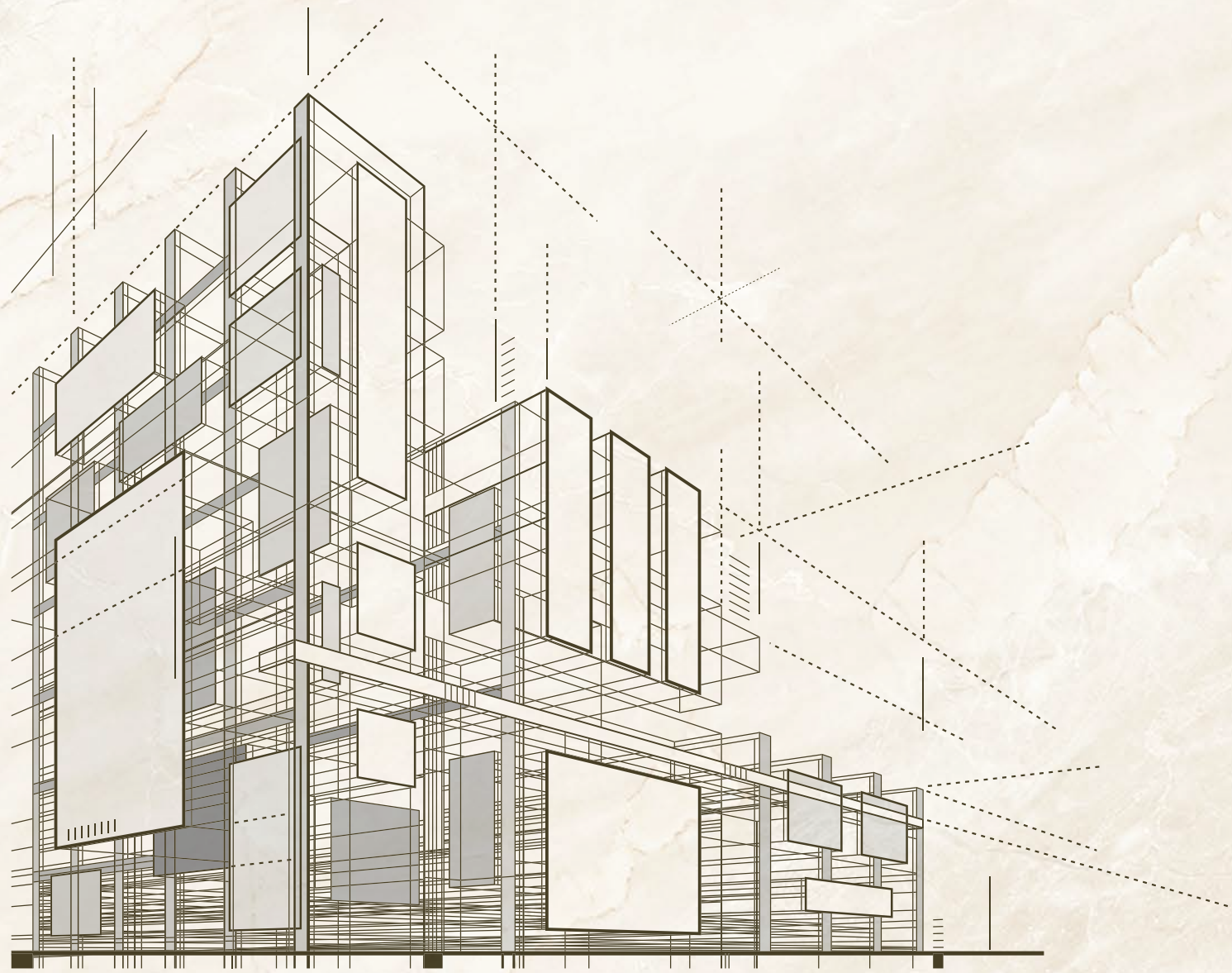


LUXTON
— BY SAHEEL —



WAKAD



SAHEEL
THINK NEW

**A LEGACY OF
TRUST**



With over 17+ years of experience and 15 successful projects, Saheel Properties is synonymous with quality, innovation, and reliability. Known for building future-ready homes, Saheel Properties has earned the trust of over 4,500 happy families across Pune.

— **17+** —

Years of Building Trust

— **1CR+** —

Sq. Ft. Portfolio

— **4.5K+** —

Happy Families

VALUES THAT INSPIRE INNOVATION



Conceptual Image



CORE VALUES

- » Trustworthy
- » Human-Centric
- » Pioneering
- » Excellence
- » Celebrating Success



VISION

Building futuristic, sustainable, customer-centric spaces with a commitment to excellence, innovation, and trust.



MISSION

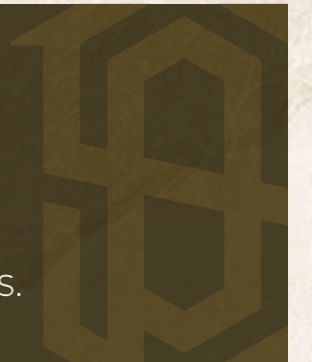
We are trustworthy, human-centric, pioneering excellence, and celebrating success.

We build sustainable, customer-centric spaces for people seeking solutions in residential, commercial, warehousing, infrastructure, and hospitality.

Our customers are individuals and businesses seeking solutions in the real estate space. Our designs are innovative, environment friendly, built using latest technology and offering best value to our customers.

SAHEEL ANTHEM

I AM TRUST-WORTHY,
HUMAN CENTRIC,
PIONEERING,
EXCELLENCE AND
CELEBRATING SUCCESS.





ABOUT THINK NEW



Think New is Saheel Properties' core philosophy. It is a way of thinking that challenges convention and places foresight at the centre of real estate development. Think New begins with a simple but powerful belief: homes and spaces should evolve with people, not limit them. By questioning standard practices and reimagining how spaces are planned, Saheel creates environments that are adaptive, future-ready, and deeply human-centric. Innovation here is not about novelty for its own sake, but about meaningful progress that improves how people live, work, and grow over time.

THE PIONEERS OF FIRST-IN-CLASS UNIQUE INNOVATIONS



PUNE'S FIRST
CONVERTIBLE
HOMES



PUNE'S FIRST
TRENDY
WFH SPACES
IN EACH WING



PUNE'S FIRST
GUEST SUITES
IN EACH WING



PUNE'S FIRST
MULTI-
CELEBRATION
ZONES



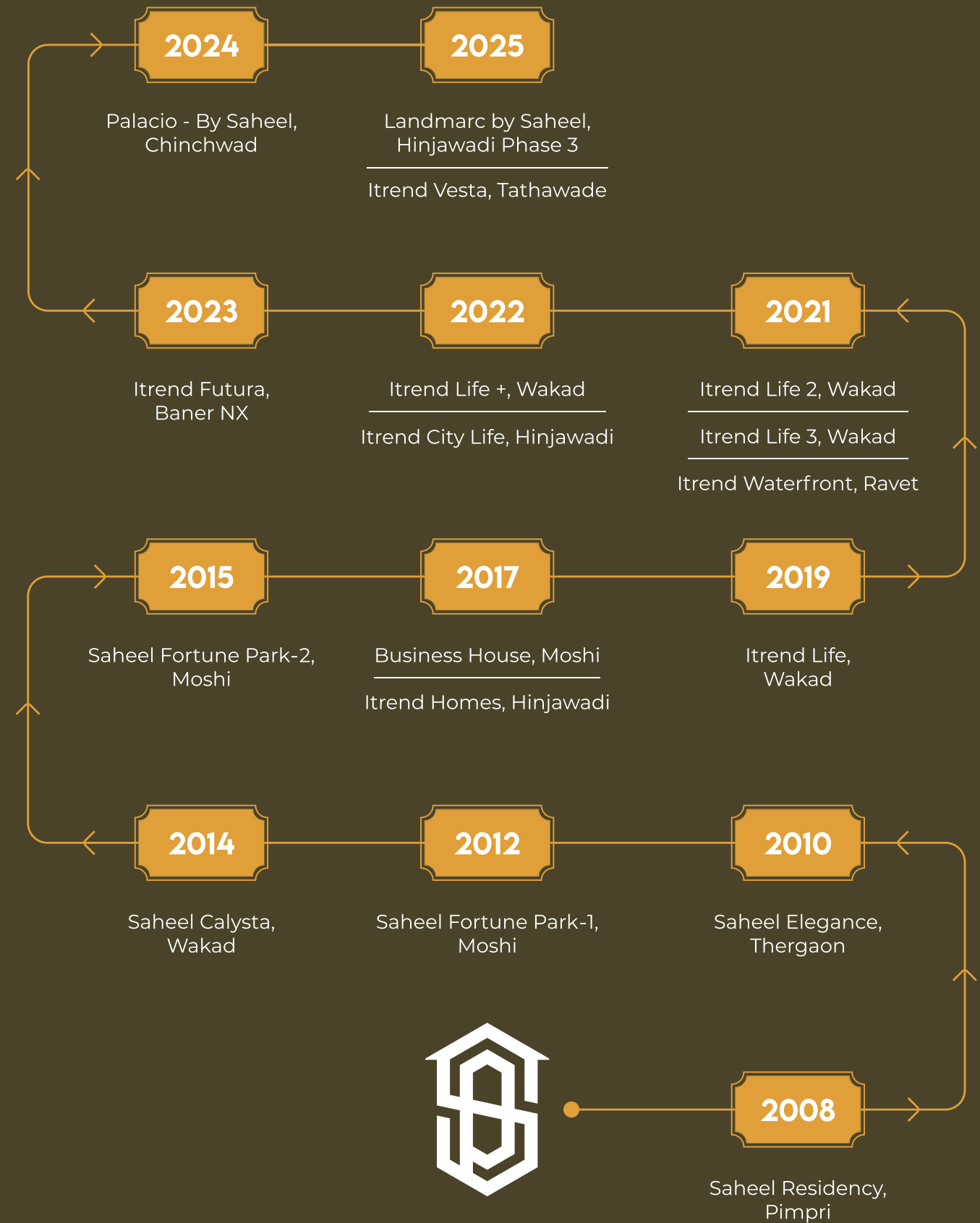
PUNE'S FIRST
500 METER
UNINTERRUPTED
SKYWALK



ZERO WASTAGE
HOMES



OUR
JOURNEY





PUNE'S FIRST
5 STAR
LIFESTYLE

PRESENTING



LUXTON
— BY SAHEEL —



A new benchmark
where hospitality-grade
luxury becomes your
everyday life.



WAKAD

THE NEW DESTINATION OF PRESTIGE

Once a promising suburb.
Now, Pune's most dynamic urban address.

Downtown Wakad places you at the intersection of connectivity, convenience, and calm. With seamless access to IT hubs, premium schools, healthcare, shopping, and entertainment; yet tucked away from chaos, it offers a rare balance of vibrancy and serenity.

This is where Pune is headed.
And where the city's next chapter unfolds.

