



4 & 3 BHK LUXEMENTS  

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CENTRAL SHIVAJINAGAR

## GOING THE EXTRA MILE FOR YOU



Over the span of 2 decades, **Venkatesh Buildcon** has not only accumulated valuable experience but has also successfully brought joy to over 5,500 families by turning their housing dreams into reality. This extensive track record underscores our unwavering commitment to the real estate industry and our passion for meticulous design and skillful delivery.



**24+**

YEARS OF  
EXPERIENCE



**5500+**

HAPPY  
FAMILIES



**6M**

SQ.FT. AREA  
DEVELOPED



**7M**

SQ.FT. AREA  
DEVELOPING

## VENKATESH LUXE BY ANKUSH ASABE



MR. ANKUSH ASABE

Managing Director

**Venkatesh Buildcon**

“WE HAVE BUILT  
A LEGACY OF TRUST  
AND INTEGRITY  
BY BUILDING HOMES  
THAT ADD VALUE  
TO YOUR LIFE.”

Shivajinagar  
Metro Station

Shivajinagar  
District Court

Sancheti  
Hospital

COEP  
Hostel

Shimla  
Office

India Meteorological  
Department

LIC of India  
Divisional Office



YOUR HONOUR.  
OUR PRIDE.



Carrying forward our legacy of crafting architectural masterpieces, we proudly present our magnum opus - **Venkatesh Laurel**. Nestled in the vibrant heart of Shivajinagar, this residential endeavour transcends the concept of mere housing; it encapsulates an extraordinary lifestyle with ultra-luxurious luxements and a plethora of amenities that will leave you spoilt for choice. Boasting Grade-A High Street Retail right at your doorstep, **Venkatesh Laurel** is a redefinition of opulent urban living that is set to transform true luxury forever!





A WORLD CLASS LIVING EXPERIENCE  
AT A STELLAR LOCATION



## PROJECT HIGHLIGHTS



Approx. 1.5 Acres of Land with  
**4 & 3 BHK Luxements**



Located in the  
**Heart of Pune**



2 Magnificent  
**Towers of 30 Storeys**



Grade - A  
**Premium Retail Spaces**



20+ Outstanding Amenities on the  
**Podium and Rooftop**



Minutes Away from  
**Shivajinagar Metro Station**



Close to  
**Shivajinagar Railway Station**  
and **Bus Station**



Easy access to  
**Pune Airport**



YOUR  
HONOUR.  
OUR  
PRIVILEGE.





VENKATESH  
LAUREL



TOP VIEW

Artistic Impression



# PODIUM VIEW LEGEND

- 1. Project Entry
- 2. Seating Alcove
- 3. Badminton Court
- 4. Reflexology Path
- 5. Tree Deck
- 6. Walking Trail
- 7. Floating Wooden Deck
- 8. Indoor Games
- 9. Lounge Seating
- 10. Multipurpose Hall
- 11. Podium Walking Trail
- 12. Kids' Play Area
- 13. Creche
- 14. Swimming Pool
- 15. Lounge Pool
- 16. Baby Pool
- 17. Yoga, Aerobics & Dance
- 18. Fitness Centre Gym
- 19. BBQ Pavilion
- 20. Multipurpose Lawn
- 21. Co-working Space
- 22. Video Games & Simulation Room / Digital Room
- 23. Project Exit

