

# A WORLD OF SPACE

The text "A WORLD OF SPACE" is rendered in a bold, sans-serif font. Each letter is filled with a different, vibrant illustration. The top row, "A WORLD", shows scenes like a person reading, a person at a desk, a person in a gym, a person in a classroom, and a person in a library. The bottom row, "OF SPACE", shows scenes like a person in a kitchen, a person in a living room, a person in a garden, a person in a park, and a person in a city. The overall style is colorful and illustrative, set against a dark grey background.



Artistic Impression

# ESPACIO

2 & 3 RHK HOMES  
BALEWADI

There's space for your every wish...  
The location is prime. It is well-connected too. The advantages are numerous. The bustling Baner is the neighbouring suburb. Commute to Highway, Hinjawadi and the entire Western corridor is an easy & enjoyable affair. The celebrated Balewadi High-Street is enviably close. And all the lifestyle conveniences you'd aspire for like Shopping, Gyms, Healthcare, Community Joints & Entertainment literally embrace Espacio within a close periphery. Top-end opportunities of Career & Education are comfortably accessible. So you just wish it. And it is in the vicinity. That makes Espacio a unique world of space for you and your family! Exceedingly fulfilling your wish-list of a good home...



# PERSONAL *Space*

*Get More. Leverage More.*

ESPACIO   
2 & 3 RHK HOMES  
BALEWADI

Striking a perfect balance between the Work Life, Social Life and Personal Life is not as easy as it seems. For that you need to be at peace with self. And it takes a lot to achieve this state of mind. There are so many things you desire to accomplish. And the home and surrounding should be blessed with a favourable environment for the same. Fortunately in Espacio, you'll explore all that you have secretly preserved in your mind and thus experience abundance of PERSONAL SPACE.



ESPACI

GRAND GLITTERY!  
A MAGNUM OPUS IN MAKING

2 & 3 RHK LUXURY RESIDENCES | ROOFTOP AMENITIES | COMMERCIAL SPACES



# INNER Space

*Get More. Leverage More.*

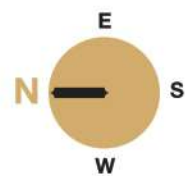
## ESPACIO

2 & 3 RHK HOMES

B A L E W A D I

Inner Space relates to both. The meticulously envisioned space design of your home suite and your private self, the core of your soul. You shall indulge in the hugeness of both at Espacio. The home layout gives you ample freedom to satisfy your innermost aspirations. And your soul too shall wander merrily in the boundary-less Inner Space within your mind.

# AN ARCHITECTURAL MARVEL WITH AMAZING ROOFTOP DELIGHTS



Espacio is an out-and-out masterpiece offering a complete living powered by set of astounding lifelong benefits. The brilliance in design is evident in every minute detail of this wonder. Homes stand true to Espacio's promise of spaciousness. The facade is awe-inspiring. It would fill your hearts with a sense of pride every time you shall enter. The essential shopping available within the premises shall make life a lot more convenient. And the mix of pleasurable rooftop amenities is the cherry on the top! It shall add a lot of value to your affluent lifestyle here and make every day even more gratifying.

- ROOF-TOP CRICKET PITCH
- ROOF-TOP YOGA COURT
- ROOF-TOP SENIOR CITIZEN COURT
- ROOF-TOP OUTDOOR ACTIVITY
- ROOF-TOP LIBRARY SIT-OUT



# OPEN Space

*Get More. Leverage More.*

ESPACIO   
2 & 3 RHK HOMES  
BALEWADI

Feel harmonious with the environs. Experience a perfect accord between the inner and outer tranquillity. Breathe free in the openness. The landscaped ambiance and the thoughtfully developed rooftop features shall always give you a sense of vastness around you. Thus enlarging the pleasure of living in Espacio...!

