HILL AVENUE

Digital & Smart Residences

2 BHK Residences @ BANER

ILMS SHELTERS PVT LTD

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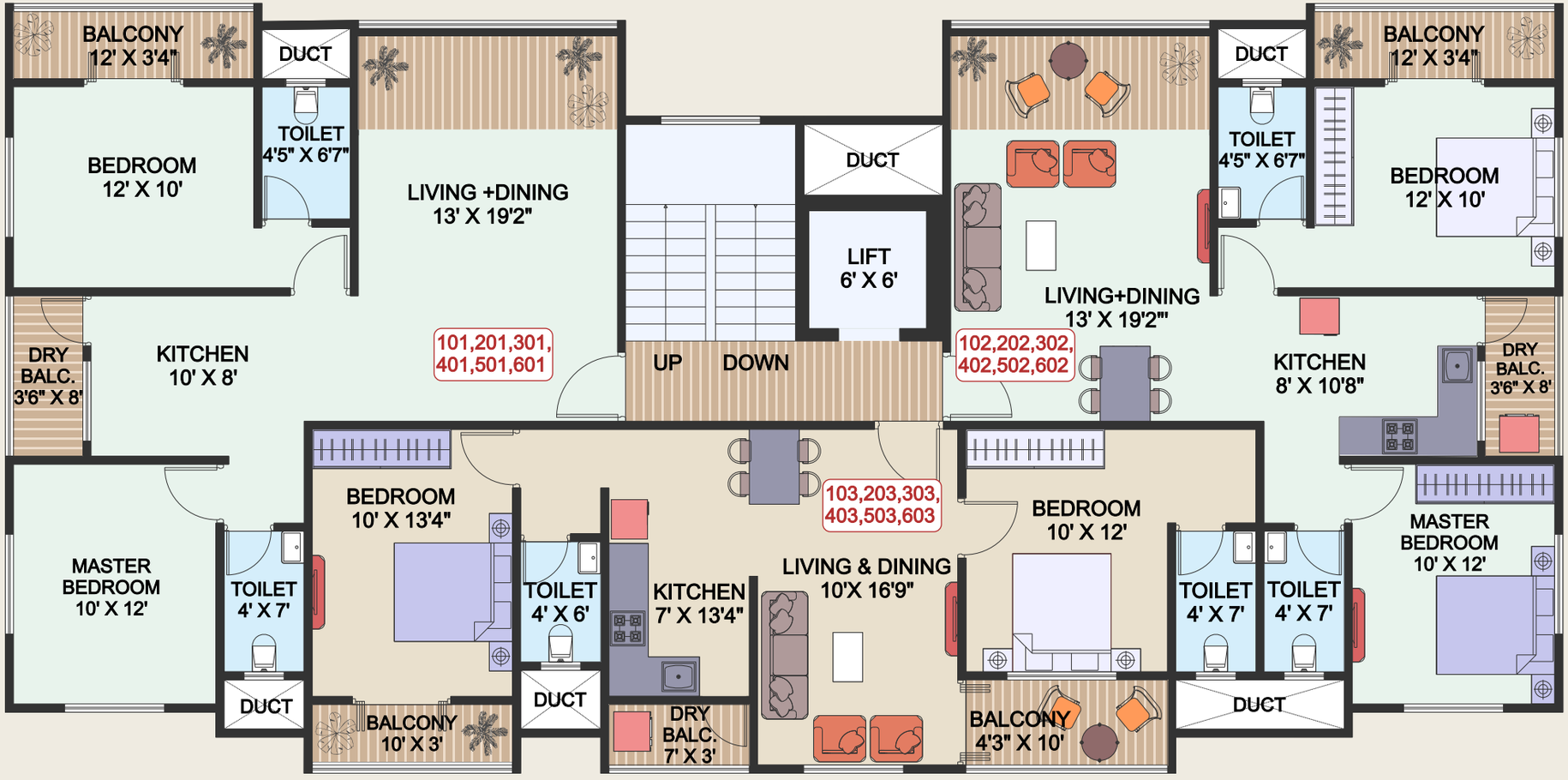
" Made with love, Driven by passion "HILL AVENUE" is a place where life strikes a Perfect Balance."



