

A PROJECT BY:



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THE ONE AGENCY



FINSWELL WOODS

A project by LMS Realty



FINSWELL WOODS

— A project by LMS Realty —

Experience is a feeling, much sought after by our hearts. An experience apparently takes us beyond the five senses – in the world of feelings & thoughtfulness. There are aspects of our lives which possibly bring about changes, untouched elsewhere. Our souls are on the constant quest for experiences – that are far from ordinary traits.

The quest for such cherished attributes of fine living, gave substantiation to our new residential project. The detailing & craftsmanship put into reality, shall render the very awe within you, beyond satisfaction levels. We present you the Home, which you desired for – in every thinkable way.



EXPERIENCE **THE HIGH LIFE**

The desire for quality in every aspect of life is a humanly cherished feeling, which gives us the motivation & strength to put in more efforts everyday & rise above the regular.

We bring you an epitome of lifestyle homes, built with finely crafted ideas & design excellency, to spread the radiance of high life – all around you.

The emotions of an elevated lifestyle overwhelms you from every part of detailing, infrastructure & amenities, simultaneously touching you with it's unmatched comfort levels & class, pointing towards your desire for high life.

REDISCOVER YOURSELF

Thoughtfulness begins with peace of mind & there is no better place to find peace, but your home. In the world full of chaos & undue pressure, we at times tend to lack in terms of self realization & appreciation, of our own virtues.

As your home brings about the absolute satisfaction & calm, you are leveraged with an opportunity towards your unrevealed passions of life.

It's time you spent time on your own instincts by realizing your potential & rediscover yourself, by pursuing your traits & polishing that talent, with peace of mind – of course.





Artistic impression for reference purpose only

EXPERIENCE **FINE LIVING**

Your home is center of your happiness quotient. The ideology of fine living is much substantiated by the achievement & feeling of complete satisfaction on your home front. The more connect you feel with your homely aspects, the happier the family feels.

We well comprehend your desire for a home, which oozes radiance of finesse, perfection, quality, charm, amenities, neighborhood & all related aspects, which make life delightful. We bring you the home which delivers a distinguished sense of possession & simultaneously overwhelms you with the experience of fine living.

RELIVE **THE MEMORIES**

Memories are the most cherished part of our lives. The progression of our lives are rewarded by the amazing memories we create along the pursuit of life. Memories take us to a time-travel, while recreating the moments & leaving an enviable smile to us.

Our design experts have infused such efforts of their expertise, which subconsciously mark their presence in your memories of your happy home. The essentials crafted, the comfort designed & the futuristic approach of our residences, shall make endless memories of day to day celebrations of life.





Artistic impression for reference purpose only.

EXPERIENCE **LUXURY**

Luxury is a way of life, for people who pursue perfection & class at every endeavor of their lives. Luxury doesn't merely mean avidity, rather it speaks about the up scaled essentials as our prime objective in the walks of possessions.

The feeling of luxury is substantiated not by words, but by the experience, one lives through. Our residences illustrate luxury as an integral part of design & build.

