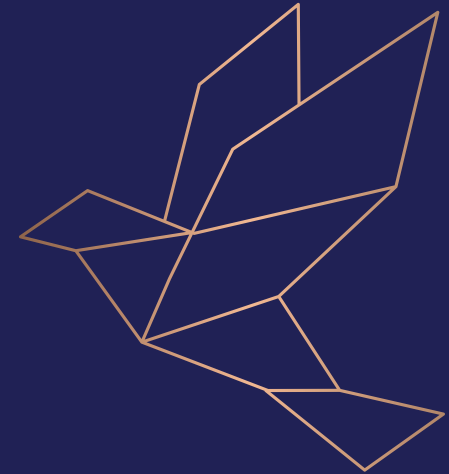




IVORY  
HEIGHTS

LUXURY HOMES

CHOVISAWADI, CHARHOLI, PCMC



*Elevate yourself*



\*Artistic impression and not to scale



**AAKAR**  
REALTIES

## EXPERIENCE A BETTER LIFE WITH 'AAKAR' HOMES.

At Aakar Realities, we build homes that deliver comfort, security, and convenience. We have a customer-centric approach from start to finish, providing homes that come with a promise of satisfaction. Our focus is always to provide our customers with the best homes at the best pricing.

Express your life to the fullest with your own beautiful home. A home that brings the premium feel of a Baner residence to Chovisawadi. A home that gives you security, freedom, and lasting friendships. A home that offers an advantageous location and thoughtful architecture. Welcome to a home you will be proud to call 'my humble abode.'

LIFE IS AN  
EXPERIENCE

# ELEVATE LIVING

Transform your lifestyle with our thoughtfully designed homes, offering exceptional comfort, style, and the promise of a truly elevated living experience.

EXTRAORDINARY REALMS. \_\_\_\_\_



Around 12.5%  
impressive Y.O.Y  
appreciation



Smart home  
automation systems

Ultra-modern home automation switch plates for super convenience. Connect with Alexa and operate from anywhere in the world. (Alexa not included)



IVORY HEIGHTS  
INSPIRING HEALTH

# ELEVATE FITNESS

Challenge boundaries, & welcome a healthier you! Dive into a revolutionary fitness experience at our one-of-a-kind floating fitness centre. Embark on an inspiring voyage to enrich your well-being, led by top-notch fitness experts who are dedicated towards elevating your health and happiness.



Floating fitness centre  
for daily work-out regime



Elevated gym design offers  
panoramic & refreshing views



Latest, Top-of-the-Line  
Exercise Equipments

EXTRAORDINARY REALMS.



One of a kind Floating Fitness Centre

\*Artistic impression and not to scale

WHERE EVERY SPACE  
IS A BLISSFUL RETREAT

# ELEVATE HOSPITALITY

The Ivory heights Hospitality Lounge is more than just a place to stay, it's an experience that elevates the senses. This is where the serene story of elegance & indulgence unfolds, where our four ultra-premium ensuite guestrooms await the pleasant arrival of your esteemed guests.

EXTRAORDINARY REALMS.



Well-proportioned lounge  
offering a comfortable space



Ensuite configuration proffers  
utmost privacy & leisure



Intimate space with the highest  
levels of hygiene & cleanliness



# Elevate Lifestyle

## EXCEPTIONAL FEATURES DEFINE YOUR DREAM LIVING SPACE

Premium Condominiums, Luxury Homes.

Common lighting to be on Solar PV to reduce monthly maintenance cost drastically.

Each flat entry is east-west only.

Dedicated & fully-furnished common area for work from home requirements.

Decorative club house & entrance canopy to be Added for aesthetics.

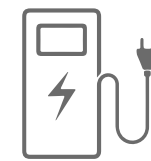
100% Modular kitchen with german fittings For every apartment.

Most sought after project in charholi, PCMC.

Crafting a haven of dreams, where extraordinary features transform your living space into an exceptional realm of comfort and style.

