



www.66avenue.in



A Project By



Site Add.: S. No. 65 (P) & 66 (P), Pimple Nilakh- Baner D. P. Road, Near
Jupiter Hospital, Pimple Nilakh, Pune- 27.

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RIVERFRONT 2 & 3 BHKs
JUST 5 MINS FROM JUPITER HOSPITAL, BANER



RERA REGISTRATION NUMBER: P52100021457
www.maharera.mahaonline.gov.in



Artist's Impression



Riverfront Living at the centre of convenience.

Presenting 66 Avenue, a riverfront project that offers the unique blend of the best location, serenity, lifestyle and conveniences. Nestled in one of the most happening areas of West Pune, 66 Avenue offers a peaceful living experience in a well-connected location close to Balewadi, Aundh and Wakad.

Explore spacious 2 & 3 BHKs with scenic river views that will stay undisturbed for life. These well-designed homes redefine luxury and offer refreshing indoors with ample sunlight and ventilation. Built to uncompromising quality standards, come home to a place that offers you the finer things in life.





Image for representation purpose only

Well-planned Layouts for abundant sunlight

Homes at 66 Avenue are thoughtfully designed make the most of spatial planning and natural daylight. The orientation of the property is aligned to the direct sunlight path that allows for maximum natural daylight to enter from all sides while keeping the glare and heat out. This encourages a healthy life with minimized dependence on light fittings and more energy savings.





Image for representation purpose only

Smartly Designed for ample ventilation

Inspired by the serene environment, 66 Avenue offers spacious homes that are planned to receive abundant wind flow. With unobstructed airflow, cross-ventilation, and a pleasant indoor temperature year-round, you can reduce your energy dependency on artificial cooling. The project is perfectly positioned for an optimal circulation of fresh air that leads to better health and wellness.



Enjoy unobstructed river views for life

Wake up to soothing bird songs and majestic open skies every day at 66 Avenue. Your exclusive riverfront home offers unobstructed views of greenery and calming waters. Ditch the concrete views and experience a peaceful ambience every day. With no planned future construction, you can enjoy this rare privilege of enjoying this serene lifestyle in an urban setting in Baner.



Image for representation purpose only

Modern amenities, Something for everyone to enjoy.

Over 25 modern amenities are brought to your doorstep to offer you and your family a welcome distraction from the everyday hustle in the bustling city. From elders to young ones, these lifestyle amenities are designed to ensure that our loved ones live a comfortable and enjoyable life.