Artistic Impression

ENTRANCE LOBBY



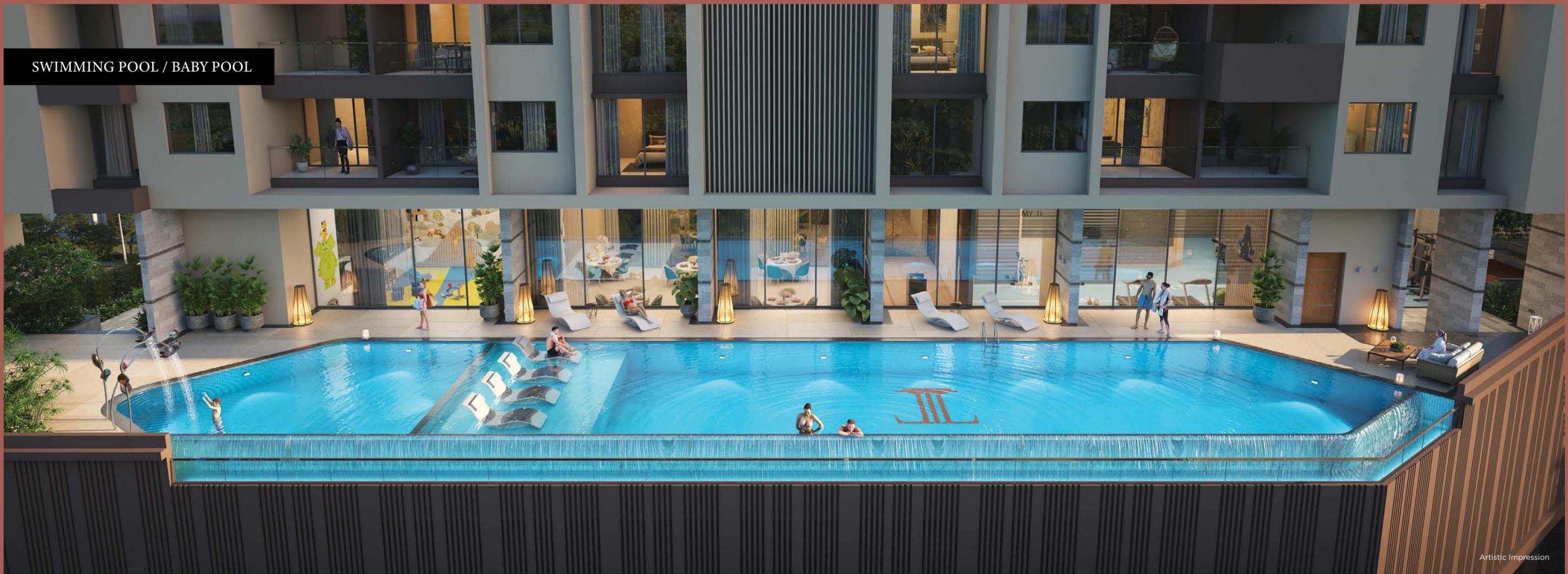
Artistic Impression

WALKING TRAIL



Artistic Impression

SWIMMING POOL / BABY POOL



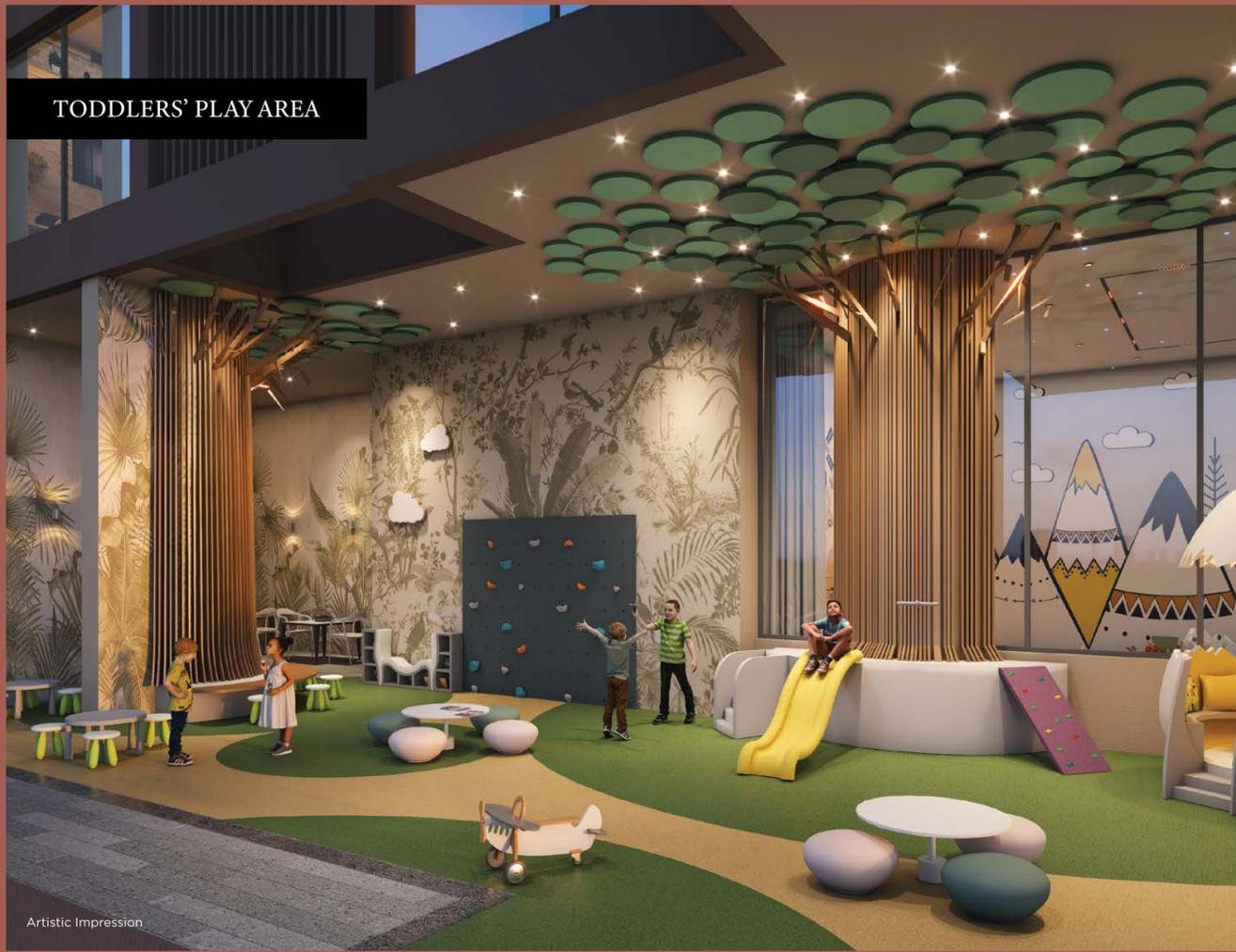
Artistic Impression

MULTIPURPOSE LAWN WITH BBQ PAVILION



Artistic Impression

TODDLERS' PLAY AREA



Artistic Impression

CRECHE



Artistic Impression

FLOATING WOODEN DECK



Artistic Impression

BUSINESS LOUNGE / CO-WORKING SPACE



Artistic Impression

INDOOR GAMES



Artistic Impression

MULTIPURPOSE HALL



Artistic Impression

FITNESS CENTRE / GYMNASIUM



Artistic Impression

SIMULATION ROOM / DIGITAL ZONE



Artistic Impression



## PODIUM AMENITIES

Swimming Pool / Baby Pool

Business Lounge / Co-working Space

Indoor Games

Creche

Todlers' Play Area

Multipurpose Hall

