AUSTIN™ REALTY

WELCOME TO ULTRAMAX LIFE

AUSTIN YANA



Mr. RAJU BHISE

Managing Director
Austin Realty

Austin Realty has been founded with the outlook of promoting “Us” in real estate. I firmly believe in significantly elevating the standard for residential and commercial landmarks in PCMC and Pune.

I have delivered nothing but perfection through the construction of notable properties. Customer satisfaction has always been our key player to success that has made us shine brightest in the market.



Representative image

A LEGACY OF ULTRAMAX EXCELLENCE

19	18	7+	1800+
Years of Experience	Lakh Square Feet Delivered	Prominant Location	Happy Customers

With over 19 years of experience and 18 lakh square feet delivered, Austin Realty stands as a symbol of trust and quality. Our projects at 24 Mtr. Austin Street include Austin Park NXT, Austin Arena, Austin Park, Austin County, Austin Lush & Austin Avenue that showcase our commitment to creating exceptional living spaces.

Austin Group is shaping Tathawade with visionary developments. From delivering the first project in 2014 to upcoming large-scale landmarks, Austin Realty is driving the next chapter of growth.

NITRRO GYM, Wakad,

The pinnacle of fitness, Nitrro Gym Wakad is one of our finest projects. Spread over an expansive 10,000 sq. feet in a prime residential area. This spacious gym offers a space built to inspire transformation.

UNNATI Social Foundation

We take pride in being a part of the project, the Unnati Foundation, a non-profit organization that supports community welfare with impactful initiatives in education, health and empowerment.

PREVIOUS PROJECTS

Representative image

OUR COMPLETED PROJECTS


Austin Park Next


Austin Park


Austin Plaza


Austin Vallabh


Austin County


Triose


Yashada Panache


Austin Oaks


Splendid Park

OUR ONGOING PROJECTS


Lush Residences


Austin Arena


Austin One


Austin Avenue

OUR UPCOMING PROJECTS

AUSTIN™ REALTY

- Tathawade
- Mamurdi



ULTRAMAX PROXIMITIES

SCHOOLS & COLLEGES

SCHOOLS

Ashwini Int. School	2 mins
Podar Int. School	3 mins
Indira kids school	3 mins
Akshara Int. school	5 mins
Indus Champs School	5 mins
Euro Kids School	7 mins

COLLEGES

Indira College	3 mins
DY Patil Institute of Hotel Management	5 mins
IBMR College	5 mins
Institute Of SciencePoona's College Of Computer Science	5 mins
Balaji Institute	3 mins

HOSPITALS

Golden Care	5 mins
Life Point	7 mins
MediPlus Speciality	7 mins
Surya Mother & Child Hospital	8 mins
Aditya Birla Memorial	10 mins
Ruby Hall Hinjewadi	12 mins

HOTELS

Ginger Hotel	2 mins
Sayaji	4 mins
Vivanta	5 mins
Courtyard by Marriott	5 mins
The Orchid	7 mins
Tip Top International	5 mins

INFRASTRUCTURE

Phoenix Mall of the Millennium	5 mins
Decathlon	3 mins
World Trade Center	7 mins
Dmart	7 mins
Metro Connectivity	3 mins
Hilton Hotel	7 mins
City Pride CBSE School	7 mins
Hyperloop betweenMumbai & Pune	7 mins
Panchshil IT park	7 mins
Indialand Global High Street & Shopping Mall	7 mins

ESSENTIALS

Vision One Mall	2 mins
SBI Bank	5 mins
David Lloyd Club	5 mins
Xion Mall	10 Mins
White Square Mall	6 mins
Hinjewadi IT Park	10 mins
The Social Street Hinjewadi	10 mins
Balewadi High Street	15 mins
Phoenix Mall	5 mins
Mumbai-Bangalore Highway	2 mins



Artist's impression

16 ACRES OF ULTRAMAX LIFE

Experience luxury on a grand scale with 16 acres of UltraMax living at Austin Yana. Featuring three 32-floor towers in phase-I, with spacious 2, 3, and 4 BHK apartments, every unit is designed for optimal light, ventilation, and breathtaking views. The stunning elevation and modern design offer the perfect blend of luxury and convenience.