# ESPACIO

2 & 3 RHK HOMES

BALEWADI





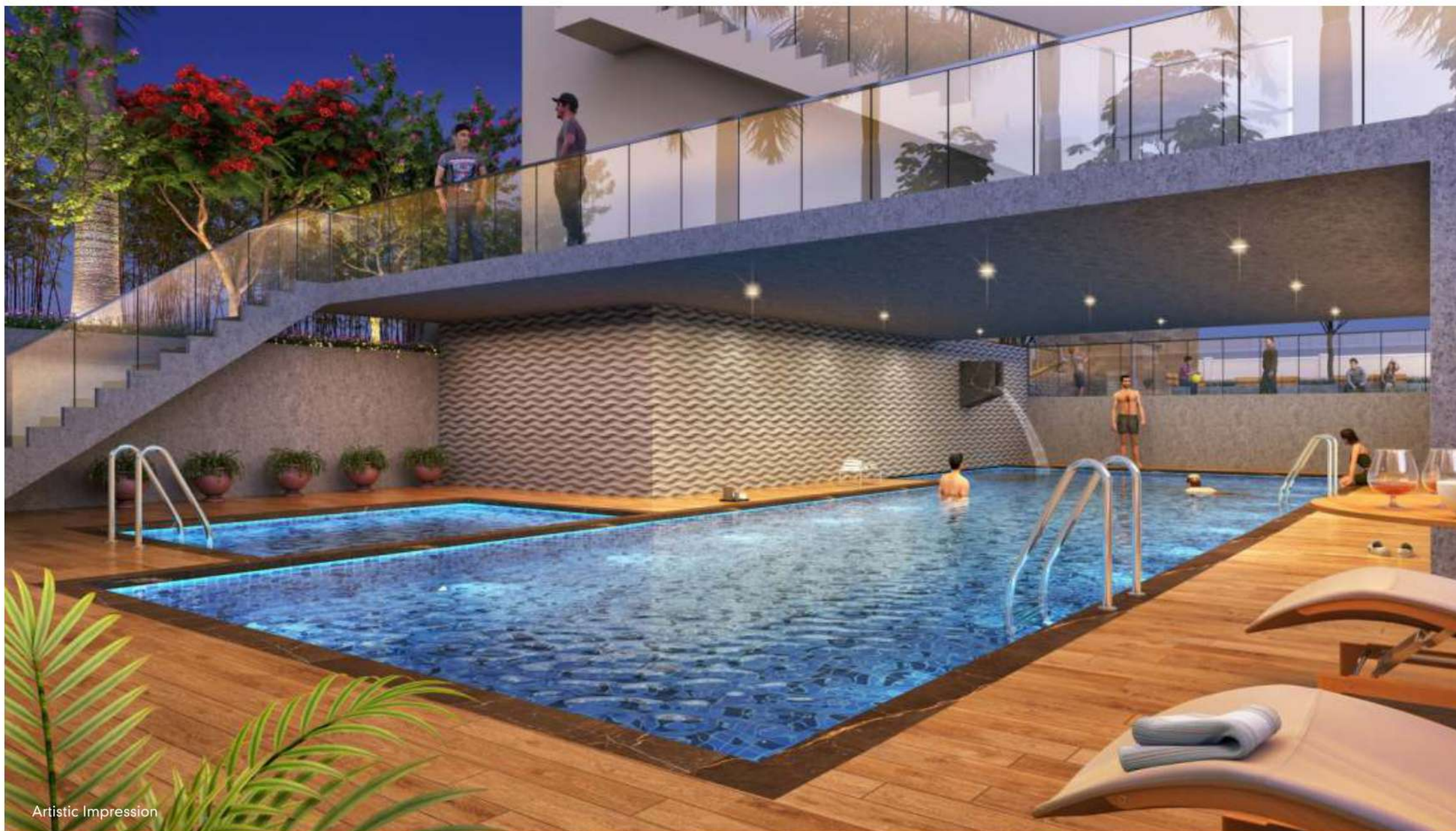


# PLAY Space

*Get More. Leverage More.*

ESPACIO   
2 & 3 RHK HOMES  
BALEWADI

Kids need to play. They need to run, jump, tumble and roly-poly with juvenile peers. They should mix with each other too. So there should be places reserved for them wherein they can make the most of their leisure time. Thankfully at Espacio your cute little angels have so much of Leisure Space to unwind and feel on top of this world...



Artistic Impression

# AMENITIES



SWIMMING POOL



SPLASH POOL



CHILDREN'S PLAY AREA



GYM



MULTIPURPOSE HALL



LAWN



CLUB HOUSE

**ESPACI**   
 2 & 3 RHK HOMES  
 BALEWADI



Artistic Impression



Artistic Impression

# SPECIFICATION



## RCC

- Earthquake Resistance RCC Framed Structure



## WINDOWS AND DOORS

- Veneer Finish Main Door With Digital Lock
- External Designer MS Railing
- Designer Internal Door For All Bedroom
- Large Windows
- Aluminium Sliding Window With Mosquito Net In All Bedrooms And Sliding Door



## FLOORING , WALLS AND FINISHES

- Vitrified Tiles 600\*1200
- Anti-Skid Designer Flooring In Bathroom And Dry Area
- Designer Flooring In Terrace Area
- Superior Painted Walls
- Premium Exterior Paint



## KITCHEN

- Tiles Above Kitchen Platform Upto 600 MM
- Provision For Exhaust Fan
- Provision For Washing Machine



## SECURITY

- CCTV In Common Areas
- Access Controlled Lobbies
- Video Door Phone With Intercom Facility



