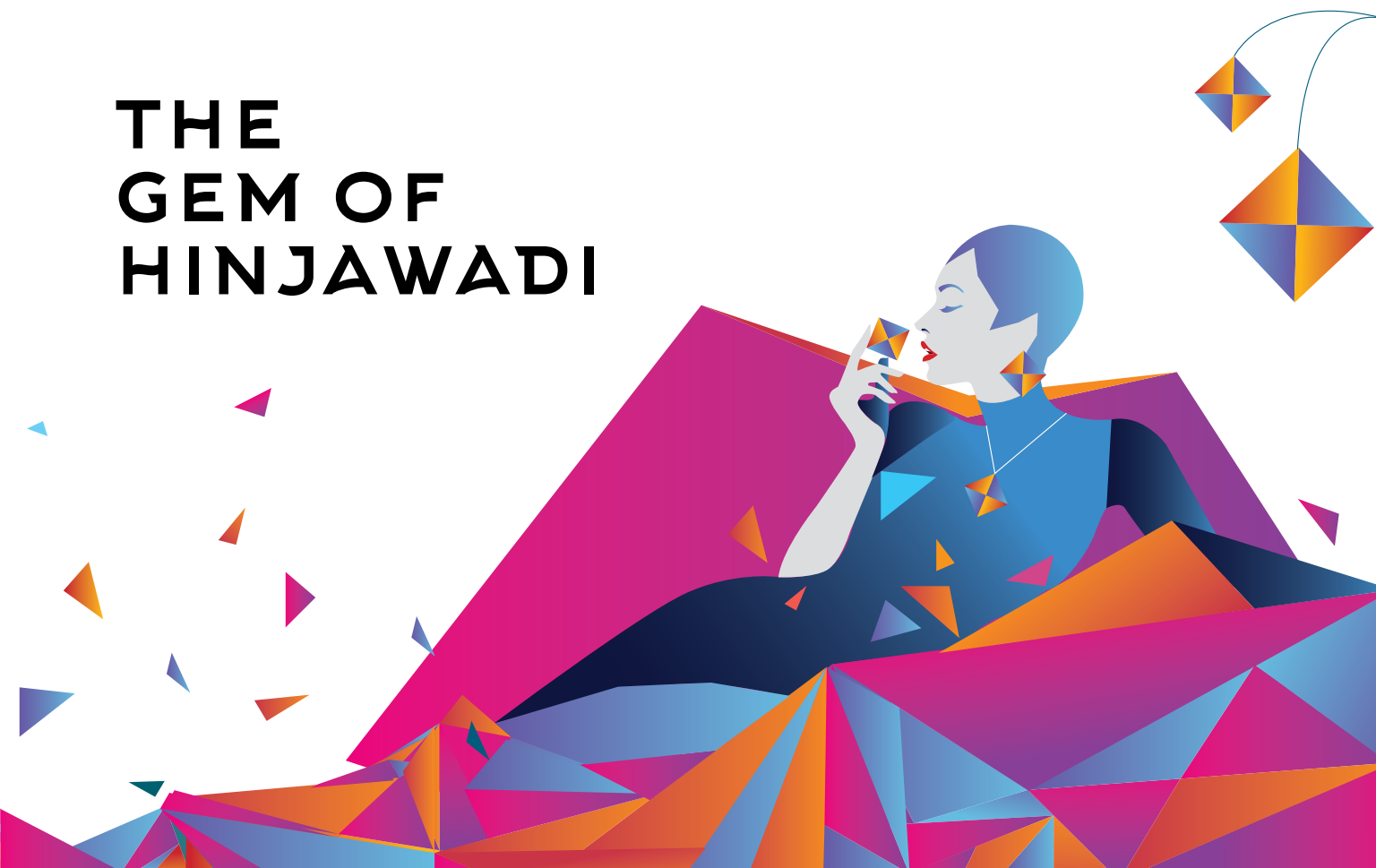


RAHUL ASTON

SPACIOUS 2 & 3 BHK HOMES

Explore the facets of

**THE
GEM OF
HINJAWADI**





COMMITMENT TO DELIVER

Rahul Construction's long history of excellence dates back to 1977, founded by Mr. Raichand Kunkulol, who has built a long-standing and unique legacy in the Indian real estate industry. This legacy has touched the lives of 5000+ happy customers spread over 30+ completed projects with a total of 7 million sq. ft. of residential and commercial area covered. Rahul Aston is the latest addition to our long line of successes, one that we are certain will stand out as a gem in our history.



