



# Aishwaryam COMFORT GOLD

A NOTCH ABOVE



Site Address: Aishwaryam, S. NO. 142/4, CTS No. 5102,  
Near Khandoba Mandir, Akurdi, Pune: 411 035.

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The project has been registered via MahaRERA registration number: P52100018169  
and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

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Spacious 2 & 3 BHK homes in Akurdi



Artistic impression



A home is more than a space where you lounge. It is a place where you make memories, build bonds, grow into a better version of yourself. Be your true self, and recharge. For a home that embodies a myriad of feelings and inspires happiness, here's a place of perfection.

Welcome to Aishwaryam Comfort Gold,  
**PCMC's most loved homes.**



## Take Your Life to New Heights

Discover an exceptional 24 storey development that is redefining the skyline of Akurdi.

Aishwaryam Comfort Gold offers spacious and luxurious homes where we redefine comfort and inspire happiness.

From the strategic location to optimal utilization of space, our efficient craftsmanship makes this project

Akurdi's most loved homes. With a stellar track record of timely delivery and the highest online ratings,

Aishwaryam Comfort Gold is the gold standard of lifestyle and convenience.

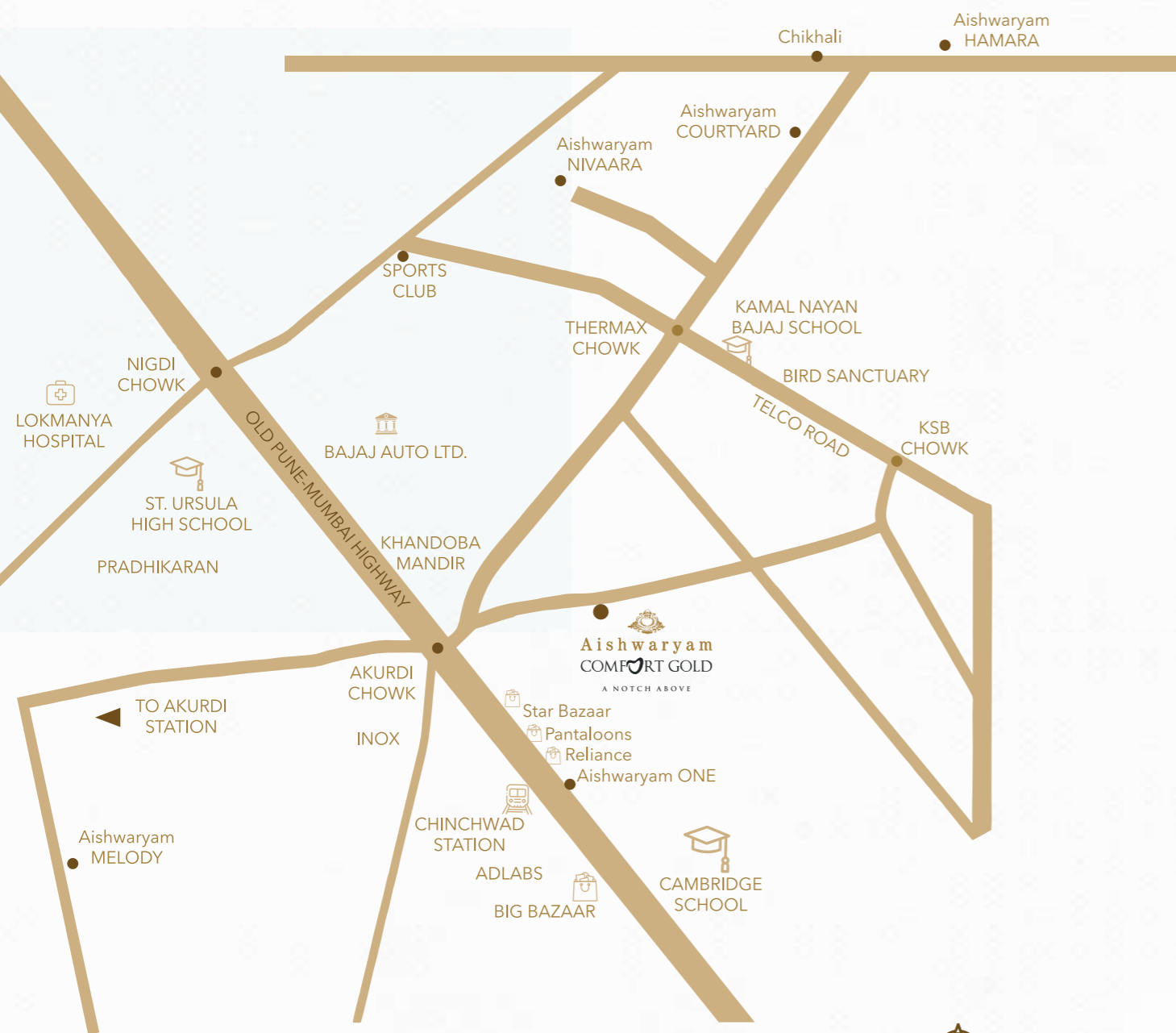


Artistic impression



## PCMC's most flourishing hotspot

Live in a well-connected location that offers the best of convenience, connectivity and lifestyle. All social hotspots are at a stone's throw distance in this flourishing neighbourhood in Akurdi.



MAP NOT TO SCALE



## Key Distances



### Transport

- Chinchwad Railway Station: **2.6 km**
- Pune Railway Station: **18.8 km**
- Pune International Airport: **21.9 km**



### Schools

- St. Andrews School: **650m**
- Global International School: **3.3 km**
- City International School: **4.4 km**



### Our Other Projects

- Aishwaryam One: **1.4 km**
- Aishwaryam Courtyard: **3.7 km**
- Aishwaryam Melody: **4.6 km**