LOCATION MAP

PROXIMITY

- » Mumbai-Bangalore Highway - 1 min
- » Phoenix Mall of the Millenium - 10 mins
- » Hinjewadi IT Park - 10 mins
- » Baner-Balewadi High Street - 15 mins
- » Upcoming Navi Mumbai International Airport - 1.5 hours



KEY DISTANCES

Educational

- Indira College
- JSPM Rajashri Shahu College
- Balaji College
- D. Y. Patil College
- IIEBM College
- Sanskruti International School



- Euro School
- Potdar School
- Akshara Int. School
- Ved Valley School

IT Hubs

- ICC Devi Gaurav Technology Park
- KPIT Technologies
- Trion IT Park
- Kapil Zenith IT Park



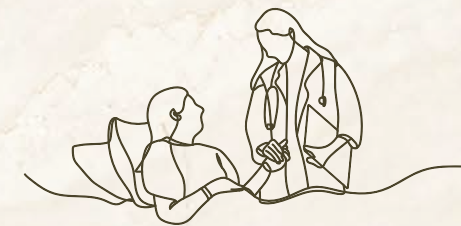
Entertainment

- Phoenix Mall of the Millennium
- Xion Mall
- Balewadi High street
- Westend Mall



Hospitals

- Manipal Hospital
- Aditya Birla Hospital
- Sindhu Endo Care Multispecialty
- Lifepoint Multispecialty Hospital
- Ashraya Hospital
- SunMed Hospital
- Jupiter Hospital



Hotels & Restaurants

- Hotel Tip Top International
- Sayaji Hotel
- Hotel Essentia Premier
- Hotel Tridents



PUNES FIRST

5

STAR

LIFESTYLE



A new benchmark
where hospitality-grade luxury
becomes your everyday life.



**5-Star Arrivals with
Pune's First**
4,000 Sq. Ft. Lobby*



**5-Star Rooftop
Club Experience**



**5-Star On-ground
Club Experience**



Designer
Walk-in Closet
in Each Unit*



Pune's First
Rooftop Aqua Theatre



**Multi-Celebration
Zones**



Guest
Sky Suites



Sky
WFH Pods



Breakout Zone
in Lobby



**AN ENTRANCE
THAT SETS THE TONE**

Pune's First
4,000 Sq. Ft.
Grand Entrance Lobby*

Because first
impressions



**A ROOFTOP
THAT EXUDES CHARM**

Curated 5-Star Rooftop
Club Experience

An elevated social sanctuary
above the city.



A POOLSIDE RETREAT
CRAFTED FOR PURE INDULGENCE

Pune's First Rooftop
Aqua Theatre

A cinematic experience
unlike any other.



BESPOKE WARDROBES
THAT EVOKE EXCLUSIVITY

Designer Walk-In
Closet In Each Unit *

Penthouse features now
across all homes.



ON-GROUND
5
STAR
CLUB AMENITIES



LIFE, ACTIVATED AT
GROUND LEVEL

Spaces where every age, mood, and moment finds its place.

- » Multi-purpose Hall
- » Board Games
- » Open Party Lawn
- » Kids Play Area
- » Pet Corner
- » Pickle Ball Court
- » Multi Purpose Turf / Box
Cricket
- » Arrival Court
- » Conference Room
- » Billiards Room
- » Bus Waiting
- » Entrance Portal



PICKLE BALL COURT

Artistic Impression



DROP OFF AREA

Artistic Impression



MULTIPURPOSE HALL

Conceptual Image



KIDS' PLAY AREA

Conceptual Image

ROOFTOP
5
STAR
CLUB AMENITIES



WELLNESS. LEISURE. COMMUNITY
UNDER THE SKY

A rooftop designed as a lifestyle destination.

- » Main Pool with suken seating and screen
- » Kids Pool
- » Relaxation & Exercise Deck (i, ii)
- » Pilatte Studio
- » Guest Room (i, ii, iii)
- » Outdoor Working Pod
- » Multipurpose Studio (Content Creation Room)
- » Creche
- » Kids Gym
- » Pilatte Studio
- » Roof Top Dining Pod
- » Event Space
- » Outdoor Reading Nook
- » Open Library
- » Co-working Space
- » Artist Corner
- » Reflexology
- » Meditation Deck (i, ii)
- » Senior Citizen Court (i, ii)
- » Swing Garden
- » Viewing Lounge
- » Seating Zone
- » Star Gazing Deck
- » Musical Garden
- » Outdoor Fitness Station
- » Outdoor Functional Training (i, ii)
- » Gym
- » Meditation & Yoga Area
- » Changing Rooms, Toilets
- » Strolling Pathway



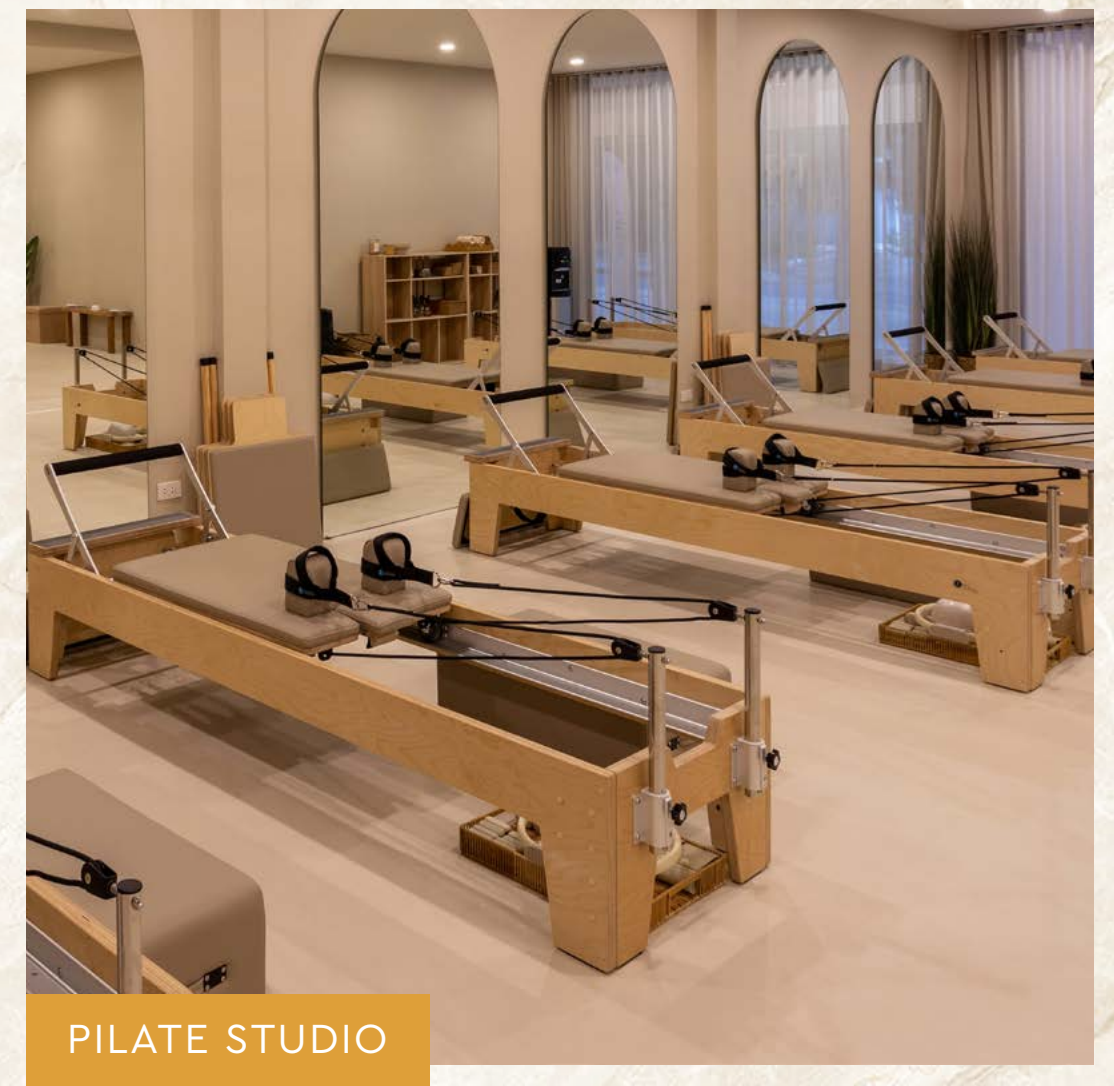
GYMNASIUM



MEDITATION & YOGA AREA



MUSICAL GARDEN



PILATE STUDIO

SPECIFICATIONS



STRUCTURE

- » Aluform framed earthquake resistant structure

INTERNAL FINISH

- » Ceiling & wall Gypsum finish plaster with semi acrylic paint in Living, Kitchen, Utility & Bedrooms
- » PVC false ceiling in Toilets

EXTERNAL FINISH

- » Acrylic paint on external walls with texture

TILING

- » 800 mm X 1600 mm vitrified flooring in Living, Dinning, Kitchen & Bedroom
- » Anti-skid flooring tiles in Toilets, Utility and attached terrace
- » Designer glazed tiles for Toilets, Kitchen & Utility dado
- » Artificial stone / Granite platform with stainless steel sink in Kitchen
- » Granite stone platform with table top basin in Toilets
- » Granite window sill for all windows

PLUMBING

- » CPVC concealed supply plumbing in Kitchen, Utility & Toilets
- » SWR PVC slung plumbing for drainage & storm water in Kitchen, Utility, Toilets & Terraces
- » Branded CP & sanitary fittings in Toilets
- » Washing machine point provision in Utility
- » Separate Stainless steel sink in Utility for washing

ELECTRICAL

- » Concealed copper wiring with modular switches
- » TV & Telephone point in Living & Master bedroom
- » Exhaust fan provision in Kitchen & Toilets
- » AC point provision in Living & all Bedrooms
- » Inverter point provision
- » Geyser point provision in Toilets
- » Wi-fi point provision in Living passage area
- » Fridge, Chimney, Aquaguard & Washing machine point provision in Kitchen

AUTOMATION

- » Digital Video Door Phone - 3 tier
- » Automation system - Lights, Fans, Geysers on automation (Flat automation - One switch board and all its points on automation in every room)
- » Combination of Switchless touch panels & Branded modular switches
- » Sensor based lights in all toilets
- » Digital Door Lock (Finger print sensor & Numerical)

DOOR AND FRAMES

- » Laminated / PVC door frames for main & bedroom doors
- » Granite / Tile door frames for toilets
- » Laminated / PVC door shutters with Digital lock for Main door
- » Laminated / PVC door shutters with mortise lock for Bed room & Toilet doors
- » 3 track Aluminium sliding doors with mosquito net for Living & Bedroom balcony doors
- » 3 track Aluminium sliding door at kitchen dry balcony with all 3-glass shutter

WINDOWS

- » 3 track Aluminium sliding windows with mosquito net
- » Aluminium window in Toilets with exhaust provision
- » Designer toughened glass railing in Living & Bedroom terraces

