

— Sukhwani —  
*Hermosa Casa*

**Luxury Meets Convenience.  
Big on Life. Big on Celebration.**

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We at Sukhwani Associates, have been striving for excellence for the past 4 decades to create best-in-class experiences for the new Pune. This time, we decided to create an experience that offers a unique blend of modern luxury and traditional conveniences, creating a lifestyle worth celebrating.

Presenting Hermosa Casa, where you shall find many reasons to celebrate life every day. Be it the smartly planned homes, or the convenience of living in a prime location, or amenities as per changing times, here they all come together wherein the celebrations will only get bigger as you get to live in a chic cosmopolitan neighborhood with like-minded people.

## Life at Magarpatta Road

Get ready to level up your lifestyle quotient

At Hermosa Casa, you will be living in a residential haven that is surrounded by top-notch lifestyle & leisure experiences. While you enjoy the best of modern conveniences inside your home, get ready for a decadent experience outside as well, as your new address is one of the hottest lifestyle avenues of Pune.





- ① Entrance
- ② Amenities Tower
- ③ Badminton Court
- ④ Kids Play Area
- ⑤ Party Lawn
- ⑥ Clubhouse
- ⑦ Basketball Court
- ⑧ Cricket Pitch
- ⑨ Open Gym
- ⑩ Rooftop Jogging Track

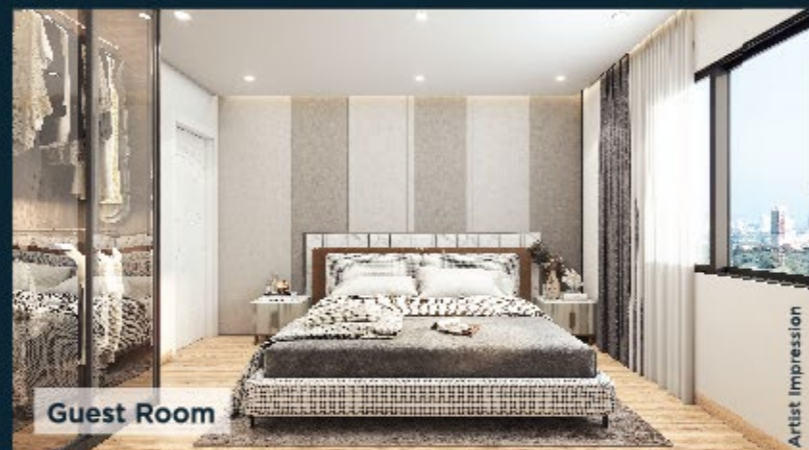
Raise a toast to life!  
7 floors of lifestyle amenities at a dedicated amenities tower



Library



Talent Room



Guest Room



Creche



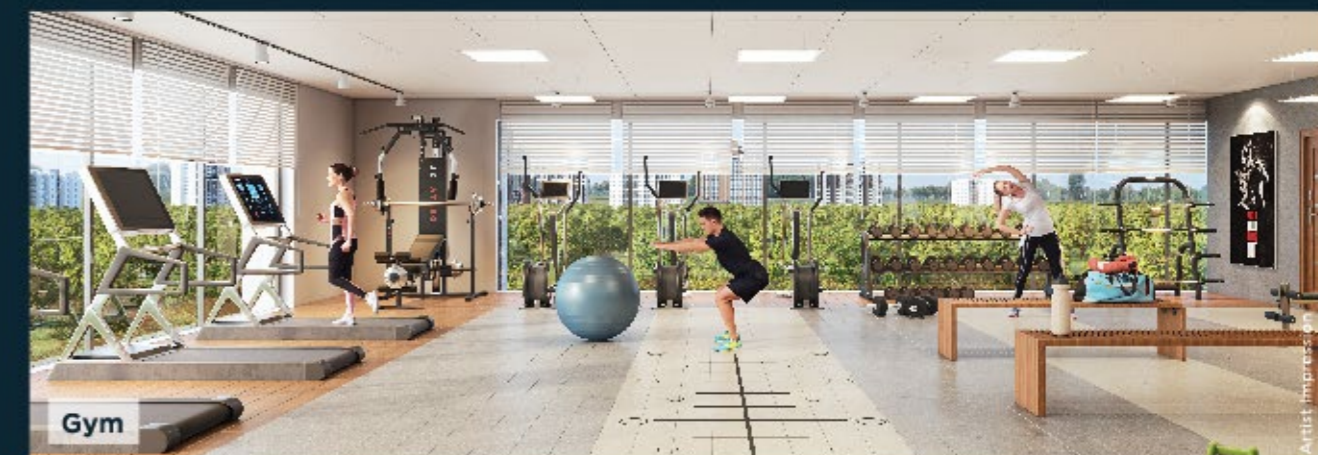
Swimming Pool



Co-working Space



Indoor Games



Gym



## Turn every activity into a celebration with state-of-the-art facilities

### For Recreation

- Acupressure Pathway
- Shaded Pathway with Seating
- Senior Citizen Sitting Area
- Pavilion
- Club House

