



A RARE GEM IN PUNE.

All set to mesmerise you

When was the last time you felt

**OH! CAN IT
HAPPEN?**



When did you feel

**HOW CAN THIS
BE POSSIBLE?**



When did you last exclaim

**YEAH!
THIS IS SO RARE!**



RARE IS AUSTIN.

A home enjoying all the perks of being in the city and yet offering a perpetual view of a soothing lake right in front. No possibility of any construction coming up to interrupt the view.





Spread across an acre, Austin sports 2 glorious towers of 16 storeys. Enjoy spaciousness and total privacy as there are only 4 homes on each floor. Live an exclusive life with like-minded neighbours as all these homes are 2 & 3 BHK.

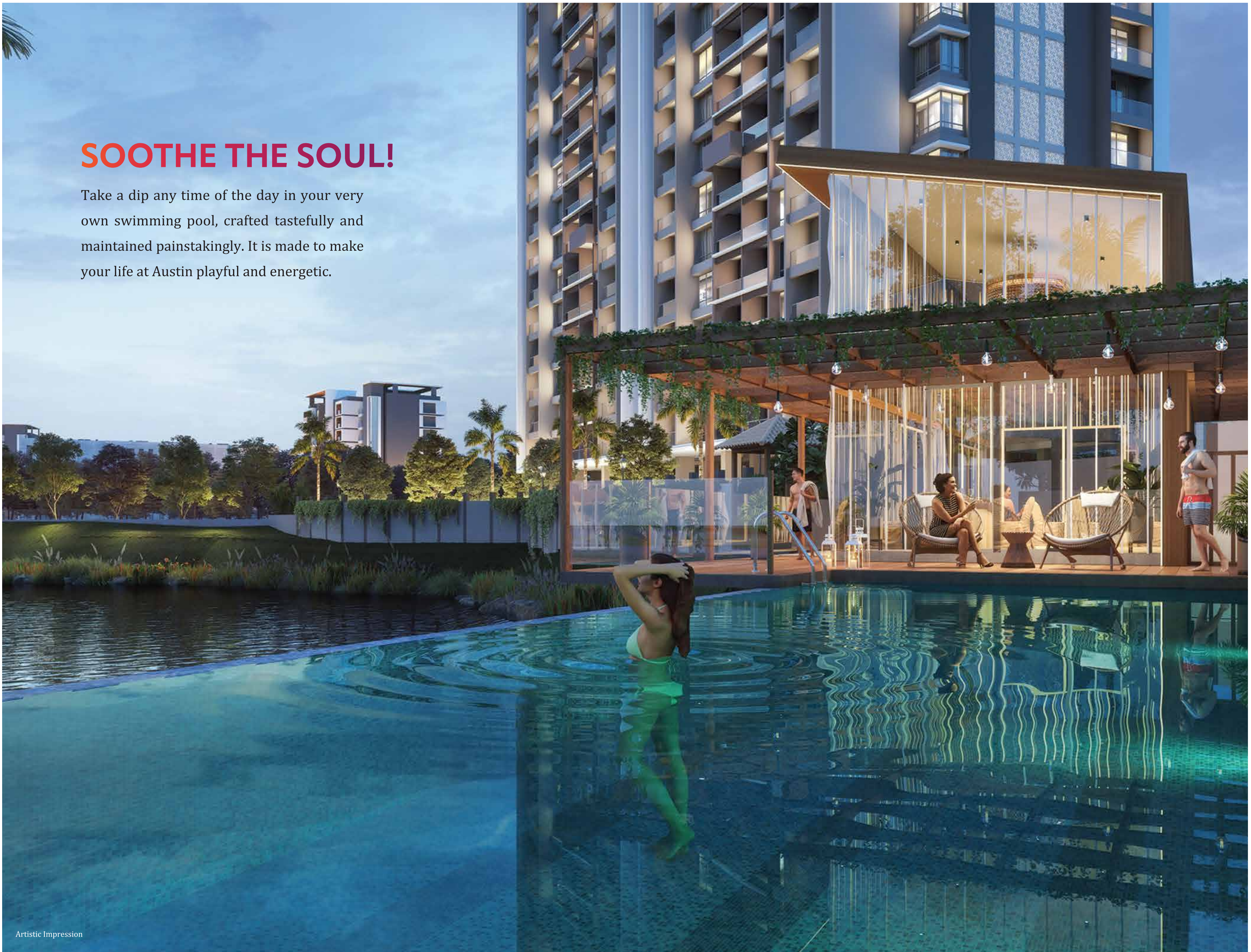


What's more...

