

# WESTEN TOWER

Elevated. Living.

Created by Kalbhor & Lanke Birje Associates

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# 10 FLOORS, 33 RESIDENCES, SWEEPING VIEWS OF WAKAD AND BEYOND!

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Westen Tower heralds the arrival of a new residential landmark in Wakad – a visionary union of modern design, ideal location, and dramatic spaces. A single tower ensures we create a home that breaks from the ordinary. From carefully curated amenities to intuitive specifications, each element is meticulously planned and executed to create the ultimate expression of luxury, perfectly balanced between pragmatism and glamour.

Located on Wakad Marunji DP Road, adjacent to Bhumkar Chowk and Hinjewadi IT Park Phase I, Westen Tower overlooks one of the most desirable locations of the city with all the essentials available within the periphery.

Lanke Birje Associates is a privately held real estate development firm based in Pune that has developed and managed more than 4 lakh square feet of commercial and residential space. Good designs complemented by superlative construction quality, transparent dealings and timely delivery are the core strengths of Lanke Birje Associates.







## Amenities

*“From the ground to the crown, it leaves little to be desired, apart from more time to indulge in its extraordinary amenities.”*

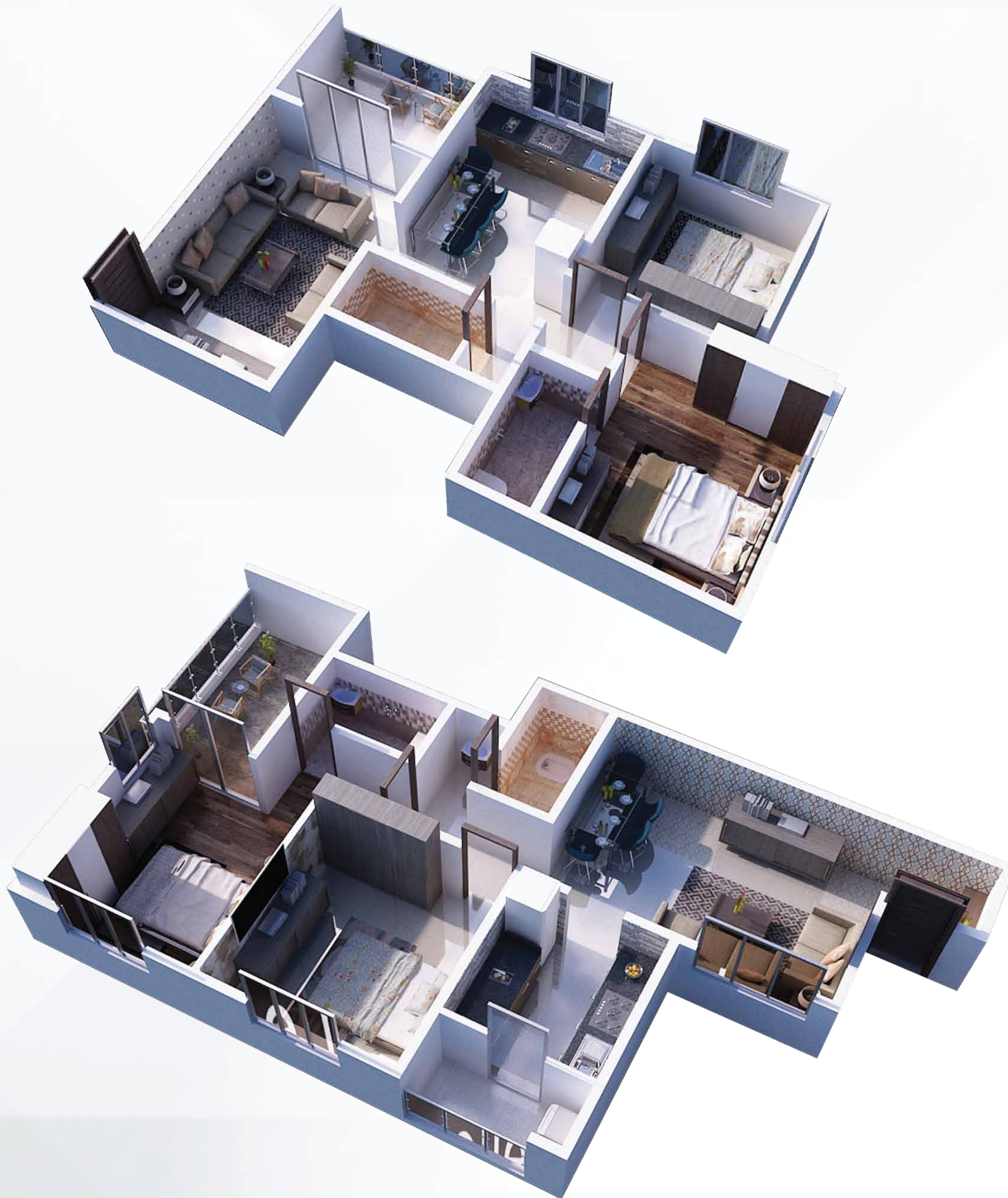
- Two lifts (one stretcher and one passenger for the residential building)
- Decorative entrance lobby
- Power backup for lift and common areas
- Video door phones for each flat
- Solar water heating system
- Rainwater harvesting system





