

CTS No. 1214, Sr. No. 1612, Hissa No 3 and 7, Beside Shamaprasad Mukherjee Garden, Mitrasadan Society, Patwardhan Baug, Erandwane, Pune - 411004

CORPORATE OFFICE

1 Suneet, Plot No 100 B 1/1, Near NFAI, Prabhat Road, Erandwane, Pune - 411004

CALL

+91 - 020 - 2566 1012 / 13 +91 - 7030 432 432

www.parksideresidences.com

www.ravetkargroup.com | www.sanjeevanideve.com











PATWARDHAN BAUG

3 & 4 Bedroom Residences

Premium Lifestyle Condos at Patwardhan Baug, Erandwane.



There is a magic in that little world, home; it is a mystic circle that surrounds comforts and virtues never known beyond its hallowed limits.

- Robert Southey



A PERFECTLY-BALANCED WORLD

To strike a balance between everything you need and all that you desire is one of the greatest virtues to achieve. In a world crafted to reflect your aspirations beautifully, we present to you a life that transcends the ordinary at Parkside Residences!

Sitting elegantly in the quaint yet connected neighbourhood of Patwardhan Baug, Parkside Residences is a thoughtfully conceptualised landmark that blends the best of nature and modern architecture. It rises beautifully, 23-storeys high above the bustles of the city, to offer you a rich, tranquil and relaxing experience. Opulent homes complemented with numerous amenities bring to you a lifestyle that is complete in every way! Nestled literally by the park side, open doors to a green, joyous yet contemporary world replete with every luxury imaginable.

HOMES SUITED FOR LUX TASTES!



Your home here is your lavish retreat, designed to radiate an elegance that is timeless. Designed to match the superior tastes of its residents, Parkside Residences offer a lifestyle that is enriching and comfortable. The 3 & 4 bedroom luxurious residences are your sanctuaries of love embraced in verdant surroundings, where all your experiences are exceptionally calm & amazing.

Every detail of your home at Parkside Residences is crafted with a subtle finesse to add a classic flair to all your moments. Spacious, private and elegant, its magnificent expanse boasts of a never-ending supply of fresh air and picturesque scenes, with unhindered views. Your home here is a combination of new-age luxuries interwoven with nature-inspired bliss.





SOAR HIGH IN SERENITY!

The magnificent facade of Parkside Residences rises high upto 23 storeys. With uninterrupted views of the green park beside, the quietude of the neighbourhood and the beautiful panorama of the city lights spread ahead, life here is mesmerising in a way that soothes your mind as soon as you arrive. The freshness in the air, the feel of the soft flowing breeze, enchanting sunrises and sunsets - every experience from high above is extraordinarily amazing. The serenity around complemented with health-centric amenities like a well-equipped gymnasium, yoga and zumba zone, inspire mental, emotional and physical wellbeing in your everyday life.

Parkside Residences is conceptualised, planned and designed to add more beauty, joy and essence to every moment of your life. Let the peaceful aura of your home enrich your life and health, opulently!

THE QUAINT MAGIC OF A SPIRITED URBANSCAPE

In the heart of Pune city is the warm and vibrant locale of Patwardhan Baug. An erstwhile area known for modest living, today Patwardhan Baug is bustling with freshness while fostering the heritage of Pune and the pride of Punekars. While living close to all the conveniences, your home at Parkside Residences connects you effortlessly to the key lifestyle destinations in and around Erandwane.

Everything, including schools, hospitals, shopping malls, entertainment hubs etc., is just minutes away. The dynamicity of Erandwane will keep you connected to all the conveniences and leisure while offering a nature-inspired, peaceful lifestyle.

Offering an array of conveniences and leisure indulgences, Patwardhan Baug is a lush green neighbourhood that inspires a peaceful lifestyle. Its lively charm is complemented delightfully with the lanes lined with trees and serene landscapes. Enjoy the perks of a connected life while staying away from its bustles in the tranquil comforts of your home at Parkside Residences. Take a leap towards a more comfortable, more serene and more rewarding lifestyle!



AN ADDRESS THAT HAS IT ALL!

