



SUKHWANI



# Highlands

**2 RHK Homes**



SUKHWANI HIGHLANDS



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2 RHK Homes

A Project By



In association with



MahaRERA Registration No: P52100019365

<https://maharera.mahaonline.gov.in>

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# Highlands

2 RHK Homes

*Nature as you like it!*









# 1<sup>st</sup> Floor

## A

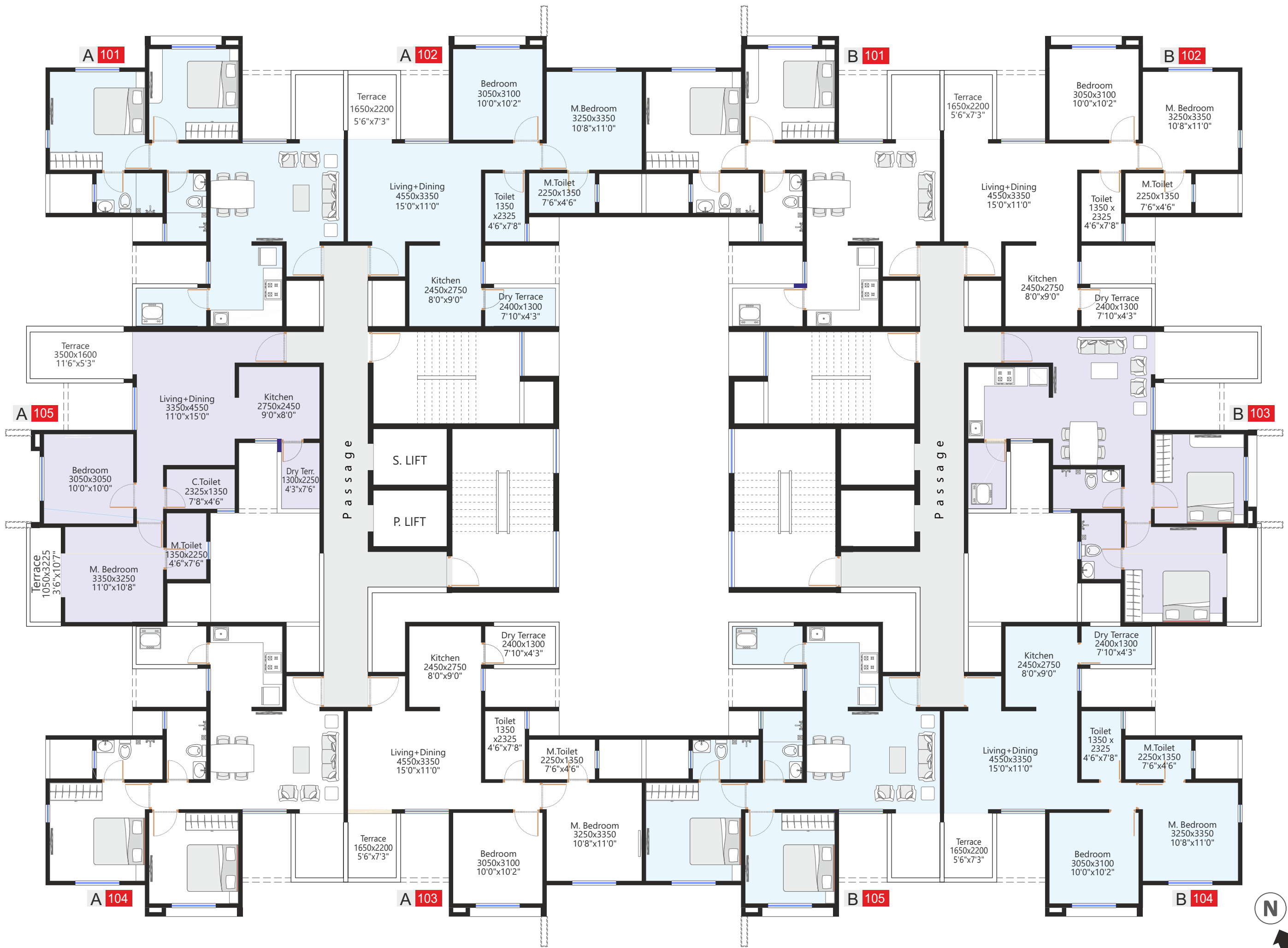
Flat No.	Type	Carpet (sqm)	Encl Bal. (sqm)	Dry Bal (sqm)	Terrace (sqm)	Total	
						(sqm)	(sqft)
101	2 BHK	46.16	8.55	3.12	3.63	61.45	661.49
102	2 BHK	45.67	9.03	3.12	3.63	61.45	661.49
103	2 BHK	45.67	9.03	3.12	3.63	61.45	661.49
104	2 BHK	46.60	8.10	3.12	3.63	61.45	661.49
105	2 BHK	50.91	4.12	2.93	8.99	66.93	720.47

