



GARDEN VILLAS

**D O N J E
S I N H A G A D**



<http://maharera.mahaonline.gov.in>

Project: O2
P52100031657





TYPICAL DUPLEX VILLA

Each villa has a private garden space;
spaces that are in unity with nature



O₂
GARDEN VILLAS
DONJE
SINHAGAD

Presenting fresh and exclusive 2BHK Duplex Villas with 2 & 3 Open sided views- **O2 Garden Villas**, located at Donje, the lap of nature; surrounded by the stunning greenery and views of the majestic Sahyadris, starting with Sinhagad

Spread over an area of 26000+ sq. ft.; every bit of this space resonates with nature. Care is being taken to develop lush green areas that hug these homes, and indeed the homes hug them right back; the construction is built around, and crisscrosses the path of natural beauty with a well curated garden, native tree plantations, water bodies with gazebo and sit-outs to enjoy nature.

Find peace.





Our well ventilated and well lit homes give a change to experience a fresh organic living experience. **All units come with an attached dedicated garden space.**

We have ample amenities like gym, acupuncture walk way, BBQ corner, dedicated children's play area a pet friendly area and much more to make your life an absolute bliss.





Welcome to the good life!

Gym
Jogging Track
Pets Area
Walkway with Landscape
Acupressure Walkway
Herb Garden
Native Tree Plantation
Kids Play Area

Ponds in Landscape
Meditation Zone
Barbeque Corner
Gazebo/sit out
Senior Citizen Area
Work Station with Wifi Facility
Wet Waste Management Plant
Rain Water Harvesting



Just 30 mins drive from Pune city, O2 Garden Villas are perfect for your weekend get-away experience- your haven of peaceful existence close to nature. These choicest homes also make a wonderful avenue, incase you plan to stay full time, all necessary amenities are nearby, yet undisturbed by the city life, it's a private escape.

**So, whether you are looking for an amazing weekend home,
a place to stay after retirement or an investment avenue,
O2 Garden Villas are the perfect choice.**



Project Specifications

Tiling

Kota/polished kota tiles or equivalent.

Kitchen

Kitchen otta with granite platform with stainless sink and Kota/polished kota tiles or equivalent up to lintel level.

Windows

Fully molded granite window sills with aluminum sliding window & safety M.S grills, mosquito mesh in all bedrooms.

Bathroom-Toilets

Kota/polished kota tiles or equivalent up to 7 ft with Jaguar fittings and sanitary ware or equivalent.

Plumbing

Concealed plumbing (Astral or equivalent).

Electrical

Concealed Polycab (or equivalent) wiring with appropriate electric points, Legrand switches (or equivalent) and provision for A/c points in all master bedrooms.

Door & Frames

Attractive Greenlam laminated doors with wooden frame and granite Frame for bathrooms.

Paint

Two tone effect of Asian tractor emulsion for interior walls & Apex for all external walls (or equivalent) along with the paint for all projection to provide attractive elevation.

Parking

Common & central parking.

Solar

Solar water heater system.

Drying System

Easy dry.

Water Purifier

Eureka forbes Aquaguard (or equivalent)