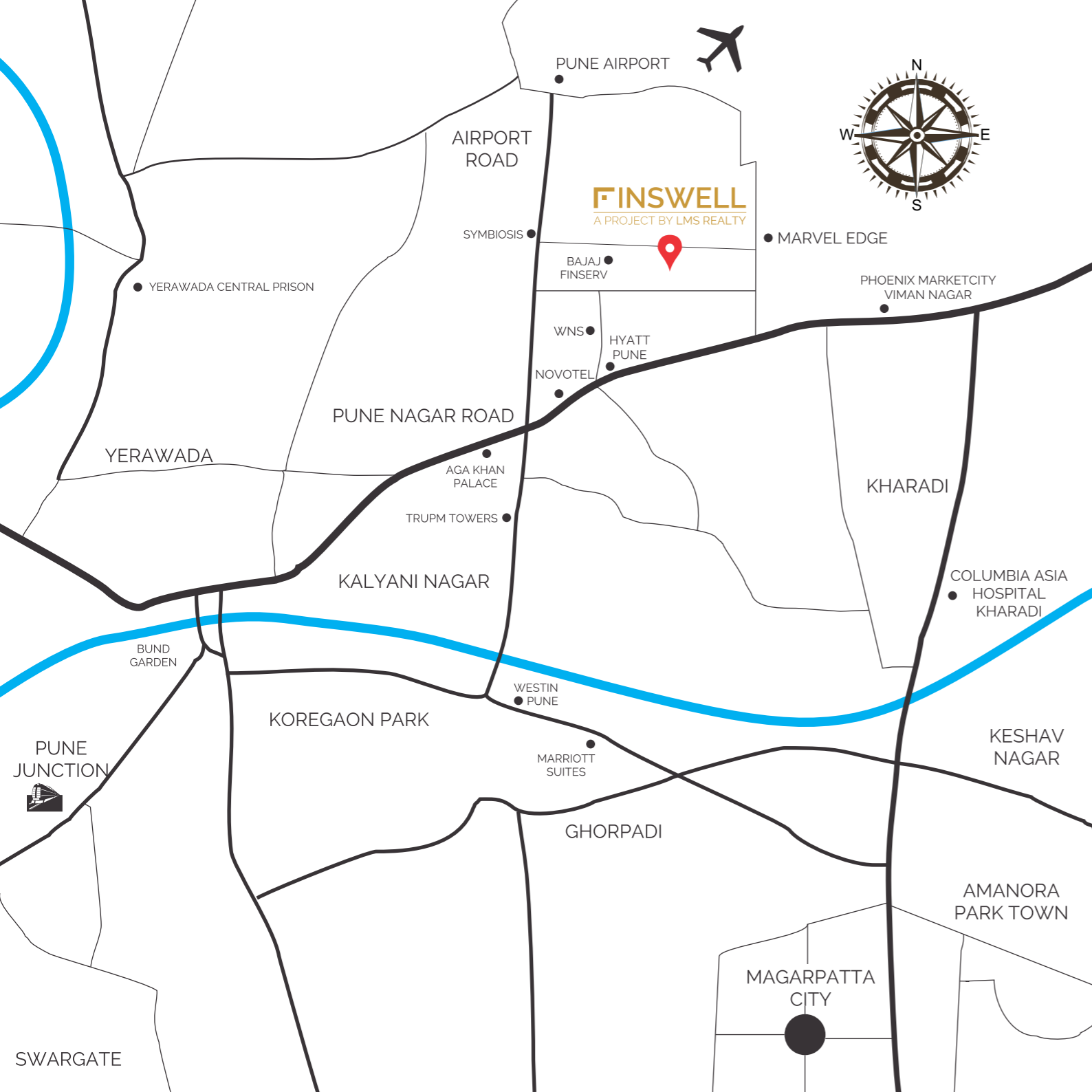
The very touch & feel, the craftsmanship, the selection, the tone and levels of finesse implemented in your home & around, shall certainly render your the experiences of luxury.

WORLD CLASS AMENITIES

The following amenities at Finswell woods are at their very best in terms of quality parameters:

- Well equipped gymnasium
- Beautiful garden & Kids play area
- 3 High speed elevator of reputed brand
- Generator backup for common areas & services
- UPS for every apartment
- Fully integrated video door phone interface
- Branded CP fittings & sanitary fixtures in all bathrooms
- Gas leak detector
- Intercom facility
- CCTV at entrance & common areas
- Smoke detectors in common areas
- Central solar water heating system
- Firefighting system
- Fire-resistant electrical wires & modular switches





EVERYTHING YOU NEED AT A WALKING DISTANCE

MARKETS & DAILY COMMODITIES

	DISTANCE
Dorabjee's	1 KMS
Reliance Fresh	1 KMS
D'Mart	2 KMS

ENTERTAINMENT & SHOPPING

Pheonix Market City	0.5 KMS
Sky Max Mall	1 KMS
Pulse Mall	2 KMS
PVR Cinemas	1 KMS
Cinepolis	0.5 KMS
Carnival Cinemas	2 KMS