# Residence Features

***“Every detail is carefully considered to ensure the most seamless and memorable experience.”***



- Earthquake resistant RCC structure
- Concealed wirings of Polycab/Finox/equivalent make with modular switches
- Branded vitrified flooring 2'x2' in all rooms; anti-skid flooring in bathrooms
- Sanitary ware by Hindware/Parryware/Cera or equivalent
- CP fittings by Jaguar/Hindware/Parryware or equivalent
- Gypsum wall panning/finishing for internal walls
- False ceiling with LED lights in living room
- 100% acrylic paint for external surface
- Emulsion paint for interior walls
- Granite kitchen platform with SS sink
- Inverter point and water purifier point in kitchen



FIRST FLOOR PLAN

WESTN  
TOWER



AREA STATEMENT IN SQ.FT.					
Flat/ Shop no.	Type	Carpet area under RERA	Open terrace & Service area	Enclosed Balcony area	Total Carpet area
101	1 BHK	436.26	41.33	-	477.59
102	1 BHK	436.26	41.33	-	477.59
01	Shop	1608.14	-	-	1608.14

# SECOND FLOOR PLAN

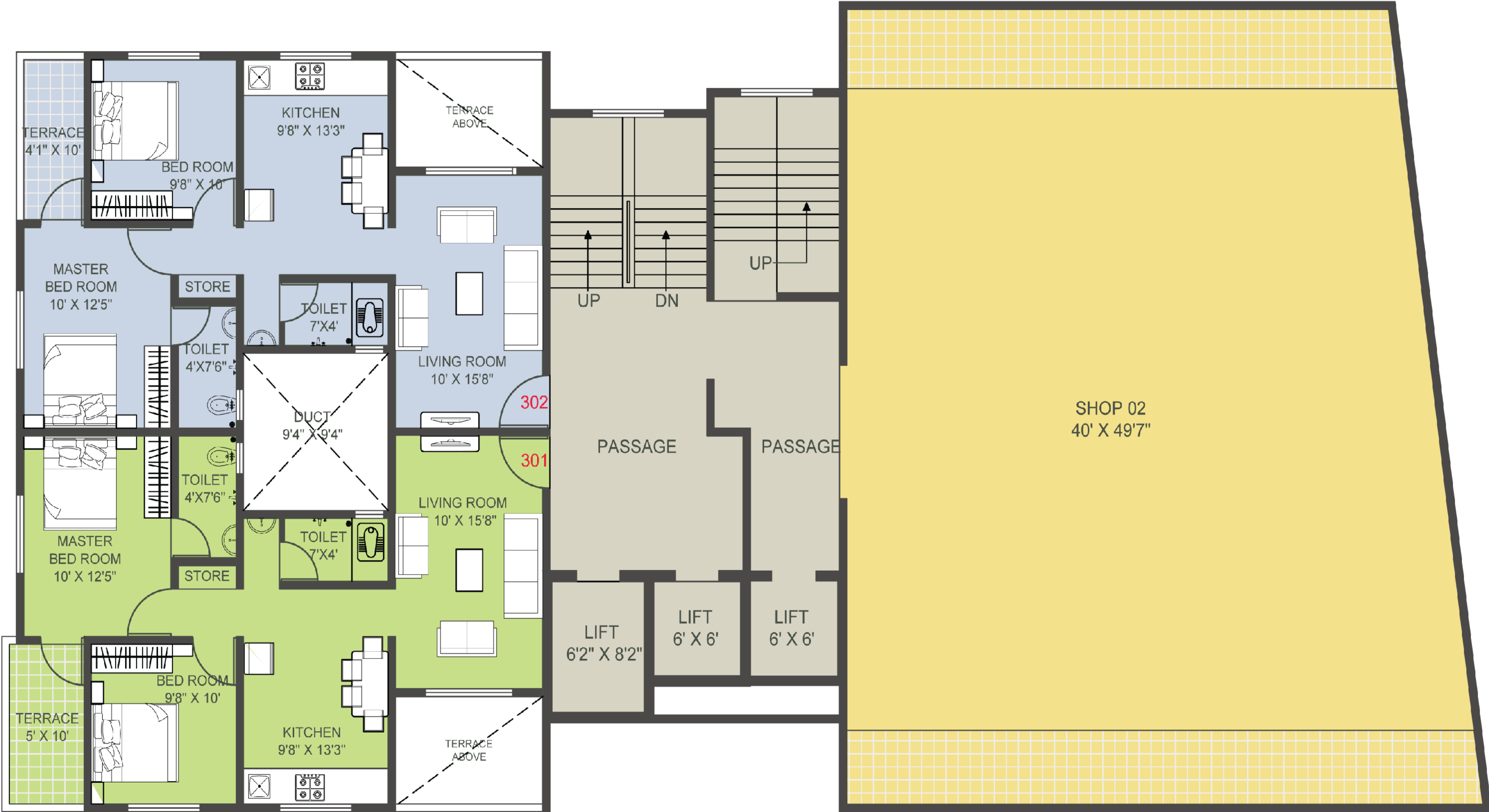
WEST  N  
TOW  R



AREA STATEMENT IN SQ.FT.					
Flat no.	Type	Carpet area under RERA	Open terrace & Service area	Enclosed Balcony area	Total Carpet area
201	2 BHK	500	67.27	149.18	716.45
202	2 BHK	500	67.27	149.18	716.45

# THIRD FLOOR PLAN

WEST  N  
TOW  R



AREA STATEMENT IN SQ.FT.					
Flat/ Shop no.	Type	Carpet area under RERA	Open terrace & Service area	Enclosed Balcony area	Total Carpet area
301	2 BHK	496.65	51.00	149.18	696.83
302	2 BHK	496.65	41.01	149.18	687.00
02	Shop	1612.33	-	382.55	1994.88