Representative Image

ULTRAMAX

LIVING SPACES

Maximalism at Austin Yana is all about maximizing your lifestyle. Every detail is designed to offer the utmost luxury and comfort. Max spaces, amenities, and experiences are amplified to give you more of what you love. From grand recreational areas to serene wellness zones, Maximalism ensures every aspect of your life is elevated. Live the Max Life here.



Artist's impression

AUSTIN

YANA

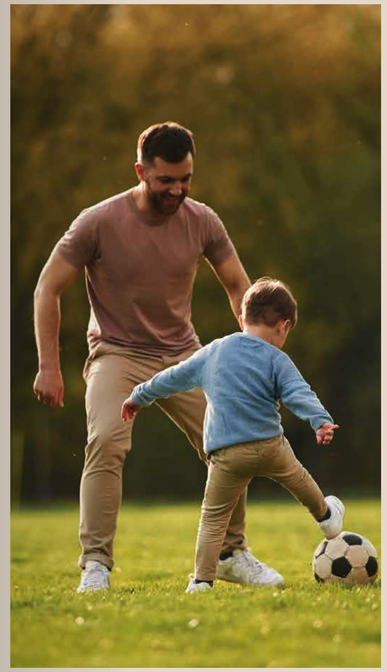
LIVE THE ULTRA**MAX** LIFE

Spread across 16 acres, with three 32-floor towers, Austin Yana offers ultramax 2, 3, and 4 BHK spacious apartments designed for optimal natural light, ultramax ventilation, and uninterrupted stunning views.

ULTRAMAX AMENITIES

Thoughtfully Designed UltraMax Amenities for All Age Groups.

Representative image









All above Images for Representative purpose only.

ULTRAMAX FUN

Representative image



Kids Play Area:
A vibrant space designed to ensure children have a safe and exciting environment to play, explore, and grow.



Kids Pool:
A safe and fun pool designed specifically for children to enjoy water activities under supervision.



Toddlers Play Area:
A dedicated space for the younger ones, with features that are both fun and secure.



Swimming Pool with Deck:
A luxurious pool area equipped with a spacious deck for relaxation and social gatherings.



Private Party Lawn Area:
An exclusive lawn for hosting private gatherings, ensuring a serene and picturesque setting.



Clubhouse:
The social heart of the community, equipped with various amenities for gatherings, events, and leisure activities.



Amphitheatre Seating:
An open space designed for vibrant performances and community events.



Top Terrace:
Sky-high views perfect for unwinding or gatherings.

ULTRAMAX PEACE

Representative Image



Yoga Deck:
A serene spot designed for practicing yoga and meditation, surrounded by nature for ultimate peace and relaxation.



Feature Wall with Sculptures:
Artful walls that elevate the ambiance with sculptural charm.



Senior citizens' sit-outs:
Cozy corners fostering relaxation and interaction.



Reflexology Path with Pooja Garden:
A therapeutic path that offers spiritual & physical wellness, coupled with a tranquil pooja garden.



Open Working Space:
Unique workspaces situated in a natural environment, combining productivity with tranquillity.



Pergola:
Aesthetic outdoor shade for peaceful moments.

ULTRAMAX ENDURANCE

Representative image



Gym:
A well-equipped gym, providing residents with a space to maintain their fitness .



Jogging/Walking Track:
A track that winds through the community's lush landscapes, ideal for morning jogs or evening walks.



Cycling Track:
A dedicated cycling path that encourages an active lifestyle within the community's safe environment.



Skating Rink:
A dedicated area for skating enthusiasts, ensuring hours of fun and active play.



Tennis Court:
A professional-grade tennis court for residents to enjoy competitive and recreational play.



Floor Games:
A dedicated area for various floor games, promoting physical activity and social interaction among residents of all ages.

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ULTRAMAX VIEWS

Representative Image



The Biophilic Garden :
A green escape within the city that offers a serene space, bringing nature closer to everyday life. It's a perfect blend of greenery and urban living.



Lawn with Mounds:
Expansive lawns with gentle mounds that offer a versatile space for relaxation and outdoor activities.



Peripheral Landscape:
Lush greenery surrounding the community, providing a natural buffer, and enhancing the overall aesthetic appeal.



Feature Waterbody:
A serene water feature that enhances the aesthetic appeal and provides a calming environment.

ULTRAMAX

SHOPPING & DINING

Representative image



Highstreet Shopping:
Enjoy a premium shopping experience right within the community, offering a curated selection of high-end retail outlets that cater to all your needs.



