ALPINE ASTONIA

DISCOVER THE

NEXT-LEVEL LIFESTYLE



Artistic Impression



THE NEXT-LEVEL **LIVING EXPERIENCE**

An uplifting lifestyle awaits you at a location that is bustling with urban conveniences and features that will transform your way of living. Get ready to indulge in amenities that will leave you awestruck with the artistically designed residences in a thriving neighbourhood of Kiwale!



Representative Images









3 Levels of
30+ Amenities

Vastu
Compliant Homes

Provision of EV
Charging Points

Walk-in Wardrobe
for 3 BHKs

Thoughtfully Designed
Layouts & Architecture

Integrated
Commercial Space

50 Mtr. From
Mukai Chowk

10 Mins from Upcoming
Phoenix Market City

400 Mtr. From
Symbiosis University


Old Mumbai-Pune
Highway
Ravet
Expressway
ALPINE
ASTONIA



THE NEXT-LEVEL **LOCALE-KIWALE**

The modern homebuyer like you needs an address that's going to change your life! In the coming days, Kiwale will rise to be the crown jewel of PCMC offering robust social infrastructure, conveniences, leisure avenues and a lifestyle that you can boast of. Well connected to Pune via NH 48 and Aundh-Ravet BRTS road, Kiwale is poised to be an ideal destination for residing. The 20% year-on-year property appreciation in Kiwale is a testament to its growth and an ode to a future that you can count on.


MAHALUNGE
KHALUMBRE
WADGAON
INDURI
SANT TUKARAM MAHARAJ GATHA MANDIR
NIGHOJE
TALEGAON DABHADE
DEHU
KURALI
KUNDMALA
URSE
CHORAVADESHWAR BUDDHIST CAVES
OLD MUMBAI PUNE HIGHWAY
DEHU ROAD
CHIKHALI BUS STOP
TALWADE
D MART
MCA STADIUM
PRATI SHIRDI, SHIRGAON
MUMBAI PUNE EXPRESSWAY
VITTHAL NAGAR
MOSHI
GAHUNJE
APPU GHAR
ALPINE ASTONIA
KHANDOBA MANDIR AAKURDI
D MART
DARUMBRE
NIGDI
PIMPRI
DATAWADI
BHOSARI
KASARSAI
NARHE
TATHAWADE
CHINCHWAD
PUNE BANGALORE HIGHWAY
DECATHLON
MARUNJI
BHUMKA CHOWK
HIJAWADI RAJIV GANDHI INFOTECH PARK
SAYAJI HOTEL
PIMPLE SAUDAGAR
WAKAD
RAJMATA JIJAU GARDEN
PHASE 3
HINJAWADI
DAPODI
PIMPLE GURAV
THE ORCHID HOTEL
JUPITER HOSPITAL
BANER
KHADKI
AUNDH

