

The image features decorative leaf patterns in the corners. The top-right corner has overlapping leaves in shades of orange, red, and blue. The bottom-left corner has overlapping leaves in shades of blue, purple, and red. The central text is set against a plain white background.

Westbrook

AMBEGAON (Bk.),
OFF SINHAGAD ROAD, PUNE

Project By



**TARA
GROUP**

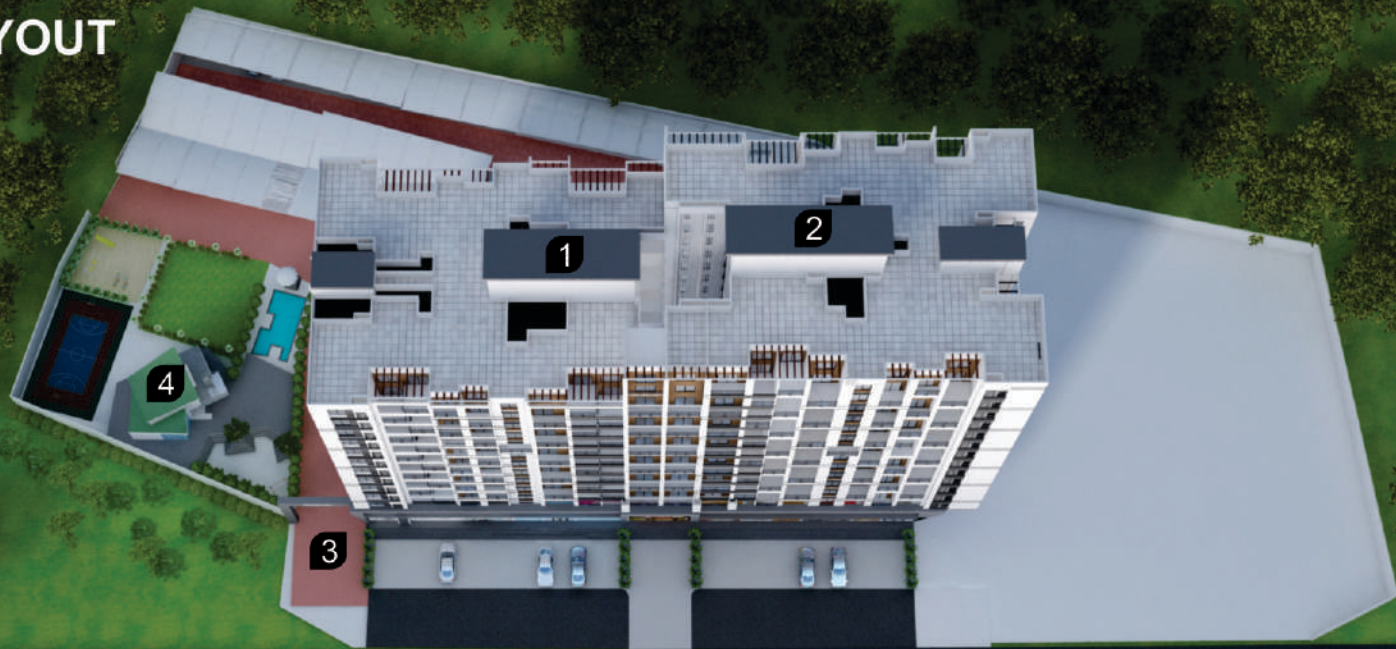


Finding Joy In The New Journey...

WELCOME TO WESTBROOK



THE LAYOUT



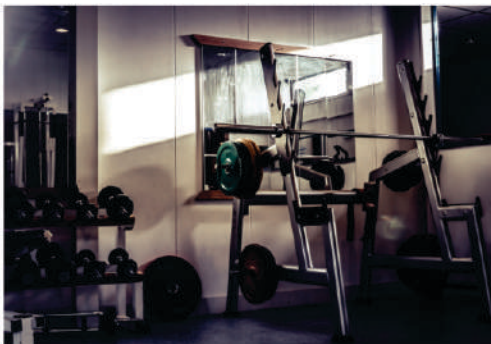
1 A Wing

2 B Wing

3 Entrance

4 Club House

AMENITIES



CCTV in all common area
Security cabin: At entrance
Dish TV supply point in living
DG supply to lift & common areas
Multipurpose court

Branded lift
Landscape garden
Amphitheater area
Children's play area

Water body
Rain water harvesting
Well lit and well ventilated flats
Vastu complaint flats

Multipurpose AC hall
Ganesh mandir
Letter box for each flat at ground floor
Solar water system in one bathroom each flat

SPECIFICATIONS

CONSTRUCTION

- Earthquake resistant construction
- Paved roads for internal area
- Gypsum plaster to all rooms

