



TUSHREEMA  
TWIN BUNGALOW

*Your gateway to higher life*



## *Your gateway to higher life*

They say the most beautiful things always come in twos,  
Tushreema Twin Bungalow delivers on that age old saying.  
Designed with a flair to meet all your needs, from basic amenities to royal leisures,  
along with boasting a lucid view of the city.  
Experience the reality of your dreams. A place where fantasy and facts meets .  
Our answer to your question of Paradise. Witness all this under one roof.











# *Room of Memories*

Embrace the spacious living room to make countless eternal memories  
with your loved ones.

The room of shared happiness and laughter.  
The room for celebrations.











# *Comfort Zone*

Leave behind all the stress of the world outside and enter  
your comfort zone.  
A lavish bedroom with a king size bed, so you could dream in peace.











# *Healthy & Wealthy*

Nothing tastes better than a homely cooked meal.  
A kitchen to cook world cuisine accompanied by a dining space,  
because,  
a family that eats together stays together.











# *Leisure Time*

Relish your evening chai, with a dazzling view of Pune at your behest











# *Treasure the Pleasure*

Explore the new realms of pleasure.  
Relax your mind and body.  
Refresh your soul with every shower.

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palatial space with two lavish bedrooms and  
an exotic kitchen with  
a dining comprises of the second floor.







third floor comprises of a magnificent living room and a terrace adding that extra poise to your home.





# Specifications & Amenities



## STRUCTURE

Earthquake Resistant R.C.C. Framed Structure with R.C.C. Columns, Beams and RCC Slabs as Flooring & Roof.



## WALLS

Good Quality Brickwork with Burn Bricks Masonry (B.B.M.) External/Internal Walls 6" Thick.



## WALL FINISHES

- Internal Walls : Finished with Plaster and Gypsum.
- Ceiling : Finished with Gypsum.
- External Walls : Finished with Rough Tub Plaster, Double Coat Sand Plaster



## PAINTING

- Superior Oil Base Luster Paint on internal walls with high cleanability properties and stylish pearl-like finish by using a suitable roller.
- Superior Apex paint for external walls.



## DOORFRAMES

- Door frame of Entrance Lobby, Main Entrance Door and also Doors of all Rooms in 'Burma Teak Wood' with Luxurious Double Section of 6" thick Wood with facility to fit the Door-Shutter on both the sides of frame i.e. with Double Door-Shutter Facility.
- All Door Frames Decorated with Polished Wooden Moulding Patti.
- All Toilet Door Frames Excellently finished with Fine Quality Granite Stone.



## DOOR-SHUTTERS

- Door-Shutters of Entrance Lobby, Main Entrance and All Rooms will be Quality Commercial Flush Door-Shutters Finished with esthetical design in Rich quality Polished Veneers from both sides.
- All Door Shutters, Each Fitted by Four Numbers of Hinges, Heavy Section Steel Railway Hinges giving Good Strength and Smooth Operation of the Shutter.
- Main Door Shutter fitted with Wide Angle Eye Hole Fitting of superior quality. All Doors with Fittings like Handle, Aldrop, Stopper, Tower Bolt, Safety Chain, Tadi-Patti of Architectural Quality and Designer Range fixtures.
- All Toilet Doors-Shutters will be UPVC with Rich Looking Duco Paint Finish.
- For Wide Door Opening Between Living Room and Attached Terrace, UPVC/Sound-Resistant Designer French Door Frame System and 3 Track Sliding Shutters with clear Glass and with Mosquito Mesh Arrangement.



## WINDOWS

- UPVC / Sound-Resistant Designer Window Frame Systems of 3 Track Sliding Shutters with clear Glass and with Mosquito Mesh Arrangement.
- All Windows Openings Finished with Granite Patti for all four sides of Window opening and All Window sills finished in Granite from outside also.
- All Windows with Fabricated Safety Grills in Good Section MS square bars.
- Window Openings for Bedrooms Designed as Corner Windows for a Better Cross Ventilation and Luxurious Look.