Panoramic green surroundings

Home by a lush green park

Serene locality

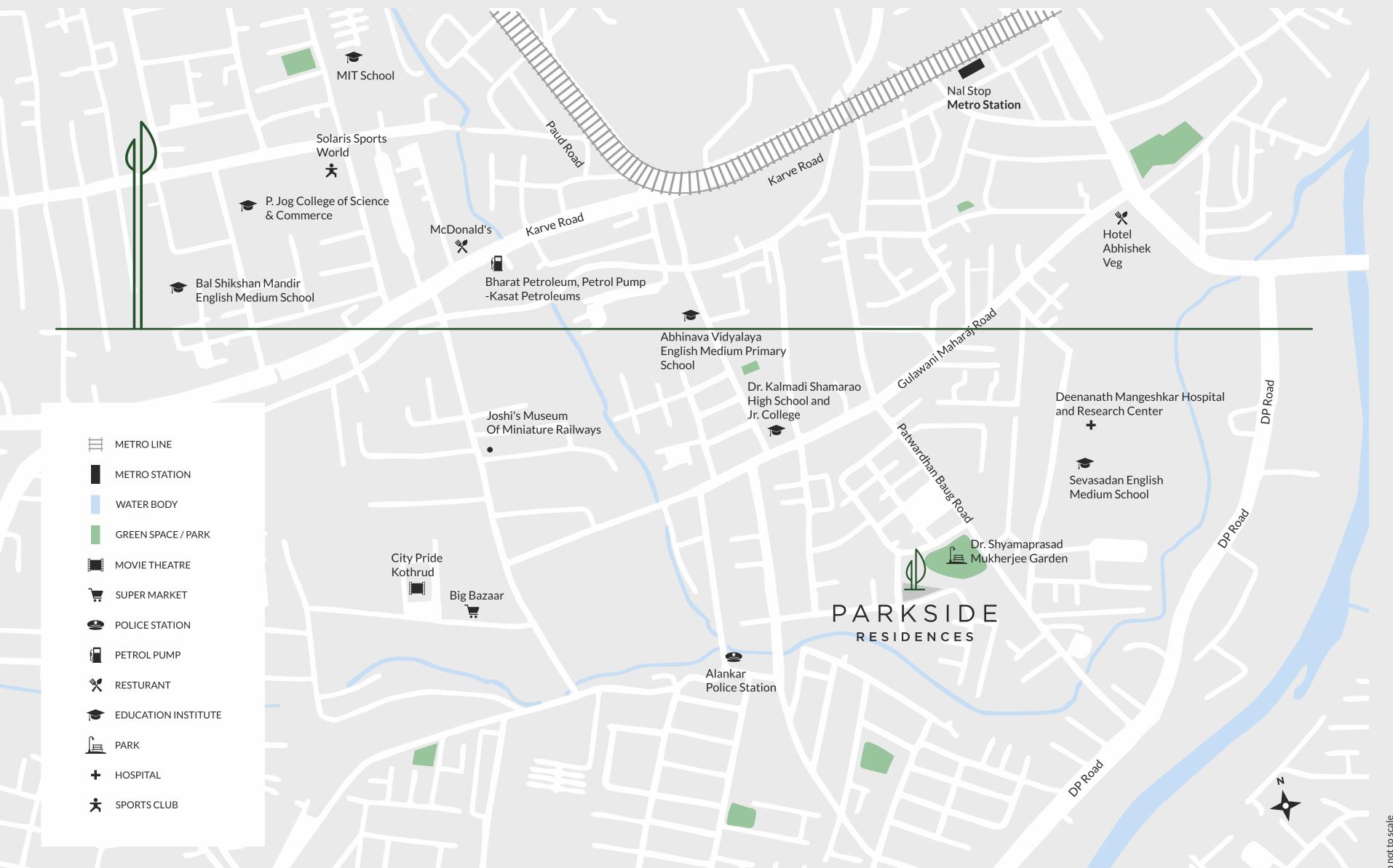
Close proximity to various business parks, commercial hubs, retail markets, etc.

Well-connected to prime locales like
FC Road, Prabhat Road, Kothrud, Bavdhan,
Law College Road, and more

Close proximity to major hospitals, schools, colleges, malls, and more, including
Deenanath Mangeshkar Hospital,
Symbiosis School & College, Pavillion Mall,
Central Mall, etc.







