

LUXURY  
IN THE LAP OF  
NATURE



**VRUKSHAVELI**

SHANTI SHEELA SOCIETY  
**LAW COLLEGE ROAD, PUNE**








# WHERE SERENITY COMES NATURALLY

If you find yourself speaking in hushed whispers, don't be surprised. If the tranquil ambience of your neighbourhood brings to mind the golden age of the Peshwas, it's probably because nothing much has changed here. So, sit back and let the peace and quiet wash the stresses of daily living away. The good life is about to become great.









# CONTINUING A TRADITION OF LIFESTYLE EXCELLENCE



Actual Site Photograph

## **DESIGNER HIGHLIGHTS**

- ULTRA LUXURIOUS HOMES
- DESIGNER ENTRANCE LOBBY
- MECHANIZED-CAR-PARKING





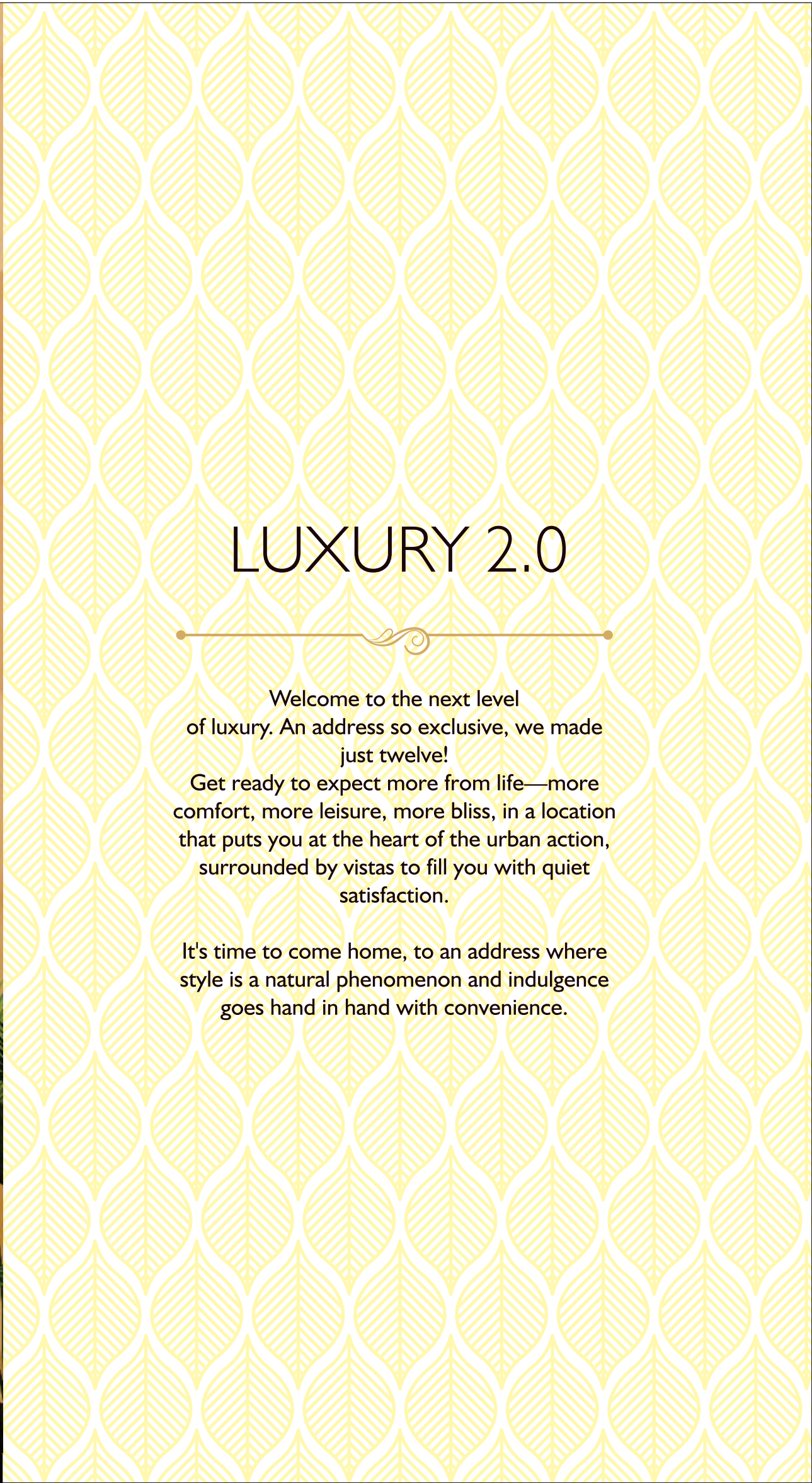








Artistic Impression



# LUXURY 2.0

Welcome to the next level of luxury. An address so exclusive, we made just twelve!

Get ready to expect more from life—more comfort, more leisure, more bliss, in a location that puts you at the heart of the urban action, surrounded by vistas to fill you with quiet satisfaction.

It's time to come home, to an address where style is a natural phenomenon and indulgence goes hand in hand with convenience.



# LIFE WILL NEVER BE THE SAME AGAIN

Contemporary, luxurious, and fulfilling, Vrukshaveli promises to spoil its residents with settings that elevate the everyday, making each moment extraordinary, filling every day with contentment and comfort. It's the perfect destination for families that believe in living life to the fullest. Enjoy the peace of mind that comes from living in the serenity of nature. Life's a celebration and where better to enjoy it than here?









**BATHROOM / TOILET**

- A) Living Room
- B) Terrace
- C) Guest Bedroom
- D) Common Washroom
- E) Dining Area
- F) Kitchen
- G) Dry Balcony
- H) Guest Bedroom
- I) Kids Bedroom Washroom
- J) Kids Bedroom
- K) Master Bedroom Washroom
- L) Master Bedroom