AMENITIES



Co-working spaces



Electric power stations for EV



Meditation rooms



Children's play area



Multi-utility lawn



Organic water converter



Solar water heating system



Impressive main entrance



Indoor games - TT, Chess, Pool



Clubhouse



Air-conditioned gymnasium



Landscaped garden



Rainwater harvesting system



Basement + 2 levels of parking area



24X7 security with CCTV for common area



Roadside tree plantation



Electric Power Stations

Image for representation purpose only



Air-conditioned Gymnasium

Image for representation purpose only



Rooftop Co-working Space

Image for representation purpose only



Multiple Indoor Games

Image for representation purpose only



Meditation Rooms

Image for representation purpose only



2-level Parking Area

Image for representation purpose only



Lavish Clubhouse

Artistic Impression*



Landscaped Garden

Image for representation purpose only



Daily Shopping Needs

Image for representation purpose only



Children's Play Area

Image for representation purpose only

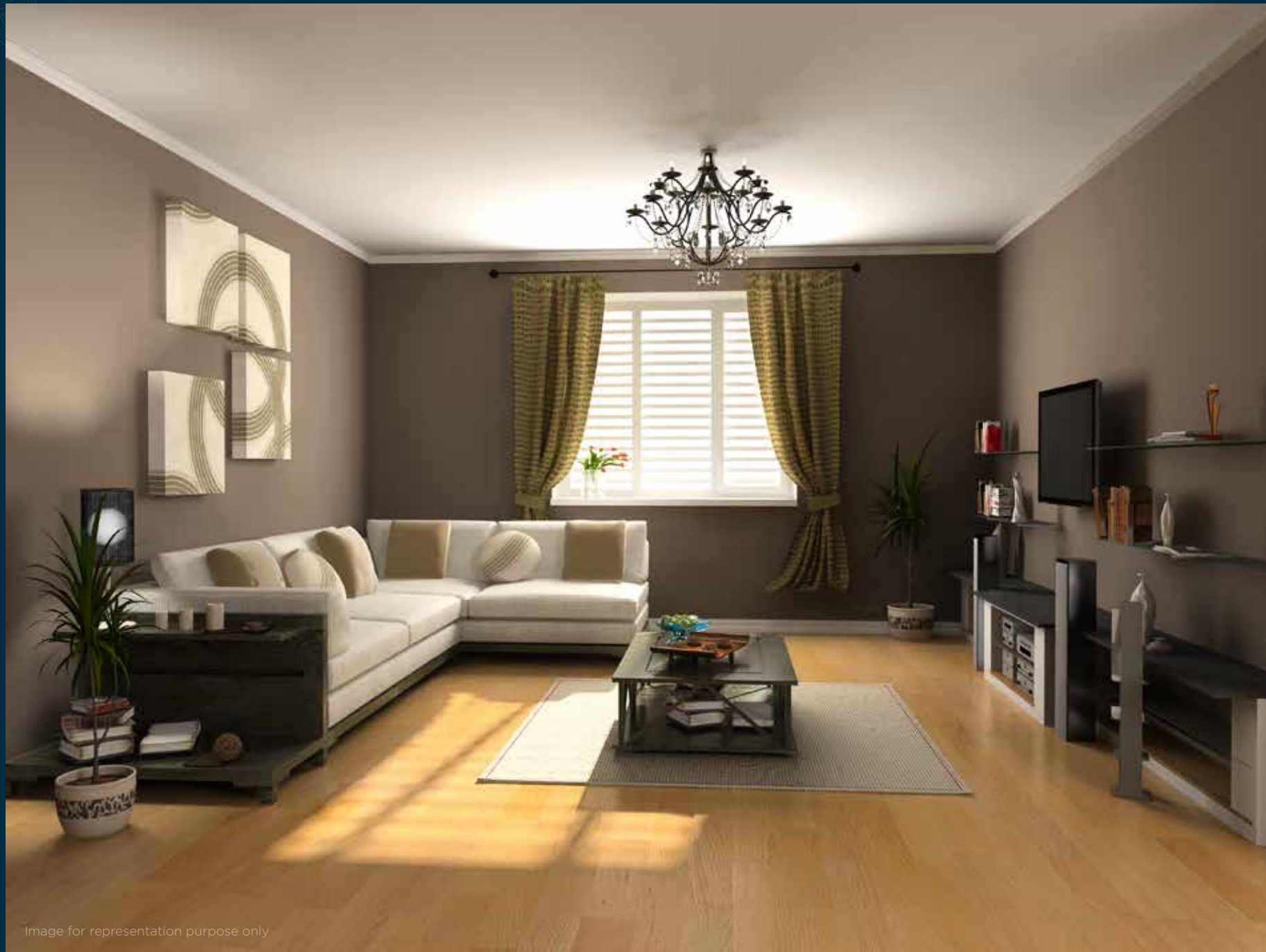


Image for representation purpose only

SPECIFICATIONS

Inspiring interiors, that's a class apart

66 Avenue is your invitation to a life envied by many and experience inspired living. Every room is embellished with top-of-the-line specifications and spectacular riverfront views that elevate your lifestyle in more ways than one. Explore a luxurious lifestyle with top-notch specifications, beautiful interiors and smart planning.



