



Designed to extend the living to a fine art



Credits

Architect – Fortune Designers
RCC Consultant – Avinash Hole
Legal Consultant – Advocate V P Kadekar

Completed Projects

Winchime Villas : Baner
Daffodils : Baner
Basil I & II : Baner
Divine Enclave: Pradhikaran
Essentia : Jagtap Dairy
Pushpangan : Chinchwa

Twin Palm : Dange Chowk
Darpan I & II : Jagtap Dairy
Niranjan Pooja : Jagtap Dairy
Riddhi Siddhi : Jagtap Dairy

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AND



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The contents of this brochure are purely conceptual & have no legal binding on us. Developers reserve the right to amend the layout, plans, number of floors, elevation, colour schemes, specifications & other amenities.

Project by Divine Ventures and Lanke Birje Associates



Proud Entity

Pune has grown in all directions and the areas in the western periphery have expanded exponentially, hence increasing the location advantage of Baner & Wakad as prime localities.

Divine Ventures & Lanke Birje Associates have established themselves as a major construction entity by successfully completing 9 projects in these areas.

Extremely good designs, finest construction quality, transparent dealings and timely delivery are the primary tangibles on which Divine Ventures & Lanke Birje Associates have acquired this position to become a trustworthy entity for the customers.

Divine Ventures & Lanke Birje Associates proudly present their tenth project in the same prestigious locality of Wakad, where the entity has become synonymous with strong values of customer care. Palm Avenue will become a symbol of same class and finesse that has strengthened the entity of Divine Ventures & Lanke Birje Associates.



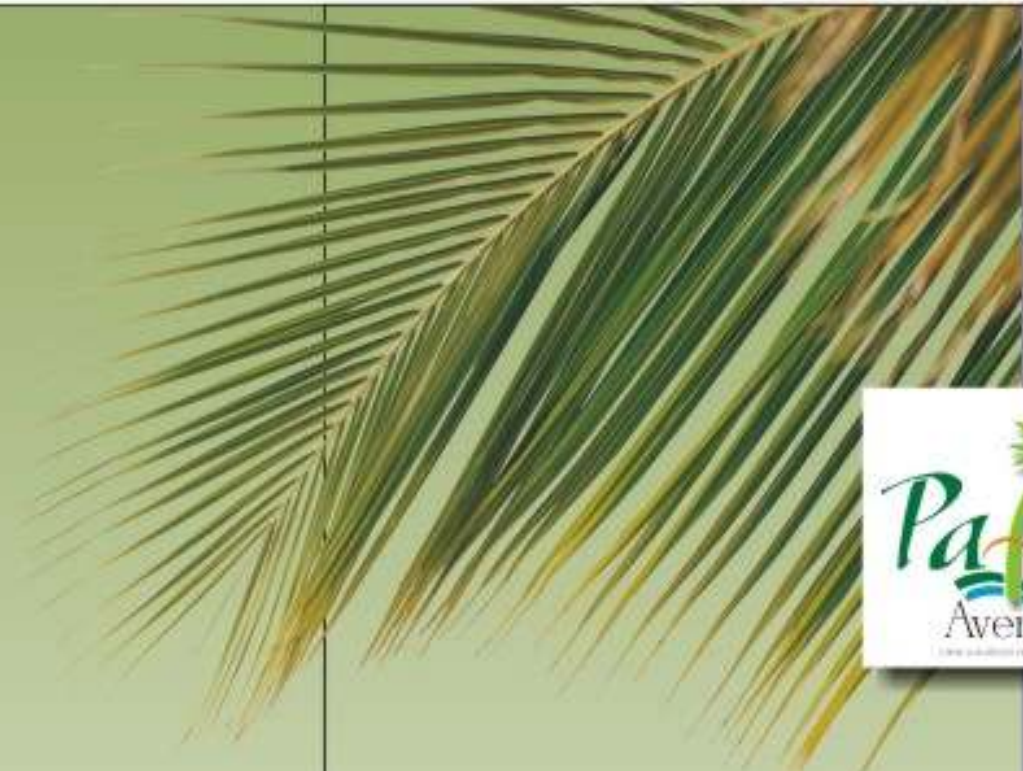
Distinct Mark

Palm Avenue is a prestigious project of supremely luxurious 2 BHK flats. Spread over an area of an acre, these 80 flats are beautifully designed to extend the living to a fine art. Just one building with 2 wings ensures the best view and ventilation to each flat. The pre-thought provision of adequate utilities in every flat assures best space utilization for flat holders.

