SAFFRON DEVELOPERS

Built once. Belongs forever.

AMBER 2.0

BANER ANNEX

A Complete LIFE

A Complete ADDRESS



A MODERN EXPRESSION OF

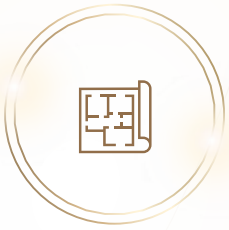
सर्व गुण संपन्न

REPRESENTATIVE IMAGE

A HOME ISN'T DEFINED BY ONE FEATURE. IT IS SHAPED BY HOW EVERYTHING WORKS TOGETHER.



A LOCATION
THAT CONNECTS



THOUGHTFULLY
PLANNED SPACE



AMENITIES THAT
ENHANCE LIFE

Because real comfort is never excessive. It is thoughtfully designed.



HOMES THAT FEEL OPEN.



HOMES THAT BREATHE NATURALLY.



HOMES WHERE EVERY INCH IS PURPOSEFUL.



HOMES DESIGNED AROUND EVERYDAY LIVING.



HOMES IN A WELL CONNECTED LOCATION.



HOMES BACKED BY FUTURE READY INFRASTRUCTURE.

COMPLETE LIVING BEGINS WITH THOUGHTFUL PLANNING

Amber 2.0 brings together connectivity, openness, comfort and practical planning within one of West Pune's fast-evolving residential corridors.

Every detail is designed to support better everyday living, from efficient layouts and natural ventilation to location convenience and lifestyle comfort.

Not louder living.
More complete living.

REPRESENTATIVE IMAGES

Presenting

AMBER 2.0

BANER ANNEX

A MODERN EXPRESSION OF

सर्व गुण संपन्न



COMPLETE HOME THAT BRINGS EVERYTHING TOGETHER

A modern home should bring together comfort, functionality and long-term livability in a way that feels effortless every day.

Amber 2.0 is designed around practical living balancing openness, efficient planning, lifestyle comfort and thoughtful detailing within a well-connected urban setting.

- STRONG EVERYDAY LIVABILITY
- EFFICIENTLY PLANNED HOMES
- WIDER USABLE BALCONIES
- LIFESTYLE-FOCUSED AMENITIES
- HOME AUTOMATION FOR EFFORTLESS LIVING





COLLEGES

Nicmar University.....3 Km
Mitcon Institute.....3 Km
Symbiosis University.....6 Km

MALLS & MULTIPLEXES

Balewadi Highstreet.....3 Km
Phoenix Mall of The Millennium...6 Km
XION Mall .....6 Km
Westend Mall .....6 Km

PUBLIC TRANSPORT

Balewadi Metro St.....2 Km
Balewadi Bus Stop.....2 Km
Shivajinagar Rly. St.....12 Km

HOTELS

The Orchid Hotel.....2 Km
Sadanand Resorts.....2 Km
Sunny's World.....3.5 Km

SCHOOLS

Vibgyor School.....0.4 km
The Orchid School.....3 Km
Bharati Vidyapeeth School.....3.5 Km

HOSPITALS

Baner Multispeciality Hospital 1 Km
Manipal Hospital.....2.8 Km
Jupiter Hospital.....3.5 Km
Surya Hospital.....4.5 Km

COMPLETE ADDRESS CONNECTED TO EVERYTHING THAT MATTERS

Located near Baner, Balewadi and Hinjawadi, **Amber 2.0** places business hubs, schools, healthcare and lifestyle destinations within easy reach helping everyday life move more smoothly and efficiently.

- CLOSE PROXIMITY TO HINJAWADI IT PARK
- SMOOTH CONNECTIVITY TO BANER & WAKAD
- ACCESS TO MAJOR EMPLOYMENT HUBS
- PROXIMITY TO SCHOOLS, HOSPITALS & RETAIL
- UPCOMING METRO CONNECTIVITY ADVANTAGE





COMPLETE HOMES

WHERE EVERY SPACE WORKS BETTER

Good planning is not measured by size alone, but by how naturally a home functions every day. **Amber 2.0** focuses on practical layouts, smoother movement and better space utilisation to create homes that feel comfortable, open and intuitive to live in.