Fitness Centre / Gymnasium

Multipurpose Lawn with BBQ Pavilion

Simulation Room / Digital Zone

Walking Trail



OPEN BADMINTON COURT

Artistic Impression



ZEN GARDEN

Artistic Impression



## GROUND AMENITIES

Kids' Play Area with Tree Deck

Multipurpose Court

Dedicated Seating Area

Walking Trail

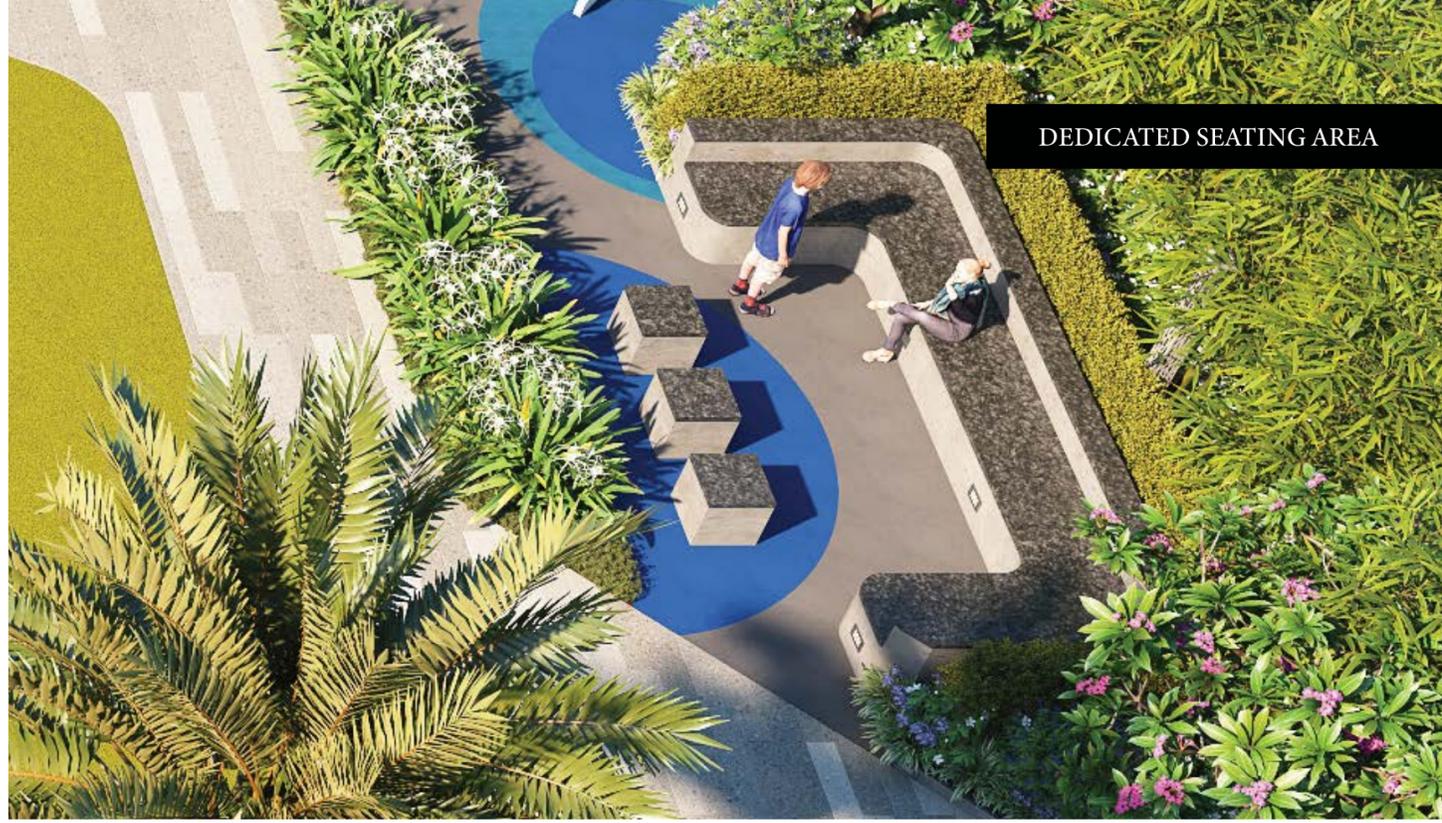
Tree Deck

Outdoor Badminton Court

KIDS' PLAY AREA WITH TREE DECK



DEDICATED SEATING AREA



TOP TERRACE AMENITIES



LOUNGE SEATING WITH SERVICE COUNTER

## LIVING ROOM



## BALCONY



## SPECIFICATIONS

### Flooring

- » Flooring tile size - 600mm X 1200mm

### Sanitation

- » Sanitary fittings - American Standard or equivalent
- » CP fittings - Grohe or equivalent (Chrome finish)
- » Glass partition in all bathrooms
- » Solar hot water connection only in 1 Master Bedroom
- » Elderly seating assistance in the shower in Guest Bedroom

### Security

- » 3-tier security system
- » CCTV in common lobbies and lift
- » Main door lock - YALE or equivalent

### Doors & Windows

- » Main door size - 1100mm & 45mm thick round edge
- » Bedroom door size - 1000mm
- » Toilet door size - 800mm
- » Aluminium windows

### Electrical

- » Switches- Legrand or equivalent
- » Geyser, fan, ceiling light, AC in all Bedrooms & provision in Living
- » 100% EV charging per flat 1 parking
- » Alexa or Google Homes part automation supported
- » Automation points in Hall, Dining, Kitchen & Bedroom

### Miscellaneous

- » PVC sheets with lights on all Terraces
- » Cook-top, chimney, modular overhead & below platform furniture in kitchens