*sq m = square meter, sq ft = square feet*

## B

Flat No.	Type	Carpet (sqm)	Encl.Bal. (sqm)	Dry Bal. (sqm)	Terrace (sqm)	Total	
						(sqm)	(sqft)
101	2 BHK	45.67	9.03	3.12	3.63	61.45	661.49
102	2 BHK	46.16	8.55	3.12	3.63	61.45	661.49
103	2 BHK	50.91	4.12	2.93	8.99	66.93	720.47
104	2 BHK	45.84	8.87	3.12	3.63	61.45	661.49
105	2 BHK	45.67	9.03	3.12	3.63	61.45	661.49

*sq m = square meter, sq ft = square feet*



## 3rd, 5th & 9th Floor

### A

Flat No.	Type	Carpet (sqm)	Encl.Bal. (sqm)	Dry Bal. (sqm)	Terrace (sqm)	Total	
						(sqm)	(sqft)
301, 501, 901	2 BHK	47.56	7.14	3.12	3.63	61.45	661.49
302, 502, 902	2 BHK	47.07	7.63	3.12	3.63	61.45	661.49
303, 503, 903	2 BHK	47.07	7.63	3.12	3.63	61.45	661.49
304, 504, 904	2 BHK	46.60	8.10	3.12	3.63	61.45	661.49
305, 505, 905	2 BHK	46.21	8.58	2.93	3.28	61.00	656.63

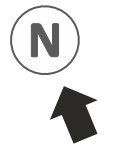
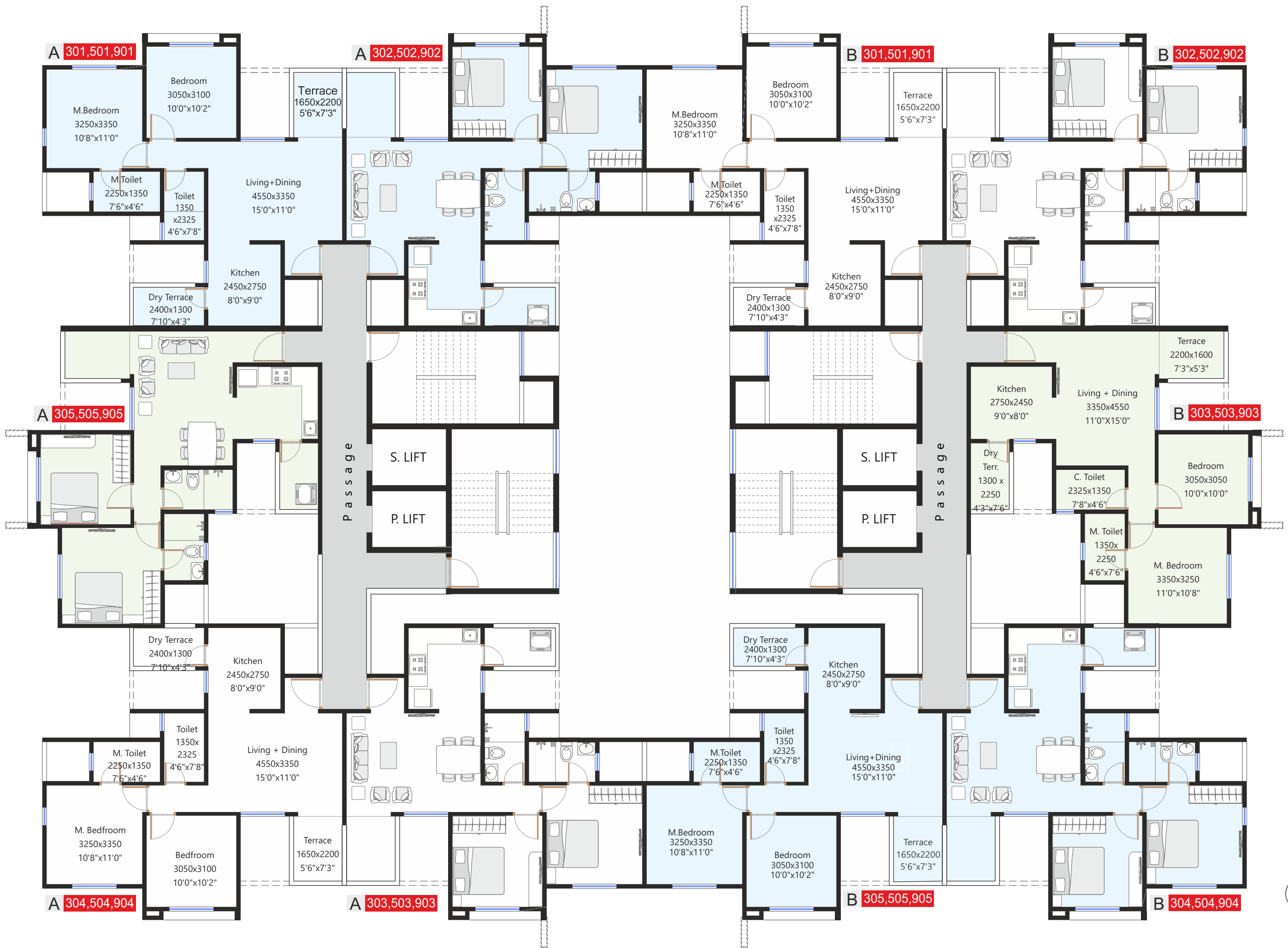
*sq m = square meter, sq ft = square feet*