EFFICIENT LAYOUTS WITH MINIMAL WASTED SPACE	EFFORTLESS FLOW BETWEEN INTELLIGENTLY PLANNED SPACES	FURNITURE FRIENDLY PLANNING



HOMES CRAFTED
WITH VASTU PRINCIPLES

AMPLE NATURAL LIGHT
THROUGHOUT THE DAY

WELL-DEFINED LIVING
DINING & BEDROOM SPACES

BETTER AIRFLOW &
CROSS VENTILATION

BRIGHT AND
BREATHABLE INTERIORS

SPACIOUS KITCHEN
WITH DRY UTILITY

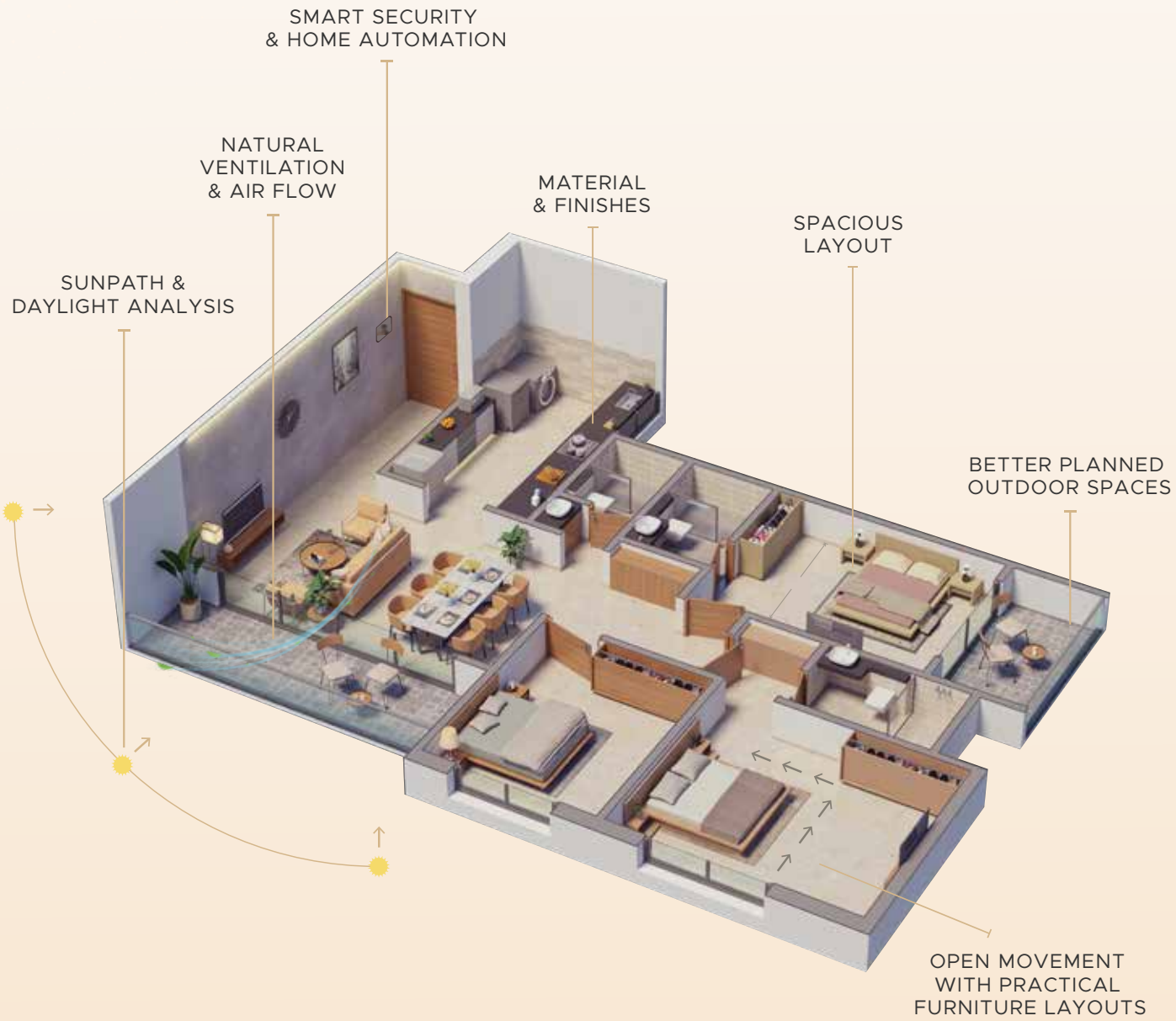
REPRESENTATIVE IMAGE

COMPLETE PLANNING
DESIGNED FOR BETTER LIVING

Amber 2.0 is planned with a balanced approach that prioritises openness, usability and everyday comfort over excessive density. The layouts are planned to improve usability across every room. Instead of oversized passages or unusable corners, spaces are designed to support furniture placement, movement and everyday routines more naturally.

PLANNING PARAMETER	OTHERS	WHAT AMBER 2.0 CHOOSE
DEVELOPMENT APPROACH	MAXIMUM APARTMENT LOADING	BALANCED LOW-DENSITY PLANNING
TOWER PLANNING	CLOSER TOWER POSITIONING	BETTER SPACING BETWEEN STRUCTURES
OPEN AREAS	REDUCED BREATHING SPACES	BETTER OPENNESS & MOVEMENT
AMENITIES ALLOCATION	LARGER AMENITY POCKETS	SMART & PURPOSEFUL LIFESTYLE AMENITIES
BALCONY PLANNING	COMPACT PROJECTIONS	WIDER BALCONIES WITH USABLE DEPTH & WIDTH
LIGHT & VENTILATION	REDUCED AIRFLOW IN DENSE LAYOUTS	BETTER NATURAL LIGHT & CROSS VENTILATION
EVERYDAY EXPERIENCE	CONGESTED LIVING ENVIRONMENT	SPACIOUS & BREATHABLE LIVING EXPERIENCE

MANY DEVELOPMENTS MAXIMISE DENSITY.
AMBER 2.0 TAKES A MORE BALANCED DIRECTION.



BECAUSE BETTER HOMES
