



# LAKE ATTIC

Waterfront Luxury House













## KEY DISTANCES FROM

- Bhatghar Dam - 5 km - 10min.
- Bhor City - 10 Km - 15 Min.
- Balaji Temple Ketkawle - 17 km - 25min.
- NH4 - 15 km - 20min.
- Pune - 40km - 45min.
- Shirwal - 30 km - 35min.
- Purandar Fort- 25km - 30min.
- Sinhagad Fort- 40km - 45min.



# PLOTTING LAYOUT



PLOT NO.	NET PLOT	ROAD AREA	TOTAL PLOT AREA
1	3530.00 SQ.FT.	470.00 SQ.FT.	4000.00 SQ.FT.
2	3490.00 SQ.FT.	510.00 SQ.FT.	4000.00 SQ.FT.
3	3560.00 SQ.FT.	440.00 SQ.FT.	4000.00 SQ.FT.
4	3570.00 SQ.FT.	430.00 SQ.FT.	4000.00 SQ.FT.
5	3590.00 SQ.FT.	410.00 SQ.FT.	4000.00 SQ.FT.
6	3570.00 SQ.FT.	430.00 SQ.FT.	4000.00 SQ.FT.
7	3540.00 SQ.FT.	460.00 SQ.FT.	4000.00 SQ.FT.
8	3630.00 SQ.FT.	370.00 SQ.FT.	3000.00 SQ.FT.
9	3500.00 SQ.FT.	500.00 SQ.FT.	4000.00 SQ.FT.
10	3850.00 SQ.FT.	150.00 SQ.FT.	4000.00 SQ.FT.
11	2540.00 SQ.FT.	460.00 SQ.FT.	3000.00 SQ.FT.
12	2559.00 SQ.FT.	441.00 SQ.FT.	3000.00 SQ.FT.
13	2590.00 SQ.FT.	410.00 SQ.FT.	3000.00 SQ.FT.
14	2570.00 SQ.FT.	430.00 SQ.FT.	3000.00 SQ.FT.
15	3660.00 SQ.FT.	340.00 SQ.FT.	4000.00 SQ.FT.
16	3660.00 SQ.FT.	340.00 SQ.FT.	4000.00 SQ.FT.
17	3680.00 SQ.FT.	320.00 SQ.FT.	4000.00 SQ.FT.
18	2680.00 SQ.FT.	320.00 SQ.FT.	4000.00 SQ.FT.
19	3580.00 SQ.FT.	420.00 SQ.FT.	4000.00 SQ.FT.
20	3660.00 SQ.FT.	340.00 SQ.FT.	3000.00 SQ.FT.
21	3545.00 SQ.FT.	455.00 SQ.FT.	4000.00 SQ.FT.
22	3470.00 SQ.FT.	530.00 SQ.FT.	4000.00 SQ.FT.
23	3380.00 SQ.FT.	620.00 SQ.FT.	4000.00 SQ.FT.
24	3350.00 SQ.FT.	650.00 SQ.FT.	4000.00 SQ.FT.
25	3360.00 SQ.FT.	640.00 SQ.FT.	4000.00 SQ.FT.
26	2500.00 SQ.FT.	500.00 SQ.FT.	3000.00 SQ.FT.
27	3460.00 SQ.FT.	540.00 SQ.FT.	4000.00 SQ.FT.
28	3400.00 SQ.FT.	600.00 SQ.FT.	4000.00 SQ.FT.
29	2570.00 SQ.FT.	430.00 SQ.FT.	3000.00 SQ.FT.
30	2570.00 SQ.FT.	430.00 SQ.FT.	3000.00 SQ.FT.
31	2580.00 SQ.FT.	420.00 SQ.FT.	3000.00 SQ.FT.
32	3470.00 SQ.FT.	530.00 SQ.FT.	4000.00 SQ.FT.
33	2620.00 SQ.FT.	380.00 SQ.FT.	3000.00 SQ.FT.
34	3400.00 SQ.FT.	600.00 SQ.FT.	4000.00 SQ.FT.
35	4000.00 SQ.FT.	00.00 SQ.FT.	4000.00 SQ.FT.
36	4000.00 SQ.FT.	00.00 SQ.FT.	4000.00 SQ.FT.
37	2600.00 SQ.FT.	00.00 SQ.FT.	2600.00 SQ.FT.
38	2600.00 SQ.FT.	00.00 SQ.FT.	2600.00 SQ.FT.
39	5000.00 SQ.FT.	00.00 SQ.FT.	5000.00 SQ.FT.
40	5000.00 SQ.FT.	00.00 SQ.FT.	5000.00 SQ.FT.





