

3 & 2 BHK PREMIUM+ HOMES WAKAD





A LEGACY OF CHANGING SKYLINES...

7+

Projects Delivered 10+

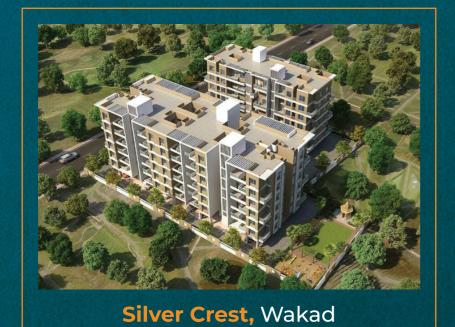
Years of Experience

12.5L+

Sq. Ft. Developed 1000+

Happy Families

# COMPLETED PROJECTS •



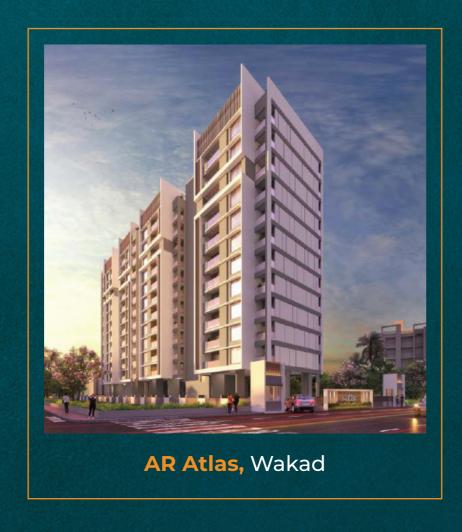


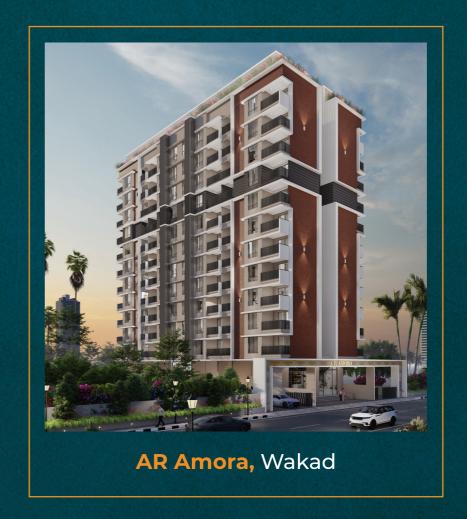






# ONGOING PROJECTS •







# LOCATION May



# KEY Distances



### **SCHOOLS AND COLLEGES**

» Euro Kids School	2 mins
» Indira National School	3 mins
» Akshara School	2 mins
» Indus Business School	2 mins
» Indira College	3 mins
» JSPM College	7 mins
» D.Y. Patil College	10 mins



### **HOSPITALS**

» Aditya Birla Memorial Hospital	7 mins
» Pentagon Hospital	2 mins
» Golden Care Hospital	2 mins
» Ruby Hall	7 mins
» Lifepoint Hospital	4 mins



#### **SHOPPING & ENTERTAINMENT ZONES**

» D Mart	10 mins
» Phoenix Mall of the Millennium	5 mins
» Xion Mall	6 mins
» Balewadi Sports Complex	7 mins
» Balewadi High Street	8 mins



#### **IT PARKS**

II FARKS	
» EON IT Park	2 mins
» World Trade Centre	4 mins
» Hinjawadi IT Park	10 mins



