

*revealing the
tones of Nature*

Sonterra

Residences and Condominiums

@ (Bhugaon) Kothrud Annexe

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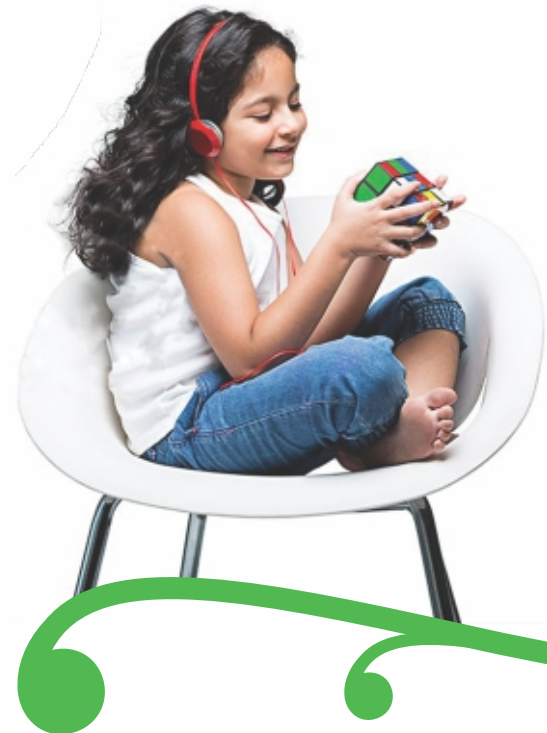
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We always wonder, why have growing cities actually taken us away from nature? And we realized, it's the sheer pace of development around that's changing our life. Exactly this thought made us think and create "**Sonterra**" for you, to reveal the tones of nature.



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WHY BHUGAON?

Bhugaon is located just 4 km from Chandani Chowk. It is well-connected from the Mumbai-Bengaluru highway as well as from Hinjewadi. NDA Khadakwasla is also in the same vicinity.

Projects with large layouts have already made headway into Bhugaon with many township projects, luxury projects and bungalow schemes being developed here by top developers of the city. Bhugaon has changed a lot because it is very close to Kothrud, Bavdhan and Hinjewadi, all of which are fully developed.

Bhugaon is translating into a premium locality because of the growth of IT and luxury housing. Premium office spaces of multinational companies such as Oracle are already setup in Bhugaon. It is bound to become the next Kothrud and is already addressed as Kothrud Annexe. However, the rates here are cheaper as compared to Kothrud.

Good educational institutions are already present on the west. Oxford Golf & Country Club and Lavasa city are also close by.

Mahindra International School and College, Sri Sri Ravishankar Vidya Mandir is already up and functioning. Hospitals like Sahyadri, banks and branded shops and convenient stores are just five kms away from Bhugaon.

The Bhugaon area is shaping up steadily compared to the fast development happening in the eastern and western corridor of Pune. It has a tremendous potential of being a residential and investment destination because of the surrounding industries in Pirangut, the proximity from Pune city and the Expressway making it an upcoming location for residences.

The connectivity to Bhugaon is excellent because Paud road has now developed as a 180 ft road. Eventually, this is going to be an outer ring road and the main approach to Pune from the Expressway. Also, the first phase of the metro is coming up till Vanaz on Paud road, again making commuting to Bhugaon much easier and your future brighter.



Actual Site Photograph



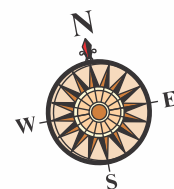
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1st & 3rd FLOOR PLAN



ROAD

Floor	Flat No.	Carpet	Terrace	Total	Saleable
1st Floor	101,102	374	88	462	600
	103,104	374	94	468	610
3rd Floor	301,302	374	88	462	600
	303,304	374	94	468	610

