

Lavasa, Near Pune



Actual view of Ashiana Utsav, Lavasa

 **ashiana**
utsav
ACTIVE SENIOR LIVING

A woman in a purple and green sari is sitting on a lawn, holding a cup of tea. She is surrounded by lush greenery and a villa with a red roof. In the background, there are hills and a clear blue sky. The scene is peaceful and scenic.

“The most unique feature of Lavasa is its lush green surroundings which is so beautiful and serene that you would never want to go anywhere else”

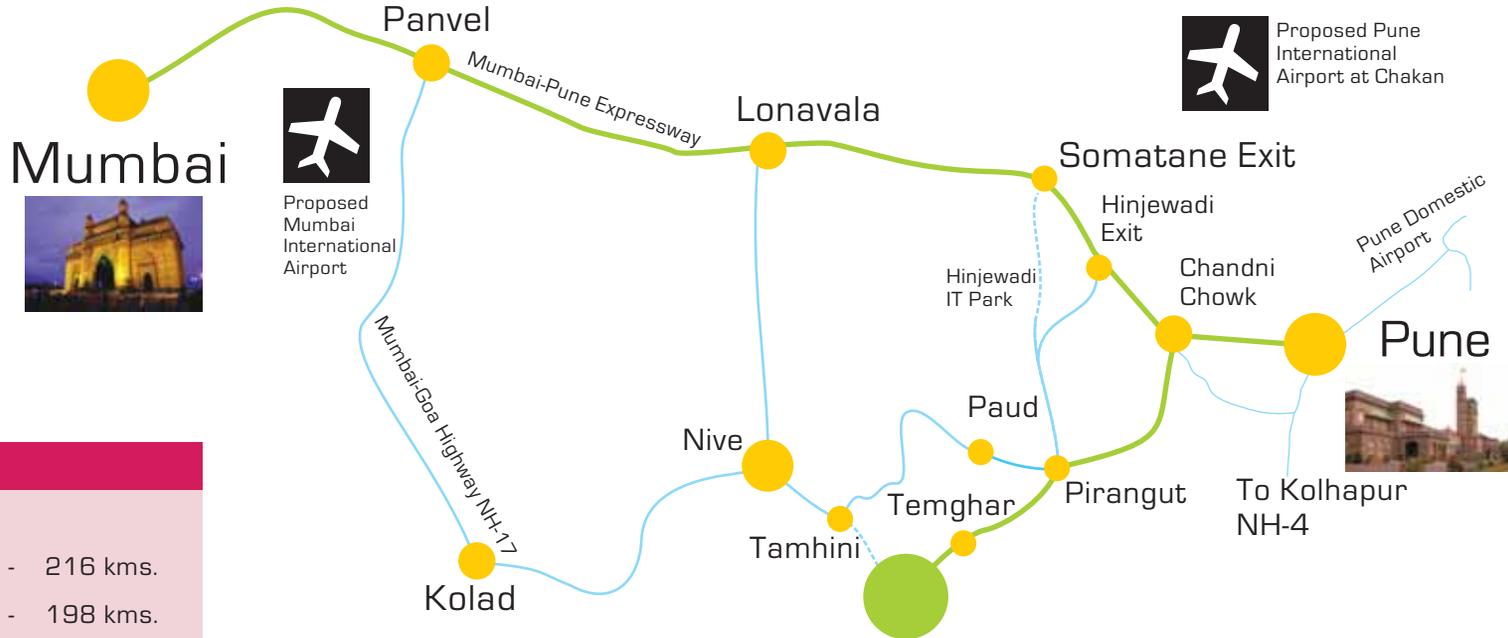
Ms. Renu Marwah
Resident, Utsav Lavasa

Ms. Renu Marwah enjoying a cup of tea
in lawn of her Villa

Actual view of Ashiana Utsav, Lavasa

Location Map

- Located at an altitude of 2000-3000 feet above sea level
- Lavasa is spread over 25000 acres
- India's first planned Hill City
- The Warasgaon Lake in Lavasa is 20 kms long with 6 dams



Distance Chart

Mumbai - Lavasa

Via Panvel - Lonavala - Chandni Chowk	-	216 kms.
Via Panvel - Kolad - Tamhini	-	198 kms.
Via Lonavala - Somatane Exit - Pirangut	-	197 kms.
Via Lonavala - Nive - Tamhini	-	169 kms.
Via Hinjewadi Exit	-	186 kms.

