

A PROJECT BY



SS PROPERTIES
Passion for Creation



Simply Beautiful....

Estonia

LUXURIOUS APARTMENTS



Marketed by

excellence
SHELTERS

Sustaining. Nurturing. Growing



Passion for Creation

In the present day construction scenario, very few people can say claim of being outstanding and SS Properties is one of the those few entities that has been consistently creative due to the passion, which reflects in the till date construction of over 1 lac SFT.

In a long journey spanning over two decades SS Properties & Associates have created a niche position in all the three places they predominantly work. They have created projects which are a blend of comfort and quality supported by excellent construction quality.

Their customers in Pune, Thane & Vashi vouch for their transparent dealings and timely delivery which is based on caring customers and giving value for their money. Excellent location is one of the major feature of every project.

The latest offering by SS Properties - Estonia is once again a simply beautiful project that is a benchmark of SS Properties.



Estonia
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Estonia has the advantage of a very special location of The Prime Property Opp Himali Society in Erandwane, which has always been a prime residential locality with very influential communities. The area has finest school-colleges- educational & vocational facilities, renowned Dinanath Mangeshkar Hospital, finest hotels, excellent shopping facilities, health clubs, etc are a part of Erandwane.

The area is on the main road hence well connected to the entire city. Estonia is simply spacious as the 2 & 3 BHK flats admeasuring approx 1600 sq. ft. The 2 BHK flats have the advantage of spacious terraces.

Location Exclusivity

Estonia

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The project is divided into commercial and residential sections and each section will have different entrances.

The residential wing has only 18 flats spread on 6 floors

Two floor parking and a unique advantage of two parking places for every resident to boost the ample parking space concept.

The commercial section of Estonia has a very large Showroom space of 3850 sq. ft and best part is the frontage and height of 18 ft.

The remaining three floors can accommodate Offices of 550 sq. ft or in its multiples.



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Classic Comfort

Living in Estonia is simply a new-age comfortable life as it will showcase a very unique 2100 sq. ft. poly grass covered amenity space on the fifth floor. This space will have a very spectacular 22 X 15 glass enclosure that can be used for indoor games and also as a multipurpose hall.

Estonia will feature yet another first of its kind Hydro-pneumatic water connection facility in every flat, which will give unified water pressure to the taps.





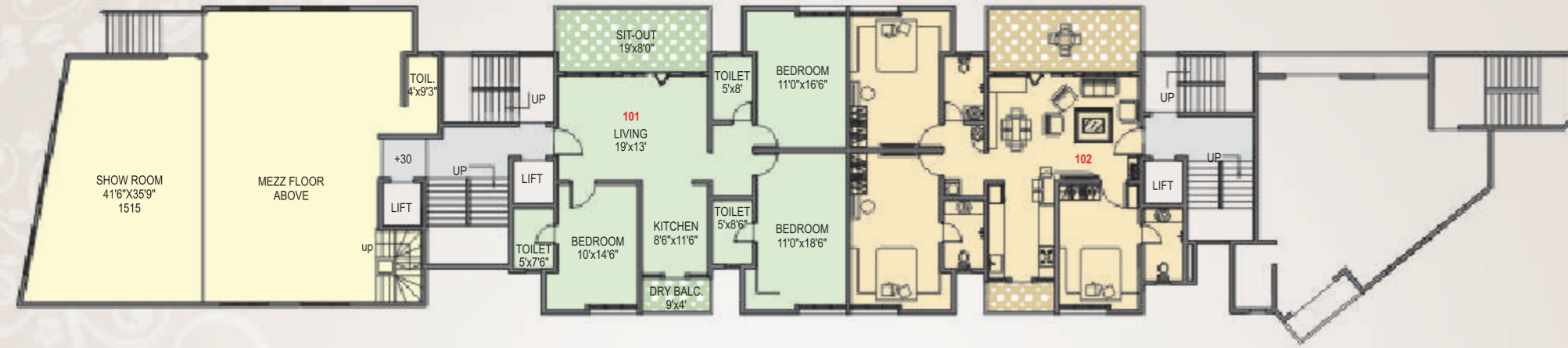
Night View

Estonia
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Club House Night View