\*Artistic impression and not to scale

# ELEVATE ALWAYS



EV Charging Station



Dedicated Guest Rooms



Work From Home Facility



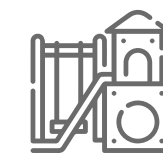
Floating Fitness Facility



Majestic Gateway & Entrance



Fire Resilience System



Kid's Adventure Zone & Multi-Sports Arena



Senior Citizen Sitouts



Safety Surveillance & Visual Monitoring



Health Hub & Exercise Zone



Perfect Community Living



24/7 Gated Security



\*Artistic impression and not to scale

## SPECIFICATIONS

### Structure

- RCC structure with AAC block internal and external walls with plaster

### Flooring

- Designer vitrified flooring
- Ceramic tiles for toilets, balconies and attached terraces

### Kitchen

- Granite platform with SS Sink
- Glazed/Ceramic tile dado up to 2 ft height above platform
- Provision for water purifier

### Toilets

- Ceramic flooring and dado up to 7 ft. height
- Repute make sanitary wares and CP fittings
- Overhead shower with hot & cold water for Master Toilet
- Concealed plumbing

### Utility

- Ceramic tiles for floor and dado up to 3' height
- Inlet / outlet provision for washing machine

### Electrical

- Concealed fire resistant high quality copper wiring
- Ample light point with modular switches
- AC point in master bedroom
- Earth leakage circuit breaker
- TV & telephone points

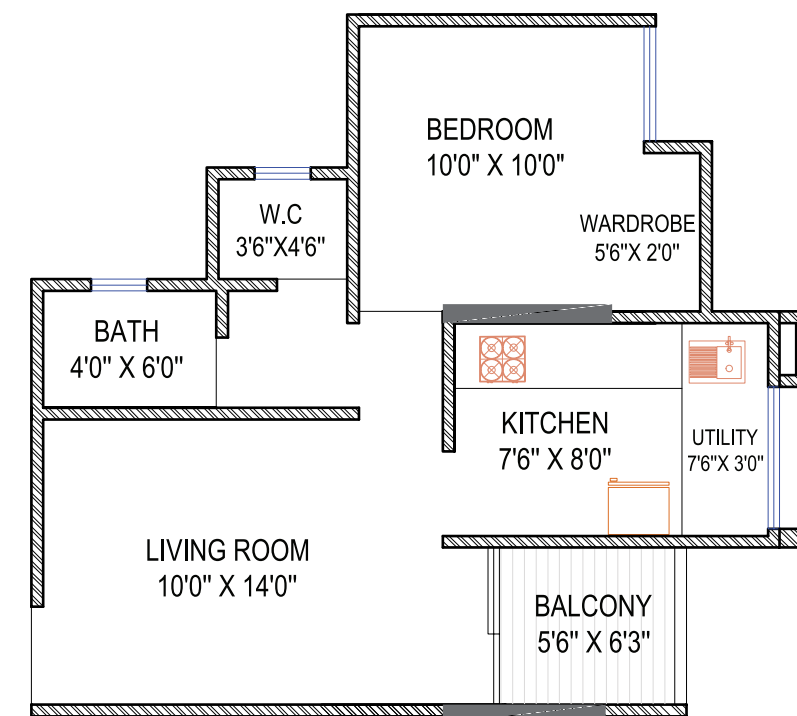
### Doors & Windows

- Elegant flush doors
- Premium quality fixtures and fittings
- Powder coated aluminium windows with mosquito mesh
- GI door with grill for enhanced safety