Pune - Lavasa

Via Chandni Chowk - Pirangut	-	64 kms.
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Lavasa - Pune Domestic Airport	-	72 kms.
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Project Highlights



24x7 security
with guards



CCTV



Walking tracks,
water body and trees
all around the complex



Golf Cart for
Internal transport



Emergency care with
nurse & doctor on call



Club with gym,
swimming pool,
indoor games etc.



Meditation Hall



Convenience Store
for regular groceries



Amphitheatre



Dedicated stilt &
open Parking



Grand kids play
area



Plumber and
electrician on call



Common area
maintenance

Age Friendly Living



Slip resistant floor tiles in kitchen, balcony & bathroom



Grab rails in master toilet for support



Night lamp in master bedroom



Arthritis friendly fittings



Wheelchair friendly complex



Round wall edges



Lifts with automatic rescue device



Bigger electrical switches with LED indicator at comfortable heights



Emergency response system in each unit



Activity Centre



20,000 sq. ft. approx
activity centre



Gymnasium



Swimming pool
with Jacuzzi



Steam room



Dining hall with
pure veg food



Media hall



Table tennis
room



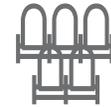
Board games



Billiards



Music room



Multi purpose hall



Reading room



Indoor
badminton court



Yoga room

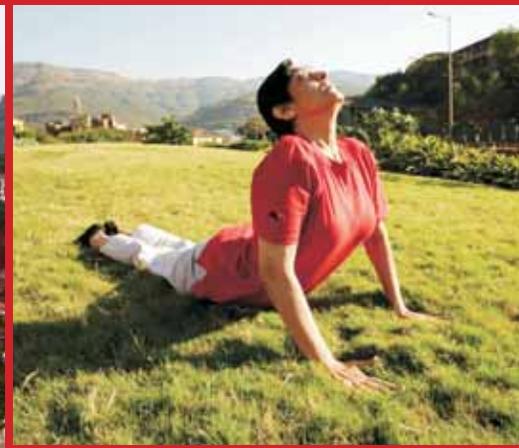
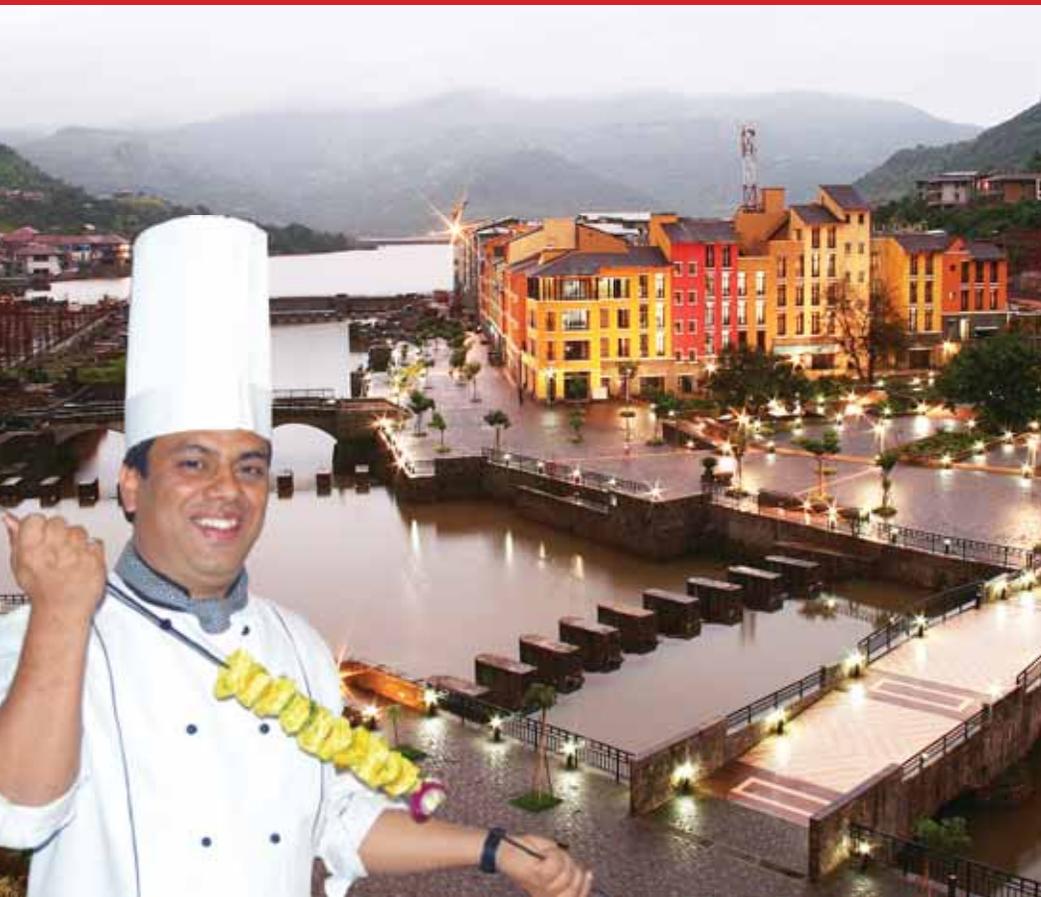