### B

Flat No.	Type	Carpet (sqm)	Encl.Bal. (sqm)	Dry Bal. (sqm)	Terrace (sqm)	Total	
						(sqm)	(sqft)
301, 501, 901	2 BHK	47.07	7.63	3.12	3.63	61.45	661.49
302, 502, 902	2 BHK	47.56	7.14	3.12	3.63	61.45	661.49
303, 503, 903	2 BHK	46.21	8.58	2.93	3.28	61.00	656.63
304, 504, 904	2 BHK	47.24	7.46	3.12	3.63	61.45	661.49
305, 505, 905	2 BHK	47.07	7.63	3.12	3.63	61.45	661.49

*sq m = square meter, sq ft = square feet*





## 2nd,4th,6th,8th &10th Floor

### A

Flat No.	Type	Carpet (sqm)	Encl.Bal. (sqm)	Dry Bal. (sqm)	Terrace (sqm)	Total	
						(sqm)	(sqft)
201,401,601,801,1001	2 BHK	47.56	7.14	3.12	3.63	61.45	661.49
202,402,602,802,1002	2 BHK	47.07	7.63	3.12	3.63	61.45	661.49
203,403,603,803,1003	2 BHK	47.07	7.63	3.12	3.63	61.45	661.49
204,404,604,804,1004	2 BHK	46.60	8.10	3.12	3.63	61.45	661.49
205,405,605,805,1005	2 BHK	46.21	8.58	2.93	3.28	61.00	656.63

sq m = square meter, sq ft = square feet

### B

Flat No.	Type	Carpet (sqm)	Encl.Bal. (sqm)	Dry Bal. (sqm)	Terrace (sqm)	Total	
						(sqm)	(sqft)
201,401,601,801,1001	2 BHK	47.07	7.63	3.12	3.63	61.45	661.49
202,402,602,802,1002	2 BHK	47.56	7.14	3.12	3.63	61.45	661.49
203,403,603,803,1003	2 BHK	46.21	8.58	2.93	3.28	61.00	656.63
204,404,604,804,1004	2 BHK	47.24	7.46	3.12	3.63	61.45	661.49
205,405,605,805,1005	2 BHK	47.07	7.63	3.12	3.63	61.45	661.49