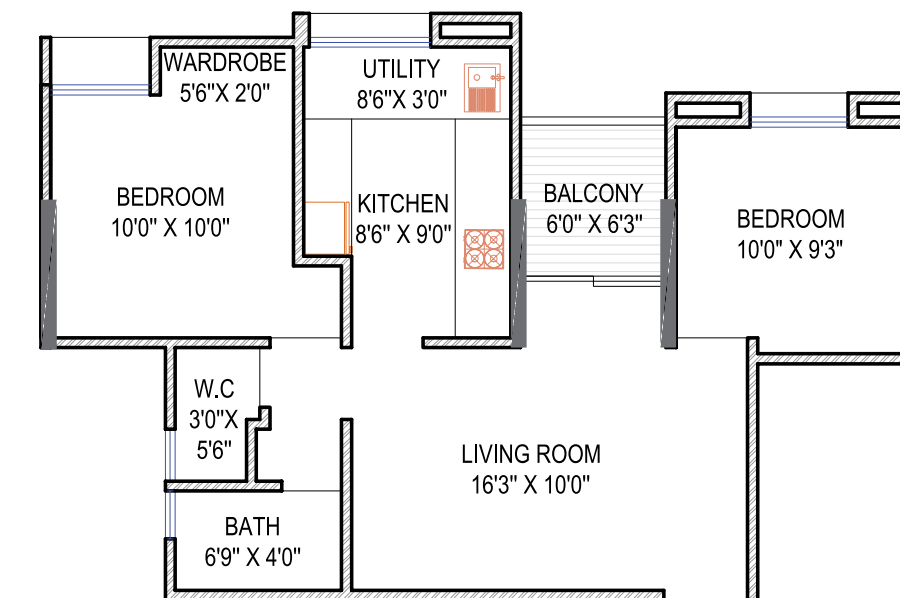
### Internal Paint

- Internal oil bound distemper

### TYPICAL 1 BHK

