



SHANKESHWAR  
**PEARL**

2 & 3 BHK PRICELESS HOMES & COMMERCIAL SPACES

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ENJOY  
PRICELESS  
SMILES

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# ABOUT US

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**Shankeshwar Group** owes its success and gratitude solely to our promising customers.

We intently hear out our client's wishes, thoughts, and suggestions. This attitude of the company has led us to attain trustworthiness and maintain deep bonds with our customers. Impeccable design, incredible loyalty and genuine service have made

**Shankeshwar Group** a major league player in the premium real estate sector.

In a short span of time, **Shankeshwar Group** has created 11 prestigious landmarks. We stand strong in a challenging market only to be counted as one of the most well-known developers in the city.

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## OUR LEGACY

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# OUR JOURNEY OF TRUST, QUALITY AND SUCCESS CONTINUES...



**—**  
**11+**  
Years in the Industry



**—**  
**1000+**  
Happy Families



**—**  
**11**  
Projects Completed  
Successfully



**—**  
**6**  
Ongoing Projects



**—**  
**8.5 L+**  
Sq.Ft. Developed Area



**—**  
**14 L+**  
Sq.ft. Under Construction

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## PRICELESS MOMENTS

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**Shankeshwar Pearl** is more than just a block of flats. These acres of land are envisioned to be a wholesome neighbourhood – where you and your family thrive at home and out in the premises. Pull together your family, friends, and neighbours to celebrate festivals, occasions, and get togethers, and truly create priceless moments to treasure.





Conceptual Image



Artistic Impression

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# PRICELESS LIVING

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The ideal urban living experience should consist of an interesting mix of design, space, and facilities. At **Shankeshwar Pearl**, we offer you all of it in its most promising form. With the finest build quality and handpicked specifications, each day here will remind you that being alive is indeed priceless.

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## PRICELESS MEMORIES

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Enjoy your new home with a **larger carpet area**. This extra space allows your devotion to blossom heartily in a **dedicated puja room**. Forget making adjustments and keep your living rooms clutter-free with a **dedicated storage room** in each flat. You also have a wide range of amenities to enhance your comfort and leisure. This unique mix of features truly makes it a place to create priceless memories.





Conceptual Image

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## PRICELESS VISIBILITY

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The integrated commercial complex offers amazing convenience.

This feature of the project is not only beneficial for the residents but also for the owners of shops and showrooms, who enjoy a priceless frontage as a competitive advantage for their business.



Artistic Impression



Artistic Impression



# PRICELESS AMENITIES

At **Shankeshwar Pearl**, our team have scaled to new levels of detail and planning to ensure each resident has something special to indulge in. With that, we have also secured the premises with top-of-the-line brands and fixtures to ensure the utmost safety and security for your family – a truly priceless priority for all homeowners.

## GREEN AMENITIES:

- Limited Solar Water System
- Rainwater Harvesting System

## AMENITIES:

- Security Cabin with Modern Equipment
- Double Height Entrance Lobby
- Branded Lift with Power Backup
- CCTV System for Common Areas
- Video Door Phone with Intercom Facility
- Individual Fire Extinguisher in Each Flat
- Letter Box with Name Plate
- Garbage Chute
- Children's Play Area
- Equipped Gym
- Yoga Deck
- Indoor Games Zone
- Multipurpose Area
- Creche
- Lounge
- Co-working & Library Space

