

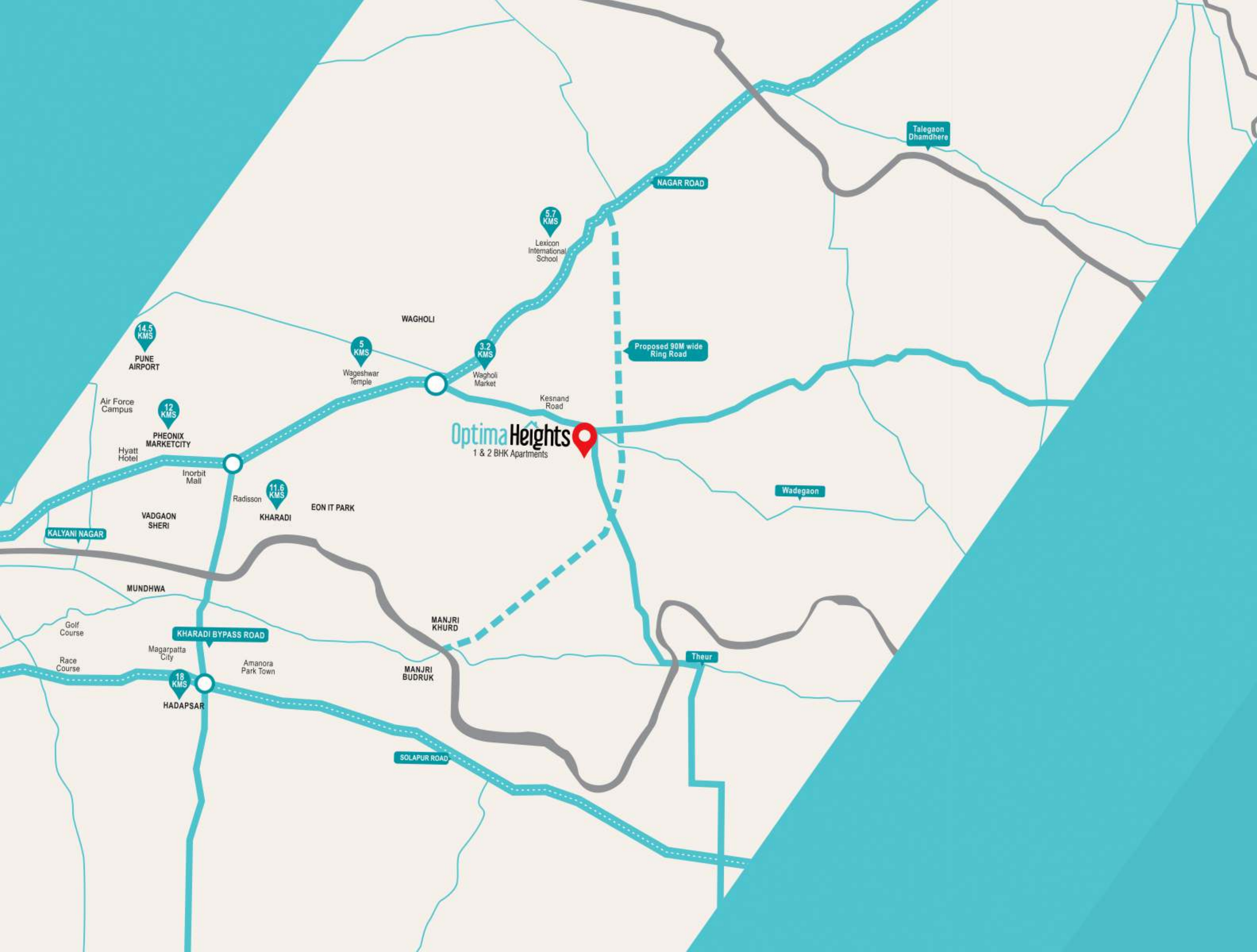
A photograph showing the lower legs and feet of two people. The person on the left is wearing blue denim jeans with the cuffs rolled up and is barefoot. The person on the right is wearing orange-colored pants and is wearing red high-heeled sandals. They are standing on a large, round, metallic plate. The plate is surrounded by a decorative border of colorful flower petals in shades of purple, yellow, and white. The background is a blurred outdoor setting with greenery and a body of water.

