

AK
Ace Augusta
THE EMBLEM OF NOBILITY

A PROJECT BY



HO: Jhamtani House, Survey No. 17/2, Aundh-Ravet Raod,
Opp. Park Street, Rahatni, Pimpri, Pune 411 017
Ph.: +91 20 6511 1220 / 1 / 2 / 3 / 4
Email: info@jhamtanigroup.com
www.jhamtanigroup.com

Ace Augusta is a project developed by Ace Augusta belonging to Jhamtani Group

Registration No.:
P52100000080



maharera.mahaonline.gov.in

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EXCLUSIVE 2 BHK SUPERIOR APARTMENTS



AN
ICON
OF
GRAND
LIVING

*A creative conceptualization for presentation purpose only



*An architectural rendered image for presentation purpose only

Bringing to you the most awaited premium apartments, an epitome of elegance and luxury for the select few. Every Ace Augusta residence has its own astute vision of life. This is fully supported by an array of unparalleled facilities allowing an experience of ease and distinction. JHAMTANI GROUP presents a premium residential address that creates a harmony of vibrance and elegance. These are abodes that are bound to make you marvel with their keenly planned aesthetics and the acute sense of splendour. The unmistakably visible charm not only becomes successful in creating an instant impression of opulence but also an irresistible, eternal charm.

LIVE AMONG LIKE-MINDED PEOPLE

Crafted especially for the elite group of working professionals and people with an impeccable taste, Acxe Augusta places you among those with whom you connect instantly. Live a life delightfully, surrounded by new friends.



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RISE UP & MEET THE ASPIRATION

A perfect amalgamation of exquisite
lavishness and an ultra-modern suave design
elevates Ace Augusta to a new level, revered
by most but experienced by few. This is the
empyrean, you have always dreamed and
aspired all this while.



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SKY LOUNGE

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NO MORE
WAITING
FOR FUN



COMMUNITY HALL & PLAY AREA

83% OPEN SPACES TO BREATHE MORE

With finely conceptualized and flawlessly developed laterals, Ace Augusta becomes a lifestyle filled with joys of open skies and caressing winds. It is more than just a blessed lifestyle...it's a matchless insignia of beauty.



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LEGENDS

1. ENTRANCE GATE
2. WATER BODY
3. SENIOR CITIZEN AREA
4. KIDS PLAY AREA
5. PARTY LAWN
6. COMMUNITY HALL
7. PLAY COURT
8. JOGGING TRACK
9. PARKING
10. EXCLUSIVE CAR WASH
11. ENTRANCE PORCH
12. SERVICES

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ENTRANCE GATE



MULTIPURPOSE COMMUNITY HALL



SKY LOUNGE



DISTINCT AMENITIES

- AIR CONDITIONED GYMNASIUM / EXERCISE ZONE
- AIR CONDITIONED DESIGNER GRAND ENTRANCE LOBBY
- MULTI PURPOSE COMMUNITY HALL
- INDOOR GAMES
- CHILDREN'S PLAY AREA
- SENIOR CITIZEN AREA
- GARDEN
- WALK WAY
- GAZEBO
- HERBAL PLANTS
- WI-FI ENABLED CAMPUS
- PROVISION FOR BROADBAND
- PROVISION FOR DTH
- POWER BACK UP FOR COMMON AREAS
- PROVISION FOR INVERTER POINT
- FULLY AUTOMATIC STAINLESS STEEL ELEVATOR
- CCTV SURVEILLANCE SYSTEM
- VIDEO DOOR PHONE
- AUTOMATIC BOOM BARRIER ON ENTRANCE GATE
- WET & DRY GARBAGE CHUTE
- RAIN WATER HARVESTING
- FIRE FIGHTING SYSTEM
- SOLAR HEATED WATER FOR BATH & WASH BASIN
- EXCLUSIVE CAR WASH AREA
- DROPOUT PORCH
- ENTRANCE PLAZA
- STP (SEWAGE TREATMENT PLANT)



AIR-CONDITIONED ENTRANCE LOBBY



*All images are architectural 3D rendered images for presentation purpose only. The furniture, tiles, colour, accessories and other appliances are shown for presentation purpose only and are not included in agreement.