30+

COMPLETED
PROJECTS



5000+

HAPPY
CUSTOMERS



PROVEN

TRACK RECORD FOR
ON-TIME COMPLETION



7 MILLION

SQ. FT. OF RESIDENTIAL AND
COMMERCIAL AREA DELIVERED



4-DECADE

LEGACY OF
TRUST AND TRANSPARENCY



RAHUL
ASTON
THE GEM OF HINJAWADI

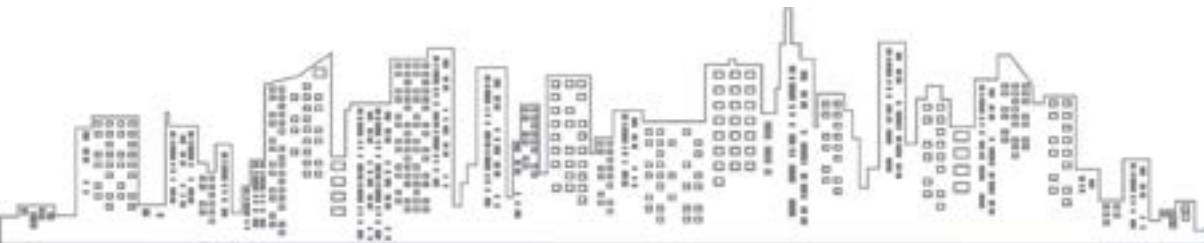
The word Aston, meaning noble stone, represents a new standard of living in the city of Pune. Home to a host of amenities and strategically located in the heart of Hinjawadi, it offers an unparalleled living experience that is designed to delight, inspire, and connect its residents for decades to come.



EXCEPTIONAL AMENITIES

GEM OF A PROJECT

With a wide selection of high-quality amenities, Rahul Aston offers a variety of options for residents to enjoy themselves and live a truly fulfilling life. The unique amenities include a barbeque pavilion, star gazing area, sky lounge, jogging track, swimming pool, and more.



Jogging Track



Sky Lounge



Co-working Space



Star Gazing Arena



OPTIMUM COMFORT

GEM OF A HOME

The home forms the foundation of one's lifestyle and at Rahul Aston, we leave no stone unturned to create a matchless experience for our residents.

COMMON FEATURES

- Grand entrance lobby
- Textured paint finish for the exterior of the building
- DC power backup for lifts & common areas
- Stretcher lift

COMMON AMENITIES

- Club house
- Gymnasium
- Swimming pool
- Landscaped garden
- Co-working space

STRUCTURE

- RCC structure with shear walls
- Building designed to resist seismic forces
- Aluform construction

APARTMENT SPECIFICATIONS

FLOORING

- Glazed tiles for living room, bedroom & passage (600 X 1200 mm)
- Glazed tiles for all bedrooms & kitchen (600 x 1200 mm)
- Anti-skid vitrified tiles for dry balcony, deck & terrace

BATHROOM

- Designer tiles on the walls up to lintel level
- Bathroom CP fittings from American Standard/equivalent
- Bathroom sanitary fittings from American Standard/equivalent
- Provision for geyser in all bathrooms, except one, which can be connected to the solar heating system, if desired
- Exhaust fans for all bathrooms

DOORS/WINDOWS

- Granite door frames for bathrooms
- Designer laminated flush doors
- Heavy section aluminium powder-coated sliding windows with mosquito mesh

