



Sai Avishkar

Phase: 3

SMART
LIVING
WITH
NATURE

2 & 3 BHK
Luxurious Homes @ Dhayari

SUCCESSFULLY COMPLETED
PHASE : 1 & 2



A EUPHORIC EXPERIENCE, COMING YOUR WAY

Why settle for tiny apartments and uninspiring amenities when you can be a part of lavish homes in the heart of Pune. Widely spread across the very beautiful foothills of Dhayari, *SAI AVISHKAR* comes together to create a marvel in every sense. It's success and trust is apparent as we have successfully sold the *FIRST* and the *SECOND* phases, allowing us to present to you with our *THIRD* phase. This has been designed to create more serene and smart complexes with our eighty four 1, 2 & 3 BHK homes. We aim to make the *THIRD* phase of *SAI AVISHKAR* an ideal abode for emerging families.

SUSTAINABILITY



There is nothing like unparalleled comfort and beautiful views. Sai Avishkar brings uncompromised luxury with sustainability. With the help of using eco-friendly materials, we wanted to design a space that feels like home even before you have moved in.

Fly Ash is a mix that replaces Portland Cement. This is an environmentally-friendly concrete in its hardened state. It shows improved performance with greater strength, decreased permeability, increased durability and reduces the heat of hydration.

Cement Boards for Door Frames are ideal because it makes the door frames completely waterproof, minimizing future damages. Wooden door frames are not suitable because of bad wood quality and the issue of expansion & contraction.



PROJECT HIGHLIGHTS

- **Vaastu Homes**
When you have maximum peace, you start to enjoy life better. And that's why we have designed our homes as per Vaastu.
- **Green Landscapes**
Welcome every day with great green landscapes and a beautiful city line.
- **Easy Accessibility**
Sinhad Road | Kothrud | Nanded City
Mumbai-Bengaluru Highway | Hinjewadi
- **SWaCH Waste Management System**
We believe in the notion 'a good cause goes a long way' and have partnered with NGO SWaCH, a solution to waste management that does not consume energy.



Conceptual images

SPECIFICATIONS

■ Structure

RCC frame structure and earthquake resistant

■ Entrance Lobby

Grand and secured entrance lobby with waiting lounge

Letter box and door name plate

■ CCTV

There are a lot of cameras all over the project. Direct access & viewing is available in the watchman's cabin and made available to every customer on their phone

■ Main Door

Video door phone

■ Door

Both side laminated wooden main door

■ Balcony

SS railing with toughen glass

■ Kitchen

Granite platform

Water purifier to ensure better health & safe drinking water

Dado tiles above platform

■ Walls & Finish

External 6" thick light weight block work throughout & internal 4" thick light weight blocks

■ Flooring

2'X2' vitrified flooring in all rooms

Anti skid tiles in bathroom, dry balcony & balcony



SPECIFICATIONS

■ Windows

Aluminum sliding windows with mosquito net & safety grills

■ Bathroom

Solar water heater connection for master bedroom
Wall hung commode with flush valve in all toilet
Flush door for bedroom
Waterproof FRP doors for bathroom

■ Plumbing

Concealed plumbing with mixer unit (hot & cold)

■ Phone

Telephone connection with intercom facility
Internet facility with router

■ Internal Paint

Oil bound distemper paint

■ External Paint

Heritage texture finish

■ Electrical

Concealed copper wiring with sufficient points
We are using reliable switchboards with soft switch touch
All external lighting including the streetlights is LED
Provision for inverter, exhaust fan in kitchen & bathrooms



CARPET AREA					
FLAT NO.	TYPE	CARPET AREA Sq. Mr.	BALCONY AREA Sq. Mr.	TOTAL AREA Sq. Mr.	CARPET AREA Sq. Ft.
101,201,301,401,501,601,701,901,1001,1101,1201,1401 102,202,302,402,502,602,702,902,1002,1102,1202,1402 104,204,304,404,504,604,704,904,1004,1104,1204,1404 105,205,305,405,505,605,705,905,1005,1105,1205,1405	3 BHK	83.85	11.97	95.82	1031.41
103,203,303,403,503,603,703,903,1003,1103,1203,1403 106,206,306,406,506,606,706,906,1006,1106,1206,1406	2 BHK	63.88	8.90	72.78	783.40

1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH,
9TH, 10TH, 11TH, 12TH & 14TH FLOOR PLAN



