



Grandeur of a Palace for the Majestic Persona.



The design and concept of every apartment provides utmost elegance and luxury to its residents. The serene and plush environment of Palazzo redefines comfort and the styling of the home emanates from the heart, which ripples to all the facets of the home without compromising on quality.



Close to Nature Close to Convenience



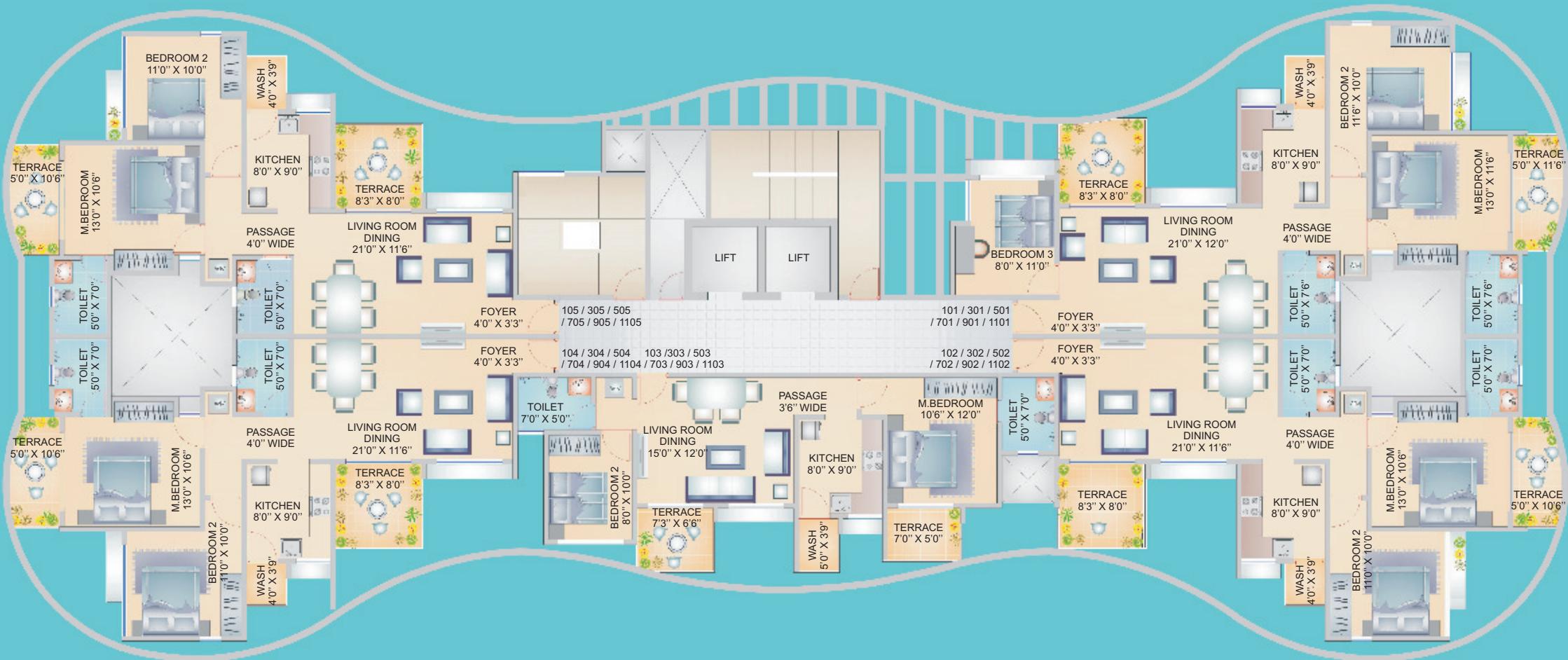
Home is where the heart is, and what better place for your home other than beside a river. The calming sounds of the gentle river are a pleasure to the ears and soul. The view of a beautiful river from your window is a rare sight, exclusive to the residents of Palazzo.



