

# Gulab Shilp

Where serenity & serendipity meet!

1 & 2 BHK apartments at Warje, Pune



With a classic range of modern facilities and an authentically designed space to provide a gracious lifestyle and an environment beholding cheerfulness, we present to you, Gulab Shilp. A space custom-made to fit your individual aesthetics and provide a homely taste for life. A wide range of facilities and services for you to feel the comfort of a healthy living environment, Gulab Shilp is the kind of dream house you have always been looking for!

Gulab Shilp is a residential project with strategically designed 1 & 2 BHK apartments.



## 1 & 2 BHK Apartments

Homes that cherish every moment!

## Specifications

### STRUCTURE

- Earthquake resistant R.C.C. Structure
- Light weight blocks or 6" cement bricks
- Internal plaster - Gypsum plaster - Saint Gobain Vinayak, India gypsum
- External plaster - Sand face plaster with attractive elevational feel And mixture

### FITTINGS

- Bathroom Fittings: Plumber/Jaquar
- Electrical Fittings: Legrand or Anchor
- Poly cab/Havells for cables
- PVC pipes for electrical Diamond or Equivalent
- Sanitary Fittings: Varmora / Hindware / Cera

### DOOR & WINDOWS

- Aluminum Sliding windows with Mosquito Net
- Flush main door with laminate finish 40mm
- Pre laminated frames for Bedroom Doors, 35mm Thick bedroom doors with factory Pressed laminate
- Doors for attached balcony & Toilets with FRP Coating
- Black Granite/Marble sill for Window frames and door jams (Bathroom Terrace/ Balcony) with Edge polishing

### KITCHEN

- Kitchen platform with Granite with branded stainless steel sink.
- Ceramic Tiles above kitchen platform
- Electrical Provisions for Microwave, Mixer, Freeze, Exhaust

### TILES

- Floor Tiles: Vitrified or Equivalent
- Wall Tiles above Kitchen Platform
- Dry Balcony, Terrace and Toilet Designer, Tiles Brand :- Kajaria /Johnson / AGL / Pavit

### PAINT

- Internal paint: Oil Bound Distemper
- External paint: Exterior Emulsion Elastomeric paint dulux weather shield/Asian Paint/Nerolac

### BACKUP

- Automatic Elevator with Battery backup
- Electrical backup in staircase and parking light
- Electrical provision for inverter in each flat

### SAFETY FEATURES

- Safety M.S Grills to all windows
- Video door phone - Hikvision/Godrej

### LIFT

- Automatic Doors with SS Cabin (Make Otis/Johnson)

## Common Amenities



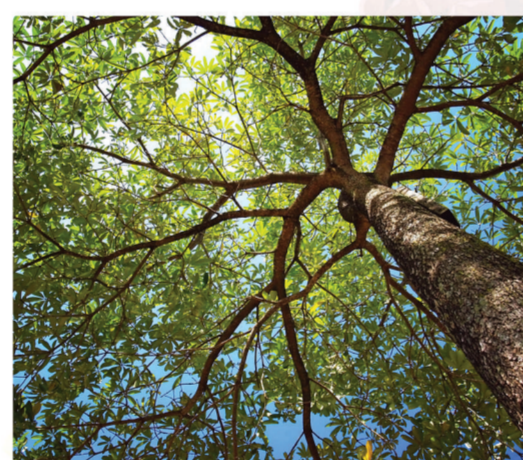
Decorative Entrance Lobby



Rooftop Solar PV Systems



Pit Puzzle Car Parking



Sufficient Plantation



Firefighting Systems With All Fittings With ISI Marking



CCTV Surveillance



Parking Paver blocks

## About us

We at Buttepatil Properties are one of the market leaders with over 35 years of Experience & Expertise in the field of Construction & Redevelopment Activities. We have specific focus on Design & Engineering Excellence and have developed more than a million square feet of work in and around Pune. We have a dedicated team of Architects, Structural Consultants, Engineers, Contractors & Lawyers who strive to deliver to their best of abilities.

Over the years, we have executed many prestigious projects & have carved a niche for ourself in the real estate & redevelopment segment. We have unmatched track record of completing most projects ahead of time without compromising on quality. Our brand stands at the core of who we are & what we stand for is not just our deliveries but also our everyday conduct. Our ultimate goal is to turn your Dream Homes into Reality.

## Location Map



Strategically located in the heart of 'Warje' with excellent connectivity onwards:

NH4 - Within 1 Km

Vinayak Hospital - 650 m

Mai Mangeshkar Hospital - 1.1 Km

RMD Sinhadgad Springdale - 950 m

Matoshree National School - 1.8 km

Warje Sports Complex - 200 m

Sinhagad Road - 5.2 Km

Chandani Chowk - 4.8 Km

Vanaz Metro Station - 6 Km

Site Address - S.no 80, Atulnagar, Opposite Dodke Park, Warje, Pune 58

Rera Registration Number - P52100032862