ENTRANCE LOBBY

- Main gate entrance designer lobby
- All floor well made lobbies

FLOORING

- Living, kitchen & bedroom: 2X2 vitrified tiles
- Toilets, Balconies & Terrace: Anti skid tiles

WALLS & CEILINGS COLOURS

- Internal wall: OBD paint
- External wall: Apex paint

DOORS & WINDOWS

- Living & Bedroom: Laminated doors with SS fitting
- Toilet & Dry Terrace: Laminated doors
- Windows: Powder coated Aluminium sliding 3 track with Mosquito net

KITCHEN

- Kitchen wet & Dry Counter: Granite
- Sink: Stainless steel 304 grade
- Dado: Glaze tile upto 2 ft. ht. above kitchen counter
- Provision for water purifier
- Electric Point: Microwave, mixer point, refrigerator & exhaust fan

BATHROOMS AND TOILETS

- Concealed plumbing
- Common Toilet: Indian seating
- Master Bedroom: Wall hung EWC pan
- Fixture & Fitting: Standard
- Electric Point: Exhaust fan point & plug point
- Dado: Glaze tile up to 7ft. ht.
- Showers: Hot & cold mixer

ELECTRICAL

- Inverter supply point in each flat
- Concealed wiring in the entire flat of reputed branded
- TV point in living area
- Broad band provision in living
- A/c Point: Provision in master bedroom