Nursing room



Actual view of
swimming pool

LIFESTYLE AT UTSAV



Site Layout

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



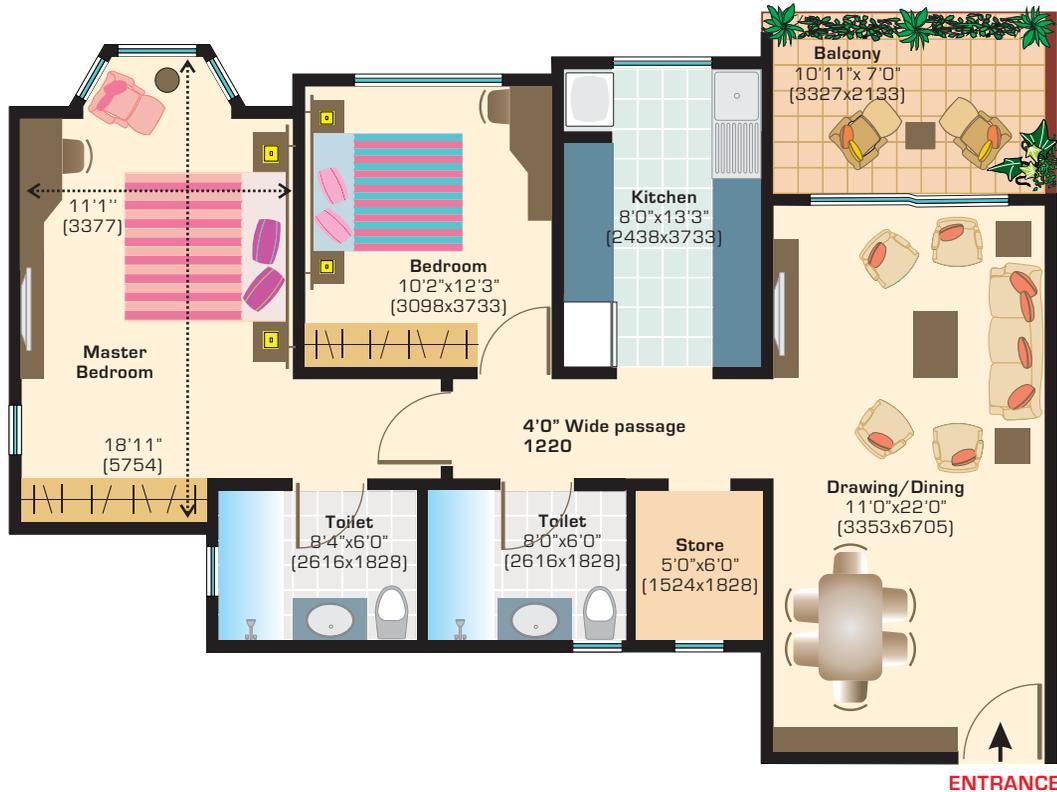
Not to Scale



- Legends**
1. Golf Cart Stop
 2. Path Ways
 3. Amphitheater
 4. Kids Play Area
 5. Sitouts
 6. Pavilion
 7. Acupressure Path
 8. Club
 9. Care Homes
 10. Swimming Pool
 11. Meditation Hall

Project Details	Area in	
	Sq. ft.	Sq. mt.
Tulsi (Duplex Villa)		
Up Hill Entry	2430	225.83
Down Hill Entry	2390	222.11
Manjari 1		
Simple Villa		
Upper Villa	1585	147.30
Lower Villa	1550	144.05
Apartments	1295	120.35
Manjari 2		
Apartment	1430	132.85
Apartment	1310	121.70
Vrinda		
Apartment	915	85.04
Vrinda 2		