There are 4 duplex penthouses that redefine luxury and class. An eye catchy high rise in the entire neighbourhood takes your status to a new high. Your new home is right on the bank of Vishrantwadi lake, at a convenient distance from the airport, Alandi Road, Vishrantwadi area making it well connected to major destinations of the city including workspaces and leisure spots. What else would one want?!

SOOTHE THE SOUL!

Take a dip any time of the day in your very own swimming pool, crafted tastefully and maintained painstakingly. It is made to make your life at Austin playful and energetic.



MORNINGS LIKE NO OTHER!

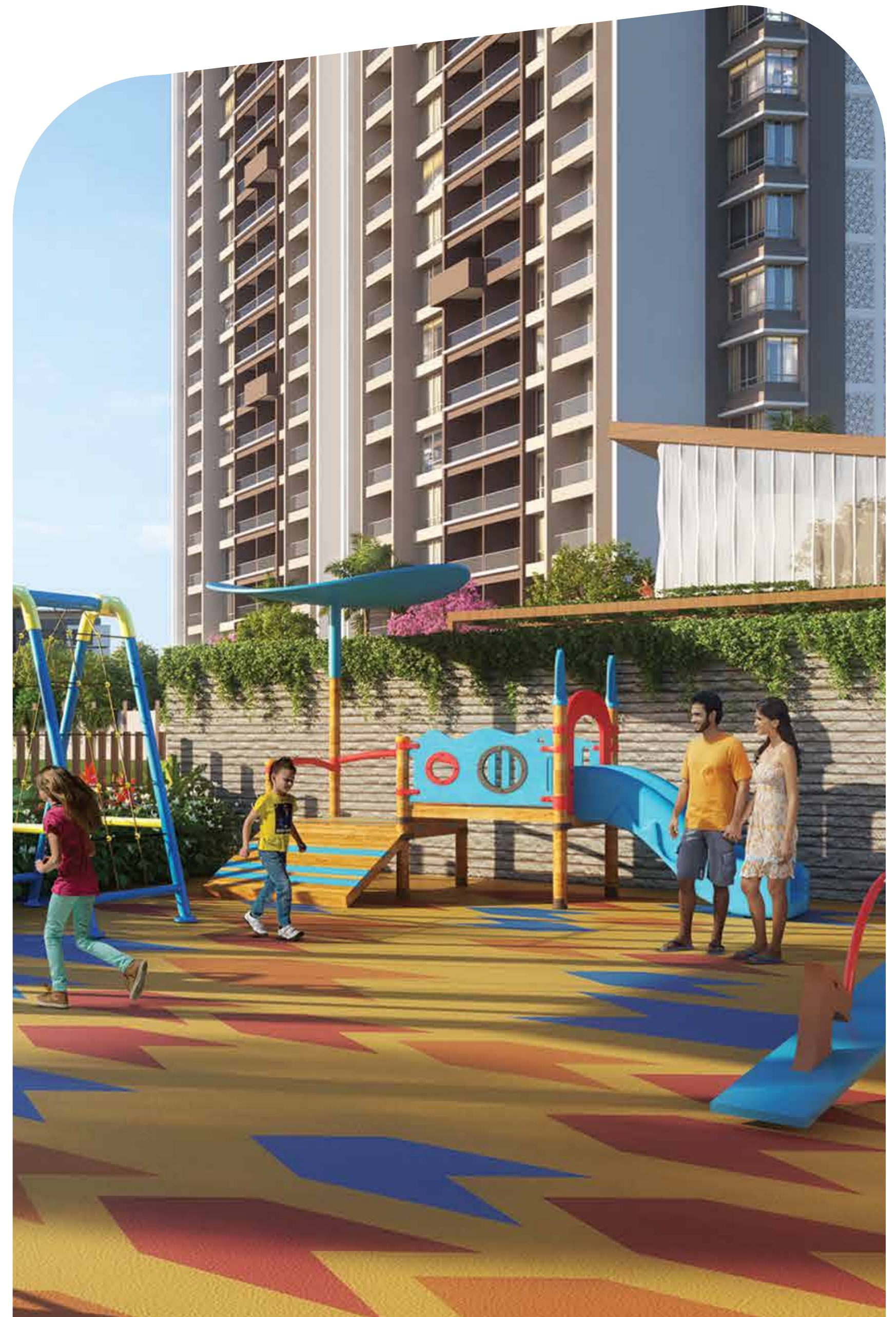
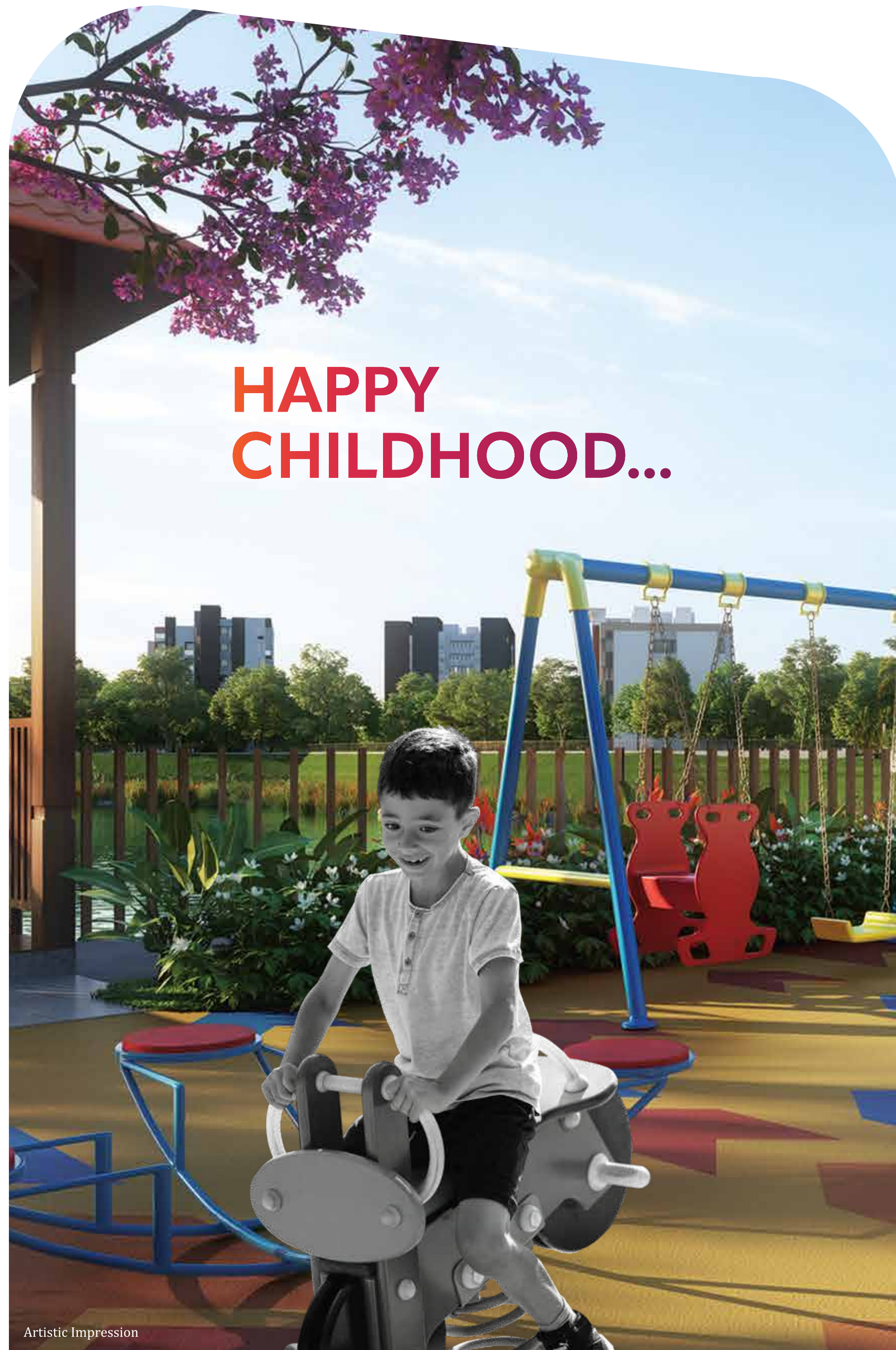
A scenic view from your space always keeps
your mood up.