# PROJECT 3D LAYOUT





# RESORT RESTAURANT POOL AREA








# PROJECT SPECIALITY



Lake Attic turns out to be fabulous investment opportunity 

With the rapid growth of tourism near by Pune city. Property price will enjoy excellent appreciation in the near future.



It is a secured & fully resort style residential project.



Your banglow make some money! When you are not visiting.





  
**LAKE ATTIC**  
Waterfront Luxury House



# INVESTMENT BENEFITS

Bhor is one of the Pune's most famous weekend destination. Very Good appreciation on your investment on every year because of very nearby location from Pune main city in addition to this, you can earn assured revenue on every month from the first month onwards of the resort operations.

## FULLY FURNISHED & LUXURY

- Worth Rs. 2 lacs All indoor furniture provided.
- Free stay for the owner 50 Days throughout the year.









# ADVANTAGES

## REVENUE SHARING

50-50% equal Revenue sharing between Resort management & Banglow owners, No locking period, Banglow owner can make tie-up & discontinue with resort anytime.

## MAINTENANCE FREE PROPERTY

The maintenance includes housekeeping, gardening, electricity bill, & other common area maintenance charges. Yet zero cost of maintenance for the banglow owner if banglow owner will tie-up resort for Accommodation.

## LIFETIME RESORT ACTIVITY TOTALLY FREE

Banglow owner (4 family members only) will receive all the resort activity & amenities totally free. Lifetime 20% Discount on food for banglow owner (4 family members only).





