

ABOUT TEERTH AVILA

Teerth Avila is a development of 458 new homes, 38 shops & landscaped communal area tucked away between the serenity of Sus Hills and Baner link road. 3 Towers reaching 15 & 19 storeys offer 3 & 4 RLK flats and terrace garden flats on the podium floor.

Shared amenities include a party lawn, clubhouse, pool, landscaped garden, kids play zone, gym, games room and connected outdoor spaces for ad-hoc gatherings.

The modern straight line design ensures the buildings are not overlooking each other, maintaining privacy of users and reinventing it for contemporary residents.



LEISURE

- Sunny’s World
- Balewadi Sports Complex
- Oxford Country Club
- Butterfly Transpoline Park

SCHOOLS

- Vidya Valley School
- Dhruv International School
- DLRC
- PICT Model School
- Vibgyor School
- Orchid School

PRESCHOOL/DAY CARE

- Little Berries
- Saplings
- Kidzee
- Rangoli
- Paathshala
- Little Millenium

SUPER MARKETS

- Balaji Super Market
- Vijay Super Mart
- MG Mart
- D-Mart

HOSPITAL

- Sus
- Surya
- Symbiosis
- SP Multispeciality
- Jupiter
- Columbia Asia

WORK

- Teerth Exchange
- Teerth Technospace
- Amar Madhuban Tech Park
- Balewadi Highstreet
- Hinjewadi Phase I
- Hinjewadi Phase II
- Hinjewadi Phase III

ENTERTAINMENT / SHOPPING

- Xion Mall
- Westend Mall
- Decathlon
- Pavilion
- Phoenix (Upcoming)

CONNECTIVITY

- Sus Bus Stand : 200 meters
- Mumbai-Bangalore Highway : 2.7 Km
- BHS Metro Station : 4 Km
- Chandani Chowk : 8.7 Km
- University Circle : 10 Km
- Hinjewadi IT Park : 10 Km
- Pune Rly Station : 15 Km
- Pune-Mumbai Expressway : 15 Km
- Airport : 21 Km



PROJECT TYPE

3 RLK, 4RLK & Shops

PROJECT CONFIGURATION

458 Flats & 38 Shops

DEVELOPMENT SIZE

~5,00,000 square feet

AREA UNDER AMENITIES

21,378 square feet

PLOT AREA

2,46,775 square feet

3 TOWERS

PLOT AREA :

4.72 ACRES

FLOORS

19 & 15 floors



REDEFINING YOUR LIFESTYLE

Teerth Avila blends in modern design, urban living and a beautiful hillside setting at Sus. Come home to a pleasant escape everyday.

The development is thoughtfully designed to meet the demands of a healthy family. It is planned to keep up with the post - pandemic lifestyle. An extra room in every flat can be tailored to use and can enable distraction free work/study from home. Convenience shopping saves on commute time and fuels costs and outdoor amenities ensure everyone is active and engaged. Cut the week monotony by putting on your hiking shoes to trail the neighbouring hills over the weekend.

Teerth Avila is well - connected and just minutes away from Hinjewadi, Balewadi High Street, Balewadi Sports Complex, Pancard Club Road & Baner.

↑
Vidya Valley
School

Sus Chowk



MASTER LAYOUT

1. Gate with Security Cabin
2. A Building
3. DG
4. Transformer Room
5. Ganesh Temple
6. Garden with Stage
7. Swimming Pool with Deck
8. Childrens Play Area
9. B Building
10. Convenience Shops
11. Clubhouse with Gym
12. Yoga/ Meditation Zone
13. Landscaped Stairs
14. Senior Citizen Sitouts
15. Party Lawn
16. Indoor Games Room
17. Outdoor Patio
18. C1 Wing
19. C2 Wing
20. Parking
21. Visitor's Parking

FOSTER A SENSE OF
COMMUNITY LIVING



Yoga/Meditation Zone

Party Lawn

Garden with Performance Stage

Temple of Lord Ganesha

Kids Play Area

Landscaped Sit Outs & Stairs

CLUBHOUSE

Gym on Ground Level

Indoor Games Floor

Swimming Pool

Senior Citizen Sitouts





LIVING ROOM & DINING

The living area is a welcoming zone which is supplemented with a multipurpose room that can be customised as per individual family needs. The living features a terrace overlooking the hills or the city.



MASTER BEDROOM

Dive into the mix of comfort and lavishness that marks your zone of tranquillity.

Generously proportioned bedroom with natural light and an attached toilet for comfort.

BEDROOM TWO

Contemporary room with flowing natural light and great outdoor views with easy access to toilet right outside the door.

All Bedrooms are secured with a door having cupboard niche to save space & hidden from living room.



MULTIPURPOSE ROOM

Customise the study room to suit your individual family needs.

It can be tailored to be a study room, home office, puja room, store, TV room or a kids bedroom.





