



MahaRERA Number:
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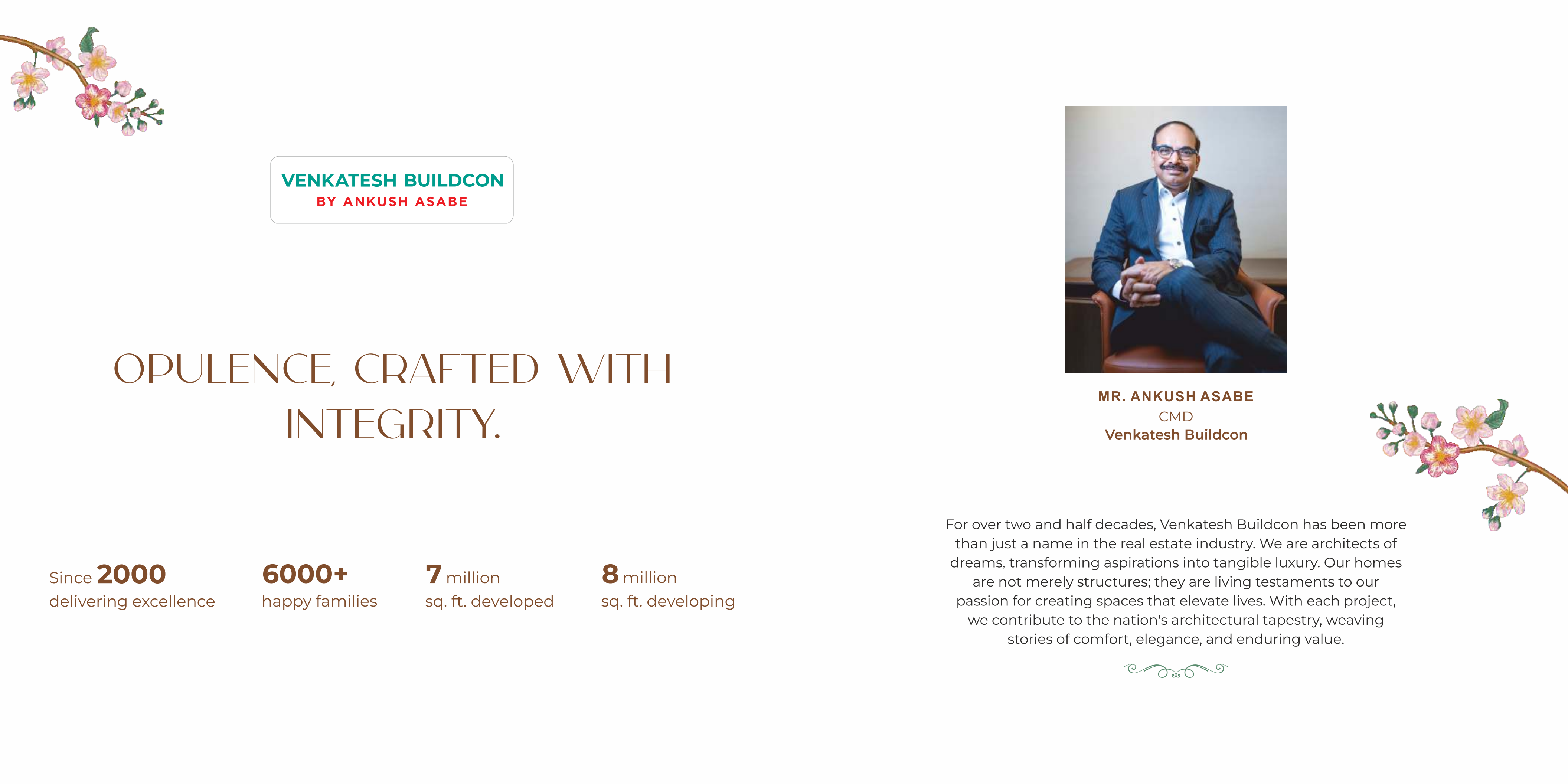


PLEASANT

APARTMENTS

BY VENKATESH LUXE

3 & 4 BHK homes @ Pune's Epicenter



VENKATESH BUILDCON
BY ANKUSH ASABE

OPULENCE, CRAFTED WITH INTEGRITY.

Since **2000**
delivering excellence

6000+
happy families

7 million
sq. ft. developed

8 million
sq. ft. developing



MR. ANKUSH ASABE
CMD
Venkatesh Buildcon

For over two and half decades, Venkatesh Buildcon has been more than just a name in the real estate industry. We are architects of dreams, transforming aspirations into tangible luxury. Our homes are not merely structures; they are living testaments to our passion for creating spaces that elevate lives. With each project, we contribute to the nation's architectural tapestry, weaving stories of comfort, elegance, and enduring value.





