

[www.vasudhalandmarks.com](http://www.vasudhalandmarks.com)

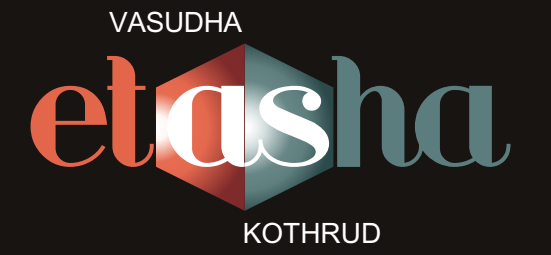
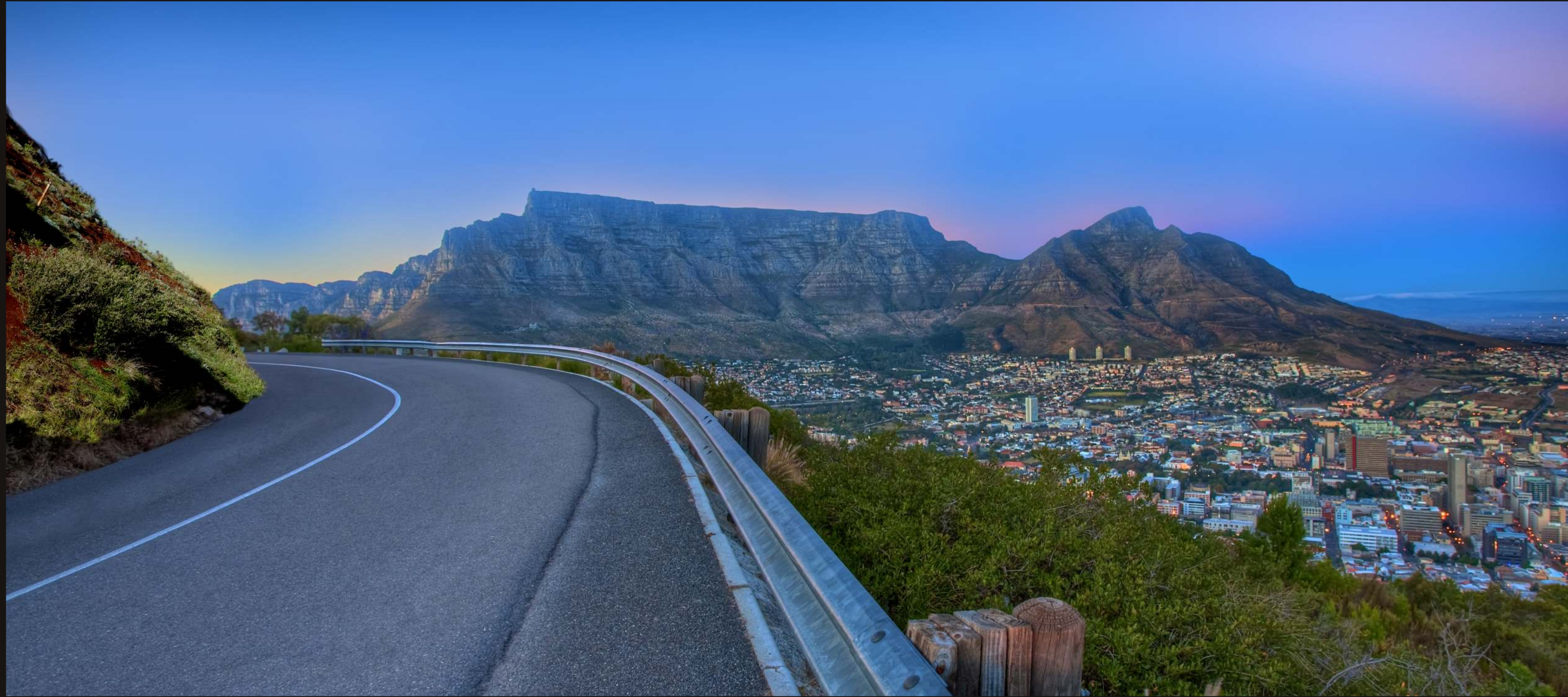


**Site:** Vasudha Etasha, Survey No- 71/8/2/1 Near Chandani Chowk, Kothrud, Pune - 411 029. **Mobile:** 90110 70726

**Vasudha Landmarks Pvt. Ltd,** Vasudha House, Main Baner Road, Baner, Pune - 411 045

etasha





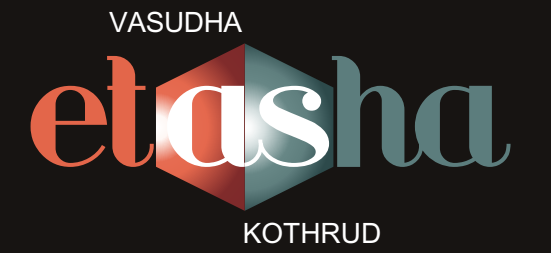
The serenity of Nature.  
The hustle-bustle of the city.

