




STARK REALTORS



a befitting address...

Just one glance at 'Stark Aura' and it's sure to capture you body and soul. An innovative design, utmost comfort, accentuated finer points, thoughtful architecture and excellent connectivity to the city and all places of routine importance make it all the more irresistible! From its façade to interiors it's your unparalleled comfort zone!

Stark
Aura

Get set to unleash your Aura!

True to its name, 'Stark Realtors' presents you a complete experience in fine living. Welcome to 'Stark Aura, situated at the scenic and marvelous locale of Ambegaon, it is blessed with a breathtaking hill view; just off the Mumbai-Bangalore bypass. So, it cuts the clutter out of your life, but not the advantages of staying connected with the central parts of the city.

'Stark Aura' is a perfect convergence of aesthetics, functionality and architectural acumen. It offers you 1 & 2 BHK premium apartments with maximum utilization of space without wasting an inch of the saleable area to bring you absolute value for your money...and even more!

The essentials of superior living

Every 'Aura' home is created with a keen eye on the prime factors of a premium living. Adequate ventilation, abundant natural light, maximum space and utmost privacy rule the home besides you-the proud owner!

An attractive and well spaced layout, a decorative gate, a delightful landscaped garden, a club house and a multi-purpose hall add a touch of elegance and pleasure to your tasteful life, making the moments of leisure extra special!

With a focus on giving you the best product, we have given special importance to key aspects such as ventilation, natural light, space and privacy to defy limitations and give you the ultimate feel of a quality home. This is a spacious project with a distant layout of the buildings. A well designed gate and landscaped garden will add to the natural beauty of the surrounding areas. We also provide a club house with a multi-purpose hall so that you can enjoy all your special occasions with loved ones in the convenience and comfort of your own home.

Excellent Connectivity

Find educational institutions such as Poddar School, Bharti Vidyapeeth College and NBN Sinhgad Technical Institute in wonderful proximity to your home. Same holds true of various shopping malls, multiplexes and hospitals close by. Besides, 'Stark Aura' enjoys superb connectivity with Mumbai, Satara, Kolhapur, Shirval (MIDC) too!

So, if you are in search of an exquisite den to match your aura, 'Stark Aura' is the ultimate place!

People behind this 'Stark' endeavor

The duo of young and strong pillars of 'Stark Realtors' believe in living up to the very name of their enterprise. For them, it's not just an enterprise but a mission to deliver unadulterated, sheer and ultimate quality through every offering.

Their quest for excellence is backed by their steadfast values-transparency, honest and clear dealings with a strict adherence to deadlines.

They have the unique advantage of a perfect insight clubbed with appropriate qualifications, thorough experience, an imaginative yet pragmatic approach and the unmistakable effervescence of youth.



Site Plan of Project



Proposed 12.00 M.W. Internal Road



Stark Aura -2 Bedroom, Hall, Kitchen Apartment

Typical Cut Section of 2 BHK



Building A & B Typical 1/3/5 & 7th Floor Plan

- East West facing
- Separate dining area
- No wastage of space in the flat(no passage)
- Dry balcony



TYPE 2BHK

Flat Nos
101, 301, 501, 701
102, 302, 502, 702
103, 303, 503, 703
104, 304, 504, 704
Carpet Area
615 Sq. Ft.
Terrace Carpet Area
50 Sq. Ft.
Total Salable Area
865 Sq. Ft.

- Balcony in master bedroom (even floor)
- All flats are corner flats
- Special design facilitating cross ventilation
- Usable balcony with each apartment

Building A & B Typical 2/4 & 6th Floor Plan

TYPE 2BHK

Flat Nos
201, 401, 601
202, 402, 602
203, 403, 603
204, 404, 604
Carpet Area
617 Sq. Ft.
Terrace Carpet Area
57 Sq. Ft.
Total Salable Area
876 Sq. Ft.