SECURITY SYSTEM

- » CCTV in common areas
- » Fire alarm system

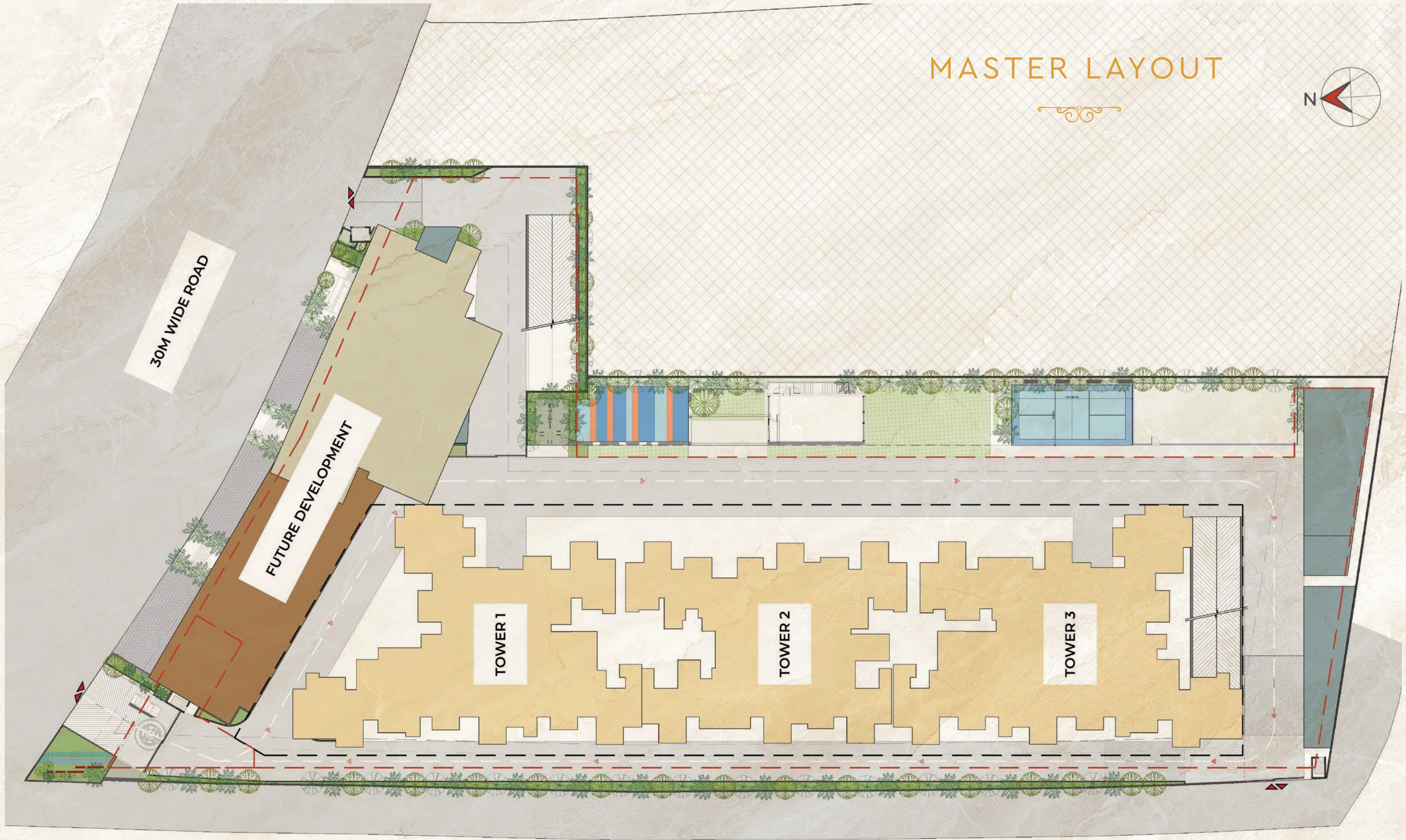
SOLAR SYSTEM

- » Solar PV system for common area

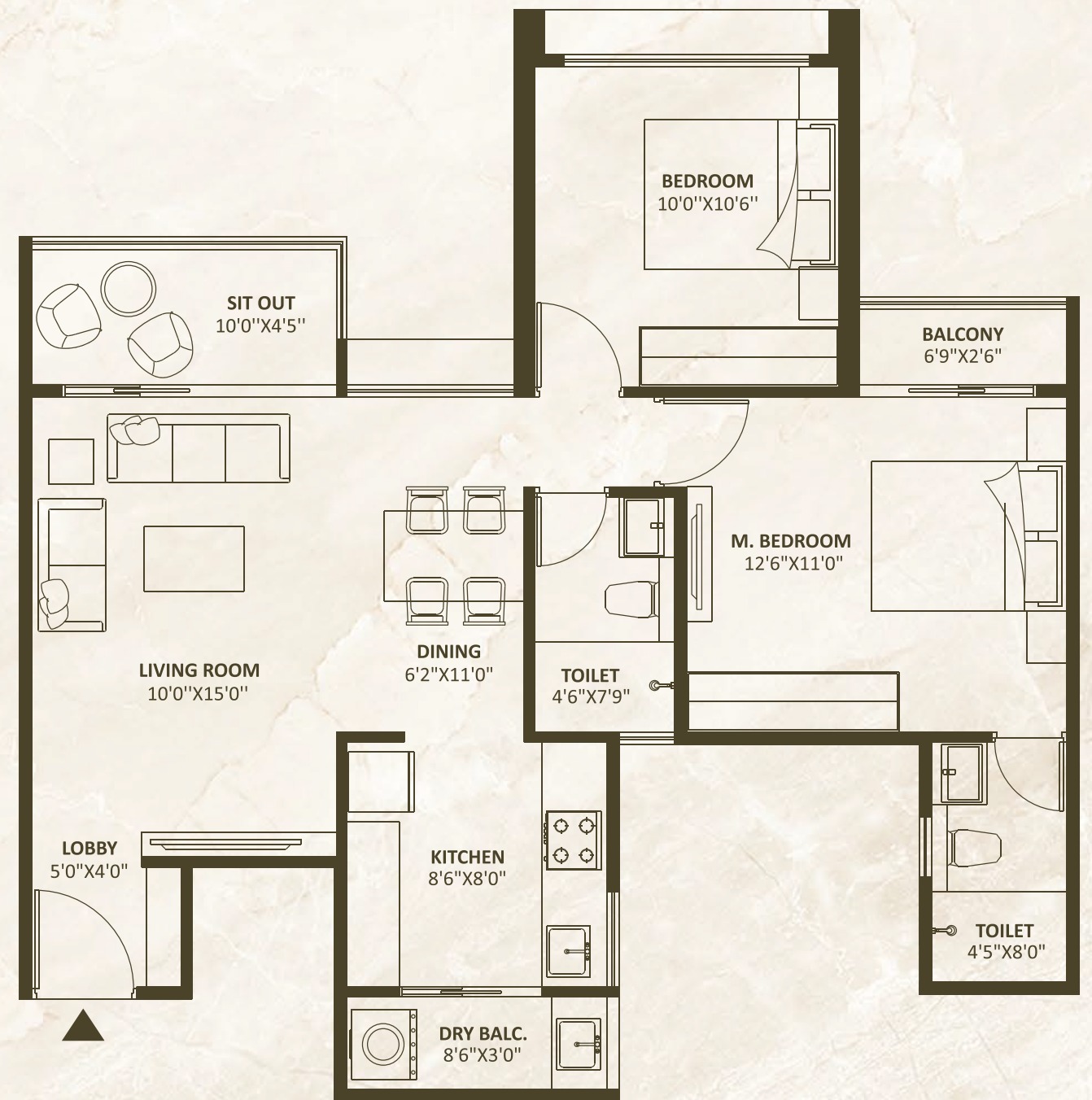
COMMON AREAS

- » Automatic Elevators
- » Power backup for common areas
- » Decorative entrance lobby on ground floor

MASTER LAYOUT



UNIT PLANS



2 BHK TYPE-01

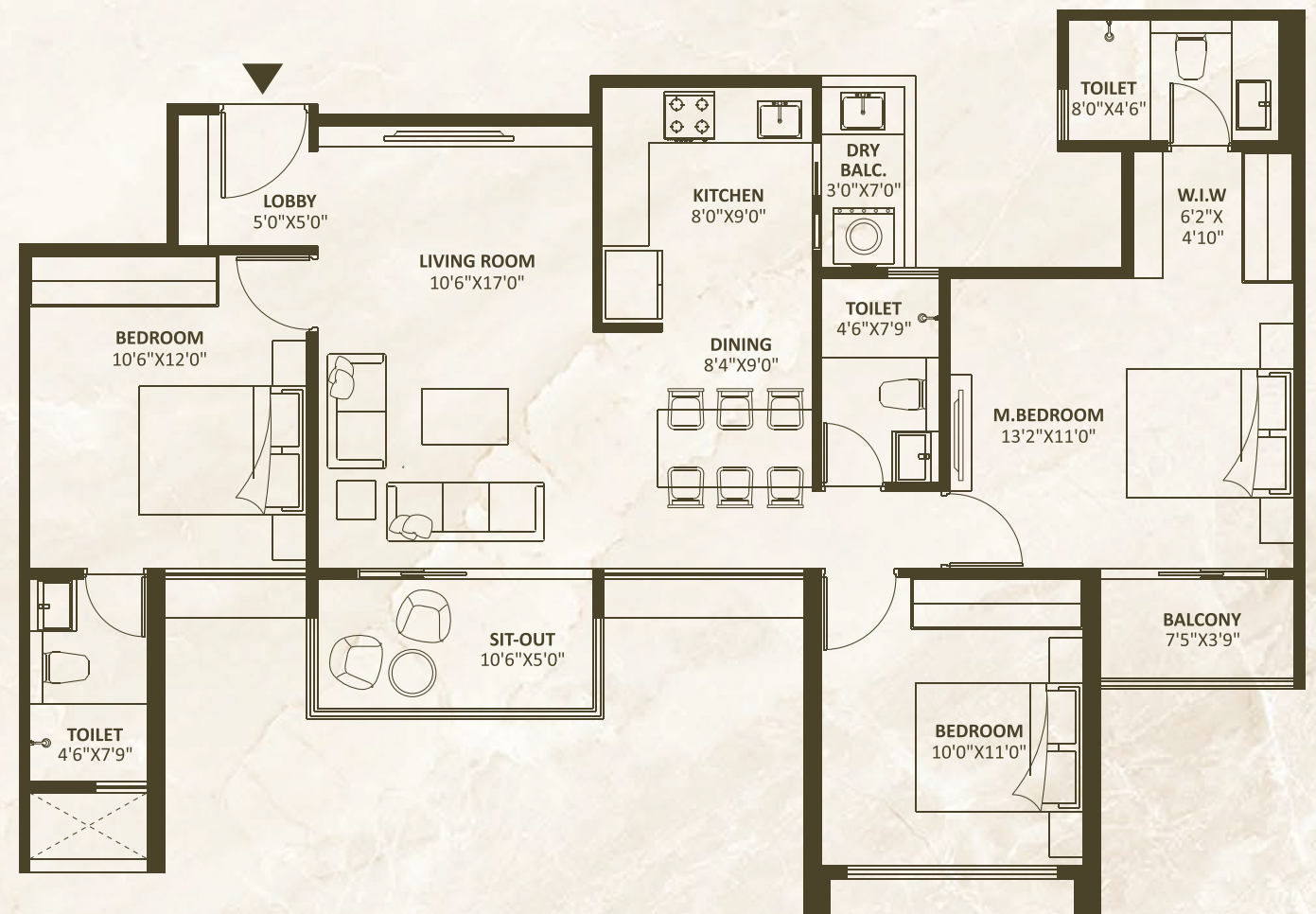
Carpet: 753 Sq. ft.