REJUVENATE IN STYLE

Your opulent home at the Parkside Residences is integrated with a luxuriant suite of amenities. These rejuvenating indulgences are planned to fulfil the desires and needs of all the members of your family. At Parkside Residences, we bring harmony, health, fun and comfort, all under one roof!





AMENITIES

Apartment View

• Designed for maximum light and ventilation

Apartment Features

- Sit out for each apartment to host your loved ones
- Designer bathrooms
- High-end bathroom fittings
- Duravit sanitary fittings
- Glass partition for all bathrooms
- Counter top basin counter in master bathroom
- Gypsum finish
- Designer flooring tiles
- Columnless living & dining area
- Solar water panels for master bathroom

Common Utility Features

• Common toilet for watchmen, drivers, house helps etc.

Security Features

- Digital security
- Emergency rescue system (For lifts)
- Digital locks for main door
- Access controlled main lobby
- Smart card access control system
- Internal intercom system for all residences
- Video door phone for each flat
- CCTV cameras for common areas

Recreational floor on the 23rd floor

- Theatre
- Gym
- Recreational space
- Exclusive rooftop garden on the 24th floor

Project Features

- Basement parking (Minimum 2 car parks for each apartment)
- Concierge desk
- Aesthetically designed and well-lit compound wall and front compound wall façade
- Individual letterbox with brass nameplates
- 5 Feet wide staircase with marble/granite for treads, risers & landings and decorative steel railing
- Secured decorative entrance lobby with ramp access
- Video door phone access and intercom facility
- 2 x 10 passenger auto-door elevators of reputed make (Kobe/Omega).
- 1 Stretcher Lift

Project Infrastructure

- Latest firefighting equipment as per PM guidelines
- Handpicked design elements such as a striking glass façade, sculptures in the courtyard and cardio gym
- A futuristic provision for piped gas for your convenience



SPECIFICATIONS

Walls

- AAC blocks masonry with POP/Gypsum finishes for internal walls and ceiling
- External walls 150 mm with acrylic paint (Asian Paints / Nerolac)
- Internal walls 125 or 100 mm with plastic emulsion paint (Asian Paints / Nerolac)
- Plastic emulsions for all internal walls

Doors

- Wooden door frames, veneer finish door shutters with melamine polish
- All internal doors 32 mm thick
- Main door (35 mm thick) and safety door with veneer, brass fittings & night latch
- Sliding/sliding folding doors to sit-out

Windows

 UPVC/Aluminium windows with marble framing (3- track windows wherever possible)

Flooring

- Imported marble finish flooring for lift lobby, passages, formal living room, family room and dining room
- Wooden finish flooring for master bedroom
- Imported marble finish flooring in toilet of master bedroom with glass partition for shower area
- Imported marble finish flooring in children's room with anti-skid designer tiles in toilet

Kitchen & Dry Balcony

- Granite kitchen platform with full height dado and SS sink with drainboard
- Combination of anti-skid / vitrified tiles and granite in dry balcony
- Modular kitchen with granite counter
- 15 Amp point for refrigerator & mixer/ microwave in kitchen, washing machine in dry balcony and exhaust fan

Toilets

- Concealed piping in all toilets
- 600 x 600 mm dado tiles in all toilets (Kajaria/Simpolo/Asian)
- Single lever bath fittings in toilets (Kohler/ Grohe/ Jaquar)
- 15 Amp point for boiler/geyser
- Provision for exhaust

Electrification & Power Backup

- Concealed electrical piping
- 4 Light points, 1 fan point, 2-5 Amp plug points in each room
- Inverter power backup covering 1 light point & 1 fan point in all rooms and 1 light point in toilet
- Cable/Wiring of Polycab/Finolex
- Switches of Anchor/Legrand