Stark Aura -1 Bedroom, Hall, Kitchen Apartment

Typical Cut Section of 1 BHK



Building C

Typical 1/3/5 & 7th Floor Plan

- East West facing
- Most flats are corner flats
- No wastage of space in the flat(no passage)



TYPE 1BHK

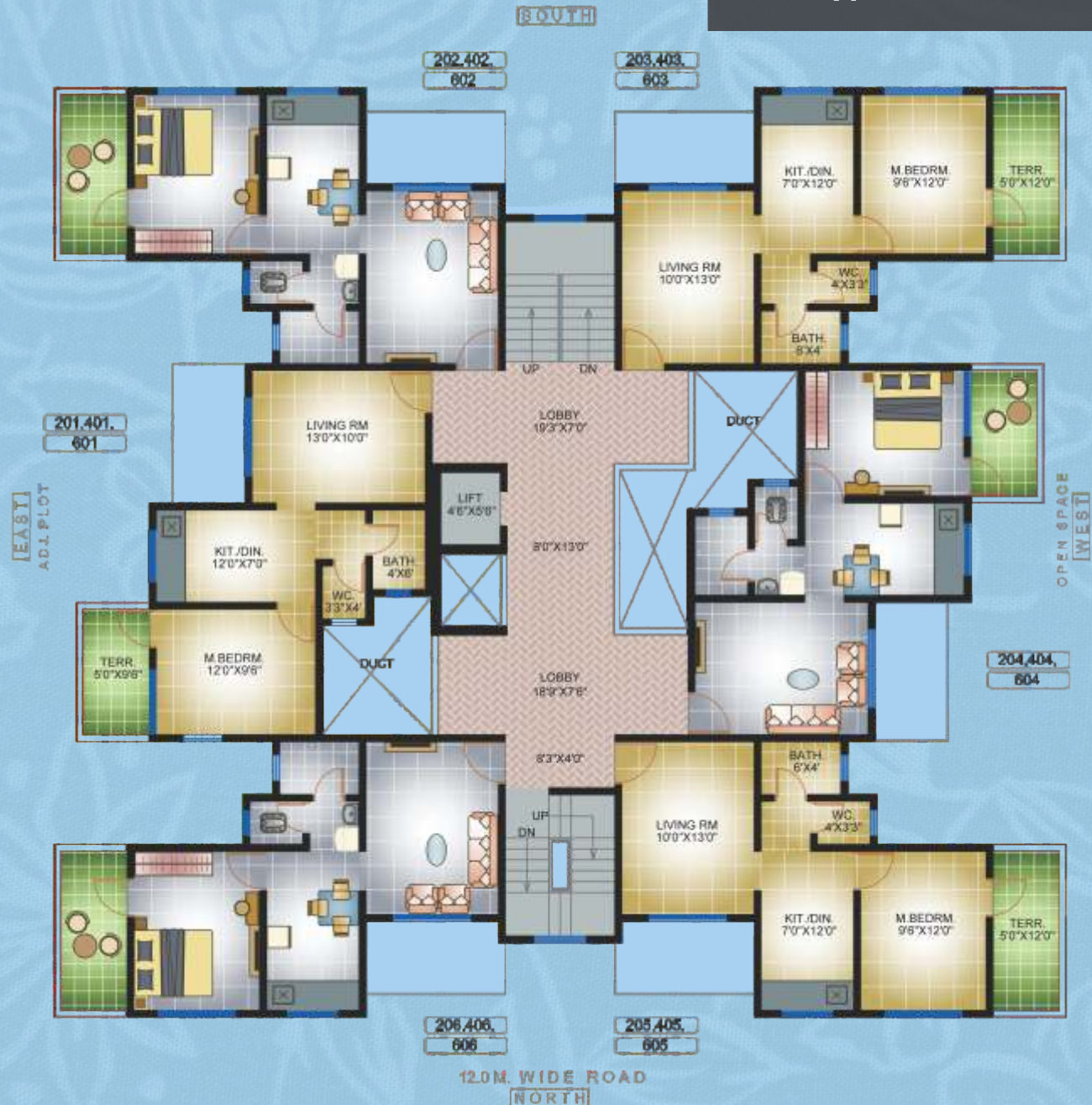
Flat Nos
101, 301, 501, 701
102, 302, 502, 702
103, 303, 503, 703
104, 304, 504, 704
105, 305, 505, 705
106, 306, 506, 706
Carpet Area
388 Sq. Ft.
Terrace Carpet Area
50 Sq. Ft.
Total Salable Area
569 Sq. Ft.