LOUNGE -

CHILDREN'S  
PLAY AREA

## ~ PRICELESS ADVANTAGES ~



Choice of Parking



Largest Carpet Area in the Vicinity



Granite Platform & Sink in Dry Balcony



A Wide Range of Amenities



Dedicated Puja Room



Dedicated Storage Room



## INDOOR GAMES ZONE



Artistic Impression

## CRECHE AREA



## EQUIPPED GYM



## CO-WORKING & LIBRARY SPACE

MULTI-PUR



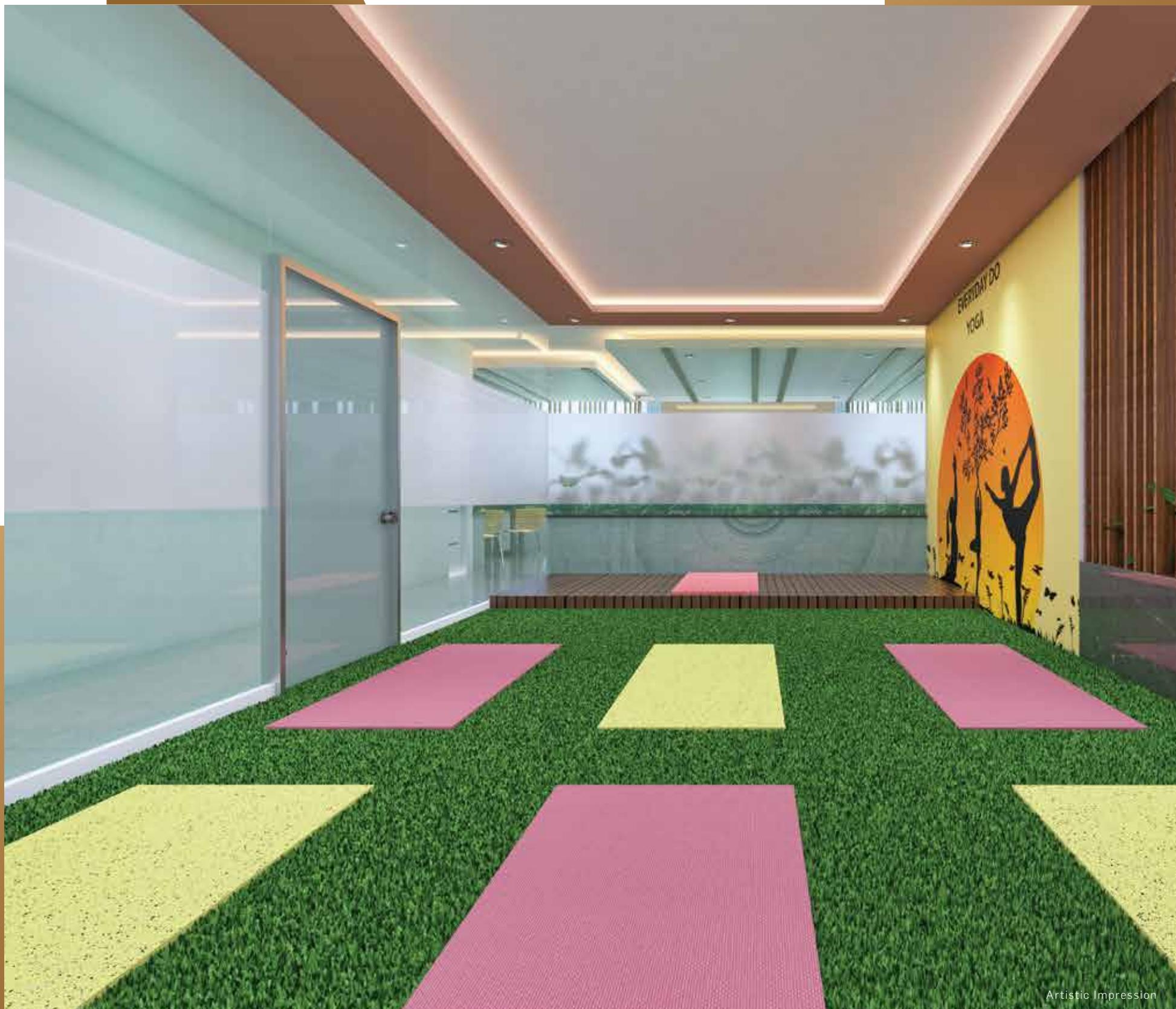
## SENIOR CITIZEN SITOUTS



## PURPOSE HALL



## YOGA DECK



Artistic Impression

## CHILDREN'S PLAY AREA



Artistic Impression

## LOUNGE



Artistic Impression

# SPECIFICATIONS



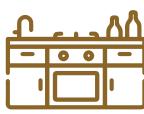
## STRUCTURE

- Earthquake-resistant seismic zone structural RCC frame



## ENTRANCE LOBBY

- Double height decorative entrance lobby of building with name board & letterbox



