



VENKATESH
LAUREL

4 & 3 BHK LUXEMENTS

NEAR MODIBAUG, CENTRAL SHIVAJINAGAR

VENKATESH LUXE

BY ANKUSH ASABE



MR. ANKUSH ASABE
CMD
Venkatesh Buildcon

“ WE HAVE BUILT
A LEGACY OF TRUST
AND INTEGRITY
BY BUILDING HOMES
THAT ADD VALUE
TO YOUR LIFE ”

There is an age old saying that perfectly describes **Venkatesh Buildcon's** core purpose - 'The strength of a nation is derived from the integrity of a home'. Since our establishment in 2000 we have wholeheartedly focused on being a brand that has people's best interest at heart. Over the span of two decades we have successfully achieved this by making the housing dreams of countless people come true. Our continual contribution towards the nation's real estate industry speaks volumes of our passion for carefully designing and skillfully delivering opulent homes.

GOING THE EXTRA MILE FOR YOU



Over the span of 2 decades, **Venkatesh Buildcon** has not only accumulated valuable experience but has also successfully brought joy to over 5,500 families by turning their housing dreams into reality. This extensive track record underscores our unwavering commitment to the real estate industry and our passion for meticulous design and skillful delivery.



SINCE **2000**
DELIVERING EXCELLENCE



5500+
HAPPY FAMILIES



6.5M
SQ.FT. AREA DEVELOPED



7.5M
SQ.FT. AREA DEVELOPING



YOUR EXCLUSIVITY.
OUR PRIDE.

Discover Urban Sophistication
at the Heart of Shivajinagar

In the bustling heart of Pune's prestigious Shivajinagar, where the city's pulse beats strongest, **Venkatesh Laurel** stands as a beacon of unparalleled luxury. Nestled amidst a landscape dominated by commercial enterprises, government institutions, and cultural landmarks, our exquisite project emerges as a testament to refined living in an urban locale.

Amidst the vintage charm of Shivajinagar's residential streets, **Venkatesh Laurel** rises as a haven of exclusivity. Its strategic positioning ensures residents get swift access to every modern convenience, with the Shivajinagar metro, railway, and bus stations mere minutes away.

Here, amidst the pulse of the city, **Venkatesh Laurel** offers a sanctuary of sophistication and privilege to every resident.



AT THE PULSE OF CONNECTIVITY

Shivajinagar
Metro Station

Shivajinagar
District Court

Sancheti
Hospital

COEP
Hostel

Shimla
Office

India Meteorological
Department

LIC of India
Divisional Office



A PRESTIGIOUS LOCATION



Map Not to Scale

THE QUINTESSENTIAL ADDRESS OF SOPHISTICATION



Nestled amidst entertainment, healthcare, education, and commercial hubs, Shivajinagar epitomises convenience and offers a sophisticated and pristine living experience to its residents. Adding to its allure is the superb road connectivity, making it one of the city's most accessible and coveted residential locales. Choosing Shivajinagar as a residence ensures not just luxury but also places one at the heart of Pune's dynamic and vibrant landscape.

KEY DISTANCES

Museums, Parks & Theatres

- » Rahul Theatre 700m
- » Balgandharva Ranga Mandir 2.1 km
- » Mahatma Phule Museum 2.4 km

Shopping & Hotels

- » The Pavillion Mall 2.7 km
- » Reliance Centro 1.2 km
- » Deccan 99 Mall 2.3 km
- » JW Marriott 2.4 km

Hospitals

- » ONP Hospitals 63 m
- » Deccan Hardikar Hospital 550 m
- » MJM Hospital 2.1 km
- » Sancheti Hospital 750 m

Universities & Colleges

- » Modern College 1.4 km
- » Symbiosis School 1.5 km
- » Savitribai Phule Pune University 2.2 km
- » Fergusson College 2.4 km

Connectivity

- » Shivajinagar Bus Stand 400 m
- » Shivajinagar Metro Station 450 m
- » Shivajinagar Railway Station 550 m
- » Sangamwadi Bus Stop 2.1 km
- » Pune International Airport 10.2 km



YOUR
PRESTIGE.
OUR
PRIDE.



Behold the grandeur of **Venkatesh Laurel**, a beacon of pride standing tall in the skyline of Shivajinagar. The project features two majestic towers, each soaring 30 storeys into the sky. This captivating landmark stands as a symbol of opulence and prestige – against the classic backdrop of Central Shivajinagar.

The meticulous craftsmanship and visionary design of the façade ensure that the structure evokes a sense of admiration, and beckons those with a taste for the extraordinary.

YOUR DISTINCTION.
OUR PRIDE.



Carrying forward our legacy of crafting architectural masterpieces, we proudly present our magnum opus - **Venkatesh Laurel**. Nestled in the vibrant heart of Shivajinagar, this residential endeavour transcends the concept of mere housing; it encapsulates an extraordinary lifestyle with ultra-luxurious luxements and a plethora of amenities that will leave you spoilt for choice. Boasting Grade-A High Street Retail right at your doorstep, **Venkatesh Laurel** is a redefinition of opulent urban living that is set to transform true luxury forever!