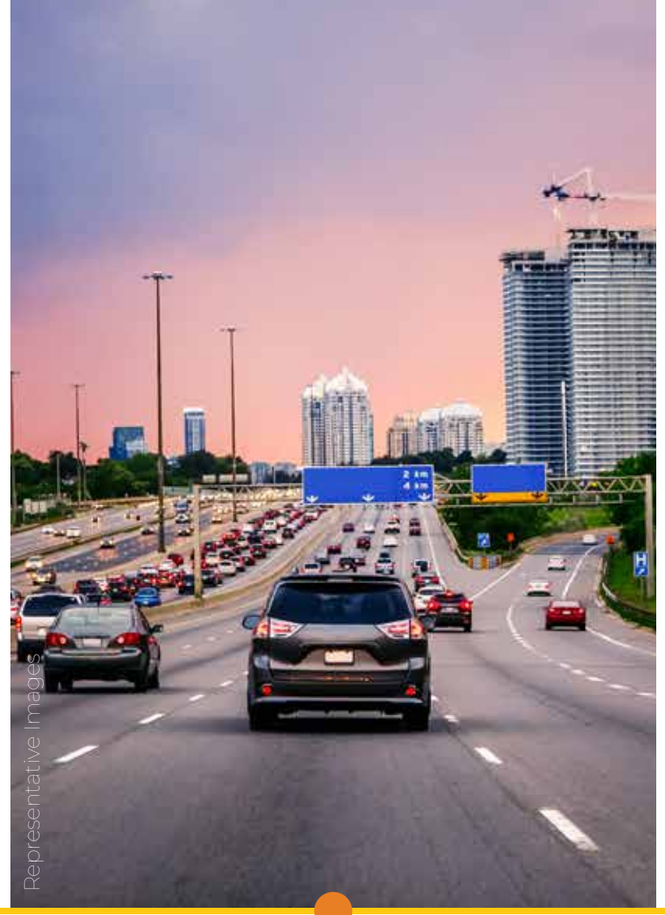




Artistic Impression

LOCATION

Kiwale's real estate growth journey will be driven by its strategic placement near the Mumbai-Pune Expressway making it one of the most sought-after areas for a homebuyer like you. Its proximity to Hinjewadi IT hub, Pimpri-Chinchwad industrial belt, higher educational institutes, shopping malls, entertainment avenues & connectivity to other parts of Pune city through NH 48 makes it a hub for residential communities.



KEY BUSINESS ZONES

- Proposed World Trade Centre, Tathawade – **11 mins**
- Proposed Panchshil Tech Park, Hinjawadi – **17 mins**
- Rajeev Gandhi Infotech Park, Hinjawadi – **19 mins**
- Balewadi High Street, Balewadi – **20 mins**
- Talegaon MIDC – **27 mins**



ROAD CONNECTIVITY

- Mumbai Pune Expressway – **0 min**
- Ring Road - **2 mins**
- Old Mumbai Pune Highway – **2 min**
- Pune Bangalore Highway – **2 min**
- Aundh Ravet BRTS Road – **7 min**



HOSPITALS

- Ojas Multispeciality Hospital, Ravet – **6 mins**
- Unique Multispeciality Hospital, Ravet - **8 mins**
- Life Point Hospital, Wakad - **9 mins**
- Aditya Birla Hospital, Chinchwad - **13 mins**
- Lokmanya Hospital, Nigdi - **15 mins**

SCHOOLS

- City Pride School, Nigdi – **5 mins**
- SB Patil Public School, Ravet – **7 mins**
- BK Birla Center for Education, Shirgaon - **11 mins**
- St. Marys School, Nigdi – **11 mins**
- St. Ursula's School, Akurdi – **14 mins**