ENLIGHTENED DESIGN

The unique aesthetic appeal that oozes from each and every vertical is a result of ingenuity and passion imbued to form a perfect sense of harmony. The elegance and opulence make you fall in love, every time.

SPLENDID SPECIFICATIONS

FLOORING:

- 600X600 MM TILES IN LIVING, KITCHEN AND BEDROOMS
- ANTI-SKID FLOOR TILES IN WASHROOM, TOILETS AND TERRACE

PLASTER:

- INTERNAL WALLS PLASTER WITH GYPSUM FINISH
- SAND PLASTER WITH EXTERNAL ACRYLIC TEXTURE FINISH

PAINT:

- INTERNALLY ACRYLIC EMULSION PAINT FINISH
- EXTERNALLY WEATHER SHIELD ACRYLIC PAINT

WINDOWS:

- 3 TRACK POWDER COATED ALUMINIUM SLIDING WINDOWS WITH MOSQUITO MESH
- M. S. SAFETY GRILLS AND MARBLE / GRANITE SILL

DOORS:

- ELEGANT DESIGNER TEXTURE LAMINATE FINISH
- BRASS FINISH ACCESSORIES AND FIXTURES

DOOR FRAMES:

- BOTH SIDE LAMINATED DOOR IN BEDROOM
- GRANITE FRAME WITH BOTH SIDE LAMINATED, WATER PROOF FLUSH DOOR IN TOILETS

DADO:

- DESIGNER WALL TILES IN WASHROOM, TOILETS AND ABOVE KITCHEN PLATFORM UP TO LINTEL LEVEL

TOILETS:

- CONCEALED PIPING
- SANITARY AND BATH FITTINGS
- C.P. FITTINGS

KITCHEN:

- GRANITE PLATFORM WITH STAINLESS STEEL SINK
- PROVISION FOR WATER PURIFIER IN KITCHEN
- HARDWARE FITTINGS AND ACCESSORIES

ELECTRICAL:

- CONCEALED FIRE RETARDANT LOW SMOKE COPPER WIRES
- CIRCUIT BREAKER
- TV, TELEPHONE AND CABLE POINT IN LIVING ROOM
- MODULAR SWITCHES
- SPLIT AC PROVISION IN BEDROOMS
- FRIDGE, OVEN AND FOOD PROCESSOR POINT IN KITCHEN

PROVISIONS:

- PROVISION FOR EXHAUST FAN IN KITCHEN AND WASHROOMS
- PROVISION FOR WASHING MACHINE POINT IN ENCLOSED BALCONY

FACILITIES:

- AIR CONDITIONED ENTRANCE LOBBY WITH WAITING AREA
- 2 AUTOMATIC LIFTS WITH GENERATOR BACKUP



2 BHK TYPE 'B'

LEGEND

- | | |
|----------------|---------------|
| A. ENTRANCE | F. BEDROOM |
| B. LIVING | G. BATH |
| C. DINING | H. M. BEDROOM |
| D. KITCHEN | I. M. BATH |
| E. DRY BALCONY | J. TERRACE |

THE "LIVING" SPACES



FLOOR PLAN

1st, 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th & 21th



UNIT WISE AREA STATEMENT – (SQ.MT.)

2 BHK TYPE	CARPET AREA	ENC. BAL CARPET AREA	TOTAL CARPET AREA	TERRACE CARPET AREA
TYPE 'A'	54.86	8.94	63.80	9.32
TYPE 'B'	51.55	4.20	55.75	8.83