Others

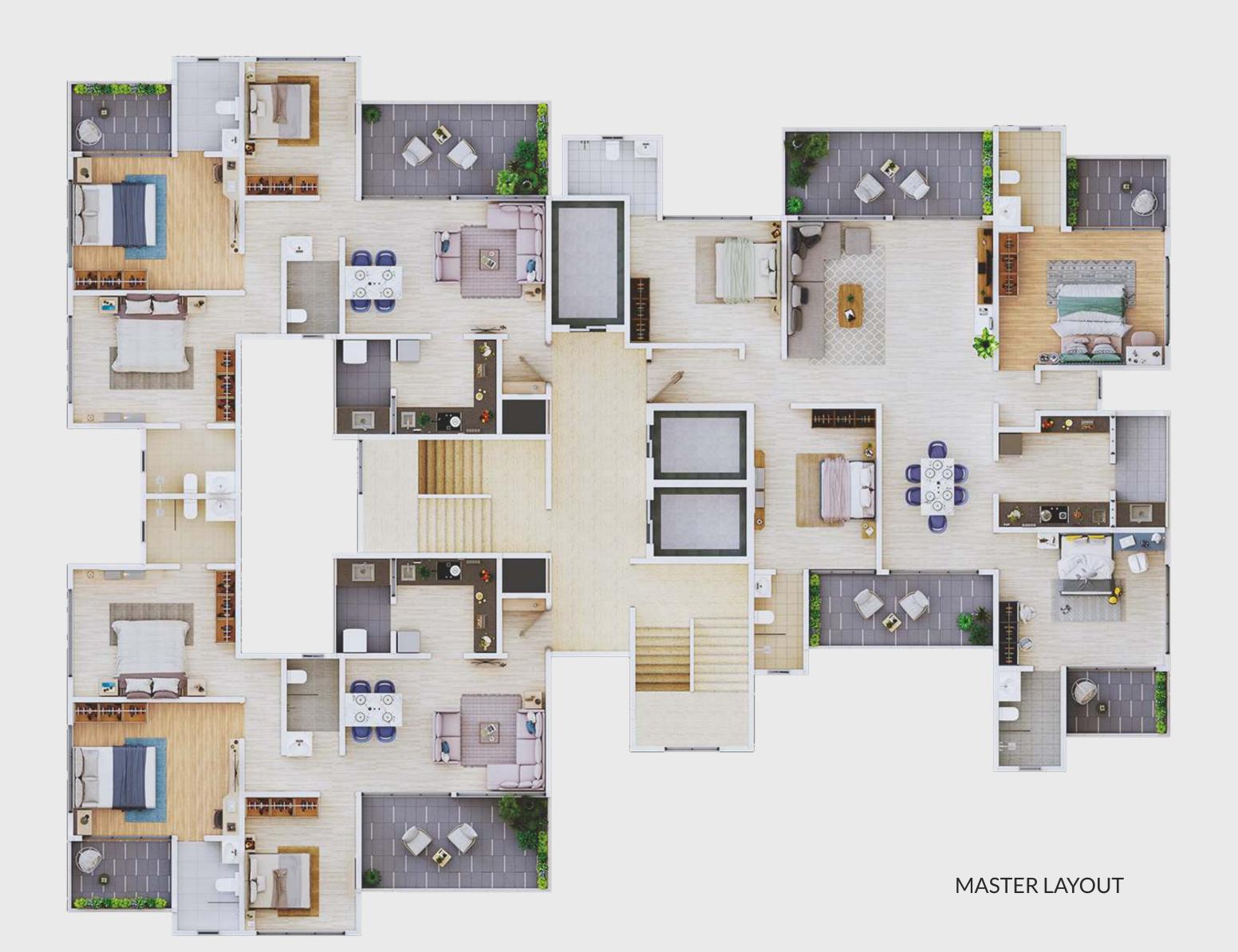
- Anti-skid designer tiles for terraces
- Veneer finished main door
- Concealed wiring with home automation system
- Soundproof windows with marble sills
- Separate utility area for washing machine, dishwasher etc.
- POP / Gypsum finish on walls & ceiling with superior water resistant & fire-resistant paint





