

# Realty One

DEVELOPERS



1192403701

# Our **Project Portfolio**

- 01** Golden Aura Commercial
- 02** Golden Aura Residential
- 03** Golden Winds Commercial
- 04** Golden Winds Residential
- 05** Shivpushpa Heights
- 06** Shree Apartments
- 07** Global Serenity





A Commercial address designed to maximise customer footfall and enhance your business. Golden Aura is perfectly positioned on the tri-junction of Lohegaon, Charohli & Dhanori. Located in the heart of greater Pune, that is rapidly emerging as hub of commercial, educational activities among tens of thousands of Residential units & attracting people from far & wide.

Golden Aura provides a one stop solution to a variety of Business & Professional needs. Beyond just being a popular area for Commercial Spaces, Golden Aura aims to leave a lasting impression with it's thoughtfully designed spaces.

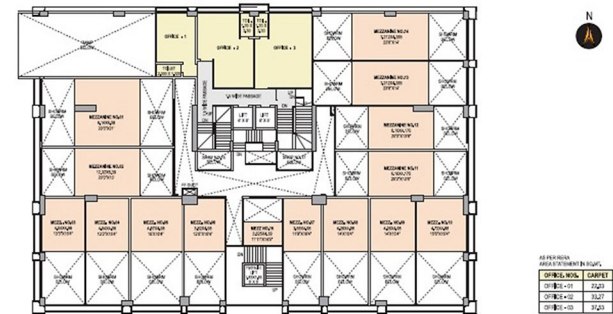
This project is developed where Road Network and Infrastructure is rapidly developing in the yet to be published development plan of Lohegaon, the Road infront of Golden Aura is expected to be 30 Meter / 100 Ft. wide.



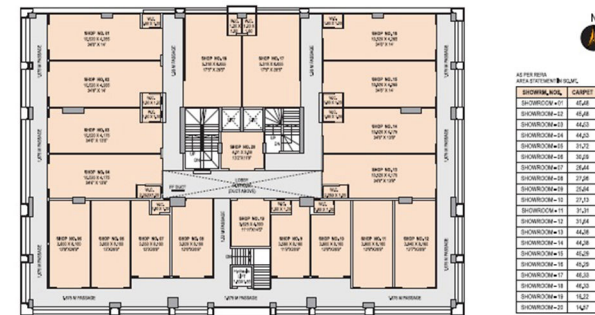
GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN



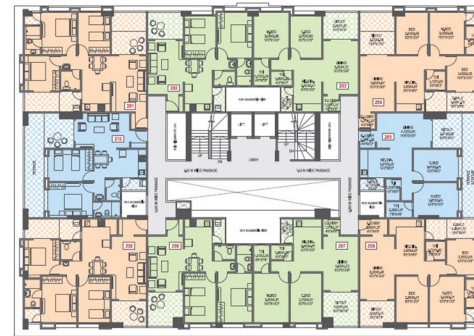
FIRST FLOOR PLAN





A residential address designed to elevate your lifestyle and lift your Spirits the moment you enter. Intelligently planned, it offers the space and amenities to enrich the lives of all who dwell within, a location destined for growth.

Project is located in the fastest developed Southern suburb of Pune. Golden Aura promises a lifestyle worthy of appreciation. Aesthetically pleasing, contemporary yet bucolic. Homes come surrounded by wealth of green spaces, modern amenities and conveniences to transform your life into an unending source of joy.



SECOND FLOOR PLAN

AREA STATEMENT BY FLAT				
TYPE	FLAT NO.	PLACARET SQ. FT. (SQ. M.)	TERRACE/POUT SQ. FT. (SQ. M.)	TOTAL AREA SQ. FT. (SQ. M.)
T2BHK	202-204	752.00	10.00	762.00 (70.30)
2BHK	202-203	642.76	5.00	647.76 (60.00)
2BHK	202-201	625.80	5.00	630.80 (58.40)
2BHK	202-200	724.00	5.00	729.00 (67.40)
2BHK	201-208	632.00	7.00	639.00 (59.40)



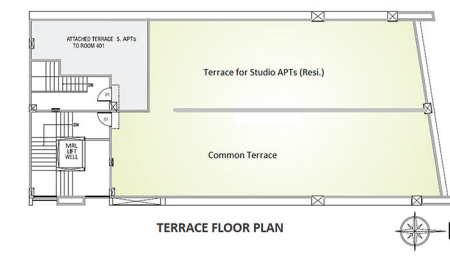
THIRD FLOOR PLAN

AREA STATEMENT BY FLAT				
TYPE	FLAT NO.	PLACARET SQ. FT. (SQ. M.)	TERRACE/POUT SQ. FT. (SQ. M.)	TOTAL AREA SQ. FT. (SQ. M.)
2BHK	302-301	782.00	5.00	787.00 (73.00)
2BHK	302-303	627.76	5.00	632.76 (58.60)
2BHK	302-302	625.80	5.00	630.80 (58.40)
2BHK	302-300	724.00	5.00	729.00 (67.40)
2BHK	301-308	632.00	7.00	639.00 (59.40)



Golden Winds is perfectly positioned on the tri-junction of Lohegaon, Charohli & Dhanori. Located in the heart of greater Pune, that is rapidly emerging as hub of commercial, educational activities among tens of thousands of Residential units & attracting people from far & wide.