MALLS

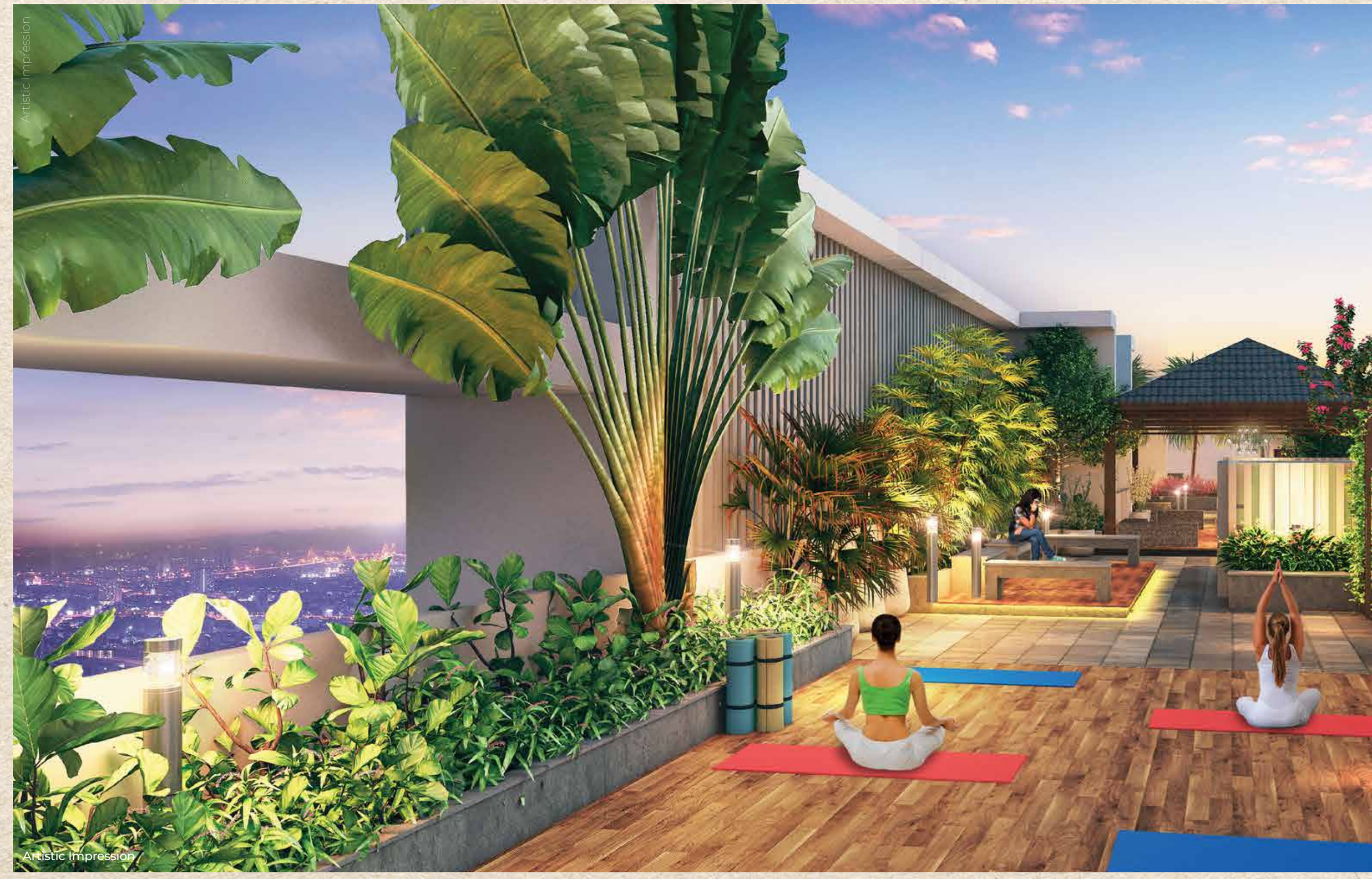
- Reliance Smart Superstore, Ravet – **3 mins**
- D-Mart Dehu Road - **4 mins**
- City Pride - **5 min**
- D Mart, Ravet - **8 mins**
- Decathlon, Wakad - **11 mins**
- Phoenix Marketcity, Wakad – **12 mins**
- Elpro City Square, Chichwad – **17 mins**



COLLEGE & UNIVERSITY

- Symbiosis Skills & University, Kiwale - **1 mins**
- JSPM Institute, Tathawade – **6 mins**
- PCCOER - Pimpri Chinchwad College of Engineering, Ravet – **7 mins**
- DY Patil College - **10 mins**
- PCCOE - Pimpri Chinchwad College of Engineering, Akurdi – **11 mins**
- Dr. DY Patil College of Engineering & Management, Akurdi - **12 mins**
- Indira Group of Institutes, Tathawade – **14 mins**




Artistic Impression
Artistic Impression



THE **NEXT-LEVEL** INDULGENCES

It's time to go beyond conventional lifestyle with amenities that not only stand out but elevate your lifestyle. Get ready to be a part of a premium community living experience that offers activities that gives you an edge over other residents of PCMC.

