



Marketed by

**excellence**  
**SHELTERS**

Sustaining. Nurturing. Growing

# THE PRESTIGE AVENUE

COMFORT FIT HOMES

2, 2.5, 3 & 3.5 BHK Homes | Offices | Shops

@ Baner - Pashan Link Road



# Comfort is not just an experience... Its a fit!

Away from the commotion and chaos of our daily urban life, there exists an experience that provides just the right amount of necessities and luxuries to fill your life with happiness.

Happiness that originates from a sense of well being and satisfaction. Satisfaction of living in an environment that seems to be designed around you and your preferences. A living space that is created to fit you and lifestyle comfortably.

Presenting Comfort Fit Homes at The Prestige Avenue. Your personal haven that offers comfort in every sense.



Just the right amount of...  
**everything!**

The location often proves instrumental in deciding the luxury and lifestyle of any home. As does the factor of affordability and returns on investment in terms of value. Not to mention, the convenience of modern amenities that add a zest to our daily routine.

From the advantage of the location to the choice of facilities provided, every aspect of living at The Prestige Avenue has been thoughtfully included to create the perfect lifestyle.



Spaces designed to suit...  
the right  
**moments!**

Having taken great care to understand your requirements and necessities, we at Six Aces have created a landmark that, in addition to providing complete accessibility, rejuvenates your routine with the quietude and serenity of open green spaces.

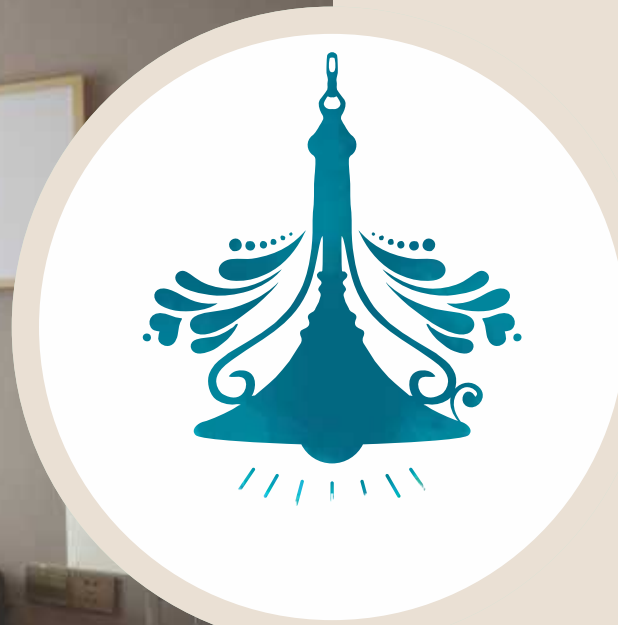
A perfect living solution in the form of 2 & 2.5 BHK as well as 3 & 3.5 BHK Homes, The Prestige Avenue offers the most lucrative combination of space and budget. All the flats are uniquely designed to deliver the perfect fit of personal space and areas where the entire family can get together.



More than a price... a happy  
**Surprise!**

Living in the place that becomes your ultimate comfort zone now becomes an affordable reality with The Prestige Avenue. With reasonable prices that go easy on the budget, Six Aces ensures that you don't have to make any compromises to find the space that fits your lifestyle and your resources.

We also offer you perfect financial advisory through our tie-ups with leading housing finance institutions to help you find the right space in the right price.



## Amenities built to create... Smiles!

With a range of amenities that make for an enhanced experience of luxury. Created to subtly add a touch of lavishness to your comfortable lifestyle, the conveniences make living a little more delightful, leaving a smile of contentment on your face!

### AMENITIES

- Separate entrances for Residential & Commercial wings.
- Spacious double level parking ensuring no parking chaos.
- Central solar water heating system (for flats).
- Intercom system for all units.
- Arrangement of under ground & over head water tanks for assured water supply along with separate storage for domestic and non domestic purpose.
- Fire Fighting systems provision as per PMC norms.
- Power back-up for common areas, lifts & water pump.
- Decorated entrance lobby with MS safety gate.
- Common toilet in parking for drivers & security staff.
- Lifts (2 nos.) of reputed make for residential & Hydraulic lift for commercial wing.
- Digital surveillance camera at entrance lobbies & at security gate.