## KITCHEN

- Granite platform with stainless steel sink
- Designer glazed dado tiles upto 4 feet height above platform
- Provision for waterpurifier
- Provision for exhaust fan
- Service counter



## ELECTRICAL

### Internal

- Concealed copper wiring with standard quality fittings, fixtures & MCB
- Modular switches
- Ample light points
- AC point in master bedroom
- Common areas will be illuminated with sufficient lighting as per requirement
- Provision for inverter
- Provision for FTTH facility

### External

- Automatic timer lights
- Sensor lights in common areas



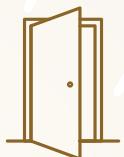
## WINDOWS

- Three track powder coated aluminum windows with sliding glass shutters & mosquito net
- M.S. Safety grills
- Marble/Granite window sill



## FLOORING & TILING

- 1m x 1m/4ftx 2ft vitrified tile flooring with skirting
- Anti-skid flooring in terrace, dry terrace, bathroom & toilet



## DOORS

### Main Door

- Laminated flush door with wooden/granite frame and premium quality fittings
- Laminated entrance door with safety lock/mortise lock with name plate
- Safety door in the entrance lobby

### Internal Doors

- Laminated flush door with wooden/granite frame and premium quality fittings

### Toilet Doors

- FRP door with quality fittings



## PAINT

- Internal wall with oil bound distemper
- Water resistant paint on external walls



## TOILET

- Standard quality chromium plated bathroom fittings & fixtures
- Marble/Granite door frames for toilet
- Designer glazed dado tiles in toilets up to lintel level
- Provision for water heater in bathroom
- Provision for exhaust fan in all bathrooms
- Hot & Cold mixer unit with overhead shower



## PLASTER

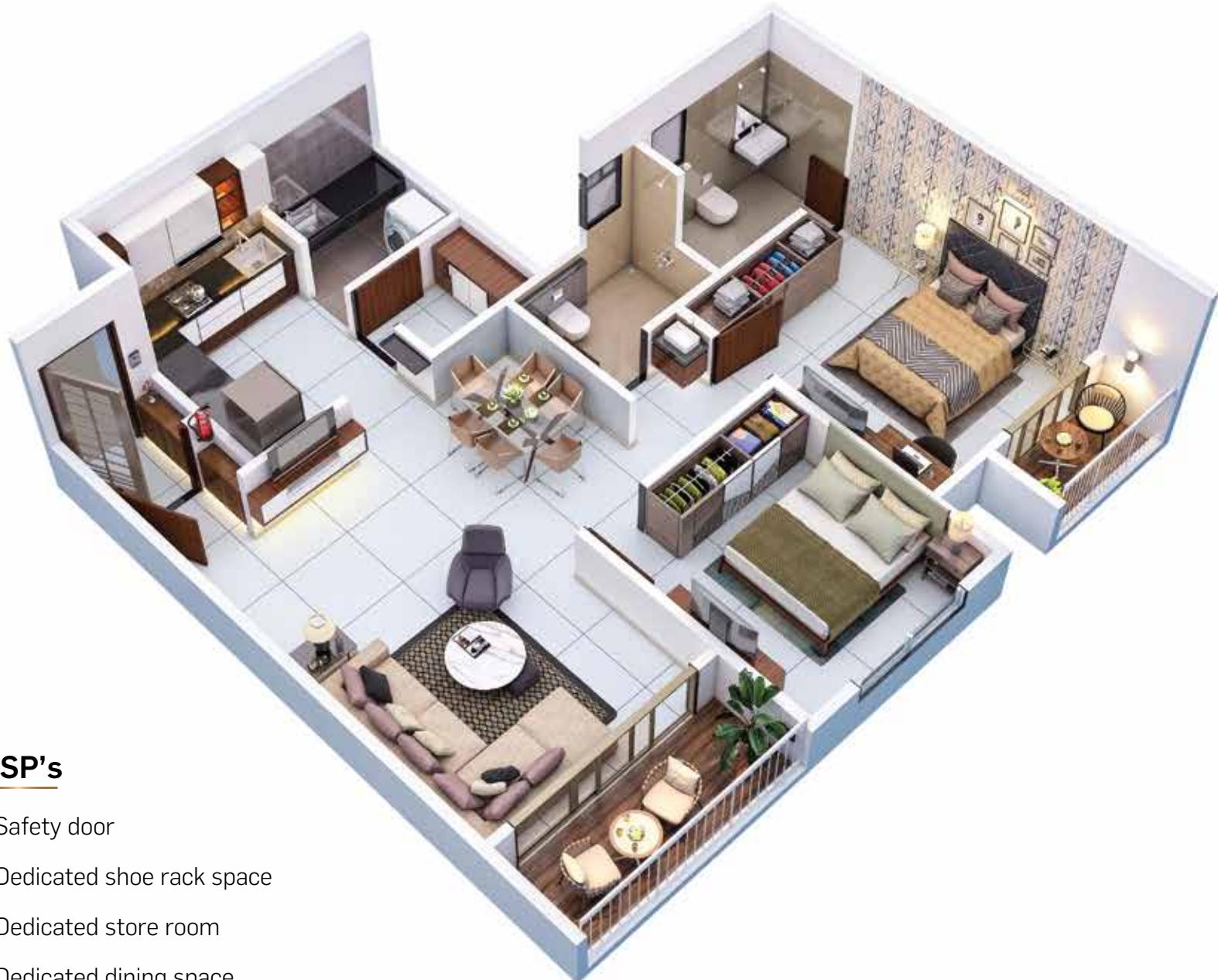
- Good quality double coated external plaster
- Internal single coat plaster with gypsum finish