Club House

Spacious clubhouse for you to spend your free time in luxury and tranquility. A space where you can capture some special moments during your busy life, where you can give a boost to your day ahead or rewind after a tiring one. The Palazzo Clubhouse is an exclusive privilege that can be relished by a chosen few.

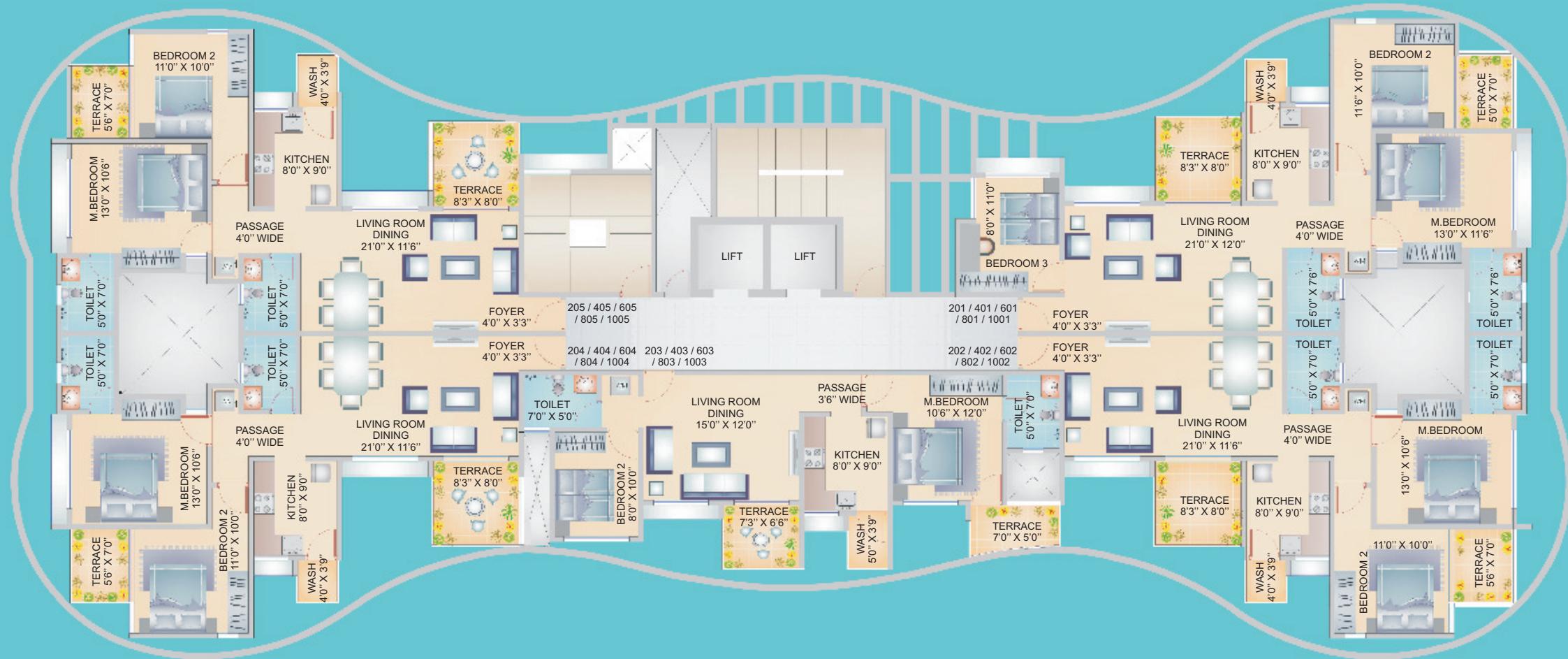
TYPICAL FLOOR PLAN 1st, 3rd, 5th, 7th, 9th, 11th



TYPE	FLAT NOS.	CARPET AREA (Sq.Ft.)	TERRACE CARPET AREA (Sq.Ft.)
2.5 BHK	301, 501, 701, 901, 1101	862	130
2 BHK	302, 304, 305, 502, 504, 505, 702, 704, 705, 902, 904, 905, 1102, 1104, 1105	732	119
2 BHK (Compact)	303, 503, 703, 903, 1103	591	97