TERRACE

- SS railing with glass



CLUB HOUSE



TYPICAL 2 RHK FLAT

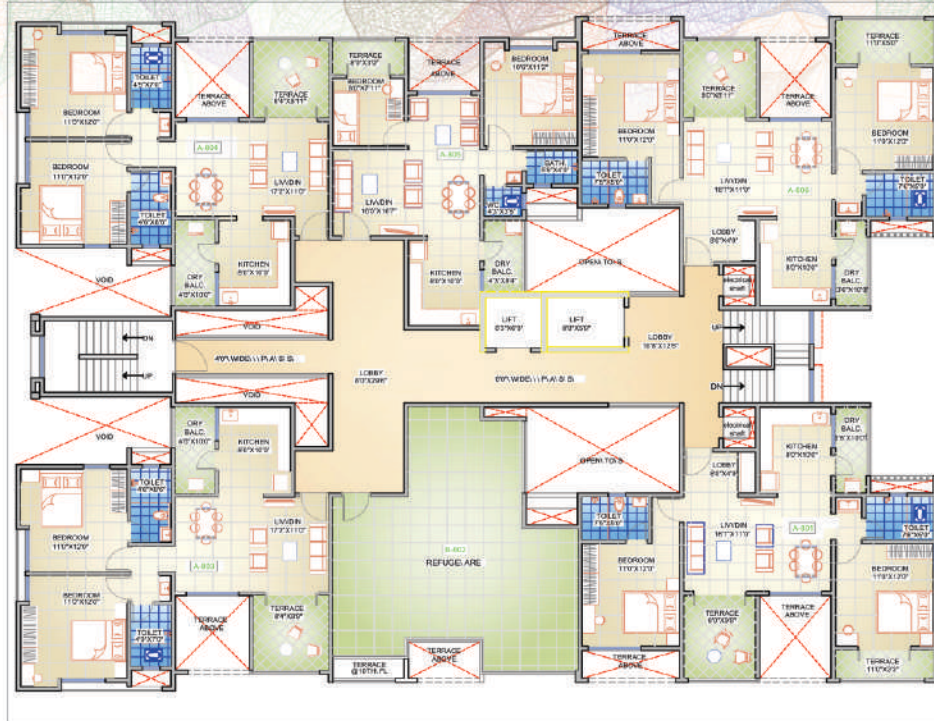


TYPICAL 2 BHK CORNER FLAT



TYPICAL 2 BHK CENTRAL FLAT



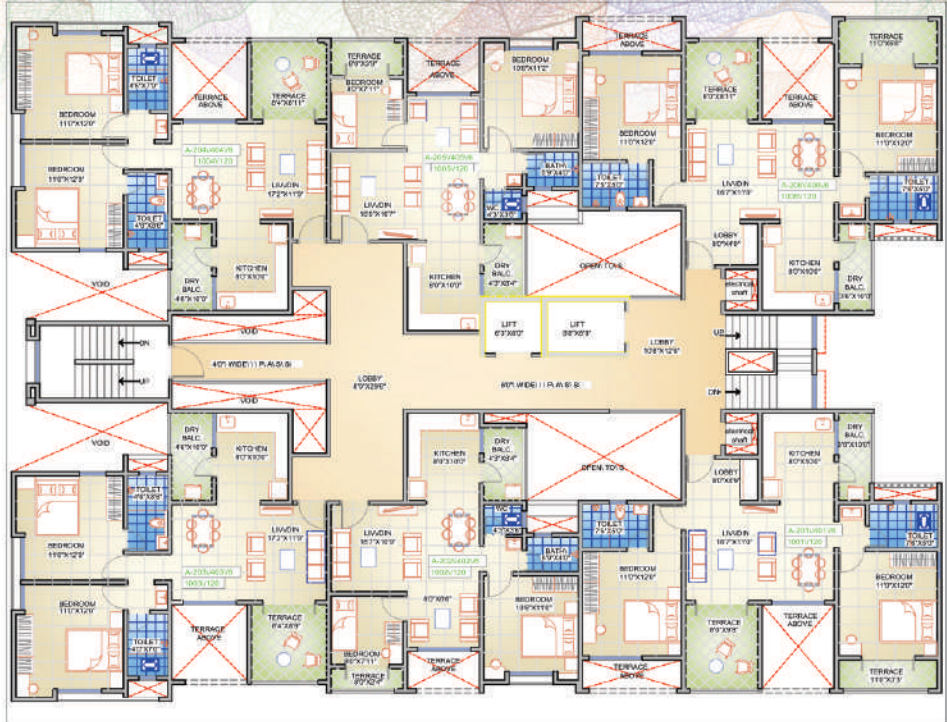


FLOOR PLAN A WING 8TH FLOOR

"A" WING CARPET AREA FOR
8th FLOOR PLAN (AREA IN SQ.FT.)

FLAT NO	TYPE	TOTAL (IN SQ.FT.)	TOTAL (IN SQ.MT.)
801	2BHK	861	79.98
803	2BHK	800	74.32
804	2BHK	811	75.34
805	2BHK	633	58.80
806	2BHK	871	80.91





**FLOOR PLAN
A WING
2ND, 4TH, 6TH, 10TH, 12TH**

**"A" WING CARPET AREA FOR
2nd , 4th, 6th,10th AND 12th FLOOR PLAN (AREA IN SQ.FT.)**

FLAT NO	TYPE	TOTAL (IN. SQ.FT.)	TOTAL (IN. SQ.MT.)
201,401,601,1001,1201	2BHK	861	79.98
202,402,602,1002,1202	2BHK	621	57.69
203,403,603,1003,1203	2BHK	800	74.32
204,404,604,1004,1204	2BHK	811	75.34
205,405,605,1005,1205	2BHK	630	58.53
206,406,606,1006,1206	2BHK	872	81.01





FLOOR PLAN A WING 3RD, 5TH, 7TH, 9TH, 11TH

"A" WING CARPET AREA FOR
3rd, 5th, 7th, 9th AND 11th FLOOR PLAN (AREA IN SQ.FT.)

FLAT NO	TYPE	TOTAL (INI. SQ. FT.)	TOTAL (INI. SQ. MT.)
301.501,701,901,1101	2BHK	861	79.98
302.502,702,902,1102	2BHK	635	58.99
303.503,703,903,1103	2BHK	926	86.02
304.504,704,904,1104	2BHK	937	87.04
305.505,705,905,1105	2BHK	650	60.38
306.506,706,906,1106	2BHK	855	79.43