CARPET AREA					
FLAT NO.	TYPE	CARPET AREA Sq. Mr.	BALCONY AREA Sq. Mr.	TOTAL AREA Sq. Mr.	CARPET AREA Sq. Ft.
801, 802, 804, 805 1301,1302,1304,1305	3 BHK	83.85	11.97	95.82	1031.41
803,1303	2 BHK	63.88	8.90	72.78	783.40
806,1306	1 BHK	47.27	8.90	56.17	604.61

8TH & 13TH FLOOR PLAN

LUXURY IN SIMPLICITY FOR THE EARTH



Impressive Entrance Lobby



Club House



Video Door Phones



CCTV Security



Wheel Chair Ramps



Automatic Branded Lift



Gated Community



Landscaped Garden



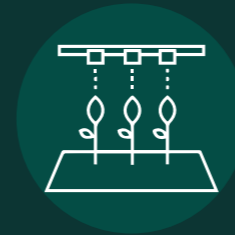
Sewage Treatment Plant



Rainwater Harvesting



Water Treatment Plant



Drip Irrigation



Digital Door Lock



Fire-fighting System



Internet-enabled Homes



Children's Play Area with Equipment



Power Backup for Lifts & Common Areas



Provision for EV charging



Solar Water Heater

CUT SECTION VIEWS

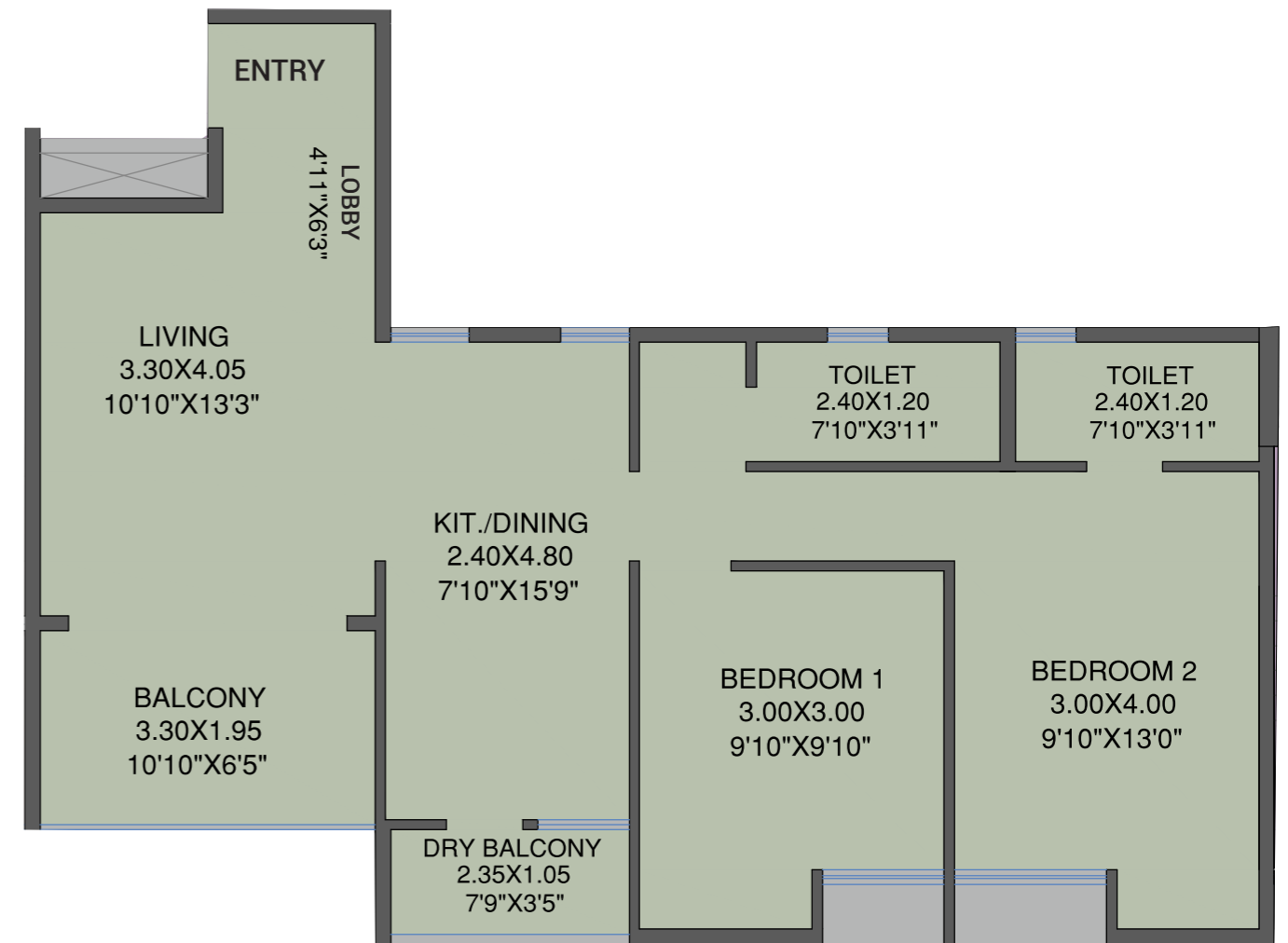
2BHK

CARPET AREA : 63.88 SQ.MTR

CARPET AREA : 783.40 SQ.FT



- A Entrance
- B Living Room
- C Balcony
- D Kitchen
- E Common Bedroom
- F M. Bedroom
- G Common Bathroom/Toilet
- H Wash Basin
- I Dining Area
- J Dry Balcony