Only on Ground Floor of Manjari 2 from Block M-181 to M-190	880	81.75

Important to know: The site layout is not a legal document. It is tentative and describes the conceptual plan to convey the intent and purpose of Ashiana Utsav Lavasa. The services shown in the layout include gas, bank, electrical, water works, solid waste management, STP etc. are located in various parts of the project including basement and open area. Intent is to briefly indicate service locations. The services/facilities may be modified/relocated based on requirements of various consultants.



Apartment (Ground + 4)

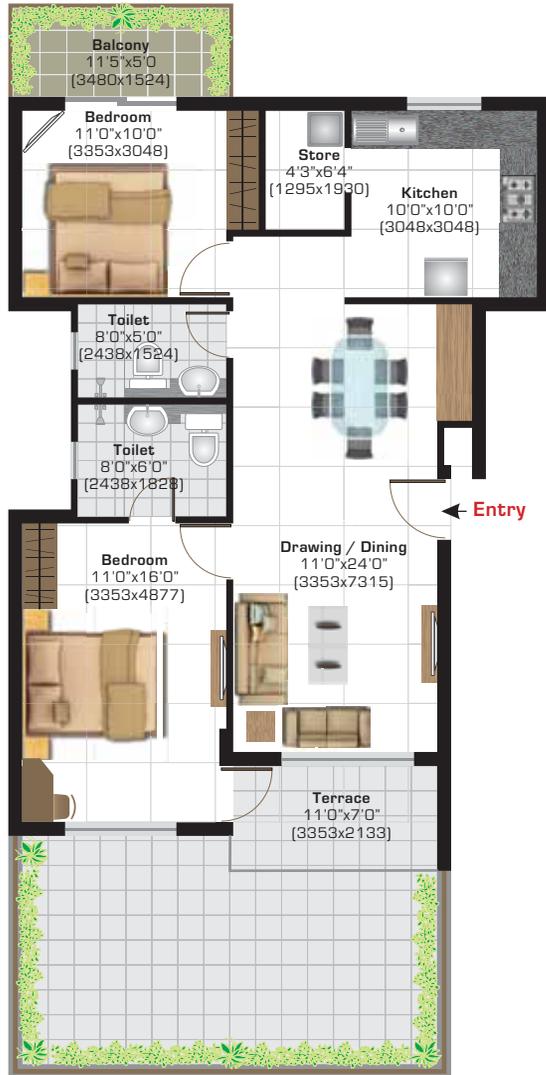
Manjari - 1

2 Bedroom

Chargeable Area - 1295 Sq. ft (120.35 Sq. mt)

