

Limited Edition Homes
Unlimited, Life Long Benefits
Only Few lucky families

YUGAL **Nandala**
2 BHKD TERRACE FLATS




























The Yugal Nandala is a project of only 12 apartments located close to schools, hospitals and shopping areas. Pune's biggest software park is close by and the value of the asset is guaranteed to appreciate. But that's not all- the project has ideally sized apartments ranging from 900 to 1000 sq.ft with spacious terraces that your family will really enjoy. The Yugal Nandala project is brought to you by an experienced team of professionals committed to building quality, brick by brick. We understand your concerns and have made efforts to address each and every one them. So let's have a cup of tea and help you find you your ideal home.



Amenities

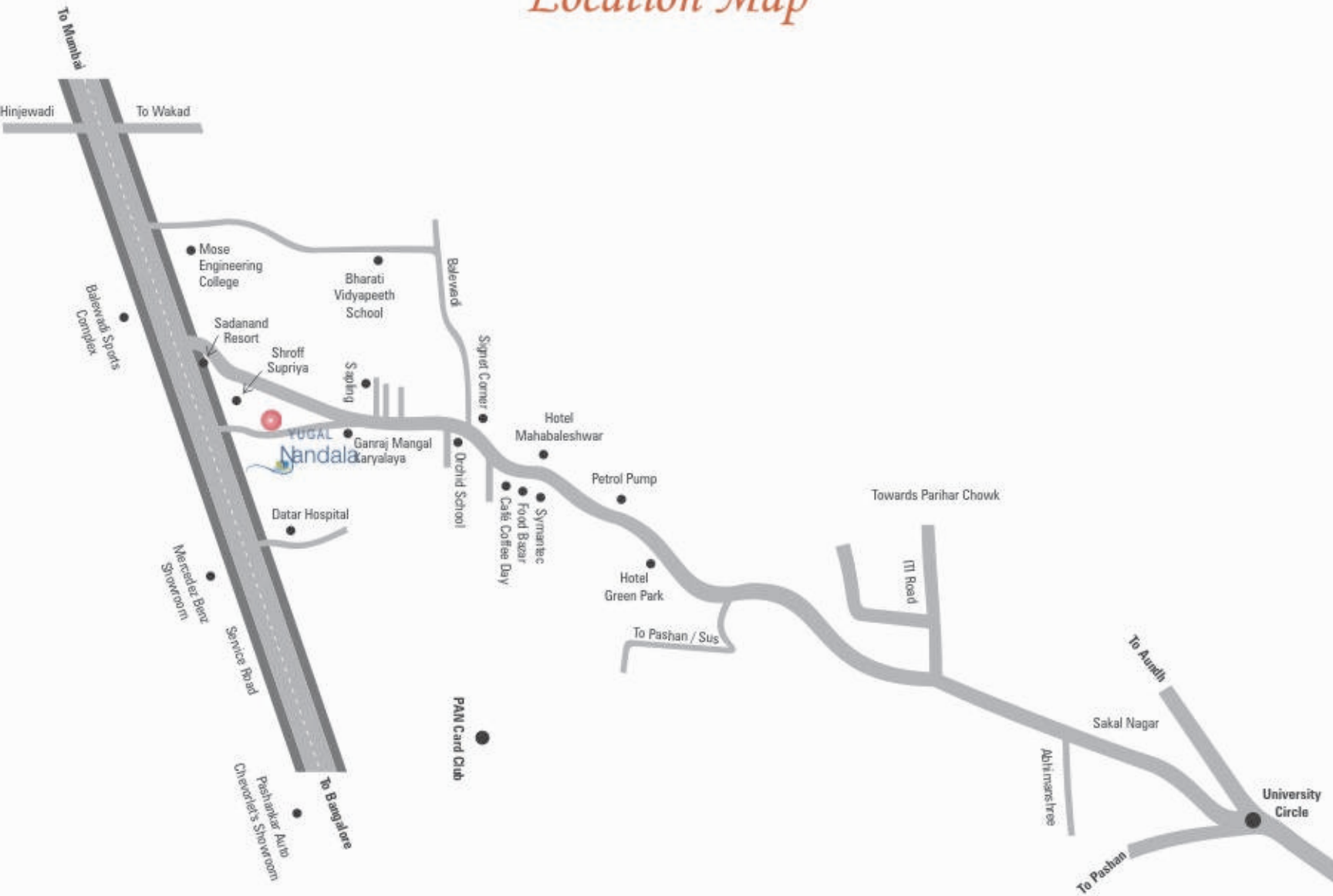
-  Inverter backup for every unit
-  Solar Water Heating System
-  Rain water Harvesting
-  Decorative Entrance Lobby
-  Lift of standard make and size with alternative power back up
-  Glorious elevation
-  Water level controller for overhead tank
-  Common toilet in Parking Area
-  Sufficient covered car parking