sq m = square meter, sq ft = square feet



A 201,401,601,801,1001

A 202,402,602,802,1002

B 201,401,601,801,1001

B 202,402,602,802,1002



A 205,405,605,805,1005

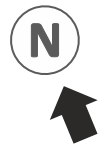
B 203,403,603,803,1003

A 204,404,604,804,1004

A 203,403,603,803,1003

B 205,405,605,805,1005

B 204,404,604,804,1004



# 7<sup>th</sup> Floor

## A

Flat No.	Type	Carpet (sqm)	Encl Bal. (sqm)	Dry Bal (sqm)	Terrace (sqm)	Total	
						(sqm)	(sqft)
701	2 BHK	47.56	7.14	3.12	3.63	61.45	661.49
702	1 BHK	36.52	7.63	3.12	0.00	47.27	508.83
703	2 BHK	47.07	7.63	3.12	3.63	61.45	661.49
704	2 BHK	46.60	8.10	3.12	3.63	61.45	661.49
705	2 BHK	47.12	7.67	2.93	3.28	61.00	656.63

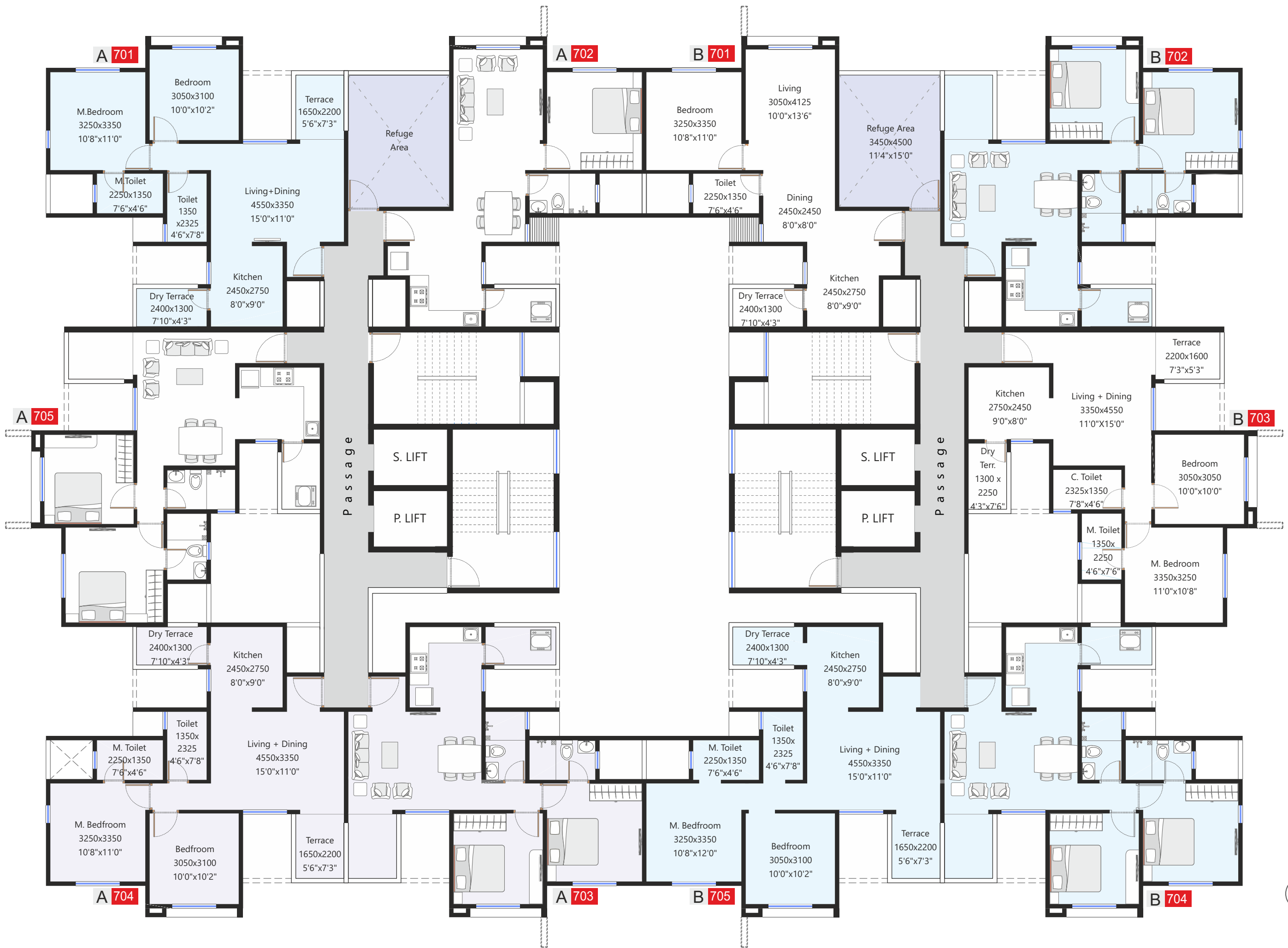
*sq m = square meter, sq ft = square feet*