PAINTING/WALL FINISH

- Gypsum/POP finished walls
- Acrylic paint for walls

ELECTRICAL

- Adequate electrical points in the entire apartment
- TV point in living area & master bedroom
- Telephone point in living room
- Concealed copper wiring with circuit breaker
- Provision for inverter backup
- AC point in living area & all bedrooms
- Premium quality, ultra-sleek modular switches

SECURITY SYSTEM

- Video door phone
- Enamel painted MS railings as per design
- Smoke detectors in the apartment
- Fire sprinklers in the apartment
- CCTV in common areas

KITCHEN

- Granite platform with stainless steel sink
- Designer tiles up to 2 ft. above the platform
- Provision for water purifier

ECO-FRIENDLY AMENITIES

- Rainwater harvesting
- Sewage water treatment plant



PREMIUM LIVING

GEM OF A LIFESTYLE

Rahul Aston has been designed from ground up to provide a premium living experience. From the location in Hinjawadi to the unique amenities, Rahul Aston does not compromise on any aspect, offering a holistically balanced way of life.





5 FACETS OF RAHUL ASTON

THE GEM OF HINJAWADI

- 1 Central Location
- 2 Novel Amenities
- 3 Superior Specifications
- 4 Unparalleled Lifestyle
- 5 Trusted Enterprise





EASILY ACCESSIBLE

GEM OF A LOCATION

Rahul Aston is located in Hinjawadi, one of Pune's fastest-growing areas and home to India's biggest IT clusters, which gives residents the perfect work-life balance they've always dreamt of. The area is green, spacious, well-planned, and safe.



Travel & Connectivity:

- Metro Station (Proposed) - 500 m
- Chinchwad Railway Station - 8.9 km
- Pune Railway Station - 17.3 km
- Pune Airport - 22.7 km



Offices & Commercial:

- Tata Technologies - 2.9 km
- Cognizant Technology Solutions - 3 km
- Wipro Technologies - 5.2 km
- Hinjawadi Rajiv Gandhi IT Park - 6.6 km
- IBM - 7 km
- Infosys - 7 km



Sports & Recreation:

- Shree Shiv Chhatrapati Sports Complex (Balewadi Stadium) - 6.6 km
- Maharashtra Cricket Association Stadium - 12.9 km



Shopping & Entertainment:

- Xion Mall, Hinjawadi - 89 m
- DMart Hinjawadi - 110 m
- Brand Factory, Hinjawadi - 120 m
- Big Bazaar, Hinjawadi - 300 m
- Balewadi High Street - 6.2 km



Hotels

- Holiday Inn Express, Hinjawadi - 160 m
- Vivanta Hinjawadi - 180 m
- Courtyard by Marriott, Hinjawadi - 400 m
- Sayaji Hotel - 2.3 km
- Hyatt Place Hinjawadi - 2.5 km



Restaurants & Pubs:

- The FML Lounge, Hinjawadi - 500 m
- Pizza Hut, Hinjawadi - 1.5 km
- Thikana, Hinjawadi - 1.9 km
- PUBLIQ - 1.9 km
- McDonald's - 3.5 km



Schools

- EuroKids Preschool - 1.7 km
- Mercedes-Benz International School - 3 km
- Blue-Ridge Public School - 4.1 km
- VIBGYOR High School, Hinjawadi - 3.9 km
- Orchids The International School, Tathawade - 6.2 km



Colleges

- International Institute of Information Technology - 3 km
- Symbiosis Institute of International Business - 3.1 km
- Indira Institute of Management Studies - 3.2 km
- Symbiosis Centre for Information Technology - 3.4 km
- Balaji Institute of Modern Management - 3.8 km



Hospitals & Healthcare

- Life Point Hospital - 2.2 km
- Ruby Hall Clinic, Hinjawadi - 3.5 km
- Hinjawadi Hospital - 3.5 km
- Lotus Multispeciality Hospital - 6 km
- Aditya Birla Memorial Hospital - 6.1 km



Banks & ATMs

- ICICI Bank - 50 m
- Axis Bank - 700 m
- State Bank of India - 1 km
- YES Bank - 1.4 km
- HDFC Bank - 1.8 km