#### **ACCESS TO TRANSPORT**

» Metro Station (Upcoming)	7 mins
» Bus Stop	2 mins



PROJECT

Acres of Land

2.25

**Total Towers** 

3

**Total Amenities** 

30+

Levels of Amenities

**Ground + Rooftop** 

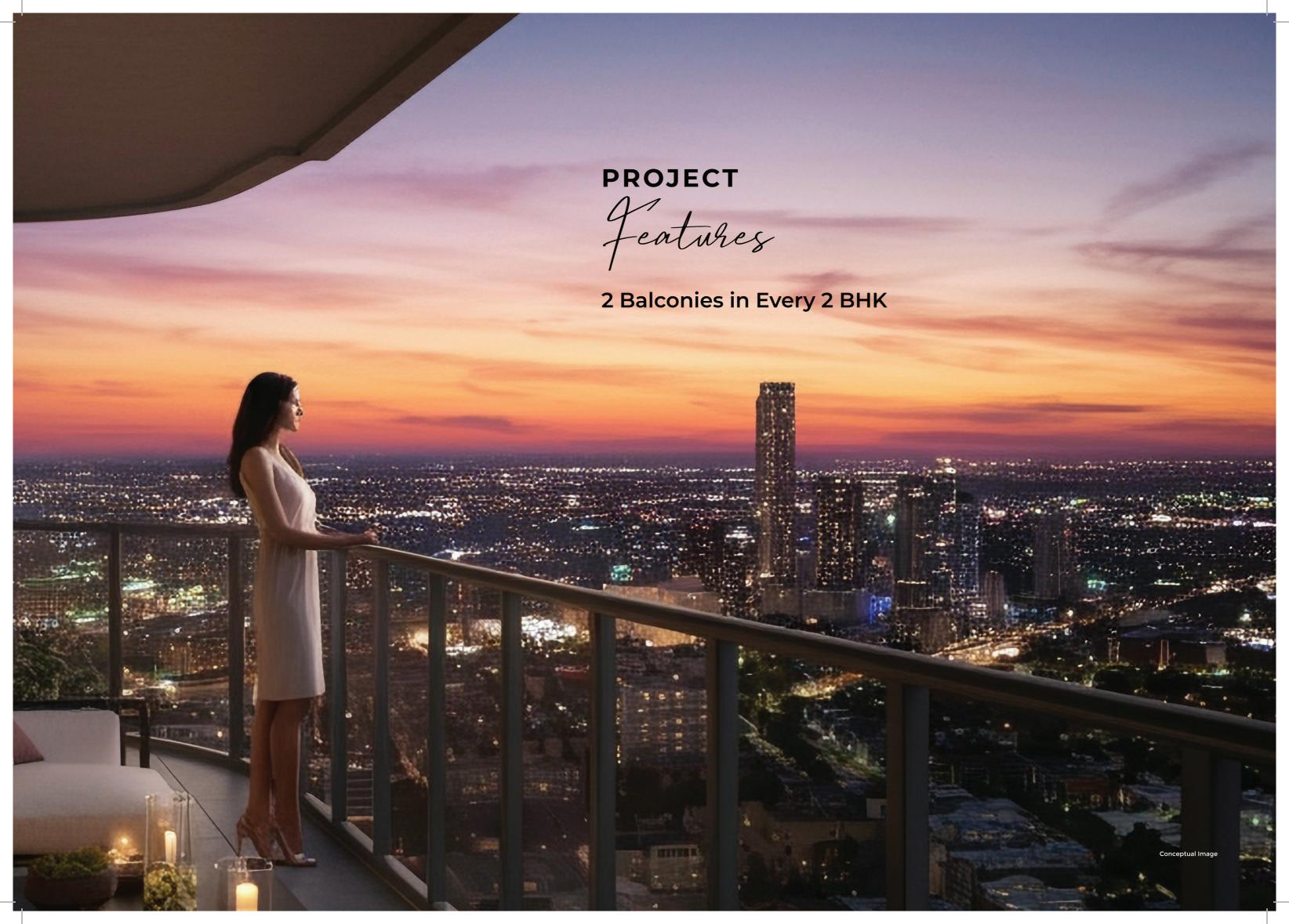
Total Storeyed Towers

14

Amenities Space

1.25 Acres















# WAAH WAKAD Indulgences

Your home is your haven of unparalleled joy and inexplicable comfort. To deliver on that statement, we at AR Mirador offer a wide range of specially curated amenities that are sure to provide a rejuvenating experience for all. From a pristine swimming pool to a serene yoga and meditation area, we have something that will rekindle the spark of youth in your hearts, no matter what age you are.

Here, to indulge is to thrive.