"Lush Greenary & Hill view
Amidst Prime Location
of Baner"

ILMS SHELTERS PVT LTD

TYPICAL 1st TO 6th FLOOR PLAN



AREA STATEMENT AS PER RERA (IN Sq.Mt & Sq.Ft)

FLAT NO	FLAT TYPE	FLAT CARPET	BALCONY CARPET	TOTAL SALEABLE (Sq.Mt)	(Sq.Ft)
101,201,301,401,501,601	2 BHK	65.00	7.00	72.00	774
102,202,302,401,501,601	2 BHK	65.00	7.00	72.00	774
103,203,303,403,503,603	2 BHK	61.00	8.5	69.5	747



ILMS SHELTERS PVT LTD

3D ISOMETRIC VIEWS- 2 BHK PLAN

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PREMIUM SPECIFICATIONS

HILL AVENUE

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STRUCTURAL

- Earthquake Resistant R.C.C frame structure
- 4"& 5" Thick ACC Blocks or Red Bricks for external and internal Walls
- Sand Faced plaster for External walls
- Gypsum finish to all Intenal walls

FLOORING AND WALL TILES

- 2'X2' Kajaria / Asian or any Equivalent make Vitrified tiles for flooring
- 12"X18" Kajaria / Asian or any Equivalent make wall tiles for bathroom/toilets upto lintel level
- 12"X12" Kajaria / Asian or any Equivalent make Antiskid tiles for bathroom, terraces, balconies and Parking area

KITCHEN

- Granite kitchen platform in Black Granite with stainless steel sink of NIRALI or any Equivalent make
- Kajaria /Asian or any Equivalent make Designer Tiles dado above kitchen platform upto beam bottom level
- Provision for Exhaust fan.
- Provision for Water Purifier
- Electrical Power Point for Fridge and Washing machine etc.

BATHROOM / TOILETS

- Concealed plumbing in CPVC/UPVC of Astral or any Equivalent make
- CP & Sanitary Fittings of Jaguar / Parryware or Equivalent make
- Provision for Boiler Points in Each Bathroom

PAINTING

- External : Asian Apex paint or any Equivalent make
- Internal : Asian OBD or Emulsion paint of Standard makes

DOORS AND WINDOWS

- 35mm Thick Laminated flush door
- Plywood laminated door frames for main and bedroom doors
- Granite Frames for all Bathrooms
- Granite frames for all windows
- 3 Track Powder coated aluminum sliding windows with mosquito net
- MS Grills for all windows for safety purpose

ELECTRIFICATION

- Concealed fire resisting copper wiring of POLYCAB or any equivalent make
- Adequate electrical points with premium moduler switches of
- Legrand /Gold Medal or equivalent make
- Provision for inverter
- Provision for TV, Telephone and Internet cable in Living room
- Provision for A.C Point in Drawing Room and Bedrooms

SMART & DIGITAL HOME AUTOMATION

- Home automation system which can run on app
- Helps in Power Saving
- Remote operations of electrical appliances and moods settings

ELEVATOR

- Branded Make elevator For Apartment (Kone/Otis/Schindler)

Why Hill Avenue Residences ?

AMENITIES & FEATURES

- Automatic Elevator
- Power Backup for Lift & Common Areas
- Designer Entrance lobby
- Video Door Phone for Each Home
- CCTV for parking area
- Concrete paved internal roads
- EV Charging Points in parking area
- Water Purifier for each Apartment
- Ample Mechanical Parking
- Smart & Digital Home Automation system
- Solar Water System
- Rooftop Garden with Lavish Gazebo



MODERN CHAMP FOR PERFECT LIVING.....