### SPECIFICATIONS

- Vitrified tile flooring in entire flat/shop/office, anti-skid ceramic tile flooring for terraces & toilets.
- Granite kitchen platform with stainless steel sink.
- Marble door frames for toilets/wet areas & special gauge MS door frames for all rooms.
- MS safety door at entrance along with designer main door to each flat. PVC doors for toilets/baths.
- Powder coated Aluminum sliding windows with mosquito net & built-in MS grills for all windows.
- Marble window sill for all windows.
- Colored designer glazed tile dado of 7 ft. height in toilets and bath.
- Concealed plumbing with chromium plated fittings-Jaquar range.
- Hot & Cold mixing units in toilets and bath.
- Concealed electrification work within the entire flat/shop/office.
- Oil Bond Distemper paint for all internal surfaces.
- Provision for cable TV and telephone point in living room & master bedroom in flats. Provision of Telephone point in offices & shops.
- Rolling Shutter for shops.

### ENVIRONMENT FRIENDLINESS

- Hydro pneumatic water pump system to avoid wastage of water.
- Water Saving dual flush tanks in toilets.
- Rain water harvesting systems to utilize rain water.
- Vermiculture pits to take care of your garbage.
- Plantation around the premises of indigenous native trees maintaining bio-diversity.

Possession Date :  
April 2017

Building Elevation



Bird Eye View





2 BHK



2.5 BHK





3 BHK



3.5 BHK

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**BASEMENT FLOOR PLAN**



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**GROUND FLOOR PLAN**



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**1ST FLOOR PLAN**



Please turn over for Area Statement

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**AREA STATEMENT FOR SHOPS**

SHOP NO.	CARPET AREA (SQ.FT.)			BUILT-UP AREA (SQ.FT.)			AREA (SQ.FT.)
	SHOP (A)	LOFT	TOTAL (C)	SHOP	LOFT (B)	TOTAL	
1	811	398	1010	856	423	1279	1306
2	850	423	1062	888	444	1332	1370
3	454	204	556	486	221	707	723
4	85	38	104	94	45	139	137
5	126	65	159	140	74	214	207
6	285	134	352	307	148	455	459
7	314	154	391	331	167	498	507
8	340	168	424	359	181	540	550
9	287	141	358	303	153	456	464
10	392	178	481	427	196	623	627

NOTE :- AREA OF SHOP = (CARPET AREA (A) X 1.35) + (LOFT BUILT-UP (B) / 2)

**AREA STATEMENT FOR FLATS**

FLAT NO.	TYPE	CARPET AREA (SQ.FT.)			BUILT-UP AREA (SQ.FT.)			AREA (SQ.FT.)
		ROOM (A)	TERRACE (B)	TOTAL (C)	ROOM	TERRACE	TOTAL	
101	3-BHK	806	100	906	888	114	1002	1178
102	2-BHK	619	112	731	696	125	821	950

NOTE :- AREA OF FLAT = (TOTAL (C) X 1.30)

**AREA STATEMENT FOR OFFICES**

OFFICE NO. (1ST FLOOR)	CARPET AREA (SQ.FT.)			BUILT-UP AREA (SQ.FT.)			AREA (SQ.FT.)
	ROOM (A)	TERRACE (B)	TOTAL (C)	ROOM	TERRACE	TOTAL	
1-PMC	650	0	650	707	0	707	878
2-PMC	2226	0	2226	2324	0	2324	3005

NOTE :- AREA OF OFFICE = (TOTAL (C) X 1.35)

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**2ND FLOOR PLAN**



**AREA STATEMENT FOR FLATS**

FLAT NO.	TYPE	CARPET AREA (SQ.FT.)			BUILT-UP AREA (SQ.FT.)			AREA (SQ.FT.)
		ROOM (A)	TERRACE (B)	TOTAL (C)	ROOM	TERRACE	TOTAL	
201	3-BHK	806	118	924	910	137	1047	1201
202	2-BHK	619	110	729	696	127	823	948
208	3.5-BHK	877	126	1003	985	140	1125	1304

NOTE :- AREA OF FLAT = (TOTAL (C) X 1.30)

**AREA STATEMENT FOR OFFICES**

OFFICE NO. (2ND FLOOR)	CARPET AREA (SQ.FT.)			BUILT-UP AREA (SQ.FT.)			AREA (SQ.FT.)
	ROOM (A)	TERRACE (B)	TOTAL (C)	ROOM	TERRACE	TOTAL	
1	650	0	650	707	0	707	878
2	1067	0	1067	1130	0	1130	1440
3	2192	0	2192	2308	0	2308	2959
4 (PMC)	1738	0	1738	1818	0	1818	2346

