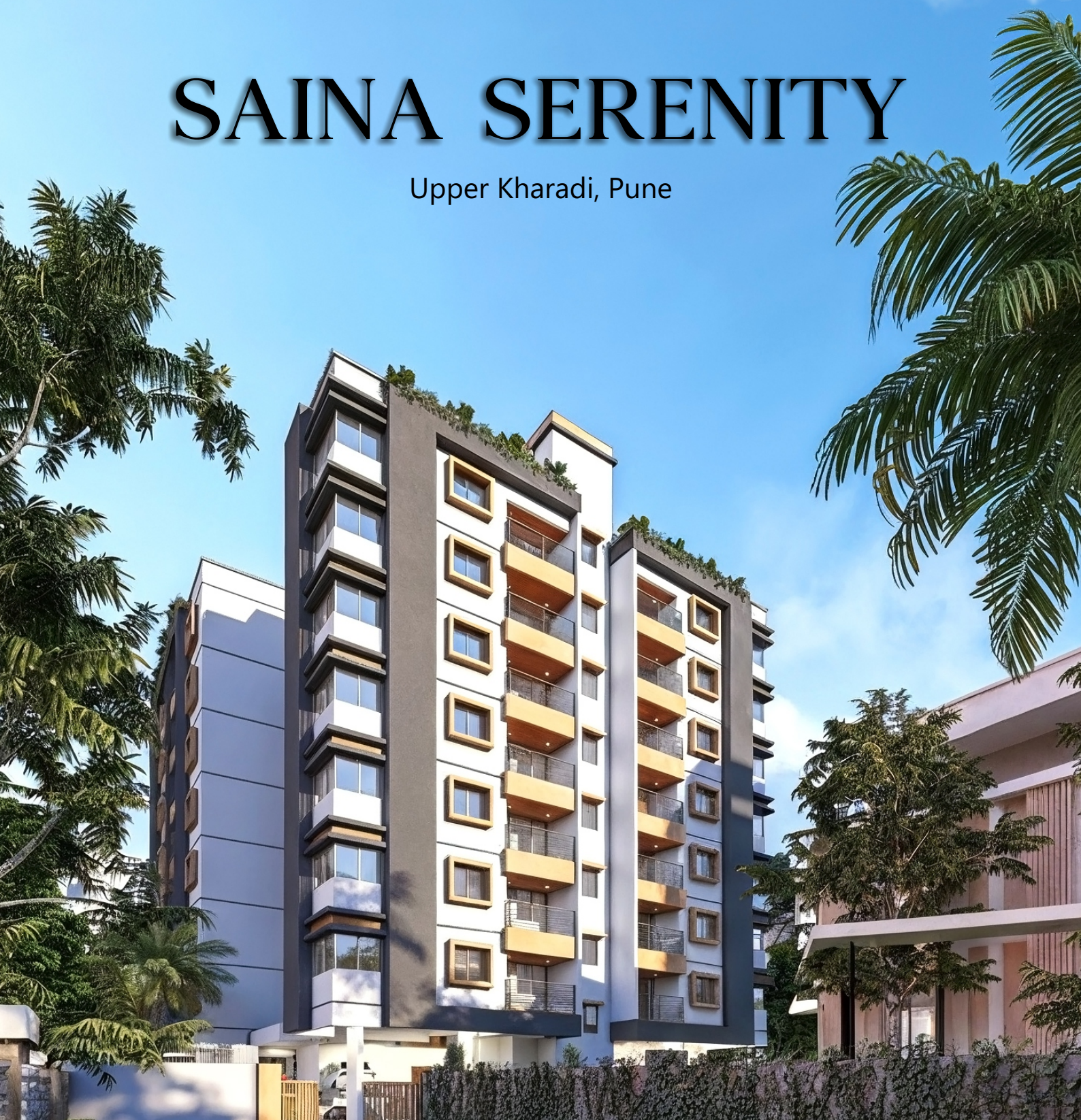




**Aastha**  
DEVELOPERS

# SAINA SERENITY

Upper Kharadi, Pune



— Luxury isn't built, it's crafted —

# SAINA SERENITY

**Welcome to Saina Serenity – A Community Beyond Compare**  
Discover a place where comfort, convenience and style come together.