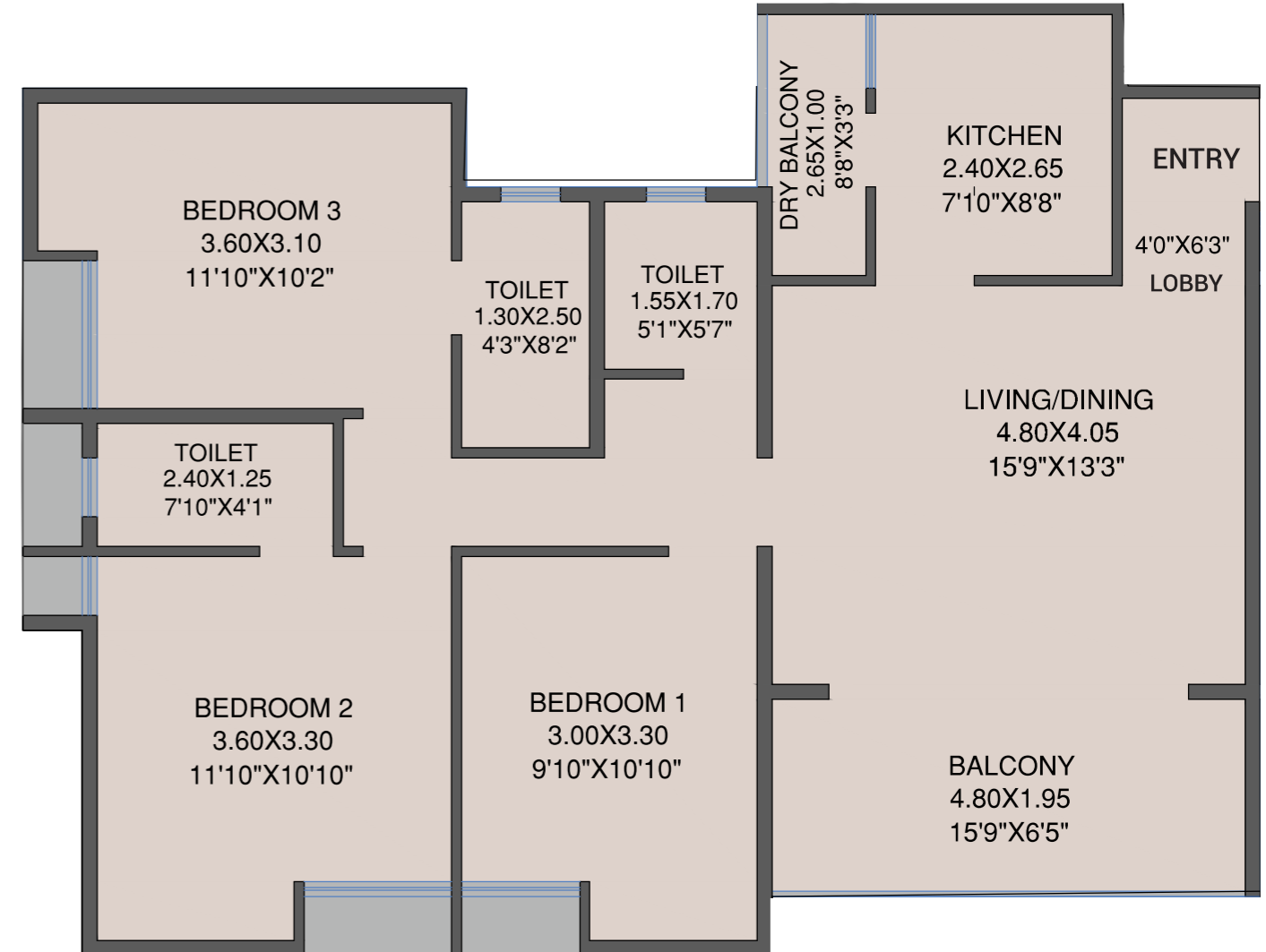


CUT SECTION VIEWS

3BHK

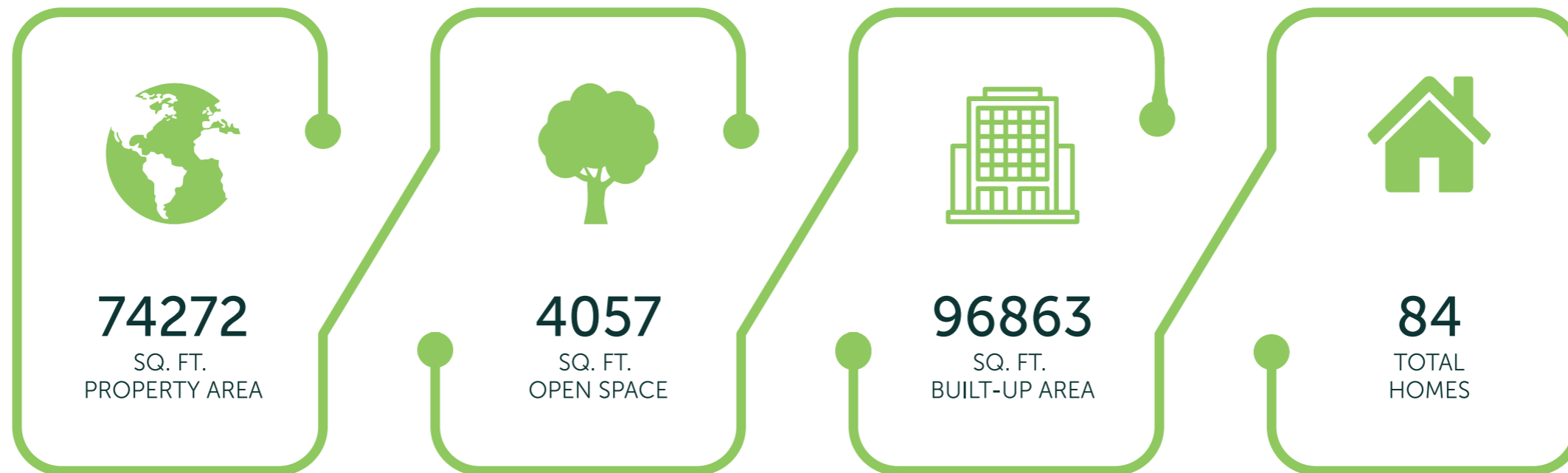
CARPET AREA : 83.85 SQ.MTR

CARPET AREA : 1031.41 SQ.FT



- A** Entrance
- B** Living Room
- C** Balcony
- D** Kitchen
- E** Common Bedroom
- F** M. Bedroom
- G** M. Bedroom
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- I** Dining Area
- J** Dry Balcony

