

# INSIGNIA

ASHIYANA PARK, AUNDH

4 BHK LUXURIOUS APARTMENTS



ARCHITECTURAL RENDITION

SP | VENTURES



# A Private World of Intimate Luxury



ARCHITECTURAL RENDERITION

Experience the pinnacle of privacy with our 1 Floor, 1 Apartment concept, offering you an entire level of unshared, uninterrupted living at Insignia. Each 4 BHK home spans 1580 sq.ft. of intelligently designed space.

Imagine stepping into opulent bedrooms featuring expansive walk-in wardrobes, a dedicated multipurpose room with an en-suite bath, and a seamless flow of space that complements your refined lifestyle. The striking architectural elevation enhances the allure of this boutique building, with only 6 elite residences, ensuring an atmosphere of intimacy and exclusivity.

This is not just a residence; it's a bespoke sanctuary crafted for those who appreciate life on their own terms.

# INSIGNIA

ASHIYANA PARK, AUNDH

4 BHK LUXURIOUS APARTMENTS



Designed for  
Exclusivity, Built  
for Grandeur





1. LIVING	6.08 X 3.96	20'0" X 13'0"
2. KITCHEN / DINING	5.03 X 4.02	16'6" X 13'2"
3. BALCONY	6.08 X 1.37	20'0" X 4'6"
4. DRY BALCONY	1.37 X 4.43	4'6" X 14'6"
5. POWDER ROOM	1.23 X 1.67	4'0" X 5'6"
6. MASTER BED 1	4.12 X 3.81	13'6" X 12'6"
7. WALK IN-1	1.98 X 1.54	6'6" X 5'1"
8. TOILET-1	2.44 X 1.54	8'0" X 5'1"
9. BALCONY - 1	1.20 X 3.81	4'0" X 12'6"
10. MASTER BED 2	4.12 X 3.30	13'6" X 10'10"
11. WALK IN-2	1.98 X 1.54	6'6" X 5'1"
12. TOILET-2	2.44 X 1.54	8'0" X 5'1"
13. CHILDREN'S BED	3.96 X 2.81	13'0" X 9'2"
14. TOILET-3	2.45 X 1.47	8'0" X 4'10"
15. MULTIPURPOSE ROOM/ HOME OFFICE	3.06 X 1.98	10'0" X 6'6"
16. TOILET - 4	1.05 X 1.23	3'6" X 4'0"

**RERA AREA**  
**146.59 SQ.MT**  
**1577.83 SQ.FT**

# Embrace Grandeur with Bespoke Amenities

A sanctuary of tranquil luxury, Insignia offers an experience rooted in thoughtful design and curated amenities, creating the perfect balance between a peaceful retreat and a vibrant community.

Each space is designed to foster a sense of intimate luxury, where every moment is an invitation to indulge in the finer things.



REPRESENTATIVE IMAGES



High Capacity Elevator



Private Gymnasium



Children Play Area



Impressive Entrance Lobby



100% DG Back-up



Fire Fighting System



Well Landscaped Rooftop Garden



Common Terrace Gazebo



Mini Banquet



Solar Water



Internal Pathways



# Location & Connectivity

The Address of Distinction, Connected to Everything  
Revel in the ease of quick access to the city's top destinations.  
Insignia ensures you're always just a heartbeat away from everything important.



## EDUCATIONAL INSTITUTES

- |                                 |        |
|---------------------------------|--------|
| • DAV Public School             | 3 min  |
| • Sri Chaityanya Junior College | 3 min  |
| • Industrial Training Institute | 3 min  |
| • Innocent Times School         | 4 min  |
| • Little Mellennium Preschool   | 16 min |

## HEALTH

- |                      |        |
|----------------------|--------|
| • Saishree Hospital  | 3 min  |
| • Sanjivani Hospital | 5 min  |
| • 9 M Hospitals      | 5 min  |
| • AIMS hospital      | 6 min  |
| • Jupiter Hospital   | 10 min |

## LIFESTYLE

- |                    |       |
|--------------------|-------|
| • Yorkshire Aundh  | 2 min |
| • Subway           | 3 min |
| • DMart            | 3 min |
| • Westend Mall     | 4 min |
| • Hotel Green Park | 5 min |

# SPECIFICATIONS



**STRUCTURE:** RCC Framed Structure with Seismic Resistant Design

**TILING:** Vitrified Flooring in all Rooms with Skirting

**DOORS:** Well Engaged Door Frames with Laminated Flush Doors

**WINDOWS:** Hi-Tech UPVC / My Windows - Windows with Safety MS Grills, Mosquito Net & Granite Sill

**PLASTERING:** Gypsum Finish on Internal Walls and Sandface Plaster on External

**LIFT:** 4 Passenger Lift

**KITCHEN:** Kitchen Platform in Granite & Glazed Dado with Carysil UPVC Sink

**TOILETS, BATHROOMS & WC:** Galzed Dado Tiles upto Ceiling Level with Anti-Skid Flooring Tiles. Kohler or Equivalent Fittings

**ELECTRICAL:** Concealed Electrical Conduits with Fire Resistant Cables, Telephone, Internet & TV Point in Living and Master Bedroom of Polycab, Schneider or Similar Brands

**PAINTING:** Emulsion Paint in Flat. Acrylic Paint on External Walls, Asian Paints or Equivalent.

**SECURITY:** Video Door Phones for Flats, CCTV in Main Lobby - One Touch Access Control

**CENTRALISED VRF:** System for Hall and Bedrooms of Daikin or Similar Brands

- A PROJECT BY -

**SP | VENTURES**

**THREE DIMENSIONS VENTURES & INFRA PROJECTS LLP**

**SITE ADDRESS:** Ashiyana Park 1,  
Shambhu Vihar Society, Baner CHS,  
Aundh, Pune - 411007

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Aundh, Pune - 411007

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