FIRST FLOOR PLAN



TYPE OF FLAT	CARPET AREA IN SQ.FT	B/UP AREA IN SQ.FT
SHOW ROOM	1515	2197
101	1245	1620
102	1245	1620
103	-	-

3RD, 4TH & 5TH FLOOR PLAN



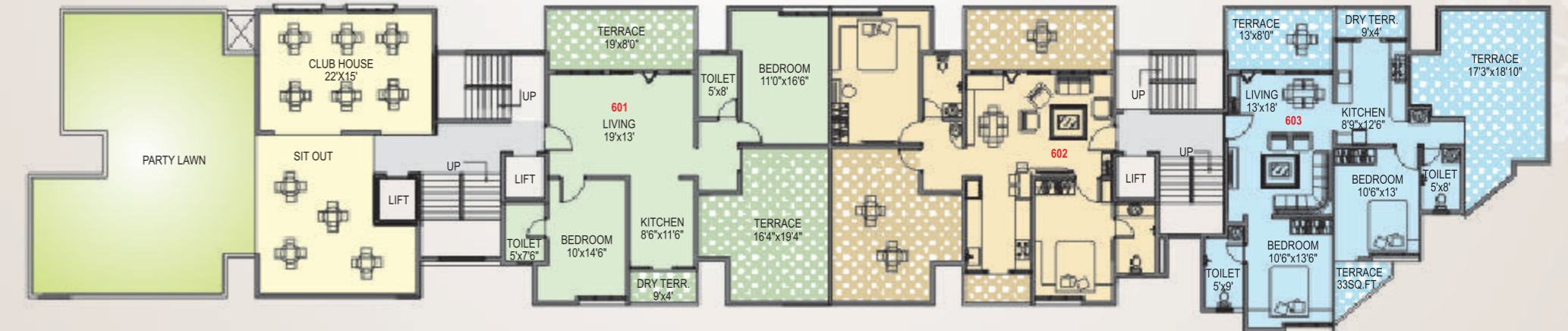
TYPE OF FLAT	CARPET AREA IN SQ.FT	B/UP AREA IN SQ.FT	TYPE OF FLAT	CARPET AREA IN SQ.FT	B/UP AREA IN SQ.FT
301, 401, 501	1245	1620	305, 405, 505	427	598
302, 402, 502	1245	1620	306, 406, 506	365	511
303, 403, 503	1203	1565	307, 407, 507	401	561
304, 404, 504	323	452			

SECOND FLOOR PLAN



TYPE OF FLAT	CARPET AREA IN SQ.FT	B/UP AREA IN SQ.FT
SHOW ROOM	925	1648
MEZZ. FLOOR		
201	1245	1620
202	1245	1620
203	1203	1565

6TH FLOOR PLAN



TYPE OF FLAT	CARPET AREA IN SQ.FT	TERRACE AREA IN SQ.FT	B/UP AREA IN SQ.FT
601	805	435	1612
602	805	435	1612
603	760	445	1565



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2 BHK



3 BHK

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AMENITIES

- Generator/Inverter Backup for Lift, Water Pump & lights in common Areas.
- Club House with Lawn in Terrace.
- S.S. Railing for Staircase.
- Lift (OMEGA/ OTIS)
- Decorative Entrance Lobby.
- Fire Fighting System.
- Hydro pneumatic water system.
- Vermiculture.
- Anti Termite Treatment on entire Land.
- Granite Staircase.
- Security Cabin For Entrance.
- C.C. TV Facility.
- Rain Water Harvesting.
- Video Security System with remote Entry at entrance lobby.
- Each Flat having Solar Water Heater.
- Ample Car Parking Space.
- Automatic Water Level Controller for Water Tanks.
- Name Plates & Letter Boxes at entrance Lobby.



SPECIFICATIONS

RCC

- Earthquake resistant structure confirming to ISS codes

BRICKWORK

- External and Internal walls 6" thick

PLASTER

- External sand faced double coat, sponge finished
- Internal walls & ceiling POP finished

FLOORING

- 800 X 800 Good quality Vitrified Flooring in Living, Kitchen & Two Bedrooms
- Good quality Wooden Flooring in Master Bedroom
- Anti-skid Floor Tiles in all Toilets

DOORS

- Decorative main entrance Door with Night Latch
- Internal Doors Both side Laminated Finished
- U-PVC Doors for Toilets
- Additional M.S. Safety Doors for Flat Entrance
- Video Door bell

WINDOWS

- U-PVC windows with Mosquito mesh
- Granite/Marble Window frames
- M.S. Safety grills for all windows

KITCHEN

- Modular Kitchen platform with Chimney & S.S. Sink
- Good quality Designer wall tiles up to Ceiling Height above the platform
- Provision for Water Purifier

WASH ROOMS

- Shower panel in Master Bed & Second Bed Toilet.
- Glass enclosure For Master Bedroom Toilet.
- Diverter/Mixer For Third Bedroom Toilet.
- Glass ceiling for all Toilets.
- Vitrified Dado tiles in all toilets.
- Solar Water Connection for Master Bedroom Toilet.
- Counter Basin with Granite Top in all toilets.
- Provision For Water Heater for all toilets.
- Black Granite Door Frame For All toilets.
- Exhaust Fan For All toilets.
- Sub Divided Dry & Wet area for all toilets.

ELECTRIFICATION

- Concealed Copper Wiring with Main Circuit Breakers.
- DTH Connection for Living & All Bedrooms.
- Video Door phone with intercom facility.
- Provision for split A.C. Points in all bedrooms.
- Three Phase connection for all flats.
- Two way switches in Master Bed.
- Adequate points with premium quality switches.
- Provision for inverter.
- 15 Amps power points for Electrical appliances.

PAINTING

- Water Resistant paint for external walls.
- Superior wall finished Luster paint to internal wall.

UTILITY SPACE

- All Kitchen attached with dry Balcony areas.
- Cloth Drying system in Dry Balcony.
- Provision for washing Machine & Dryer System.
- S.S. Railing with Glass.

Location Plan

Site :- S. No. 9/1A, CTS No.1363
Opp. Himali Society, Erandwane, Pune -04



Estonia



CREDITS

- Architect : Prasad D. Mahajan
- Legal Advisor : Adv. Amrut Shah
- RCC Consultant : Arun Gokhale & Associates

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