## FLOORING

- Flooring of Living and Kitchen with Digital Designer Vitrified tiles of Luxurious Size 1200mm X 800 mm.
- Flooring of all Bedrooms with Digital Designer Vitrified tiles of size 600mm X 600 mm.
- Flooring of Toilets and Terraces of NonSkid type 600 mm x 600 mm size Vitrified Tiles.
- Flooring of Basement Parking in NonSkid type Digital Design Vitrified Tiles of size 450 mm X 450 mm
- All Flooring Finished with Esthetical Bordering of 4" Skirting of matching Vitrified Tiles, Flushing with the wall surface giving elegant look.
- All Vitrified tiles of Premium Grade of Reputed Brand.





### TOILETS

- Ultra Luxurious attractive Designer Grade SHOWER PANEL with Rain Shower and Body Jet Spray of Luxurious Range in Reputed JAGUAR Brand.
- Granite Counter top Wash Basin in all Toilets.
- Toilet-Window with Luxurious size 3' X 3'6", Frame in UPVC provided with Mosquito Mesh and convenient Louvers fitting & Translucent Glass.
- Wall Mounted E.W.C. of Hindware Brand white colour with Esthetically Looking Ceramic Flush Tank.
- Nahani Trap of Good Quality Heavy Section Stainless Steel of Designer Brand 'Chilly' with Cockroach Trap provision.
- Well Defined Spacious Distribution of Wet and Dry Areas with Glass Partition for Luxury, comfort & convenient use of Toilets.
- Provision of Health Faucet near the EWC of Jaguar Brand from premium series.
- Provision of Control Valve for All Toilets.
- Towel Rod, Towel Shelf, Corner Shelf, Mirror all such Toilet Accessories of Premium Designer Quality.
- Point provision made for Geyser Connection in all Toilets in addition to Solar Water Heater connection.
- Jaquar Brand chromium plated toilet fittings & fixtures.



### KITCHEN

- Designer 'I – Land' Kitchen with all ultra-modern accessories inviting Chef within you to craft a delicious food and showcase your love for your family.
- Kitchen with Spacious U shaped Granite kitchen platform.
- Stainless Steel Sink Double Bowl Type Nirali Sink. Provided with Instant Water Heater and Long Neck Hot & Cold Mixer Tap with Rotating Movement for Luxury and comfort in its use.
- Kitchen Platform fitted with UPVS Kitchen Trolleys for entire length.
- Provision of Exhaust Fan and Chimney. Provision for Washing Machine.
- Provision for Water Purifier, Refrigerator, Microwave, Mixer-Grinder.

### DADOS

- All Toilets and Kitchen Dado in Premium Grade Ceramic Glazed Tiles of Designer Pattern 300 mm X 600 mm size & 300 mm x 450 mm size.
- All Toilets Dado upto Ceiling and in Kitchen from Floor level upto Ceiling
- All Tiles Design and colour combinations Hand picked by our Renowned Architects specially appointed for interiors with excellent taste of esthetics.



### PLUMBING

- Internal Water Supply Lines : CPVC Lines.
- Exposed Water Supply Lines : UPVC Lines.
- Sanitary Lines : Non Pressure UPVC Pipes.
- Drainage Lines : PVC Pipes.



### ELECTRIFICATION

- ISI Approved Concealed Insulated Copper Wiring of Reputed make.
- ISI Approved Brand ELCB and MCB.
- Two Numbers of Energy Meters per Individual Bungalow Unit. One with Single Phase and another Three Phase Electrical Supply.



### LIGHT POINTS

- Power points in all Toilets & Kitchen.
- Point provision for water purifier in the Kitchen.
- Exhaust Fans already provided in Kitchen & All Toilets.
- T.V. and Telephone points in Living & All Bedrooms.
- Provision of Internet BroadBand & Telephone cabling points in Living & all Bedrooms.
- Cabling completed for DTH Connection
- Foot Lights Provision in Esthetic looks as contemporary Night Lamp Provision.
- All Light Points Fitting Sockets and Switches of Excellent Quality Designer Brand Schneider, Virace Series.
- Ample, luxurious and thoughtful provision of LED Electrical Fittings Points and Decorative Light Fittings at all places in the Entire Bungalow, not only indoors but also outdoor areas like Passage, Staircase, Garden & Terraces.
- Dish T.V. provision wiring already done upto Top Terrace.