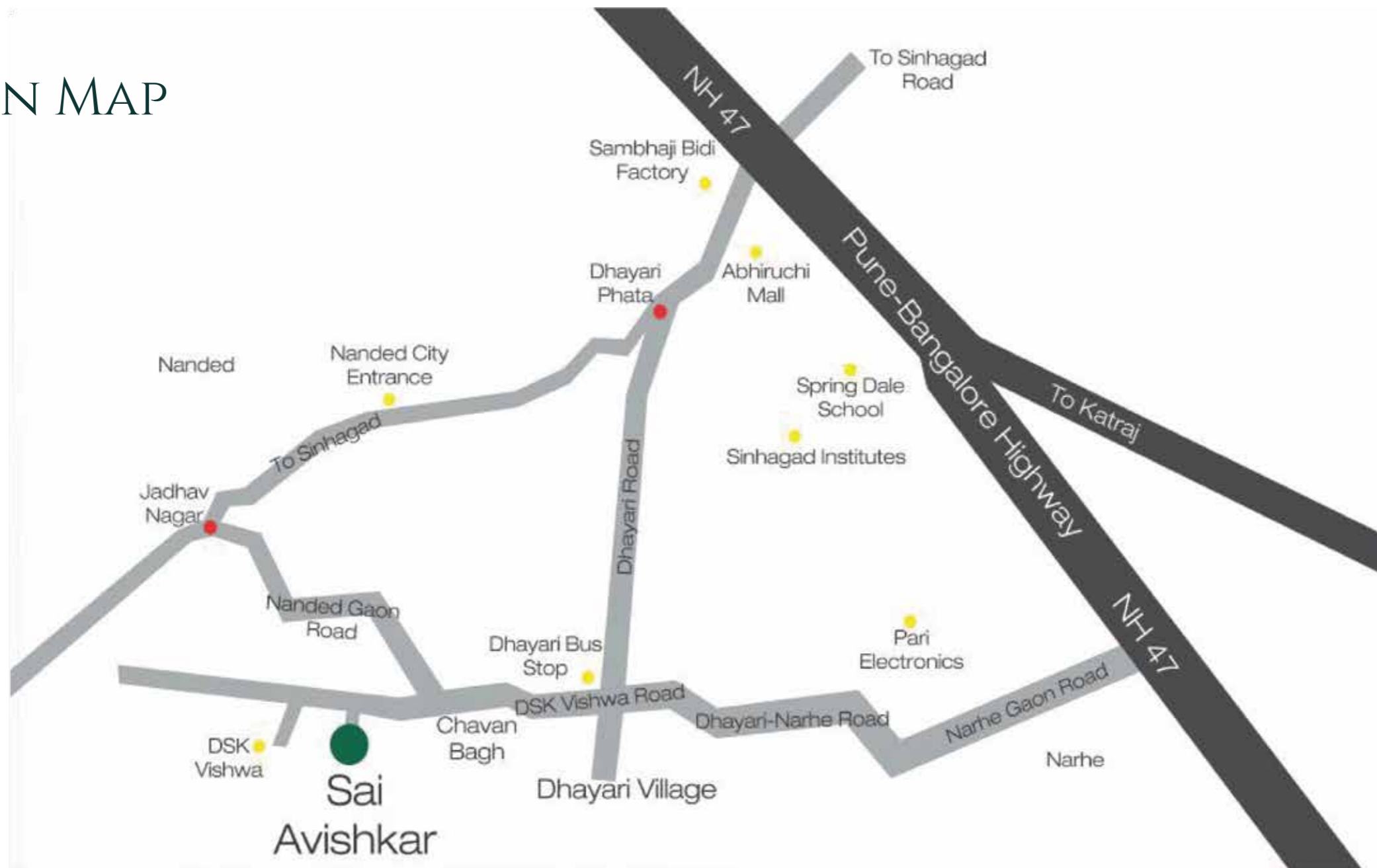
STATISTICS



About the developers

Sai Avishkar is a partnership between three real estate developers - Suyog Group, Anjani Buildconn LLP & Avishkar Realty. They have come together to create homes that go beyond brick and mortar. Coming together, they bring their core values, beliefs and ideas to build a space that provides the latest technology, amenities and infrastructure, elevating the Standard of Living in Dhayari. Over the years, their real-estate projects have become crowd-pleasing landmarks, developing well-thought homes for those who want to build their own little world.

LOCATION MAP



CONNECTIVITY



Daily's Supermarket - 2 mins



Banks - 8 mins



Restaurants - 3 mins



Nanded City - 9 mins



School - 3 mins



Multiplex - 12 mins



Hospitals - 6 mins



Mumbai-Bangalore Highway - 3 mins
(under construction)



Metro Station - 10 mins
(under construction)

TESTIMONIALS OF PROUD HOME OWNERS



When I moved in, I got a good feeling. I felt that this is the place where you actually want to stay, where you would love to stay.

Mr. Vinod Hiremath

When you enter Sai Avishkar society, you feel as relaxed as you are at home.

Mr. Chandrashekhar Kadu

Very good project with all amenities, good quality, open space with more greenery they had planned to do 200 trees plantation for future environment as they say, Sai Avishkar - live with nature, it's true it really feels like this.

Mrs. Geeta Jambhale

Great experience also good quality with good infrastructure, had given more space for kids to play and sit out area for senior citizen.

Mr. Vinod Choukhande





Sai Avishkar

Sai Avishkar
Phase 3

A PROJECT BY



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Location



Website

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