TYPICAL FLOOR PLAN 2nd, 4th, 6th, 8th, 10th



TYPE	FLAT NOS.	CARPET AREA (Sq.Ft.)	TERRACE CARPET AREA (Sq.Ft.)
2.5 BHK	201, 401, 601, 801, 1001	860	118
2 BHK	202, 204, 205, 402, 404, 405, 602, 604, 605, 802, 804, 805, 1002, 1004	732	119
2 BHK (Compact)	203, 403, 603, 803, 1003	591	97



- Well equipped club house.
- Designer main entrance gate.
- Adequate parking space.
- Mechanised car parking.
- Provision for gymnasium.
- Landscaped garden.
- Pipe gas system (subject to approval).
- CCTV camera access from entrance lobby.
- Solar water heater connection in master bedroom.
- Provision WI-FI connectivity in club house area.
- Intercom system.
- Fire fighting system.
- Sand pit area for children.
- Senior citizen zone.
- Rain water harvesting.
- Decorative entrance lobby with security system.
- Generator backup for lifts, common areas and water pumps.
- Counter top basins.
- Internal paved / Tremix roads.
- Adequate Parking Space here
- Fire Fighting System



Amenities

STRUCTURE

- RCC: Earthquake-resistant framed structure

BRICK WORK

- External wall: 6" thick brick/block work
- Internal wall: 6 1/4" thick brick/block work

PLASTER

- External wall: Sand-faced plaster
- Internal wall: Gypsum finish

FLOORING AND TILING

- Internal flooring: Vitrified tiles 800mm X 800mm. and 600mm X 600mm
- Terrace: Anti-skid ceramic tiles
- Toilets: Floors – Anti-skid ceramic tiles
- Toilets: Dado – Ceramic tiles up 7' height
- Staircase: Natural stone
- Lobbies: Decorative floor
- Parking: Chequered tiles/paving blocks/trimix

DOORS

- Main door: Both side laminated finish with good quality fittings
- Bedroom doors: flush doors with both side laminated and good quality fittings
- Terraces: Anodized of Jindal Brand Sliding Door
- Toilet doors: A Granite door frames with laminated doors

WINDOWS

- Type: Anodized sliding windows with mosquito mesh
- Safety: MS safety grill in Bedrooms

KITCHEN

- L-Shape Platform: Well-finished black granite with stainless steel sink
- Dado: Glazed tiles up to 2ft above the platform and white tiles below platform
- Water purifier: Provision for water purifier
- Dry terrace: Utility space for wash Area and Special washing machine Space
- Provision for Exhaust fan

TOILET

- Sanitary: Branded sanitary fittings, Jaquar or equivalents
- Provision for Exhaust fan

CP FITTING

- Master toilet: Hot and cold single lever diverter for shower
- Other toilets: hot and cold mixer for shower
- Solar water heater: hot water supply in Master Bathroom
- Provision for water boilers

ELECTRIFICATION

- Wiring: Concealed with required main circuit breakers
- TV and telephone point in living room as well as in master bedroom
- Switches: ISI approved best quality modular switches
- Exhaust fan provision: in kitchen and toilets
- Provision for Inverter point

POWER POINTS FOR

- Kitchen: Fridge and oven
- Living & bedrooms: AC point
- Washing Machine : washing machine point
- All toilets: boiler

PAINTINGS

- Interior: acrylic emulsion equivalent
- Exterior: Apex/Waterproof cement paint or Acrylic paint

LIFTS

- Branded automatic lifts including with generator backup

KEY FEATURES

- Intercom facility
- Quality laminated name plates for each flat
- Letterbox for each flat at common location
- Generator backup for common facilities

