



PLEASANT
APARTMENTS

BY VENKATESH LUXE

3 & 4 BHK homes @ Pune's Epicenter



VENKATESH BUILDCON
BY ANKUSH ASABE

OPULENCE, CRAFTED WITH INTEGRITY.

Since **2000**
delivering excellence

6000+
happy families

7 million
sq. ft. developed

8 million
sq. ft. developing



MR. ANKUSH ASABE
CMD
Venkatesh Buildcon



For over two and half decades, Venkatesh Buildcon has been more than just a name in the real estate industry. We are architects of dreams, transforming aspirations into tangible luxury. Our homes are not merely structures; they are living testaments to our passion for creating spaces that elevate lives. With each project, we contribute to the nation's architectural tapestry, weaving stories of comfort, elegance, and enduring value.





A NEW LEASE ON LIFE: VENKATESH BUILDCON'S URBAN RENEWAL



In the heart of bustling cities, where time has etched its lines upon towering structures, a new movement is taking shape. It's a renaissance of sorts, a transformation that breathes fresh life into aging apartment complexes.

At the forefront of this urban renewal is Venkatesh Buildcon, a name synonymous with innovation and dedication to crafting living spaces that not only meet but exceed the demands of modern life.





LOCATION STORY PRABHAT ROAD

Prabhat Road, a nostalgic tapestry woven with threads of time and affluence, stands as a Pune's crown jewel. Its stately bungalows, reminiscent of a bygone era, whisper tales of an old-world charm, while contemporary high-rises mirror the city's urban spirit.

With a mix of old, grand houses and new, modern buildings, it's a place where the city's rich history meets its exciting present. Being a lively street with scenic greenery, full of energy and charm, living on Prabhat Road is like stepping back in time while enjoying the best of city life.



A PLEASANT LIFE AWAITS



Lifestyle amenities:

Immerse yourself in a lifestyle of luxury with a range of world-class amenities designed to elevate your living experience.



Modern architecture:

Experience contemporary design and architecture that seamlessly blends style and functionality.



Spacious interiors:

Enjoy the freedom of open and airy living spaces, designed to maximize natural light and ventilation.



Prime location:

Benefit from the convenience of residing in a sought-after neighborhood with easy access to essential amenities.



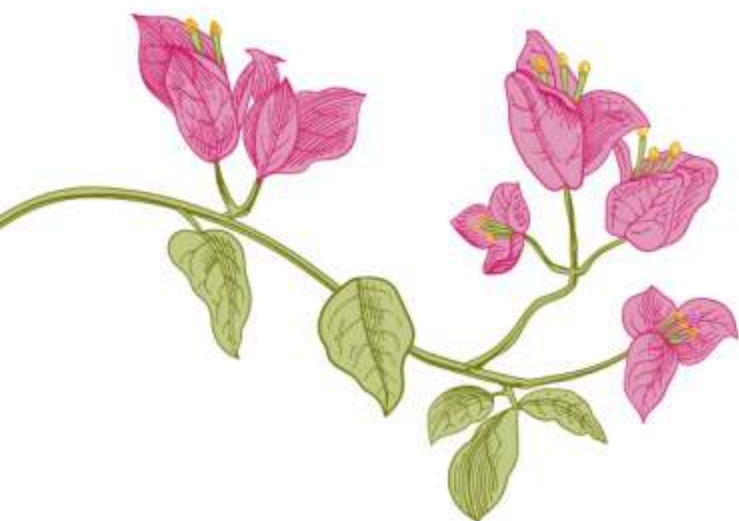
Excellent connectivity:

Enjoy seamless connectivity to major transportation hubs, educational institutions, and commercial centers.



Lucrative investment:

Own a piece of Pune's most desirable real estate and enjoy excellent investment potential.