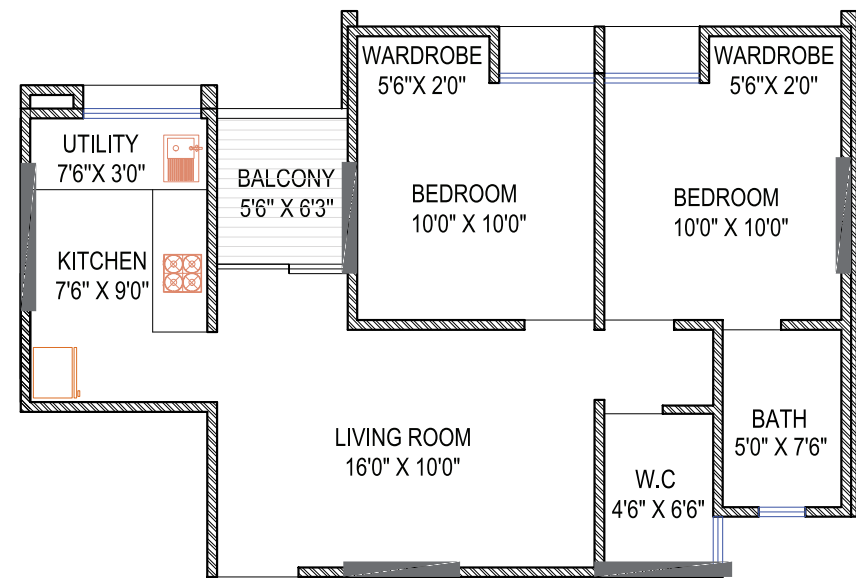


### TYPICAL 1.5 BHK

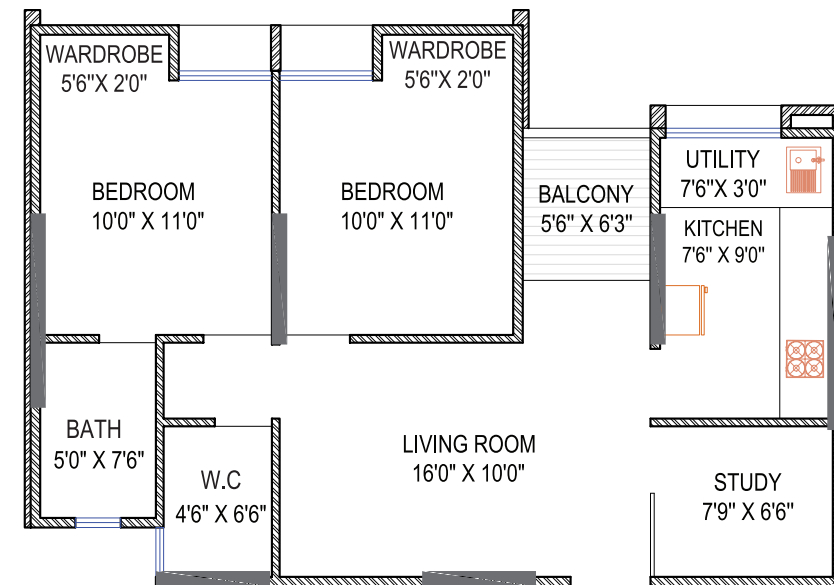




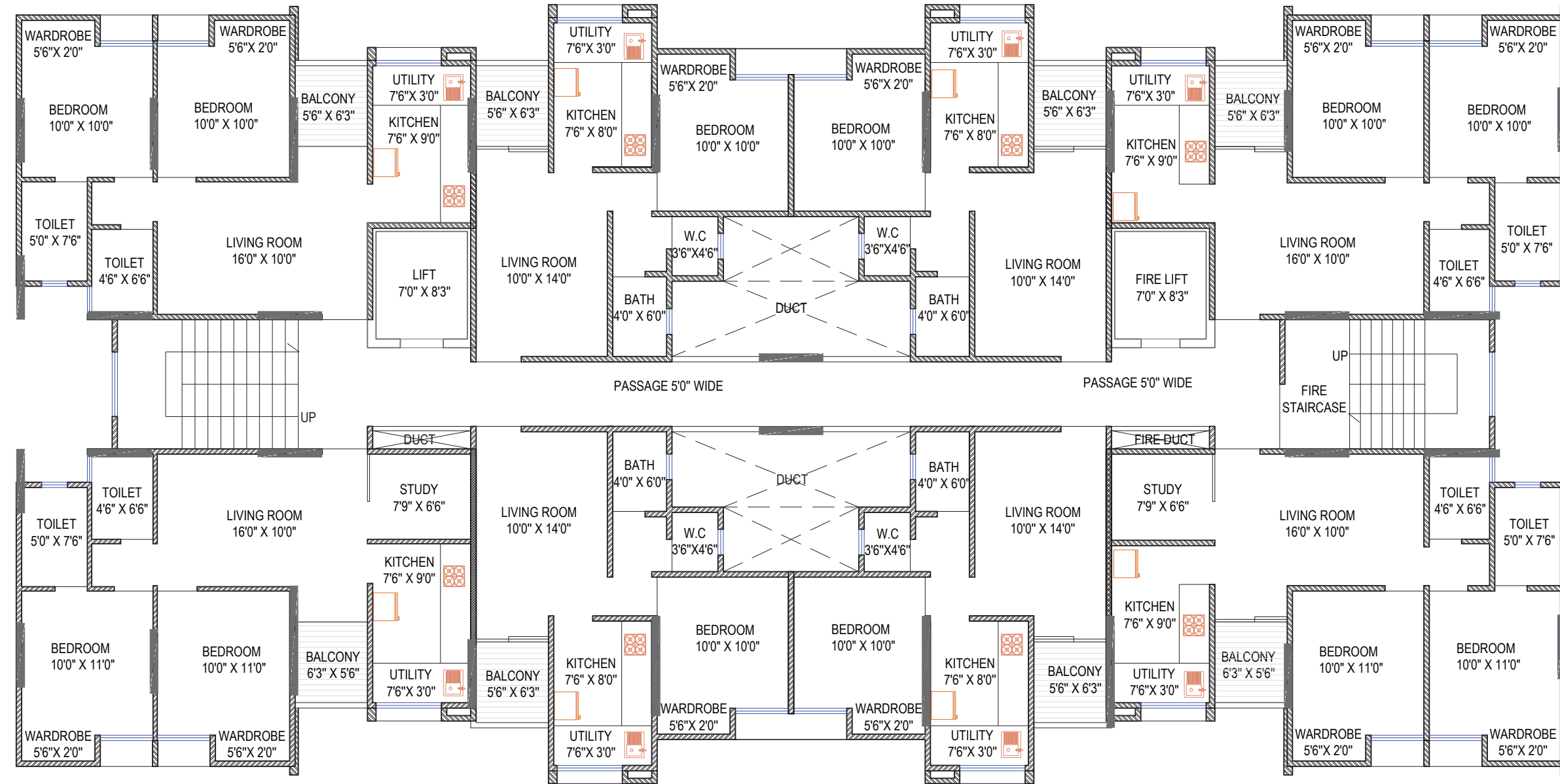
