



38 DIVINE

KONDHWA

2 & 3 BHK PREMIUM RESIDENCES
DESIGNED BY AR. IMRAN SHAIKH

For Internal Use only



A MESSAGE FROM THE ARCHITECT

Designing residences is always about creating a deeply personal experience for future residents. Creating an ideal architectural design will be a challenge unless you are a part of the very society you are trying to create homes for. Having designed millions of sq. ft. of residential projects in Kondhwa has helped me understand the crucial elements of the lifestyle residing within this suburb.

38 Divine is the reflection of that understanding. Each and every element including the kitchen, washrooms, bedrooms and even the common amenities have been designed specifically keeping in mind the customers. It is a design that takes into account the requirements of the local communities and their way of living, a design that is divinely inclusive.

Imran Shaikh ..

Founder, Cubix Architects & Associates

23+ YEARS | 6000+ PROJECTS
Winners of AESA and International Achievers Award



ABOUT THE DEVELOPERS

MILESTONES

20 YEARS
OF SUSTAINED
GROWTH

25 LAC
SQFT DELIVERED

25+
LANDMARK
PROJECTS

5500+
HAPPY
FAMILIES

COMPLETED PROJECTS

TRIAA HILLOME
— LOHEGAON —

AUGUSTAA
— KHARADI —

SAACHEE ERA
— MOSHI —

FORTUNE 108
— WAKAD —

PRIME PLUS
— PIMPLE SAUDAGAR —

ACROPOLIS
— BANER —

CASTLE ROYALE
— LOHEGAON —

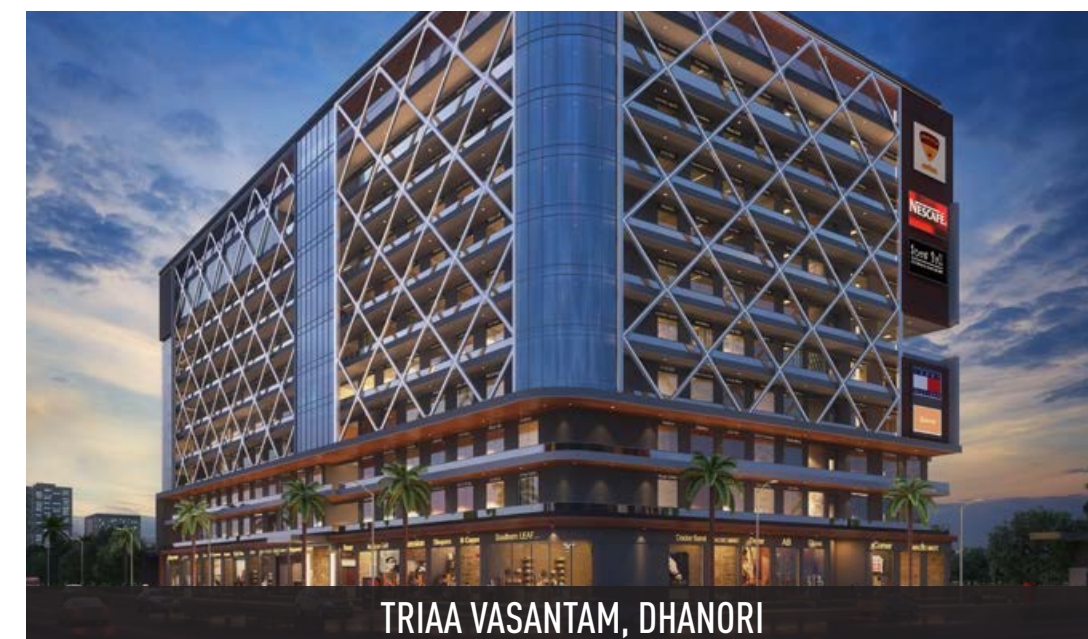
PUNYAVAASTU
— AKURDI —

POLARIS
— HADAPSAR —

FORTUNE MIRADOR
— BANER —

TRIAA PRINCETOWN
— SHIKRAPUR —

ONGOING PROJECTS



“HOMES IN KONDHWA HAVE A SPECIFIC
DESIGN REQUIREMENT.”