- Aishwaryam Hamara: **8.2 km**



### Grocery and Lifestyle

- Westside **1 km**
- Reliance Trends **1 km**
- Croma **1 km**
- Reliance Smart superstore **1 km**
- Pantaloons: **1.2 km**
- Star Bazaar: **1.4 km**



### Banks and Hospitals

- Ujjivan Bank: **0 km**
- HDFC BANK: **1.6 km**
- Niramay Hospital: **2.5 km**
- ICICI Bank: **2.8 km**
- Aditya Birla Hospital **4.3 km**



### Hotels

- Grand Exotica: **800 m**
- Citrus hotel: **2 km**
- Doubletree by Hilton Hotel: **3.3 km**



## What makes Aishwaryam Comfort Gold lovable?

We take fine craftsmanship to towering heights. Immerse yourself in a 24 storey of magnificence that tastefully brings to you finest things in life.

### PROJECT HIGHLIGHTS



One of the tallest landmarks  
in the most happening  
location of PCMC



Surrounded by dense  
social-infrastructure, lush  
greenery & ample ventilation



Well designed  
and spacious  
homes



Modern lifestyle amenities  
designed for all age-groups



Conveniently connected to  
West Pune, manufacturing  
units and IT hubs



Premium  
specifications and  
fittings



All that one could ask for and more!

Life at Aishwaryam Comfort Gold is more than just living, it's about making every day perfect. The amenities here define a luxurious lifestyle, one that is unique to this project.



**Swimming Pool:**

Enjoy a splash of fun with your family everyday.



**Club House With Indoor Games:**

For a life full of play.



**Outdoor Gymnasium:**

Take your workout outdoors.



**Lush Green Landscaped Area:**

Feel refreshed when you come back home.



Make every experience count with thoughtfully planned amenities.



Immaculately designed children's play area



Amphitheatre with stage and seating arrangement



Multi-purpose court with a basketball hoop



Landscape podium with water feature



Solar water heater



Party lawn



## Spacious Living. Premium Fittings.

Redefining the way of life, Aishwaryam Comfort Gold offers you well-designed homes with a modern touch. Explore spacious living and best-in-class specifications.