2 BHK TYPE-02

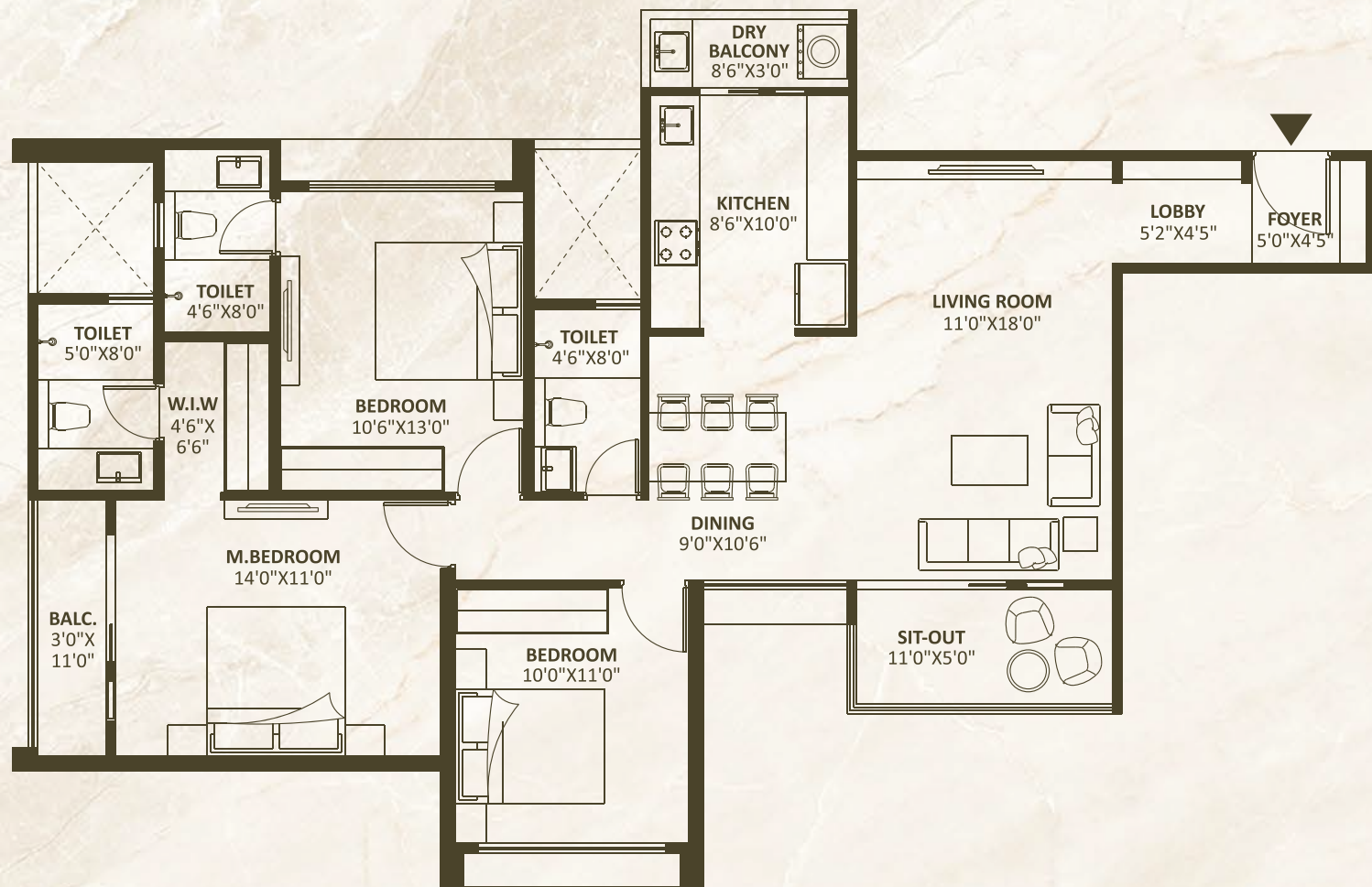
Carpet: 805 Sq. ft.



3 BHK TYPE-01

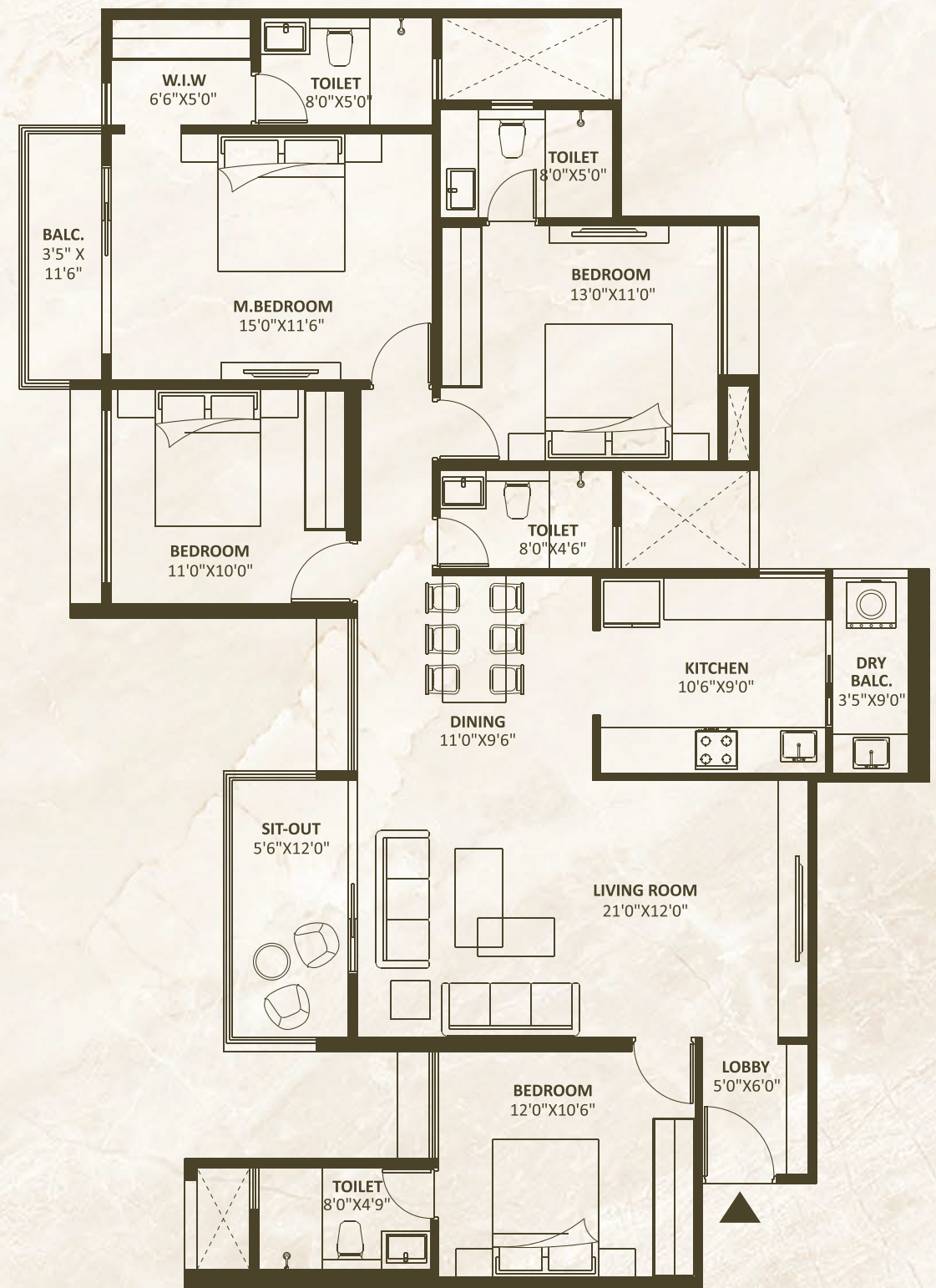
Carpet: 1029 Sq. ft.





3 BHK TYPE-02

Carpet: 1162 Sq. ft.



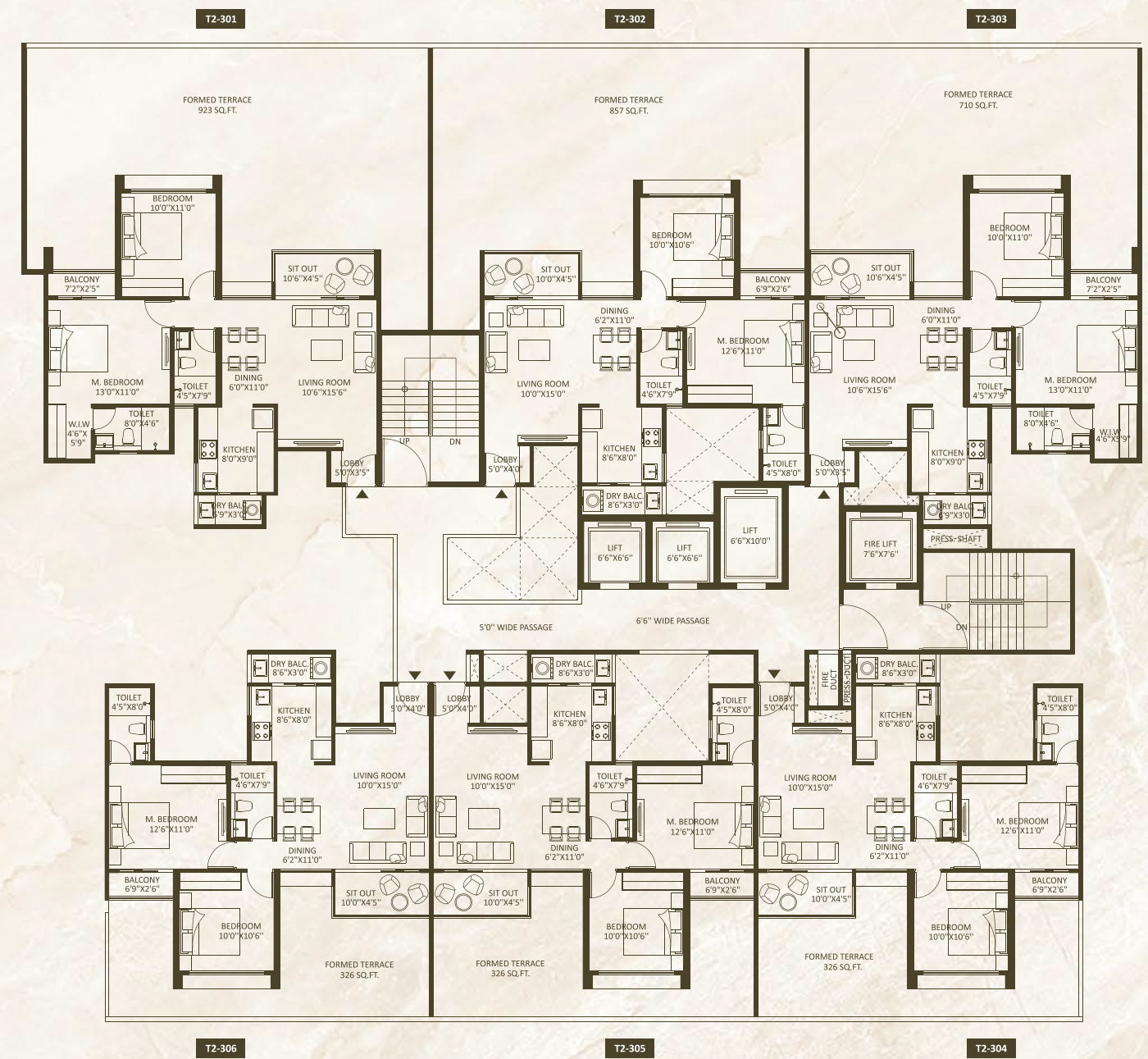
4 BHK

Carpet: 1457 Sq. ft.