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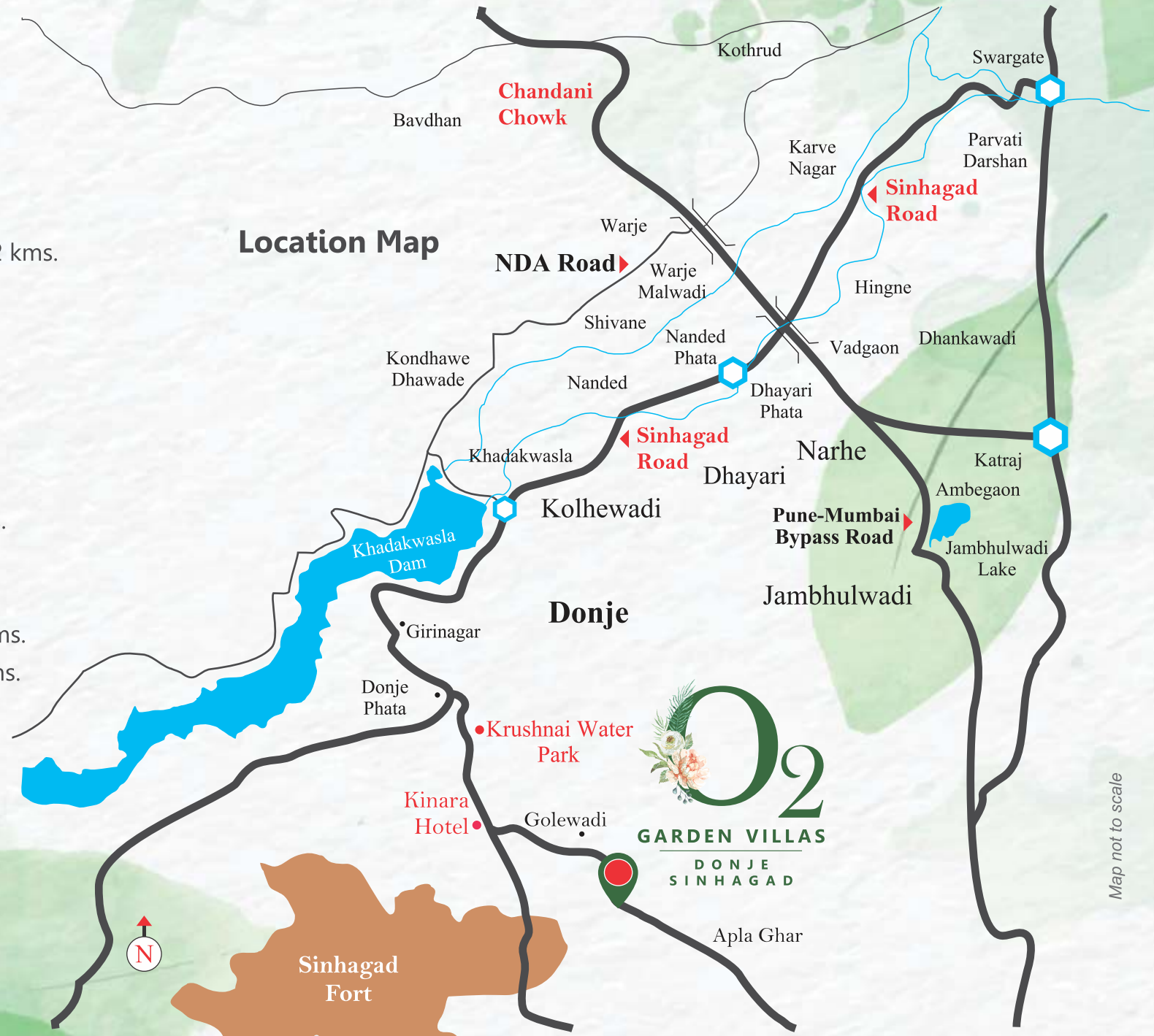
Project Layout



Proximity

Distances from the key locations

1. Rajaram Bridge: 15.8 kms.
2. Warje Bridge: 15.4 kms.
3. Dhayari Phata: 12.4 kms.
4. Nanded CHy/Nanded Phata: 11.2 kms.
5. Chandani Chowk: 20.9 kms.
6. Sinhagad Fort: 9.00 kms.
7. Katraj Bus Depot: 18.2 kms.
8. Khadakwasla Dam: 5.4 kms.
9. Panshet Dam: 22.1 kms.
10. Lavasa: 49.6 kms.
11. Pune Station Bus Stand: 23.7 kms.
12. Swargate: 21.0 kms.
13. Shivaji Nagar: 22.2 kms.
14. Khed Shivapur Highway: 19.00 kms.
15. Kondhanpur Ring Road: 10.00 kms.





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Contact for booking
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CREDITS

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While every reasonable care has been taken in providing the information and areas mentioned herein, they are tentative and subject to change and should not be considered to form part of any offer or contract. Developer reserves the right to make alteration/amendments and necessary changes from time to time. The building perspective in this brochure is an artist's impression and the information regarding amenities, drawing, furniture, etc. is indicative only.



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