TERRACE

AMENITIES

Enjoy amenities in open air as we have planned these on the terrace - From Kids' play area to gym to sitting area, it's a leisure zone for everyone in the family.



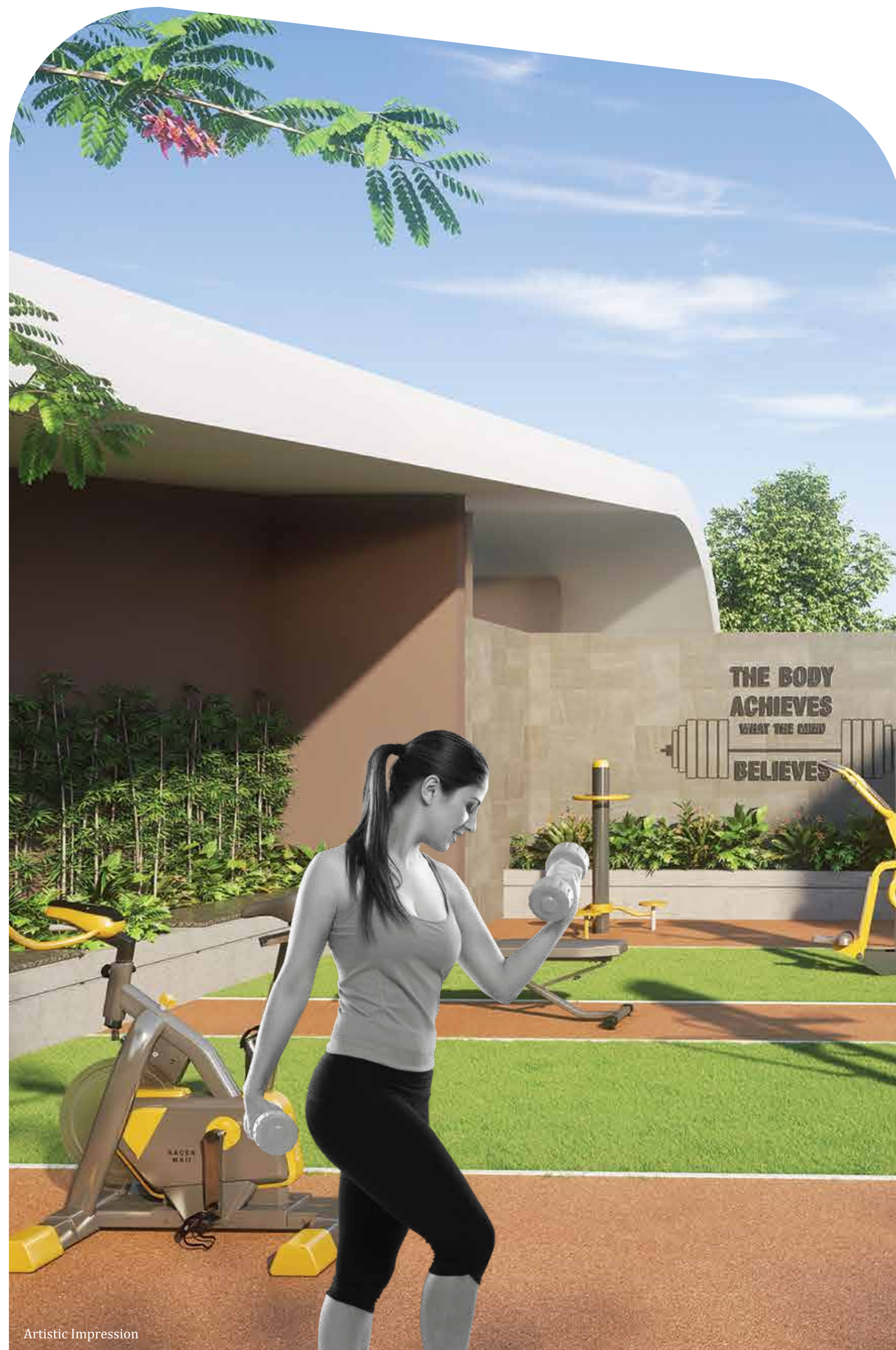
Children's Play Area



Wooden Deck



Star Gazing Deck



Artistic Impression



**FITNESS MADE
JOYFUL...**



Open Gym



Seating



Toilet

CELEBRATING TOGETHERNESS...