Specifications

-  **Structure** : R.C.C. Framed Structure.
-  **Doors** : Anti theft Decorative main door, Flush doors with brass / C.P. fittings for Bedrooms & Toilets.
-  **Windows** : Powder coated aluminium sliding windows with mosquito net, grill and marble sills.
-  **Flooring** : Vitrified or equivalent tiles with skirting for entire flat, Antiskid Ceramic tiles in the terrace.
-  **Common Flooring** : Kota stone / Green Marble in lobbies and staircase.
-  **Flooring** : Chequered tiles / paving blocks in car park.
-  **Kitchen** : Black granite kitchen platform with stainless steel sink and glazed tile dado up to lintel level.
-  **Wiring** : Concealed copper wiring in all rooms, modular switches, with ELBC and MCB fittings.
-  **Masonry** : Brick masonry for external and internal walls.
-  **Wall Finishes** : Internal Wall with Neeru finished cement plaster. External wall with sand faced cement plaster.
-  **Toilets** : Anti Skid Ceramic flooring & coloured glazed tiles dado upto 7" feet. Jaguar or equivalent chromium plated fittings.
-  **Plumbing** : Concealed plumbing.
-  **Painting** : Oil bound distemper on walls and ceiling & Synthetic enameled paint on doors. Cement/ Tex paint for external walls.
-  **Others** : Two pair telephone line in living and master bedroom.
Name plate on main door and letterbox.
Night Latch for entrance door with brass / C. P. fittings.
Provision for broadband internet connectivity and satellite television.



Location Map



Distance From :

- University Circle - 8 km
- Hinjewadi - 3 km
- Shivaji Nagar Station - 10.5 km
- Parihar Chowk - 5.5 km
- Mumbai-Bangalore Bypass Way - 0.5 km