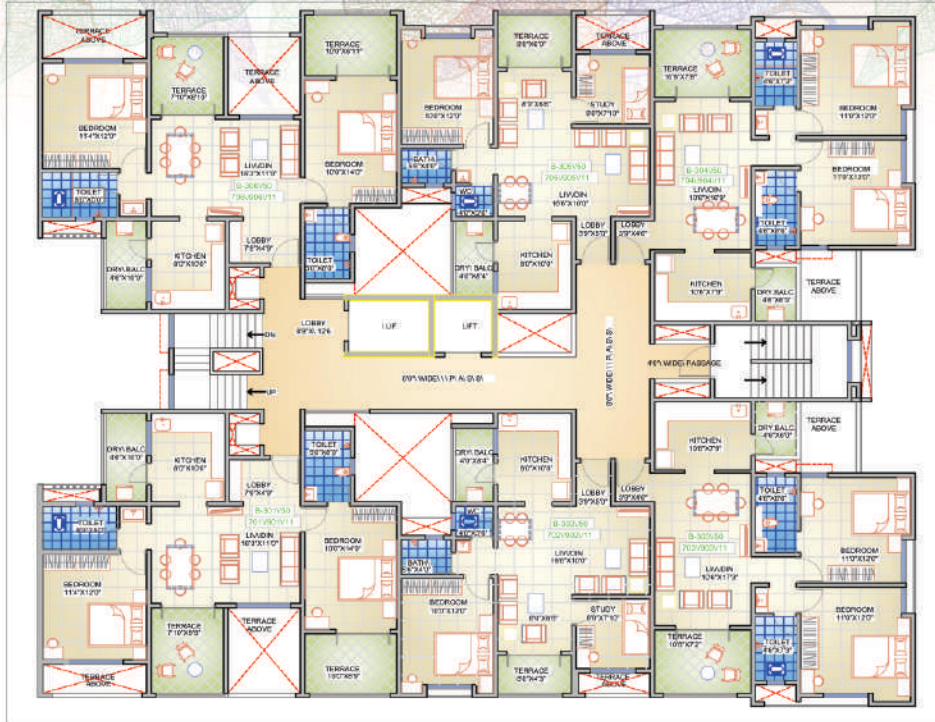


**FLOOR PLAN
B WING
2ND, 4TH, 6TH, 10TH, 12TH**

**"B" WING CARPET AREA FOR
2nd, 4th, 6th, 10th AND 12th FLOOR PLAN (AREA IN SQ.FT.)**

FLAT NO	TOTAL (IN) SQ. FT. (@ 1)	TOTAL (IN) SQ.MT.
201.401,601,1001,1201	863	80.17
202.402,602,1002,1202	641	59.55
203.403,603,1003,1203	766	71.16
204.404,604,1004,1204	766	71.16
205.405,605,1005,1205	655	60.85
206.406,606,1006,1206	875	81.29





**FLOOR PLAN
B WING
3RD, 5TH, 7TH, 9TH, 11TH**

"B" WING CARPET AREA FOR
3rd, 5th, 7th, 9th AND 11th FLOOR PLAN (AREA IN SQ.FT.)

FLAT NO	TOTAL (IN) SQ.FT. (at t)	TOTAL (IN) SQ.MT.
301,501,701,901,1101	893	82.96
302,502,702,902,1102	657	61.04
303,503,703,903,1103	798	74.14
304,504,704,904,1104	798	74.14
305,505,705,905,1105	670	62.24
306,506,706,906,1106	888	82.50





**FLOOR PLAN
B WING
13TH FLOOR**

**"B" WING CARPET AREA FOR
13th FLOOR PLAN (AREA IN SQ.FT.)**

FLAT NO	TYPE	TOTAL (IN SQ.FT.) (a1)	TOTAL (IN SQ.MT.)
1301	3BHK	1093	101.61
1303	2BHK	799	74.43
1304	2BHK	801	74.42
1305	2BHK	671	62.51
1306	3BHK	1089	101.16





FLOOR PLAN B WING 14TH FLOOR

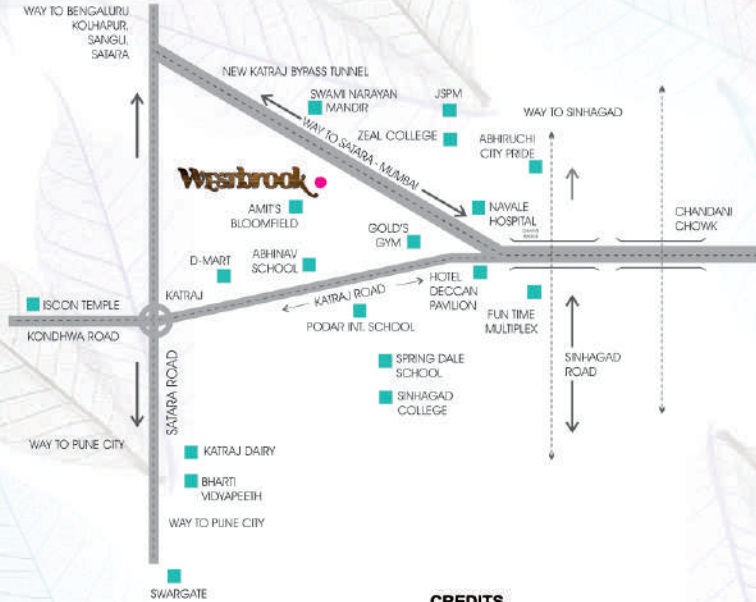
"B" WING CARPET AREA FOR
14th FLOOR PLAN (AREA IN SQ.FT.)

FLAT NO	TYPE	TOTAL (IN SQ.FT.) (11 (sq.ft))	TOTAL (IN SQ.MT.)
1401	3BHK	1103	102.46
1402	2BHK	641	59.59
1403	2BHK	773	71.85
1404	2BHK	768	71.35
1405	2BHK	656	60.94
1406	3BHK	1131	105.14





LOCATION MAP



Near By Distances

Katraj	15 Min.	Sinhgad Road	08 Min.
Narhe	05 Min.	Swargate	20 Min.
Nanded City	15 Min.	Vadgaon(Bk.)	05 Min.
Anand Nagar	12 Min.	Chandani Chowk	22 Min.

CREDITS

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