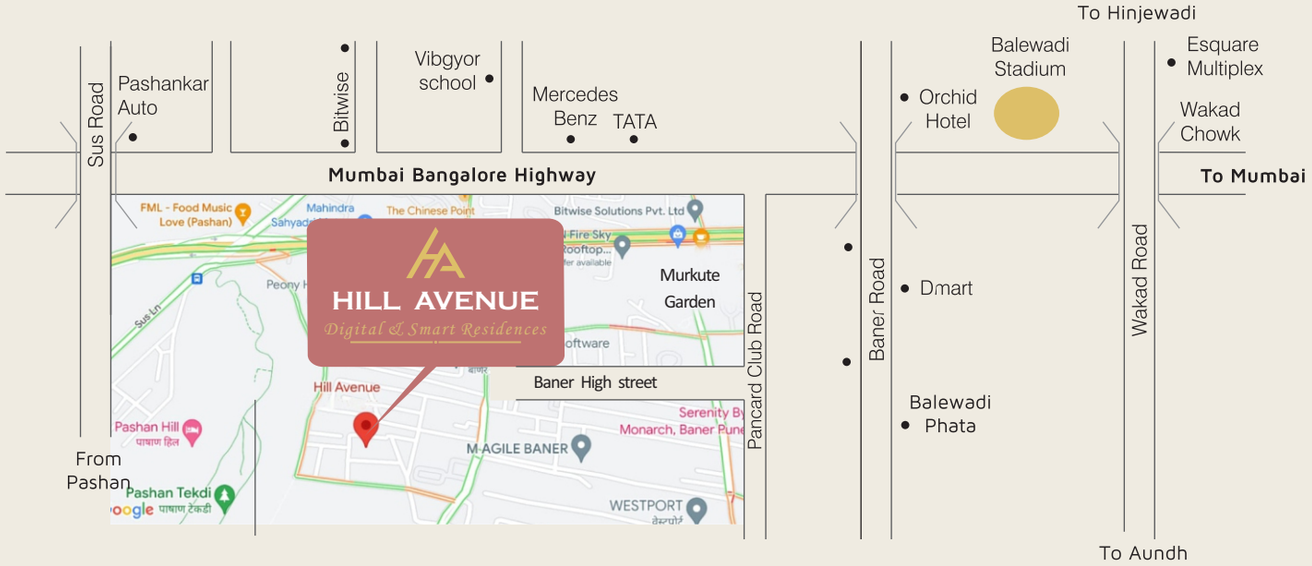


OUR LANDMARKS





LOCATION



KEY DISTANCES (3 TO 5 km)

Proposed BANER HIGHSTREET (200mtr)

Hospitals- Jupiter Hospital, Manipal Hospital, Medipoint Hospital | **Schools** – Creative Minds, Euro Kids, Seedlings pre school, Vibgyor, Orchid international |

City Connections – Pune University, Pashan Circle, Rajiv Gandhi infotech Park, Cummins Baner | **Shopping Centers** – Ozone mall, Balewadi Highstreet ,Westside Westend Mall

PROJECT BY

ILMS SHELTERS PVT LTD

MAHARERA
P52100051340

CREDITS

Architect	RCC Designer	Legal Advisor
VIINOD & ASSOCIATES	Ravindra A Karnavat Structural & Civil Engineers	Adv. Ajinkya Kalbhor

SITE & OFFICE ADDRESS

Hill Avenue Project by ILMS SHELTERS PVT LTD, Ajinkya Park, Pan Card Club Rd, Baner Hills, Baner, Pune, Maharashtra 411045

+91 70 20 568 994 /+91 97 63 625 111 hillavenue18@gmail.com

The brochure is purely conceptual and not a legal offering. No. of floor may be revised in light of amendment in development control rules.
Developers reserve right to amend the layout, plans, elevations, specifications and amenities as and when required.

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