SITE ADDRESS

S. No 112/2/4, Near Virbhadrnagar (Gate No-2)
Behind Shroff Supriya, Ganraj Mangal Karyalay Road,
Baner, Pune - 411 045.



YUGAL CONSTRUCTIONS

Exploring Possibilities... Delivering Happiness

TM

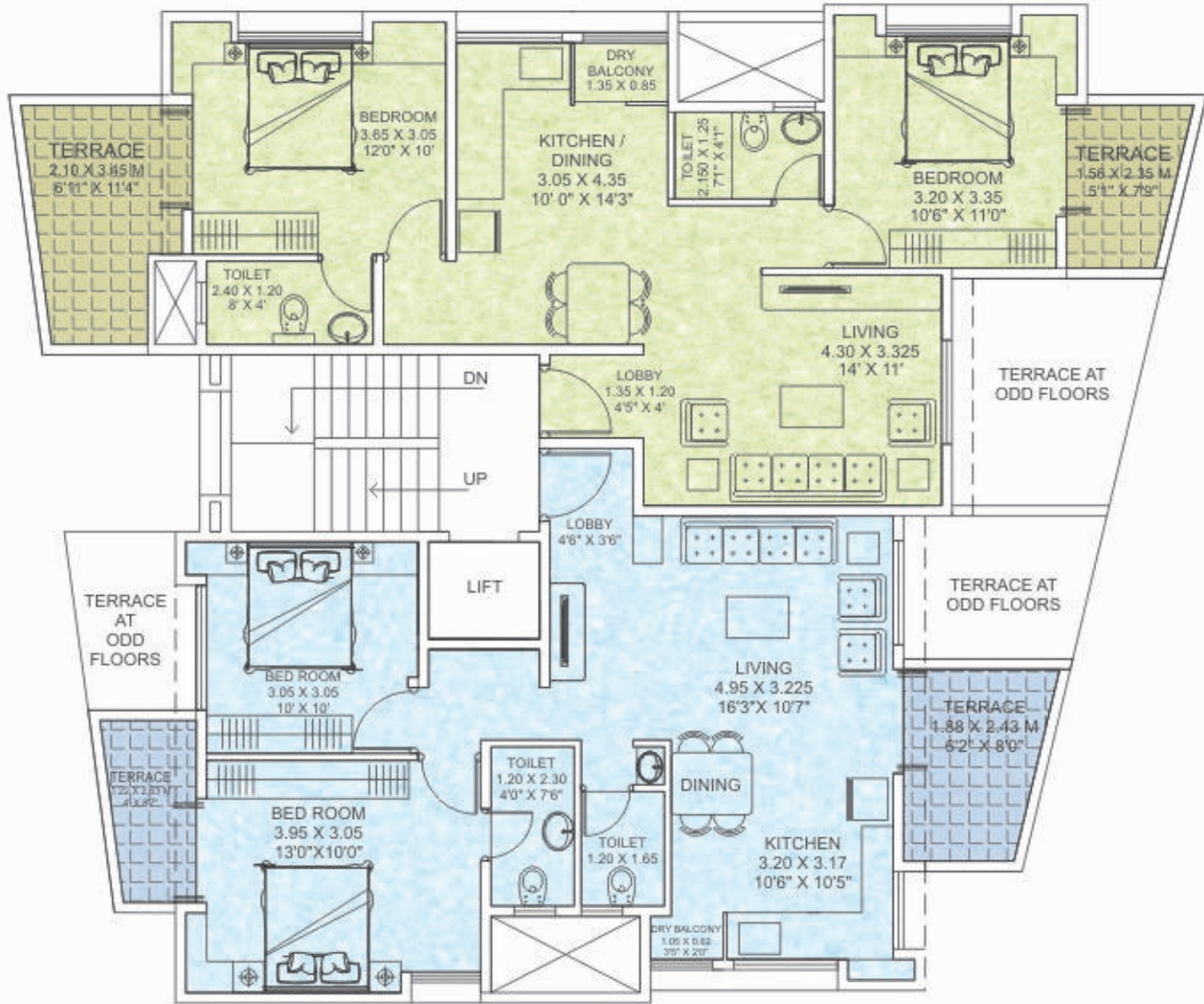
4th Floor, Suyash Plaza, 976/58,
Above Shvajirao Bhosale Sahakari Bank Ltd.,
Bhandarkar Road, Erandwane, Pune - 411 004.
TeleFax: 020 - 2567 2338 / 2567 0763 / 25658051 / 71.
e-mail : rashmi.sales@yugalconstructions.com
Web site : www.yugalconstructions.com