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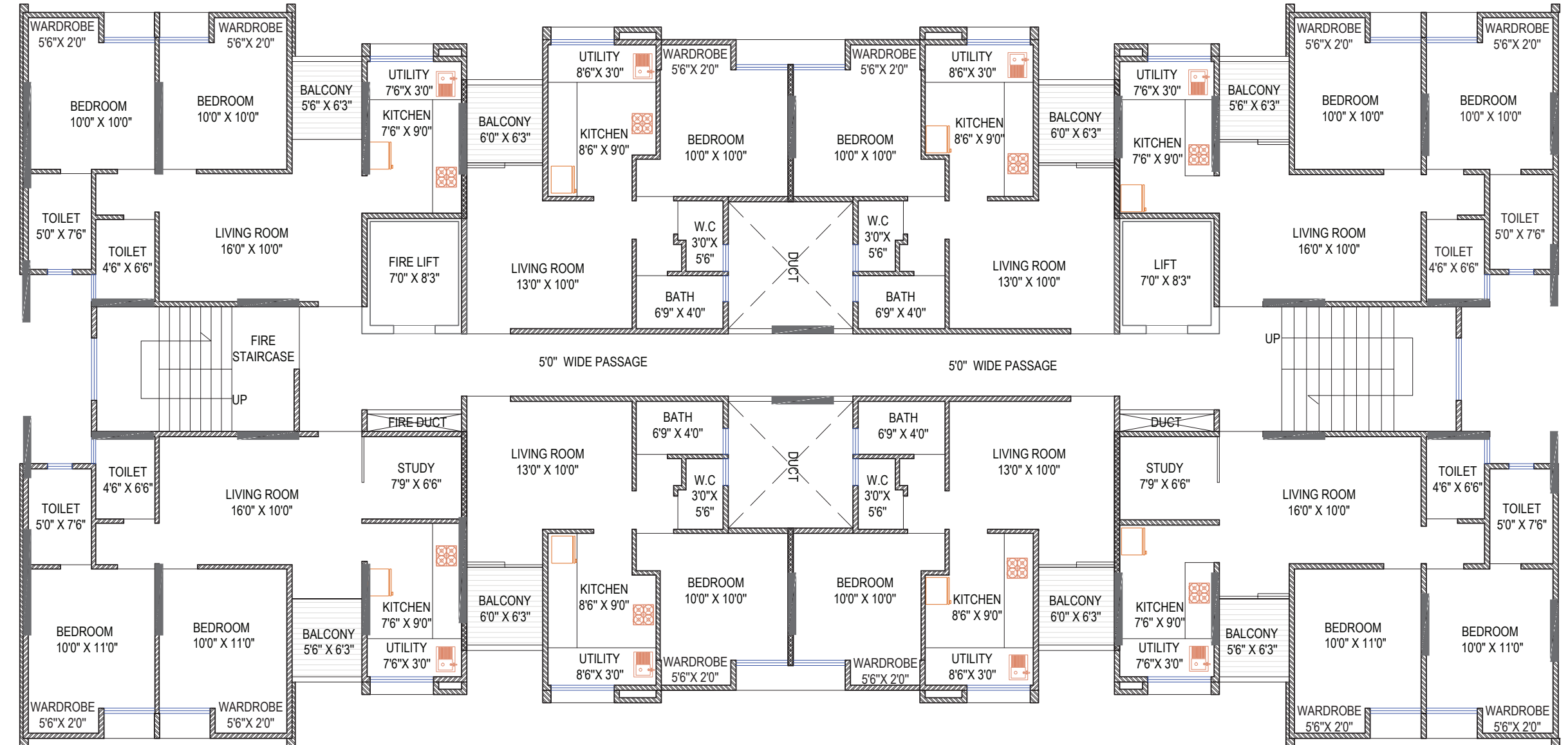
### TYPICAL 2.5 BHK