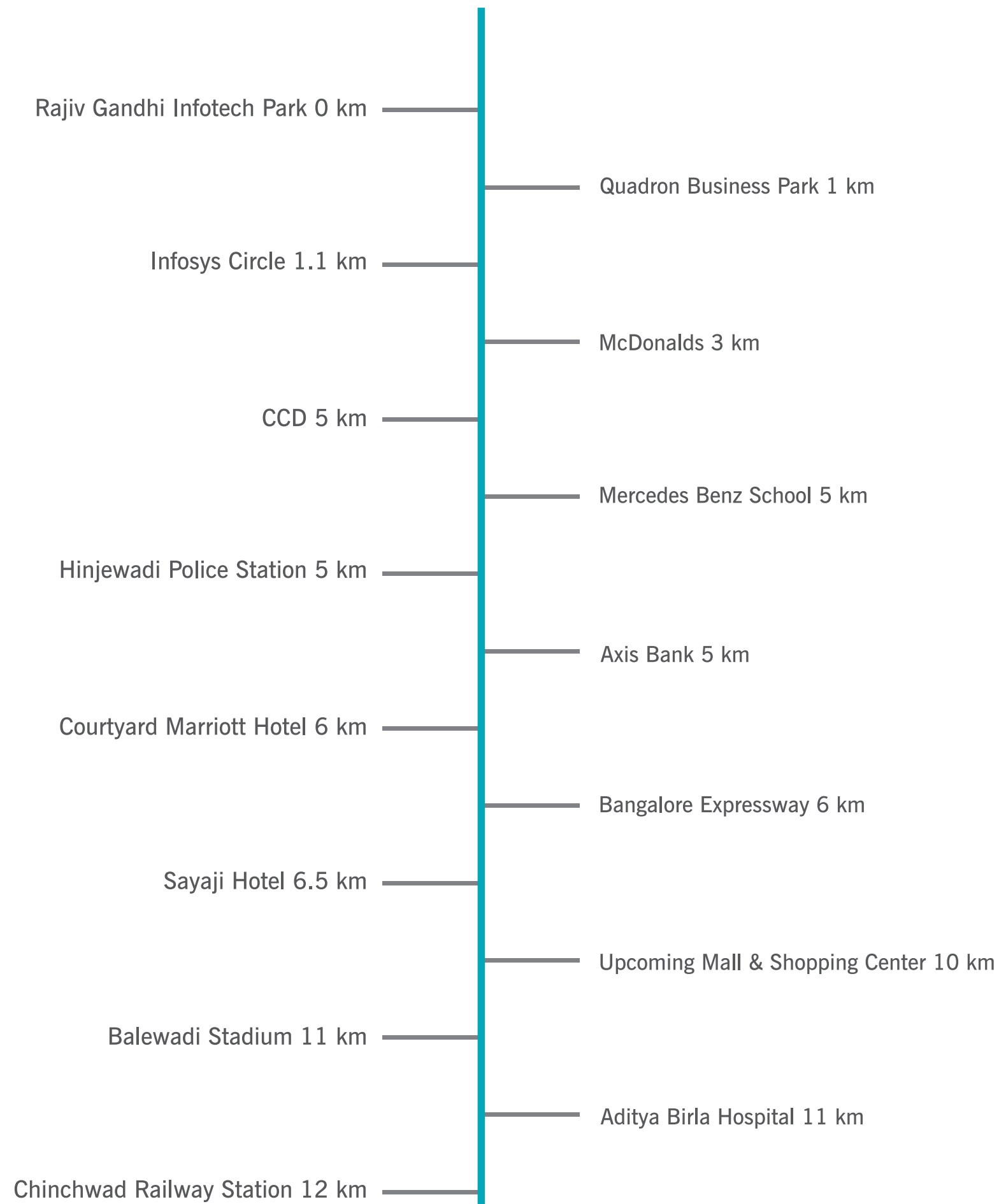
FLOOR PLAN

2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th & 20th



UNIT WISE AREA STATEMENT – (SQ.MT.)