The external amenities are truly luxurious and trendy to be with the modern urban lifestyle.

The best construction quality makes Palm Avenue an ultramodern dwelling for highly demanding customers from upper echelon to create a distinct mark of better living.





Enviably Location

Palm Avenue created by Divine Ventures & Lanke Birje Associates has a unique location advantage of being at Wakad, the most developing point near to IT hub of Hinjewadi, which has now grown hugely into the further phases to become the most influential industrial sector in and around Pune.

In recent times the distinctly visible IT growth of Hinjewadi, Tathawade has positively changed Wakad to emerge as the most formidable choice for the IT personnel and Wakad too has reciprocated to adorning a Californian modern look.

It has become very affluent vicinity with all the essentials available within the periphery. Best school & colleges, Finest restaurants, Excellent shopping facilities, Medical & health facilities are a part of Wakad locality. Being in Wakad is being near Silicon Valley and owning a home at Palm Avenue, created by Divine Ventures & Lanke Birje Associates is a truly futuristic decision.

*IT is a magic
when you are at Palm Avenue*



BUILDING - A & B

First, Third, Fifth, Seventh, Ninth, Eleventh Floor Plan



FLAT NO.	TYPE	CARPET	TERRACE	TOTAL CARPET	SALABLE
A-101,301,501,701,901,1101	2BHK	668Sq.ft	74	742.00Sq.ft	965.00Sq.ft
A-102,302,502,702,902,1102	2BHK	643Sq.ft	74	717.00Sq.ft	932.00Sq.ft
A-103,303,503,703,903,1103	2BHK	643Sq.ft	74	717.00Sq.ft	932.00Sq.ft
B-101,301,501,701,901,1101	2BHK	643Sq.ft	74	717.00Sq.ft	932.00Sq.ft
B-102,302,502,702,902,1102	2BHK	668Sq.ft	74	742.00Sq.ft	965.00Sq.ft
B-103,303,503,703,903,1103	2BHK	643Sq.ft	74	717.00Sq.ft	932.00Sq.ft



