



The
Almonds

experience the luxury.....
live with luxury.....



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Almonds

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Architect
Shashank Phadke
(sole space)

R.C.C. Consultant
Hansal Parekh
& associates

Legal Advisor
Adv. Nandkishor Yewalekar
Adv. Avinash Golande



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Interior Designing & Consultancy of Project



Total Idea Property Solutions & chintamani Interio

Site Add.: The Almonds, Bhumkar Nagar,
Nr. Bhumkar Chowk, Annex Hinjewadi Flyover, Wakad.

Note: This brochure is purely conceptual and is designed in good faith to give you a fair idea and overall view of the project and is not a legal offering nor will it be deemed to be a part of any agreement. Photographs are not necessarily comprehensive and actual, unless mentioned. Nothing mentioned in this brochure will take precedence in the final agreement. Number of buildings, areas, amenities, floor specifications, etc., may be revised. Promoters reserve the right to amend layouts plans, elevations, specifications, amenities and open spaces, etc., without prior notice.



About Almonds

Chintamani Developers is a real estate brand presents 'The Almonds', Designer concept homes at Wakad, annex Hinjewadi flyover. Chintamani Developers consistently doing things beyond usual expectations in constructing & designing best quality homes. With plaster of Paris false ceiling, textured walls, concept lobbies, concept doors, designer garden & many more. The Almonds is situated at prime location near by daily needs like Restaurant, D-mart, Pizza Hut, Petrol pump & also school, College, & Hospital. The Almonds have very prime location near hinjewadi flyover, Bangalore-Bombay highway, Baner, Aundh & excellent proximity with Hinjewadi IT park, PCMC industrial zone, talegaon, chakan industrial belt. The Almonds is perfect package of ultra modern amenities & luxury living lifestyle under one roof.



Living, Dining & Bedrooms

- Designer Vitrified Ivory Flooring
- Designer Wood type Tiles for Master Bed Flooring
- Designer Royal Play Textured wall for Living
- Designer Concept Doors
- Designer heavy gauge Aluminum Powder coated Windows with Mosquito Net
- Concealed Wiring with Modular Switches
- Provision of AC, Intercom

Terraces

- Light Point
- Anti skid Tiles
- Glass Railings
- Designer Granite Kitchen Platform / Counter
- Designer Vitrified Ivory Flooring

Kitchen

- Designer Tiles up to 7" Height
- Designer Plaster of Paris Finish Ceiling
- Designer Concept CP fittings
- Designer Extra Kitchen counter for vegetable cutting
- Provision for Water Purifier Point
- Provision for Chimney & exhaust Fan
- Oven arrangement with light point
- Designer Artistic Floor
- Designer Concept Wall Tiles

Wash rooms

- Designer Hot-Cold mixer
- Designer Head shower
- Designer Health Puset
- Provision of Gauzier
- Provision of Exhaust fan
- Pressure tested concealed plumbing

Amenities

Basic Amenities

- Grand Entry with designer Gate
- Sparkling Water Fountain
- Ample Outer Seating
- Peaceful Senior Citizen Area
- Flowering Trees Island
- Joyful Children Play Area