Artistic Impression



Senior Citizen Area



Pergola

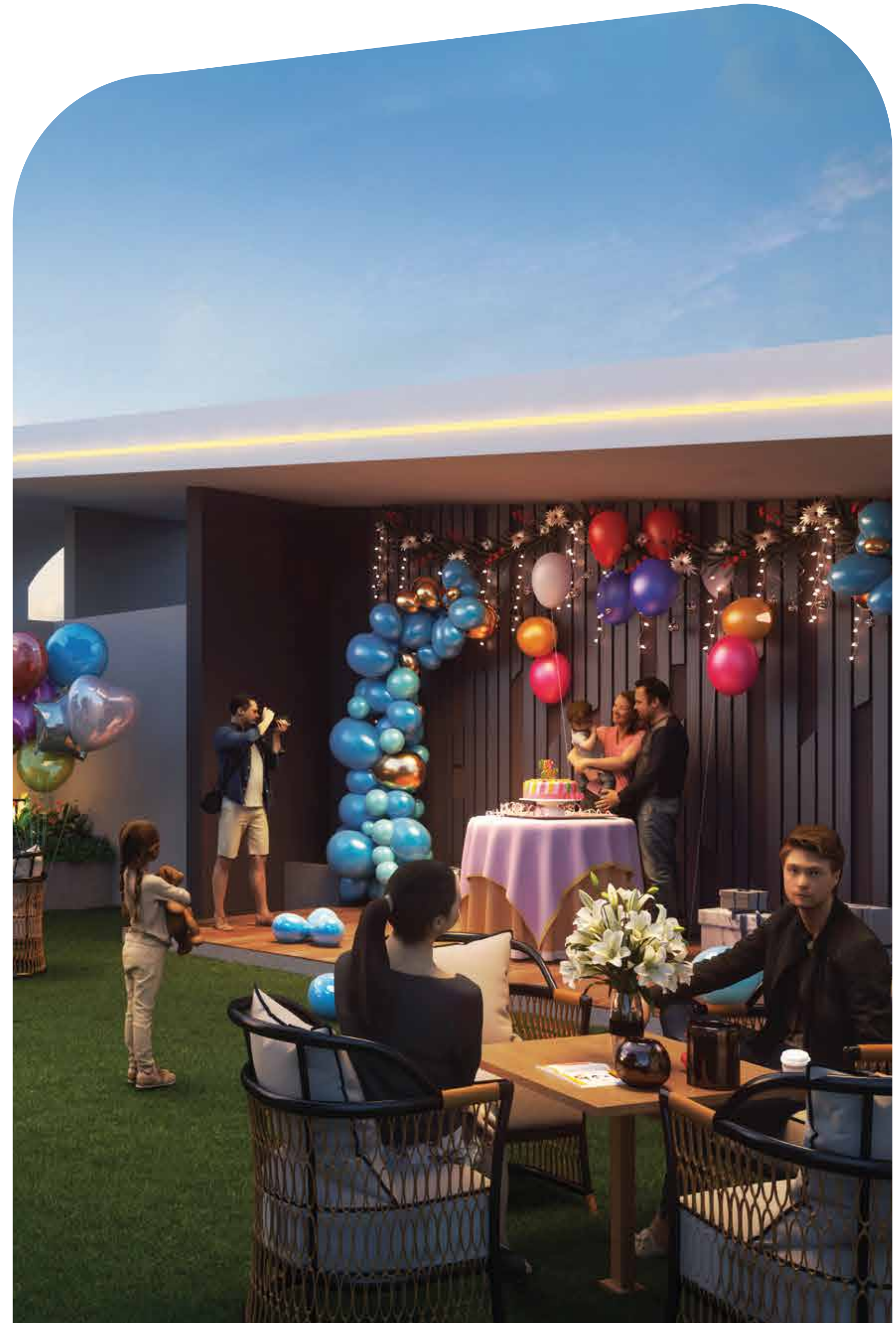


Private Terrace

QUALITY WE TIME...