2 BHK TYPE	CARPET AREA	ENC. BAL CARPET AREA	TOTAL CARPET AREA	TERRACE CARPET AREA
TYPE 'A'	55.07	8.74	63.81	9.32
TYPE 'B'	51.98	4.28	56.26	8.83

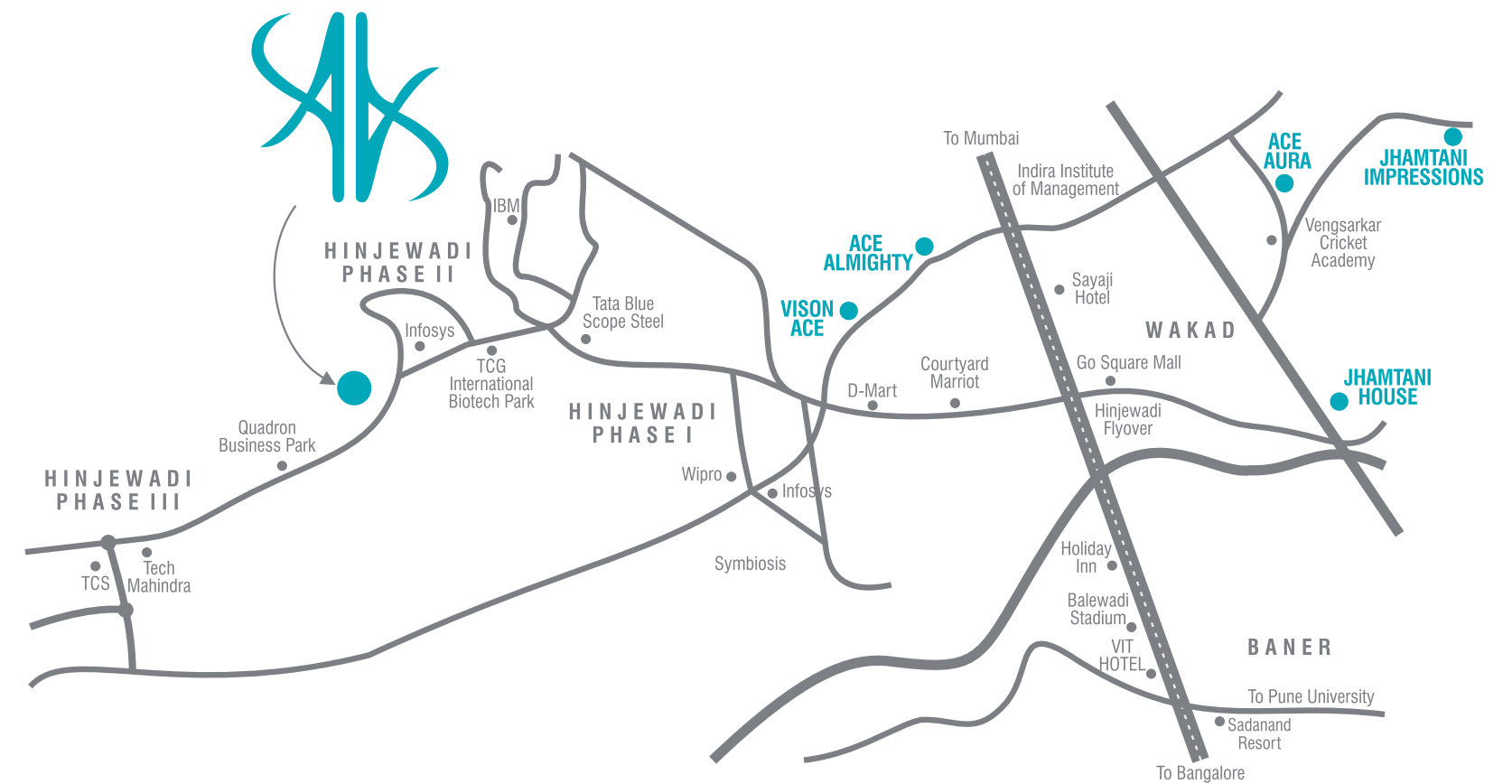


**TRAVEL LESS
LIVE BETTER**

*Distances mentioned are approximate and may differ from the actual distances.

LOCATION MAP

Not to scale
18°35'22.9"N 73°42'09.7"E



..... SITE ADDRESS

ACE AUGUSTA - S. NO. 285, MANN, NEXT TO DOEHLER INDUSTRIES,
NEAR QUADRON BUSINESS PARK, HINJEWADI, PUNE - 411 057

FOR BOOKINGS CONTACT: +91 83800 82255 / 44

sales@aceaugusta.com | www.aceaugusta.com