## TOILETS

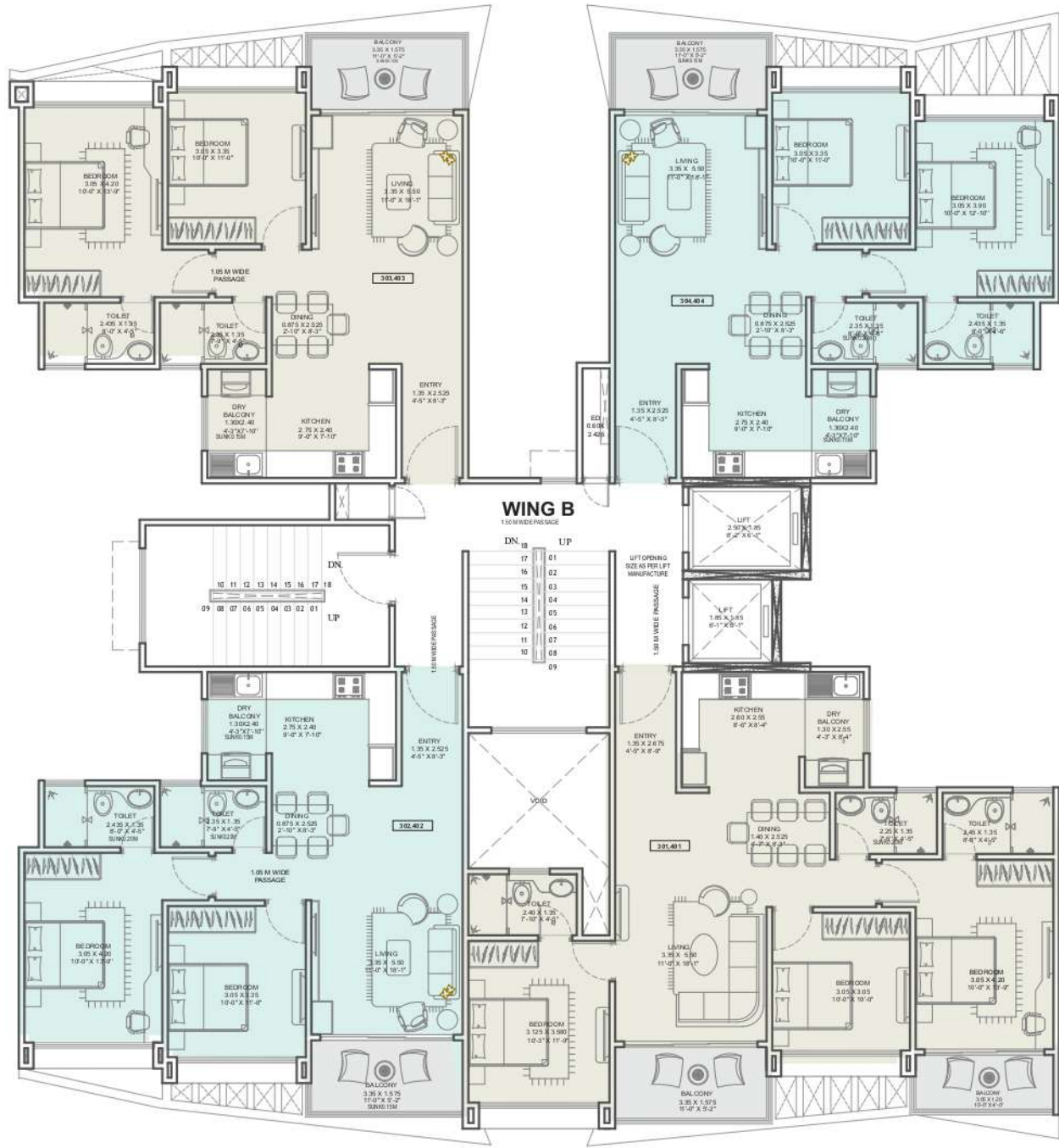
- Concealed Plumbing
- Branded CP And Sanitary Fittings
- Provision For Exhaust Fans In All Toilets



## ELECTRICAL

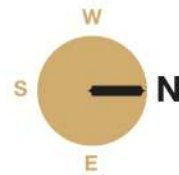
- Adequate Points With Concealed Wire
- Touch Panel Switches In Living Room
- TV Point In Living And Master Bedroom
- AC Points In All Rooms
- DG Backup For Lifts And Common Area Lights