RESTAURANTS, BARS & CAFES

Malaka Spice	1 KMS
Sambar	1 KMS
Legacy	1 KMS
China Grill	0.5 KMS
Cream Centre	1 KMS
Incognito	2 KMS
Atmosphere 6	1 KMS
Chili's American Grill & Bar	1.5 KMS
Café Coffee Day	0.5 KMS
Chai Café	1.5 KMS
Café Goa	1 KMS

SCHOOLS & COLLEGES

The Bishops Co-Ed School	2 KMS
Sera International Pre School	1 KMS
Lexicon School	3 KMS
Symbiosis International School	1.5 KMS
Little Millennium Preschool	1 KMS
Symbiosis College	1.5 KMS
International School Of Business & Media	1.5 KMS
International Institute of Hotel Management	2 KMS



GENERAL SPECIFICATIONS

- Internal & external walls as per the structural requirement
- Sewage treatment plant

PLASTERING & PAINTING

- Internal walls with Gypsum / POP finish
- Internal painting: Acrylic paint
- External painting: Exterior Emulsion paint

DOORS & WINDOWS

- Main entrance & bedroom flush doors with wooden frames
- Marble / Granite door frames for Toilets & Dry Balcony
- Sliding Windows
- SS Railing for all terraces

KITCHEN

- Black granite kitchen otta with sink
- Glazed tiles dado up to 2' height
- Provision for Water Purifier
- Exhaust Fan

BATHROOM FITTINGS & ACCESSORIES

- Branded CP fittings & sanitary fixtures in all bathrooms
- Centralised Solar water heating system
- Provision of boiler in every bathroom
- Bathrooms with exhaust fan

ELECTRICAL

- Branded electrical modular switches
- Branded fire resistant electrical wires
- One earth leakage circuit breaker for each apartment
- Light points & power sockets in Kitchen for various appliances
- TV points in living room & master bedrooms
- A.C. points in living room & bedrooms
- Telephone points in the living room & Master bedroom

FIRE SAFETY

- Firefighting system
- Smoke detectors in common areas

SECURITY SYSTEM & HOME AUTOMATION

- Fully integrated video door phone interface
- CCTV at entrance & common areas
- Gas leak detector
- Intercom facility

GENERATOR BACKUP

- UPS for every apartment
- Generator backup for common areas & services

LIFT

- 3 High speed elevator of reputed brand

TOP OF THE LINE SPECIFICATIONS

The essentials have been detailed and installed to the levels of top quality parameters and safety norms. The selection of mentioned particulars have been done keeping in mind, that fact of uncompromised quality standards, for now & decades to come.

You shall experience the best in class touch, feel & usage in all the aspects of your residence and surroundings, in the entirety.



TYPICAL 2BHK UNIT PLAN



TYPICAL 3BHK UNIT PLAN





FLOOR PLAN:
1ST FLOOR

FLAT NO.	CARPET AREA AS PER RERA		BALCONY AREA (OPEN)		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
101	54.66	588.36	6.77	72.87	9.11	98.06	8.9	95.80	79.44	855
102	62.6	673.83	6.32	68.03	3.08	33.15	20.24	217.86	92.24	993
103	55.96	602.35	6.77	72.87	9.11	98.06	10.91	117.44	82.75	891
104	54.66	588.36	6.77	72.87	9.11	98.06	5.24	56.40	75.78	816
105	62.6	673.83	6.32	68.03	3.08	33.15	16.58	178.47	88.58	953
106	58.3	627.54	7.78	83.74	9.48	102.04	5.72	61.57	81.28	875