PRIVATE KITCHEN

The kitchen is not visible from the living area & ideal for Indian cooking & preparation. It has an attached dry balcony & a big window for sunlight to seep in.

The kitchen wall comes with easy to clean wall dado tiles 2 feet above kitchen platform.

SPECIFICATIONS

INTERIOR

LIVING ROOM, KITCHEN & BEDROOM

- Vitrified tile flooring (600 X 600 mm)
- Black Granite kitchen platform with stainless steel sink
- Glazed tiles dado on kitchen platform upto 2ft
- Provision of exhaust fan in kitchen

BATHROOMS & TOILETS

- Well designed bathrooms & toilets with glazed tiles up to lintel level
- CP fittings of Grohe /equivalent
- Provision of exhaust fan
- Sanitary ware of American standard/ equivalent
- Common wash basin

DOORS & WINDOWS

- Designed laminated door frames with laminated doors
- Bathrooms & Toilet door frames in granite
- Powder coated aluminium sliding windows with mosquito net

ELECTRIFICATION

- Good quality concealed wiring (Anchor/equivalent)
- Anchor/equivalent modular switches
- Inverter Provision

EXTERIOR

BASIC BUILDING STRUCTURE

- RCC Framed Structure
- Internal walls with 4” AAC block work
- External walls with 5” AAC block work
- Plaster with Meru Gypsum finish inside and sand faced plaster outside
- Oil bond distemper on tunnel walls and ceiling

ENTRANCE, COMMON PASSAGES, LIFT & PARKING

- Well Designed & Decorated entrance lobby & Lift Passages
- Johnson/ Schindler or equivalent lifts with inverter backup
- Total 10 Elevators for residential buildings
- Trimix/ tiles in parking
- LED lights for common areas

ADDITIONAL AMENITIES

- Solar lights for common areas
- Elevator for Clubhouse
- Letter box and lobby listing for each flat
- Security Cabin at Entrance Gate





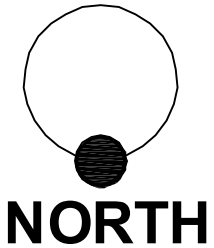
CUT SECTION

The flat design flows from its private entrance lobby, a light-flooded living, study space, terrace side dining, private kitchen and spacious bedrooms.

TYPICAL EVEN FLOOR PLAN



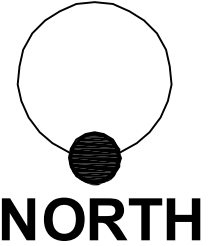
FLAT NO.	CARPET AREA	ENCLOSED	DRY BALCONY	TERRACE	TOTAL AREA	
	SQFT	SQFT	SQFT	SQFT	SQFT	SQFT
1	616.35	75.35	30.46	66.52	73.27	788.68
2	582.66	52.85	33.37	66.52	68.32	735.4
3	588.04	53.71	33.37	66.52	68.9	741.64
4	616.35	75.35	30.46	66.52	73.27	788.68
5	616.35	80.19	30.46	66.52	73.72	793.52
6	652.19	52.85	30.37	66.52	74.78	804.93
7	587.18	53.71	30.37	66.52	68.82	740.78
8	616.35	75.35	30.46	66.52	73.27	788.68