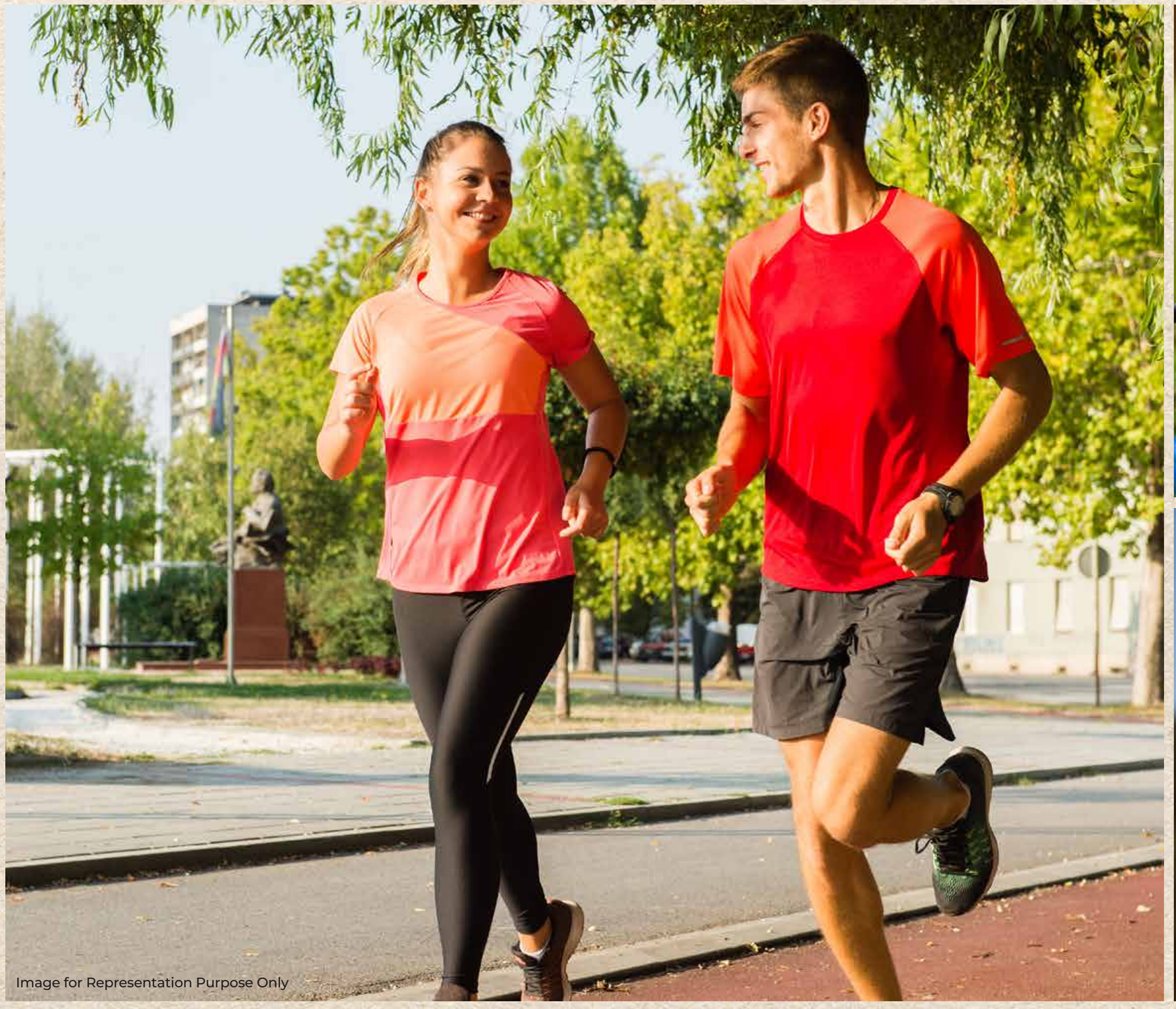


Image for Representation Purpose Only







GROUND AMENITIES

Cycle &
Jogging tracks

Outdoor
exercise area

Open badminton
court

Sitting court

Pickle ball court

Children play park

Landscape garden

Senior citizen’s
sit-out area



Image for Representation Purpose Only









PODIUM AMENITIES

Swimming pool with deck

Open to sky artificial lawn

Pergola sitting area

Gym

Meditation hall

Indoor games



Image for Representation Purpose Only









TERRACE AMENITIES

Party lounge

Sitting area

Sitting court

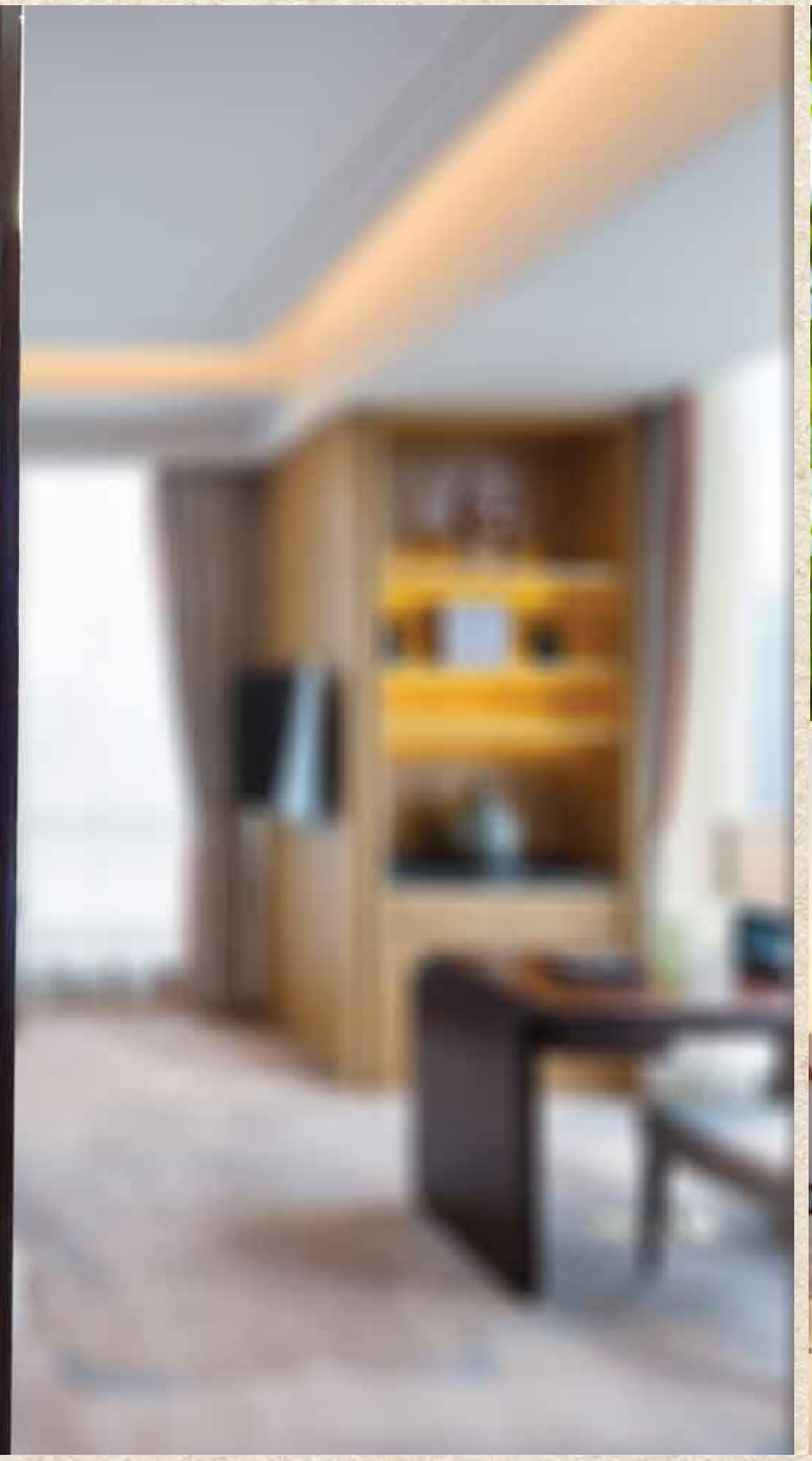
Gazebo sitting

Yoga deck

Barbeque area



Image for Representation Purpose Only











THOUGHTFUL FEATURES

Video Door Phone with Intercom

CCTV Cameras in Common Area

Underground & Overhead Water Tanks

Security Cabin

Solar system

Firefighting System



Image for Representation Purpose Only









DISCOVER
THE NEXT-LEVEL DESIGNS

Welcome to the universe of exquisite artisanship, where every element has been carefully thought out and sustainably crafted to enrich your way of life. Every structure you see exemplifies high-quality fittings and fixtures that assist you in upgrading the elegance of your home while being mindful of the welfare of the environment as well.