FLOOR PLANS

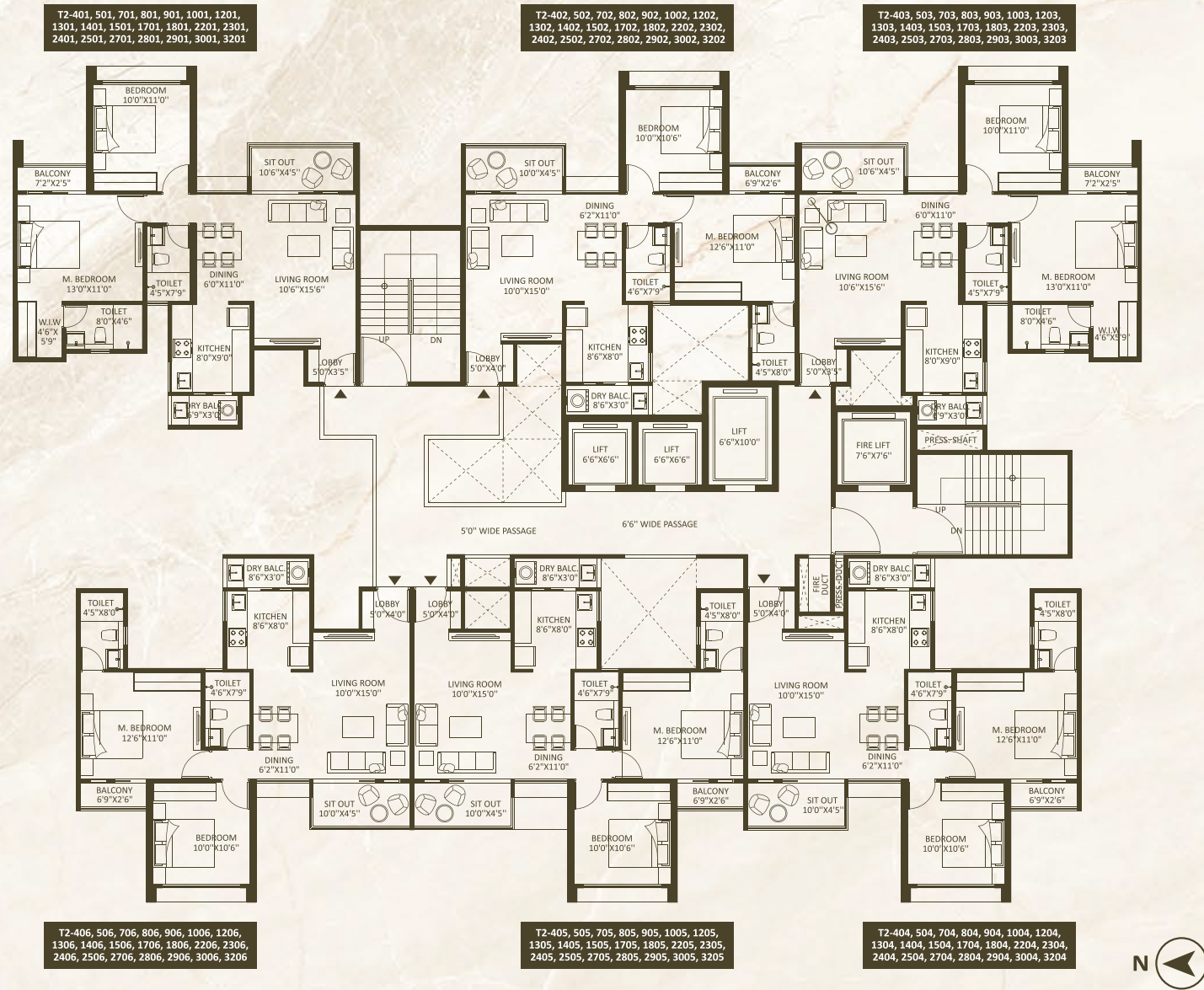
TOWER - 2 | 3RD FLOOR PLAN



FLAT NO.	TYPE	CARPET AREA		TOTAL CARPET AREA	
		SQ.M	SQ.M	SQ.M	SQ.FT
T2-301 / T2-303	2BHK TYPE 02C	66.98	5.89	74.78	805
T2-302 / T2-304 / T2-305 / T2-306	2BHK TYPE 1	61.9	5.67	69.91	753