Map Not to Scale

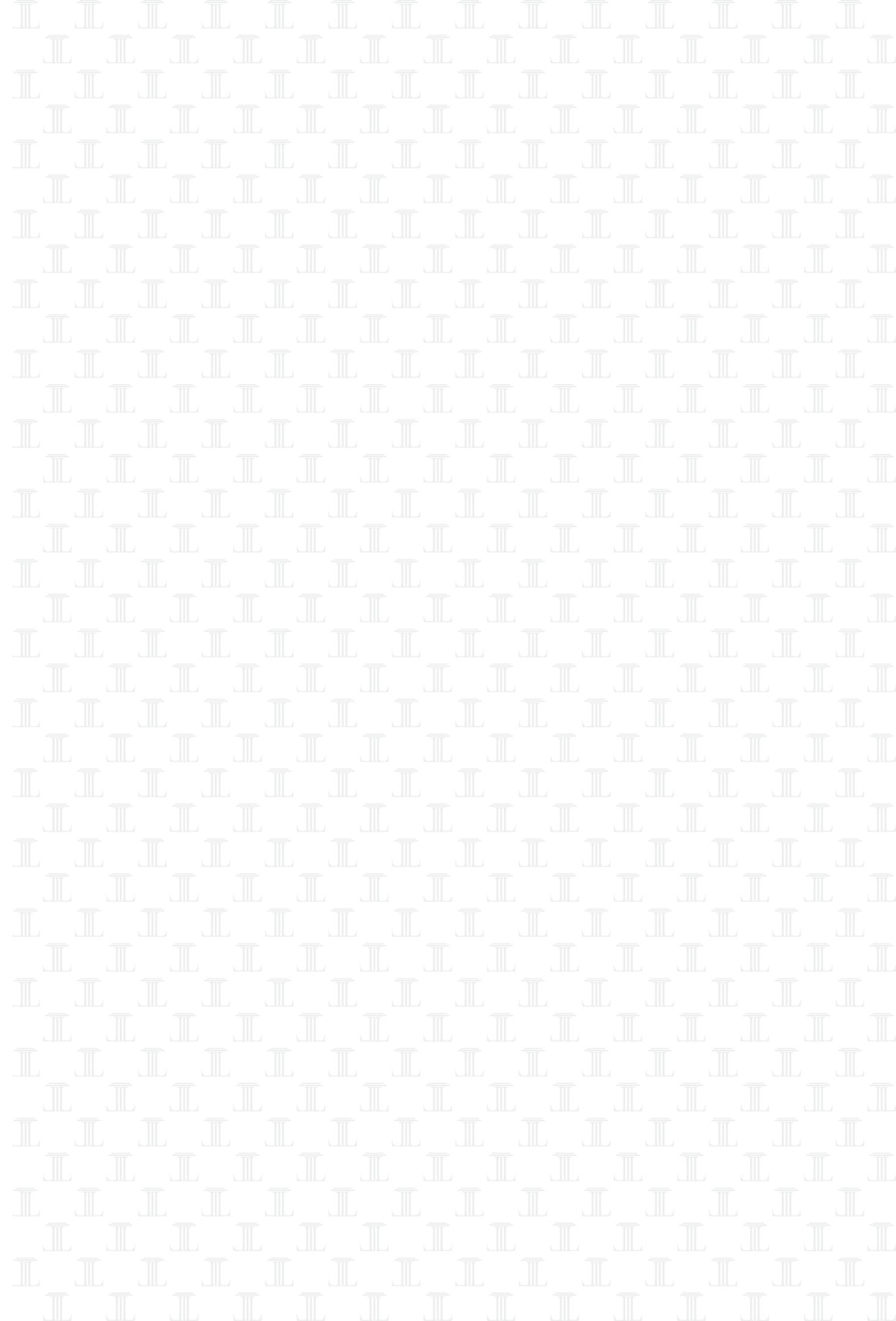
## KEY DISTANCES

» ONP	63 m	» Symbiosis School	1.5 km	» Deccan Hardikar Hospital	550 m
» Shivajinagar Metro Station	450 m	» COEP University	2.2 km	» The Pavillion Mall	2.7 km
» Shivajinagar Railway Station	550 m	» MJM Hospital	2.1 km	» Modern College	1.4 km
» Rahul 70mm	700 m	» Agriculture College	1.1 km	» Pune University	3.3 km

**3 BHK** | Carpet Area: **1277 Sq.Ft.**



**4 BHK** | Carpet Area: **1778 Sq.Ft.**



## CREDITS

Principal Architect  
**Amit Bhat Architects**

Landscape Designer  
**KORI Design House**

Structural Consultant  
**Spectrum**

Liaisoning Architect  
**T F Cube Design Studio**

Brand Communication  
**Filament Communique**

PROJECT BY:

# VENKATESH LUXE

BY ANKUSH ASABE

### Corporate Office:

Off. 701/702, Vikram Monarch, Ganeshkhind Rd, Opp. Modibaug,  
Shivajinagar, Pune - 411 016.

### Site Address:

**Venkatesh Laurel**, Plot No. 82 & 83, Behind LIC Divisional Office,  
Opp. ONP Hospital, Shivajinagar (Bhamburda), Pune - 411 005.

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

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