Yoga and Meditation Area



Sand Pit Area



Open Gym



Kids' Play Area



Skating Rink



Adventure Play Area



Jogging Track



Floor Games



Barbeque Area



Stargazing Area (Wooden Deck with Seating)



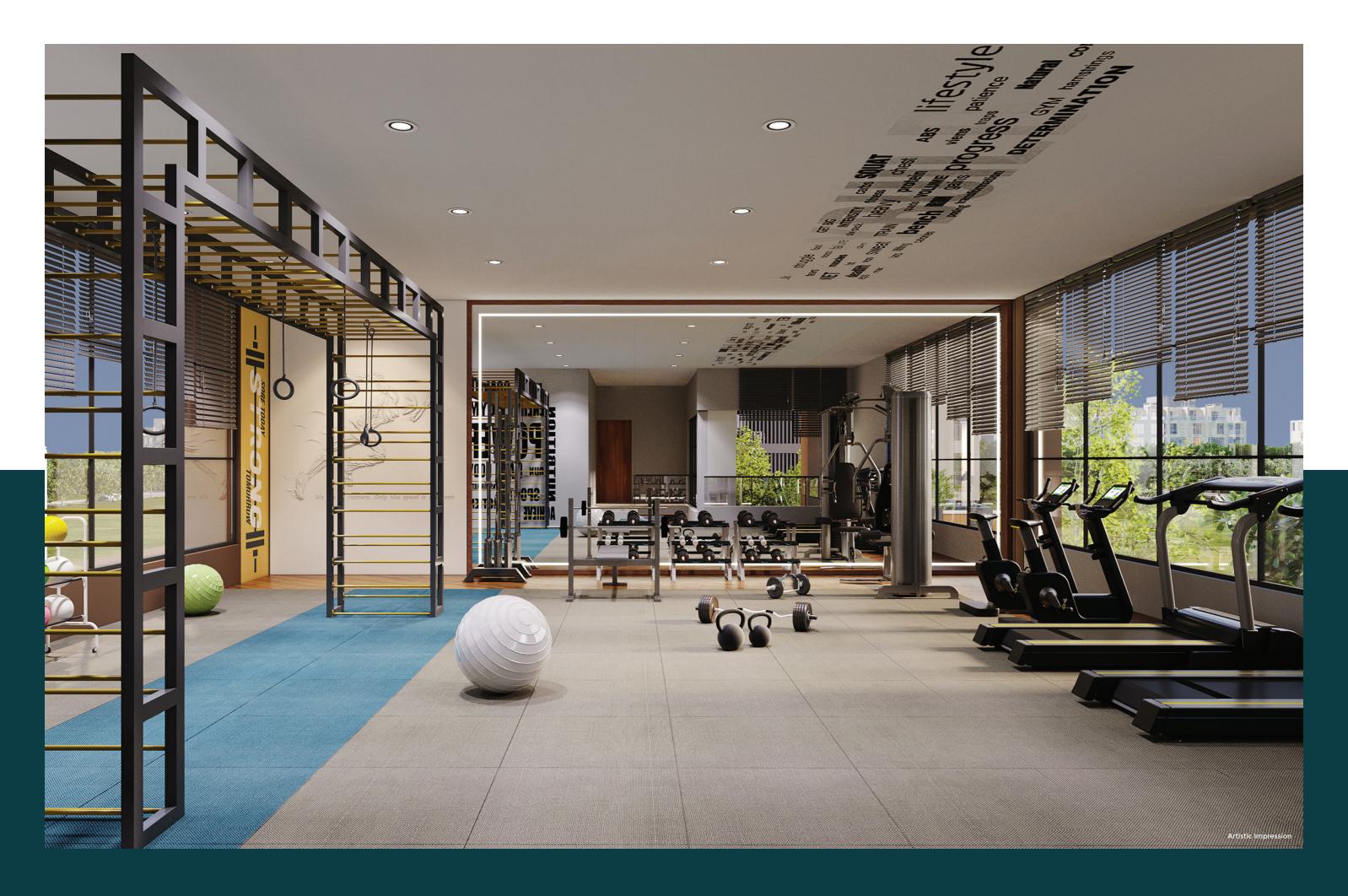
Cricket Net Practice



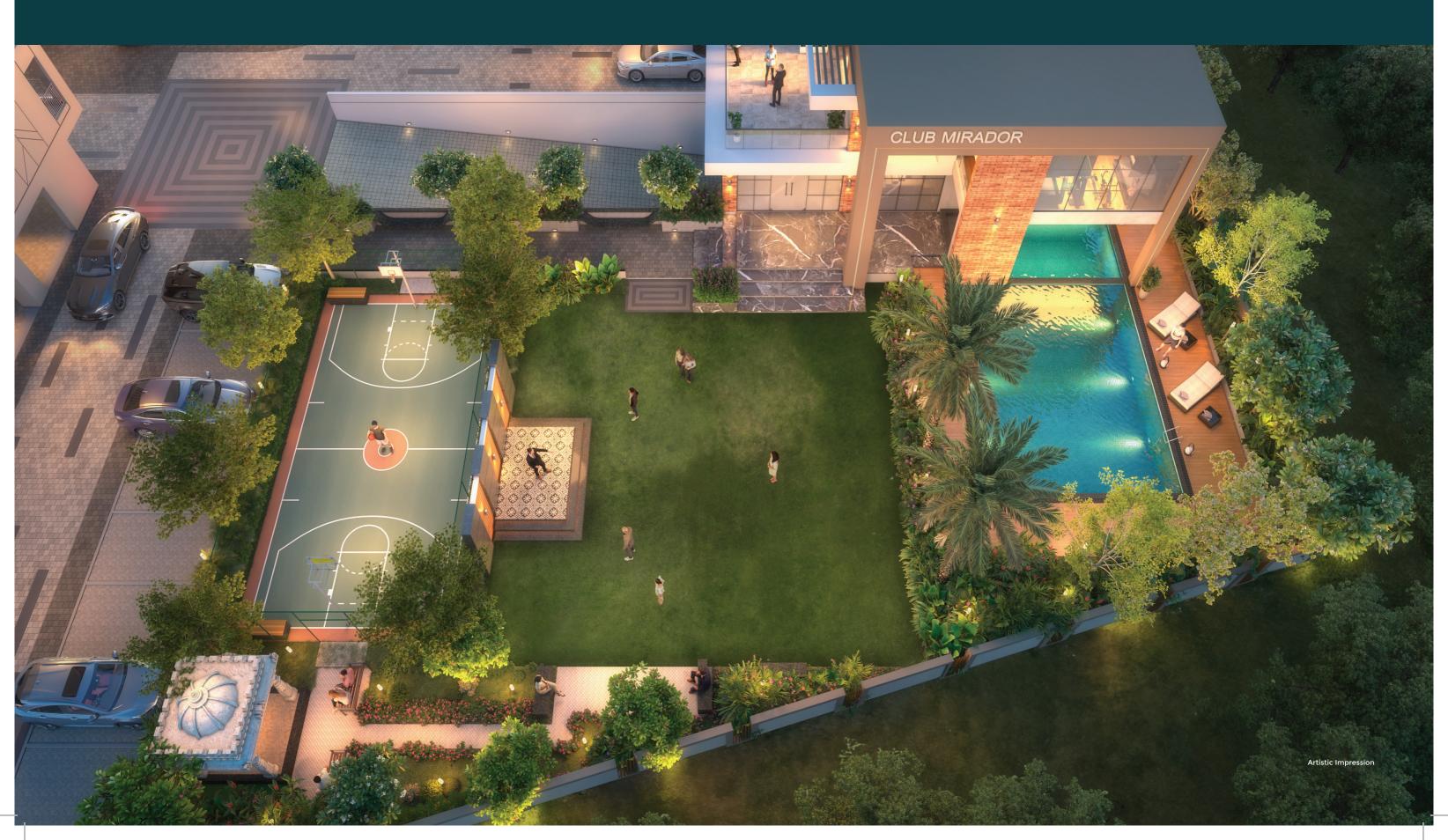
Acupressure Path







# THE LUXURY Experience IS NOW YOURS



GROUND