Call : 9970133133

A Karwa Group Company



201, 401, 601



202, 402, 602

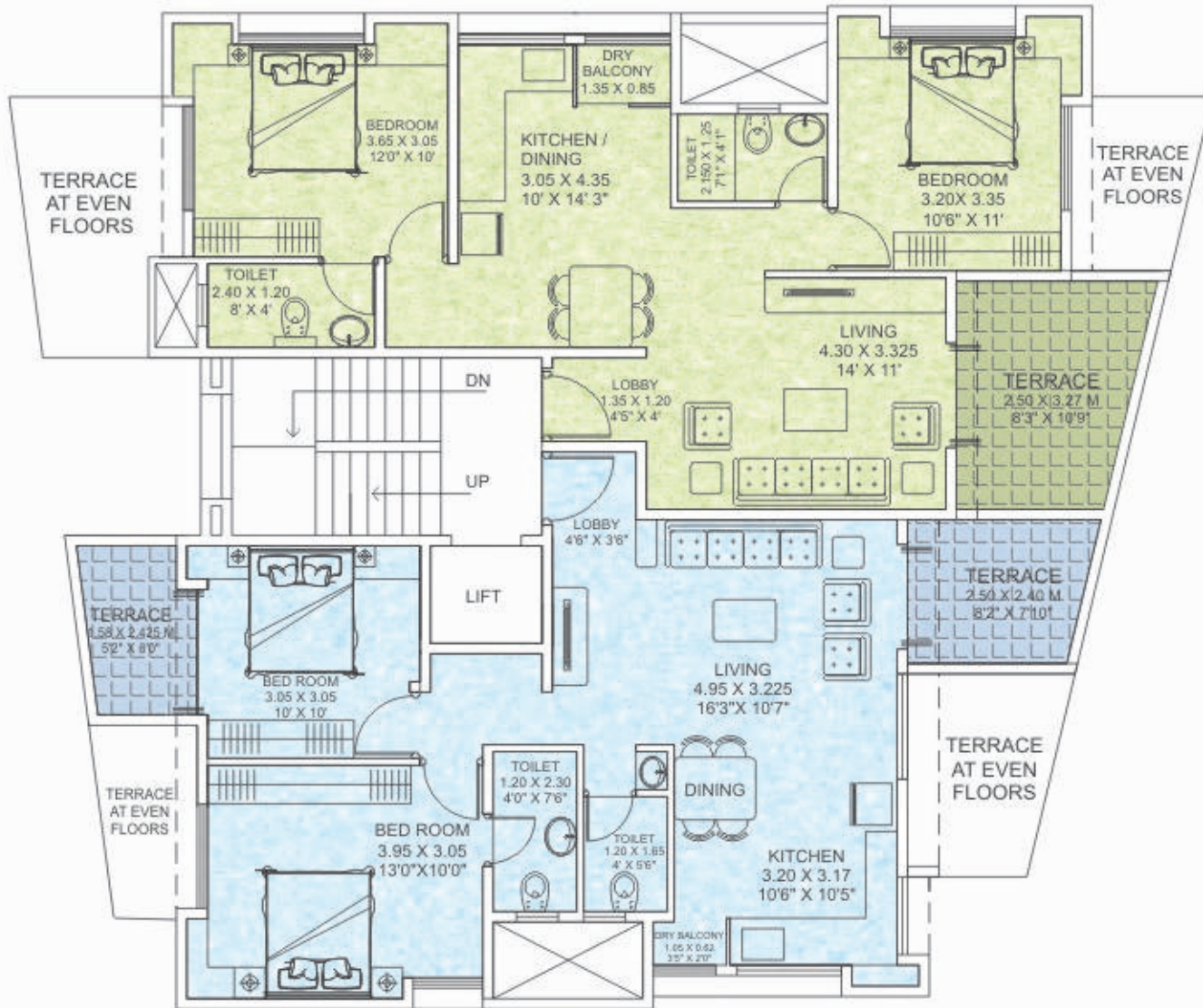
2nd, 4th & 6th Floor Plan

AREA STATEMENT IN SQ.FT.

FLAT NO.	CARPET	TERRACE	SALABLE
201 / 401 / 601	665.75	113.02	1012
202 / 402 / 602	636.69	83.52	936



301, 501



302, 502

3rd & 5th Floor Plan

AREA STATEMENT IN SQ.FT.

FLAT NO.	CARPET	TERRACE	SALABLE
301 / 501	665.75	88.26	980
302 / 502	638.30	103.54	964





Parking Plan