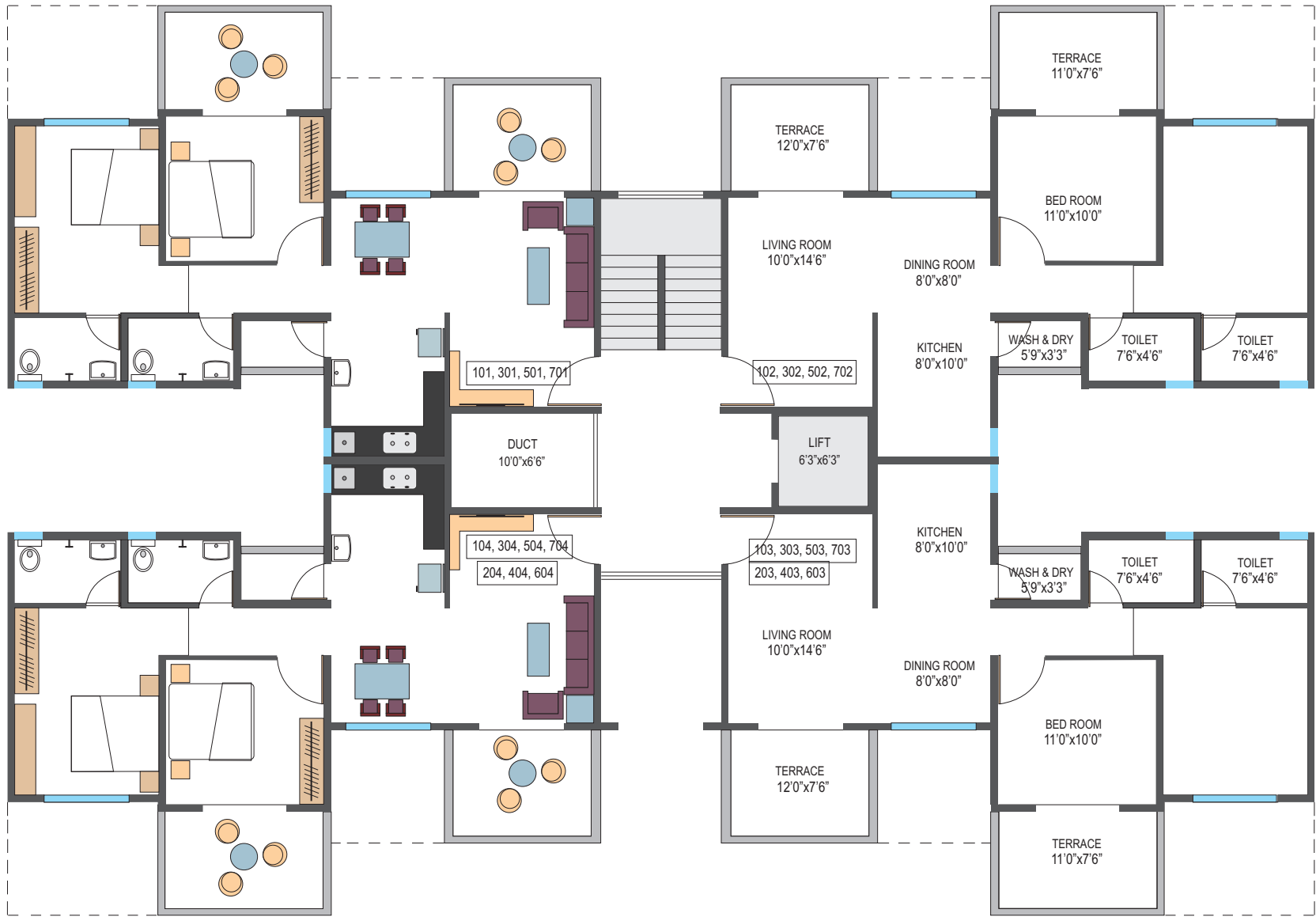
Daily Needs

- Pipe Gas Supply
- Rainwater harvesting
- Designer Automatic Lift With Generator Backup
- Generator backup for Common Areas
- Solar Water System

- Emulsion Paint for Internal Walls
- Apex Ultima for External Walls
- Apex Ultima for Textured Walls
- Royal Play Designer Wall for Living room

colours of Almonds





BUILDING A, B, C
(1st, 3rd, 5th, 7th)

Carpet area (sq.ft.)	Terrace area (sq.ft.)	Total area (sq.ft.)
687.93	165.34	853.27



BUILDING A, B, C
(1st, 3rd, 5th, 7th)

Carpet area (sq.ft.)	Terrace area (sq.ft.)	Total area (sq.ft.)
687.93	150.80	835.73

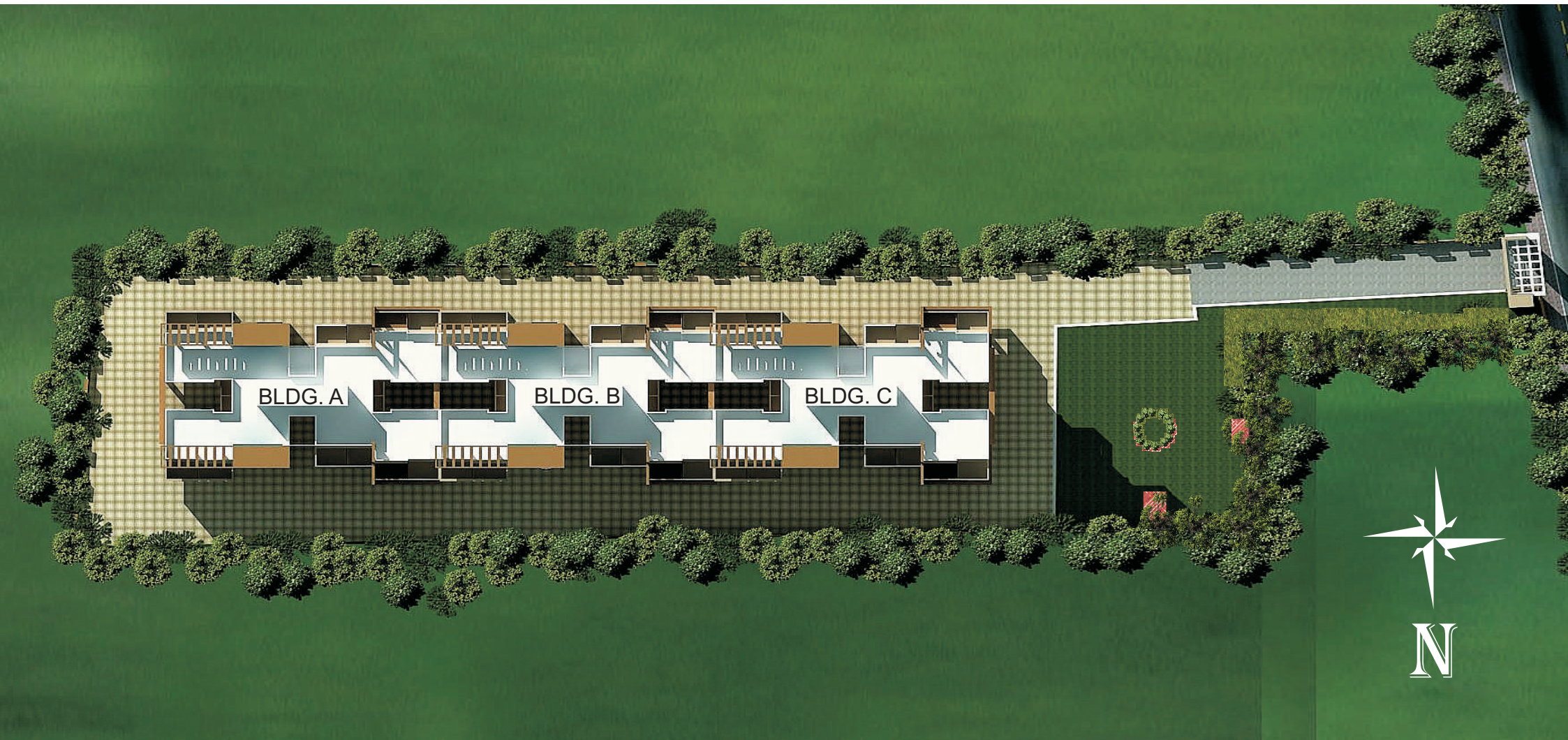
Experiences the luxury...