## LIFTS

- Branded lifts

2 BHK



### USP's

- Safety door
- Dedicated shoe rack space
- Dedicated store room
- Dedicated dining space
- L-shaped kitchen platform
- Separate serving counter
- Additional granite platform with sink in dry balcony
- Dedicated storage/sitting space

Carpet Area: **835 sq.ft.**

2 BHK



3 BHK



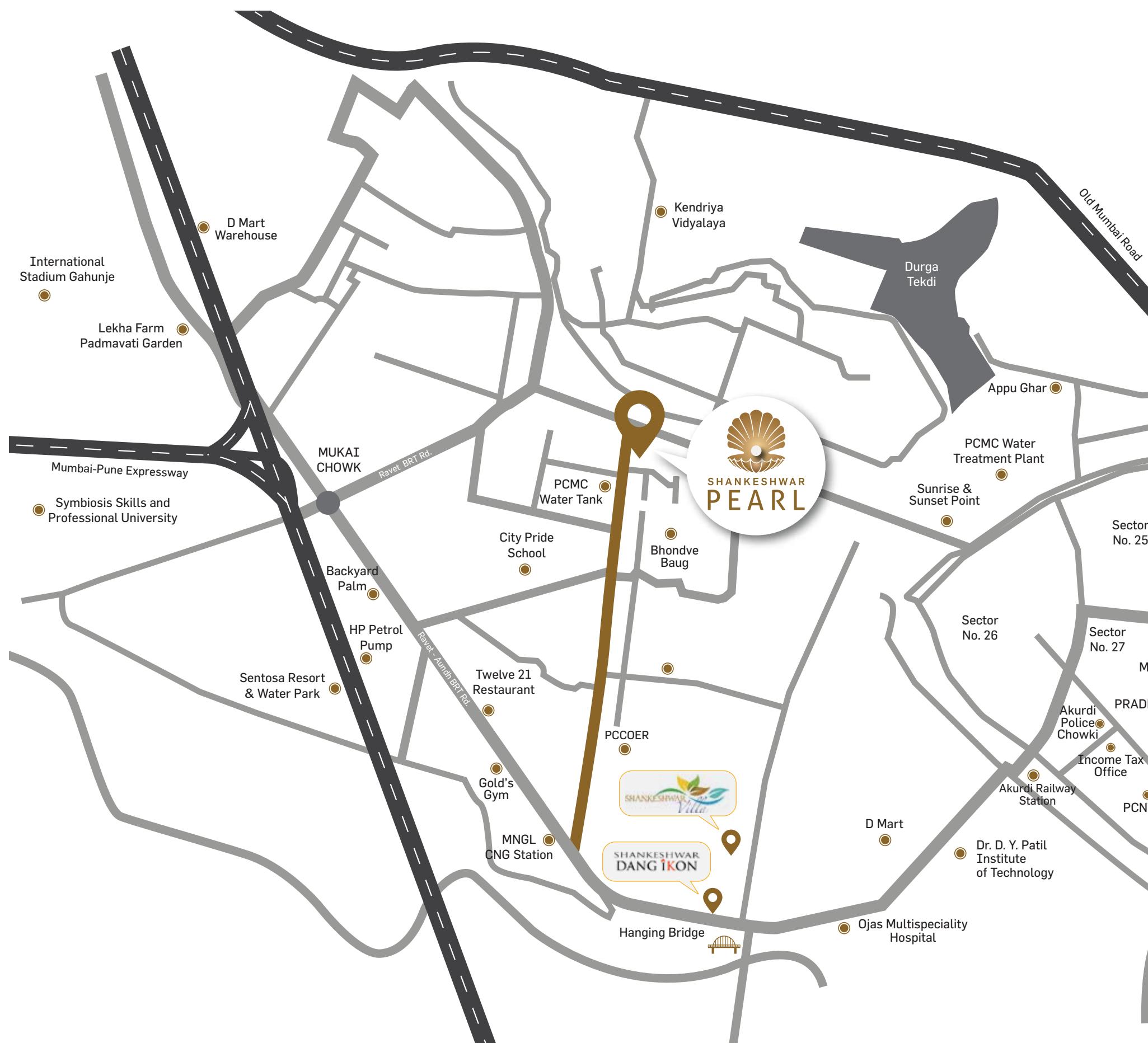
### **USP's**

- Safety door
- Dedicated shoe rack space
- Dedicated space for puja room
- Dedicated store room
- Dedicated dining space
- L-shaped kitchen platform
- Separate serving counter
- Additional granite platform with sink in dry balcony

Carpet Area: **1136 sq.ft.**

3 BHK





# PRICELESS LOCATION

## Key Distances



### Connectivity

- Akurdi Railway Station - 2.5 Km
- Pune-Mumbai Expressway - 2.0 Km
- Bhakti-Shakti Chowk - 2.0 Km
- Chinchwad Railway Station - 7.0 Km



### Essentials

- D Mart Ready - 100 m
- D Mart - 2.0 Km
- Reliance Smart - 2.5 Km
- Star Bazaar - 6.0 Km



### Healthcare

- Ojas Multispeciality Hospital - 2.5 Km
- Sterling Multispeciality Hospital - 2.0 Km
- Aditya Birla Hospital - 5.0 Km
- Lokmanya Hospital - 7.0 Km



### Lifestyle

- Elpro Mall - 4.0 Km
- Gahunje Stadium - 4.0 Km
- Upcoming Phoenix Mall - 6.5 Km
- PVR - 7.0 Km



### Schools

- S B Patil Public School - 1.5 Km
- City Pride School - 1.0 Km
- D.Y. Patil School - 2.5 Km
- Elpro School - 6.0 Km



### Colleges

- Symbiosis College - 3.0 Km
- Indira Institute - 7.0 Km
- JSPM - 6.5 Km
- PCCOE - 4.0 Km



**SHANKESHWAR**  
— G R O U P —

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**Site Address:** Survey No. 97/1A/1A/1, Opposite PCMC Watertanks,  
Maskevasti, Ravet, Pune - 412 101.

**Office Address:** Shree Shankeshwar Properties, Shop No. 9,10,15,16,  
Ground Floor, Mahalaxmi Heights, Pimpri, Pune - 411 018.

A Project By



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