AR. IMRAN SHAIKH



KONDHWA GETS A FACELIFT

Evolution is the only way of living. We learn, adapt and grow every day. And as we do that, everything around us changes alongside. With evolution and growth being inevitable, we know your lifestyles need an upgrade too. So we bring to you a place that is sure to elevate the way you work and the way you live.

SITE MAP

KONDHWA ROAD

COMMERCIAL WING

WING B

WING A

AMENITIES



38 DIVINE

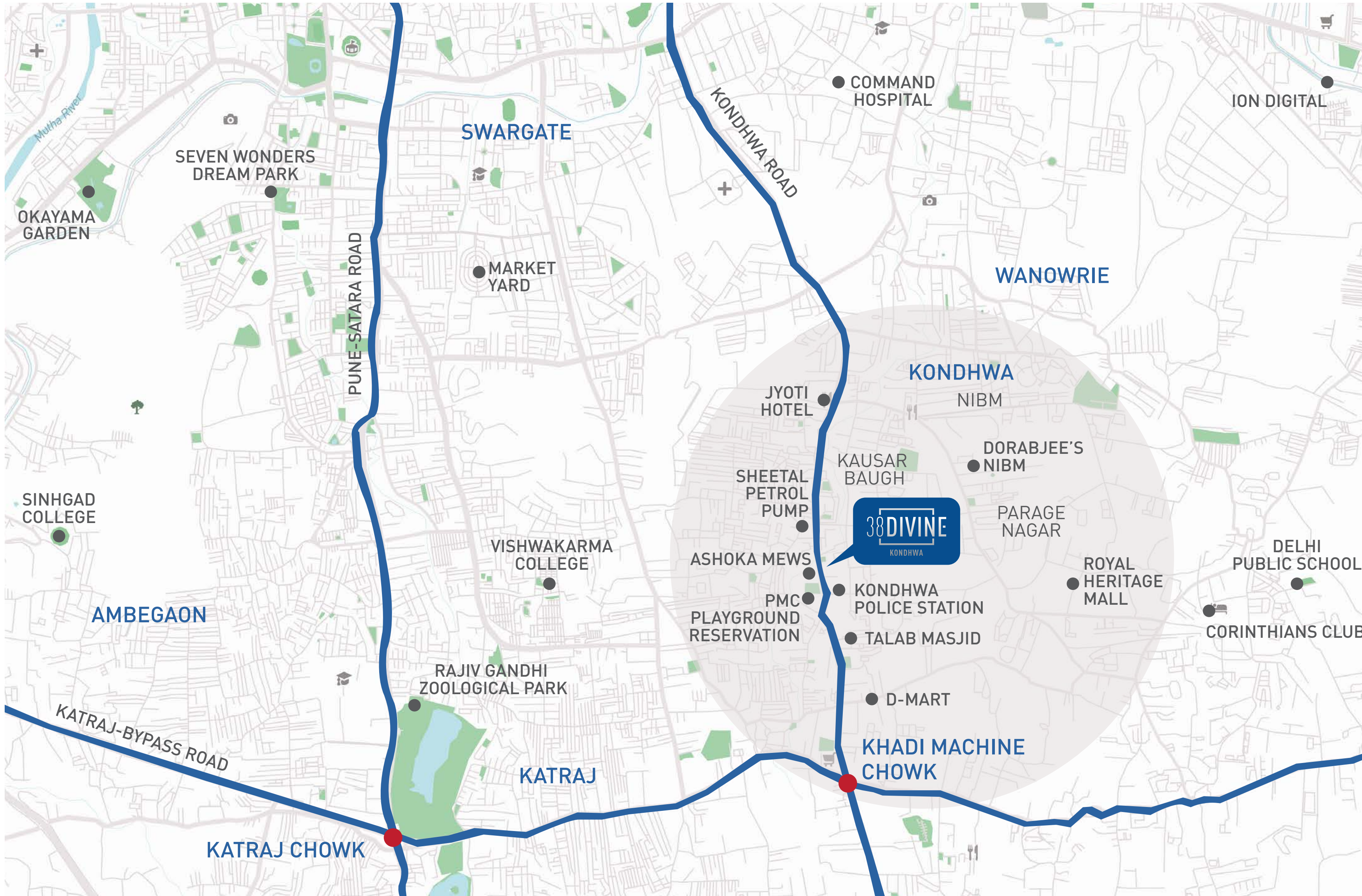
KONDHWA

Changing the vibe of Kondhwa, 38 Divine is a premium project that offers spacious 2 & 3 BHK homes that make life comfortable. The project extends into an independent commercial building that enhances the possibility of an easy commute to work. The overall vibe of the project is designed to add a sense of luxury and convenience to life.



DIVINELY CONVENIENT

A prominent locality in the Southeastern region of Pune, Kondhwa has developed a lot in the past few years. Proximity to employment hubs, schools, colleges, healthcare and entertainment avenues has led to increased residential development in the area. Kondhwa enjoys sound connectivity to prime areas of Pune and boasts of a robust physical and social infrastructure.



DIVINE LOCATION

Sheetal Petrol Pump	400 M
D-Mart	1.3 Km
Khadi Machine Chowk	1.6 Km
Lullanagar	3.0 Km
Gangadham Chowk	3.7 Km
Market Yard	4.6 Km
Katraj Chowk	4.7 Km





LEISURE AMENITIES

- Open Gym with Workout Area
- Designer Clubhouse/Community Hall
- Children's Play Area
- Landscaped Sit-outs
- Party Lawn with Buffet Area
- Landscaped Terrace
- Indoor Game Area
- Senior Citizen Sit-outs
- Indoor Gym

COMMON AMENITIES

- Elegant Entrance Gate
- Power Back-up for Common Areas
- Mobile Based Security System
