



Casa Abrigo

Easy Living, Easy Access



Maha RERA No: P52100026227

Available at website: <https://maharera.mahaonline.gov.in>

2BHK PRIME HOMES **IN HADAPSAR**

✦ PRIME VALUE ✦ PRIME ACCESS ✦ PRIME LOCATION

EASY LIVING EASY ACCESS

Combining quality and character, Casa Abrigo is conveniently located to give you the dual advantage of peaceful living and prime access. A home where you are perfectly settled to enjoy all amenities and facilities that the neighbourhood has to offer without compromising on space and specifications.

The condominium offers comfortable apartments to make your house your home. With Casa Abrigo, Techstone Construction LLP delivers spacious 2BHK homes to help you unwind and enjoy for the many years to come.

It's the perfect address for the modern dweller, an address that focuses on living at the heart of it.

Artist's Impression



PROXIMITY REDEFINED

Located in the heart of Hadapsar and surrounded by landmarks, Casa Abrigo gives you the perfect location advantage for an easy life. A brief distance from Amanora Township & Magarpatta City, the property has prime proximity to all facilities and amenities in Hadapsar and Kharadi, which means everything you require is right at your doorstep.

The area has become a hotspot for informed investors and homebuyers to settle in this culturally vibrant area of Pune, ensuring the exciting neighbourhood's commercial property continues to grow. What's more, it offers you just about everything you could want and expect, and is bustling with activity, attracting not just locals but people from across Pune.



✦ HOSPITALS

Noble Hospital – 4 mins
Sahyadri Hospital – 3 mins
Ruby Hall Clinic – 17 mins
Jehangir Hospital – 15 mins
KEM Hospital – 14 mins
Sassoon General Hospital – 15 mins

✦ SCHOOLS / COLLEGES

Delhi Public School – 8 mins
Bishop's School (Camp) – 11 mins
Bishop's School (Undri) – 12 mins
St. Mira's School – 13 mins
St. Helena's School – 14 mins
Nowrosjee Wadia College – 15 mins
St. Vincents High School – 13 mins
Symbiosis College Campus (Viman Nagar) – 16 mins

✦ TRAVEL

Pune Airport – 18 mins
Pune Railway Station – 14 mins
Solapur Highway – 3 mins
Swargate Bus Stand – 14 mins
PMPML Bus Stop – 2 mins

✦ OFFICES

Cybercity Magarpatta – 5 mins
World Trade Center – 12 mins
Panchshil Tech Park – 13 mins
EON Free Zone – 12 mins
Poonawalla Business Bay – 15 mins
SP Infocity – 18 mins

✦ HOTELS

The Westin – 13 mins
Conrad – 15 mins
The Ritz-Carlton – 15 mins
The Corinthians Club – 9 mins
Novotel – 17 mins
Radisson Blu – 12 mins
Hyatt Regency – 15 mins
The Fern – 5 mins

✦ SHOPPING

Amanora Mall – 4 mins
Seasons Mall – 5 mins
Phoenix Mall – 14 mins
MG Road – 12 mins
Koregaon Park – 13 mins

✦ ESSENTIALS

Star Bazaar – 4 mins
DMart – 4 mins
Lifesyle – 4 mins
More Supermarket – 3 mins
Reliance Smart – 9 mins
Big Bazaar – 12 mins
Phyisc Gym – 2 mins
Gold's Gym – 13 mins
Spartns Fitness – 1 min

*Approximate distances from Casa Abrigo

*Shortest distance with minimum traffic

Artist's Impression

Actual photo

Casa Abrigo

NESTLED IN THE **HEART OF HADAPSAR**



CAPTURING THE ESSENCE OF **MODERN LIVING**

Artist's Impression



APARTMENTS AS INDIVIDUAL **AS YOU ARE**



24X7 REJUVENATION AT YOUR DOORSTEP

THE PERFECT ADDRESS FOR THE MODERN DWELLER



Swimming Pool



Club House



Children's Play Area



Landscape Garden



CCTV



Car Parking



Power Backup



Artist's Impression

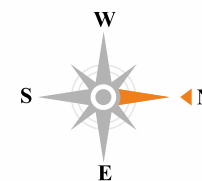


SITE MAP

- | | | | |
|---------------------|---------------------------------------|---|---|
| 01 Gate | 02 Existing Commercial Complex | 03 Feature Wall | 04 Existing Residential Building |
| 05 Clubhouse | 06 Swimming Pool | 07 Party Lawn | 08 Children Play Area |
| 09 Lounge | 10 Feature Wall | 11 Proposed Residential Building | 12 Rear Gate |



EVEN FLOOR PLAN





APARTMENT LAYOUT A



Carpet Area (sq.m)	Balcony Area (sq.m)	Dry Balcony (sq.m)	Total Area (sq.m)	Carpet Area (sq ft)
61.38	10.09	2.16	73.63	793



APARTMENT LAYOUT B



Carpet Area (sq.m)	Balcony Area (sq.m)	Dry Balcony (sq.m)	Terrace (sq.m)	Total Area (sq.m)	Carpet Area (sq.ft)
59.47	5.03	2.11	3.48	70.09	754

Flat No. 202, 203, 206, 207, 402, 403, 406, 407, 602, 603, 606, 607, 802, 803, 806, 807, 1002, 1003, 1006, 1007, 1202, 1203, 1206, 1207