Carpet Area - 943 Sq. ft (87.64 Sq. mt)

Important to know: These plans are for representation purpose only and do not form a part of any agreement or legal binding on part of the company. Internal dimensions mentioned are from brick to brick and balcony dimensions are up to the outer edge of the balcony slab. Tiles/Granite can have inherent color and grain variations or may also differ from sample unit due to non-availability of material. Marginal difference may also occur during construction. Furnishing/furniture, gadgets, products and appliances displayed are not part of the sales offering and these are for representation intentions only. The floor plan is tentative and subject to variation and modification as decided by the Company/Architect. For updated floor plan, visit our website ashianahousing.com



Apartment (1st to 4th)

Manjari - 2

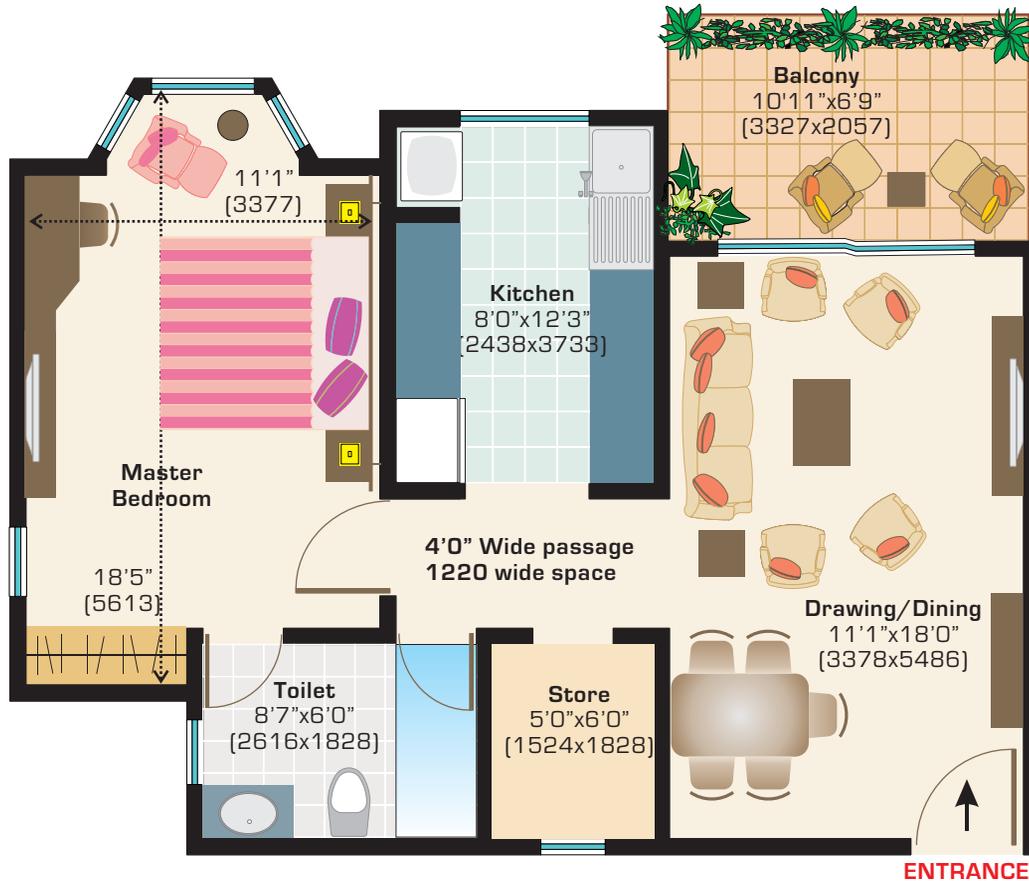
2 Bedroom

Chargeable Area - 1310 sq. ft (121.70 Sq. mt)