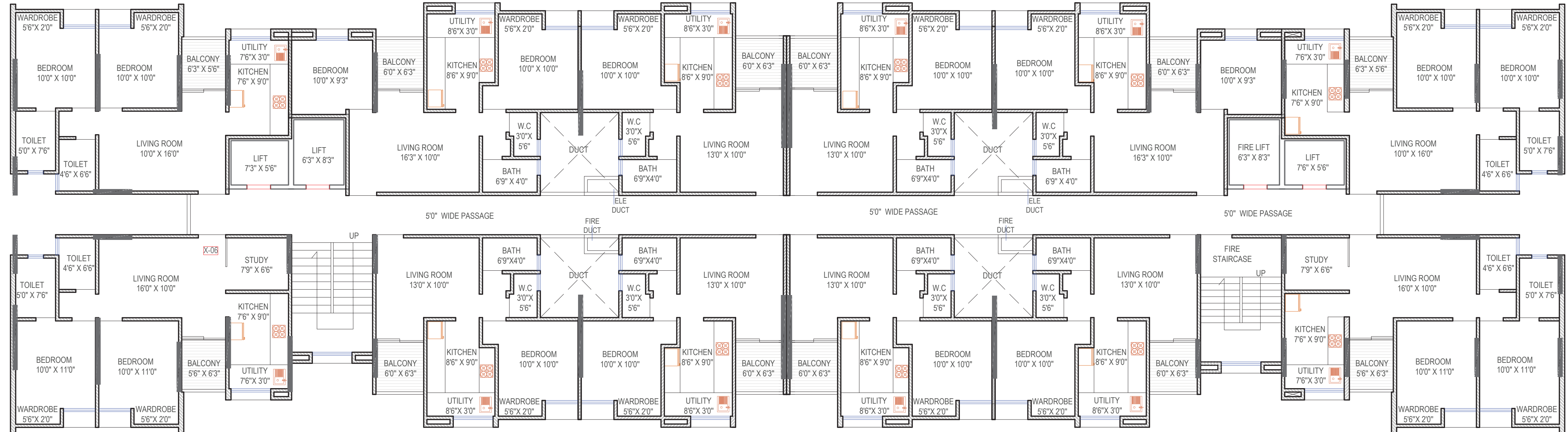
A WING TYPICAL FLOOR PLAN



B WING TYPICAL FLOOR PLAN



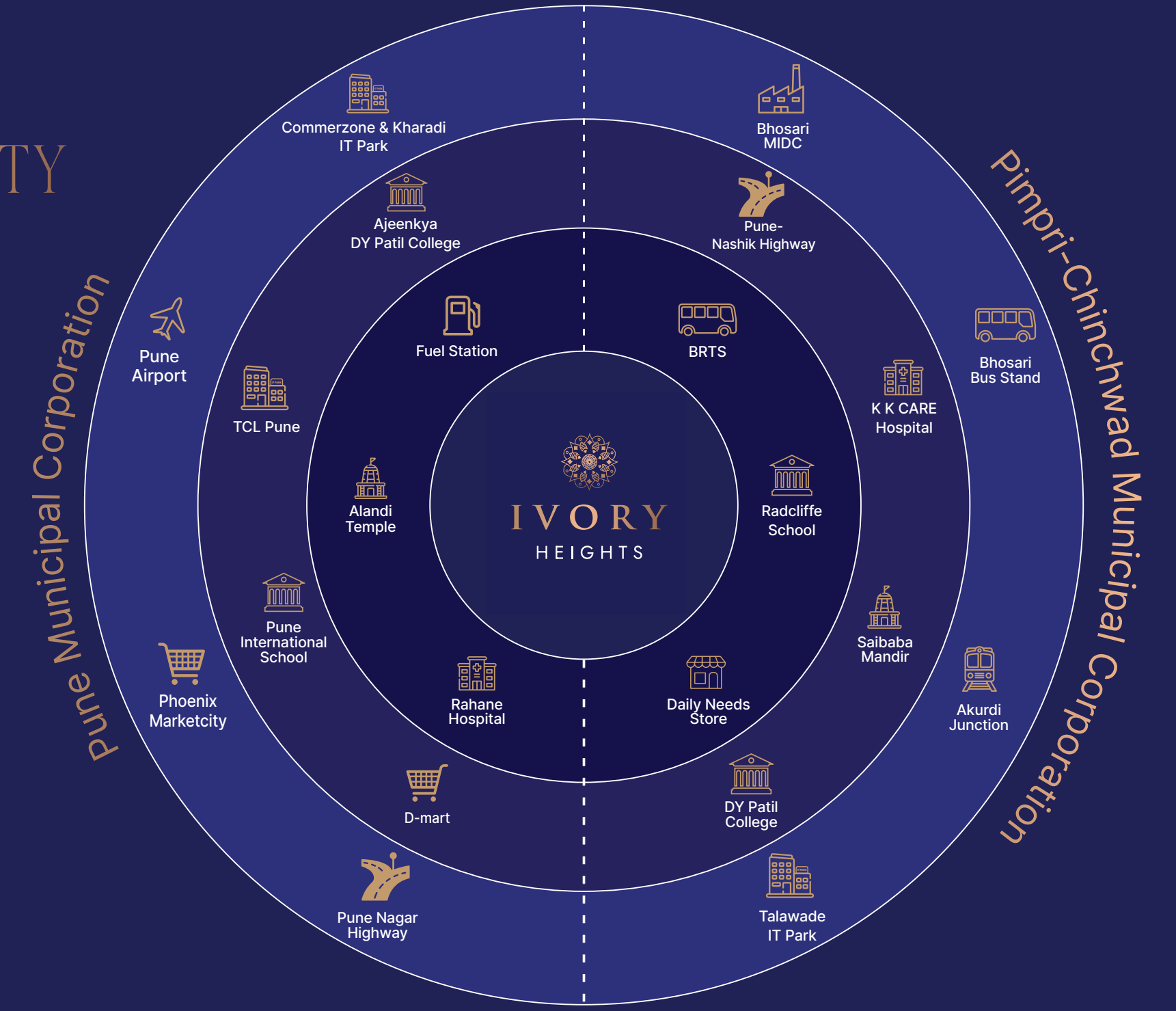
# C WING TYPICAL FLOOR PLAN





# ELEVATE CONNECTIVITY

- Distance in Duration**
- About 2 mins
  - About 10 mins
  - About 20 mins





A Project By



#### Site Address

SR. No. 34, Near to Sapphire Towers,  
Chovisawadi, Vishrantwadi-Alandi Road,  
Charholi, PCMC. 412105

#### Corporate Office

Aakar Realities, Level-3, Launchpad,  
Behind Kotak Mahindra Bank,  
Thermax Chowk, Chinchwad,  
PCMC. 411019

[www.aakarrealities.com](http://www.aakarrealities.com)  
[sales@aarrealities.com](mailto:sales@aarrealities.com)

Call: 9922 8888 95



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