GARVE GROUP
Enriching Lifestyles

# 33 CENTRAL AVENUE

Indira College Rd, Next to Akshara International School, Tathawade,
Pimpri-Chinchwad, Pune, Maharashtra 411033

www.33centralavenue.com | salessupport@33centralavenue.com | **020 6689 9200**

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MahaRERA registration number P52100056399
at https://maharera.mahaonline.gov.in

# 33 CENTRAL AVENUE

2 & 3 BHK Smart Homes Tathawade


Artistic Impression



# WHERE **LOCATION** MEETS **LIFESTYLE**

Discover an unparalleled lifestyle and convenience at 33 Central Avenue, where every detail is meticulously crafted to elevate your living experience. Nestled in the vibrant locality of central west Pune's Tathawade, it offers a haven of modern living tailored to meet the demands of every homebuyer.

- 2.5 Acre Footprint
- 100 Ft. Road Frontage
- 35+ Years' Developer Legacy
- 5 minutes from Phoenix Market City
- Maximum Utility Layout
- 28 Floors Of High Rise
- 20+ Lifestyle Indulgences
- 10 minutes from Hinjawadi IT Hub

# WHERE YOU PRAISE PROXIMITY

Our residences offer easy access to key destinations like Phoenix Market City and NH48.

Experience connectivity, convenience, and community at 33 Central Avenue.




Map not to scale

## HOTELS




- Enrise by Sayaji : 3 mins
- Ginger Hotel : 3 mins
- Sayaji Hotel : 5 mins
- Hotel TipTop International : 5 mins
- Hyatt Place : 8 mins
- Lemon Tree Hotel : 9 mins
- Mezza 9 : 9 mins

## MALLS & ESSENTIALS




- Decathlon : 3 mins
- The Address Commercial : 3 mins
- Phoenix Market City : 4 mins
- Xion Mall : 8 mins
- DMart : 9 mins
- White Square : 10 mins
- Big Bazaar : 17 mins

## EDUCATIONAL INSTITUTES


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- Indira National School : 0 min
- Akshara International School : 1 min
- Indira College : 3 mins
- Vidya Valley World School : 3 mins
- EuroSchool West Campus : 4 mins
- BIMM : 5 mins
- Rajarshi Shahu College of Engineering : 6 mins
- Dr. D. Y. Patil Institute : 6 mins
- Podar International School : 7 mins

## EMPLOYMENT HUB


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- Upcoming Panchshi EON IT Park : 1 min
- Cognizant : 10 mins
- Wipro : 10 mins
- Hinjawadi IT Park : 10 mins
- IBM : 15 mins
- Infosys : 15 mins
- Accenture : 15 mins

# WHERE AMBIENCE GREETS AMENITIES

Immerse yourself in a world of leisure and relaxation with our extensive range of amenities. We have indulgences for your parents, your children and you.
33 Central Avenue isn't just a name - it's a promise, a lifestyle, and an ethos.

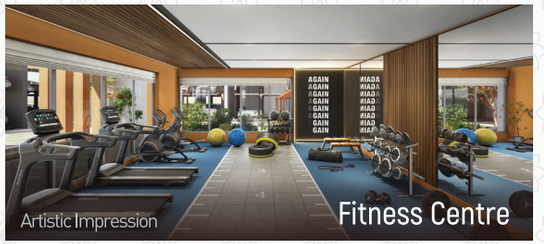


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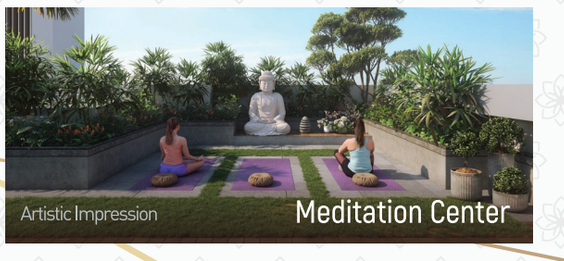