STRUCTURE

- Earthquake resistant R.C.C framed structure
- Gypsum plaster internally, sand face plaster externally



WINDOWS

- Large windows for better ventilation & views
- U.P.V.C sliding windows with mosquito net & MS safety grills
- Granite window sill



KITCHEN

- Quartz L-shaped kitchen platform with stainless steel sink
- Provision for kitchen appliances
- Kitchen dado tiles up to lintel level
- Provision for water purifier & exhaust fan



DOOR

- Decorative entrance door with a night latch, heavy tower bolt and heavy hinges
- Granite door frames for bathrooms
- Flush doors laminated on both sides
- SS finish mortise locks
- Wide wooden door frames



WALLS & FLOORING

- Vitrified flooring for the entire flat
- Wooden flooring for the master bedroom
- Decorative acrylic paint on the outside & semi-acrylic paint on the inside



DRY BALCONY

- Dry balcony for each flat with dado tiles up to 4 ft.
- Multi-utility sink with a provision for washing machine



BATHROOMS

- Concealed plumbing
- Provision for exhaust fan in each toilet
- Designer tiles dado up to 7' height, hot and cold mixer unit in bathroom
- Commode in all toilet
- Branded CP fittings & sanitaryware
- Anti-skid flooring for the toilet
- Solar water heating system



ELECTRIFICATION

- Provision for split AC in the master bedroom
- Branded concealed copper wiring with ISI marked
- modular switches and FR wiring