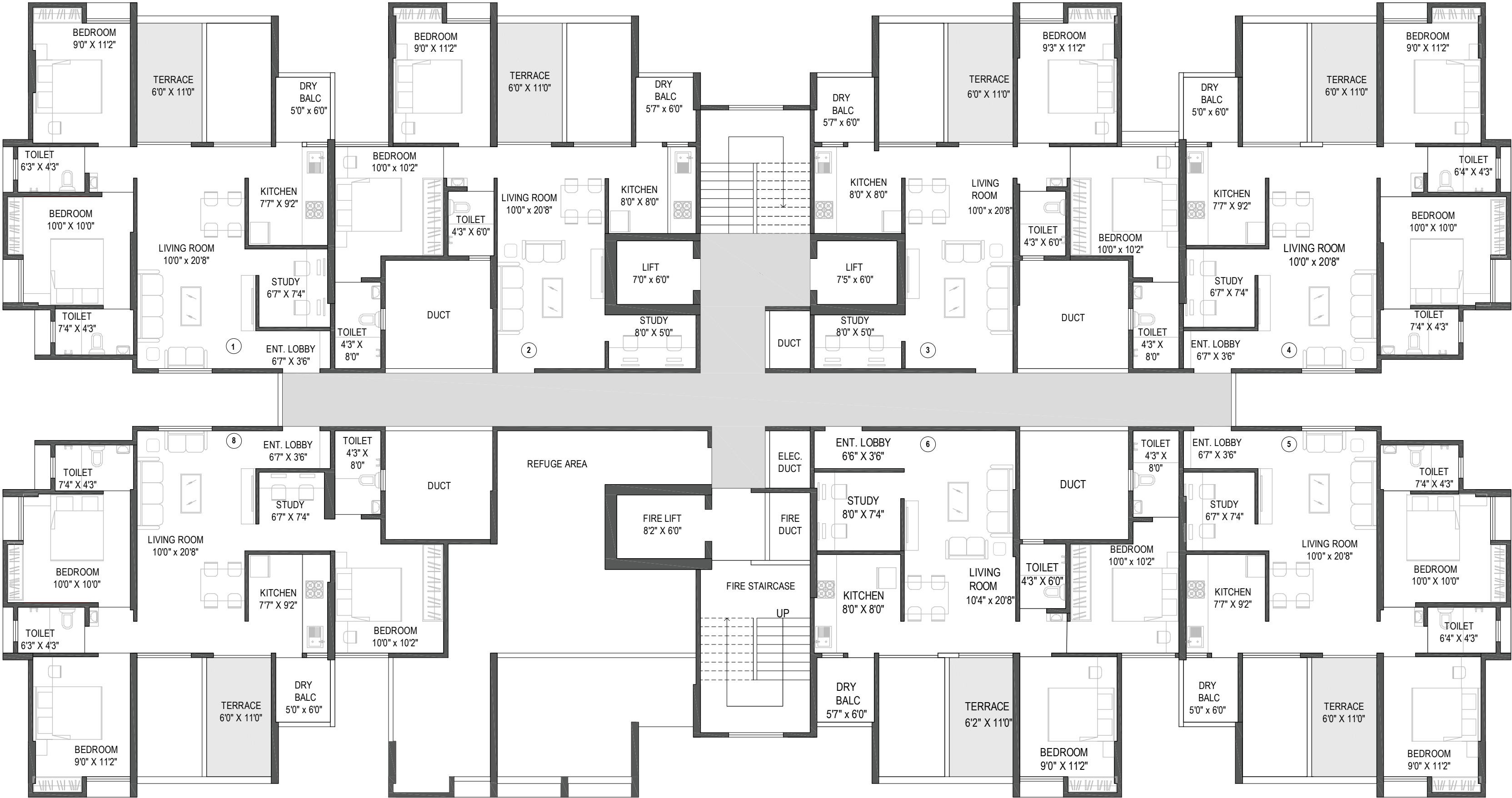
TYPICAL ODD FLOOR PLAN



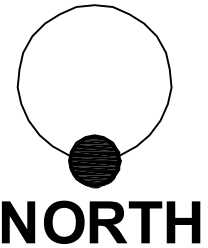
FLAT NO.	CARPET AREA	ENCLOSED BALCONY	DRY BALCONY	TERRACE	TOTAL AREA	
	SQFT	SQFT	SQFT	SQFT	SQFT	SQFT
1	621.51	77.82	30.46	66.52	73.98	798.32
2	588.14	54.9	33.37	66.52	69.02	742.93
3	591.27	54.9	33.37	66.52	69.31	746.05
4	621.51	77.82	30.46	66.52	73.98	796.32
5	621.51	77.82	30.46	66.52	73.98	796.32
6	657.36	54.9	30.37	66.52	75.45	812.14
7	588.14	54.9	30.37	66.52	69.02	742.93
8	621.51	77.82	30.46	66.52	73.98	796.32



TYPICAL REFUGE FLOOR PLAN



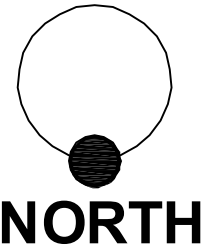
FLAT NO.	CARPET AREA	ENCLOSED BALCONY	DRY BALCONY	TERRACE	TOTAL AREA	
	SQFT	SQFT	SQFT	SQFT	SQFT	SQFT
1	621.51	77.82	30.46	66.52	73.98	796.32
2	588.14	55	33.48	66.52	69.04	743.15
3	591.27	55	33.48	66.52	69.33	746.27
4	621.51	77.82	30.46	66.52	73.98	796.32
5	621.51	77.82	30.46	66.52	73.98	796.32
6	657.25	55	30.48	66.52	75.46	812.25
8	760.48	96.66	30.48	66.52	88.92	957.13



TYPICAL GARDEN FLOOR PLAN



FLAT NO.	CARPET AREA	ENCLOSED BALCONY	DRY BALCONY	TERRACE	TOTAL AREA	
	SQFT	SQFT	SQFT	SQFT	SQFT	SQFT
101	621.51	77.82	30.46	66.52	73.98	798.32
102	588.14	54.9	33.37	66.52	69.02	742.93
103	591.27	54.9	33.37	66.52	69.31	746.05
104	621.51	77.82	30.46	66.52	73.98	796.32
105	627	77.82	0	351.01	98.09	1055.84
106	666.51	56.94	0	497.62	113.44	1221.07
107	599.55	56.94	0	488.04	106.33	1144.54
108	627.43	77.82	0	351.01	98.13	1056.27



LOCATION MAP