A WORLD CLASS
LIVING EXPERIENCE
AT A
STELLAR LOCATION



PROJECT HIGHLIGHTS



Approx. 1.5 Acres of Land with
4 & 3 BHK Luxements



Located in the
Heart of Pune



2 Magnificent
Towers of 30 Storeys



Grade - A
Premium Retail Spaces



20+ Outstanding Amenities on the
Podium and Rooftop



Close Proximity to
**Police Ground, JM Road,
FC Road, etc.**



Minutes Away from
**Shivajinagar Metro /
Railway / Bus Station**



Easy Access to
Pune Airport





MASTER LAYOUT





PODIUM LEVEL AMENITIES

- | | | |
|--------------------------------|---------------------------------------|-----------------------|
| 1. Entry / Exit (Ground Level) | 6. Fitness Centre / Gymnasium | 11. Indoor Games |
| 2. Floating Deck | 7. Business Lounge / Co-working Space | 12. Multipurpose Lawn |
| 3. Zen Garden | 8. Simulation Room (Digital) | 13. BBQ Pavilion |
| 4. Swimming Pool / Baby Pool | 9. Creche | |
| 5. Multipurpose Hall | 10. Toddlers' Play Area | |

GROUND LEVEL AMENITIES

- | | |
|-------------------------|--------------------|
| A. Open Badminton Court | D. Kids' Play Area |
| B. Walking Trail | E. Seating Alcove |
| C. Tree Deck | |



YOUR DELIGHT.
OUR PRIDE.



Embark on a journey of unparalleled luxury and indulgence within the magnificent confines of **Venkatesh Laurel**, where a wealth of over 20 outstanding amenities awaits across multiple levels of opulent splendour.

A world of leisure and refinement beckons to you in Central Shivajinagar, where every indulgence is available to rejuvenate you. We have something for everyone, whether you want to delight in the resplendence of a shimmering swimming pool, spend some time in the sophisticated ambience of the business lounge and co-working space, or engage in spirited competition with an array of indoor games. Even the kids have a place to rejoice with our special play areas for toddlers and children. Let their imaginations run wild as they engage in fun activities that contribute to their development.

Here, you can ascend to new levels of recreation, where enchanting views of the city offer you a sanctuary of sophistication and privilege.



ENTRANCE LOBBY



Artistic Impression

GROUND AMENITIES

Kids' Play Area

Dedicated Seating Area

Walking Trail

Tree Deck

Open Badminton Court



OPEN BADMINTON COURT





Artistic Impression



KIDS' PLAY AREA WITH
TREE DECK

PODIUM AMENITIES



Artistic Impression



Swimming Pool / Baby Pool



Business Lounge / Co-working Space



Indoor Games



Creche



Toddlers' Play Area



Wooden Deck



Multipurpose Hall



Fitness Centre / Gymnasium



Multipurpose Lawn with BBQ Pavilion



Simulation Room (Digital)



Walking Trail



ZEN GARDEN



SWIMMING POOL / BABY POOL





Artistic Impression



MULTIPURPOSE LAWN
WITH BBQ PAVILION



TODDLERS' PLAY AREA





WOODEN DECK





CRECHE



BUSINESS LOUNGE / CO-WORKING SPACE



Artistic Impression


INDOOR GAMES





FITNESS CENTRE / GYMNASIUM





MULTIPURPOSE HALL



Artistic Impression



SIMULATION ROOM (DIGITAL)



TOP TERRACE AMENITIES



Artistic Impression



LOUNGE SEATING WITH SERVICE COUNTER



YOUR
COMFORT.
OUR
PRIDE.



A life of luxury awaits at **Venkatesh Laurel's** vast expanse spanning approximately 1.5 acres of prime real estate. Here, spacious 4 and 3 BHK Luxements redefine the notion of modern living, offering airy interiors and breathtaking vistas of the cityscape below. Each residence is meticulously crafted to cater to every requirement of the modern homeowner, blending style and functionality seamlessly. From the sleek, contemporary design to the finest finishes and fixtures, no detail is overlooked in creating a space that embodies sophistication and comfort in equal measure.

With **Venkatesh Laurel**, indulge in a lifestyle of unparalleled privilege.