Indian Green Building Council
GOLD RATED
PRE-CERTIFIED
PROJECT



Artistic impression



PLEASANT
APARTMENTS

BY VENKATESH LUXE

A WORLD OF UNPARALLELED LUXURY

Nestled within the prestigious enclave of Prabhat Road, Pleasant Apartments is an iconic address offering an exclusive lifestyle where every day feels like a vacation. Our meticulously designed 3 and 4 BHK luxurious homes are a symphony of space, elegance, and comfort, promising an experience that transcends the ordinary.





PLEASANT

APARTMENTS

BY VENKATESH LUXE

1. Stage
2. Multipurpose Lawn
3. Buffet Area
4. Seating
5. Senior Citizen Area
6. Pathway
7. Children's Play Area
8. Indoor Gym
9. Open Gym
10. Yoga / Meditation Deck
11. Jogging Track
12. Gathering Area
13. Gazebo

Artistic impression



AMENITIES

Indulge in a world of unparalleled comfort and convenience at Pleasant Apartments. Our meticulously designed living spaces are complemented by a stunning array of world-class amenities that cater to your every desire.



Meditation / Yoga



Open Gym



Buffet Area



Children's Play Area



Gazebo



Multipurpose Lawn



Jogging Track



Senior Citizen Seating Area





ENTRANCE LOBBY



SPECIFICATIONS

RCC CONSTRUCTION

- Designed as per Earthquake Resistant Norms
- External 5” Thick & Internal 5” Thick wall of AAC (Autoclaved Aerated Concrete) blocks
- Gypsum Finish for internal walls & Sand faced Plaster for external walls

DOORS & WINDOWS

- Both side Laminated Door with Safety door to Main doors with Digital lock
- Both side Laminated Shutter for internal Doors & Toilet door
- Aluminium Sliding Shutter for Balconies
- Aluminium Sliding Windows with Mosquito net
- M.S. Safety Grills for Inside Windows
- Granite Frames to Windows
- Glass Railings for attached Balconies in Living / Bedroom

FLOORING

- Vitrified Tiles of 800 X 800 mm or 600 X 1200 mm for Entire flat Flooring (with matching skirting)
- Vitrified Tiles of 600 X 600 mm for Entrance Lobby, Common Passage & Common lobbies Flooring
- Designer Antiskid Tiles of 600 X 600 mm for Balconies Flooring
- Designer Dado up to Lintel level for Dry balcony/ Utility
- Checkered Tiles / Trimix Concrete in Parking Area

KITCHEN

- Artificial Granite Platform with Stainless steel sink
- Modular Kitchen Trolley's below Kitchen Platform
- Vitrified / Glazed Tiles of 600 x 600 mm for Dado up to lintel level
- Provision for Water Purifier & Washing machine

ELECTRICAL

- Modular Electrical Switches with concealed copper wiring
- Provision of ceiling points in Living and Dining
- Video Door Phone & Intercom Facility
- Provision of AC point in all Bedrooms
- Providing AC unit in Master Bedroom
- Provision for Inverter Point with 1 fan, 1 light & 1 plug socket point in each room
- Providing CCTV camera in Common areas

TOILET

- Designer Antiskid Ceramic flooring and Dado up to Lintel level for Toilets
- Designer Tile 600 x 600 mm for Toilet dado up to lintel level, Antiskid Tiles 600 x 600 mm for Toilet flooring
- Electric Geyser in Master toilet
- Providing Exhaust fan in toilets

PLUMBING & SANITATION

- C.P. Fittings of Jaquar / Grohe or equivalent make
- Sanitary fitting of Jaquar/ CERA or equivalent Make

PAINTING

- Internal walls Tractor Emulsion paint of reputed make (Asian/ Equivalent)
- External walls Supreme Apex paint (Asian / Equivalent)
- MS Window Grills finished with Oil paint

LIFT & STAIRCASE

- Two Automatic Lift (Kone / Otis / Schindler / Equivalent) with Diesel Generator power back up
- Passenger lift and another is stretcher lift shall be maintained by the society
- S.S. Railing for Common Staircase

FIRE FIGHTING SYSTEM

- Fire Fighting System for building as approved by Fire Fighting department of Pune Municipal Corporation and shall be maintained by the Society

WATER SOURCE

- P.M.C./any Concerned Authority
- Water Tanker (Chargeable)





