

CREDITS

Architect

■ Vilas Tarwadi & Associates

RCC Consultant

■ Sunil Mutalik

Legal Consultant

■ Benchmark Associates

Landscape Consultant

■ Atul P Raut

Plumbing Consultant

■ Integrated Consultant

Electrical Consultant

■ Sunshine Electricals

KEY DISTANCES

Pune Railway Station : 13Km | Airport : 25km | Swargate : 8Km

Shatrunjay Temple : 4km | Iskon Temple : 4Km | Shivajinagar : 11Km | Katraj : 03Km



ACCESS

INNOVATORS :



OSWAL
BROTHERS



Corporate Office: Bibvewadi 204, CRU Mall, Bibvewadi-Kondhwa Road, Ganga Dham Chowk, Pune - 411037 | Tel: 020 2427 0462 | Call: 98507 19933 / 98507 59933 | Email: aagamrealtors@gmail.com

Site Address: Survey No. 1, Next to Ashok Leyland, Katraj Bypass, Near Podar International School, Ambegaon Bk. Pune - 411046, Maharashtra, India

Disclaimer : The contents of this brochure are purely conceptual and have no legal binding on Aagam Realtors. The developer reserves the right to amend the layout, number of floors, number of flats, elevation, color scheme, specification, amenities etc.

www.turtiecommunications.com



Highway Bliss

AMBEGAON

1. 1.5 & 2 BHK Apartments



Blessed By
Comfort & Conveniences

THE LOCATION SAYS ALL



Highway Bliss presents the perfect setting for you and your loved ones. Walk into your home and experience a great sense of space. Enjoy the feeling of luxury, quality and easy-to-live Lifestyles. Highway Bliss is located well away from the hustle-bustle areas in a serene setting. Surrounded on all sides by upcoming residential neighbourhoods that have excellent infrastructure and access to the city's commercial sectors, It also enjoys wide open spaces and a fresh, green, natural environment.



GRAND LAYOUT

Welcome to the lifestyle of the privileged Highway Bliss is a 1, 1.5 & 2 BHK apartment project comfortably nestled away from the hectic pace of the city, yet readily accessible to all the major destinations. Highway Bliss—the address where an amazing lifestyle goes hand in hand with city's connectivity.





Highway Bliss

GREEN ENVIRONMENT

Located on the bypass of Mumbai-Bangalore highway adjacent to Katraj bypass & its proximity to the educational centres, entertainment zones, food centres, medical help & shopping malls, temples makes it a perfect place for those looking for a home that's secluded and yet, has everything within arm's reach. So give your family the gift of a home that appreciates in value each day and justify your modest investment with high returns in the future. Energise every aspect of your being with facilities that allow you to develop socially, physically and emotionally. Keep mind and body in check in the state-of-the-art indoor games and outdoor facilities.





GRACIOUS LIFESTYLE

- Grand Entrance Gate With Security Cabin
- Paved Walkways All Wing The Road
- Designer Street Lights
- Exclusive Entrance Plaza & Parking Bay
- Wi-Fi for All Building
- Common Study Room, with Library
- Table Tennis
- Pool Table
- Card Room
- Chess
- Carom
- Audio Visual Room
- Party Lawn
- Senior Citizen Park
- Children's Play Ground
- Meditation Area
- Joggers Park
- Katta, Common Sitting Area

Structure

- RCC Frame Structure of Superior Quality, Designed for Earth Quake Safety

Masonry

- External & Internal 6" Thick Brickwork

Plaster

- Internal Walls Neeru Finish & Sand Faced Cement Plaster for External Walls

Walls

- Internal Walls Plastered & Painted in Oil Bound Distemper
- External Walls Painted with Acrylic Based Paint.

Kitchen

- Polished Granite Kitchen Counter Top Stainless Steel Sink
- Glazed Tiles Only on The Wall Above Kitchen Platform & Upto Lintel Level
- Provision for Washing Machine, Water Purifier & Exhaust Fan

Bathroom

- Designer Bathroom with Good Quality Vitreous Ceramic Ware for Water Closets & Washing Basins
- Premium C.P. Fitting
- All Bathrooms Ceramic Wall Tiles upto 7' Height
- Provision for Geysers & Exhaust Fan

Flooring

- Living & Dining Room, Bedroom, Kitchen Vitrified Tiles
- All Bathroom, Terrace & Utility Area Anti Skid Ceramic Tiles

Doors

- Main Entrance Door Teak Wood Door Frame
- Commercial Flush Door with one Side Teak
- Bedroom Seasoned Wood Frames with Commercial Flush Door
- Bathroom with Marble Door Frame
- Balcony Powder Coated Aluminum Frame with Fixed Glass Sliding Doors

Electrical

- Concealed Conduit with FRP PVC Insulated Copper Wires, Modular Switches
- Cable TV & Telephone Point Provision in Living & Master Bedroom
- Provision for Inverter

Windows

- Power Coated Aluminum Framed Sliding Windows with MS Safety Grills
- UPVC 3 Track with Mosquito Net.