# WING B

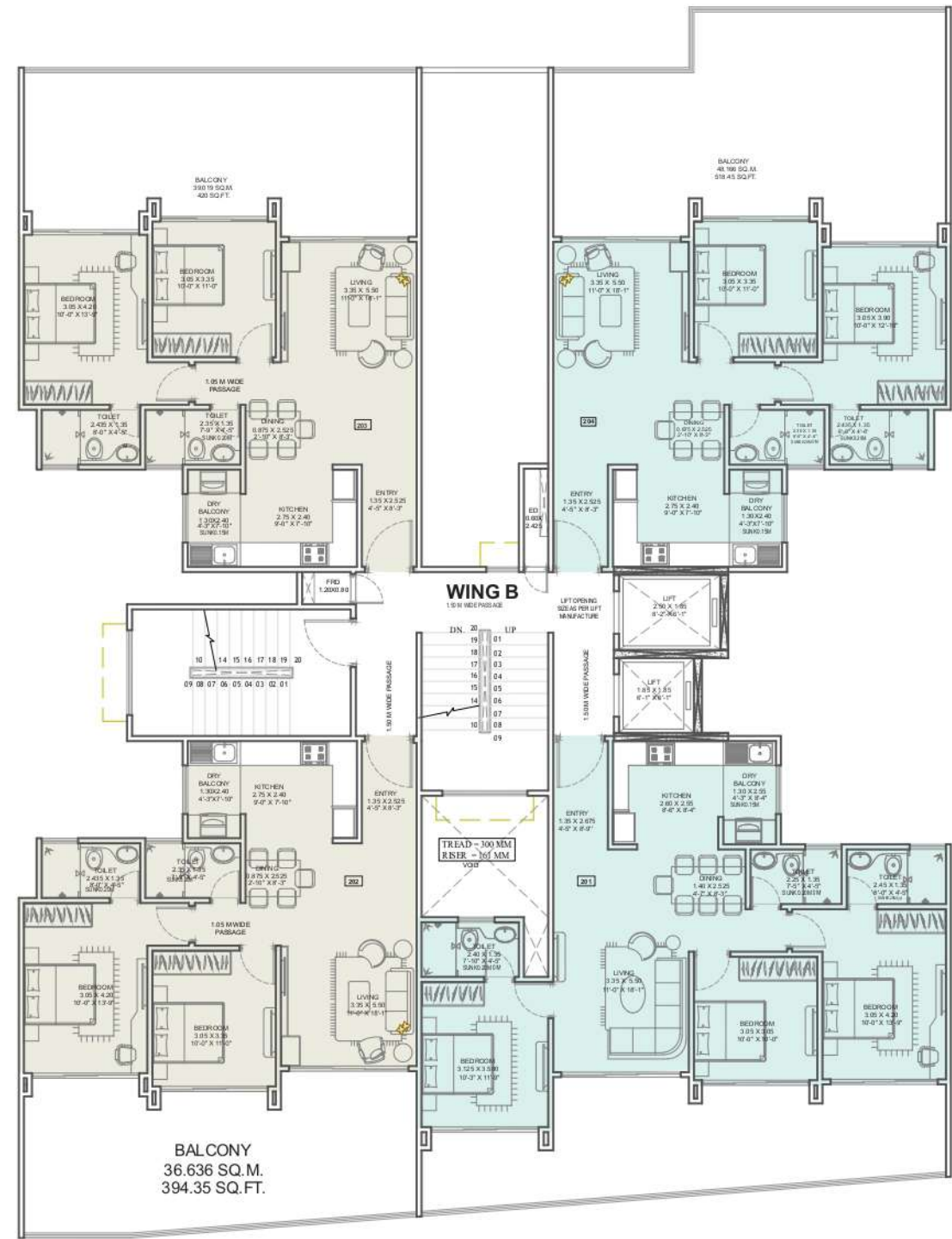


**TYPICAL FLOOR PLAN  
(3rd, 4th)**

| FLAT.NO.           | TYPE   | CARPET AREA  | BALCONY      | TOTAL CARPET AREA Sq. Ft. |
|--------------------|--------|--------------|--------------|---------------------------|
| 301,401            | 3 BHK. | 883.40 SQ.FT | 131.85 SQ.FT | 1015.25 SQ.FT             |
| 302,402<br>303,403 | 2 BHK. | 716.34 SQ.FT | 90.30 SQ.FT  | 806.64 SQ.FT              |
| 304,404            | 2 BHK. | 706.11 SQ.FT | 90.30 SQ.FT  | 796.41 SQ.FT              |