### Premium homes with top-notch specifications:



#### Structure

- R.C.C. Aluminium form work building structure of superior quality, earthquake safe design



#### Windows

- UPVC sliding windows with mosquito net & ultraviolet protected gold glass
- M.S. safety grill
- Marble sill



#### Kitchen

- Granite kitchen platform with SS sink
- 600 mm x 600 mm digital dado tiles up to full height
- MNGL gas connection
- Provision for chimney
- Kitchen trolley provided
- Provision for Water Purifier



#### Plaster

- Gypsum finish for internal walls



#### Plumbing

- Concealed plumbing with premium Jaquar fittings in bathroom & kitchen



#### Wall

- 4" internal and 6" external thick aluminium form work in eco-friendly material



#### Security

- Video door phone for all flats



#### Back-Up

- 600/800 KVA inverter for each flat
- Generator backup for lifts, pumps and common area lights



#### Bathrooms

- Anti-skid ceramic flooring & 600 mm x 600 mm Dado up to full height with premium sanitary ware and hot & cold diverter unit
- Glass shower partition, solar water heater system and louvers with mosquito net



#### Flooring & Dado

- 800 mm x 800 mm PGVT tiles in living room & children bedroom, wooden finish tiles in master bedroom 600 mm x 300 mm digital tiles in kitchen
- 600 mm x 600 mm digital tiles in bathrooms Anti-skid ceramic tile for terrace
- Anti-skid floor tiles in toilet with epoxy grouting



#### Painting

- Internal Tractor Emulsion paint/equivalent for the entire flat. External acrylic paint for the entire building



#### Electrification

- Branded concealed copper wiring
- Earth leakage circuit breaker
- Adequate electrical points in all rooms A/C point in living room & both bedrooms Telephone, intercom and TV point in master bedroom



#### Doors

- **Main door:** 50 mm veneer finish main door with SS/brass fittings with biometric lock & name plate
- **Internal door:** 40 mm both side laminated post formed doors with mortise handle lock in bathroom & toilet
- **Toilet door:** 40 mm water proof post formed doors with mortise handle lock
- **Terrace:** Metallic safety door with window provision and lock/Aluminium sliding door





## Master Plan

Masterfully planned.  
Thoughtfully crafted.

### Layout plan

1. Immaculately designed children's play area
2. Clubhouse with gym
3. Swimming pool with changing room
4. Lush green landscaped area
5. Party lawn
6. Entrance gate
7. Exit gate

### Shared amenities

- Amphitheatre with stage and seating arrangement
- Outdoor gymnasium
- Landscaped podium with water feature
- Multi-purpose court with a basketball hoop.