Amenities



**Multiplay Court** 



Party Lawn



Stage with Screen Wall



Swimming Pool



Baby Pool



Waterbody with Bubbler



Sit-out Area



Pool Deck



Tropical Planting



Herbs Garden



Acupressure Path



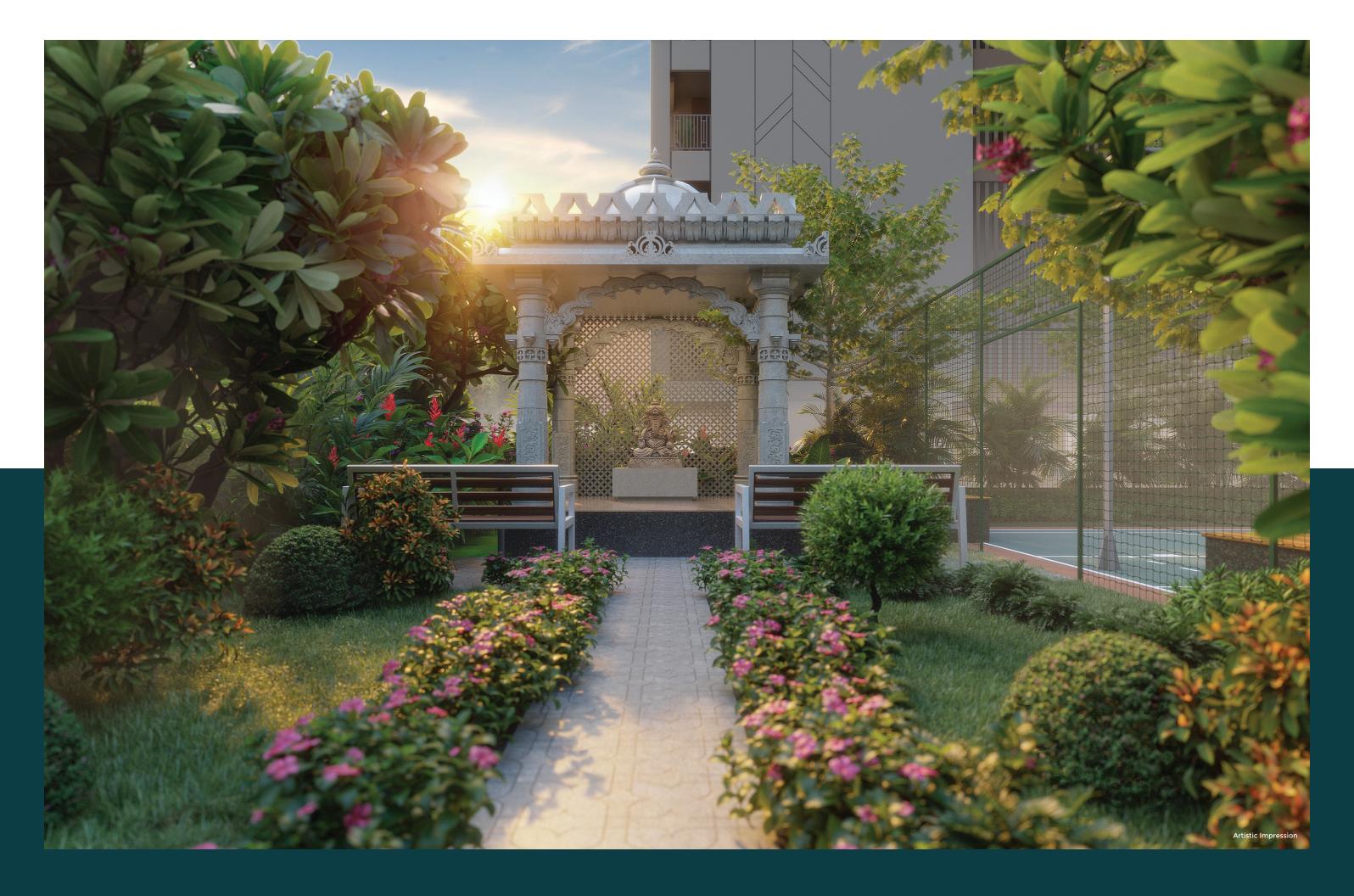
Temple



**Butterfly Garden** 



Indoor Gym





# **DESIGN**



#### **ENTRANCE FOYER**

- Wide entrance lobby
- Provision for shoe rack & umbrella stand
- Video Door Phone
- Digital lock for safety & security
- Pre installed toran hooks on main door

#### **LIVING & DINING**

- Dedicated pooja space
- 5 electrical points
- Space for crockery unit
- Maximum opening size of sliding doors for natural light & ventilation
- Space to accommodate 6-seater dining table