PRICING DETAILS		
Type	Carpet Sq.Ft.	Total Package
3 BHK	1621	4.73 Cr
	1879	5.46 Cr
	2106	6.10 Cr
4 BHK	1948	5.73 Cr
	1640	4.86 Cr
5 BHK DUPLEX	2782	8.18 Cr



SCAN FOR
LOCATION



KEY DISTANCES FROM PROJECT



EDUCATION INSTITUTES

ILS Law College	700 mtr
Symbiosis Vishwabhavan	1.4 km
FTII	800 mtr
BMCC	850 mtr
The Bhandarkar Oriental Research Institute	260 mtr
Dilip Oak's Academy	350 mtr
Gokhale Institute	1.2 km



HOSPITALS

Sahyadri Hospital Deccan	1.6 km
Ratna Memorial Hospital	1.3 km
Deenanath Mangeshkar Hospital	2.4 km



MALLS AND MULTIPLEXES

Pavilion Mall	1.9 km
R Deccan	1.7 km
E Square.	3.3 km



GREEN ZONES

Kamala Nehru Park	750 mtr
Vetal Tekdi	3.9 km
Law College Hills	1 km
Hanuman Tekdi	1.7 km
Hirvai Jogging Track	1.5 km



CLUBS

PYC Hindu Gymkhana	1.3 km
Deccan Gymkhana	1.1 km



METRO STATIONS

Deccan Gymkhana	2.2 km
Garware College	2 km
Nal Stop	1.7 km
Ideal Colony	2.5 km





FIRST FLOOR PLAN

CARPET AREA STATEMENT

Flat No.	Configuration	RERA Carpet	Encl. Balcony	Dry Balcony	Sit Out	Formed Terrace	Total (Sq.M)	Total (Sq.Ft)
101	4 BHK	126.76	8.40	3.90	15.28	26.62	180.96	1948
103	2 BHK	79.80	9.90	2.67	9.45	40.93	142.75	1537
105	3 BHK	115.68	9.34	0.00	13.91	11.66	150.59	1621



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SECOND FLOOR PLAN

CARPET AREA STATEMENT

Flat No.	Configuration	RERA Carpet	Encl. Balcony	Dry Balcony	Sit Out	Formed Terrace	Total (Sq.M)	Total (Sq.Ft)
201	4 BHK	128.93	5.86	3.90	13.67	-	152.36	1640
202	3 BHK	132.96	4.61	3.93	18.73	14.34	174.57	1879
204	3 BHK	126.85	7.87	3.53	16.49	40.87	195.61	2106



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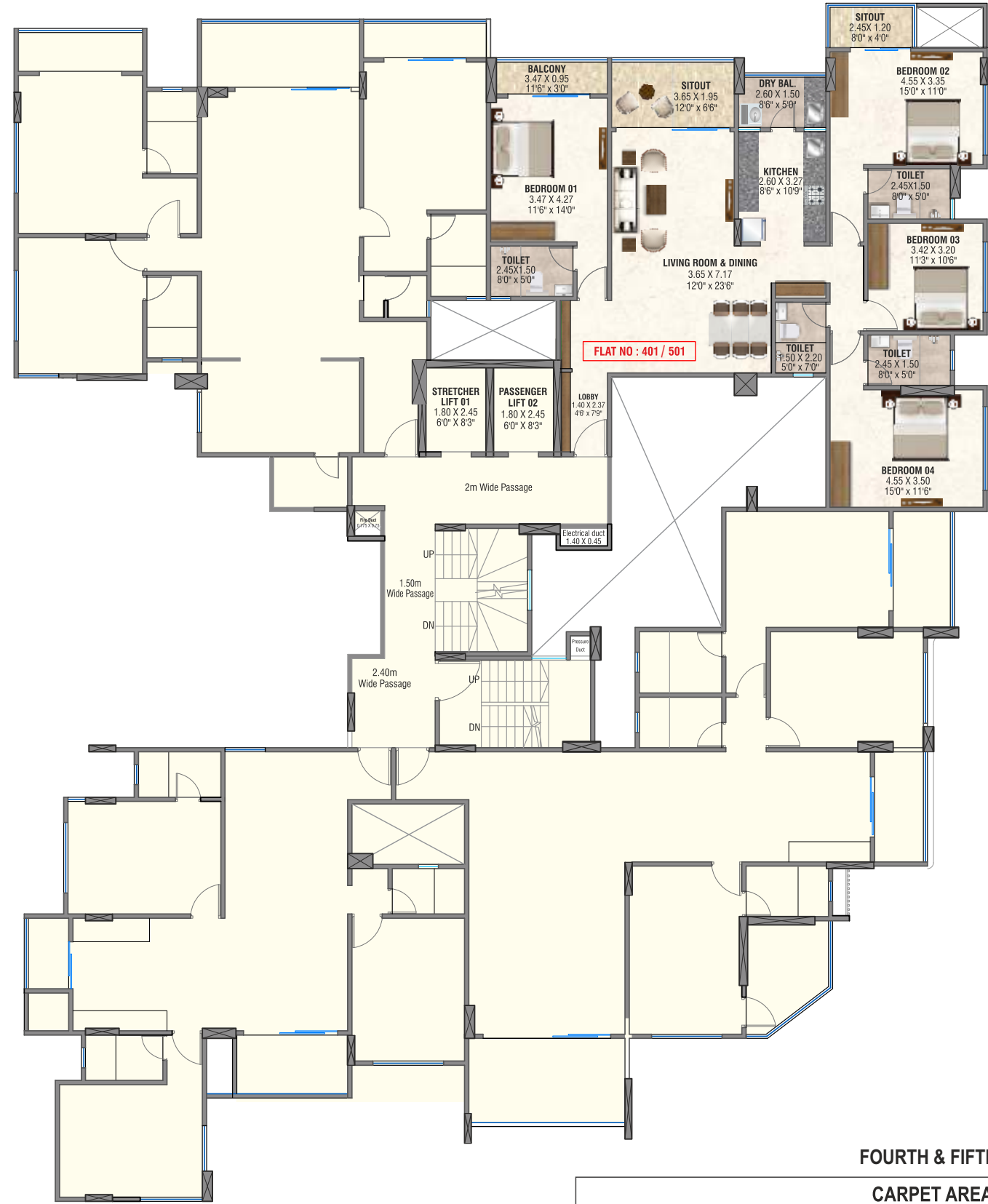