BUILDING - A & B

Second, Fourth, Sixth, Tenth, Twelfth Floor Plan

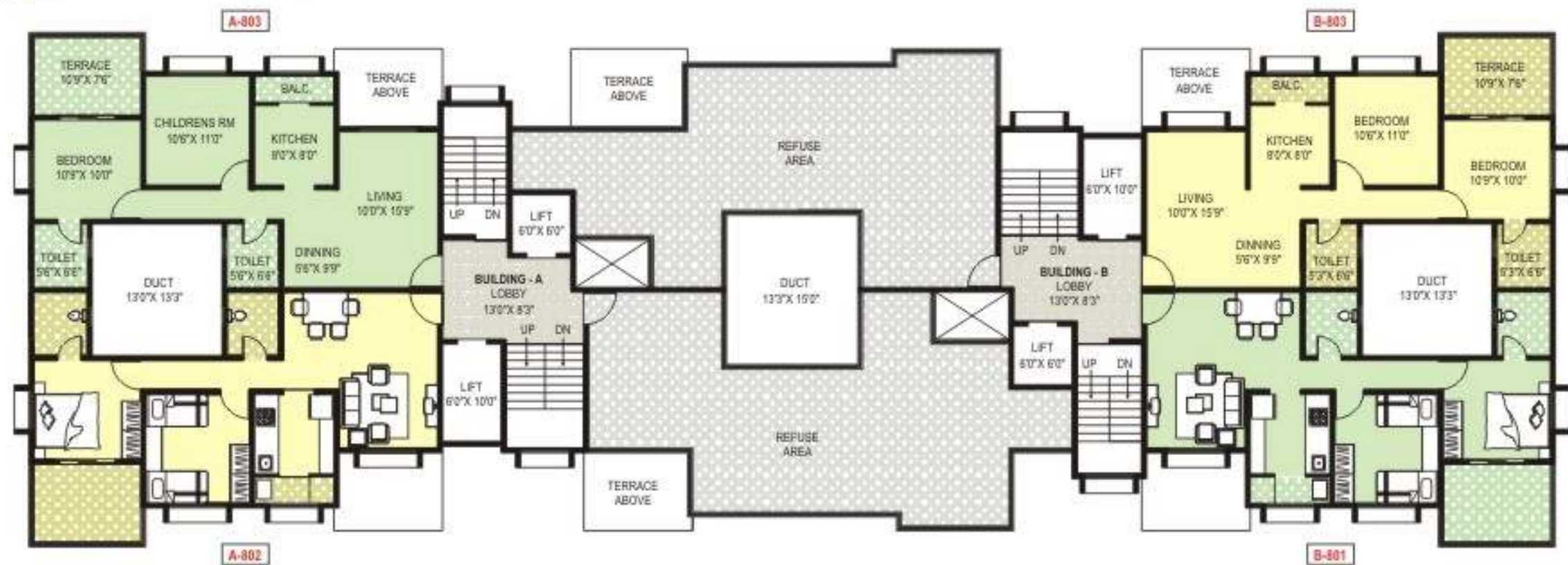


FLAT NO.	TYPE	CARPET	TERRACE	TOTAL CARPET	SALABLE
A-201,401,601,1001,1201	2BHK	668Sq.ft	80	748.00Sq.ft	972.00Sq.ft
A-202,402,602,1002,1202	2BHK	643Sq.ft	85	728.00Sq.ft	946.00Sq.ft
A-203,403,603,1003,1203	2BHK	643Sq.ft	85	728.00Sq.ft	946.00Sq.ft
B-201,401,601,1001,1201	2BHK	643Sq.ft	85	728.00Sq.ft	946.00Sq.ft
B-202,402,602,1002,1202	2BHK	668Sq.ft	80	748.00Sq.ft	972.00Sq.ft
B-203,403,603,1003,1203	2BHK	643Sq.ft	85	728.00Sq.ft	946.00Sq.ft

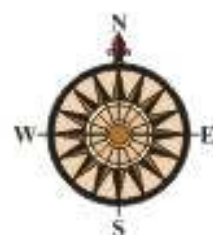


BUILDING - A & B

Eight Floor Plan



FLAT NO.	TYPE	CARPET	TERRACE	TOTAL CARPET	SALABLE
A-801	REFUGE AREA				
A-802	2BHK	643Sq.ft	85	728.00Sq.ft	946.00Sq.ft
A-803	2BHK	643Sq.ft	85	728.00Sq.ft	946.00Sq.ft
B-801	2BHK	643Sq.ft	85	728.00Sq.ft	946.00Sq.ft
B-802	REFUGE AREA				
B-803	2BHK	643Sq.ft	85	728.00Sq.ft	946.00Sq.ft



2 BHK FLAT





AMENITIES

- Specially designed main door with brass fittings and latch
- Decorative entrance lobby
- 2-3 channel aluminum windows with mosquito mesh and security grills.
- Granite kitchen platform
- Attached terrace
- 24X7 Security with intercom facility
- Dry Balcony for each flat
- Landscape Garden with children play area



SPECIFICATION

- High quality construction with the use of branded Material.
- Concealed wiring by Finolex / Poly cab or equivalent with Modular switches.
- Sanitary fitting by Hindware or equivalent.
- Branded flooring for the entire flat at 2' X 2' vitritied tiles.
- C.P. fittings by Jaguar or equivalent
- Gypsum wall panning / finishing for internal walls
- False ceiling in living & dinning
- Designer toilet
- 100% Acrylic paint for external surface
- 2 lifts tor each wing, with back-up
- Emulsion paint an walls at all room