APARTMENT LAYOUT C



Carpet Area (sq.m)	Balcony Area (sq.m)	Dry Balcony (sq.m)	Total Area (sq.m)	Carpet Area (sq ft)
59.20	5.03	2.11	66.34	714

Flat No. 102, 103, 106, 107, 302, 303, 306, 307, 502, 503, 506, 507, 702, 706, 707, 902, 903, 906, 907, 1102, 1103, 1106, 1107

COMBINING FUNCTIONALITY AND COMFORT EFFORTLESSLY



✦ LIVING & DINING ROOM

- Vitrified Tile Flooring
- Video Door-Phone
- Powder Coated Sliding Window
- AC, Television, Telephone Point Provision

✦ KITCHEN

- Granite Kitchen Table top with Stainless Steel Sink
- Designer Dado Tiles till Lintel Level
- Dry Balcony with Washing Machine Point Provision
- Exhaust Fan

✦ MASTER BEDROOM / COMMON BEDROOM

- Vitrified Tile Flooring
- AC, Television Point Provision
- Powder Coated Sliding Window

✦ BATHROOM

- Branded Sanitary Fittings
- Solar Water Connection in one bathroom
- Exhaust Fan
- Geyser Point Provision

✦ OTHER SPECIFICATIONS

- Entrance Lobby
- Two Spacious Elevators
- Power Backup for Common Amenities
- Earthquake Resistant RCC Frame Structure
- Rainwater Harvesting
- Fire Fighting System

A TRADITION OF TRUST

At Techstone Realty, we employ our value oriented philosophy to construct design forward, socially engaging living experiences. With a leadership that has exceptional knowledge of and diverse experience in the real estate landscape, our aptitude lies in the commitment and sense of accountability we bring to homebuyers and customers in a high-growth and awareness driven market.

Techstone Constructions LLP has been formed as a dynamic extension of the formidable GVC Group from Nanded, Maharashtra, which has a legacy of more than 45 years. Nurturing a rich tradition of excellence, GVC Group is a name that commands goodwill in the business world of Nanded. Setting out with the dream of delivering the best, GVC Group today cherishes a benchmark of successful endeavours in the business segments of Real Estate, Consumer Electronics and Agri-products. The ethos and work of GVC Group narrates an inspiring story of sheer excellence and customer satisfaction.





A HISTORY OF EXPERIENCE

2019	●.....	Shagun Square, Shagun Park (Dharmabad), Casa Abrigo (Pune), IBB (Pune)
2019	●.....	Gangadham Project
2017	●.....	Shagun city Project
2014-2017	●.....	Rambagh Project
2011 - 2016	●.....	Saptagiri greens Project
2011 - 14	●.....	Usha Residency Project
2011	●.....	Real estate development business
2005	●.....	Plotting & Land purchase
1997-98	●.....	Mobiles (Electronics) business
1988	●.....	Business of Video cassettes, Founded GVC
1974	●.....	Seeds and pesticides business
1965	●.....	Cattle feed business

ONGOING PROJECTS



ROW HOUSES AND BUNGALOWS
Kautha, Nanded.

Maha RERA No: Phase I P51100015116 | Phase II P51100017950 | Phase III P51100026123



SHOPS & OFFICE SPACES
Kautha – Asarjan
Main Road, Nanded.

Maha RERA No: P51100002999



2 BHK HOMES, SHOPS & OFFICE SPACES | Malegaon Road, Taroda (kh), Nanded.

Occupancy Certificate received



ROW HOUSES
Shankar Gunj, Dharmabad.

Maha RERA No: P51100026549



DEVELOPED PLOTS
Kautha–Asarjan Shiv Road, Nanded.

Maha RERA No: P51100018353



PROFESSIONAL OFFICE SPACES
Guru Nanak Colony, Near Swargate, Pune.

Maha RERA No: P52100021989

COMPLETED PROJECTS



2 & 3 BHK APARTMENTS
Kautha, Nanded.

Maha RERA No: P51100002999



Usha Residency

1 & 2 BHK APARTMENTS
Chikhalthadi, Nanded.

Occupancy Certificate received



1 & 2 BHK HOMES
Kautha, Nanded.

Occupancy Certificate received



**BUILDING
ACCOUNTABILITY**

BUILDING HOMES. BUILDING TRUST. BUILDING RELATIONSHIPS.

For more information, scan



Casa Abrigo

Easy Living, Easy Access

Site Address:

DP road, Baburao Shankarrao Tupe road, Shri Swami Samarth Nagar,
Malwadi, Hadapsar, Pune, Maharashtra 411028



A Joint Venture with
Mr Ravi Tupe and Mr Sagar Tupe

Corporate Office :- Suite 401, 4th floor, International Business Bay, Guru Nanak Colony, Near Swargate, Pune 411042

97 655 655 41 / 97 655 655 42 sales@techstonerealty.com techstonerealty.com / **TechstoneRealty**

All art renderings, illustrations, photographs and pictures contained in this advertisement are an artist's impression only and the same should not be construed to be the final image / view of the project. The contents of this brochure are purely conceptual and have no legal binding on the developer. The developer reserves the right to amend the plans and specifications. The furniture displayed in this brochure are strictly for illustrative and display purposes only and are not part of the standard final apartment. The render for internal spaces is to only act as an example of suggested space management and possible utilization of the space, and such internal spaces will not have the furniture therein.