- M) Master Terrace







## BATHROOM / TOILET

- A) Entrance Lobby
- B) Living Room & Dining
- C) Terrace
- D) Kitchen
- E) Dry Balcony
- F) Common Washroom
- G) Master Bedroom Washroom
- H) Master Bedroom
- I) Master Bedroom Terrace
- J) Children's Bedroom Toilet
- K) Children's Bedroom
- L) Guest Bedroom



### **SITE AMENITIES**

- Separate R.C.C. UGWT and OHWT (With automatic level controller)
- Internal and external plumbing by CPVC
- Rain water harvesting system
- Solar power generation system
- Lift with ARD system and back-up
- Attractive entrance lobby
- Vermiculture system
- Concrete paving blocks with antiskid and anti-fungal finish
- Society office and watchman cabin
- Common toilet and vehicle washing area

### **INTERNAL SPECIFICATIONS**

- Clear height 10ft \*\*
- R.C.C. frame structure designed for seismic load
- Branded mechanical parking system with E vehicle Charging Point
- Internal plaster with first quality gypsum finish
- External double coat plaster in river sand
- Internal paint – Plastic Emulsion Paint
- External paint – Apex Ultima weather shield finish
- Aesthetic and modern elevation using natural stone and fire bricks
- Flooring for rooms – Branded Marbonite
- Flooring for Terrace/ balcony/ toilets – Antiskid ceramic / Rustic
- Flooring for common area –Virtified tiles
- Kitchen countertop - Granite with fascia and skirting on top SS Sink
- Dado tiles for kitchen - Gazed/satin finish ceramic tiles up-to ceiling height
- Dado tiles for Toilets - Gazed/satin finish ceramic tiles up-to ceiling height
- Main door (7 to 8 foot) Marine plywood door with veneer with Laminated Safety Doors
- Internal flush doors with laminate on both sides
- Waterproof flush doors with laminate on both sides for toilets
- UPVC windows sliding doors with 3 tracks
- Common top terrace - Antiskid ceramic tiles
- Waterproof treatment for common and private terrace, toilets