Golden Winds provides a one stop solution to a variety of Business & Professional needs. Beyond just being a popular area for Commercial Spaces, Golden Winds aims to leave a lasting impression with it's thoughtfully designed spaces.





A residential address designed to elevate your lifestyle and lift your Spirits the moment you enter. Intelligently planned, it offers the space and amenities to enrich the lives of all who dwell within, a location destined for growth. Project is located in Lohegaon, one of the fastest growing suburb of Pune. Located close to major employment, educational, commercial centers and at the heart of greater Pune.

Golden Winds promises a lifestyle worthy of appreciation. Aesthetically pleasing, contemporary yet near Reserved Forest. Homes come surrounded by wealth of green spaces, modern amenities and conveniences to transform your life into an unending source of joy.



# SHIVPUSHPA HEIGHTS

## FURSUNGI

Shivpushpa Heights is a residential project with 1 and 2 BHK terrace flats, it is the epitome of modern design and robust construction.

Thoughtfully crafted to meet the needs of first-time home buyers, our project offers more than just a house – it provides a home where comfort meets elegance.

Embrace a lifestyle of convenience and quality in one of



**First Floor Plan**

Flat No.	Carpet area sq.ft.	Terrace sq.ft.100%	Total Saleable area sq.ft.
101	568	43	781
102	426	36	589
103	426	42	595



**Second Floor Plan**

Flat No.	Carpet area sq.ft.	Terrace sq.ft.100%	Total Saleable area sq.ft.
201	568	53	791
202	425	29	581
203	425	29	581



**Third Floor Plan**

Flat No.	Carpet area sq.ft.	Terrace sq.ft.100%	Total Saleable area sq.ft.
301	568	43	781
302	426	36	589
303	426	42	595



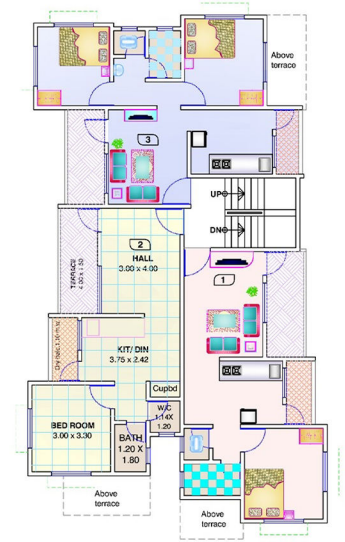
# SHREE APARTMENTS KHARADI ANNEXE

Presenting our exclusive 1 and 2 BHK luxury apartments, where modern design meets impeccable craftsmanship.

Nestled in a rapidly developing neighborhood of Kharadi annexe, our project is tailored for those who seek elegance and sophistication. Each apartment is a sanctuary of comfort to elevate your lifestyle.

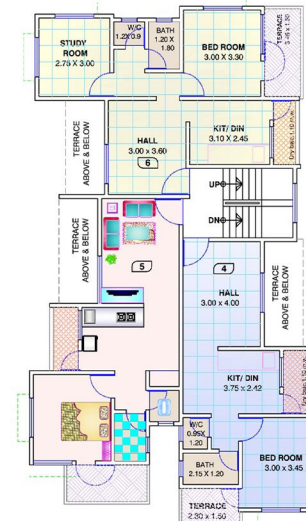
Indulge in a living experience that goes beyond the ordinary, in a community that's constantly evolving and growing.

**Realty One**  
DEVELOPERS



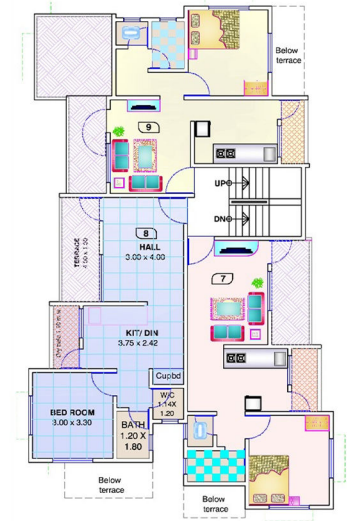
First Floor Plan

Flat No.	Carpet area sq.ft.	Terrace sq.ft.100%	Total Saleable area sq.ft.
1	432.92	64.69	627
2	437.88	64.69	634
3	503.00	58.13	712



Second Floor Plan

Flat No.	Carpet area sq.ft.	Terrace sq.ft.100%	Total Saleable area sq.ft.
4	432.71	38.10	601
5	437.56	53.39	622
6	502.68	55.76	709



Third Floor Plan

Flat No.	Carpet area sq.ft.	Terrace sq.ft.100%	Total Saleable area sq.ft.
7	432.93	64.69	627
8	437.88	64.69	634
9	414.20	110.76	619





**2 & 3 BHK LIFESTYLE HOMES**



Spread over 2.5 acres land, Serenity offers 180 lifestyle apartments in the range of 2 & 3 BHK Flats.

Beautifully crafted 4 Buildings, A & D Buildings Parking +12 Storey and B & C Building Parking + 11 Storey, with only 4 flats on each floor for congestion-free living and it also assures privacy for each flat owner.

To fulfill your daily needs there are 12 shops, 6 Shops on either side of the Project.

Strategically located, Serenity is a well planned project with 18 mtrs. road and 24 mtrs. road touching from east and west side respectively.

Serenity is an architectural marvel with a blend of functionality and convenient. The quality of construction and amenities assures complete value for money.