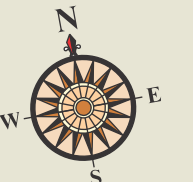


2nd & 4th FLOOR PLAN



ROAD

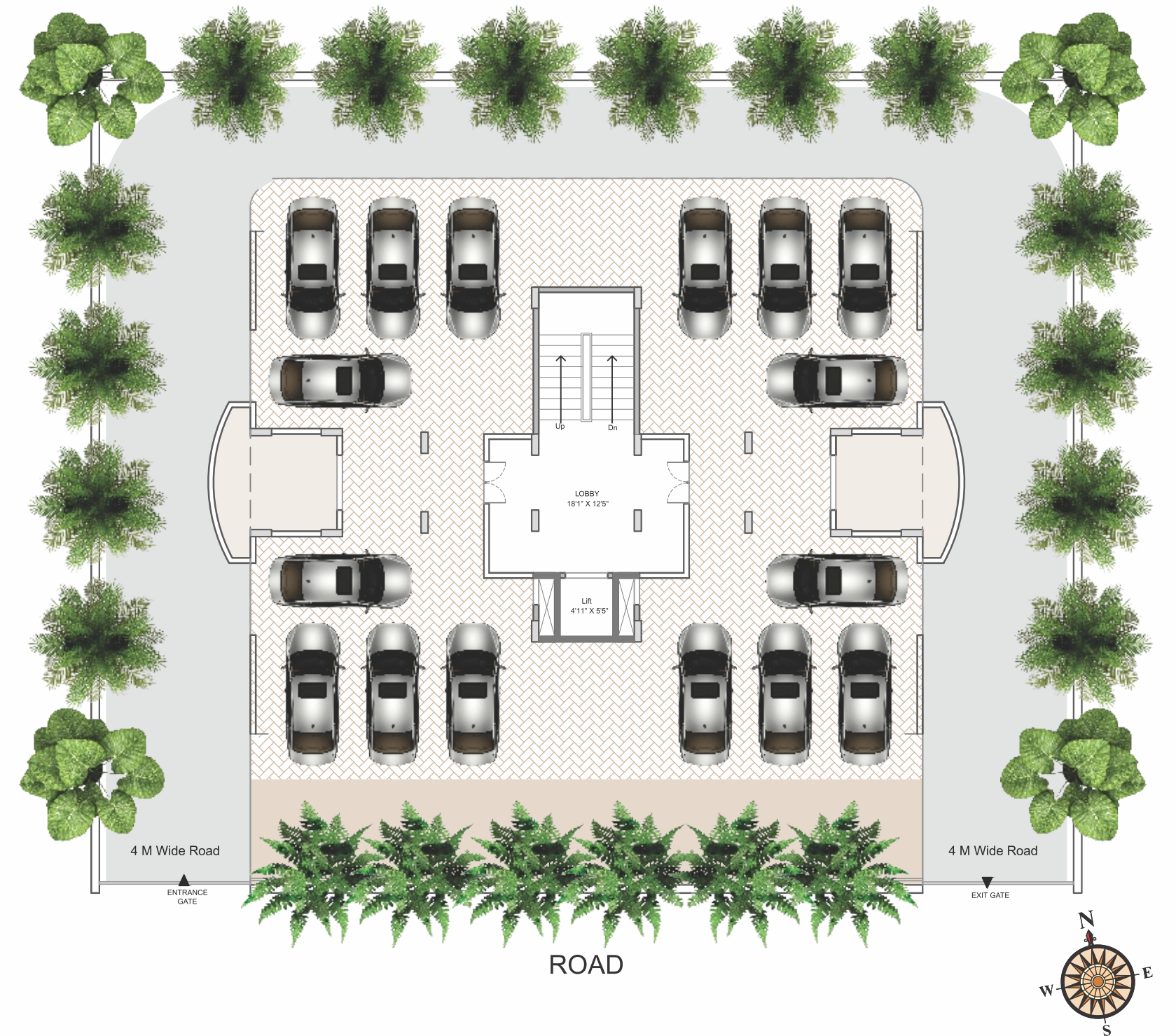
Floor	Flat No.	Carpet	Terrace	Total	Saleable
2nd Floor	201,202	374	87	461	600
	203,204	374	87	461	600
4th Floor	401,402	374	87	461	600
	403,404	374	87	461	600



CUT SECTION OF 2nd & 4th FLOOR



PARKING PLAN





Design Philosophy

- Ample use of natural light
- Excellent Cross ventilation in common areas
- Emphasis on Green Spaces

SOCIAL & ENVIRONMENTAL RESPONSIBILITY

Wheelchair friendly development

Rain water harvesting

Effluent treatment / water recycling plant

Green garbage disposal

Use of eco friendly construction materials to reduce carbon footprints

LOCATION MAP

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CREDITS

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