



ISN'T IT GREAT WHEN  
SILENCE SPEAKS MORE OFTEN?



ISN'T IT GREAT WHEN PLEASANT GREENS  
CHANGE OUR MOOD INSTANTLY?



ISN'T IT GREAT WHEN YOU COME ACROSS  
A HOME THAT IS INSPIRED BY YOUR DESIRES?



# Silvanus

2 BEDROOM PREMIUM APARTMENTS

Ready to  move

# PASHAN - ARGUABLY THE GREENEST SUBURB OF PUNE, SANDWICHED BY GROWTH



Silvanus is located at Panchavati, Pashan - one of the most well planned residential pockets in Pune. Dotted by low-rise buildings, the area personifies serenity and is wrapped by a stimulating thick green cover, reminiscent of the old world charm of Pune. It overlooks the picturesque Pachavati hill which has affluent biodiversity with over 10,000 trees and a variety of birds.

Pashan is one of the most sought residential destinations owing to a number of factors. Prime locations in Pune namely Aundh, Baner and Shivaji Nagar are incredibly close. It is a home to leading defence and research organizations resulting in little commercial activity in the locality. Moreover, it is conveniently connected to the Pune - Mumbai expressway and Mumbai - Bangalore expressway.

## KEY DISTANCES

- 📍 Hinjewadi IT Hub – 16 kms
- 📍 Aundh – 5 kms
- 📍 Pune University Circle – 3.5 kms
- 📍 Kothrud – 9 kms
- 📍 Pune Airport – 16 kms





PURE LUXURY   
NESTLED IN NATURE

Spacious awe-inspiring apartments  
Premium fittings and fixtures  
Intelligently and aesthetically designed spaces



# SPECIFICATIONS



## KITCHEN

- Electrical points for refrigerator, microwave etc.
- Granite platform
- Reticulated piped gas connection with independent meter
- RO water purifier, Exhaust fan



## WINDOWS

- Anodized aluminum/powder-coated with marble sills



## DOORS

- Toilet doors laminated from inside
- All doors veneer finished from outside
- High class brass fittings for door



## FLOORING & DADO

- 26" x 26" Vitrified flooring for living, kitchen and bedrooms, with 3" skirting
- Anti-skid flooring in bathroom as well as in terrace & designer ceramic dado for all toilets



## PAINTS

- Luster for kitchen; Oil Bound Distemper for living, dining rooms and other internal areas
- External paint – Apex with 5-7 years guarantee



## ELECTRICAL

- Telephone and Cable points in living and master bedroom
- AC point in all rooms
- Video door phone



## SANITARY AND PLUMBING

- Cera/ Simpolo/ Equivalent or imported make sanitary-ware
- Hot and cold mixture taps for all showers and basins
- Exhaust fan, solar water heating system
- Dual concealed flush valves





## AMENITIES

- Hi-tech Security system
- Intercom facility between flat and security gate
- Club house and gymnasium
- Children's play park
- Senior Citizen's park
- Toddlers' pool
- Decorative entrance lobby on each floor with seating arrangement
- Automatic SS elevators with 100% power backup
- Genset/ battery backup to common areas, lifts, stairway, lobbies (one light)
- Concrete/ paved internal roads
- Music system in lobby and common areas



GANDHI PROPERTIES 

## CREATING SUPERIOR SPACES

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One of the leading real estate companies in Pune owned by the Gandhi Group which has a significant presence in various businesses. They forayed into the real estate market with an intention of providing homes that reflect excellence in design and unrivalled quality. As a result, the firm has successfully delivered over 1 lakh sq.ft of construction that boast of several landmark projects.

The company is looked up to because of its highly customer-centric approach towards construction. Location, Price and Class, the projects always score on all the three fronts.

In a market where competition is huge, the company is unremittingly striving to establish a strong foothold by taking the route of innovation and modernization in their construction ethos.



# B Wing

2nd, 4th, Floor Plan



# B Wing

1st, 3rdth, Floor Plan



# C Wing

1st, 2nd, Floor Plan





Silvanus



**GANDHI PROPERTIES™**  
Creating Superior Spaces™

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Disclaimer - The views shown are artist's impression only; developer reserves the right to change the specifications and amenities without prior notice in the interest of quality and timely delivery. We assure that any such changes made will not, in any way, be detrimental to the quality of the building.