## The Location. The Look. The Lifestyle.

Ideally located just minutes away from the airport and major marketplaces, **Saina Serenity** brings you elegant, eco-friendly homes crafted for those who value both space and sustainability. It's a place where urban convenience meets the charm of a close-knit community. Live, work, shop and travel effortlessly all from one remarkable address that truly offers everything you need.

## PROPOSED SPECIFICATION\*

### STRUCTURE :

- Earthquake resistance R.C.C Structure

### ELECTRICAL :

- Adequate electrical points with modular switches
- Concealed copper wiring with circuit breaker
- Switch of standard make
- Inverter connection provision in every apartment
- Cable TV & Telephone point in living room & master bedroom

### TOILETS :

- Decorative glazed tiles dado up to 7' height
- Provision for exhaust fans and geyser
- Sanitary ware and C.P fitting of reputed make in all toilet

### KITCHEN :

- Granite counter with stainless steel sink
- Decorative glazed tiles dado from platform top up to lintel level
- Attached dry balcony with provision for washing machine connection
- Water purifier connection

### DOORS :

- Laminated main door with security night latch and fitting
- Internal laminated door with S.S. fitting
- Cylindrical locks in bedroom doors
- Flush door in bathroom with Marble / Granite frame

### FLOORING :

- Good quality vitrified flooring in all rooms
- Anti-skid ceramic tiles for all bathrooms and balcony floors

### PLASTER :

- External-Sand faced plaster
- Internal-Gypsum/POP plaster

### WINDOWS :

- 3 track powder coated aluminium windows with mosquito net
- Marble/Granite sills for all windows
- M.S safety grill for all windows

### PAINTING :

- Internal walls in Plastic Paint
- External walls in Apex Paint

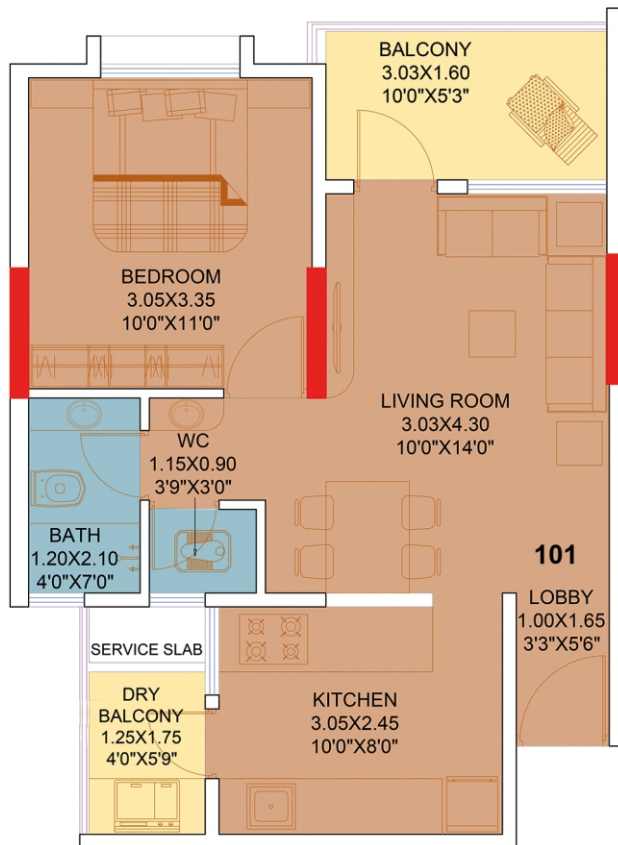
## LOBBY



## AMENITIES

- Lift of reputed make
- Decorative entrance lobby
- Generator backup for common lighting & mechanical parking
- Solar water connection in one toilet (shower)
- Rainwater harvesting system