- LED Lighting for Common Areas
- Automatic Gearless Lift with Power Back-up
- CCTV Camera in Common Areas

GREEN AMENITIES

- Rainwater Harvesting
- Solar Water Heating System in Master and Common Bathrooms (Limited Time)





DIVINELY PLEASING

STRUCTURE

- Earthquake resistant R.C.C framed structure

BRICKWORK

- 5" thick AAC blocks internally and externally

PLASTER

- External sand faced cement plaster
- Internal gypsum finished plaster

FLOORING

- 800 mm x 800 mm vitrified flooring for entire flat
- 600 mm x 1200 mm tiles for bathroom dado
- Anti-skid flooring for toilets, bath & attached terraces
- Designer wall tiles up to 2 feet lintel level in kitchen
- 9' granite kitchen otta
- Designer glazed wall tiles up to lintel level in toilets

PLUMBING

- Concealed plumbing internally (Astral / Finolex / Prince)
- Jaquar or equivalent make C.P. fittings and sanitary fixtures
- Hot & cold mixer unit in bathroom & toilet

ELECTRICALS

- Concealed copper wiring (Polycab)
- Roma / Anchor / Havells equivalent modular switches
- Provision for exhaust fan in Toilets, Bath & WC
- Adequate electrical points with circuit breakers
- AC Point in master bedroom
- Video door phone
- Digital locks
- Automatic, standard make lifts with power back-up. (Kone/Schindler/ Johnson)
- Provision for inverter and geyser

PAINTING

- Internal acrylic emulsion paint
- External weather shield acrylic paint

DOORS

- All doors decorative laminated flush doors
- Granite door frame for bathrooms & balcony
- Wooden door frame for main door & bedroom doors
- 3 track powder coated aluminium windows with mosquito net & M.S. safety grills





2 BHK

Total Area (Carpet + Balcony) - 776 Sq.Ft.



3 BHK

Total Area (Carpet + Balcony) - 895 Sq.Ft.