NOTE :- AREA OF OFFICE = (TOTAL (C) X 1.35)

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**3RD FLOOR PLAN**



**AREA STATEMENT FOR FLATS**

FLAT NO.	TYPE	CARPET AREA (SQ.FT.)			BUILT-UP AREA (SQ.FT.)			AREA (SQ.FT.)
		ROOM (A)	TERR. + DRY TERR. (B)	TOTAL (C)	ROOM	TERRACE	TOTAL	
301	3-BHK	806	94	900	910	108	1018	1170
302	2-BHK	619	112	731	696	129	825	950
303	2.5-BHK	711	352	1063	795	389	1184	1382

NOTE :- AREA OF FLAT = (TOTAL (C) X 1.30)

**AREA STATEMENT FOR FLATS**

FLAT NO.	TYPE	CARPET AREA (SQ.FT.)			BUILT-UP AREA (SQ.FT.)			AREA (SQ.FT.)
		ROOM (A)	TERR. + DRY TERR. (B)	TOTAL (C)	ROOM	TERRACE	TOTAL	
304,305	3.5-BHK	884	121	1005	992	134	1126	1307
306,307	2.5-BHK	701	119	820	783	132	915	1066
308	3-BHK	806	113	919	910	129	1039	1195

NOTE :- AREA OF FLAT = (TOTAL (C) X 1.30)



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## 4TH FLOOR PLAN



**AREA STATEMENT FOR FLATS**

FLAT NO.	TYPE	CARPET AREA (SQ.FT.)			BUILT-UP AREA (SQ.FT.)			AREA (SQ.FT.)
		ROOM (A)	TERR. + DRY TERR. (B)	TOTAL (C)	ROOM	TERRACE	TOTAL	
401,408	3-BHK	806	99	905	910	116	1026	1177
402,403	2-BHK	619	109	728	696	127	823	946
404,405	3-BHK	806	126	932	910	142	1052	1212
406,407	2-BHK	619	117	736	696	135	831	957

NOTE :- AREA OF FLAT = (TOTAL (C) X 1.30)