## B

Flat No.	Type	Carpet (sqm)	Encl.Bal. (sqm)	Dry Bal. (sqm)	Terrace (sqm)	Total	
						(sqm)	(sqft)
701	1 BHK	36.52	7.63	3.12	0.00	47.27	508.83
702	2 BHK	47.56	7.14	3.12	3.63	61.45	661.49
703	2 BHK	47.12	7.67	2.93	3.28	61.00	656.63
704	2 BHK	47.24	7.46	3.12	3.63	61.45	661.49
705	2 BHK	47.07	7.63	3.12	3.63	61.45	661.49

*sq m = square meter, sq ft = square feet*





**A 701**

**A 702**

**B 701**

**B 702**

**A 705**

**B 703**

**A 704**

**A 703**

**B 705**

**B 704**

Bedroom  
3050x3100  
10'0"x10'2"

M. Bedroom  
3250x3350  
10'8"x11'0"

Terrace  
1650x2200  
5'6"x7'3"

Refuge Area

M. Toilet  
2250x1350  
7'6"x4'6"

Toilet  
1350  
x2325  
4'6"x7'8"

Living+Dining  
4550x3350  
15'0"x11'0"

Kitchen  
2450x2750  
8'0"x9'0"

Dry Terrace  
2400x1300  
7'10"x4'3"

Bedroom  
3250x3350  
10'8"x11'0"

Living  
3050x4125  
10'0"x13'6"

Refuge Area  
3450x4500  
11'4"x15'0"

Toilet  
2250x1350  
7'6"x4'6"

Dining  
2450x2450  
8'0"x8'0"

Kitchen  
2450x2750  
8'0"x9'0"

Dry Terrace  
2400x1300  
7'10"x4'3"

Bedroom  
3050x3100  
10'0"x10'2"

Living + Dining  
3350x4550  
11'0"x15'0"

Bedroom  
3050x3050  
10'0"x10'0"

Living + Dining  
3350x4550  
11'0"x15'0"

Kitchen  
2750x2450  
9'0"x8'0"

Dry Terr.  
1300 x  
2250  
4'3"x7'6"

C. Toilet  
2325x1350  
7'8"x4'6"

M. Bedroom  
3350x3250  
11'0"x10'8"

M. Toilet  
1350x  
2250  
4'6"x7'6"

Kitchen  
2450x2750  
8'0"x9'0"

Dry Terrace  
2400x1300  
7'10"x4'3"

Living + Dining  
4550x3350  
15'0"x11'0"

Toilet  
1350x  
2325  
4'6"x7'8"

M. Toilet  
2250x1350  
7'6"x4'6"

M. Bedroom  
3250x3350  
10'8"x11'0"

Bedroom  
3050x3100  
10'0"x10'2"

Terrace  
1650x2200  
5'6"x7'3"

Living + Dining  
4550x3350  
15'0"x11'0"

Toilet  
1350x  
2325  
4'6"x7'8"

M. Toilet  
2250x1350  
7'6"x4'6"

M. Bedroom  
3250x3350  
10'8"x12'0"

Bedroom  
3050x3100  
10'0"x10'2"

Terrace  
1650x2200  
5'6"x7'3"