RCC Construction

- » Design as per Earthquake Resistance norms
- » External R.C.C. Non-structural walls (Aluform Technology) - 150 mm
- » Internal R.C.C. Non-structural walls (Aluform Technology) - 100 mm

Wall Finish

- » Gypsum finishing to internal walls
- » Texture paint to external walls

Doors & Windows

- » Wooden / Plywood door frame with laminated shutter and quality hardware to all the doors
- » Aluminium / UPVC sliding door with mosquito net for Deck Area / Sit-out / Balcony
- » Natural / Artificial Granite frame and wooden frame with laminated shutter to all bathrooms
- » Aluminium / UPVC sliding windows with mosquito net with Natural / Artificial Granite frame
- » Digital Lock System to main door - Yale or equivalent
- » All other doors with Mortise Lock

Flooring

- » Vitrified tiles 0.6 m X 1.2 m in Living, Kitchen & Bedrooms
- » Anti-skid Ceramic / Vitrified tiles for terrace / balcony and toilets
- » Vitrified tiles of 0.6 m X 0.6 m for common passage and lobby
- » Tandoor / Kota trade / Tiles for the staircase

Painting

- » Internal Walls: Finishing with acrylic O.B.D. paint
- » External Walls: Finishing with texture paint (Apex weather-proof emulsion paint)

Kitchen

- » Artificial Granite finish otta with stainless steel sink of Nirali / Franke make
- » Kitchen Dado - Up to 2' height
- » Provision for electrical and plumbing point for washing machine
- » Good quality modular kitchen provided with Chimney and Cooktop
- » Provision for dishwasher in utility / dry balcony

Toilet

- » Dado - Vitrified tiles of 0.6 m x 1.2 m up to lintel level
- » Water heater / Geyser in all bathrooms
- » Anti-skid tiles for flooring
- » Exhaust fan in all bathrooms
- » Aluminium / UPVC window
- » Glass partition in Master Bathroom will be provided
- » Solar hot water connection only in 1 Master Bedroom
- » Elderly seating assistance in shower in Guest Bedroom

Electrical

- » Modular electrical switches (Legrand / Schneider make) with concealed copper wiring
- » TV point in living and master bedroom
- » Video Door Phone with Intercom facility
- » Provision for common Dish Antenna for individual buildings
- » Provision for AC point in living room
- » Provision of Broadband connectivity in living & master bedroom
- » Provision for inverter point
- » Partial Smart Home automation system (Google / Alexa or equivalent)
- » 3-tier security system (IPMA) for gate, lobby and flat
- » Providing AC in all bedrooms
- » 100% EV charging per flat 1 parking

Plumbing & Sanitation

- » Internal concealed CPVC plumbing with C.P. fittings of Jaquar / Grohe / equivalent make
- » Sanitaryware - American standard / equivalent make

Lifts

- » Automatic lift Kone / Otis / Schindler / Hyundai make with DG backup

Generator Backups

- » 100% backups for common areas and parking

Fire Fighting System

- » Firefighting system with sprinkler, smoke detector and alarm in all rooms as approved by Fire Department of PMC (Honeywell / JCI / equivalent)
- » Heat detector in kitchen

Water Sources

- » PMC (Civil Authority), borewell & water tankers (Chargeable)



3 BHK

Carpet Area: **1277 Sq.Ft.**



4 BHK

Carpet Area: **1778 Sq.Ft.**



CREDITS

Principal Architect
Amit Bhat Architects

Legal Advisor
Adv. Unmesh Deshpande

Liaisoning Architect
T F Cube Design Studio

COMPLETED PROJECTS



1, 2 & 3 BHK (667 Flats & 6 Shops)
Ambegaon Khurd, Pune



2 & 3 BHK (256 Flats & 6 Shops)
Dhayari, Pune



2 & 3 BHK (186 Flats)
Dhayari, Pune



1 & 2 BHK (121 Flats & 6 Shops)
Ambegaon Khurd, Pune



1 & 2 BHK (174 Flats)
Ambegaon Khurd, Pune



2 BHK (377 Flats)
Keshavnagar, Pune



1, 2 & 3 BHK (968 Flats, 6 Shops & 22 Offices)
Keshavnagar, Mundhwa, Pune



2 BHK (191 Flats)
Keshavnagar, Mundhwa, Pune



2 BHK (237 Flats)
Keshavnagar, Mundhwa, Pune

ONGOING PROJECTS



2, 3, 4 & 5 BHK Luxury Homes
(501 Flats, 20 Shops & 23 Office)
Beside Rajaram Bridge, Sinhagad Road, Pune



2 & 3 BHK (87 Flats)
Bhusari Colony, Kothrud, Pune



2, 3 & 4 BHK Superlative Homes (600 Flats)
Near Patwardhan Baug, Erandwane, Pune



2, 3 & 4 BHK Duplexes
(389 Flats, 3 Showrooms & 120 Offices)
Pimple Nilakh, Pune



Showrooms & Office Spaces
@ Balewadi, Pune



2 BHK (92 Flats)
Ambegaon (Bk), Pune



UPCOMING PROJECTS

Vadgaon (Bk.)

Sinhagad Road

Ambegaon

Baner

Prabhat Road

Corporate Office:

Off. 701/702, Vikram Monarch, Ganeshkhind Rd,
Opp. Modibaug, Shivajinagar, Pune - 411 016.

Site Address:

Venkatesh Laurel, Plot No. 82 & 83,
Behind LIC Divisional Office, Opp. ONP Hospital,
Shivajinagar (Bhamburda), Pune - 411 005.

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www.venkateshbuildcon.com

PROJECT BY:

VENKATESH LUXE
BY ANKUSH ASABE



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MEMBER:



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