Enter The Neo-Urban Lifestyle

**Optima Heights**  
1 & 2 BHK Apartments

Kesnand, Wagholi, Pune





# Optima Heights

1 & 2 BHK Apartments

## The Location

### Strategic Location, Serene Destination

- Strategically located in the still serene outskirts of Wagholi, Eastern Pune
- Well connected to major highways and proposed ring road
- About 20 min from airport & about 30 min from railway station
- Well established community including ready access to banks, shopping centers etc.
- Well established public transport network



# Optima Heights

1 & 2 BHK Apartments

## Be Neo-Urban

Being Neo-Urban is the new way of living. Based on a novel approach to urban planning, Neo-Urbanism is all about convenience, comfort and accessibility, all made available in your vicinity.

The moment you enter Optima Heights, you automatically become the Neo-Urban citizen. Every need from public utilities to personal pleasure is furnished right up to your doorstep. Planned to perfection, Optima Heights houses every amenity and facility right within the project.

Walk in your neo-home at Optima Heights. Hold the reins of your lives and direct it as per your forethoughts. Be a Neo-Urban.







## Amenities

- Attractive project entrance avenue
- Designer street lights
- Designer lobby
- Jogging track and gym
- Party lawn
- Herbal park
- Community hall with projector

- Landscaped pathway
- Acupressure park
- Barbeque counter
- Meditation area
- Children's play area
- Sand pit
- Senior citizen's area

- Indoor games
- Multipurpose sports court
- Toddler play area
- Butterfly garden
- Outdoor exercise
- Pergola with sitting
- Study room