## 1 BHK 704.00 SQ.FT.

SALEABLE AREA STATEMENT (AS PER RERA POLICY)

| TYPE  | CARPET AREA | BALCONY AREA OPEN / ENCLOSED | TOTAL AREA | SALEABLE SQ.M. | SALEABLE SQ.FT. |
|-------|-------------|------------------------------|------------|----------------|-----------------|
| 1 BHK | 36.38       | 12.09                        | 48.47      | 65.43          | 704.00          |

## FIRST FLOOR PLAN



# Luxurious & Spacious 1BHK

The smartest investment in the city. **Saina Serenity** apartments are intelligently designed for modern professionals, offering high rental yields and a premium lifestyle.





**2BHK TYPE 1**  
**958.00 SQ.FT.**

SALEABLE AREA STATEMENT (AS PER RERA POLICY)

| TYPE  | CARPET AREA | BALCONY AREA OPEN / ENCLOSED | TOTAL AREA | SALEABLE SQ.M. | SALEABLE SQ.FT. |
|-------|-------------|------------------------------|------------|----------------|-----------------|
| 2 BHK | 53.08       | 12.83                        | 65.91      | 88.98          | 958.00          |

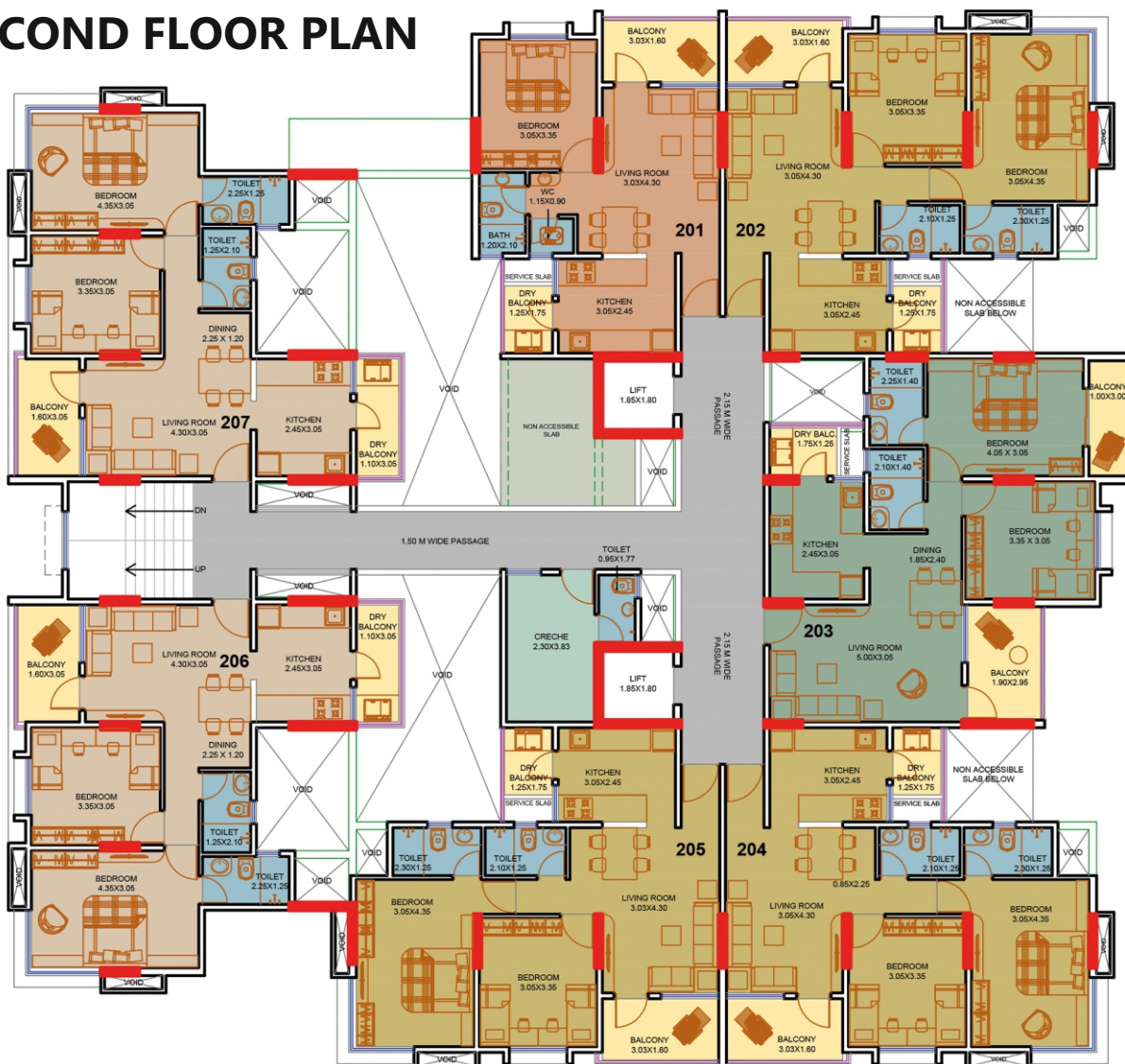


**2BHK TYPE 2**  
**1050.00 SQ.FT.**

SALEABLE AREA STATEMENT (AS PER RERA POLICY)

| TYPE  | CARPET AREA | BALCONY AREA OPEN / ENCLOSED | TOTAL AREA | SALEABLE SQ.M. | SALEABLE SQ.FT. |
|-------|-------------|------------------------------|------------|----------------|-----------------|
| 2 BHK | 58.49       | 13.75                        | 72.24      | 97.52          | 1050.00         |