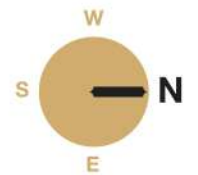


# WING B

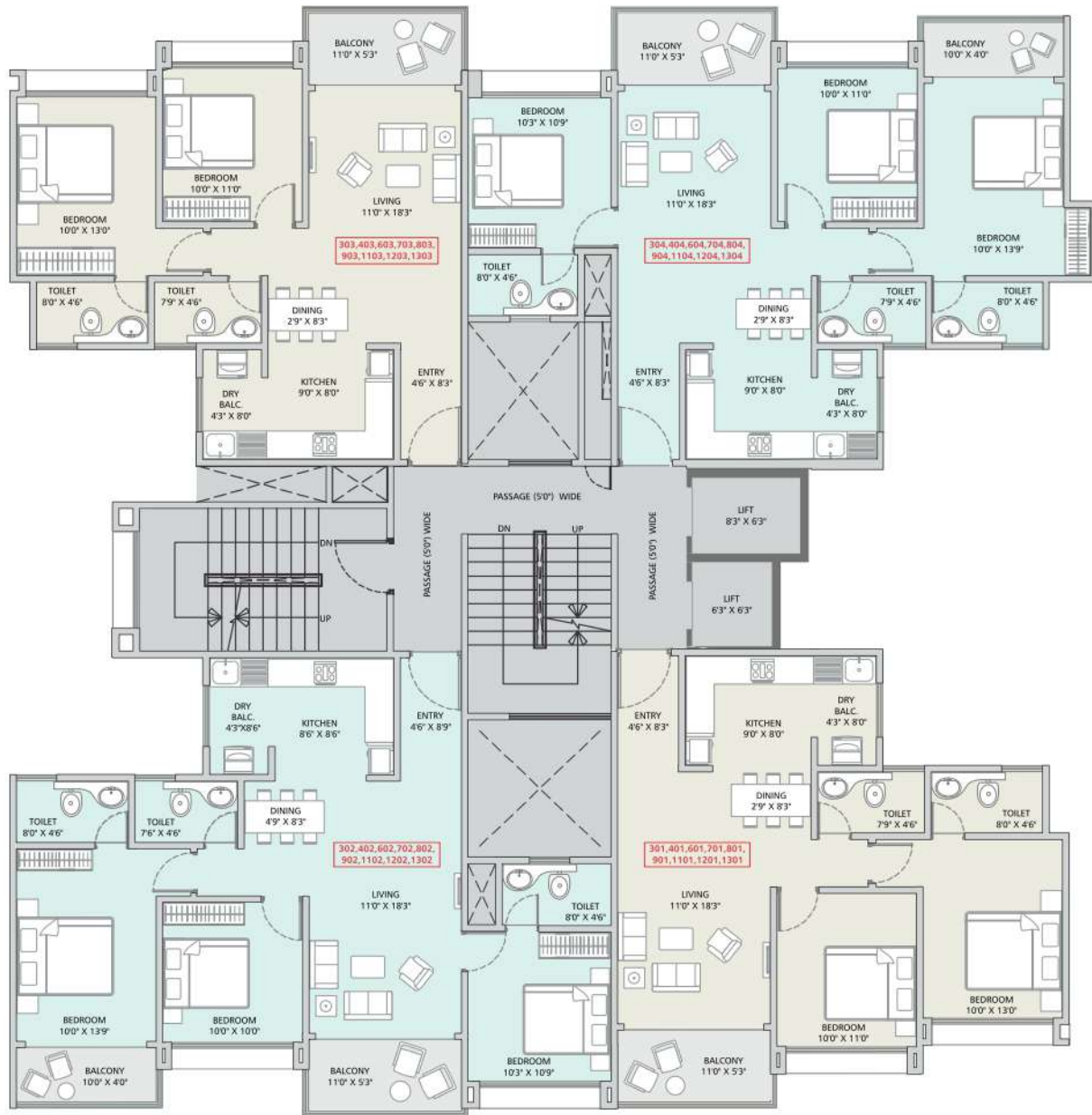


**2ND FLOOR PLAN**

| FLAT.NO. | TYPE   | CARPET AREA  | BALCONY      | TOTAL CARPET AREA Sq. Ft. |
|----------|--------|--------------|--------------|---------------------------|
| 201      | 3 BHK. | 883.40 SQ.FT | 377.92 SQ.FT | 1261.32 SQ.FT             |
| 202      | 2 BHK. | 716.34 SQ.FT | 416.24 SQ.FT | 1132.58 SQ.FT             |
| 203      | 2 BHK. | 716.34 SQ.FT | 441.86 SQ.FT | 1158.20 SQ.FT             |
| 204      | 2 BHK. | 706.11 SQ.FT | 552.62 SQ.FT | 1258.73 SQ.FT             |