Imagine living in a place that gives you the pleasure of choosing when to connect, and when to disconnect. It's a place that gives you a quiet, serene environment and the hustle-bustle of the crowd, both at the same time.

You can choose to unwind yourself, looking at the hills that make their presence felt just behind your home, with no constructions in sight and plenty of greenery to make your day wonderful; or you can be a part of the hustle-bustle of the city, the moment you step out of your place. The choice is always there. Or, as we say, a place "Twice as Nice", right here, in Kothrud.







## Kothrud - A location like no other

There are locations that need no introduction. Kothrud is one of them. Sharing boundaries with few of many important junctions like Karve Road, Paud Road and Chandani Chowk, Kothrud is cited as the fastest growing western suburb of Pune.

Conveniently poised and sharing its proximity with national highways and IT Infotech areas like Hinjewadi, Wakad & Baner; Kothrud beams with pride and confidence for what it conveys is second to none: A lifestyle like nowhere else. Obviously when you get a plethora of options like restaurants, hotels, banks, shopping complexes, schools, educational institutes and retail markets in the vicinity, and the appreciation value which is second-to-none, you know life is going to be a little more flamboyant here at Etasha.





VASUDHA  
**etasha**  
KOTHRUD

A place  
"Twice as Nice" in Kothrud.

Exquisitely located at Kothrud, here's presenting Etasha – 3 & 2 BHK premium homes and studio apartments equipped with all modern amenities and specifications.

Ranging from 381 sq. ft (Studio Apartments) to 1757 sq. ft (Spacious 3 BHK) homes, these apartments give you the pleasure of enjoying quiet and serene environment amidst nature along with the hustle-bustle of the city, the traditional values of Kothrud along with the futuristic cosmo-living of Chandani Chowk.

Quite honestly, these homes have everything that you wish for and give you twice the flavour being at one place . Do come and find out for yourself.







Legends

- 1 Entry Gate
- 2 Swimming Pool
- 3 Club House with Multipurpose Hall
- 4 Garden
- 5 Amphitheatre
- 6 Children's Play Area
- 7 Parking
- 8 Security Cabin







VASUDHA  
**etasha**  
KOTHRUD





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**etasha**  
 KOTHRUD

Amenities



Centralized metered LPG through pipeline with gas leak detector



Well equipped gym



Club house equipped with Multipurpose hall / Indoor games like table tennis & carom



Swimming pool with kids' pool



Rainwater harvesting system



Children's play area



CCTV camera in common areas



S.S. finish automatic three lifts (2 Lifts for Studio Apartments)



Paved interlocking / concrete internal roads



Fire fighting system



Amphitheatre for special performances

And More...

- Grand entrance gateway
- Security cabin with intercom facility to each flat
- Party lawn to host community events
- Open garden seating areas
- Hydro pneumatic pressurized drinking water supply system
- Bore water filtering & softening plant

- OWC- Organics Waste Compost plant
- Drip irrigation system for landscape area
- Lightning arrester for building
- 100% power backup for common utilities/areas like lobbies, staircase, parking, security cabin, lifts & club house
- Solar water supply to shower unit of master toilet





## Specification



### Flooring

- 800 x 800 vitrified tiles flooring in all rooms
- Antiskid ceramic tiles for toilets & terraces



### Doors & Windows

- Door frames of high density waterproof plywood
- Grand entrance door and safety door with M.S powder coated grill
- All doors both side laminated
- Granite & plywood composite door frames for toilets
- Premium quality fixtures & fittings
- Powder coated three track aluminium windows with mosquito mesh
- All windows with granite sill
- All windows with M.S. grills fitting from inside
- Powder coated M.S. french door for attached terraces



### Kitchen

- Modular kitchen with cook top & chimney
- Kitchen platform with granite top
- S.S. kitchen sink with single bowl with drain board
- Ceramic tile dado up to lintel level
- Provision for water purifier



### Toilets

- Designer tiles dado up to lintel level
- Granite stone counter wash basin in master toilet
- Wall hung commode in all toilets
- Jaguar or equivalent quality CP fittings
- Hot & cold mixer with shower
- Anti-Cockroach trap
- Exhaust Fan in toilets



### Electricals

- Ample light points with modular switches
- Concealed high quality copper wiring
- TV, AC & telephone points in living & all bedrooms
- ELCB (Earth Leakage Circuit Breaker)
- Common dish Antenna – TATA SKY / VIDEOCON D2H