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THIRD FLOOR PLAN

CARPET AREA STATEMENT

Flat No.	Configuration	RERA Carpet	Encl. Balcony	Dry Balcony	Sit Out	Formed Terrace	Total (Sq.M)	Total (Sq.Ft)
301	4 BHK	128.93	5.86	3.90	13.66	-	152.35	1640



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FOURTH & FIFTH FLOOR PLAN

CARPET AREA STATEMENT

Flat No.	Configuration	RERA Carpet	Encl. Balcony	Dry Balcony	Sit Out	Formed Terrace	Total (Sq.M)	Total (Sq.Ft)
401 / 501	4 BHK	128.93	5.86	3.90	13.67	-	152.36	1640



SIXTH FLOOR PLAN

CARPET AREA STATEMENT

Flat No.	Configuration	RERA Carpet	Encl. Balcony	Dry Balcony	Sit Out	Formed Terrace	Total (Sq.M)	Total (Sq.Ft)
601	4 BHK	128.93	5.86	3.90	13.67	-	152.36	1640



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SEVENTH FLOOR PLAN

CARPET AREA STATEMENT

Flat No.	Configuration	RERA Carpet	Encl. Balcony	Dry Balcony	Sit Out	Formed Terrace	Open to Sky Terrace	Total (Sq.M)	Total (Sq.Ft)
701	5 BHK DUPLEX	154.48	9.86	3.42	-	25.65	65.01	258.42	2782



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EIGHTH FLOOR PLAN

CARPET AREA STATEMENT

Flat No.	Configuration	RERA Carpet	Encl. Balcony	Dry Balcony	Sit Out	Open to Sky Terrace	Total (Sq.M)	Total (Sq.Ft)
802	3 BHK	121.03	-	-	-	35.27	156.3	1682
803	4 BHK	127.11	3.82	-	-	35.56	166.49	1792
804	4 BHK	177.81	7.87	-	-	35.29	220.97	2379

VENKATESH LUXE

BY ANKUSH ASABE



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MEMBER:



CREDAI
PUNE METRO

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Contact : **75071 98855 / 86055 11666** | Email: **sales@svbpl.in**

Corporate Office: 7th Floor, Vikram Monarch, Plot No. 490 A/1, Ganeshkhind Road, Shivajinagar Bhamburda, Pune 411016.

Contact: **020 25662397, 020 25667112** | **www.venkateshbuildcon.com** | **www.svbpl.in**

Disclaimer: This brochure is purely conceptual and not a legal offering nor will be part of the agreement. Images shown are for representation purpose only. Number of floors and number of units may be revised. Developer reserves the rights to amend the layout, plans, elevation, colour schemes, specifications, amenities, etc. without any prior notice.