



EVERYTHING
YOU DESIRE



S3 PRIME
Suitable | Security | Standard

Created for enthusiast
of good living...

Our projects are designed to make your
life bigger & better with your family...



A place for a chosen few
A special something only for you !

We have embarked upon the journey to building a World Class Residential & Commercial Space in the highly developing location of Pune. Our project **S3 PRIME** is inspired by Natural Elements.

We dream of **S3 PRIME** as a place:

- ✦ Where your kids grow up with the changing times.
- ✦ A place that never gets old, as it is your cherished home.
- ✦ Not a shelter but a reason to stay together.





Amenties

- 24x7 Security Guard
- Purified Drinking Water
- CCTV Equipped Security Cabin
- Electricity Backup
- Common Lift For Every Floor
- Individual Shed Car Parking
- Solar Water System
- Swimming Pool
- Decorative Entrance Gate
- Common Lawn
- Rain Water Harvesting
- Senior Citizen's Sit-out Area

Features

- 24x7 Water Supply
- Fire Fighting System
- Well Designed Entrance Lobby
- Common Two Wheeler Parking
- Beautiful Elevation of Building

Specifications

R.C.C.

- Earthquake Resistance Structure
- Plaster
- External Sand Faced
- Internal Gypsum / Neeru Finished

Paint

- Luster Paint for Internal Walls
- Texture Paint for External Walls

Flooring

- 2' x 2' Vitrified Tiles Flooring
- Anti-Skid Flooring in bathroom, Terraces & Dry Balcony

Kitchen

- Granite Kitchen Platform with S.S. Sink
- Full Height Glazed Tiles
- Wash Basin for Dining Area
- Washing Machine Provision in Dry Balcony

Doors

- Decorative Laminated Main Door
- Water Proof Doors for Toilets
- Powder Coated Aluminium Doors for Terraces

Windows

- Powder Coated Aluminum Sliding Windows
- Mosquito mesh, Safety Grill & Marble Sill

Toilets

- Concealed Plumbing
- Jaguar or Equivalent Toilet Fittings
- Quality Ceramic Wash Basins
- Full Height Dado in Designer Tiles
- Separate Dry Area for Bathrooms
- Jaguar or Equivalent Toilet Fittings
- Solar Connection in Master Bed Bathroom

Electrification

- Concealed Electrification with Branded Switches
- Ample Electrical Points in Every Room
- A.C. Point in Master Bedroom
- Provision for Inverter
- Provision for Exhaust Fan in Kitchen & Toilets

Bird Eye View :



Site Address:

Festival Tower, Festival City
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Location Elements:

- Conveniently Located near Hinjewadi (Which is India's premier IT Park), Pirangut MIDC and proposed Ring Road.
- Also in the vicinity are SSY, Symbiosys Campus, Cambridge International School, Mahindra International College.
- Near to Residential schools, River Dell School and host of prestigious institutions.
- Enjoy all these advantages without the pollution and noise of the city.
- Life time opportunity to live in luxury in a peaceful and natural environment.
- Increased connectivity with proposed Ring Road.

Key Distance:

- 15 minutes drive from Hinjewadi Phase III.
- 20 minutes drive from Hinjewadi Phase I.
- 25 minutes drive from Wakad Flyover (Expressway).
- 25 minutes drive from Chandani Chowk.
- 15 minutes drive from Pirangut MIDC.
- 5 minutes drive from the NEW Proposed Ring road.
- 2.5 hours drive from New Mumbai.

Architect: Mr. Rohan Surve

Legal Advisor: Adv. Nitin Ombale

RCC Consultant: Mr. R.K. Randhava

Venture of :


S3 PROPERTIES
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