Carpet Area - 954 sq. ft (88.63 Sq. mt)

Note: Open Terrace shown in the plan is only available with 1st floor for Block no. MO1-M18

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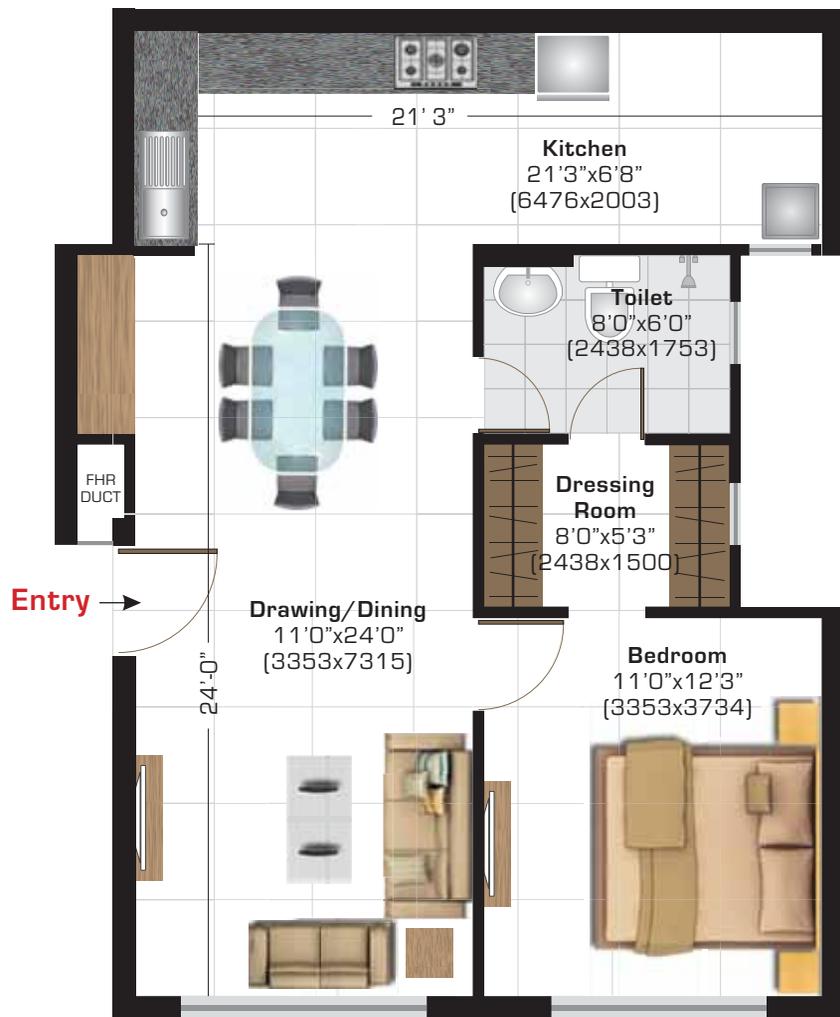


Apartment (Ground + 4)

Vrinda - 1

1 Bedroom
Chargable Area - 915 Sq. ft (85.04 Sq. mt)
Carpet Area - 667 Sq. ft (61.99 Sq. mt)

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Apartment (Ground Floor)

Vrinda - 2

1 Bedroom

Chargable Area - 880 Sq. ft (81.75 Sq. mt)

Carpet Area - 640.39 Sq. ft (59.49 Sq. mt)

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Disclaimer: This brochure is not a legal document. It only describes the conceptual plan to convey the intent & purpose of Ashiana Utsav, Lavasa. The property is mortgaged with Axis Bank Limited (the bank) for term loan sanctioned by the bank. The company will provide NOC/permission of the Bank for the sale of flats/property, wherever required.

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