Live with luxury...



Layout plan...



Over view...



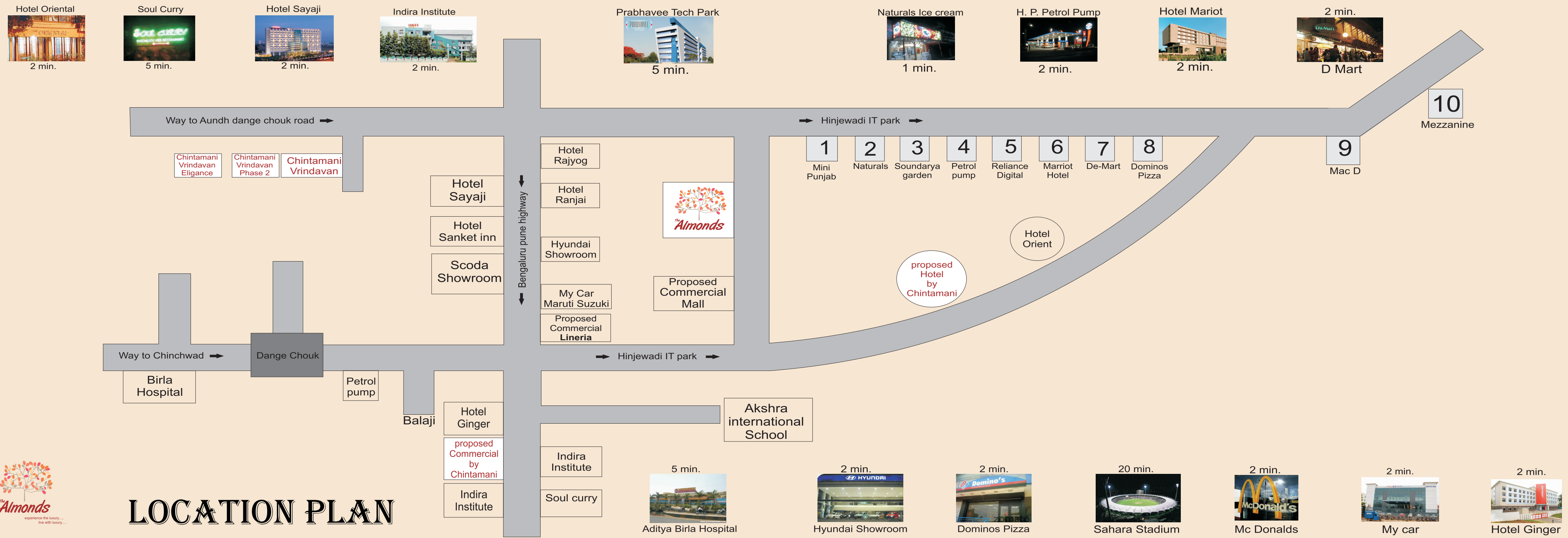
Special Amenities

- Gymnasium or Child Daycare unit
- Workshop of Happy Living & Thinking (Consulting) every month.
- Workshop of Yoga.
- Free Interior advise (chintamani Interiors) on behalf of The Almonds.
- Workshop of save Water.
- Free Idea on Properties (Development & Investments) from Total Idea Group.

Safety & security

- Video door Phone System
- Intercom System
- Spy camera System
- Fire Fighting System
- 24x7 Three way Security System
- Night latch, Eye hole & Safety Chain for doors





LOCATION PLAN