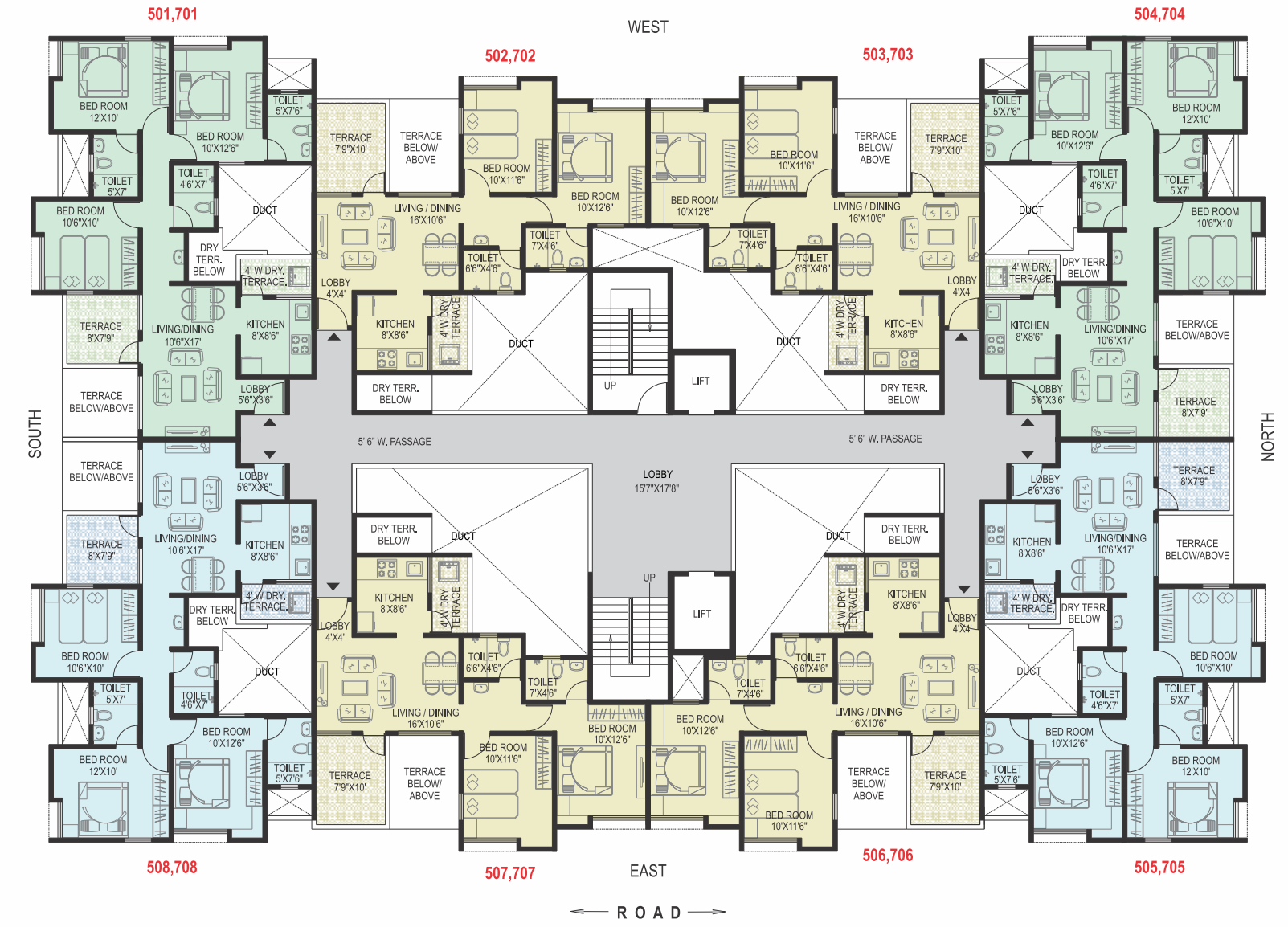


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## TYPICAL 5TH & 7TH FLOOR PLAN



**AREA STATEMENT FOR FLATS**

FLAT NO.	TYPE	CARPET AREA (SQ.FT.)			BUILT-UP AREA (SQ.FT.)			AREA (SQ.FT.)
		ROOM (A)	TERRACE (B)	TOTAL (C)	ROOM	TERRACE	TOTAL	
501,508,701,708	3-BHK	806	94	900	910	108	1018	1170
504,505,704,705	3-BHK	806	94	900	910	110	1020	1170
502,503,506,507,702,703,706,707	2-BHK	619	112	731	696	129	825	950

NOTE :- AREA OF FLAT = (TOTAL (C) X 1.30)



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## 6TH FLOOR PLAN



**AREA STATEMENT FOR FLATS**

FLAT NO.	TYPE	CARPET AREA (SQ.FT.)			BUILT-UP AREA (SQ.FT.)			AREA (SQ.FT.)
		ROOM (A)	TERRACE (B)	TOTAL (C)	ROOM	TERRACE	TOTAL	
601, 608	3-BHK	806	99	905	910	116	1026	1177
604, 605	3-BHK	806	99	905	910	113	1023	1177
602, 603, 606, 607	2-BHK	619	109	728	696	127	823	946

NOTE :- AREA OF FLAT = (TOTAL (C) X 1.30)



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## 8TH FLOOR PLAN



**AREA STATEMENT FOR FLATS**

FLAT NO.	TYPE	CARPET AREA (SQ.FT.)			BUILT-UP AREA (SQ.FT.)			AREA (SQ.FT.)
		ROOM (A)	TERRACE (B)	TOTAL (C)	ROOM	TERRACE	TOTAL	
801, 804, 805, 808	3-BHK	806	99	905	910	116	1026	1177
802, 803	2-BHK	619	110	729	696	123	819	948

NOTE :- AREA OF FLAT = (TOTAL (C) X 1.30)