### Internal Finish & Paint

- Internal walls with gypsum / plaster
- Acrylic oil bound distemper to walls

### External Building Paint

- Cement paint in ducts
- Acrylic paint on all other exterior walls

**Dry Utility Area** • Water inlet & outlet provision for washing machine • For washing separate water tap with drain • Ceramic tile dado up to 3.5 ft. height



a  
world  
of our  
own

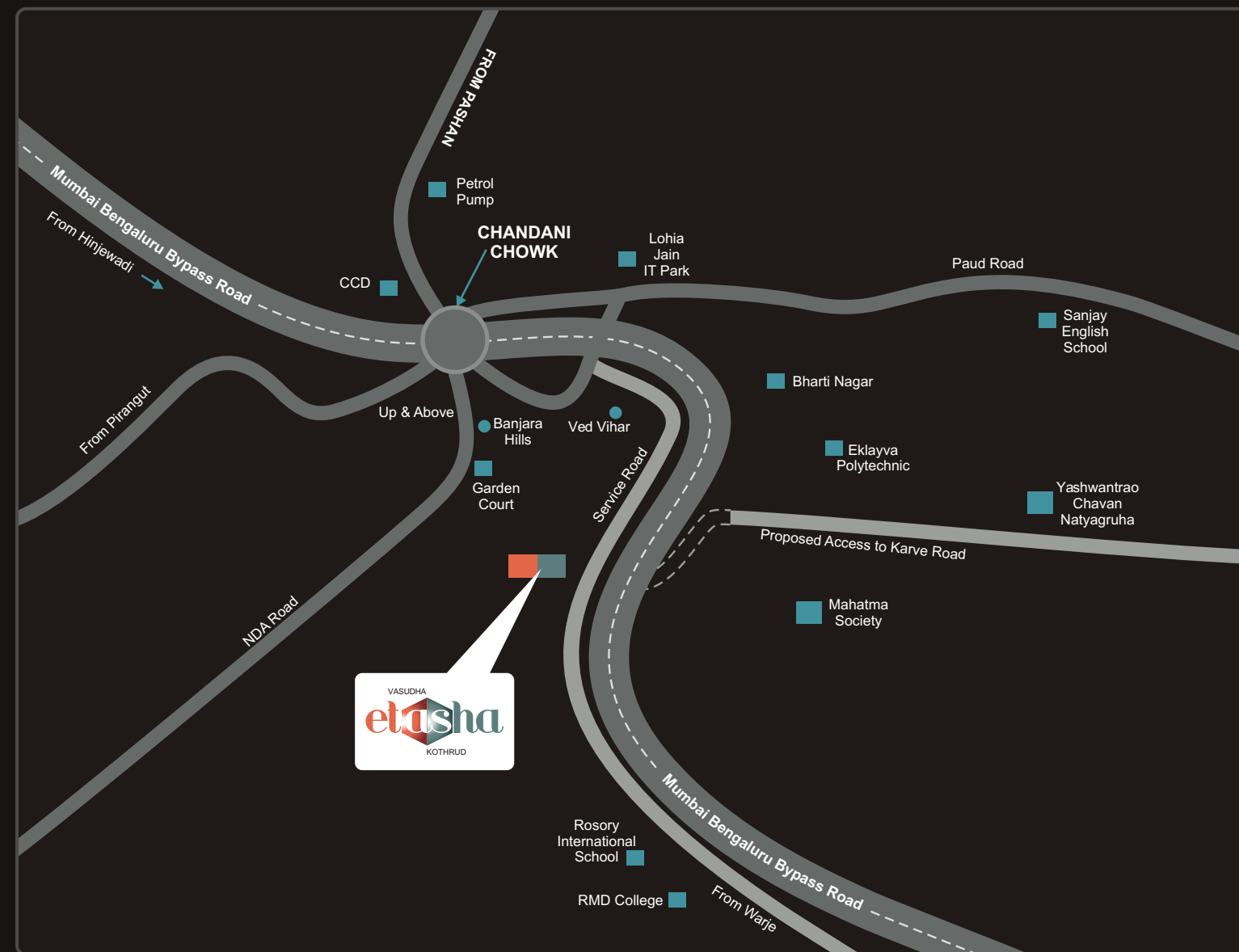


Joy, Pride, Stability, Prosperity & Security:  
The five pillars of Vasudha's Creations

The Mother Earth: she is our source of life. She includes every single creature in her glory. She forgives with all her heart. She is supportive and generous to the core. She creates, protects and nurtures. She unfolds a treasure trove of natural beauty for us. We, at Vasudha Landmarks, are inspired by her: The Mother Earth and our creations are epitomes of her qualities. Vasudha Landmarks is not just a company but a holistic world that roots your dreams and expands the horizons of your imagination. It is your own space for you and your family to revel in!







Key Distance

From Client

From Client