Artistic Impression



Lounge



Buffet Area



Stage



Lawn Area

SPECIFICATIONS



STRUCTURE

- Earthquake resistance RCC structure with best quality materials
- Trimix internal road
- Multilevel car parking
- Fire fighting system
- Designer entrance gate with security cabin



ELECTRIFICATION

- Concealed, premium copper wiring
- Television point provision in living room and master bedroom
- AC points provision in all rooms
- Provision for DTH in living room
- Adequate electrical points with premium quality modular switches
- Provision for Wi-Fi/Broadband connectivity
- Provision for inverter in apartments
- Power backup for common areas and lifts



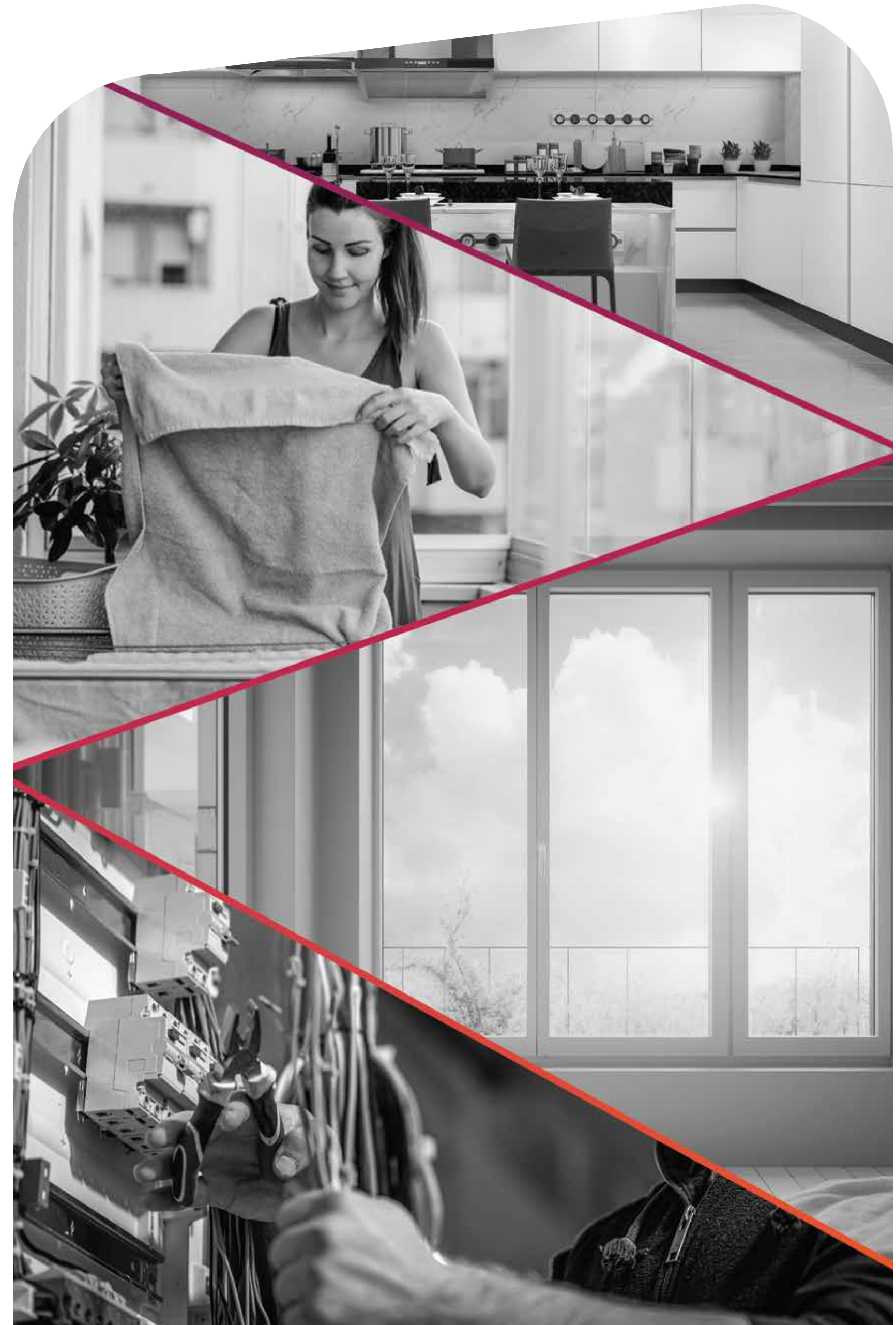
KITCHEN

- Marble finish kitchen platform
- Marble finish dado tiles
- Provision for exhaust fan
- Electrical points for microwave/ mixer/refrigerator
- SS sink Franke or equivalent brand