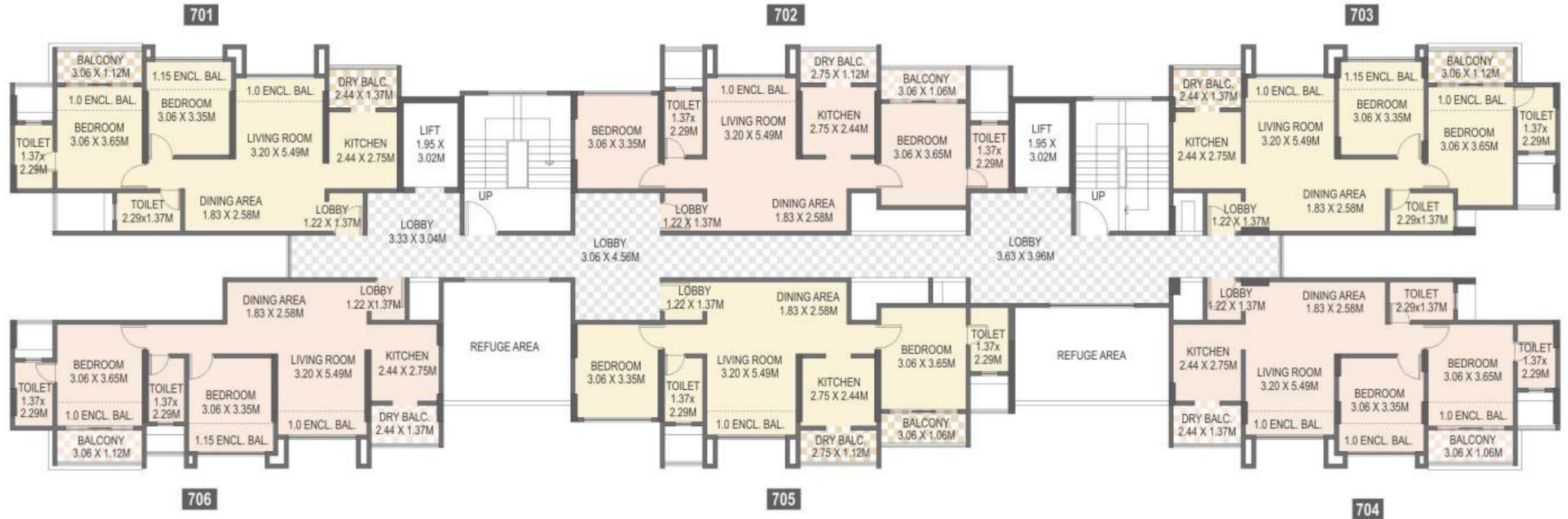




FLOOR PLAN:
2ND TO 6TH FLOOR

Type	FLAT NO.	CARPET AREA AS PER RERA		BALCONY AREA (OPEN)		BALCONY AREA (ENCLOSED)		TOTAL AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
2 BHK	201,301,401,501,601	54.66	588.36	6.77	72.87	8.74	94.08	70.17	755
2 BHK	202,302,402,502,602	62.23	669.84	6.32	68.03	2.72	29.28	71.27	767
2 BHK	203,303,403,503,603	55.95	602.25	6.77	72.87	8.74	94.08	71.46	769
2 BHK	204,304,404,504,604	54.7	588.79	6.77	72.87	8.71	93.75	70.18	755
2 BHK	205,305,405,505,605	62.23	669.84	6.32	68.03	2.72	29.28	71.27	767
2 BHK	206,306,406,506,606	56.25	605.48	6.78	72.98	8.73	93.97	71.76	772

