

LIFE'S BEAUTIFUL
WITH AVENUE...



ACE
AVENUE

COMMERCIAL
SPACE, SHOPS,
2 BHK FLATS

SITE ADDRESS :

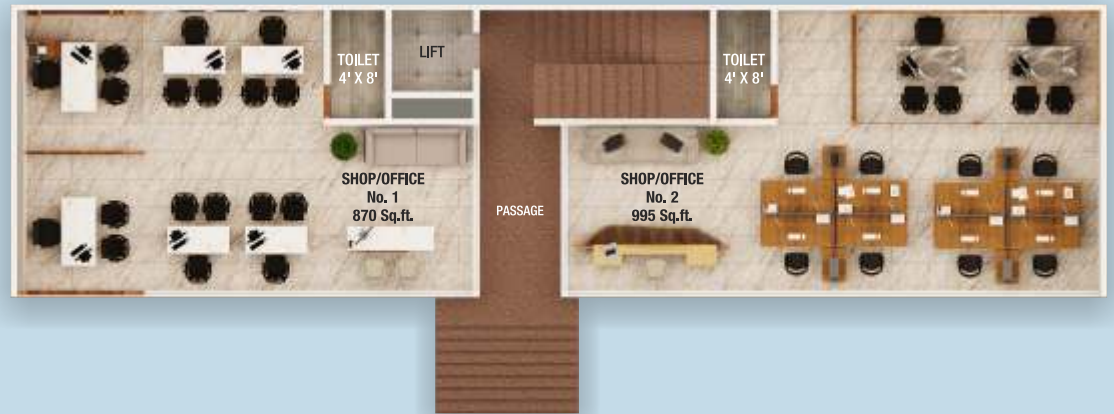
R. S. No. 140/3/6, E Ward, Opp. Shantiniketan School, Kolhapur, 416013.



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TYPICAL FLOOR PLAN FOR FIRST TO SIXTH FLOOR



TYPICAL COMMERCIAL GROUND FLOOR PLAN
AREA STATEMENT

FLAT NO./SHOP NO.	FLOOR	FLAT TYPE	RERA CARPET Sq. Ft.	EXCLUSIVE AREA			
				ENCLOSED BALCONY	OPEN BALCONY	CUP BOARD	TERRACE
				Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
SHOP NO. 1	GROUND	-	622.68	A	B	C	D
SHOP NO. 2	GROUND	-	710.81	-	-	-	-
101/201/301/401/501	FIRST TO FIFTH	STYLE	461.49	56.38	92.32	8.82	-
102/202/302/402/502		COMFORT	441.48	54.98	58	-	-
103/203/303/403/503		AMBIENCE	511.64	64.45	90.6	10.76	-
601	SIXTH	STYLE	475.48	54.77	-	8.82	194.76
602		COMFORT	218	27.44	-	-	27.12
603		AMBIENCE	494.96	30.34	-	10.65	242.53

AMENITIES

- > Earthquake Resistant RCC Structure.
- > Good quality construction with modern facilities.
- > CCTV for Parking & Entrance Lobby Area.
- > 8 Person Lift as per Fire Norms.
- > Lift Battery Backup System.
- > KMC & Bore water facility.
- > Rain water harvesting.
- > Ample Car Parking Area

SPECIFICATIONS

STRUCTURE

1. Earthquake Resistant R.C.C. Framed Structure with floor height 2.89 Mtrs.
2. All external walls 150mm and all internal walls 100mm thick AAC Block masonry.
3. External wall finished in 2 coats & Internal walls finished in 1 coat of sand cement plaster.

PAINT AND WALL FINISH

1. All ceiling in the apartment finished in POP and readymade Putti finish for internal walls.
2. Oil bond distemper to all inside walls and cement paint for external walls.

DOORS AND WINDOWS

1. Main doors readymade paneled/laminated doors with Ply Frames.
2. All internal and Balcony doors will be waterproof flushed doors.
3. All toilets PVC door with granite frames.
4. All door fittings in stainless steel/brass.
5. Aluminium sliding windows with M.S. Grill.
6. All Toilets Alluminium Louvered windows.

FLOORING AND DADOS

1. Vitrified tiles of oasis/ Asian make 2' x 2' with 3" vitrified skirting in entire Apartment.
2. Anti skid ceramic tiles of Oasis/Simpolo/ Kajaria make for floor of Toilets / Terrace / Balcony.
3. Glazed tiles of size 12" x 24" up to 7' height for dado of Toilets / Kitchen.
4. Kitchen platform of Granite Top with Steel Sink.

SANITARY AND WATER SUPPLY

1. i) Master Toilet commode with flush valve and health faucet.
ii) Common Toilet 23" W.C. Indian / Commode with flush valve.
2. One wash basin of 16" x 22" size and Shower in each toilet.
3. All C.P. Fittings of make Essco/ Parryware or Equivalent Brand.
4. The tap of O/H water tank on kitchen platform and utility.
5. Drinking water tap provided at kitchen platform only.
6. Solar heater water provision in both toilet.

ELECTRIFICATION

1. Concealed Copper Wiring with Adequate Electrical Points.
2. TV Point in living room.

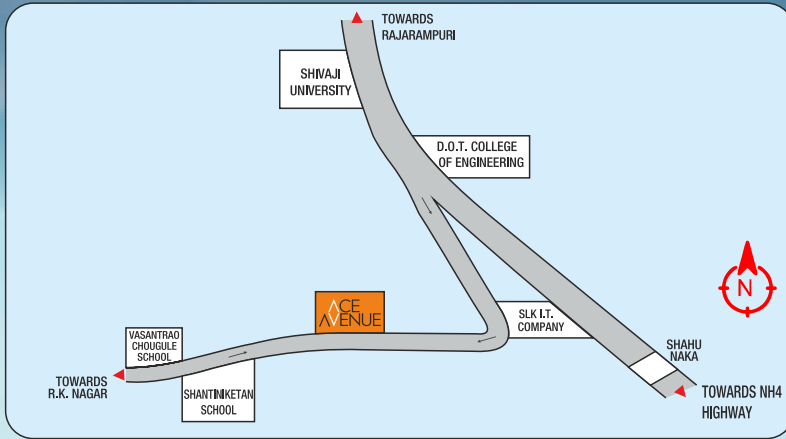


2BHK Ambience
880 SQ.FT.
FLAT 103 TO 503



2BHK Comfort
720 SQ. FT.
FLAT 102 TO 502

LOCATION MAP



ACE AVENUE

NEIGHBOURHOOD

Shantiniketan School - 0.2 KM
Shivaji University - 1.5 KM
Kolhapur Airport - 4.2 KM
Supermarket - 1.5 KM
Shahu Naka - 1.1 KM
KIT College - 3.2 KM
Bharti Vidyapeeth College of Engineering - 3.8 KM
SLK IT Company - 0.6 KM
Future Highcourt Circuit Bench - 3.0 KM
DOT, College Of Engineering - 0.6 KM
Gokul Shirgaon MIDC - 4.7 KM
Pune-Bangalore Highway - 1.5 KM

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