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**9TH FLOOR PLAN**



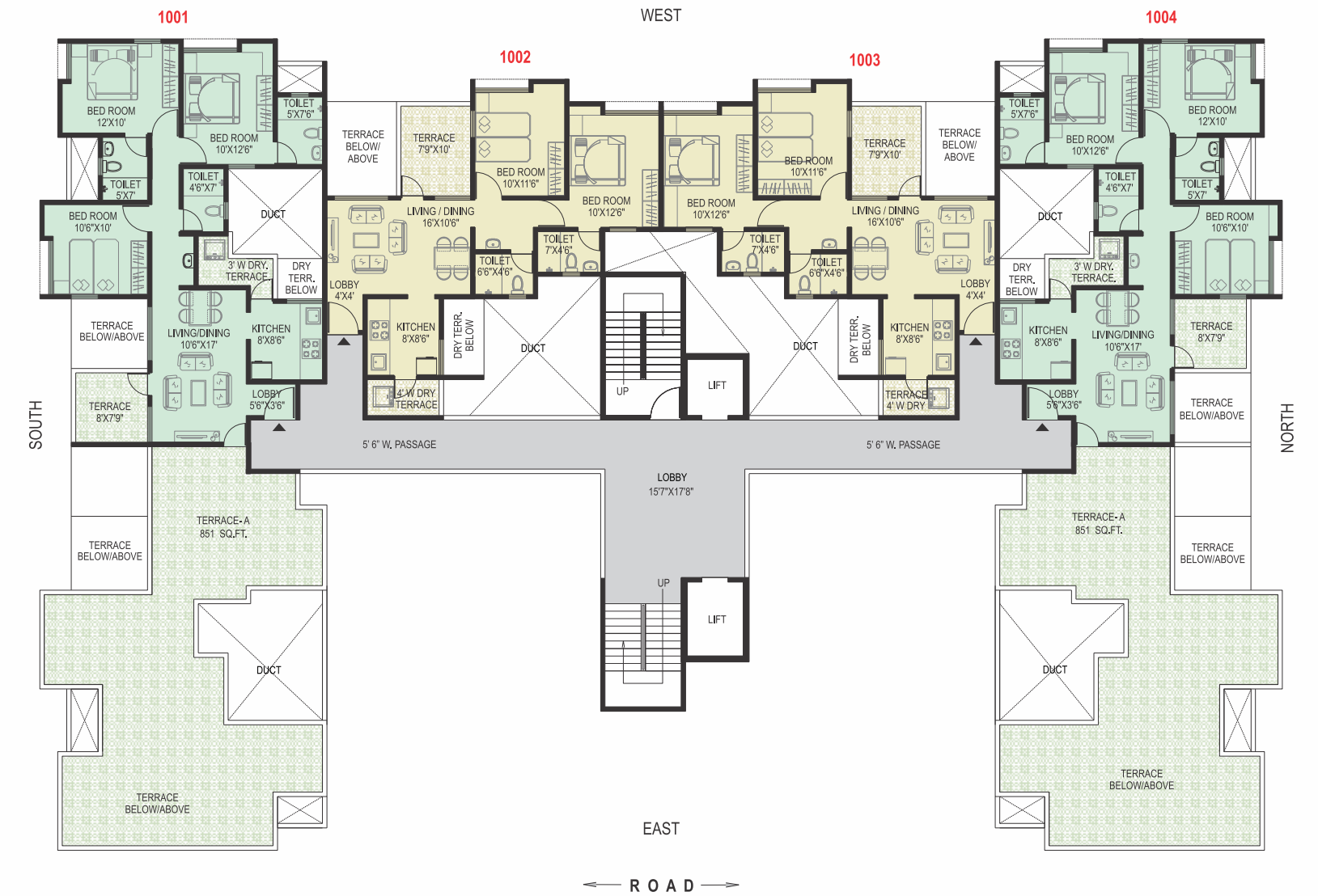
**AREA STATEMENT FOR FLATS**

FLAT NO.	TYPE	CARPET AREA (SQ.FT.)			BUILT-UP AREA (SQ.FT.)			AREA (SQ.FT.)
		ROOM (A)	TERRACE (B)	TOTAL (C)	ROOM	TERRACE	TOTAL	
901	3-BHK	806	94	900	910	108	1018	1170
902,903	2-BHK	619	112	731	696	129	825	950
904	3-BHK	806	94	900	910	110	1020	1170
905	3-BHK	806	94	900	911	112	1023	1170
908	3-BHK	806	94	900	911	110	1021	1170

NOTE :- AREA OF FLAT = (TOTAL ( C ) X 1.30)

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**10TH FLOOR PLAN**



**AREA STATEMENT FOR FLATS**

FLAT NO.	TYPE	CARPET AREA (SQ.FT.)				BUILT-UP AREA (SQ.FT.)				AREA (SQ.FT.)
		ROOM (A)	TERR. + DRY TERR. (B)	TERRACE - A	TOTAL (C)	ROOM	TERR. + DRY TERR.	TERRACE - A (D)	TOTAL	
1001, 1004	3-BHK	806	99	851	1756	912	118	940	1783	1647
1002, 1003	2-BHK	619	110	0	729	696	127	0	819	948

NOTE :- AREA OF FLAT = (TOTAL ( C ) X 1.30)



# Business...

right at the doorstep!