Railling

- Front Terrace Stainless Steel Frame with Toughened Glass Railing

Carpark

- Open & Covered Car Park



◀ 1. BHK



◀ 2 BHK

1.5 BHK ▶



Living Spaces Designed to Maximize Light,
Ventilation & Privacy

WING - A, B & C

Typical Floor Plan 1st, 3rd, 5th, 9th & 11th



AREA STATEMENT SQ.FT. (WING - C)

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE AREA	SALEBLE AREA
101,301,501	2 BHK	731.00	143.00	1136.00
102,302,502	2 BHK	743.00	142.00	1151.00
103,303,503	1.5 BHK	541.00	80.00	807.00
104,304,504	1 BHK	428.00	70.00	647.00

AREA STATEMENT SQ.FT. (WING - B)

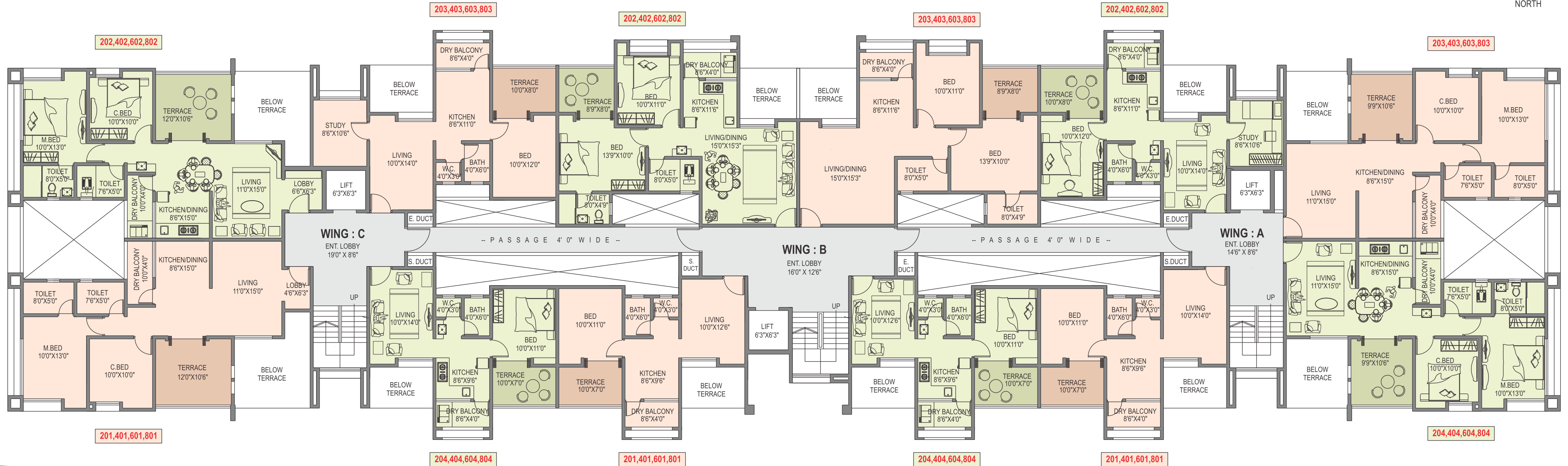
FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE AREA	SALEBLE AREA
101,301,501,901	1 BHK	413.00	70.00	628.00
102,302,502,902	2 BHK	718.00	77.00	1034.00
103,303,503,903	2 BHK	718.00	77.00	1034.00
104,304,504,904	1 BHK	413.00	70.00	628.00

AREA STATEMENT SQ.FT. (WING - A)

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE AREA	SALEBLE AREA
101,301,501,901	1 BHK	428.00	70.00	647.00
102,302,502,902	1.5 BHK	541.00	80.00	807.00
103,303,503,903	2 BHK	704.00	102.00	1048.00
104,304,504,904	2 BHK	704.00	102.00	1048.00

WING - A, B & C

Typical Floor Plan 2nd, 4th, 6th, 8th & 10th



AREA STATEMENT SQ.FT. (WING - C)

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE AREA	SALEBLE AREA
201,401,601,801	2 BHK	731.00	126.00	1114.00
202,402,602,802	2 BHK	743.00	126.00	1130.00
203,403,603,803	1.5 BHK	545.00	76.00	807.00
204,404,604,804	1 BHK	432.00	66.00	647.00

AREA STATEMENT SQ.FT. (WING - B)

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE AREA	SALEBLE AREA
201,401,601,801	1 BHK	417.00	66.00	628.00
202,402,602,802	2 BHK	722.00	67.00	1026.00
203,403,603,803	2 BHK	722.00	67.00	1026.00
204,404,604,804	1 BHK	417.00	66.00	628.00

AREA STATEMENT SQ.FT. (WING - A)

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE AREA	SALEBLE AREA
201,401,601,801	1 BHK	432.00	66.00	647.00
202,402,602,802	1.5 BHK	545.00	76.00	807.00
203,403,603,803	2 BHK	704.00	102.00	1048.00
204,404,604,804	2 BHK	704.00	102.00	1048.00

WING - A, B & C

7th Floor Plan



AREA STATEMENT SQ.FT. (WING - C)

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE AREA	SALEBLE AREA
701	2 BHK	731.00	143.00	1136.00
702	2 BHK	743.00	142.00	1151.00
703	1.5 BHK	541.00	80.00	807.00
704	1 BHK	428.00	70.00	647.00

AREA STATEMENT SQ.FT. (WING - B)

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE AREA	SALEBLE AREA
701	1 BHK	413.00	70.00	628.00
R E F U G E A R E A				
R E F U G E A R E A				
702	1 BHK	413.00	70.00	628.00

AREA STATEMENT SQ.FT. (WING - A)

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE AREA	SALEBLE AREA
701	1 BHK	428.00	70.00	647.00
702	1.5 BHK	541.00	80.00	807.00
703	2 BHK	704.00	102.00	1048.00
704	2 BHK	704.00	102.00	1048.00