### For Fitness

- Practice Volleyball/ Basketball Court
- Kids Play Area
- Rock Climbing Wall
- Cricket Pitch/ Football Practice Area
- Practice Badminton Court
- Yoga Deck and Meditation Area
- Outdoor Gym

### For Leisure

- Amphitheatre
- Party Lawn
- Stage With Pergolas

## The luxury of space, the convenience of smart layouts!

True luxury is experienced when great space meets a functional and convenient layout that gives you complete freedom to plan your home the way you desire. Hermosa Casa offers masterful 2 & 2.5 BHK layouts that are designed for a comfortable urban residential experience.



Well-planned orientation for  
maximum sunlight & ventilation



Optimum  
space utilization



Vaastu-compliant  
layouts



Thoughtfully-designed floor  
plans for a disturbance-free life





## Best-in-class interiors, for world-class celebrations

The apartments at Hermosa Casa come with premium-grade fittings that give you a sense of pride, while reducing your burden of maintenance and repairs. This is a home that is always ready for celebrations.



Top-notch  
toilet fittings



Semi-furnished  
modular kitchen



Well-planned  
electrical points



Superior-grade door  
& window selections



## Specifications



### Structure

- Earthquake resistance RCC framed Structure



### Wall Finish

- AAC Block Masonry
- Sand Faced External Plaster
- Internal Wall & Ceiling in Gypsum Finish



### Electrical

- Concealed Wiring with Modular Switches
- TV & Telephone Points in Living & Master Bedroom
- Provision for DTH, Broadband & Inverter Point
- AC Point in Common and Master Bedroom
- Electrical Exhaust Fan Point in Kitchen & Washrooms
- Separate MCB / ELCB for each Apartment



### Plumbing

- Concealed Plumbing of CPVC
- CP Fittings of Jaquar or Equivalent Brand
- Sanitary ware of CERA or Equivalent Brand
- Conventional/Chemical water proofing in washrooms terraces and dry balcony



### Flooring

- 800mm\*800mm Vitrified Tiles in Full Apartment
- 600mm\*600mm Anti-Skid Tiles in Washrooms & Terrace
- 7ft high Designer Dado Tiles in Washrooms



### Paint

- OBD Paint Internal Finish
- Semi- Acrylic Paint External Finish
- Oil Paint for Window Grills



### Windows & Grills

- Granite Framing on all sides of Windows
- Three Track Powder Coated Aluminum Sliding Windows with Mosquito Mesh
- Safety Grills for all Windows
- Glass Louvers with Exhaust Fan Provision in Washrooms
- MS Railings for Terraces



### Doors and Door Frames

- Elegant Designer Laminated Main Door & Main Door Frame
- Both side laminated Doors & Door Frames for Bedrooms & Washrooms
- Premium Accessories & Fixtures for Doors in all the Rooms
- Aluminum Sliding Doors in Terraces with Mosquito Mesh



### Kitchen and Dry Balcony

- L-shaped Granite Top Kitchen Platform with SS Sink
- Designer Dado Tiles above Platform up to Lintel Level
- Electrical Points for Refrigerator, Microwave & Water Purifier
- Washing Machine Point in Dry Balcony
- Provision for Exhaust Fan in Kitchen



### Lift Lobbies

- Designer Architrave at all Floor Levels



### Special Features

- Digital Lock for Main Door
- Kitchen Platform with Trolleys
- Video Door Phone
- Glass Partition in Master Bathroom



## Thoughtfully designed apartments for all your modern-day needs

### ① Hi-tech security features

- Video door phone
- Digital lock for main door

### ② Premium sanitary fittings

- CP Fittings of Jaquar or Equivalent Brand
- Sanitary ware of CERA or Equivalent Brand

### ③ High-quality wall finishes

- Sand Faced External Plaster
- Internal Wall & Ceiling in Gypsum Finish

### ④ Well-planned layouts

- No dead space or wasted corners
- Designed for maximum functionality

## Magarpatta Road: An address that calls for a celebration

With world-class social infrastructure that puts you close to reputed hospitals, malls and schools, this is an address where luxury meets convenience. This is an address that calls for a celebration.