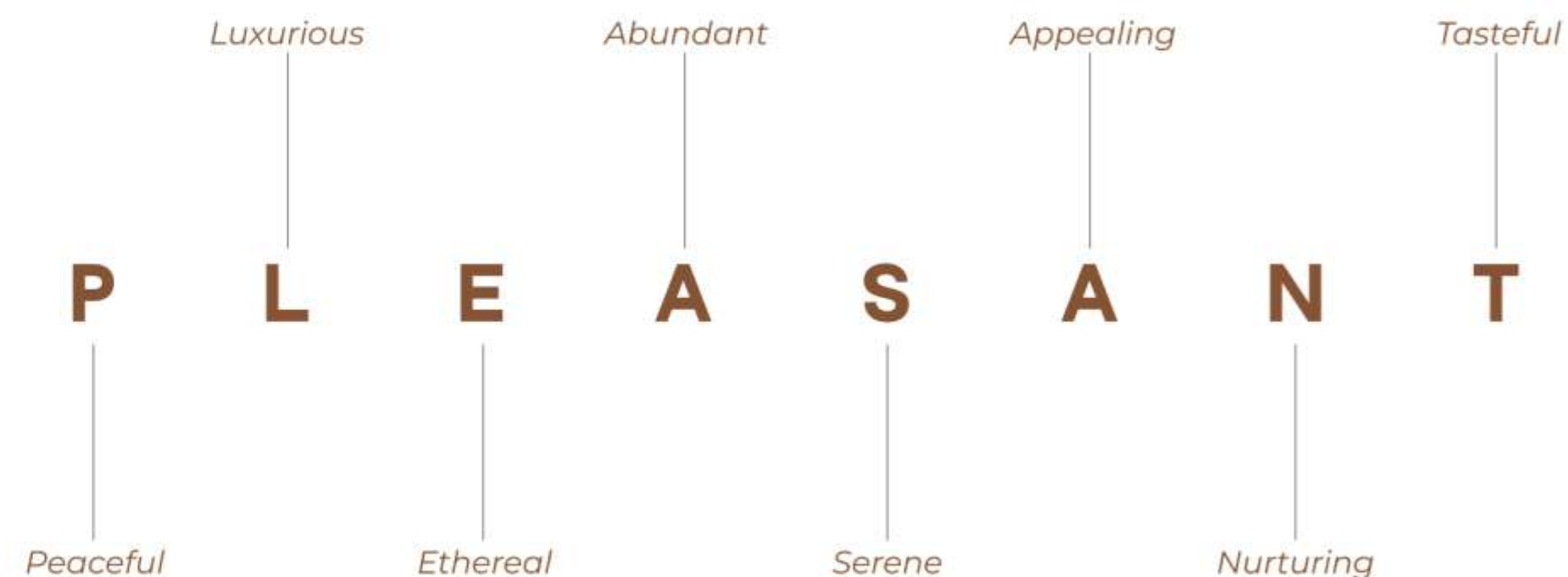




WELCOME TO



WHERE EVERYDAY LIFE BECOMES AN
EXTRAORDINARY EXPERIENCE.





Indian Green Building Council

**GOLD RATED
PRE-CERTIFIED
PROJECT**



Artistic impression



PLEASANT
APARTMENTS

BY VENKATESH LUXE

A WORLD OF UNPARALLELED LUXURY

Nestled within the prestigious enclave of Prabhat Road, Pleasant Apartments is an iconic address offering an exclusive lifestyle where every day feels like a vacation. Our meticulously designed 3 and 4 BHK luxurious homes are a symphony of space, elegance, and comfort, promising an experience that transcends the ordinary.





PLEASANT

APARTMENTS

BY VENKATESH LUXE

1. Stage
2. Multipurpose Lawn
3. Buffet Area
4. Seating
5. Senior Citizen Area
6. Pathway
7. Children's Play Area
8. Indoor Gym
9. Open Gym
10. Yoga / Meditation Deck
11. Jogging Track
12. Gathering Area
13. Gazebo

Artistic impression



Artistic impression



AMENITIES

Indulge in a world of unparalleled comfort and convenience at Pleasant Apartments. Our meticulously designed living spaces are complemented by a stunning array of world-class amenities that cater to your every desire.

- | | |
|---|---|
|  Meditation / Yoga |  Open Gym |
|  Buffet Area |  Children's Play Area |
|  Gazebo |  Multipurpose Lawn |
|  Jogging Track |  Senior Citizen Seating Area |





"PLEASANT"

A PROJECT BY
VENKATESH BUILDCON
By Ankush Asabe

ENTRANCE LOBBY

Artistic impression

PECIFICATIONS

Resistant Norms
5" Thick wall of AAC
(ete) blocks
l walls & Sand faced

with Safety door to
er for internal Doors &

for Balconies
ys with Mosquito net
Windows

Balconies in Living /

m or 600 X 1200 mm
matching skirting)
0 mm for Entrance
& Common lobbies

600 X 600 mm for

level for Dry balcony /

Concrete in Parking

KITCHEN

- Artificial Granite Platform with Stainless steel sink
- Modular Kitchen Trolly's below Kitchen Platform
- Vitrified / Glazed Tiles of 600 x 600 mm for Dado up to lintel level
- Provision for Water Purifier & Washing machine

ELECTRICAL

- Modular Electrical Switches with concealed copper wiring
- Provision of ceiling points in Living and Dining
- Video Door Phone & Intercom Facility
- Provision of AC point in all Bedrooms
- Providing AC unit in Master Bedroom
- Provision for Inverter Point with 1 fan, 1 light & 1 plug socket point in each room
- Providing CCTV camera in Common areas

TOILET

- Designer Antiskid Ceramic flooring and Dado up to Lintel level for Toilets
- Designer Tile 600 x 600 mm for Toilet dado up to lintel level, Antiskid Tiles 600 x 600 mm for Toilet flooring
- Electric Geyser in Master toilet
- Providing Exhaust fan in toilets