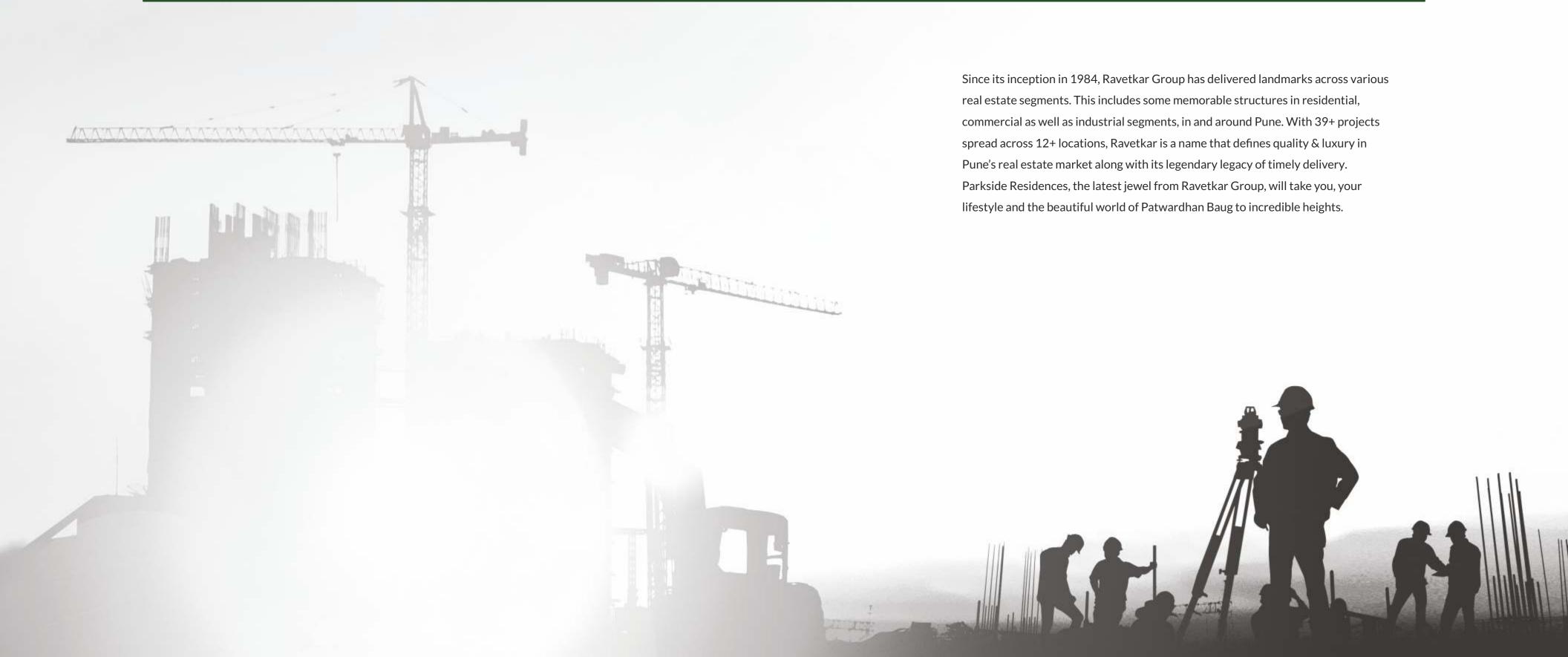


3 BHK 4 BHK













Today a notable name in land dealing and development, the story of Praneti Estate Consultants began in 2001 with Mr. Sandeep Khardekar's zeal for infrastructural & real estate development. The company has, since then, climbed many ladders of success with its passion for delivering quality and convenience, meticulously. Praneti Estate Consultants is known for its fine craftsmanship and has adorned the skyline of Pune with numerous projects across locales including Sadashiv Peth, Dhayari, Sinhagad Road, Shivane and more. With excellence in constructing elegant spaces, they add finesse to your life at Parkside Residences.

Led by a thought-leader, Mr Sanjay Deshpande, with his expertise in environmental studies, Sanjeevani Developers has delivered several landmarks at the prime localities of Pune with careful attention to sustainable infrastructure and ecological planning. At Sanjeevani Developers, the key focus is to enhance and enrich the client's experience with every detail that goes into crafting a space. With Parkside Residences, your home and lifestyle will be imbued in harmony and peace with nature-infused designs brought to you from the house of Sanjeevani.



CREDITS

Architect

Prakash Kulkarni (Ankur Associates)

RCC

J W Consultants

LANDSCAPE

Mahesh Nampurkar (SumaShilp)

LEGAL

Uday Kumar Kulkarni

MEP

Aqua Consultants

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