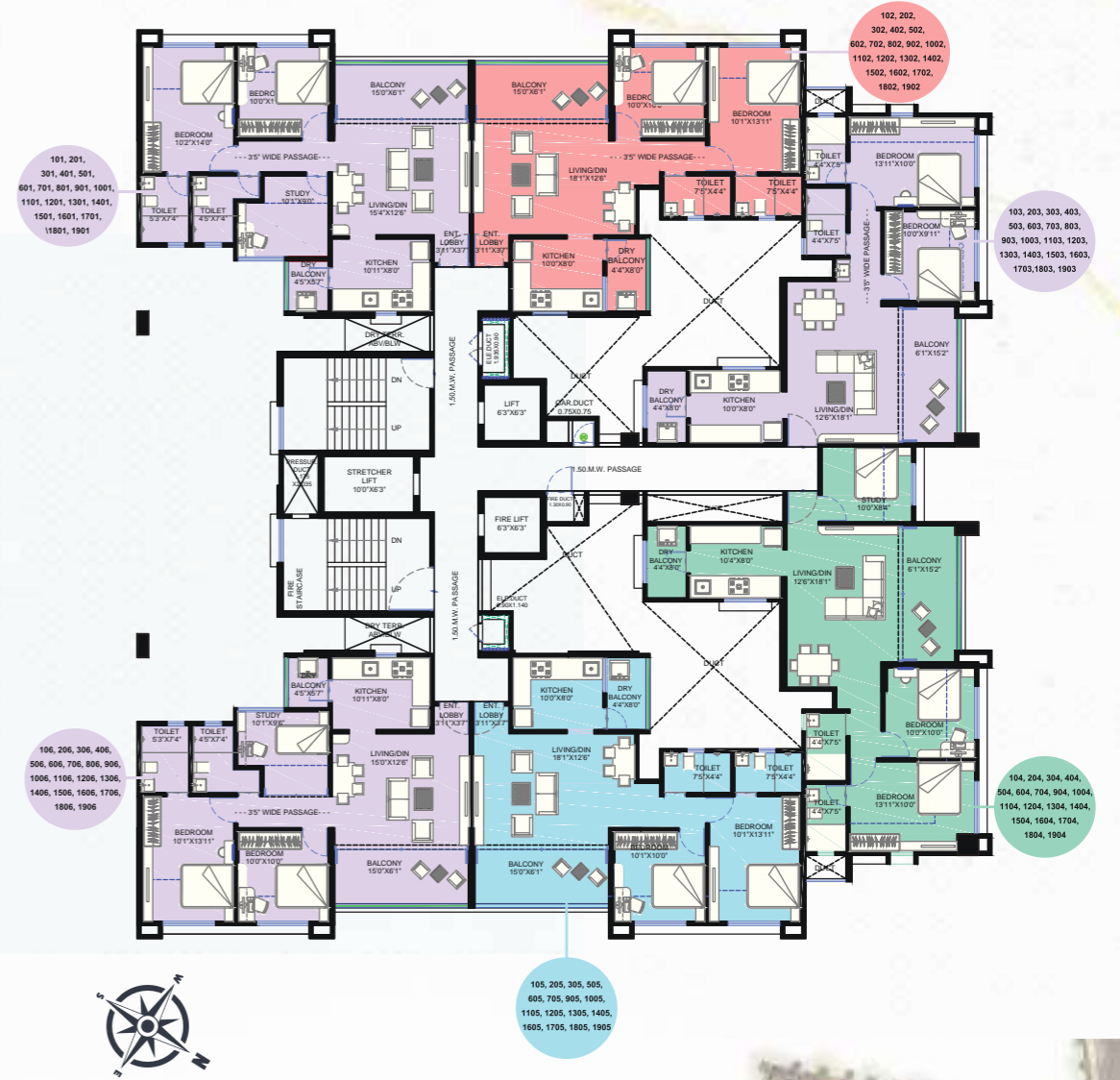




# Tower-D

## TYPICAL 1<sup>ST</sup>, 2<sup>ND</sup>, 3<sup>RD</sup>, 5<sup>TH</sup>, 6<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup>, 10<sup>TH</sup>, 11<sup>TH</sup> FLOOR PLAN