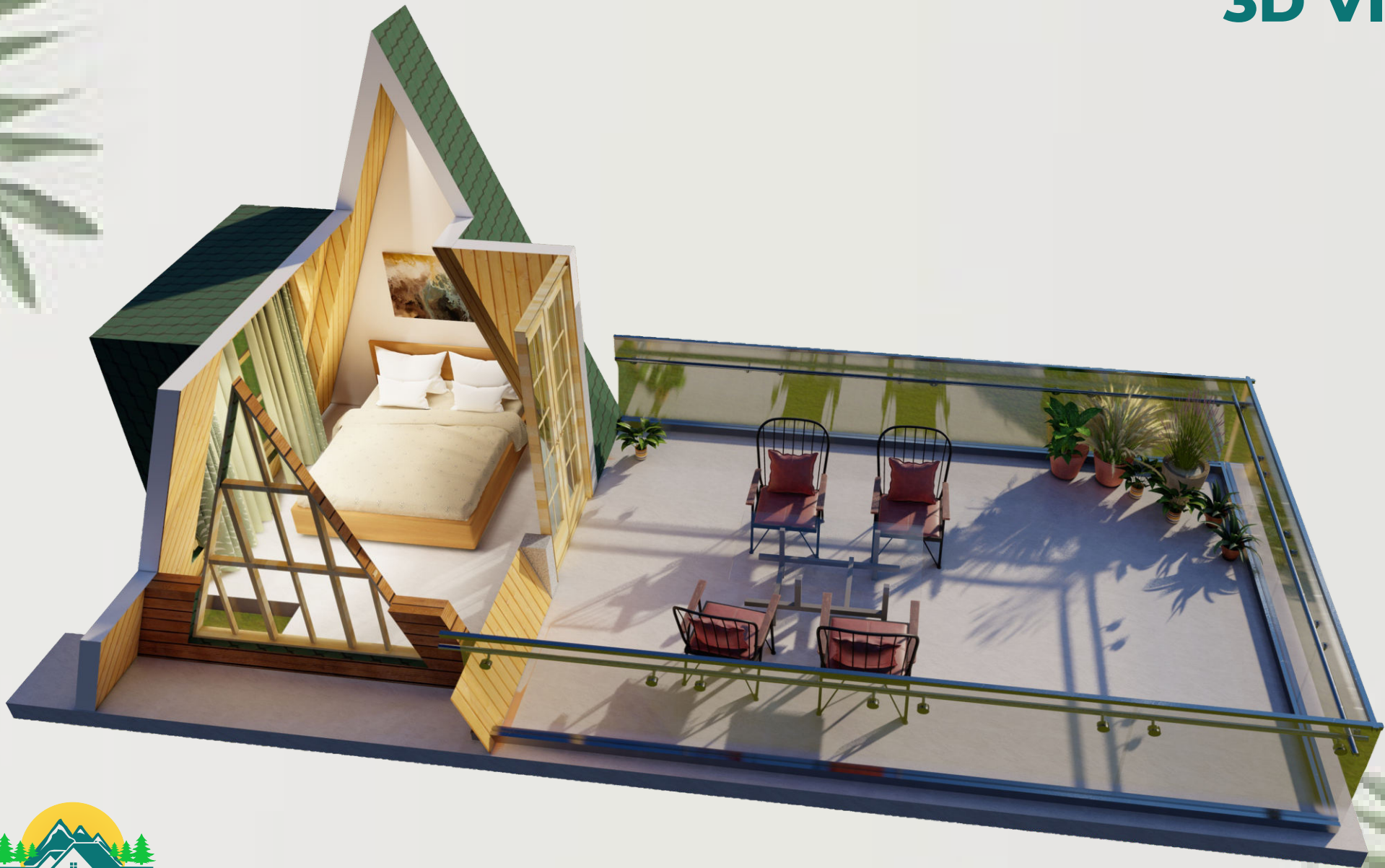
# INTERNAL BUNGLOW VIEW





# INTERNAL BUNGLOW

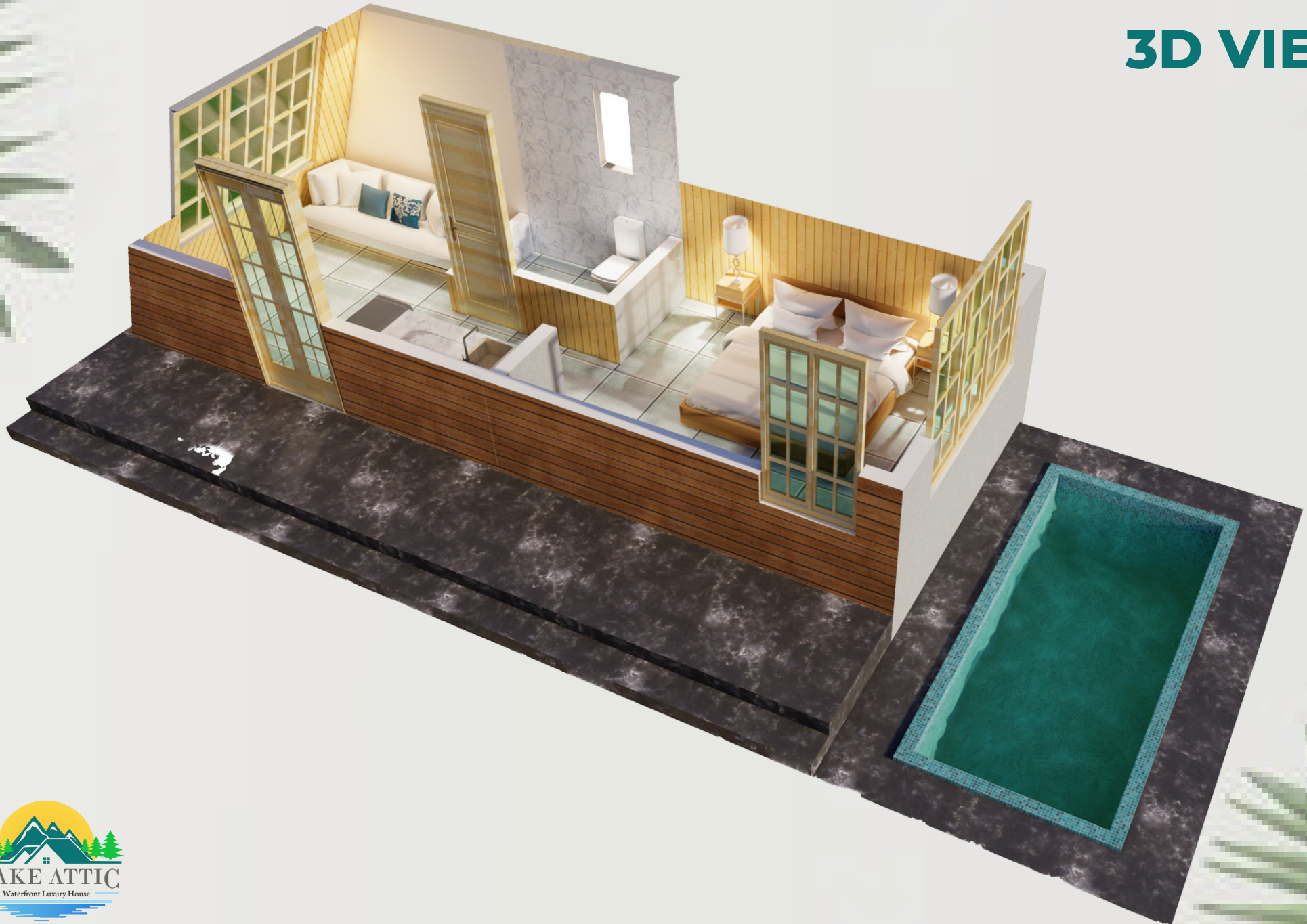
## 3D VIEW





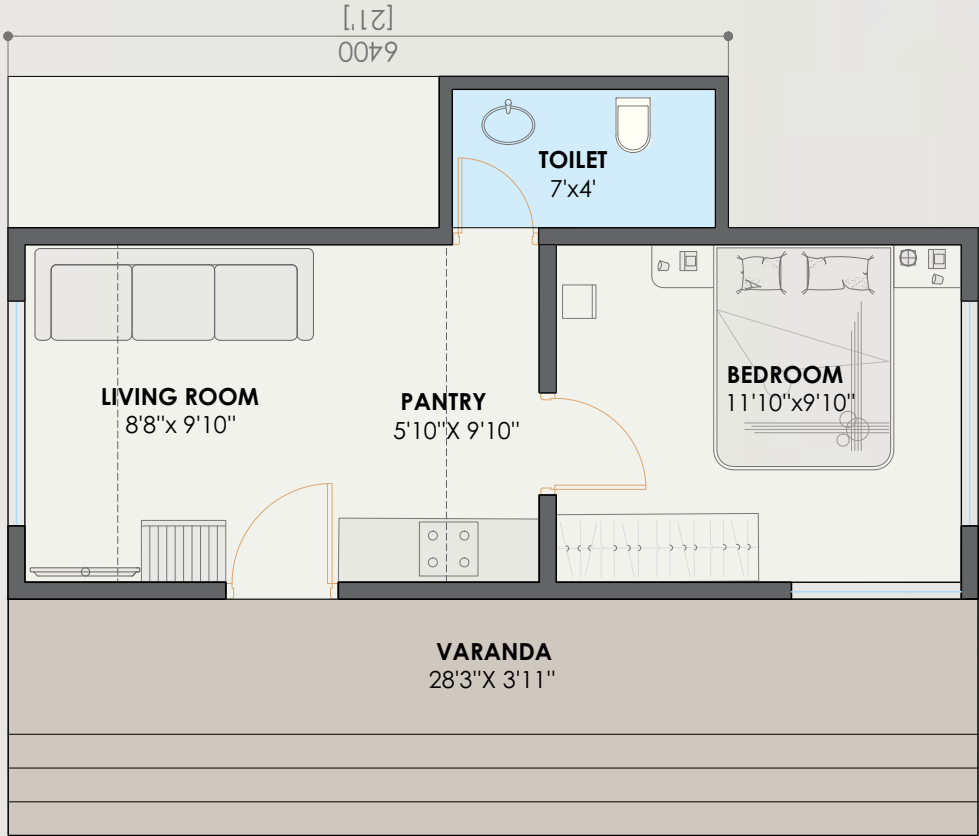
# INTERNAL BUNGLOW

## 3D VIEW

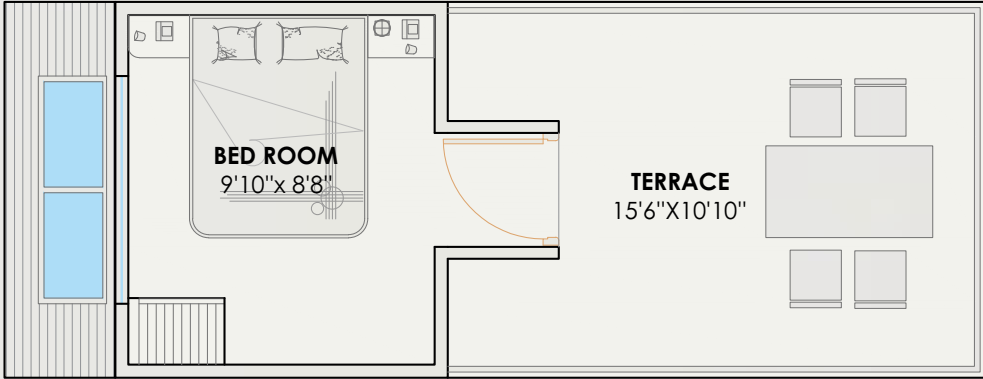




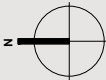
# BUNGLOW FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN







# RESORT AMENITIES AREA





# RESORT AMENITIES



CLUB HOUSE



PARTY LAWN



THEME  
RESTAURANT



SPA  
THERAPY



SWIMMING  
POOL



GYMNASIUM



LANDSCAPE  
GARDEN



JOGGING  
TRACK



NATURAL  
WATER BODY



CHILDREN'S  
PLAY AREA



ENTRANCE  
FOYERS



CCTV CAMERA'S &  
ARMED PERSONNEL







# SPECIFICATIONS



## STRUCTURE

- Rcc frame structure for the plinth. & Above structure is heavy duty steel & brickwork as per design h requirement.



## DOORS & WINDOWS

- 6mm glass with MS grill for all doors and powder coated windows & terrace attached doors.