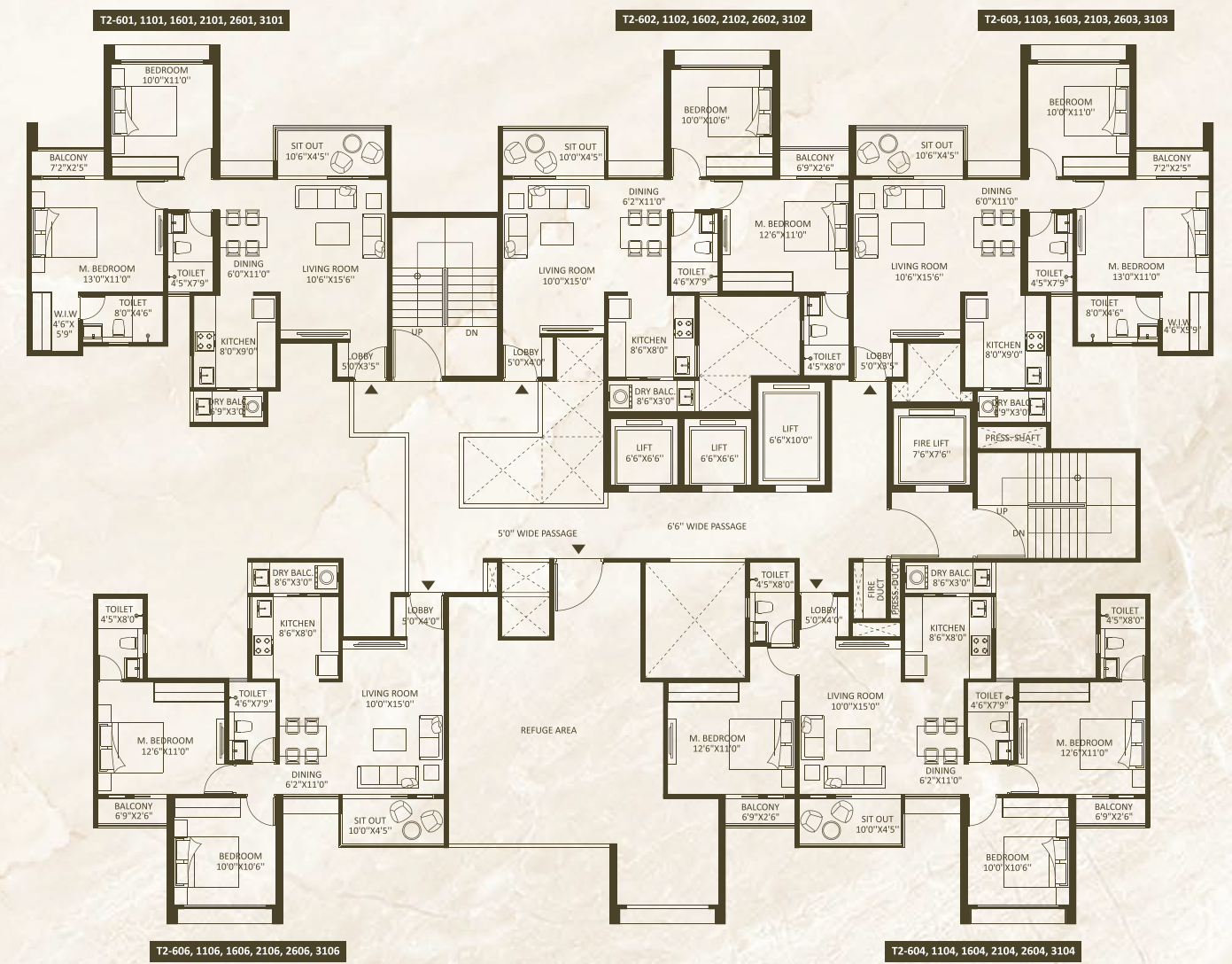


TOWER - 2 | TYPICAL FLOOR PLAN



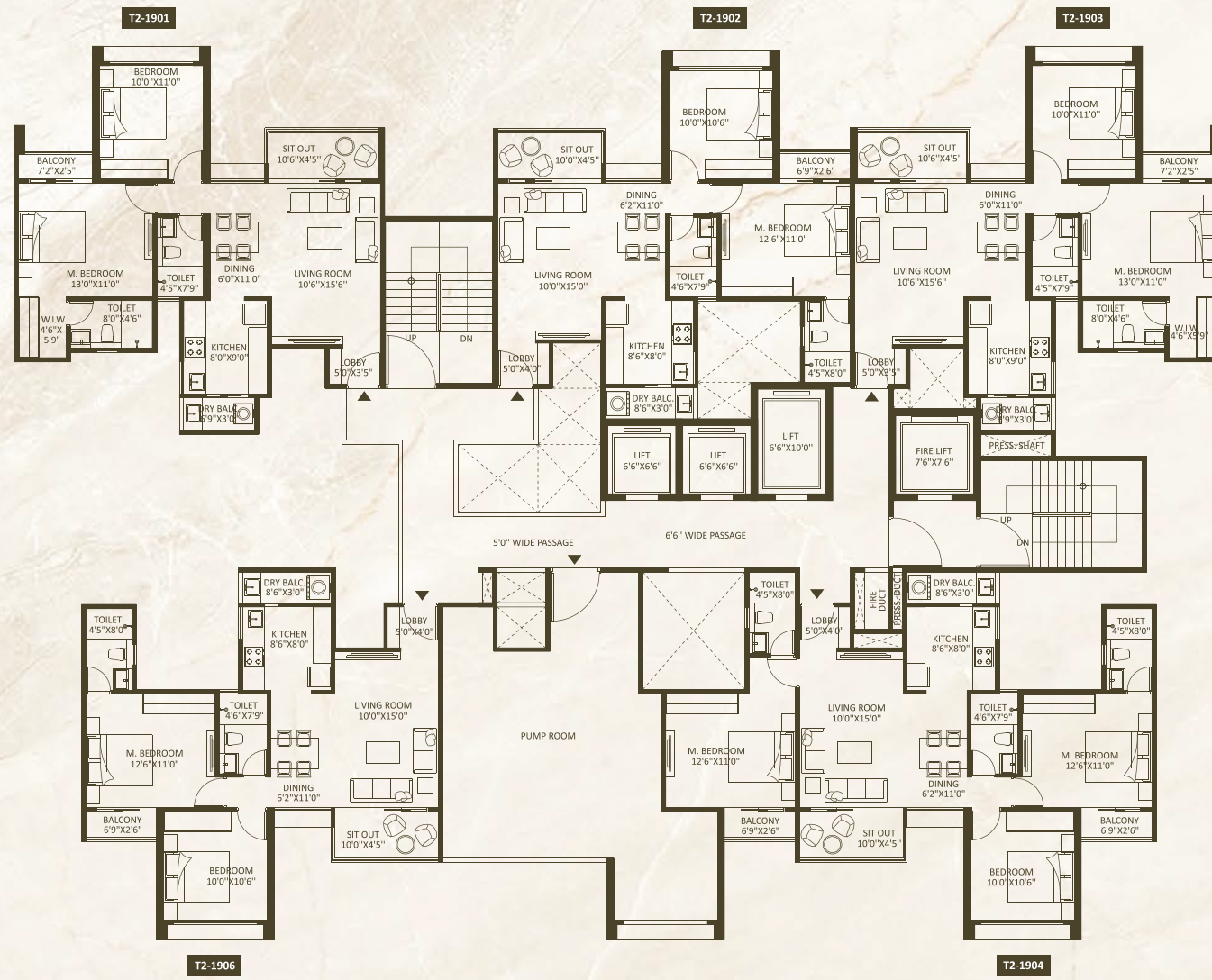
FLAT NO.	TYPE	CARPET AREA		TOTAL CARPET AREA	
		SQ.M	OPEN BALCONY SQ.M	SQ.M	SQ.FT
T2-401,501,701,801,901,1001,1201,1301,1401,1501,1701,1801,2201,2301,2401,2501,2701,2801,2901,3001,3201 T2-403,503,703,803,903,1003,1203,1303,1403,1503,1703,1803,2203,2303,2403,2503,2703,2803,2903,3003,3203	2BHK TYPE 02C	66.98	5.89	74.78	805
T2-402,502,702,802,902,1002,1202,1302,1402,1502,1702,1802,2202,2302,2402,2502,2702,2802,2902,3002,3202 T2-404,504,704,804,904,1004,1204,1304,1404,1504,1704,1804,2204,2304,2404,2504,2704,2804,2904,3004,3204 T2-405,505,705,805,905,1005,1205,1305,1405,1505,1705,1805,2205,2305,2405,2505,2705,2805,2905,3005,3205 T2-406,506,706,806,906,1006,1206,1306,1406,1506,1706,1806,2206,2306,2406,2506,2706,2806,2906,3006,3206	2BHK TYPE 1	61.9	5.67	69.91	753

TOWER - 2 | REFUGE FLOOR PLAN 6TH, 11TH, 16TH, 21ST, 26TH & 31ST FLOOR



FLAT NO.	TYPE	CARPET AREA		TOTAL CARPET AREA	
		SQ.M	OPEN BALCONY SQ.M	SQ.M	SQ.FT
T2-601,1101,1601,2101,2601,3101 T2-603,1103,1603,2103,2603,3103	2BHK TYPE 02C	66.98	5.89	74.78	805
T2-602,1102,1602,2102,2602,3102 T2-606,1106,1606,2106,2606,3106	2BHK TYPE 01	61.9	5.67	69.91	753
T2-604,1104,1604,2104,2604,3104	3BHK TYPE 03	80.59	7.23	90.16	970

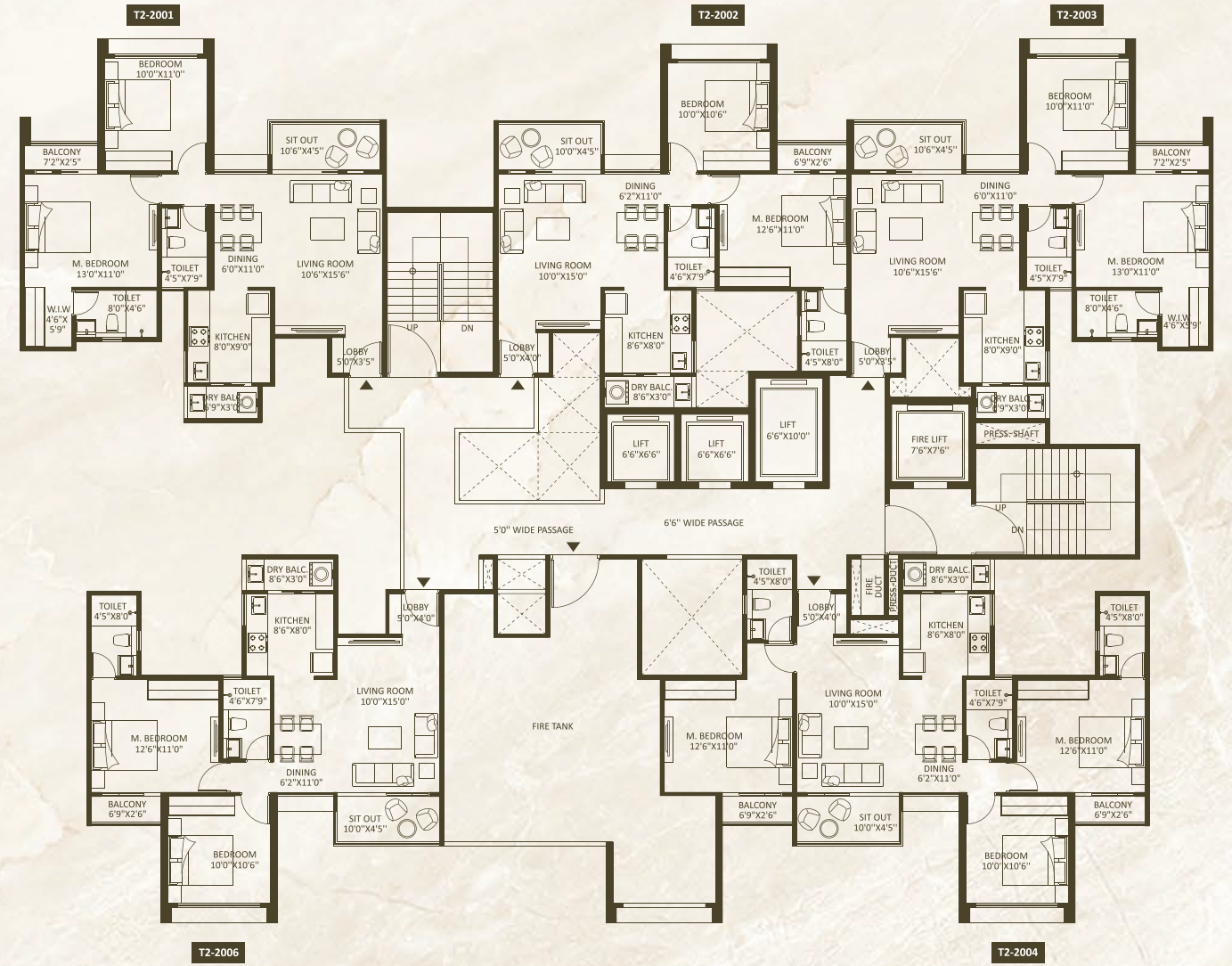
TOWER - 2 | 19TH FLOOR PLAN



FLAT NO.	TYPE	CARPET AREA	OPEN BALCONY	DRY BALCONY	TOTAL CARPET AREA	
		SQ.M	SQ.M	SQ.M	SQ.M	SQ.FT
T2-1901 / T2-1903	2BHK TYPE 02C	66.98	5.89	1.91	74.78	805
T2-1902 / T2-1906	2BHK TYPE 1	61.9	5.67	2.34	69.91	753
T2-1904	3BHK TYPE 03	80.59	7.23	2.34	90.16	970