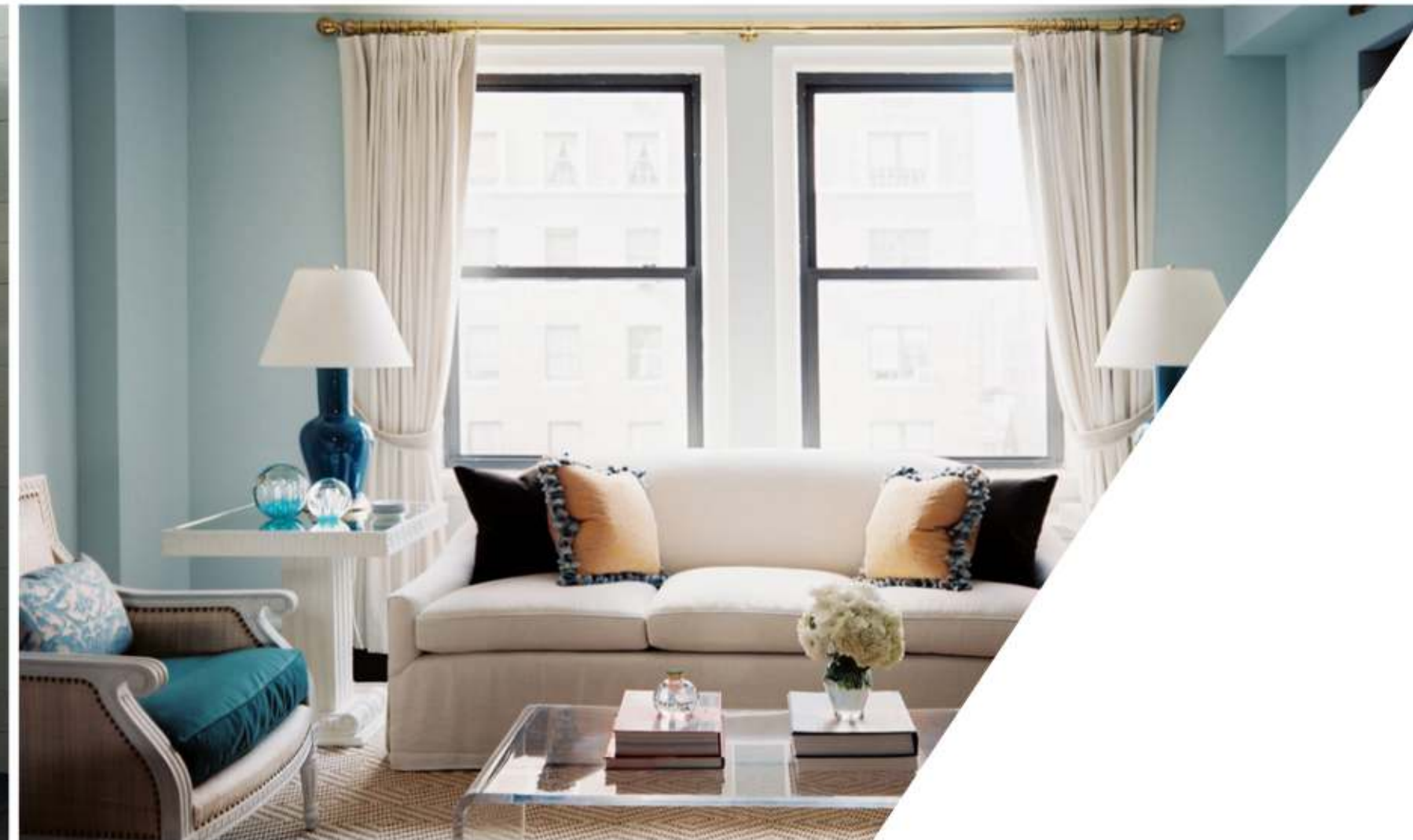


# Optima Heights

1 & 2 BHK Apartments







## Specification



### Structure

- RCC framed earth quake resistant structure



### Internal Finish

- External & internal walls in light weight blocks
- Ceiling in POP / Gypsum plaster
- Wall in POP / Gypsum plaster
- Acrylic emulsion paint on walls & ceiling



### External Finish

- Sand face plaster
- Elastic emulsion paint



### Tiling

- 2' X 2' vitrified flooring in entrance lobby, living, dining, kitchen, dry balcony & bed room
- Designer ceramic dado in toilets & bath up to lintel level
- Designer ceramic dado in WC up to 4' level
- 2' X 2' Vitrified dado in kitchen up to 2' height & dry balcony up to 4' height
- Anti-skid ceramic tiles in toilets & terrace flooring
- Granite / Marble kitchen platform with stainless steel sink
- Granite / Marble sills for all windows



### Plumbing

- Jaguar or equivalent make CP fittings
- Washing machine point provision in dry balcony
- Solar water supply in toilets



### Electrical

- Concealed copper wiring with modular switches
- Adequate electrical points with circuit breakers
- TV connection in living room & master bed room
- Telephone connection in living room
- Exhaust fan in toilets & kitchen
- Provision for AC in master bed room



### Door & Frames

- Designer door frame & shutter for main door
- Wooden door frame with laminated flush door for bed rooms, terrace & toilets



### Windows

- Powder coated aluminum windows with safety grills and mosquito net





## Minimal maintenance maximum sustainance

- Led lights with timer in common area
- Guard patrol system
- CCTV cameras
- Recycled water for gardening
- Phytorid STP system



# Layout Plan

1BHK





2BHK - Type 1



2BHK - Type 2

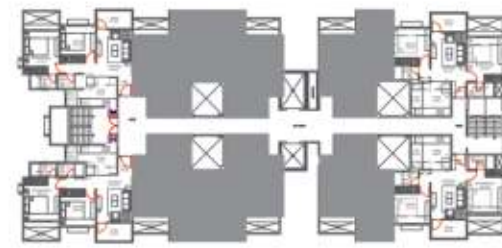






1 BHK Unit- 1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup> Floor Plan

Flat Type	Flat Saleable Area	Terrace Saleable Area	Total Saleable Area
1 BHK	540	60	600

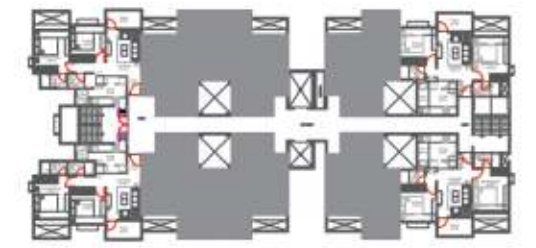


KEY PLAN  
1 BHK



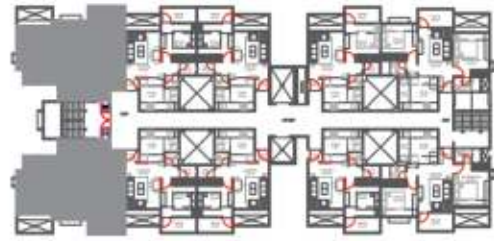
1 BHK Unit- 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup> Floor Plan

Flat Type	Flat Saleable Area	Terrace Saleable Area	Total Saleable Area
1 BHK	540	65	605



KEY PLAN  
1 BHK





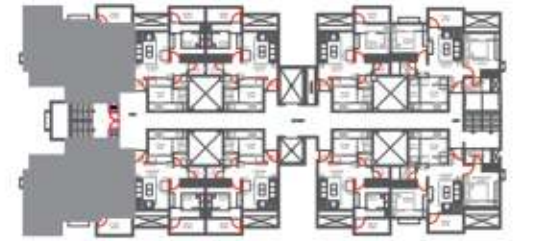
KEY PLAN

2 BHK



2 BHK Unit Type 1 - 1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup> Floor Plan

Flat Type	Flat Saleble Area	Terrace Saleble Area	Total Saleble Area
2 BHK	775	70	845