### AIR CONDITIONING

- Air Conditioner High Wall Split A.C. Point Provision made in all Bedrooms





#### **WATER SUPPLY**

- Pradhikaran Water Supply to RCC Sump ground level Water Tank.
- Over head water tank in RCC for storage & supply.
- Pressure Pump System for Both the Bungalows for Downward Supply of water from OverHead water tank.
- Two Single Phase Water Pumps of 1 HP ( One for regular use and one as a standby provision ) for Water Supply from UnderGround Water tank to Over head water tank.
- Thoughtful Provision of Piping & Plumbing already done to Download the Water from Outside Water Tanker standing on the Road, and from there to the Underground Water Tank in a very easy, convenient & hasslefree way.



#### **POWER BACKUP**

- Inverter Cabling Provision made for the Entire Bunglow for all Electrical Points
- Individual Generator Backup shall be provided to all Internal & External Electrical Points, Staircase, Lift, Water pumps for Both Bungalows.



#### **PUMP ROOM & ENERGY METER ROOM**

- The well Demarcated area with safety finished with Granite Facades and vitrified tiles Flooring.
- Pump Room with Pump Pannels and MSEB Energy Meter Room very neatly Designed on the Ground floor,
- All Cabling and underground Cable Chambers finished superbly with Stainless Steel Covers for Indoor cable chambers.
- Thoughtful arrangement of Meter Reading Possibility from outside only.



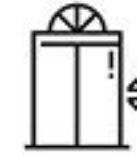
#### **PERGOLA FOR LIVING ATTACHED TERRACE**

- Beautiful Looking Architectural Designed Pergola in R.C.C.
- Provided for the Luxurious, Private & Maximum Utility of the Terrace attached to Living Room or Family Room on Second Floor.
- Good Quality Railing of Stainless Steel for Living Attached Terrace for Safety and enhanced Elevational Looks.



#### **RAIN WATER DRAINS**

- Rain Water Drains provided in Both Usable Terraces on Second floor as well as the Top Terrace,
- These tracks or Channels is finished with Excellence in Granite and Covered with Stainless Steel Jali.
- Rain Water Drain thoughtfully provided with Non-/Return Valve Fitting in the Drain System on Ground Floor .



#### **EPITOME OF LUXURY : PRIVATE INDIVIDUAL LIFT**

- LIFT : KONE MAKE 4 Passenger Capacity
- Independent, Individual 1 Lift running vertically and Seperately, therefore Private and One's Own Internal lift for the individual Bunglow owner.
- Lift Opening i.e. Access upto the Top Terrace Level for the ultimate convenience.
- Lift with Automatic Doors finished with Private Tailormade Interiors with Mirror Fitting inside.
- Lift Facades Decorated with Granite Finish at all the places giving a Grand Look to the entire Bunglow.

#### **FIRE FIGHTING SYSTEM**



#### **COMMON STAIRCASE**

- Staircase Finished with Ultra Elegance.
- Stair Treads finished in Polished Black Granite.
- Stair Risers finished in polished Yellow coloured natural Jaisalmer stone.
- Staircase Finished with Teak Wood Railing of luxurious section.



#### **INTERNAL STAIRCASE :**

- Specially Designed Attractive Architectural Feature of Internal Staircase.
- Wooden Internal Staircase leading from Kitchen to Living / Family Room.
- Finished in Pine Wood and White Cedar.



#### **C.C. T.V. CAMERA SECURITY**

- C. C. T. V. Surveillance System Provision for the Purpose of Security of the entire Bunglow.
- One C.C.T.V. Camera Covering the Entrance of Bunglow & Entrance Gate.
- One C.C.T.V. Camera Covering Backside of the Ground Floor Garden Area.
- One C.C.T.V. Camera Covering Basement Parking Area.
- One C.C.T.V. Camera Covering Top Terrace.



**RAIN WATER HARVESTING DONE FOR THE ENTIRE BUGALOW.**



**SOLAR WATER HEATER**

- Solar Water Heater System Already provided for Both the Bungalows on top terrace.



**DESIGNER TOP TERRACE**

- Top Terrace Finished with a view to use it as a Party Terrace .
- Lift Lobby at Top Terrace level finished with Glass Partition.
- Decorative Vitrified Tile Cladding for Entire length and height of Parapet Wall of Terrace and fitted with Architectural Wall-Lamps & Light Fittings.
- Parapet wall of Top Terrace Sills Finished with Polished Granite.
- Utility Washing Place provision on Top Terrace.
- Fabricated Stairs Designed with the Comfortable Climb upto the Lift Room and Overhead Water tanks for easy accessibility.
- Lift Room Finished in a Elegant & Innovative way which can be used as a Meditation Deck.