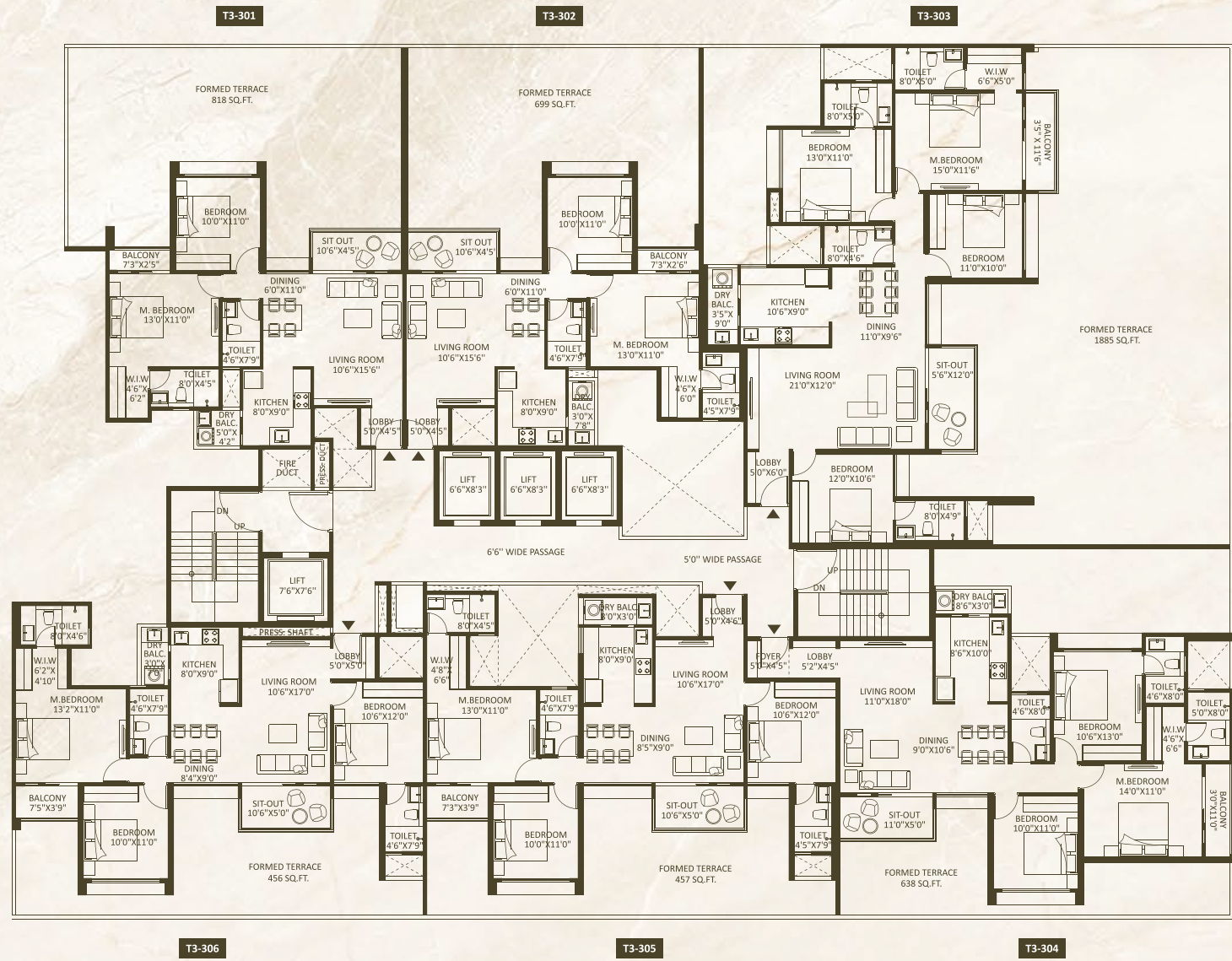
TOWER - 2 | 20TH FLOOR PLAN



FLAT NO.	TYPE	CARPET AREA	OPEN BALCONY	DRY BALCONY	TOTAL CARPET AREA	
		SQ.M	SQ.M	SQ.M	SQ.M	SQ.FT
T2-2001 / T2-2003	2BHK TYPE 02C	66.98	5.89	1.91	74.78	805
T2-2002 / T2-2006	2BHK TYPE 1	61.9	5.67	2.34	69.91	753
T2-2004	3BHK TYPE 03	80.59	7.23	2.34	90.16	970



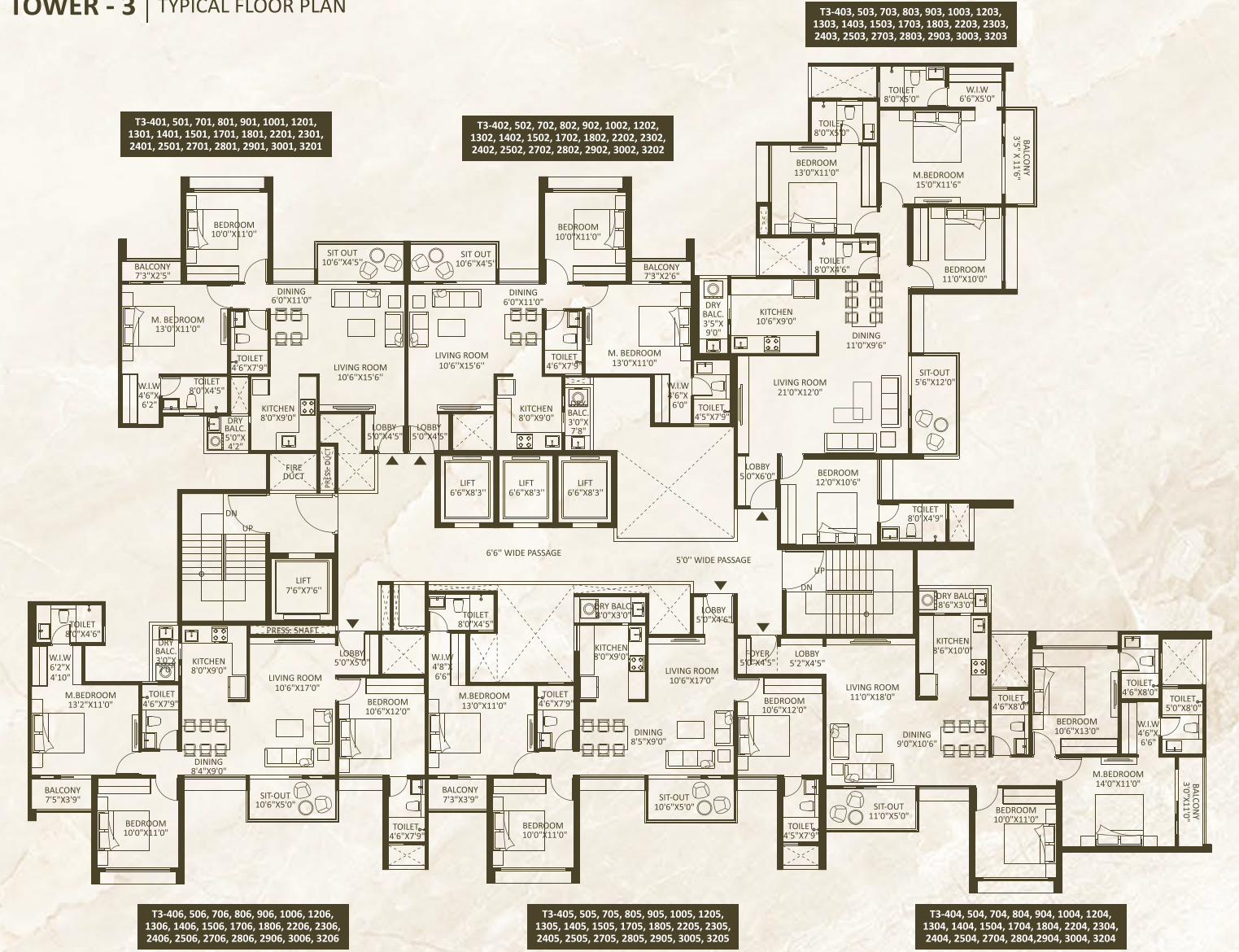
TOWER - 3 | 3RD FLOOR PLAN



FLAT NO.	TYPE	CARPET AREA		TOTAL CARPET AREA	
		SQ.M	SQ.M	SQ.M	SQ.FT
T3-301	2BHK TYPE 02B	67.25	5.92	1.98	75.14
T3-302	2BHK TYPE 02A	67.07	5.93	2.15	75.15
T3-303	4BHK	122.73	9.69	2.91	135.33
T3-304	3BHK TYPE 02	97.58	8	2.34	107.92
T3-305	3BHK TYPE 01C	85.7	7.33	2.35	95.38
T3-306	3BHK TYPE 01B	86.27	7.38	1.99	95.64



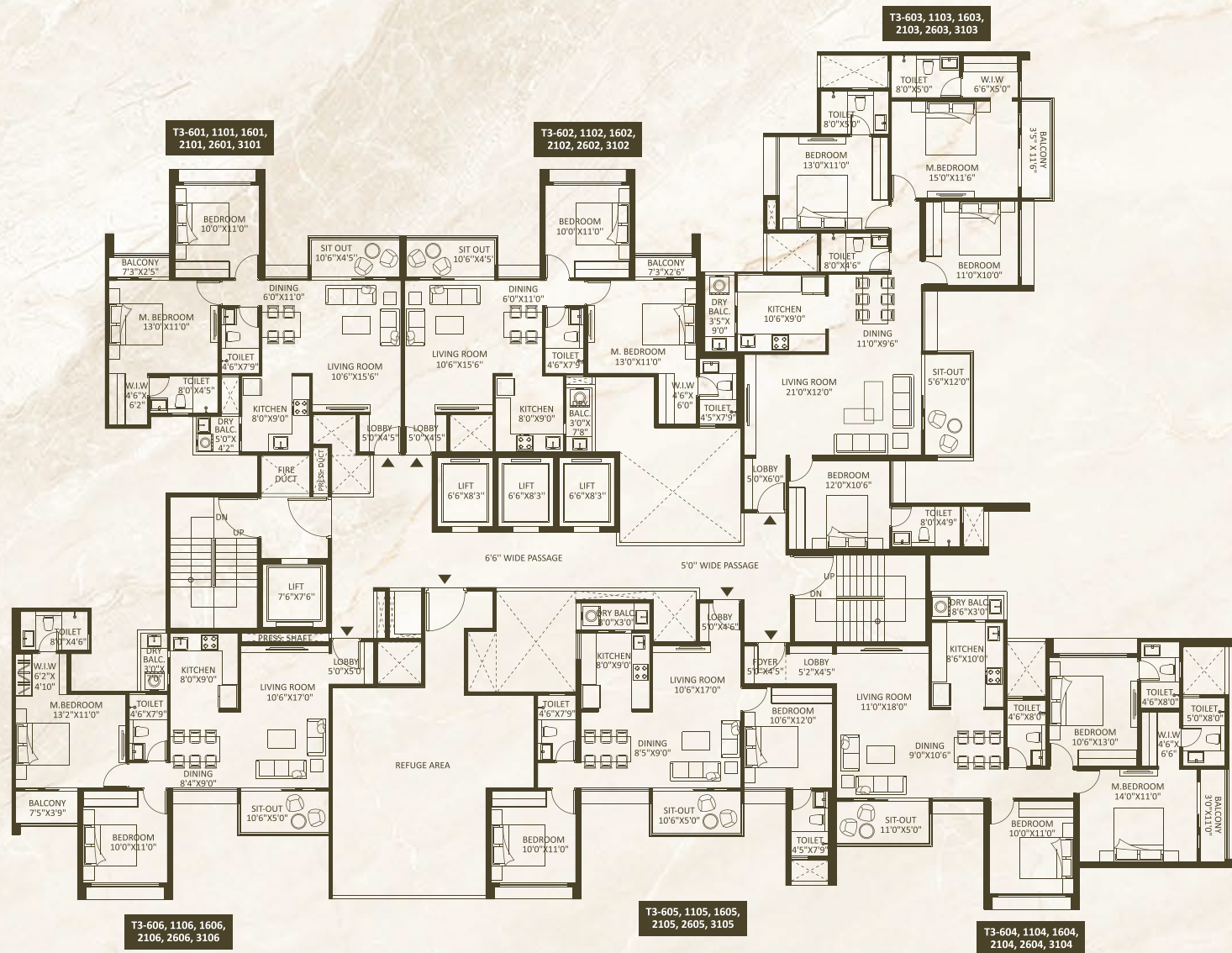
TOWER - 3 | TYPICAL FLOOR PLAN



FLAT NO.	TYPE	CARPET AREA		TOTAL CARPET AREA	
		SQ.M	SQ.M	SQ.M	SQ.FT
T3-401,501,701,801,901,1001,1201,1301,1401,1501,1701,1801,2201,2301,2401,2501,2701,2801,2901,3001,3201	2BHK TYPE 02B	67.25	5.92	1.98	75.14
T3-402,502,702,802,902,1002,1202,1302,1402,1502,1702,1802,2202,2302,2402,2502,2702,2802,2902,3002,3202	2BHK TYPE 02A	67.07	5.93	2.15	75.15
T3-403,503,703,803,903,1003,1203,1303,1403,1503,1703,1803,2203,2303,2403,2503,2703,2803,2903,3003,3203	4BHK	122.73	9.69	2.91	135.33
T3-404,504,704,804,904,1004,1204,1304,1404,1504,1704,1804,2204,2304,2404,2504,2704,2804,2904,3004,3204	3BHK TYPE 02	97.58	8	2.34	107.92
T3-405,505,705,805,905,1005,1205,1305,1405,1505,1705,1805,2205,2305,2405,2505,2705,2805,2905,3005,3205	3BHK TYPE 01C	85.7	7.33	2.35	95.38
T3-406,506,706,806,906,1006,1206,1306,1406,1506,1706,1806,2206,2306,2406,2506,2706,2806,2906,3006,3206	3BHK TYPE 01B	86.27	7.38	1.99	95.64