## TOILETS

- Designer wall hanging toilets.
- Good quality cp fittings & sanitary ware.
- wall tiles up to ceiling level.
- 24 hours hot & cold water.



## PLUMBING

- All required concealed plumbing with good quality fittings & sanitary wares.



## PANTRY

- Granite kitchen platform with modular trolley.



## WALL FINISHES & PAINTS

- Pre-coated metabolite sheet for exterior wall, as well as brickwork wall with sand, finished plaster as well as shera wood board for the front elevated wall with Apex paint.
- Pre-coated metalite sheet & MS gurdal for the roof as per design & requirement.
- Pre-treated german pinewood with polish for interior claddings.
- All exposed pine wood surfaces will be covered by the standard coating.
- The cavity between metal coated sheets and wooden panels will be filled by insulating material for better sound and thermal insulation.



## FLOORING

- 2 X 2 good quality verified flooring tiles in all rooms. & Antiskid tiles for terrace & toilets.



## ELECTRICAL WORK

- All required concealed electrical work with polycab cables & good quality switches as per all required points.



## INTERIORS & FURNITURE

- Sofa cum bed -1nos,
- Double bed-2nos, coffee table + 4 chairs,
- Dressing table-1 nos, bedside tables-4nos.
- 32" LED -1nos, geasor-1nos,
- Air conditioning-1tone-1nos, Fan-1nos,
- wardrobe-1nos, tube light- all required in whole banglows, curtain- in whole banglow all required.
- Modular kitchen in pantry.





# LOCATION MAP





## **SITE ADDRESS**

Gat no. 736, 738 Village, Harnas, Tq: Bhor, Dist: pune

## **OFFICE ADDRESS**

### **Vrundavan Realtors**

Flat No. 16 , 4th floor , B wing , Pushpa Tower Apartment ,  
Padmavati Corner, Pune-Satara Road, Opp. Padamavati BRT Stop,  
above Irani chaiwala, Pune - 411 043

## **CONTACT**

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**A PROJECT BY**



Vrundavan Realtors