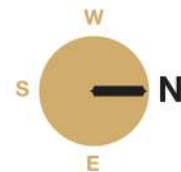


# WING C

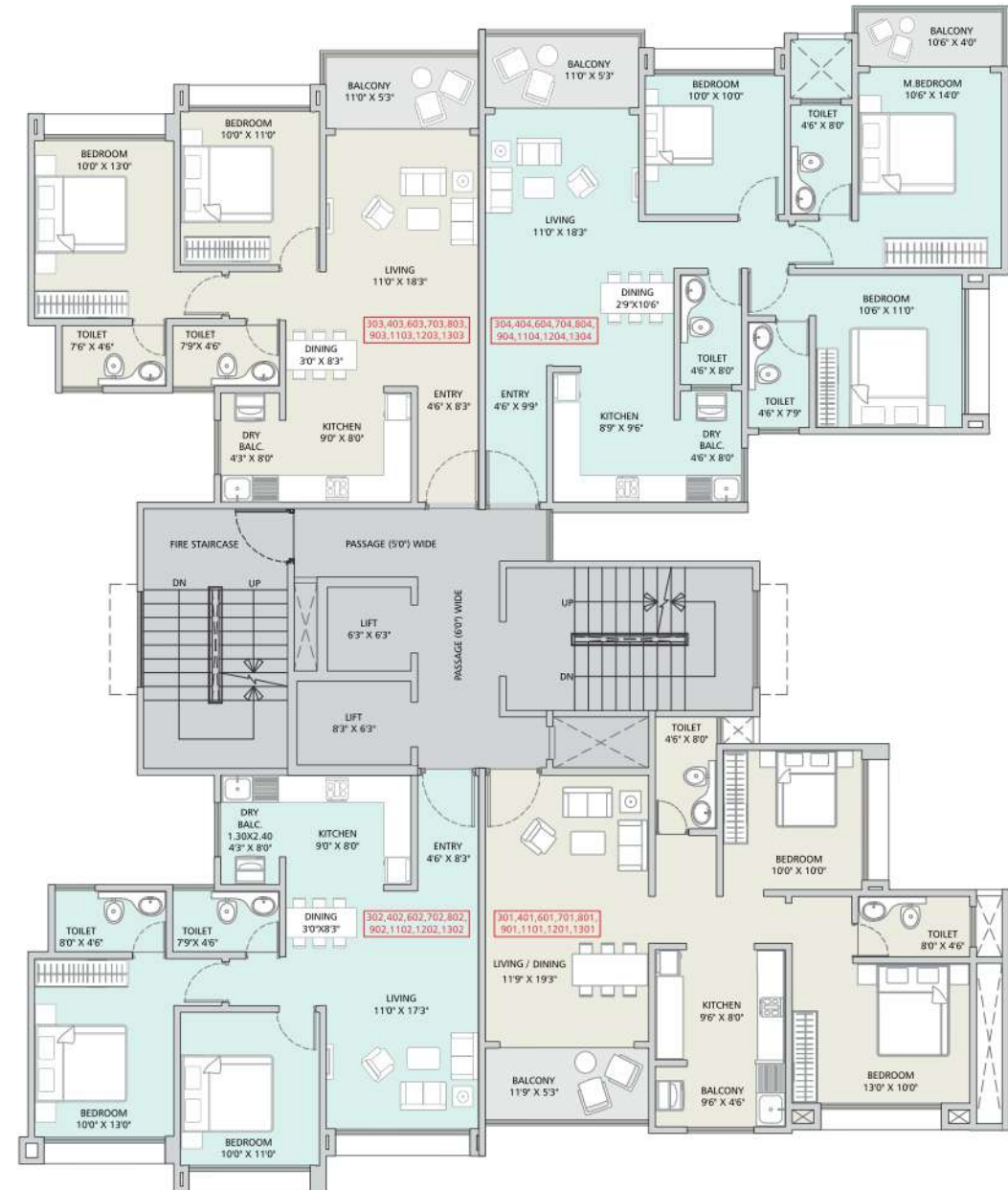


| WING-C-TYPICAL FLOOR - RERA CARPET AREA STATEMENT (IN SQ.M)                        |                 |                    |                    |                               |                                      |
|--|-----------------|--------------------|--------------------|-------------------------------|--------------------------------------|
| FLAT NO  | FLAT CARPET (A) | BALCONY CARPET (B) | TERRACE CARPET (C) | TOTAL AREA (SQ.M) (A+B+C)=(D) | TOTAL AREA (SQ.FT) ((D)x(1.764))=[E] |
| 301,401,601, 701,801,901,1101, 1201,1301, 303,403, 603,703,803,903, 1103,1203,1303 | 65.61           | 8.40               | 0.00               | 74.01                         | 797                                  |
| 302,402,602, 702,802,902,1102, 1202,1302   | 81.08           | 12.25              | 0.00               | 93.33                         | 1005                                 |
| 304,404,604, 704,804,904,1104, 1204,1304   | 82.08           | 12.06              | 0.00               | 94.14                         | 1013                                 |