# Floor Plans



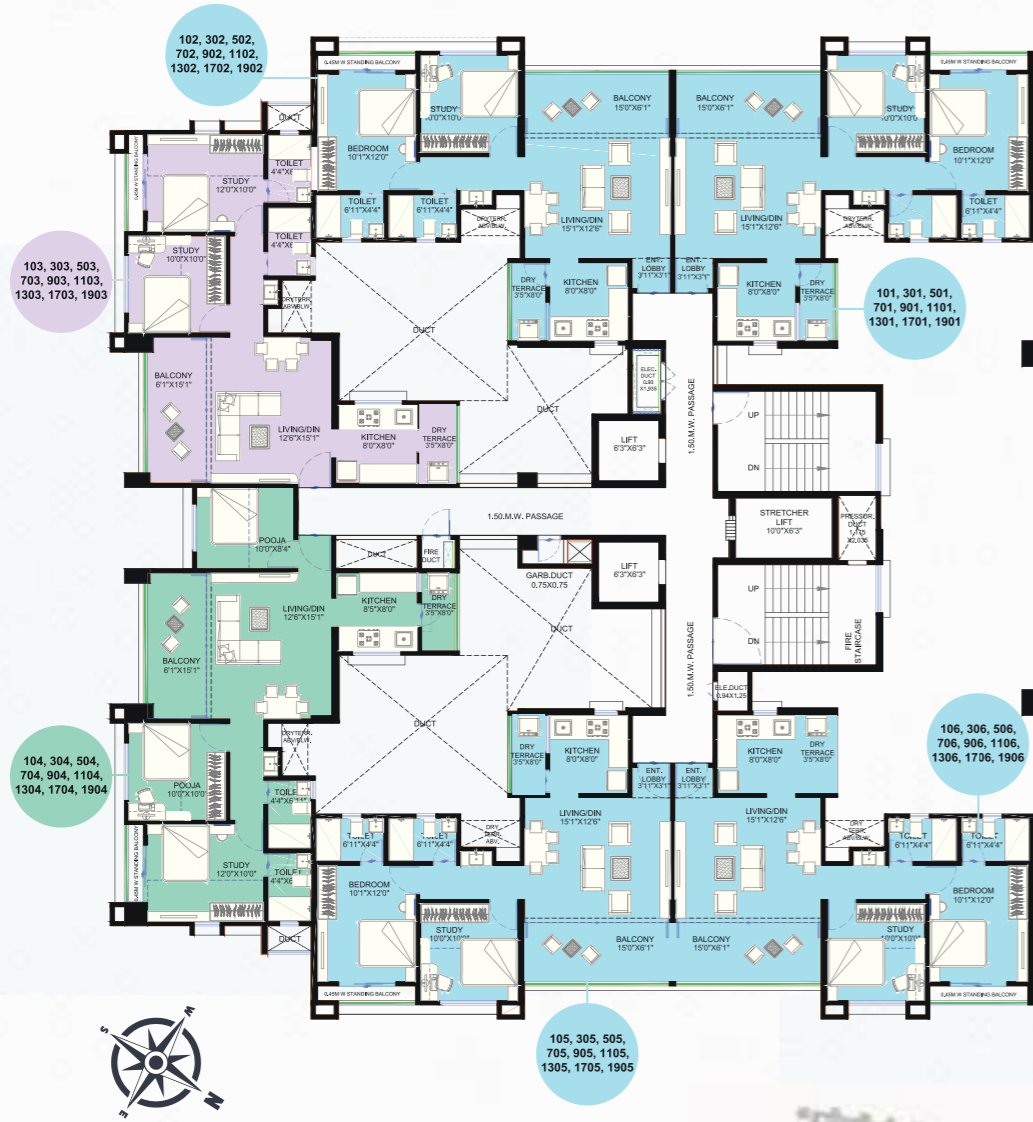
FLAT TYPE	FLAT NO.	RERA CARPET AREA (SQ.M)	SIT-OUT AREA (SQ.M)	ENCLOSED BALCONY AREA (SQ.M)	OPEN BALCONY AREA (SQ.M)	DRY TERRACE AREA (SQ.M)	TOTAL CARPET AREA (SQ.M)	TOTAL CARPET AREA (SQ.FT)
2 BHK	103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903	56.69	8.51	6.18	0	3.26	74.64	803
2 BHK	105, 205, 305, 505, 605, 705, 905, 1005, 1105, 1205, 1305, 1405, 1605, 1705, 1805, 1905	58.21	8.44	5.85	0	3.26	75.76	815
2 BHK	102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902	58.22	8.44	5.83	0	3.26	75.75	815
2.5 BHK	101, 106, 201, 206, 301, 306, 401, 406, 501, 506, 601, 606, 701, 706, 801, 806, 901, 906, 1001, 1006, 1101, 1106, 1201, 1206, 1301, 1306, 1401, 1406, 1501, 1506, 1601, 1606, 1801, 1806, 1901, 1906	59.68	8.44	12.6	2.3	0	83.02	894
3 BHK	104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904	59.87	8.51	12.32	0	3.26	83.96	904