Fine Dining:
Indulge in exquisite culinary experiences with top-tier dining options, ensuring that every meal is a gourmet delight.



Artist's impression

ULTRAMAX

SHOPTAINMENT

ULTRAMAX

SUSTAINABLE PRACTICES

Representative Image



Smart Water Usage:
Efficient systems that conserve water, including rainwater recharge, sensor-based irrigation, and eco-friendly management practices.



Green Energy:
The community incorporates green energy solutions, reducing its carbon footprint.



Waste Management:
A comprehensive system that ensures cleanliness and environmental responsibility.

ULTRAMAX SPECIFICATIONS











All above images for Representative purpose only.

STRUCTURE

Earthquake resistant RCC framed structure

WALL

Conventional

DOORS

Main door – Both side Laminated Flush door with safety Lock

0ther doors – Both Side Laminated Flush doors with mortise lock

TERRACES

Railings & anti-skid tiles Sliding Doors

FLOORING

Vitrified tiles flooring to living & dining area and Bedrooms . Anti-skid tiles to toilets.

KITCHEN

Platform with S.S. Sink | Provision for water purifier
Provision for Exhuast fan | Provision for washing machine
Dado tiles up to 2' above the platform

WINDOWS

Sliding Windows.

TOILET

Ceramic Dado Tiles up to lintel levels | C.P. fittings of Premium make & quality | Sanitary fittings Premium make, quality & design | Concealed plumbing
Provision for Exhuast fan

ELECTRICAL

Concealed copper wiring | Modular switches
Provision for TV connection in Living & master Bedroom
Provision for inverter | Provision of AC points

