

EXPERIENCE PURE LUXURY

24  CARATS

3 & 4.5 BHK SKY VILLAS
AT PRADHIKARAN



BUNGALOW IN THE SKY

ABC Properties & Mittal Group present an elegant stand-alone building of special exclusivity for the select few who crave real luxury and lasting elegance. We invite you to be a part of it.

Discover sprawling 3 & 4.5 BHK sky villas in a tower of 5 storeys with just 4 units per floor. Invest in huge living spaces with high-end specifications and impeccable finish. Modern, ultra stylish homes in green surroundings so you feel you're living in a bungalow in the sky.

24 Carats is a whole new level of luxury, in Pradhikaran Sector 24 – the most sought-after locality in PCMC.



SOOTHING SILENCE

Savour the surrounding greens as you sip your morning tea on your balcony. Revel in the soothing silence and chirping of birds; enjoy the cool breezes and unreal tranquility. Discover the joy of scenic views from every room.

24 Carats is set in a well-planned locality that's classy, quiet and calm. The area is full of chic bungalows, so you'll overlook a lush tree cover. It's an address that nurtures peace and contentment, an ambience that soothes mind, body and soul.





VIEW FROM 24 CARATS





IMPOSING ARCHITECTURE

The architecture of **24 Carats** is creative and curvy – sure to unleash a wave of envy in Pradhikaran. Clean lines and modern finishes make for an impressive façade, while attractive terraces and wide open windows ensure each residence at **24 Carats** gets plenty of natural light, air and views.

As you enter, a posh designer lobby welcomes you. Classy high-speed elevators transport you to your floor where only 4 apartments share the sprawling space. Inside, the rooms are lavish and spacious, and filled with a sense of soothing tranquility. **24 Carats** is truly a home for those who value luxury amid tranquility.


24 CARATS



AMENITIES

- Drop-off at entrance
- Kids play area
- Designer entrance lobby
- Hi speed elevators
- Video door phones
- Meeting rooms
- Gymnasium
- Walking/jogging track
- Paved driveways
- 3 tier security system
- Security cabin at entrance gate
- All homes connected via intercom to security cabin
- Solar water heater
- Back up for common areas
- Common landscaped terraces
- Gazebos
- Party area



SPECIFICATIONS

FLOORING

- Italian marble flooring in living and dining room
- Laminated wooden flooring in master bedroom
- Vitrified tiles in all other areas

WINDOWS & DOORS

- All wooden doors with veneer, melamine finish & premium hardware
- Premium handles & hardware for all doors in bedrooms & toilets
- High quality superior section aluminum windows with mosquito mesh

ELECTRICAL SPECIFICATIONS

- All bedrooms & living rooms pre-wired with voice & data cables
- Concealed copper wiring
- Premium modular switches
- Video door phone at main door
- Provision for automation panel for living/dining room

TOILETS

- Vitrified tile flooring & dado with imported marble highlight wall
- Premium sanitary fixtures in all bathrooms.
- Provision for boilers in all bathrooms, geyser in kitchen & servant's toilet
- Glass shower enclosures in all bathrooms
- Designer false ceiling in all toilets

KITCHEN

- Premium designer modular kitchen with wall cabinets
- Granite counter with sink

WALL FINISHING & PAINT

- Gypsum punning with plastic paint

BALCONY

- SS railing

AIRCONDITIONING

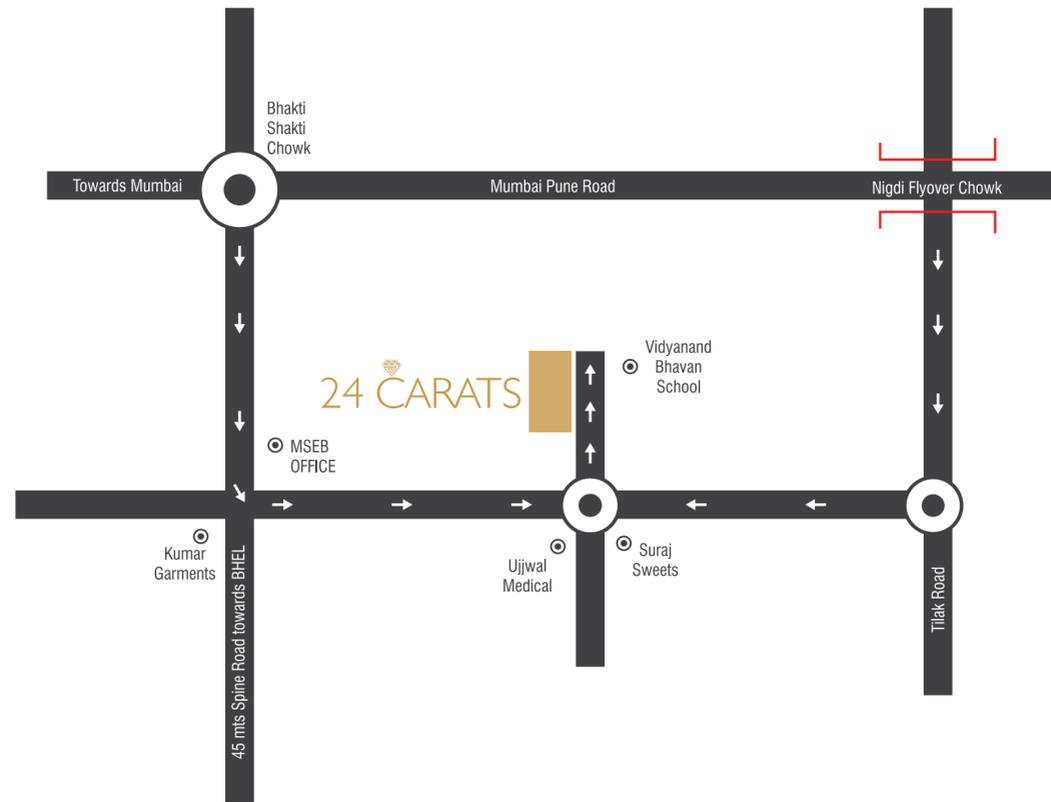
- Split airconditioners in master bedroom, living room & dining room
- Provision for airconditioners in all other bedrooms

POWER BACKUP

- 100% power backup for lights & fan points



LOCATION MAP



PLEASEING PRADHIKARAN SECTOR 24

Pradhikaran is a well-planned township offering a scenic, tranquil residential environment. Quiet and green, it's home to PCMC's smartest residences.

The locality is full of gardens such as Sant Tukaram Udyan, Sant Dhnyaneshwar Udyan, Gajanan Maharaj Udyan, Raambaug and the newly developed Sawarkar Udyan. Yet, Pradhikaran is well connected through proximity to the

Spine Road and Ring Road. Hospitals, schools, colleges are near by, while the industrial areas of Pimpri-Chinchwad are easily reached. Shopping centres, restaurants, temples, banks – every need is close at hand.

Indeed, Pradhikaran is an enviable blend of calm and convenience, and **24 Carats** is your door to this impeccable address.





Site Address: Survey No.9/1, CTS No. 218, Sector-24 Pradhikaran, Nigdi,
Opp. Ujjwal Medical, Adjacent to Vidyanand Bhavan School Nigdi 411 044

Corp. Address: ABC Properties, Plot No. 4, Sector No. 25, PCNTDA Nigdi, Pune 411 044
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