Designed as per Wind Flow Patterns

Walk-In Wardrobe for 3 BHKs

Ample Natural Light

Smartly Planned Zero Wastage Residences



Image for Representation Purpose Only

THE **NEXT-LEVEL** FEATURES

A modern homebuyer like you deserves residences that echo perfection. Live in homes that are built with best-in-class construction quality, fittings and fixtures. Your enhanced lifestyle starts here!

SPECIFICATIONS

RCC - Earthquake resistant RCC Frame structure.

BBM - Walls using AAC block. Internal Gypsum Plaster & External double coat sand finish Plaster

Flooring

- Glazed Vitrified Floor tiles :- 600 mm x 1200 mm
- Dado Tiles in toilet :-300 mm x 600 mm
- Black granite kitchen otta with S.S.sink and dado above up to lintel level
- Provision for water purifier

Plumbing & Sanitary - Concealed cpvc plumbing C.P. Fitting of jaquar opal prime series or equivalent

Painting - External Apex paint and internal OBD

Doors - Designer laminated door for entrance

Electrical

- TV point in living and master bedroom
- AC point in master bedroom
- Geyser point in all toilets
- Washing machine and aquaguard point
- Gold medal modular switches or equivalent
- Video door phone at entrance

Windows - Powder coated 3 track aluminum sliding windows with mosquito net

Lift - Lift with generator back-up. schindler or equivalent



Image for Representation Purpose Only



Alpine
Landmarks LLP
We build your dreams

LEGACY OF
CRAFTING LANDMARKS

For over 16 years, Alpine Landmarks LLP has been acknowledged as an industry expert. The group has successfully completed and delivered projects on time or before as well. The company aspires to provide customers a modern lifestyle opportunities with quality assurance. The group focuses in enhancing the value proposition in every project through their elevated experience.

16+ Years	**6+ Projects**
of Real Estate Legacy	Successfully Completed

PROJECTS

- Nakoda Residency
- Nakoda Heaven
- Gokulam
- 32 Uptown
- Alpine Aura
- Alpine Plaza
- Alpine Garden
- Sai Capitals Moshi
- Alpine Astonia

ALPINE
ASTONIA

Contact - 98204 11475 | imran@estatemint.com

Kotwal Nagar, Ravet, Dehu Road, Pune 412101 | www.alpineastonia.in

This registration is granted under section 5 of the Act to the following project under project registration number : P52100047595 Project: ALPINE ASTONIA, Plot Bearing / CTS / Survey / Final Plot No.: GAT NO 8/1/1 AND 8/1/1/2 Pat Kivale, Mawal, Pune, 412101