KEY PLAN

2 BHK



2 BHK Unit Type 1 - 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup> Floor Plan

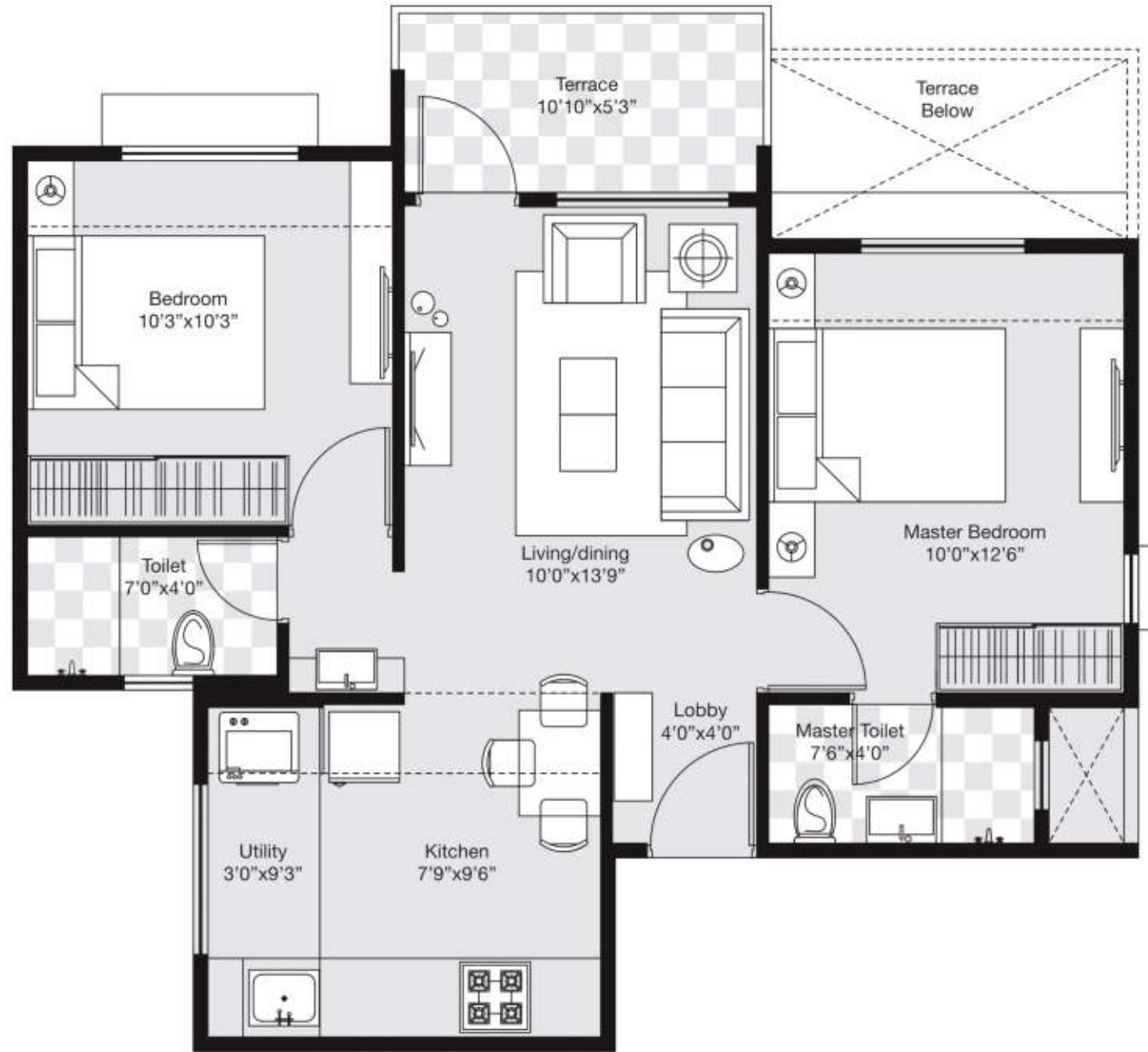
Flat Type	Flat Saleble Area	Terrace Saleble Area	Total Saleble Area
2 BHK	775	70	845