### Nearby Hospitals

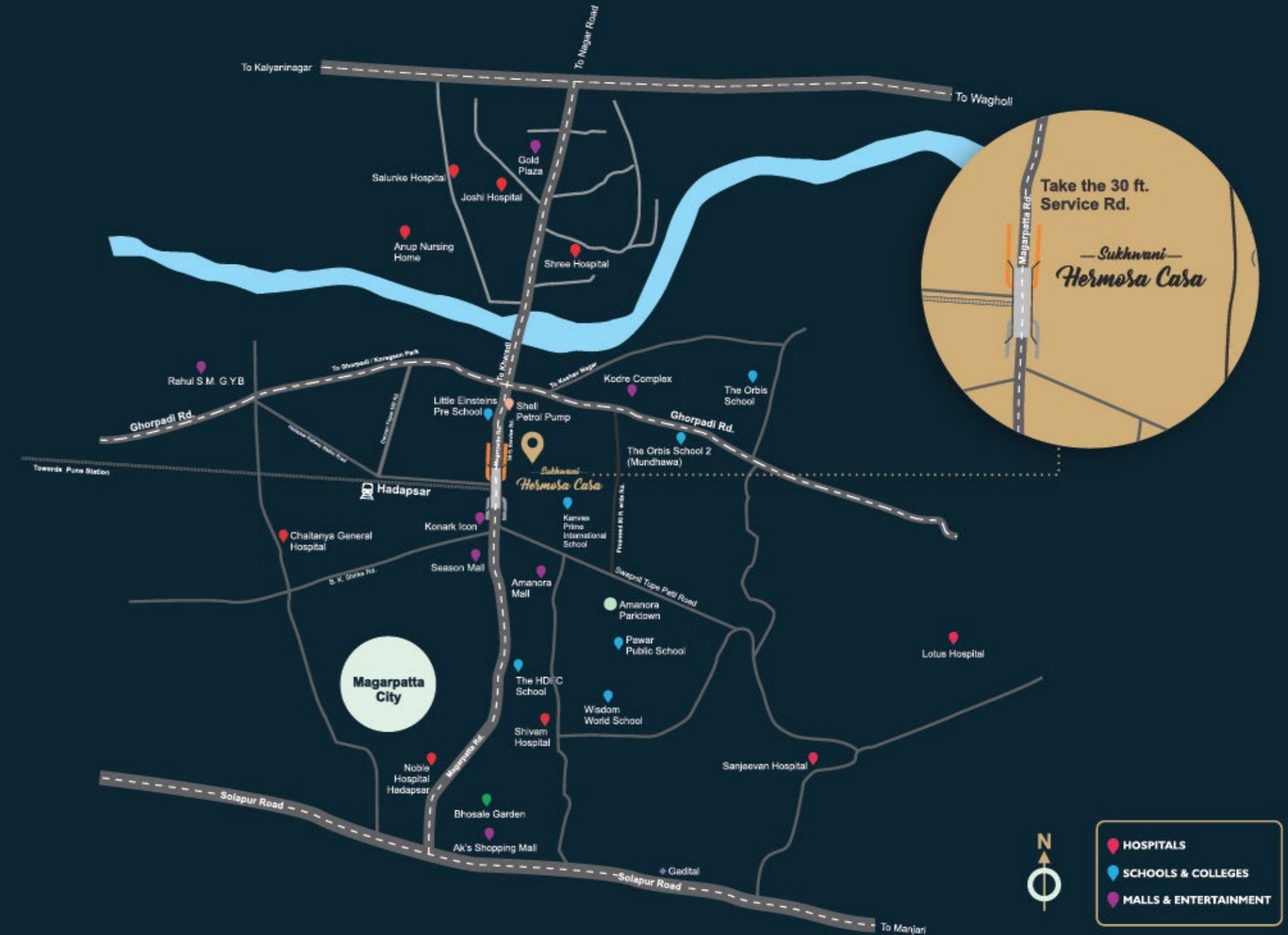
- Salunke Hospital
- Joshi Hospital
- Chaitanya General Hospital
- Noble Hospital
- Sanjeevan Hospital
- Shivam Hospital

### Nearby Schools

- The Orbis School
- Pawar Public school
- Wisdom World School
- The HDFC school
- Little Einstein's Pre School

### Nearby Malls

- Amanora Mall
- Seasons Mall
- Konark Icon
- Kodre Complex
- Gold Plaza
- AK's Shopping Mall





## About Us

Sukhwani Associates stands tall on the 4 pillars of quality, trust, innovation and commitment. Our aim is to do complete justice to a homebuyer's dreams and efforts of searching the right home. Every development is a classic exhibit of modern-day architectural brilliance with innovative designs and brilliant features.

**45+**

Years of legacy

**60+**

Projects executed

**5,000+**

Apartments delivered

**1 Cr. Sq. Ft.**

Of construction completed

**20,000+**

Happy clients