**TYPICAL FLOOR PLAN**  
3rd, 4th, 6th, 7th, 8th, 9th,  
11th, 12th, & 13th

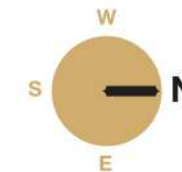


# WING D

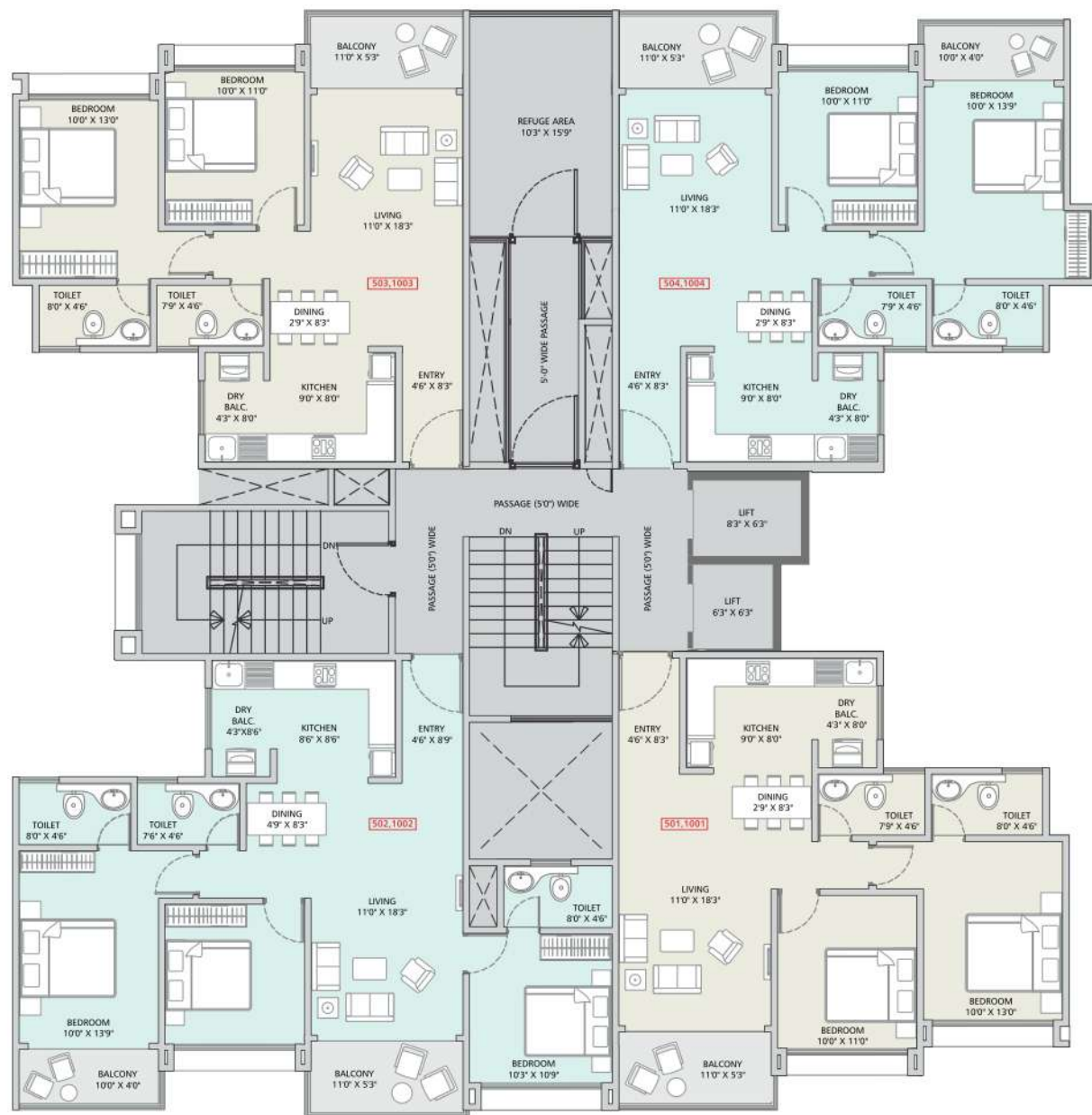


| WING-D-TYPICAL FLOOR - RERA CARPET AREA STATEMENT (IN SQ.M) |                 |                    |                    |                               |                                      |
|---|-----------------|--------------------|--------------------|-------------------------------|--------------------------------------|
| FLAT NO   | FLAT CARPET (A) | BALCONY CARPET (B) | TERRACE CARPET (C) | TOTAL AREA (SQ.M) (A+B+C)=(D) | TOTAL AREA (SQ.FT) ((D)x(1.764))=[E] |
| 301,401,601, 701,801,901, 1101,1201,1301                    | 66.21           | 9.63               | 0.00               | 75.84                         | 816                                  |
| 302,402,602, 702,802,902,1102, 1202,1302                    | 64.08           | 3.12               | 0.00               | 67.20                         | 723                                  |
| 303,403,603, 703,803,903,1103, 1203,1303                    | 65.37           | 8.40               | 0.00               | 73.77                         | 794                                  |
| 304,404,604, 704,804,904,1104, 1204,1304                    | 86.81           | 12.36              | 0.00               | 99.17                         | 1067                                 |

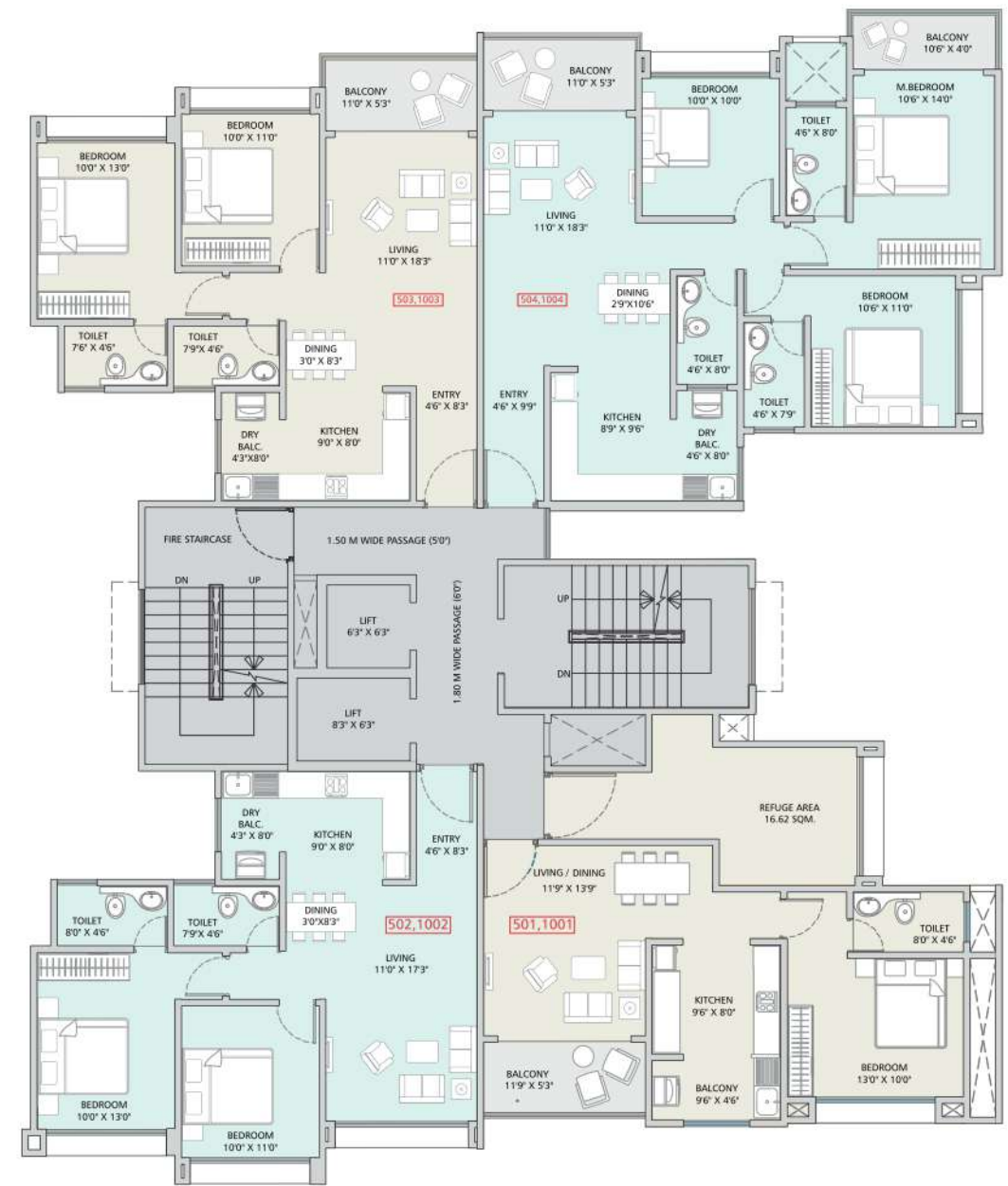
**TYPICAL FLOOR PLAN**  
3rd, 4th, 6th, 7th, 8th, 9th,  
11th, 12th, & 13th