# Odd Floor Plans

### TOWER-E TYPICAL 1<sup>ST</sup>,3<sup>RD</sup>,5<sup>TH</sup>,7<sup>TH</sup>,9<sup>TH</sup>,11<sup>TH</sup>,13<sup>TH</sup>,15<sup>TH</sup>,17<sup>TH</sup>,19<sup>TH</sup> FLOOR PLAN



FLAT NO.	CARPET AREA (SQ.M)	SIT-OUT AREA (SQ.M)	ENCLOSED BALCONY AREA (SQ.M)	DRY TERRACE AREA (SQ.M)	TOTAL CARPET AREA (SQ.M)	TOTAL CARPET AREA (SQ.FT)
101, 301, 501, 701, 901, 1101, 1301, 1501, 1701, 1901	57.98	8.44	2.59	2.57	71.58	770
102, 302, 502, 702, 902, 1102, 1302, 1502, 1702, 1902	57.98	8.44	2.59	2.57	71.58	770
103, 303, 503, 703, 903, 1103, 1303, 1503, 1703, 1903	52.87	8.51	5.6	2.57	69.55	749
104, 304, 504, 704, 904, 1104, 1304, 1504, 1704, 1904	59.87	8.51	8.32	2.57	79.27	853
105, 305, 505, 705, 905, 1105, 1305, 1505, 1705, 1905	57.98	8.44	2.59	2.57	71.58	770
106, 306, 506, 706, 906, 1106, 1306, 1706, 1906	57.98	8.44	2.59	2.57	71.58	770



# Even Floor plan

### TOWER-E TYPICAL 2<sup>ND</sup>,4<sup>TH</sup>,6<sup>TH</sup>,10<sup>TH</sup>,12<sup>TH</sup>,14<sup>TH</sup>,16<sup>TH</sup>,18<sup>TH</sup> FLOOR PLAN



FLAT NO.	CARPET AREA (SQ.M)	SIT-OUT AREA (SQ.M)	ENCLOSED BALCONY AREA (SQ.M)	DRY TERRACE AREA (SQ.M)	TOTAL CARPET AREA (SQ.M)	TOTAL CARPET AREA (SQ.FT)
201, 401, 601, 801, 1001, 1201, 1401, 1601, 1801	58	8.44	2.59	3.22	72.25	778
202, 402, 602, 802, 1002, 1202, 1402, 1602, 1802	58	8.44	2.59	3.22	72.25	778
203, 403, 603, 803, 1003, 1203, 1403, 1603, 1803	52.92	8.51	5.6	3.07	70.1	755
204, 404, 604, 804, 1004, 1204, 1404, 1604, 1804	59.91	8.51	8.32	3.07	79.81	859
205, 405, 605, 805, 1005, 1205, 1405, 1605, 1805	58	8.44	2.59	3.22	72.25	778
206, 606, 1006, 1206, 1406, 1606, 1806	58	8.44	2.59	3.22	72.25	778





## About Aishwaryam



Every Aishwaryam creation starts with careful planning to maximise the living experience. Right from choosing the location to optimising the use of space, every home is an example of efficient craftsmanship. From budget friendly homes to premium commercial spaces, our journey has seen many milestones and many more to come.



**Aishwaryam**



**Aishwaryam  
Courtyard 1**



**Aishwaryam  
Comfort**



**Aishwaryam  
Melody**



**Aishwaryam  
Hamara 1**



**Aishwaryam  
Hamara MHADA**



**Aishwaryam  
Comfort Gold**



**Aishwaryam  
Courtyard 2**



**Aishwaryam  
Nivara**



**Aishwaryam  
Hamara 2**



**Aishwaryam  
One**



## About Essen Group



Established in 2008 by Mr. Satish Agarwal, Essen Group's motto is 'Home isn't a place, it's a feeling'. With a legacy of 13 years, we strive to fulfil this motto for all our customers. Some of our well established projects are located in Chinchwad, Akurdi, Pradhikaran, Chikhali & Moshi.

**5**

**Completed  
Projects**

**4**

**Ongoing  
Projects**

**3000+**

**Happy Customers:  
3000+ families**