# 11<sup>th</sup> Floor

## A

Flat No.	Type	Carpet (sqm)	Encl.Bal. (sqm)	Dry Bal. (sqm)	Terrace (sqm)	Total	
						(sqm)	(sqft)
1101	2 BHK	47.07	7.63	3.12	3.63	61.45	661.49
1102	2 BHK	47.07	7.63	3.12	3.63	61.45	661.49
1103	2 BHK	46.11	8.59	3.12	3.63	61.45	661.49
1104	2 BHK	46.44	8.27	3.12	3.63	61.45	661.49

*sq m = square meter, sq ft = square feet*











Located on a slope, the contours of the layout ensure that Sukhwani HIGHLANDS overlooks the valley. The Clubhouse complex, swimming pool complex and the play areas are located at the back for that exclusive privacy and children's safety, every resident demands.

## Specifications

### Structure

- Earthquake resistant R.C.C. structure as per seismic design (IS Code 1893).

### Walls and ceilings

- Gypsum-finish surface to inner walls in the entire apartment.
- All ceilings in the apartment finished in POP.
- Oil-Bound Distemper (OBD) to all inside walls.
- External acrylic paint.
- AAC (Autoclaved aerated concrete) Blocks.
- External –double coat sand finished plaster.

### Kitchen & Dry Balcony

- L- Shape Granite kitchen platform with S.S. sink.
- Modular Kitchen.
- Adequate Electrical points for Refrigerator, Oven, Washing machine & Water Purifier.
- 18"x12" size Dado tiles up to 2' above kitchen counter.

### Doors & Windows

- All doors both side laminated.
- Full jamb width laminated plywood door frames.
- M.S. safety grills for room windows
- Granite window sills from inside.
- Powder coated aluminium section for doors & windows with mosquito mesh.

### Electrical

- Modular switches of reputed brand.
- Provision for broadband internet connection.
- Concealed copper wiring with earth leakage circuit breakers.
- TV /DTH point in living and master bedroom.
- Provision for inverter backup on loft.
- Split A/C provision master bedroom.
- Video door phone.

### Flooring & Dado

- Fully vitrified Tiles- 600 mm X 600 mm.
- 12" x 12" Anti-skid tiles in bathroom and terrace flooring.
- Dado tiles in dry balcony below sill level.

### Toilets:

- Concealed plumbing with standard CPVC and UPVC pipes.
- Glazed tiles Dado up to 7 ft. high.
- Electrical provision for Exhaust Fan & Water boiler.
- Jaguar / or Equivalent CP Fittings.
- Standard Sanitary ware fixtures with Wall hung EWC.
- Concealed Flush valve.
- Granite and plywood sandwiched door frames.

### Terraces

- Stainless Steel Railing with toughened glass.

### Common Amenities:

- Community hall.
- Gym.
- Swimming Pool.
- Children's play area.
- Landscape garden lawn.
- Firefighting system.
- Signage and Letter box.
- Internal concrete/ paved roads.
- Entrance gate with security cabin.
- DG backup for common load.
- Automatic elevators.
- Sewage Treatment Plant.
- Water Treatment Plant.
- CCTV (Closed –Circuit Television) Surveillance in campus.