DOORS AND WINDOWS

- Main door: 8ft height with both sides laminated flush door with digital door lock
- Internal doors: both sides laminated flush doors with door lock
- All doors with decorative lamination
- Marble finish/granite door frame in toilets
- 3 track aluminum windows with mosquito mesh
- All 4 sides with marble finish/granite window sill
- Sliding aluminum door for balcony
- Toughened glass railing in terraces
- Auto door lifts with generator backup
- Video door phone



SPECIFICATIONS



BRICKWORK & PLASTER

- Lightweight AAC block/Fly Ash cement block for internal & external walls
- Sand face external plaster
- POP/Gypsum finish for internal walls and ceilings of flats



PAINT

- Premium emulsion paint for internal walls
- Premium acrylic/texture paint on external walls



FLOORING

- Vitrified flooring for the entire apartment
- Anti-skid ceramic tiles for toilet & terrace flooring



BATHROOMS

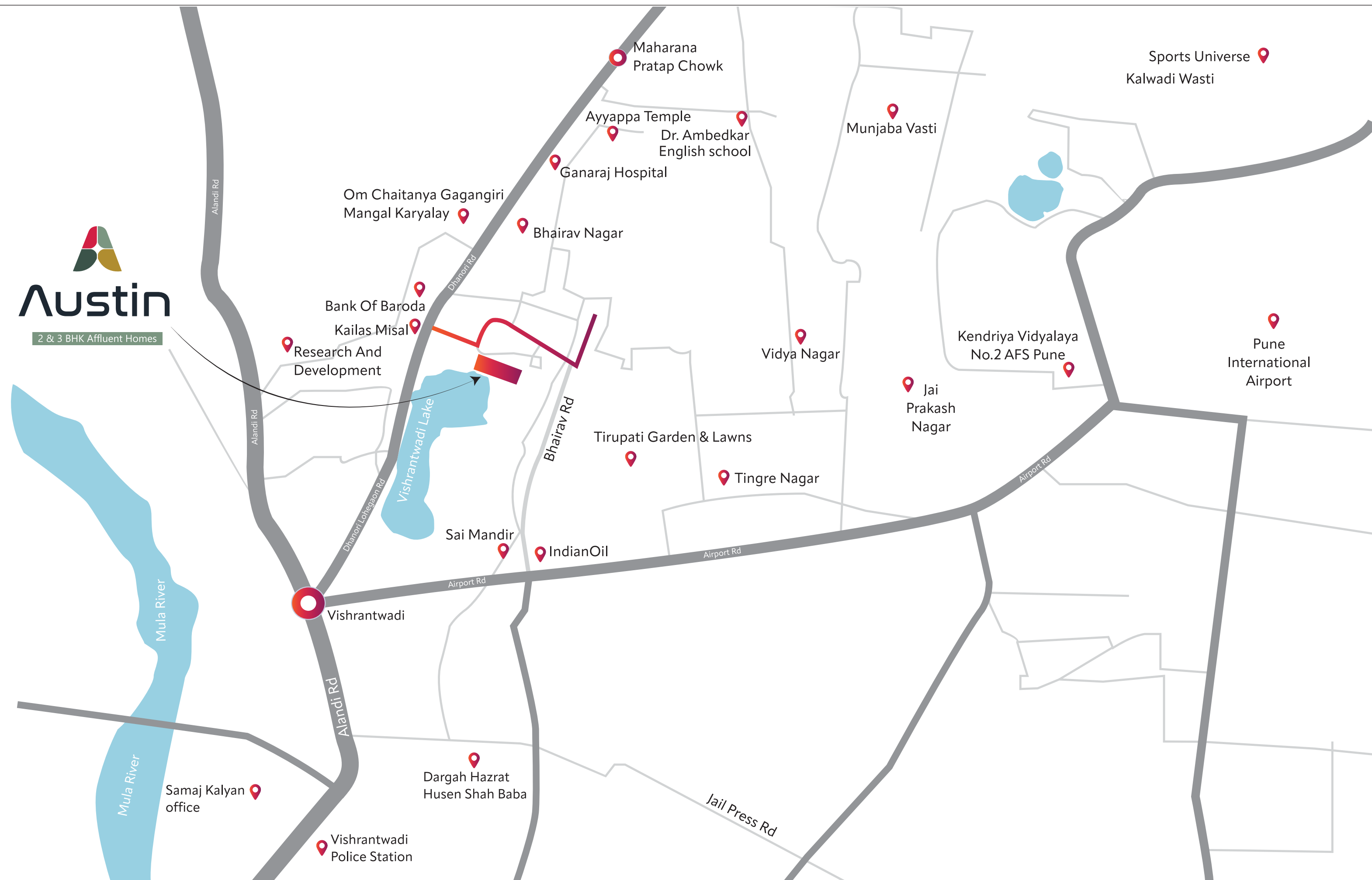
- Glazed designer wall tiles in all bathrooms up to lintel level
- Branded CP and sanitary fittings of good quality
- Provision for exhaust fan in bathrooms
- Solar heater connection in the master bedroom