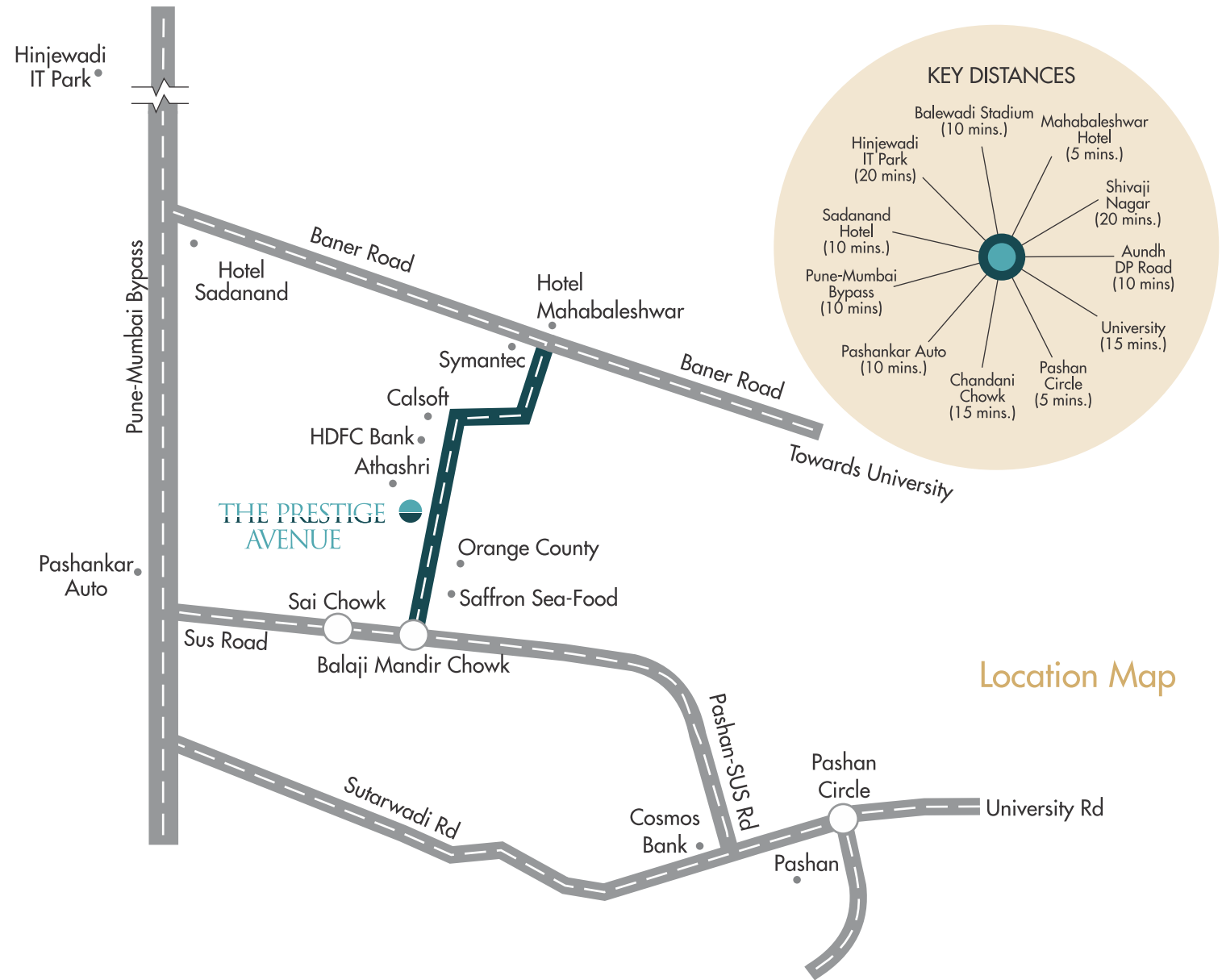
With its strategic location, The Prestige Avenue proves to be a snug corner, fit for flourishing commercial activity. With showrooms of variable sizes available at competitive rates, the residents and the locality get an energizing boost with bustle of business... right at the doorstep!



A Project By:



**SIX ACES**  
REALTORS LLP



**THE TEAM: RCC CONSULTANTS:-** SUNIL MUTALIK & ASSOCIATES | **ARCHITECTS:** ANKUR ASSOCIATES | **LEGAL ADVISOR:** ADV. SHYAM LANKE

**Site Address:** Sr. No. 130/2, Baner - Pashan Link Road, Pune 411 021.



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