### **ELECTRICAL SPECIFICATIONS**

- 5 KW load and three phase meter for each flat
- Multi strand copper ISI make wiring (Polycab/ finolex)
- Concealed boxes and switches of make MDS legrand
- Wi-Fi connection, intercom facility, provision for inverter back-up and split AC piping for each bedroom
- Video door phone facility in living room
- Common area and passage with back-up and motion sensor

### **PLUMBING SPECIFICATIONS**

- Sanitary fittings of make Hindware / Parryware / Jaquar with glass partition near shower area.
- CP fittings of make Jaguar / Kervoit / Grove with provision of storage geyser.
- Hot and cold water pipes of make CPVC and UPVC of Surya / astral / Finolex
- Dry balcony with provision of power point, drainage system, otta with sink and washing area with antiskid tilling
- PVC / Concrete pipe and chambers with adequate size connecting to the main sewer line
- TBC specified taps/ faucets in parking area from OHT

### **ADDITIONAL COMMON AMENITIES**

- CCTV camera with remote viewing access
- Recreational area/ open space on common terrace with BBQ area, sink and wash room with seating arrangement and landscaping
- Solar water heating system with connection on all bathroom and kitchen
- Solar power net metering system in entire building an also for common areas
- Inverter back-up for common area. (Lift, Pump etc.)
- Back-up system for individual flat (for one light and one fan in each room)
- Fire-fighting system as per PMC
- Lift up-to top terrace
- Wash room provision for top terrace







# DISCOVER NEW ROUTES TO FITNESS

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Add a refreshing dose of the great outdoors to your fitness routine with a game of tennis on the professionally managed courts. If the exercise doesn't get your adrenaline pumping, the crisp, unpolluted air definitely will.

If gymming is your thing, the well equipped gymnasium is just the place to get your heart racing. Spaciously sized and boasting a range of fitness equipment, the gym is professionally managed so members can be assured of a satisfactory experience with every session.





VRUKSHAVELI

NEW MEMBERS  
OF FORTUNE FAMILY







A Satish Kokate Venture

## OUR ONGOING AND UPCOMING PROJECT

### **SHRUTI VIHAR**

Prabhat Road  
A Premium Project of 20 Units  
(Residential)

### **SMITA APARTMENTS**

Bondey Colony, Prabhat Road  
A Premium Project of 20 Units  
(Residential)

### **FORTUNE EMPRESS**

Handewadi, Pune  
A Township of 415 Units  
(Residential & Commercial)

### **FORTUNE SHUBHAN**

Yewlewadi, Pune  
A Township of 335 Homes  
(Residential)

### **FORTUNE SRUSHTI**

Yewlewadi, Pune  
A Township of 150 Homes  
(Residential)

### **FORTUNE SIDDHIPRIYA**

Handewadi, Pune  
A Township of 100 Homes  
(Residential)

### **FORTUNE PERFECT**

Kondhwa Budruk, Pune  
A Township of 500 Unit  
(Residential & Commercial)

### **FORTUNE PRIDE**

Yewlewadi, Pune  
A Township of 400 Homes  
(Residential & Commercial)

### **FORTUNE PRIMA**

Mohammadwadi, Pune  
A Township of 170 Units  
(Residential & Commercial)

### **UPCOMING PROJECT AT PHURSUNGI**

Project Type -- Residential  
A Township of 2200 Units





A Satish Kokate Venture

Site Address:

**VRUKSHAVELI**

Plot No. 76/29, Shanti Sheela Society, Near Film Institute,  
Law College Road, Erandwane, Pune 411004.

**Call: 8956 96 1157**

[www.fortunedeveloper.in](http://www.fortunedeveloper.in)



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NOTE: This brochure is purely conceptual and is designed in good faith to give you a fair and overall view of the project and is not a legal offering, nor will it be part of any agreement. photographs are not necessarily comprehensive or current. nothing contained in this brochure will take precedence in the final agreement, areas, flats/units, amenities, specifications, floor, roads, open space etc. may be revised.