Specifications

2 BHK (Compact)

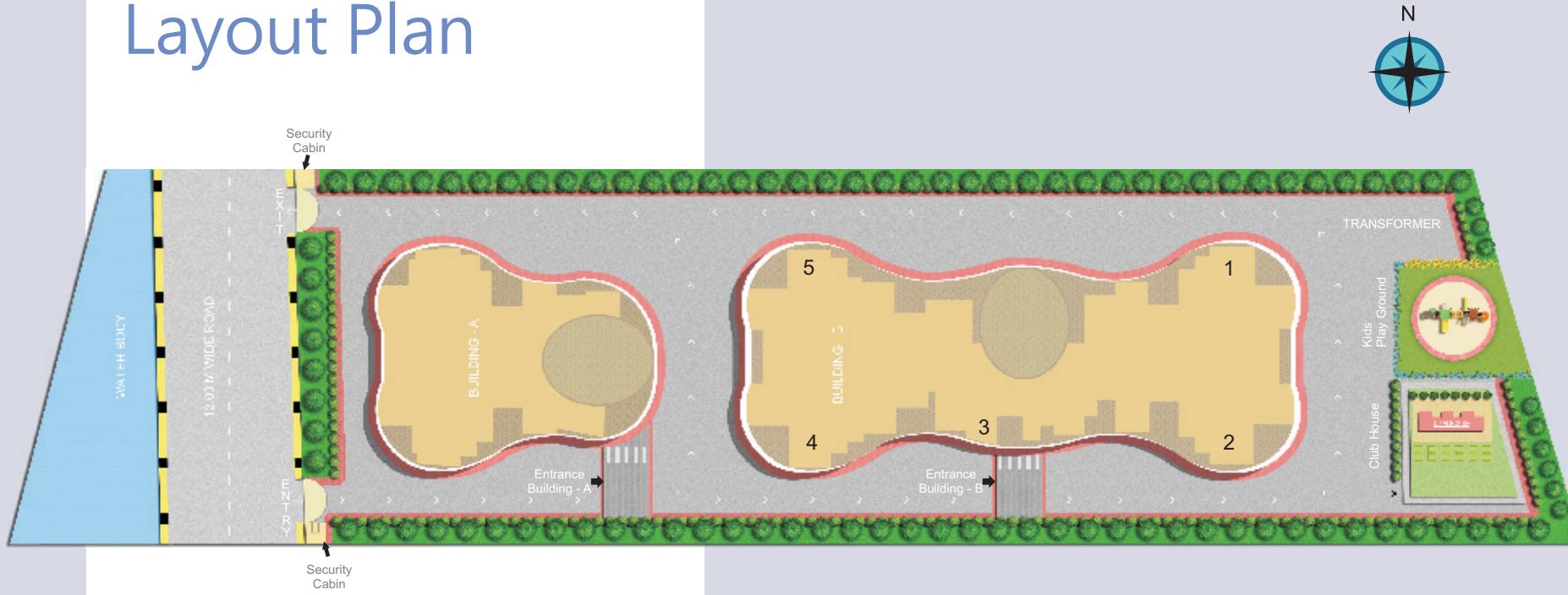


2 BHK



2.5 BHK

Layout Plan



The Palazzo is close to workplace in the numerous IT-parks and business centres such as Magarpatta IT City, Kumar Planet IT, SP Info city, EON Software Park and Hadapsar MIDC.

The urban facilities in the vicinity like market, shopping and entertainment centres, banks, ATMs, educational institutions, Clubs, Resorts, Clinics and Public transport services complete the circle of a happy lifestyle.

- Pathways and Internal Roads with Signposting
- Ample Parking Space
- Recreation Area for Kids
- Open Space for Senior Citizens
- Water Harvesting
- Security Check posts at Entry and Exit points

Distance From Key Locations :

Pune Airport	:	9.4 km
Swargate	:	6.5 km
Pune Station	:	6.8 km
Pune Camp	:	5 km

Location Map



SITE ADDRESS:

S. No.: 256(Part), Kirloskar Pneumatic Bridge,
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Spectrum Consultants

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