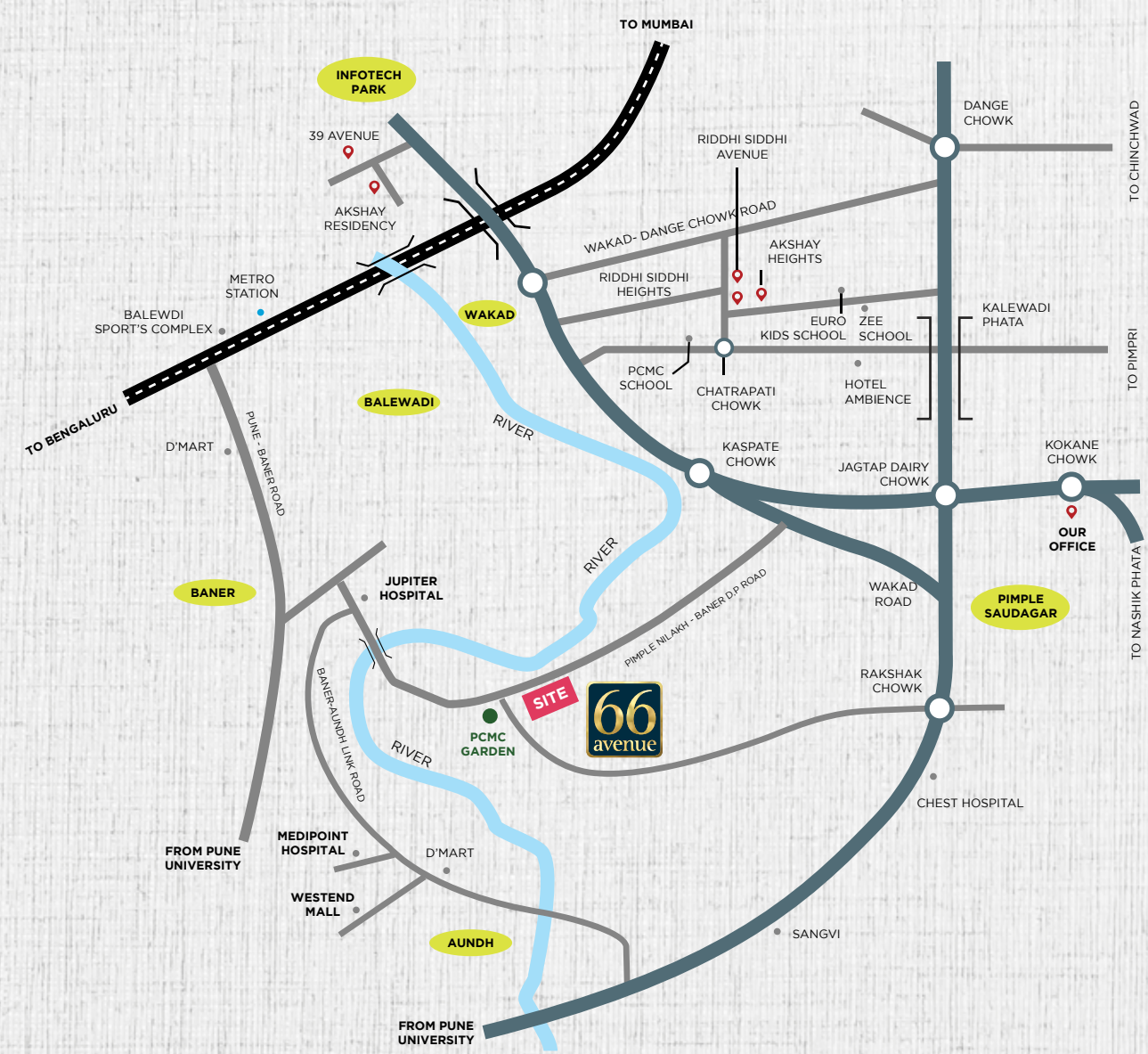
TERRACE

- Attractive ceramic anti-skid flooring
- Terrace with 20' high headway

KEY DISTANCES

Superb connectivity in a happening location

The strategic location of 66 Avenue, just 5 mins from Jupiter Hospital in Baner, keeps you surrounded in serenity while connecting you to all hotspots in the city. It is right at the junction of Baner, Balewadi, Aundh and Wakad. Every convenience is located right at your doorstep. Make yourself at home in a place seamlessly connected to umpteen choices of fun, food, fashion and everything else.



Map not to scale



SCHOOLS

- Orchid School 1.5 km
- Lexicon Kids 2.2 km
- DAV Public School 3 km
- City Int. School 4.4 km



BANKS

- ICICI Bank 1.9 km
- IndusInd Bank 1.9 km
- SBI 1.9 km
- HDFC 1.9 km



HOSPITALS

- Jupiter Hospital 0.6 km
- Vitalife Hospital 2.5 km
- Shashwat Hospital 3.1 km
- Lifepoint Multispeciality Hospital 6.6 km



RESTAURANTS

- Urban Foundry 2.7 km
- Gong 2.8 km
- Mainland China 2.8 km
- Rangla Punjab 3.3 km
- Shivar Garden 5.6 km



MALLS

- Primrose Mall 1.4 km
- Westend Mall 3.6 km
- Spot 18 5.2 km
- Pune Central 7.5 km



PETROL PUMPS

- Bharat Petroleum 1.5 km
- Shell 2.5 km
- Indian Oil (CNG) 5.8 km



RAILWAY STATIONS

- Proposed Balwadi Phata Metro Station 1 km
- Chinchwad Rly Station 11.5 km
- Pune Rly. Station 13.7 km



AIRPORT

- Pune International Airport 18 km



Elevating lives and bringing smiles *For over 16 years.*

R.R. Lunkad, a professional team of qualified and highly experienced property developers. Catering to residential and commercial sectors, we strive to build projects that exceed our customers' expectations. We are dedicated to creating a well-rounded lifestyle for the citizens of our country and bringing smiles to countless families for over 16 years.

39
COMPLETED
PROJECTS

4
ONGOING
PROJECTS

2
UPCOMING
PROJECTS

3200+
HAPPY
CUSTOMERS



NEMICHAND BHANDARI
ASSOCIATES LLP
SINCE 1999

Nemichand Bhandari Association *Spreading Smiles Since 1999*

With a glorious legacy of construction excellence and trust, we are committed to honesty and timely delivery. We always aspire to excel beyond the limitations and lay benchmarks with every project. Founded by brothers, Rajesh Bhandari and Mahavir Bedmuttha, today the company has set an exemplary track record of successful constructions across India.

22
YEARS OF
LEGACY

1500+
HAPPY
CUSTOMERS

10
LAKH SQ.FT
DELIVERED

150+
COMMERCIAL
SPACES



Artist's Impression