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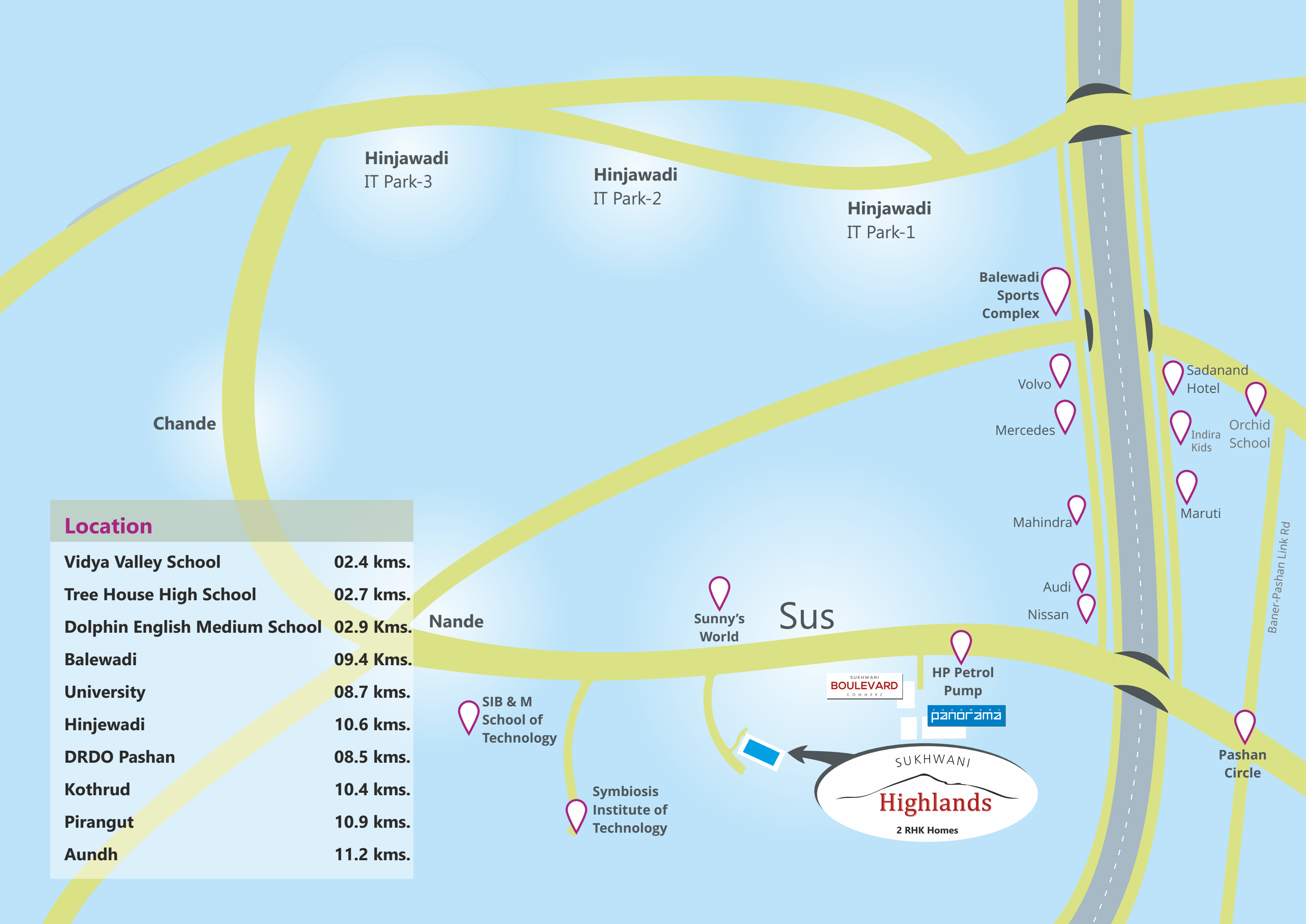
Highlands

2 RHK Homes









**Hinjawadi**  
IT Park-3

**Hinjawadi**  
IT Park-2

**Hinjawadi**  
IT Park-1

**Chande**

**Balewadi Sports Complex**

Volvo

Mercedes

Mahindra

Audi

Nissan

Sadanand Hotel

Indira Kids

Orchid School

Maruti

Baner-Pashan Link Rd

**Pashan Circle**

**Location**

<b>Vidya Valley School</b>	<b>02.4 kms.</b>
<b>Tree House High School</b>	<b>02.7 kms.</b>
<b>Dolphin English Medium School</b>	<b>02.9 Kms.</b>
<b>Balewadi University</b>	<b>09.4 Kms.</b>
<b>Hinjewadi</b>	<b>08.7 kms.</b>
<b>DRDO Pashan</b>	<b>10.6 kms.</b>
<b>Kothrud</b>	<b>08.5 kms.</b>
<b>Pirangut</b>	<b>10.4 kms.</b>
<b>Aundh</b>	<b>10.9 kms.</b>
	<b>11.2 kms.</b>

**Nande**

**Sus**

Sunny's World

SIB & M School of Technology

Symbiosis Institute of Technology

SUKHWANI BOULEVARD COMMERZ

HP Petrol Pump

panorama

SUKHWANI  
**Highlands**  
2 RHK Homes

create. develop. nurture

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

A Project By

In association with



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