PLUMBING & SANITATION

- C.P. Fittings of Jaquar / Grohe or equivalent make
- Sanitary fitting of Jaquar/ CERA or equivalent Make

PAINTING

- Internal walls Tractor Emulsion paint of reputed make (Asian / Equivalent)
- External walls Supreme Apex paint (Asian / Equivalent)
- MS Window Grills finished with Oil paint

LIFT & STAIRCASE

- Two Automatic Lift (Kone / Otis / Schindler / Equivalent) with Diesel Generator power back up
- Passenger lift and another is stretcher lift shall be maintained by the society
- S.S. Railing for Common Staircase

FIRE FIGHTING SYSTEM

- Fire Fighting System for building as approved by Fire Fighting department of Pune Municipal Corporation and shall be maintained by the Society

WATER SOURCE

- P.M.C./any Concerned Authority
- Water Tanker (Chargeable)





SCAN FOR LOCATION



KEY DISTANCES FROM PROJECT



EDUCATION INSTITUTES

ILS Law College	700 mtr
Symbiosis Vishwabhavan	1.4 km
FTII	800 mtr
BMCC	850 mtr
The Bhandarkar Oriental Research Institute	260 mtr
Dilip Oak's Academy	350 mtr
Gokhale Institute	1.2 km



HOSPITALS

Sahyadri Hospital Deccan	1.6 km
Ratna Memorial Hospital	1.3 km
Deenanath Mangeshkar Hospital	2.4 km



MALLS AND MULTIPLEXES

Pavilion Mall	1.9 km
R Deccan	1.7 km
E Square.	3.3 km



GREEN ZONES

Kamala Nehru Park	750 mtr
Vetal Tekdi	3.9 km
Law College Hills	1 km
Hanuman Tekdi	1.7 km
Hirvai Jogging Track	1.5 km



CLUBS

PYC Hindu Gymkhana	1.3 km
Deccan Gymkhana	1.1 km



METRO STATIONS

Deccan Gymkhana	2.2 km
Garware College	2 km
Nal Stop	1.7 km
Ideal Colony	2.5 km





COMPLETED PROJECTS



1, 2 & 3 BHK (667 Flat & 6 Shop)
Ambegaon Khurd, Pune



2 & 3 BHK (256 Flats & 6 Shops)
Dhayari, Pune



2 & 3 BHK (186 Flats)
Dhayari, Pune



1 & 2 BHK (121 Flats & 6 Shops)
Ambegaon Khurd, Pune



1, 2 & 3 BHK (968 Flats, 6 Shops & 22 Offices)
Keshavnagar, Mundhwa, Pune



2 BHK (191 Flats)
Keshavnagar, Mundhwa, Pune



2 BHK (249 Flats)
Keshavnagar, Mundhwa, Pune



2 BHK (377 Flats)
Keshavnagar, Mundhwa, Pune



2 & 3 BHK (87 Flats)
Bhusari Colony, Kothrud, Pune

ONGOING PROJECTS



3 & 4 BHK Luxements
(172 Flats & 7 Showrooms)
Shivajinagar, Pune



2, 3, 4 & 5 BHK Luxury Homes
(501 Flats, 20 Shops & 23 Offices)
Beside Rajaram Bridge, Sinhagad Road, Pune



2 BHK Happy Homes (92 Flats)
@ Ambegaon (BK), Pune



3 & 4 BHK Superlative Homes
(600 Flats) Near Patwardhan Baug,
Erandwane, Pune



2, 3 BHK & 4 BHK Duplexes
(406 Flats, 3 Showrooms & 98 Offices)
Pimple Nilakh, Pune



12 Lakh Sq. Ft. Retail
& Commercial Spaces
Balewadi, Pune

UPCOMING PROJECTS

Vadgaon (Kh.)

Sinhagad Road

Baner

Hinjawadi



VENKATESH LUXE BY ANKUSH ASABE



MahaRERA Number:
P52100076724
<http://maharera.maharashtra.gov.in>

MEMBER:



CREDAI
PUNE METRO

Site Address : 3, Kashinath Shastri Abhyankar Rd, Lane No. 15, Prabhat Road, Deccan Gymkhana, Pune - 411004.

Contact : **75071 98855 / 86055 11666** | Email: **sales@svbpl.in**

Corporate Office: 7th Floor, Vikram Monarch, Plot No. 490 A/1, Ganeshkhind Road, Shivajinagar Bhamburda, Pune 411016.

Contact: **020 25662397, 020 25667112** | **www.venkateshbuildcon.com** | **www.svbpl.in**

Disclaimer: This brochure is purely conceptual and not a legal offering nor will be part of the agreement. Images shown are for representation purpose only. Number of floors and number of units may be revised. Developer reserves the rights to amend the layout, plans, elevation, colour schemes, specifications, amenities, etc. without any prior notice.