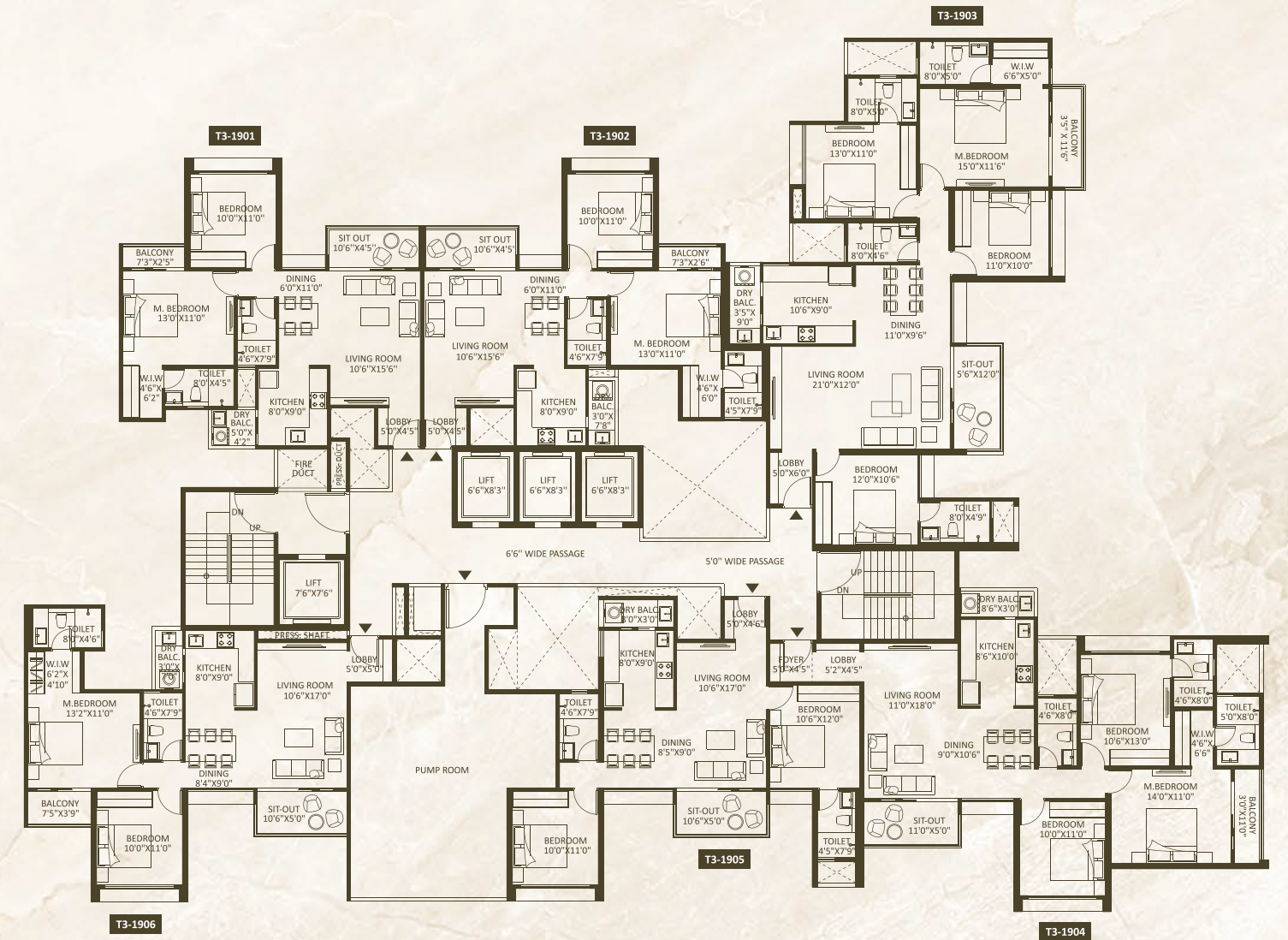
TOWER - 3 | REFUGE FLOOR PLAN 6TH, 11TH, 16TH, 21ST, 26TH & 31ST FLOOR



FLAT NO.	TYPE	CARPET AREA		TOTAL CARPET AREA	
		SQ.M	SQ.M	SQ.M	SQ.FT
T3-601,1101,1601,2101,2601,3101	2BHK TYPE 02B	67.25	5.92	1.98	75.14
T3-602,1102,1602,2102,2602,3102	2BHK TYPE 02A	67.07	5.93	2.15	75.15
T3-603,1103,1603,2103,2603,3103	4BHK	122.73	9.69	2.91	135.33
T3-604,1104,1604,2104,2604,3104	3BHK TYPE 02	97.58	8	2.34	107.92
T3-605,1105,1605,2105,2605,3105	2BHK TYPE 03	65.09	4.88	2.35	72.32
T3-606,1106,1606,2106,2606,3106	2BHK TYPE 04	70.49	7.38	1.94	79.81



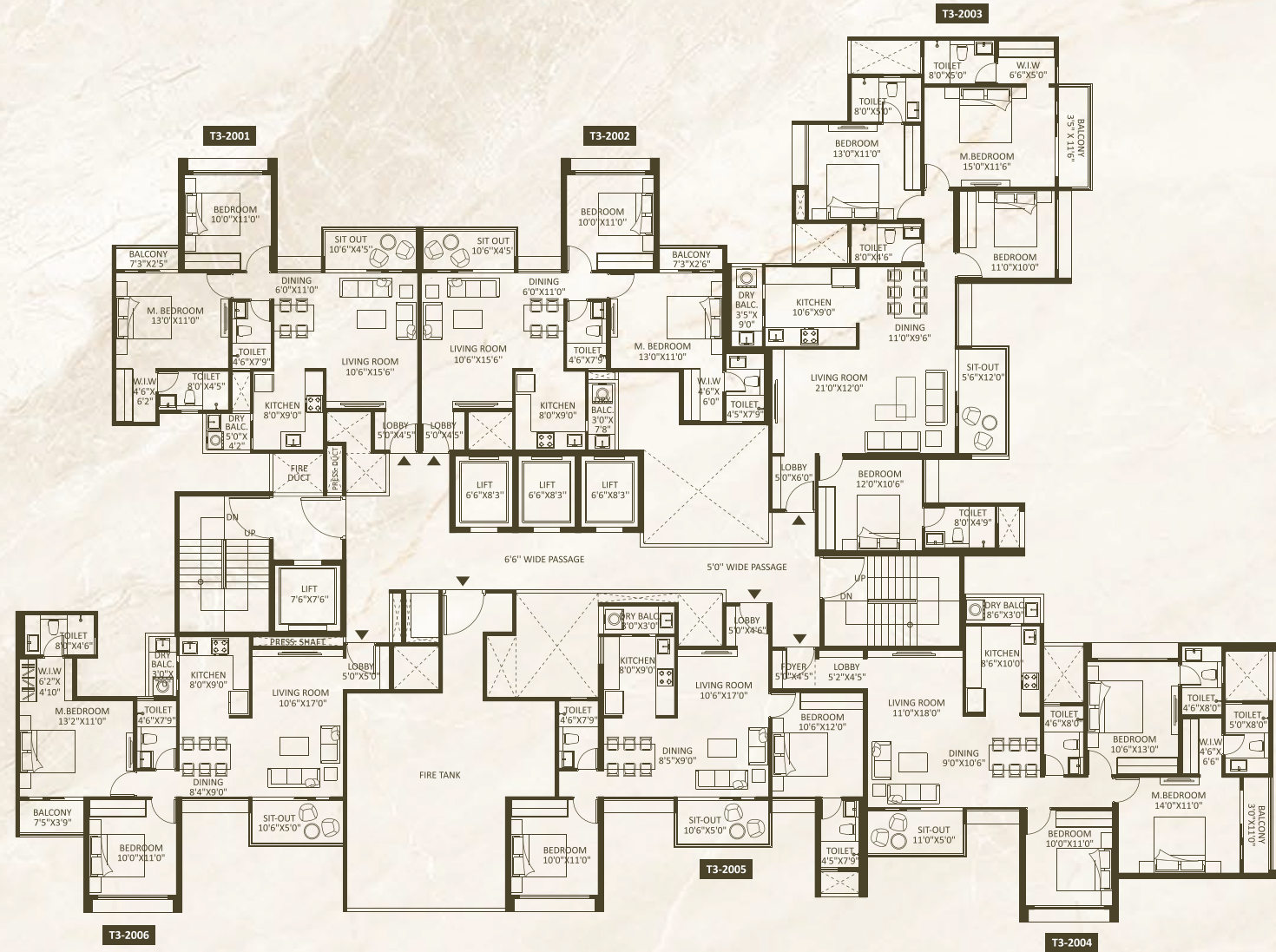
TOWER - 3 | 19TH FLOOR PLAN



FLAT NO.	TYPE	CARPET AREA		TOTAL CARPET AREA	
		SQ.M	SQ.M	SQ.M	SQ.FT
T3-1901	2BHK TYPE 02B	67.25	5.92	1.98	75.14
T3-1902	2BHK TYPE 02A	67.07	5.93	2.15	75.15
T3-1903	4BHK	122.73	9.69	2.91	135.33
T3-1904	3BHK TYPE 02	97.58	8	2.34	107.92
T3-1905	2BHK TYPE 03	65.09	4.88	2.35	72.32
T3-1906	2BHK TYPE 04	70.49	7.38	1.94	79.81



TOWER - 3 | 20TH FLOOR PLAN



FLAT NO.	TYPE	CARPET AREA		TOTAL CARPET AREA		
		SQ.M	SQ.M	SQ.M	SQ.FT	
T3-2001	2BHK TYPE 02B	67.25	5.92	1.98	75.14	809
T3-2002	2BHK TYPE 02A	67.07	5.93	2.15	75.15	809
T3-2003	4BHK	122.73	9.69	2.91	135.33	1457
T3-2004	3BHK TYPE 02	97.58	8	2.34	107.92	1162
T3-2005	2BHK TYPE 03	65.09	4.88	2.35	72.32	778
T3-2006	2BHK TYPE 04	70.49	7.38	1.94	79.81	859



TEAM SAHEEL



CHAIRMAN & FOUNDER

MR. SACHIN GARG

MANAGING DIRECTOR

MR. SAHEEL GARG

DIRECTOR - EXECUTION

MR. ASHISH AGARWAL



Site Address:

S. No. 111/1/2, next to Indira School,
Wakad, Pune - 411 033

 **+91 9511 9511 42** | www.saheelproperties.com

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