#### **KITCHEN & UTILITY**

- Scratchproof granite table top
- Provision for chimney, microwave & fridge
- Window for ventilation
- Electrical & water supply point provided above the sink for water purifier

#### **GUEST BEDROOM**

- His & Her side charging points beside bed
- Bay window sit-out
- 3 electrical points
- Space for side table on both sides of the bed
- Planned space for wardrobe

#### **BALCONY**

- Covered 2 balconies attached to living
- Ideal space for home workout, yoga, pets' co home garden, etc.
- Grill railing for security
- Electrical point
- AC ledge in 1 balcony

#### **MASTER BEDROOM**

- Dedicated large walk-in wardrobe space
- Space for side table on both sides of the bed
- His & Her charging points along both sides of the bed
- Planned space for dressing table
- 5 electrical points
- Space for vanity under washbasin counter in the master bath

#### **KIDS' BEDROOM**

- Bunk bed proposed in kids' room for maximum free activity space
- Planned space for study tables with charging points
- Large window with safety grills for freshness

#### **VALUE ADDITIONS**

- All door come with rubber coating
- Designer door handles
- Laminated & Moulded door frames
- Provision for inverter space
- Tinted sliding doors for each balcony with 85% lesser noise pollution

# PROJECT Specifications

#### **STRUCTURE**

- » Earthquake resistant R.C.C. structure
- » External walls 6" thick brickwork
- » Internal walls 6" thick brickwork (with finishing)

#### **LIVING ROOM**

- » Provision for shoe rack
- » Laminated main door

#### **WALL FINISH**

- » External sand faced plaster
- » Internal gypsum finish wall
- » Parking slab will be finished with putty

#### **DOOR & WINDOWS**

- » Quality fittings
- » Laminated doors for bedrooms
- » Sliding door (Domal section)
- » Large windows for better air circulation / ventilation
- » M.S grills / invisible grill for safety

#### **ELECTRICAL**

- » Concealed fire-resistant high quality copper wiring
- » Ample light points with Legrand / L&T / equivalent
- » Equivalent make modular switches
- » TV point & telephone points In living & master bedrooms
- » Earth Leakage Circuit Breaker
- » Provision for invertor & broadband
- » AC points in living and bedroom

#### **FLOORING**

- » 800 mm X 800 mm vitrified title flooring in all rooms
- » Anti skid ceramic titles for attached terraces
- » Anti skid ceramic titles in all toilets

#### **KITCHEN**

- » Kitchen platform with artificial granite quarts
- » Fascia for platform
- » Stainless steel kitchen sink with drain board
- » Glazed / Ceramics tile dado up to lintel level

#### **TOILET**

- » Granite door frame for toilet
- » Toilet with ceramic tile dado up to 7'6" height
- » Adjustable louvered window
- » Premium sanitary ware
- » Jaquar-make or equivalent quality CP fitting
- » Single lever diverter with overhead shower & spout
- » Concealed plumbing
- » Provision for exhust fan
- » Provision for geyser

#### **UTILITY AREA / DRY BALCONY**

- » Provision for washing machine
- » Glazed dado tiles up to 2'6" height

#### **PAINTING**

- » External: Good quality apex paints
- » Internal: Tractor emulsion entire flat

# WING - A 2 BHK | Typical Unit Plan

# TYPE A - 774 Sq. Ft. Carpet



- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 11.8 x 9 ft kitchen with an L-shaped platform
- Full length wardrobes in all bedrooms
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications
- 2 balconcies per apartment
- Dedicated service ledge for every apartment

Туре	Carpet Enclosed Area Balcony Area				alcony /)Area	Total Usable Area			
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.m. Sq.ft.		Sq.ft.	
2 BHK	56.42	607.33	8.32	89.55	7.13	76.69	71.87	773.57	

# WING - A 2 BHK | Typical Unit Plan

# TYPE B - 730 Sq. Ft. Carpet



- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 11.8 x 9 ft kitchen with an L-shaped platform
- Full length wardrobes in all bedrooms
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications
- Master suite equipped with window seating
- Dedicated service ledge for every apartment