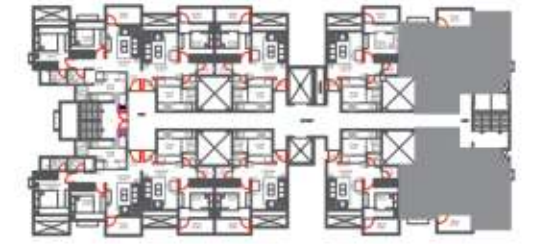
KEY PLAN

2 BHK



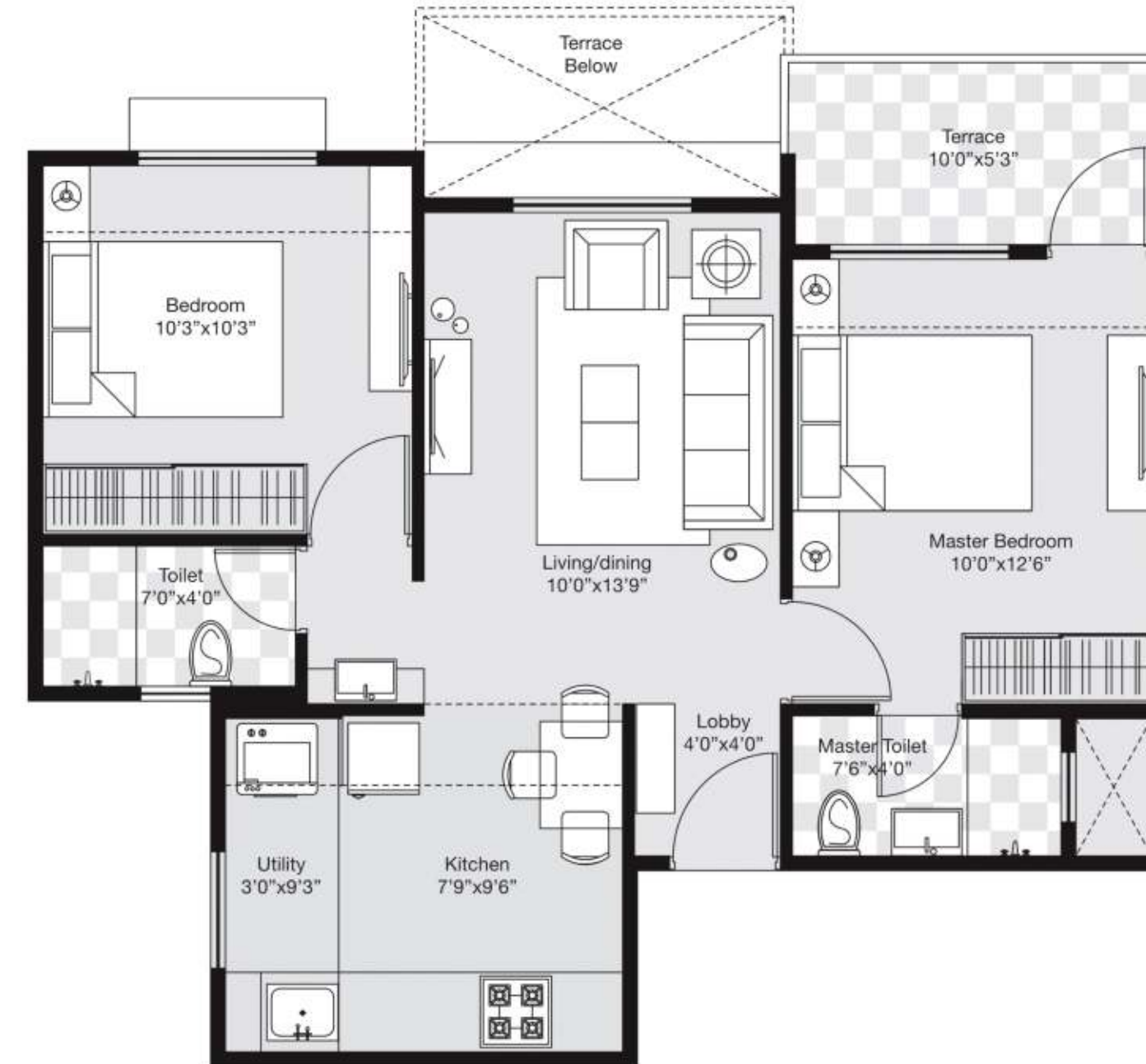
2 BHK Unit Type 2 - 1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup> Floor Plan

Flat Type	Flat Saleble Area	Terrace Saleble Area	Total Saleble Area
2 BHK	775	70	845



KEY PLAN

2 BHK



2 BHK Unit Type 2 - 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup> Floor Plan

Flat Type	Flat Saleble Area	Terrace Saleble Area	Total Saleble Area
2 BHK	775	70	845



## A Project by



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401, Marvel Aliana, Lane No 5,  
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Nucleus Mall, Church Road,  
Pune Camp- 411001

**Architect**  
DWP interics

**Structural**  
Design workez

**Landscape**  
A M Designs

**Legal**  
Benchmark Legal Services

Site Address: Gat No: 460, Kesnand, Wagholi, Pune

**For Booking Or More Details**  
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