ARE CREATED WHEN EVERY ELEMENT IS PLANNED
WITH EQUAL ATTENTION INSIDE AND OUTSIDE.

REPRESENTATIVE IMAGE

BUILT WITH
A COMPLETE LIVING ECOSYSTEM

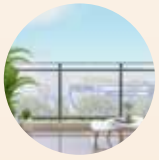


3 LEVEL
WATERPROOFING
SYSTEM



LIFESTYLE
ROOFTOP
AMENITIES

LESS VISUAL CLUTTER
AND CONGESTION





STRUCTURAL
& WEATHER
DURABILITY

BALCONIES OFFERING
COMPLETE PRIVACY



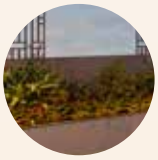


WIND, LIGHT &
AIR FLOW DESIGN



RETAIL SPACES
FOR EVERYDAY
CONVENIENCE

BECAUSE EVERY ASPECT OF AMBER 2.0 IS PLANNED AROUND HOW PEOPLE TRULY LIVE EVERY DAY.



LANDSCAPED
GREEN SPACES

EXTERIOR WALL
TRADITIONAL CONSTRUCTION
& WEATHER SHIELD PAINT





TOUGHENED GLASS
BALCONY RAILING SYSTEM



EXPANSIVE
ENTRY & EXIT



BETTER MOVEMENT
WITHIN THE SOCIETY

REPRESENTATIVE IMAGE








60











COMPLETE AMENITIES

SPACES DESIGNED BEYOND THE APARTMENT

Amenities should feel like a natural extension of your lifestyle.

At **Amber 2.0**, every space is thoughtfully designed to bring together recreation, wellness, and social experiences that enrich everyday living.

- STARGAZING DECK
- CHILDREN'S PLAY & RECREATION ZONES
- SOCIAL SPACES & PARTY LAWN
- LANDSCAPED OPEN AREAS
- FITNESS AND WELLNESS ZONES
- OPEN-AIR AMPHITHEATRE

REPRESENTATIVE IMAGES

COMPLETE
COMMUNITY

BETTER WAY TO LIVE TOGETHER

A better residential experience extends beyond the apartment itself. A Thoughtfully Planned Community Creates Opportunities For Interaction While Maintaining Privacy, Comfort And Security.