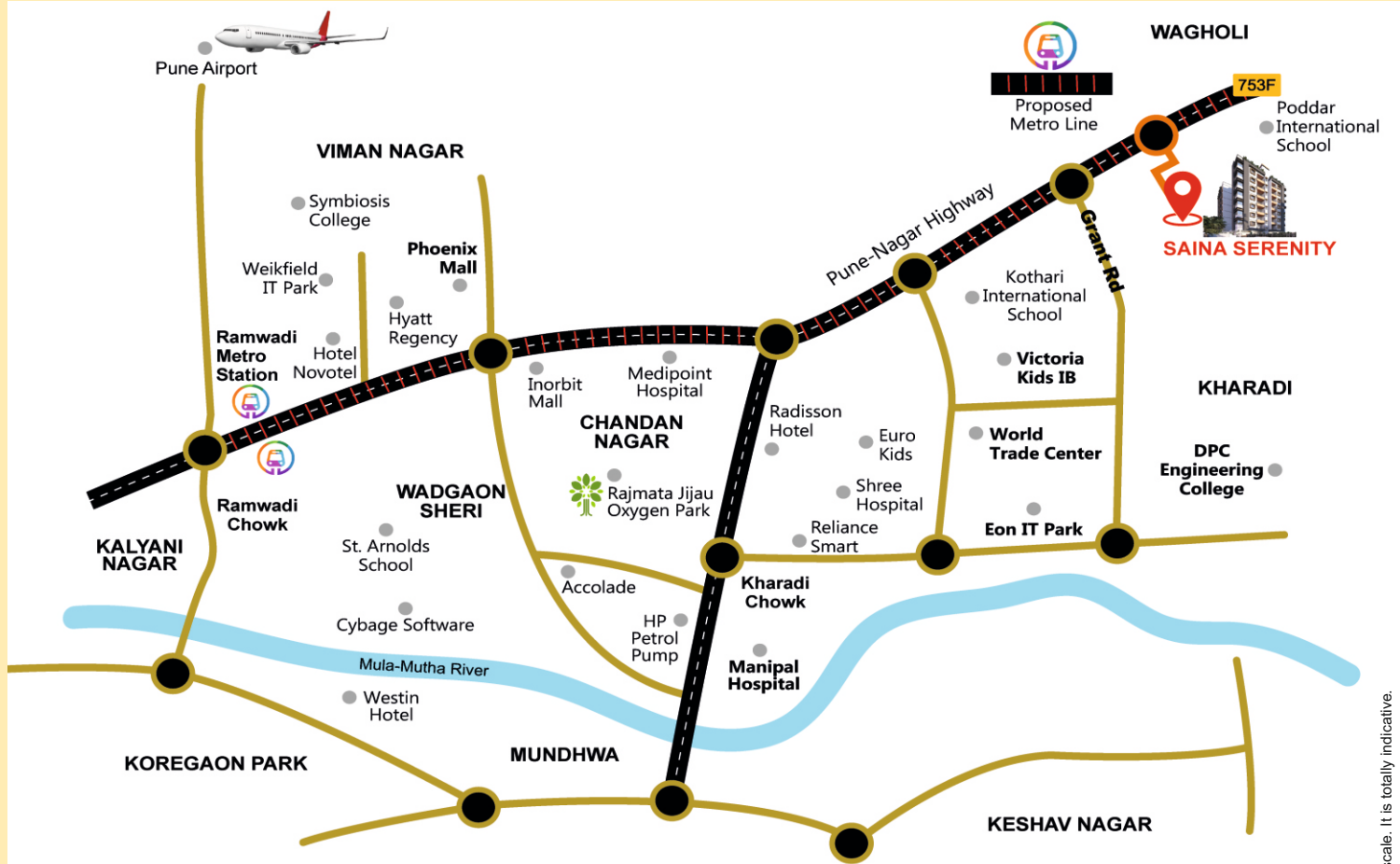
## SECOND FLOOR PLAN



# Luxurious & Spacious 2BHK

**Saina Serenity** invites you to experience a life without compromise, where every corner offers space for family, work, learning and peaceful living.





### Everything you need, just minutes away !!

#### IT Park & Business Parks

- 2 min : AP4
- 7 min : World Trade Centre (WTC)
- 9 min : EON IT Park
- 9 min : Zensar IT Park

#### Healthcare Facilities

- 4 min : Balaji Hospital
- 9 min : Manipal Hospital

#### Transport Connectivity

- 11 min : Ramwadi Metro Station
- 13 min : Hadapsar Railway Station
- 14 min : Pune International Airport

#### Entertainment & Lifestyle

- 7 min : Niyati Plaza
- 9 min : Phoenix Mall
- 13 min : Amanora / Seasons mall

#### Education Hub

- 4 min : Kothari International School
- 5 min : Victorious Kidss Educares
- 6 min : Euro School (CBSE)
- 6 min : Phoenix World School
- 7 min : Dhole Patil School for Excellence (CBSE)
- 7 min : DPCOE - Dhole Patil College of Engineering
- 24 min : JSPM University Pune

This map is not as per scale. It is totally indicative.

Saina Serenity, Gat No. 1344/2/5, Ubale Nagar, Upper Kharadi, Pune - 412207

### Our Completed Project :

**LAVENDER**  
AT KHARADI

**AASTHA RESIDENCY**  
AT LOHEGAON

Structural Design  
**Agharkar Consultants**

Architectural Visualisation  
**ARC Communications**

Legal Advisor  
**Adv. Ameett Kaduss**

Architect  
**Shirish Dasnurkar & Associates**

Vastu Consultant  
**Dr. Arun Kumar Mumbai**



**832 946 1227**  
Contact

**contactus@theaasthadevelopers.com**  
Email

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Website



**MahaRERA : P52100080905**

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