**FULLY LANDSCAPED OPEN AREAS & COMPOUND WALL**

- Designer Landscaped Open Spaces in commensurate with the Poise and Taste of the Royal Ownership of the Twin Bungalow.
- Compound Wall, Backyard, Side Spaces, Flower Beds, Paving, Tiling etc completed with Elegance.
- One corner of the side space designed in such a way that it can be used as a Senior Citizen Sitout.



**DESIGNER ENTERNACE, GATE & LOBBY**

- Individual, Separate Designer Entrance Gate Fabricated in Good Heavy Section M.S. with Esthetic Look.
- Decorative Vitrified Tile Cladding for wall near Entrance.
- Designer Entrance Lobby.

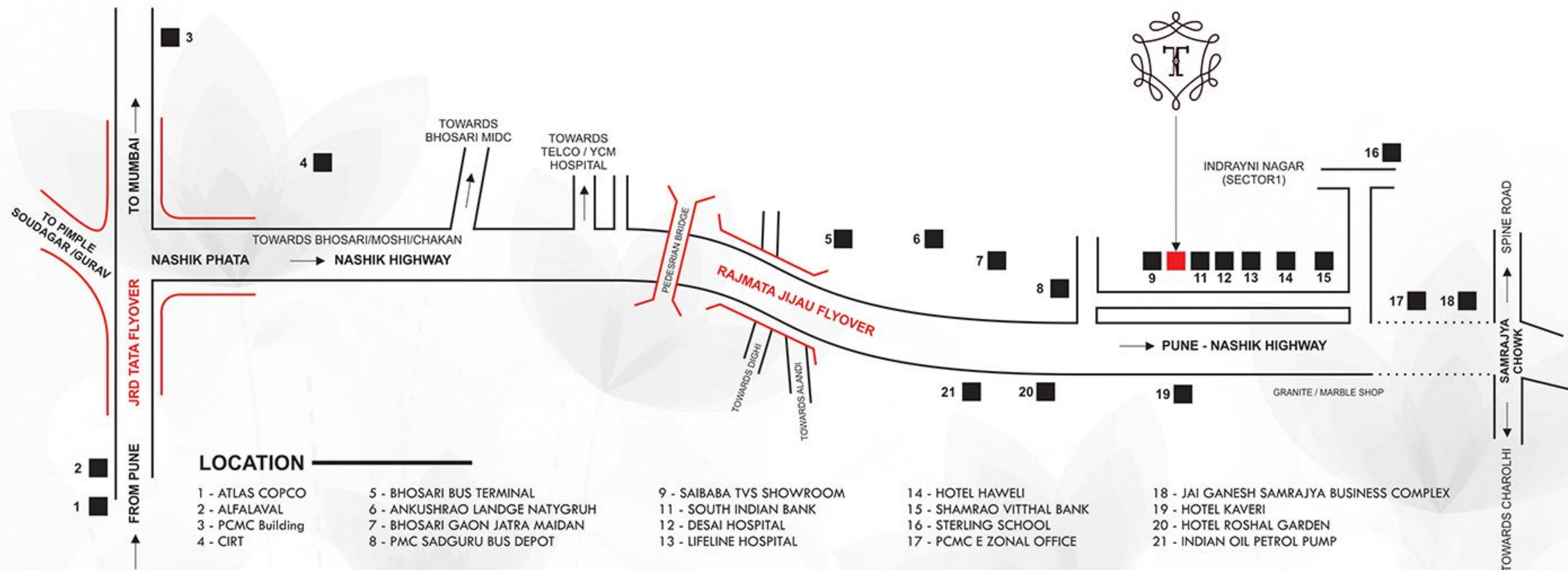
**UNIQUE**  
*Specifications*

- Bespoke, curated Residence in a Twin Bungalow.
  - Catering to those with elegant sensibilities.
  - Indulgent amenities and impeccable finishes.
  - Quintessential for Lifestyles that is beyond the ordinary.
  - Exceptional, Unique, Distinct Signature, Royal, Palatial.
  - Twin Bungalow of a Character above reproach. Unique stamp of its owners
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