Туре	Carpet Area				Open B (Utility	alcony )Area	Total Usable Area		
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m. Sq.ft.		Sq.m.	Sq.ft.	
2 BHK	52.27	562.62	10.50	112.98	5.03	54.09	67.79	729.69	

# WING - A 2 BHK | Typical Unit Plan

# TYPE C - 826 Sq. Ft. Carpet



- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 12.6 x 9.4 ft kitchen with an L-shaped platform
- Walk-in wardrobe in master suite
- Full length wardrobe in bedroom
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications
- 2 balconcies per apartment
- Dedicated AC ledge for every apartment

Туре	Carpet Enclosed Area Balcony Area			Open B (Utility	•	Total Usable Area		
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
2 BHK	69.58 748.98		0.00	0.00	7.25	7.25 77.99		826.97

# WING - B 3 BHK | Typical Unit Plan

### TYPE A - 1031 Sq. Ft. Carpet



- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 12.2 x 8.6 ft kitchen with an L-shaped platform
- Full length wardrobes in all bedrooms
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications
- 2 balconcies per apartment
- Guest bedroom equipped with window seating
- Dedicated AC & service ledge

Туре	Carpet Enclosed Area Balcony Area		Open B (Utility	alcony )Area	Total Usable Area			
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
3 BHK	86.60 932.11		0.00	0.00	9.24	99.46	95.83	1031.57

# WING - B 3 BHK | Typical Unit Plan



- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 14 x 8.6 ft kitchen with an L-shaped platform
- Walk-in wardrobe in master suite
- Full length wardrobes in bedrooms
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications
- 2 balconcies per apartment
- Guest bedroom equipped with window seating
- Dedicated AC & service ledge

Туре	Carpet Area					Open B (Utility	alcony Area	Total Usable Area		
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m. Sq.ft.		Sq.m.	Sq.ft.		
3 BHK	94.36	1015.66	0.00	0.00	10.15	10.15 109.22		1124.88		

# A BUILDING | Typical Unit Plan



A BUILDING

TYPICAL FLOOR PLAN

Flat No.	Туре		rpet rea		osed ny Area		Balcony /)Area	Total Usable Area	
		Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
101,201,301,401,501,601,701,801,901,1001,1101,1201,1301,1401 / 104,204,304,404,504,604,704,804,904,1004,1104,1204,1304,1404 105,205,305,405,505,605,705,805,905,1005,1105,1205,1305,1405 / 108,208,308,408,508,608,708,808,908,1008,1108,1208,1308,1408	2 BHK	69.58	748.98	0.00	0.00	7.25	77.99	76.83	826.97
102,202,302,402,502,602,702,802,902,1002,1102,1202,1302,1402 / 103,203,303,403,503,603,703,903,1003,1103,1203,1403	2 BHK	56.42	607.33	8.32	89.55	7.13	76.69	71.87	773.57
106,206,306,406,506,606,706,806,906,1006,1106,1206,1306,1406 / 107,207,307,407,507,607,707,807,907,1007,1107,1207,1307,1407	2 BHK	52.27	562.62	10.50	112.98	5.03	54.09	67.79	729.69



# B BUILDING | Typical Unit Plan



B BUILDING

TYPICAL FLOOR PLAN

Flat No.	Туре		rpet ea	Encl Balcon		Open Balcony (Utility)Area		Total Usable Area	
		Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
101,201,301,401,501,601,701,901,1001,1101,1201,1401 / 104,204,304,404,504,604,704,804,904,1004,1104,1204,1304,1404	3 BHK	86.60	932.11	0.00	0.00	9.24	99.46	95.83	1031.57
102,202,302,402,502,602,702,902,1002,1102,1202,1402 / 103,203,303,403,503,603,703,803,903,1003,1103,1203,1303,1403	3 BHK	94.36	1015.66	0.00	0.00	10.15	109.22	104.50	1124.88



Project by



Corporate Address: Site Address: Sr. No.: 68/1 & 69/1, 2<sup>nd</sup> Floor Office, No 201, Opp. Airtel Gallery, Above Urban Element, Pimple Saudagar, Pune - 411 027

Site Address: Sr. No.: 113, Bhumkar Das Road, Wakad - 411 057