# WING C



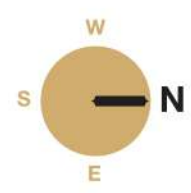
# WING D



**WING-C-REFUGE FLOOR PLAN - RERA CARPET AREA STATEMENT (IN SQ.M.)**

| FLAT NO            | FLAT CARPET (A) | BALCONY CARPET (B) | TERRACE CARPET (C) | TOTAL AREA (SQ.M) (A+B+C)=(D) | TOTAL AREA (SQ.FT) [(D)X10.764]=[E] |
|--------------------|-----------------|--------------------|--------------------|-------------------------------|-------------------------------------|
| 501,1001, 503,1003 | 65.61           | 8.40               | 0.00               | 74.01                         | 797                                 |
| 502,1002           | 81.08           | 12.25              | 0.00               | 93.33                         | 1005                                |
| 504,1004           | 67.88           | 12.06              | 0.00               | 79.94                         | 860                                 |

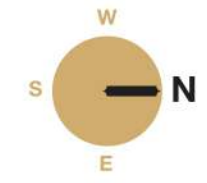
**5th & 10th FLOOR PLAN ( REFUGE PLAN )**



**WING-D-REFUGE FLOOR PLAN - RERA CARPET AREA STATEMENT (IN SQ.M)**

| FLAT NO  | FLAT CARPET (A) | BALCONY CARPET (B) | TERRACE CARPET (C) | TOTAL AREA (SQ.M) (A+B+C)=(D) | TOTAL AREA (SQ.FT) [(D)X10.764]=[E] |
|----------|-----------------|--------------------|--------------------|-------------------------------|-------------------------------------|
| 501,1001 | 46.33           | 9.63               | 0.00               | 55.96                         | 602                                 |
| 502,1002 | 64.08           | 3.12               | 0.00               | 67.20                         | 723                                 |
| 503,1003 | 65.37           | 8.40               | 0.00               | 73.77                         | 794                                 |
| 504,1004 | 86.81           | 12.36              | 0.00               | 99.17                         | 1067                                |

**5th & 10th FLOOR PLAN ( REFUGE PLAN )**



## LOCATION MAP

Not to scale



## KEY DISTANCE



### CONNECTIVITY

|                       |        |
|-----------------------|--------|
| • Baner               | 1.9 km |
| • Aundh               | 5.5 km |
| • Pashan              | 5.5 km |
| • Pimple Saudagar     | 7.4 km |
| • Hinjewadi           | 5.0 km |
| • Balewadi Stadium    | 2.7 km |
| • Mumbai-Pune Highway | 1.5 km |



### SHOPPING & LEISURE

|                 |        |
|-----------------|--------|
| • Westside Mall | 2.0 km |
| • D-Mart        | 1.7 km |
| • Westend Mall  | 5.9 km |



### EDUCATION

|   |        |
|---|--------|
| • Kidzee Balewadi                           | 1.7 km |
| • Bharti Vidyapeeth & English Medium School | 1.1 km |
| • Rabindranath Tagore School                | 750 M  |
| • CM Int. School                            | 900 M  |
| • Vibgyor High School                       | 3.2 km |



### HOSPITALS

|                                      |        |
|--------------------------------------|--------|
| • Life Line Hospital                 | 2.7 km |
| • Sanjeevan Clinic                   | 650 M  |
| • Jupiter Hospital                   | 3.2 km |
| • Dr. Dhekne Clinic For Children     | 2.4 km |
| • Kilbil Children & Women's Hospital | 1.5 km |



### PROPOSED METRO STATIONS

|                    |        |
|--------------------|--------|
| • Balewadi Stadium | 2.6 km |
| • Ram Nagar        | 800 M  |
| • Balewadi Phata   | 2.8 km |
| • Waked Bridge     | 2.5 km |



### FINE - DINING

|                         |        |
|-------------------------|--------|
| • Balewadi High Street  | 1.6 km |
| • Tales & Spirit Bistro | 1.4 km |
| • Gong                  | 1.8 km |
| • Flying Duck & Co.     | 1.4 km |

## CREDITS

ARCHITECT  
Ethique Architects

RCC CONSULTANT :  
G. A. Bhillare

LANDSCAPE ARCHITECT  
Design Terra

LEGAL ADVISOR  
Jain Kinkar & Company

BRAND CONSULTANTS  
RJ Design

MEP CONSULTANT :  
Amit Infrastructure Consultant - Plumbing  
Abhiyanta Electrical Consultants - Electrical