Artistic Impression
Swimming Pool


Artistic Impression
Badminton Court


Artistic Impression
Fitness Centre


Artistic Impression
Moonlight Theater


Artistic Impression
Meditation Center




Artistic Impression



# PODIUM AMENITIES

- Clubhouse
- Senior Citizen Garden
- Swimming Pool
- Sports Pavilion
- Multipurpose Hall
- Multipurpose Game Court
- Fitness Centre
- Fountain Feature
- Amphitheater
- Covered Seating Area
- Artificial Lawn
- Feature Wall with Seats
- Modern Concept Temple







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Artistic Impression

# ROOFTOP AMENITIES

- Children's Play Area
- Board Games
- Moonlight Theater
- Meditation Deck
- Toddler's Play Area
- Barbeque Area
- Climbing Wall
- Star Gazing Area
- Parent's Seating
- Cafe/Pantry Counter
- Gazebo
- Lawn Area





Artistic Impression

# WHERE EVERY HOME EXCEEDS EXPECTATIONS

Elevate your living standard with meticulously crafted homes at 33 Central Avenue. Designed for comfort, built with precision, and tailored to exceed your expectations.



Image for representation purpose only



# SPECIFICATIONS

Lifestyle here is augmented with sophisticated specifications,
making every corner of your home elegant.

## STRUCTURE

- RCC structure designed with earthquake-resistant frame (Mivan Construction Technology)

## MASONRY

- AAC blocks

## WALL FINISH

- Gypsum/POP finish for wall at internal side
- Sand faced plaster for exterior surface finished with feather heritage
- Interior plastic paint
- Exterior apex paint

## ELECTRIFICATION

- Concealed internal electrical wiring - Polycab or equivalent
- Individual inverter backup for each unit
- Modular switches - Legrand or equivalent
- Geyser points in all toilets
- Provision for TV & Telephone points in living & all bedrooms
- Power points for refrigerator/microwave & other gadgets in Kitchen
- Switch gears - Legrand / ABB or equivalent make
- Powerpoint for washing machine in dry balcony

## BATHROOMS

- Designer bathroom tiles for all bathrooms
- Concealed plumbing
- Premium ISI mark C.P. fittings jaquar or equivalent
- Designer dado wall tiles up to the lintel level
- Glass partition in master bathroom
- Provision for exhaust fan

## SECURITY

- Access control lobby entrance
- CCTV cameras for security
- Security cabin

## ELEVATORS

- Passenger lifts - Schindler or equivalent
- Stretcher lift

## KITCHEN

- Black polished granite kitchen platform with SS sink
- Dado up to 2' height
- Provision for exhaust fan
- Provision for washing machine in dry balcony

## FLOORING

- 600 x 1200 mm vitrified tiles across the apartment unit Cera or equivalent brand
- Anti-skid ceramic tiles for bathrooms & terraces

## BALCONY RAILING

- Glass railing as per the elevation facade requirement
- Room barriers

## DOORS & WINDOWS

- Main door: modular laminated plywood door frames and wooden shutter with Godrej or equivalent safety locks
- Internal room doors: flush doors with laminate and plywood frames
- Bathroom doors: flush doors with laminate and granite frames
- Three track powder coated aluminium sliding windows with mosquito nets
- Four side granite sills for all windows
- MS grills for safety and security
- Door handles & hardware -standard hardware - Europa/Godrej or equivalent

## UTILITIES

- Sewage treatment plant
- Rainwater harvesting
- Underground and overhead tanks for water storage
- Fire fighting system (sprinkler on all floor)
- DG back up for common areas & lift

# WHERE CREDIBILITY COMES FIRST

GARVE
GROUP
Enriching Lifestyles

Brought to you by Pune's most renowned developer. Garve Group is known for being an industry expert for more than 35 years. The group is well known for completing and delivering the project on time. They are focused on providing quality construction with a 2-year warranty on their flats/homes, which is a unique assurance. The developer also believes in providing a peaceful place for its customers that satisfies their needs, hence the locations of the projects are always carefully selected.

**35+**
Years of Experience

**2.5+**
Completed Projects Sq.Ft Delivered

**25+**
Completed Projects

**5+**
Ongoing Projects

**2100+**
Happy Families



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