- Separate shower and toilet
- Usable balcony with each apartment
- Special design to facilitate cross ventilation

Building C Typical 2/4 & 6th Floor Plan

TYPE 1BHK

Flat Nos
201, 401, 601
204, 404, 604
Carpet Area - 388 sq. ft.
Terrace Carpet Area - 47 sq. ft.
Total Salable Area - 565 sq. ft.
202, 402, 602
203, 403, 603
205, 405, 605
206, 406, 606
Carpet Area
388 Sq. Ft.
Terrace Carpet Area
60 Sq. Ft.
Total Salable Area
582 Sq. Ft.



Building D

Typical 1/3/5 & 7th Floor Plan

- East West facing
- Most flats are corner flats
- No wastage of space in the flat(no passage)

TYPE 1 BHK



Flat Nos
101, 301, 501, 701
102, 302, 502, 702
103, 303, 503, 703
104, 304, 504, 704
105, 305, 505, 705
Carpet Area - 388 sq. ft.
Terrace Carpet Area - 50 sq. ft.
Total Salable Area - 591 sq. ft.
106, 306, 506, 706
Carpet Area
409 sq. ft.
Terrace Carpet Area
50 sq. ft.
Total Salable Area
620 sq. ft.

- Separate shower and toilet
- Usable balcony with each apartment
- Special design to facilitate cross ventilation

Building D

Typical 2/4 & 6th Floor Plan

TYPE 1BHK

Flat Nos
201, 401, 601
202, 402, 602
203, 403, 603
204, 404, 604
205, 405, 605
Carpet Area - 388 sq. ft.
Terrace Carpet Area - 47 sq. ft.
Total Salable Area - 587 sq. ft.
206, 406, 606
Carpet Area
409 sq. ft.
Terrace Carpet Area
47 sq. ft.
Total Salable Area
616 sq. ft.



Amenities

- Lift with generator back up
- Designer fencing wall for the entire project with security cabin
- Common terrace on top of the buildings
- Common toilet in the parking
- Society office
- Video door phone
- Designer lobby at entrance of each building
- Decorative name plate
- DTH (TV) connection for each flat(wiring)
- Ample parking
- Club house with multi purpose hall
- Earthquake resistant R.C.C. structure
- Sitting arrangement for the senior citizens
- Beautiful & protective play area for kids as per availability
- Decorative name board in entrance lobby
- Individual letter box for each flat
- Generator back-up for lift & common area

Specifications

Structure: R.C.C. frame structure. Earthquake resistant structure.

External Walls: 6" thick brick or block masonry wall.

Internal Walls: 6"/4 1/2" thick brick or block masonry wall.

Paint: Cement paint for external wall and oil bound distemper for internal wall

Doors: Decorative main door with C.P. fitting, for all doors wooden/G.I. door frames/plywood waterproof flush door to all rooms.

Windows: Powder coated aluminum sliding windows fully glazed with M. S. security grill with mosquito grill for living room and bedroom. Aluminum louvers with exhaust provision for toilets. Stone window sill for all windows except toilets.

Flooring: Vitrified/ceramic tiles with skirting in all rooms. Bathroom will be provided with ceramic tile/glazed/vitrified flooring and colored glazed tiles up to 7' height. WC - flooring - white glazed tiles & dado will be provided up to 4' height. Vitrified/antiskid tiles for all terraces. Toilets and all terraces shall be water proofed.

Kitchen Platform: Black granite kitchen platform with stainless steel sink, provision for water purifier, glazed tile/vitrified dado up to 4' height, for kitchen platform total length will be 8'/7'; provision for exhaust fan.

Electrification & Cabling: Concealed copper wiring in entire flat. TV & telephone points in living room. Two way fan and light points in master bedroom.

Toilets & Drainage: Concealed plumbing with Jaquar/equivalent make chromium plated fittings. All sanitary fittings of Hindware/equivalent make, colored glazed tile dado in toilets. All underground drainages will be strictly in accordance with govt. rules and regulations.

Water Supply: Overhead tank of adequate capacity and suction tank with pump.

Fencing: The Building shall be surrounded with fence with entrance gates.

Other Amenities: Lift of standard make, borewell and generator back up for lift.

Location Plan of Project



Site Address:
Stark Aura,
Survey No. 12/3,
Behind Ashok Leyland, Nr. Shiv Srushti,
Ambegaon Budruk, Pune - 411 046.

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Credits

Architects
Pandit Joshi & Associates

R.C.C. Consultant
Sunil Mutalik

Legal Adviser
Bina Phadke

Stark Realtors

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