# 4th, 6th & 10th FLOOR PLAN

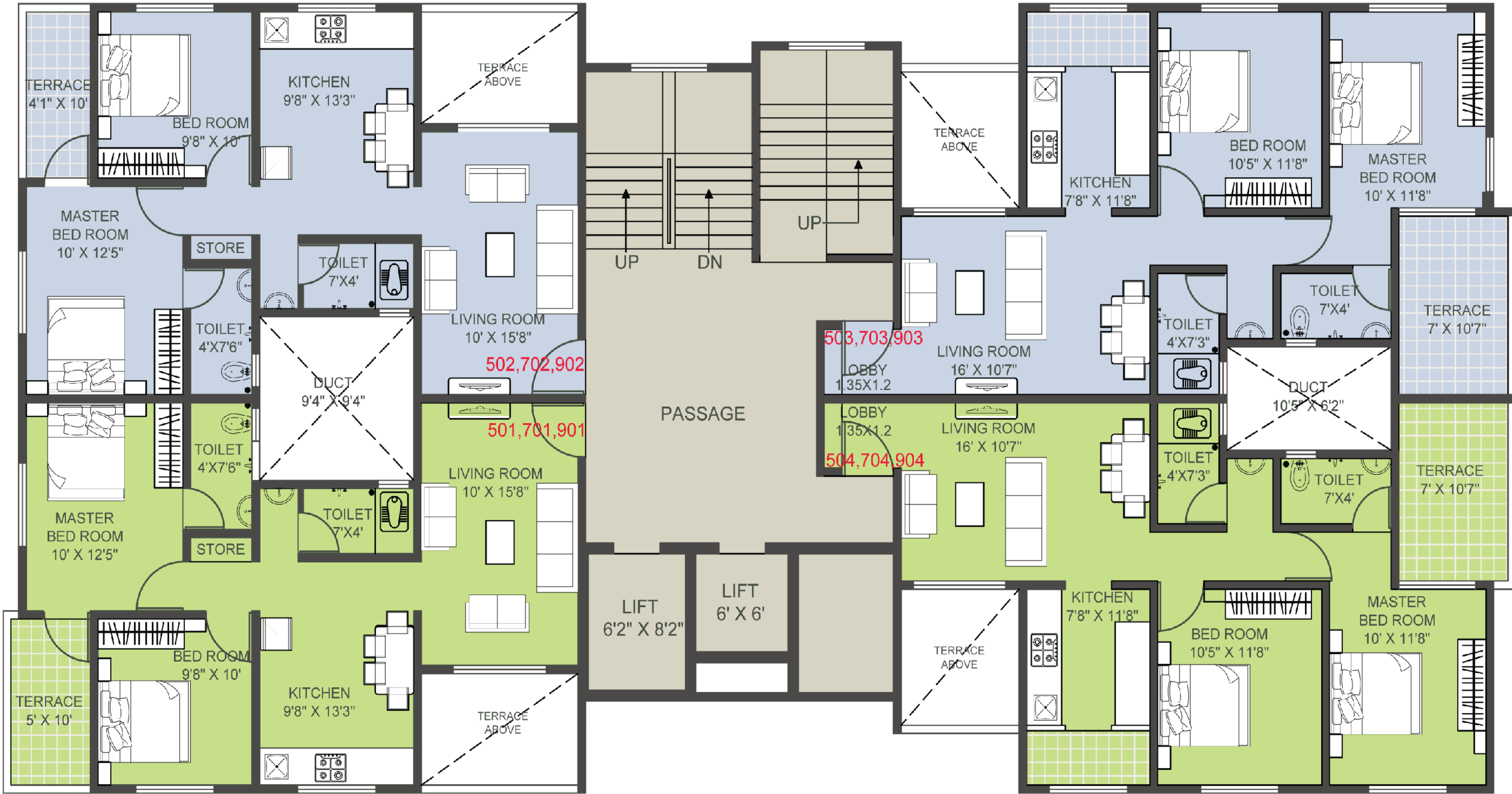


AREA STATEMENT IN SQ.FT.					
Flat no.	Type	Carpet area under RERA	Open terrace & Service area	Enclosed Balcony area	Total Carpet area
401,601,1001	2 BHK	500	67.27	149.18	716.45
402,602,1002	2 BHK	500	67.27	149.18	716.45
403,603,1003	2 BHK	661.55	61.89	28.20	751.64
404,604,1004	2 BHK	550.00	61.89	144.45	756.34





# 5th, 7th & 9th FLOOR PLAN



AREA STATEMENT IN SQ.FT.					
Flat no.	Type	Carpet area under RERA	Open terrace & Service area	Enclosed Balcony area	Total Carpet area
501,701,901	2 BHK	496.65	51.00	149.18	696.83
502,702,902	2 BHK	496.65	41.01	149.18	687.00
503,703,903	2 BHK	660.04	75.13	28.20	763.37
504,704,904	2 BHK	548.96	75.13	144.34	768.43





# 8th FLOOR PLAN



AREA STATEMENT IN SQ.FT.					
Flat no.	Type	Carpet area under RERA	Open terrace & Service area	Enclosed Balcony area	Total Carpet area
801	2 BHK	500	67.27	149.18	716.45
802	2 BHK	500	67.27	149.18	716.45
803	2 BHK	661.55	61.89	28.20	751.64
804	2 BHK	REFUGE AREA			