- LIKE-MINDED RESIDENT ECOSYSTEM
- BALANCED COMMUNITY PLANNING
- SHARED SOCIAL SPACES
- GATED COMMUNITY WITH 24×7 SECURITY SYSTEMS
- EVERYDAY CONVENIENCE WITHIN THE DEVELOPMENT







REPRESENTATIVE IMAGES

COMPLETE TRUST

The response to Amber Phase 1 reflects growing buyer confidence in Saffron Developers approach towards planning, construction quality and long-term livability.

Every development decision is guided by practicality, functionality and the goal of creating better everyday living experiences.

TRUSTED
CONSTRUCTION QUALITY

STRONG RESPONSE
TO AMBER PHASE 1

96 UNITS
SOLD

96
HAPPY FAMILIES

LIVABILITY
FOCUSED PLANNING

POSITIVE BUYER
PROFILE



PROJECT SPECIFICATION

RCC STRUCTURE
- Earthquake resistant RCC framed structure as per IS codes

WALL FINISHES
- External Walls/ Internal Walls with AAC block

PLASTER
- External Walls - Sand Face Double coat finished
- Internal Walls - Sand Face finished +Gypsum finished

KITCHEN
- Granite top platform with stainless steel sink
- Designer ceramic/ glazed dado tiles
- Jaquar or equivalent C.P. fittings
- Provision for exhaust fan
- Preparation Counter with Granite Top

DOORS & WINDOWS
- Designer main entrance door with ply frame both side lamination
- Internal flush doors with both side lamination
- UPVC windows and sliding doors with Mosquito mesh
- Granite door frames for toilets
- Granite window sill for all windows
- Provision for Exhaust Fan in Kitchen & Washrooms

PLUMBING
- Concealed CPVC & UPVC Piping

UTILITY AREA (KITCHEN)
- Electrical points for washing machine & Dishwasher
- Provision for Washing Machine with inlet & outlet

RESTROOMS
- American Standard / Jaguar or equivalent sanitary fittings with provision of Hot & Cold Diverter unit
- Commode with jet spray
- Designer ceramic/ glazed dado tiles
- Provision for water heater and exhaust fan in all toilets

FLOORING AND TILING
- Vitrified tiles in Living, Dining, Kitchen & Bedrooms
- Anti-skid designer tiles in toilets and terrace

ELECTRICAL & SECURITY SYSTEM
- Concealed copper wiring with modular switches
- Automation with touch modular keypads for light and fan control
- ELCB, MCB, Distribution boxes
- Ample light points with modular Switches
- AC points provision in all bedroom
- Provision for inverter
- DG backup for common area
- Video door phone

PAINTING
- Internal walls - O.B.D. paint
- External Wall - Water resistant paint













REPRESENTATIVE IMAGE

ABOUT

SAFFRON DEVELOPERS

Built once. Belongs forever.

BUILDING WITH LONG-TERM VISION

For over 25 years, Saffron Developers has been crafting more than just homes - we've been building trust, relationships, and thriving communities across West Pune. Guided by a commitment to quality, transparency, and thoughtful design, every project reflects our passion for creating spaces people are proud to call home.

With 300+ happy customers and a legacy built on strong values, we continue to shape lifestyles that combine comfort, convenience, and lasting value.

COMPLETED PROJECTS

SATYAM SHIVAM
PASHAN

SAMRUDDHI SWAPNASHILP
KATRAJ

ORCHID SERENITY
BANER

10 ORCHID
BALEWADI

SATYAM SHIVAM
WAKAD

AMBER PHASE 1
BANER ANNEX



PROJECT CONSULTANTS

LIAISONING ARCHITECT
DIRECTION NEXT DESIGN STUDIO

STRUCTURAL CONSULTANT
ADVAY CONSULTANTS PVT. LTD.

PLANNING ARCH.
NIBS STUDIO

ELECTRICAL CONSULTANTS
HINDUSTAN ELECTRICALS

PLUMBING CONSULTANTS
APEX CONSULTANTS

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maharera.maharashtra.gov.in

SAFFRON DEVELOPERS

Built once. Belongs forever.

Site Address:

Sr.No.28, 3/1, AG Rd, behind Kirloskar Brothers Limited, Baner, Pune, Maharashtra 411021

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