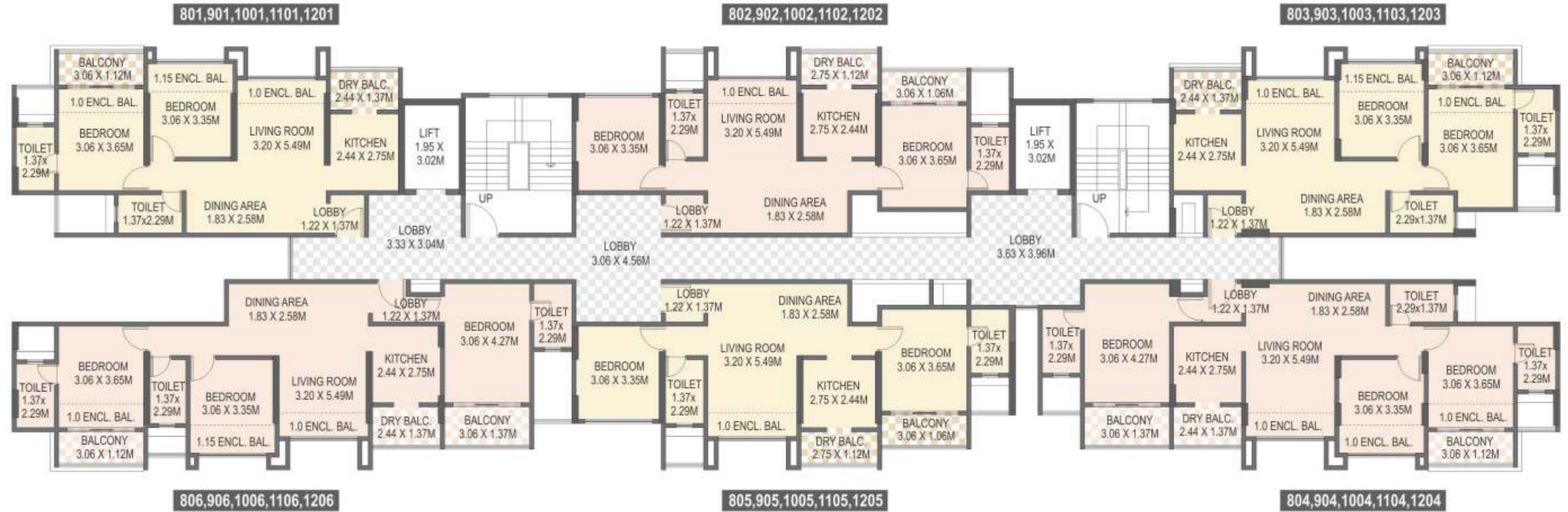




FLOOR PLAN:
7TH FLOOR

Type	FLAT NO.	CARPET AREA AS PER RERA		BALCONY AREA (OPEN)		BALCONY AREA (ENCLOSED)		TOTAL AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
2 BHK	701	54.66	588.36	6.77	72.87	8.74	94.08	70.17	755
2 BHK	702	62.23	669.84	6.32	68.03	2.72	29.28	71.27	767
2 BHK	703	55.95	602.25	6.77	72.87	8.74	94.08	71.46	769
2 BHK	704	54.7	588.79	6.77	72.87	8.71	93.75	70.18	755
2 BHK	705	62.23	669.84	6.32	68.03	2.72	29.28	71.27	767
2 BHK	706	56.25	605.48	6.78	72.98	8.73	93.97	71.76	772





FLOOR PLAN:
8TH TO 12TH FLOOR

Type	FLAT NO.	CARPET AREA AS PER RERA		BALCONY AREA (OPEN)		BALCONY AREA (ENCLOSED)		TOTAL AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
2 BHK	801,901,1001,1101,1201	54.66	588.36	6.77	72.87	8.74	94.08	70.17	755
2 BHK	802,902,1002,1102,1202	62.23	669.84	6.32	68.03	2.72	29.28	71.27	767
2 BHK	803,903,1003,1103,1203	55.95	602.25	6.77	72.87	8.74	94.08	71.46	769
3 BHK	804,904,1004,1104,1204	73.64	792.66	10.94	117.76	8.74	94.08	93.32	1005
2 BHK	805,905,1005,1105,1205	62.23	669.84	6.32	68.03	2.72	29.28	71.27	767
3 BHK	806,906,1006,1106,1206	75	807.30	10.94	117.76	8.74	94.08	94.68	1019



BUILDING **LANDMARKS**

LMS Realty is an established Pune based Real Estate Development Company with an in-house team experienced in development, planning, design, sales, marketing & customer service.

With a collective legacy that spans over four decades of developing world class projects, LMS brings the philosophy of combining innovation & experience together in all the projects.

The homes & amenities are designed to pretty well suit your desired aspirations of a modern & luxurious home, located amidst the prominent landmarks in the city.