DRY BALCONY

- Dry balcony with vitrified flooring
- Washing machine point





APPROX
30
MINUTES
TO
EVERYTHING

SCHOOLS

- Kalpana Chavla English Medium School
- G R Palkar Primary School
- Dr. D.Y Patil Technical Campus
- Dr. Mar Theophilus School
- Silver Crest School
- Sevasadan English Medium School
- Abhinava Vidyalaya English Medium Primary School
- Symbiosis International School, Viman Nagar
- Vikhe Patil Memorial School, Lohegaon

COLLEGES

- MIT Junior College
- Modern College of Business Administration
- Wadia College
- Symbiosis College

BANKS

- ICICI Bank
- HDFC Bank
- Axis Bank
- Saraswat Bank
- State Bank of India
- Bank Of Baroda

HOSPITALS

- Serene Hospital
- CT Nursing Home
- Sahyadri Hospital
- Jehangir Hospital
- Manipal Hospital
- Orchid Hospital

WORK HUBS

- EON IT Park
- Commer Zone
- Business Bay
- Muttha Towers

MALLS

- The Pavillion Mall
- Reliance Centro Mall
- Phoenix Market City

TRANSPORTATION

- Ramwadi Metro Station (Upcoming)
- International Airport
- Railway Station

THEATERS

- PVR Cinemas
- INOX
- City Pride



CUT SECTION
2 B H K



CUT SECTION
3 B H K



Abodes you can't get enough of...

Krishna Group, a name that builds excellence in each of its creation. Right from the inception, the group has been going strength to strength, crafting abodes that give a sense of exclusivity to every family residing there.

Our projects are an epitome of contemporary architectural design that blends luxury and usability. By all means, you will grow affectionate for your abode at Krishna Group.

We at Krishna Group are committed to deliver operational excellence and set a benchmark for customer satisfaction. The group endeavours to redefine real estate in Pune. The group's belief is that product and design innovation should be a seamless process that creates a path to excellence.

A PROMISING JOURNEY

10,000+

Happy customers

5

Grand ongoing projects

14 +

Years of rich experience

15+

Exclusive projects completed

30 L Sq.Ft.

Delivered & under development

LANDMARK PROJECTS

AMARILLO
START LIVING
@ Wakad Annexe

FAIRMONT
2, 3 BHK HOMES
@ WAKAD

AVIRO
FOR AN ENTICING LIFE
2 & 3 BHK Ambient Homes
@ NIBM ANNEXE

AEROPOLIS
@ LOHEGAON

METROPOLIS
@ LOHEGAON

AMORAPOLIS
2 & 3 BHK Homes
@ DHANORI

CREDITS

ARCHITECT
Cubix Architects
Associates

LANDSCAPE DESIGNER
Mahesh
Chinchalkar

RCC DESIGNER
Ajay Bhilare
& Associate

MEP
Siddhivinayak
Electrical Consultants

LEGAL
Adv. Mahesh More

3D VISUALISATION
Square One Media
Solutions Pvt. Ltd.

BRAND CONSULTANT
Zest Creative



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