## Key Locations:

Bhumkar chowk: 1 km

Akshara International School: 1 km

Hinjewadi IT park phase 1: 2km

Aditya Birla hospital: 5 km

Indira College: 1.5 km

Aundh: 10 kms

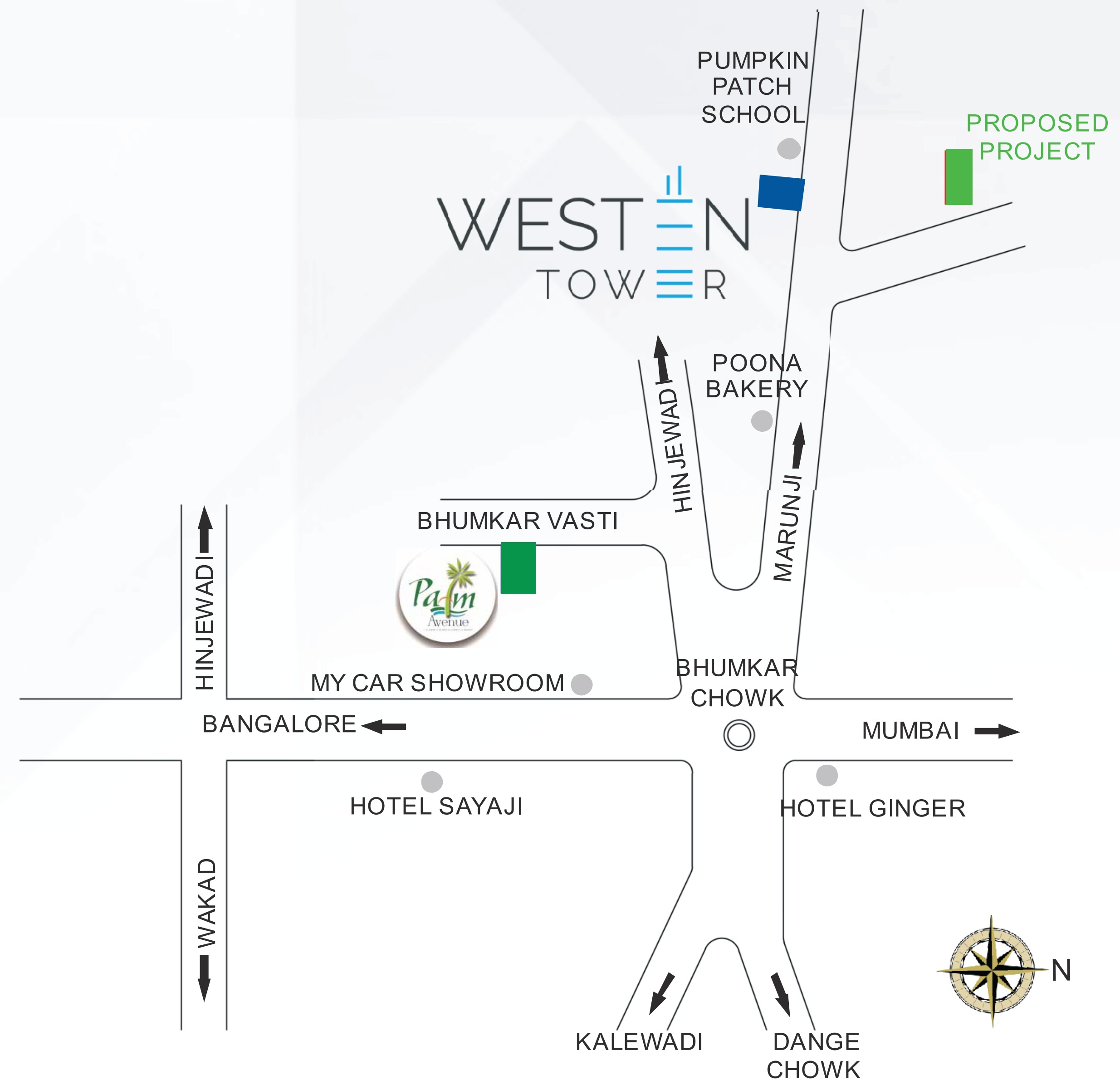
For Booking contact:

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

## Credits:

Architect:	IP Associates
RCC Consultant:	Avinash Hole
Legal Consultant:	Adv. Janak Lunkad
MEP Consultant:	MD Consultants



## Key Completed Projects

- Akruti, Vivkenagar Akurdi
- Palm Avenue, Wakad
- Sumeru Residency, Moshi
- Windchime Villas, Baner
- Daffodils, Baner
- Basil I & II, Baner
- Pushpangan, Chinchwad
- Twin Plam, Dange Chowk

## Site Address:

Westen Tower, S.no. 78/2, Wakad-Marunji DP road, Wakad, Tal. Mulshi, Pune 411057

Created by

**KALBHOR & LANKE BIRJE ASSOCIATES**



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