PAINTING

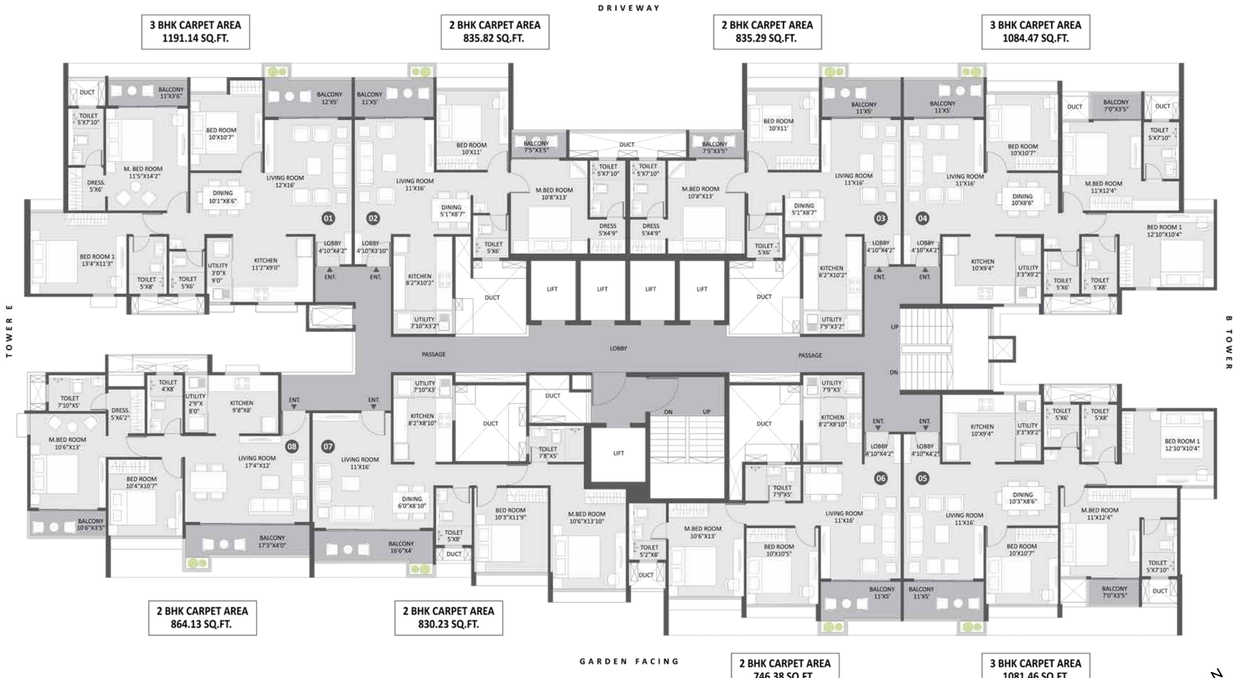
Emulsion internal paint

PROJECT LAYOUT



FLOOR PLANS

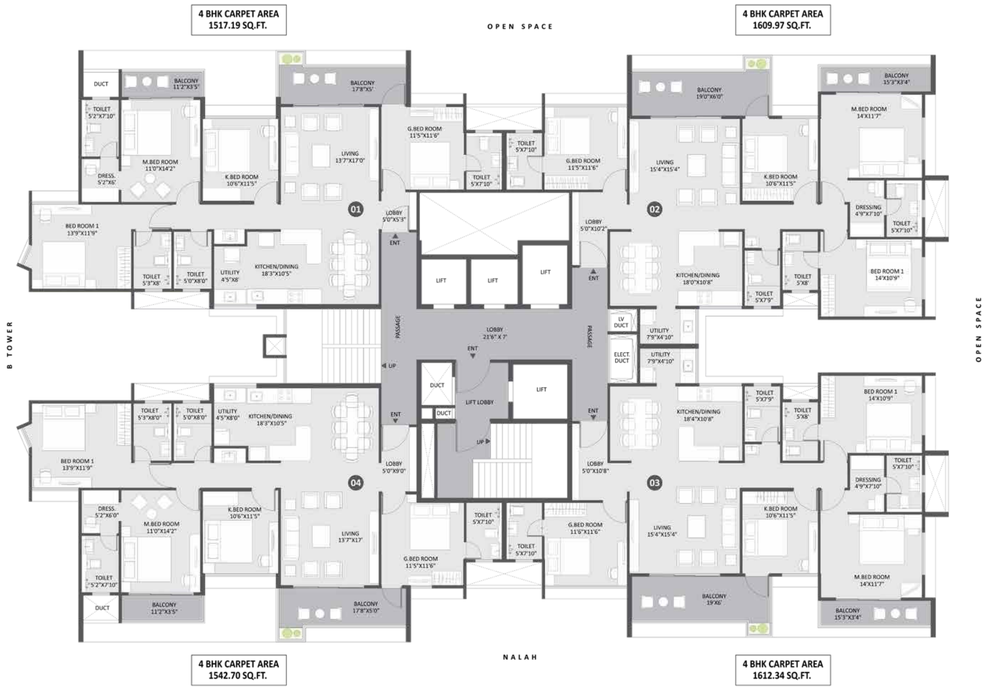
Tower A



Tower B



Tower C

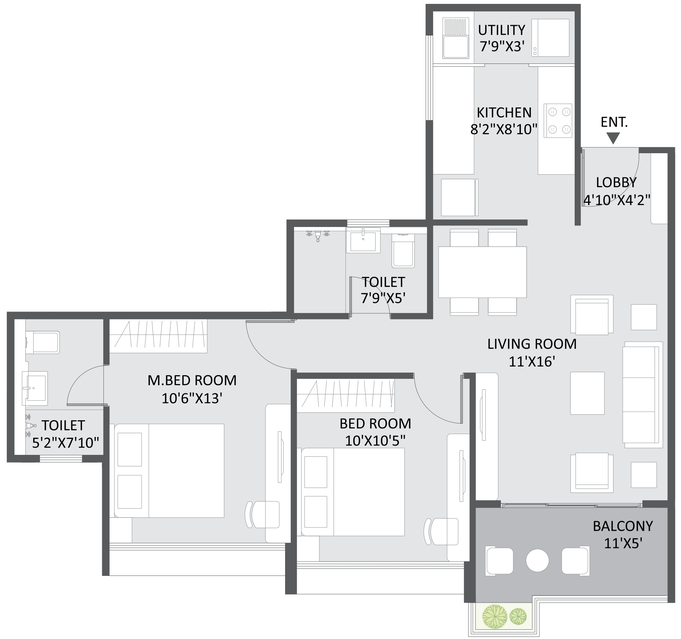


UNIT PLANS



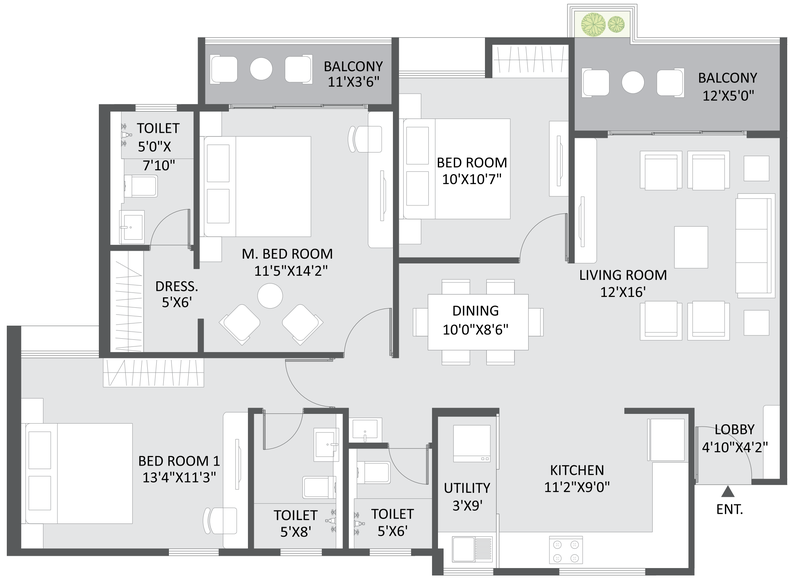
2 BHK | CARPET AREA : 834.21 SQ.FT.

N



2 BHK | CARPET AREA : 746.38 SQ.FT.

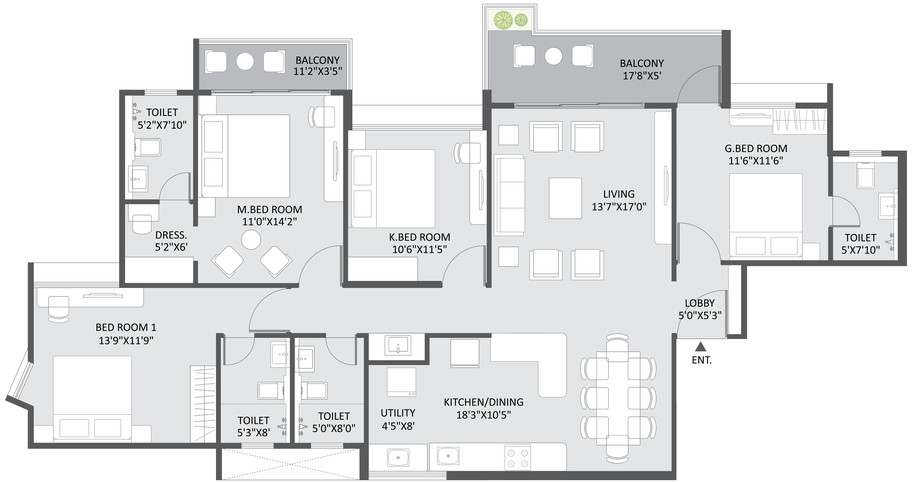
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3 BHK | CARPET AREA : 1194.05 SQ.FT.



3 BHK | CARPET AREA : 1081.46 SQ.FT.



4 BHK | CARPET AREA : 1517.19 SQ.FT.



4 BHK | CARPET AREA : 1612.34 SQ.FT.

CUT SECTION



2 BHK



3 BHK



4 BHK

AUSTIN
LIFESTYLE
LUXURY REDEFINED

The Austin Lifestyle combines luxury with convenience, offering a living experience where every detail is designed to enhance comfort. From expansive recreational areas to serene wellness zones, every community aspect is crafted to provide an elevated, fulfilling lifestyle. With seamless connectivity and premium amenities, Austin's lifestyle maximizes every moment for comfort and sophistication.

CONSULTANTS

Design Architect
Sankalp Designers

Liaison Architect
Sankalp Designers

Structural Consultant
Strudcom

Plumbing Consultant
MEP System Design Solutions LLP

Electrical Consultant
MEP System Design Solutions LLP

Fire Consultant
MEP System Design Solutions LLP

Landscape Consultant
Deeproots Design

Strategic Partner
Relation Realtech Pvt Ltd.

Design Agency
Paradigm Plus

ENJOY YOUR

ULTRAMAX LIFE

A Project by

AUSTIN™ REALTY
— Elevating Trust —

JV PARTNER:
NAVALE BROTHERS

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