

Aira
1 & 2 BHK HOMES

**Premium
Living.
Prime
Location.
@Ambegaon**





From Sunrise to Serenity





Elevate Every Moment at Avira

AVIRA is a thoughtfully designed residential project offering spacious **1 & 2 BHK** homes in **Ambegaon Budruk**. Strategically located near **Bharati Vidyapeeth** and the Mumbai-Bengaluru Highway, Avira blends modern architecture, premium amenities and excellent connectivity to create an ideal lifestyle for every family.

Homes that Nurture Peace, & Joy

The best part of coming home isn't unlocking the door—it's everything waiting on the other side.

At **Avira Ambegaon**, home is where mornings begin with fresh air, evenings turn into family time, and everyday moments feel a little more special. Watch your children grow with space to play, enjoy peaceful conversations that last longer, and rediscover the joy of simply being together.

Because a home isn't measured in square feet—it's measured by the memories you create within it.



Rooftop Amenities



OPEN
GYM



YOGA DECK



SEATING
COURT



CHILDREN
PLAY AREA



MEDITATION
COURT



PARTY
LAWN



SOLAR PANELS

1 BHK 3D View



Carpet Area 43.05 sq.m./463 sq.ft.

Saleable Area 649 sq.ft.

2 BHK 3D view

Carpet Area 76.64 sq.m./825 sq.ft.

Saleable Area 1155 sq.ft.



2 BHK 3D view



Carpet Area 71.14 sq.m./766 sq.ft.

Saleable Area 1072 sq.ft.

2 BHK 3D view



Carpet Area 69.99 sq.m./753 sq.ft.

Saleable Area 1055 sq.ft.

Why Choose Avira?

- Premium Rooftop Amenities
- Excellent Highway Connectivity
- Near Bharati Vidyapeeth
- Spacious Layouts
- Maximum Ventilation
- Covered Car Parking
- Quality Construction
- Attractive Pricing
- Easy Home Loan Assistance



Typical Floor Plan

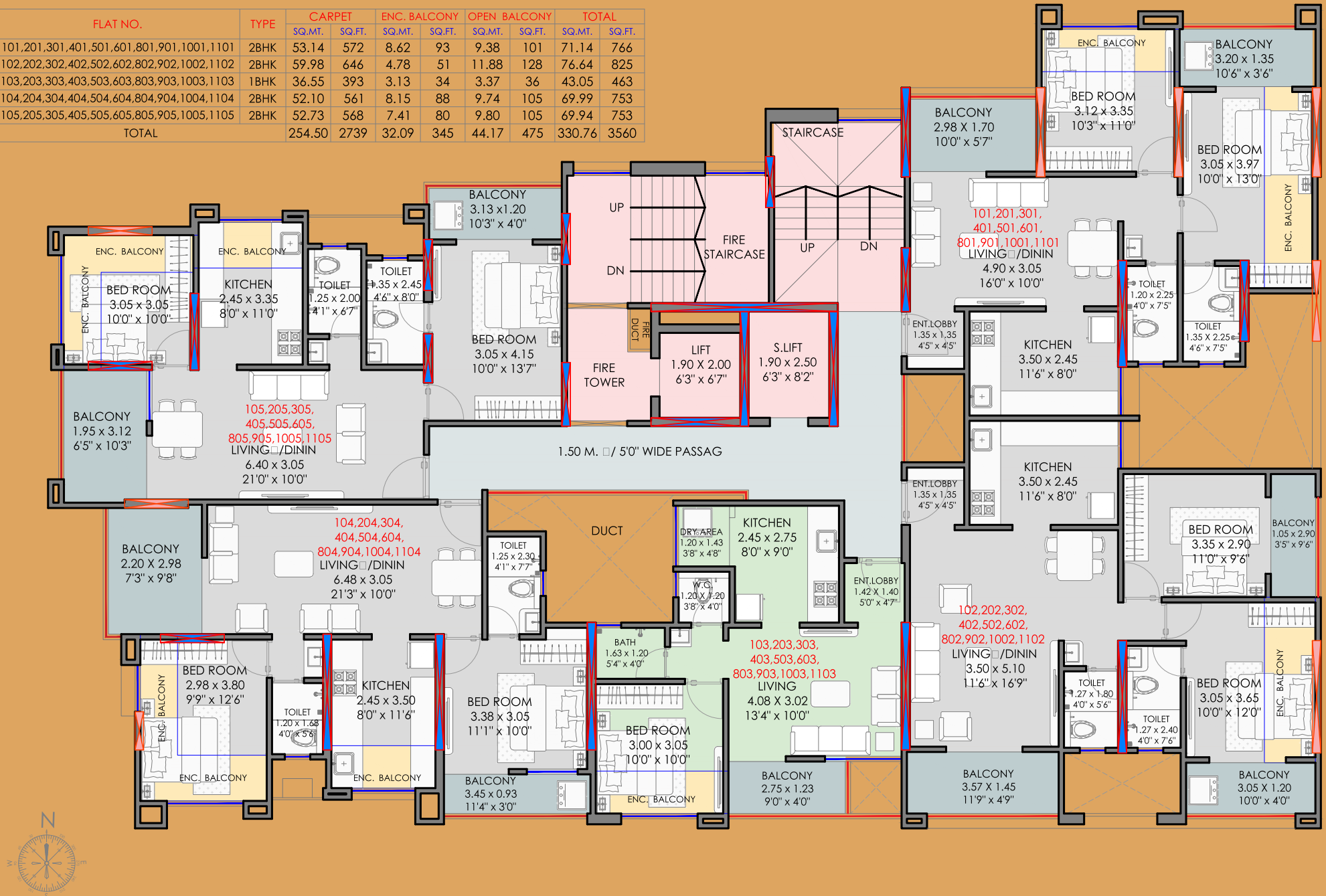


Typical Floor Plan

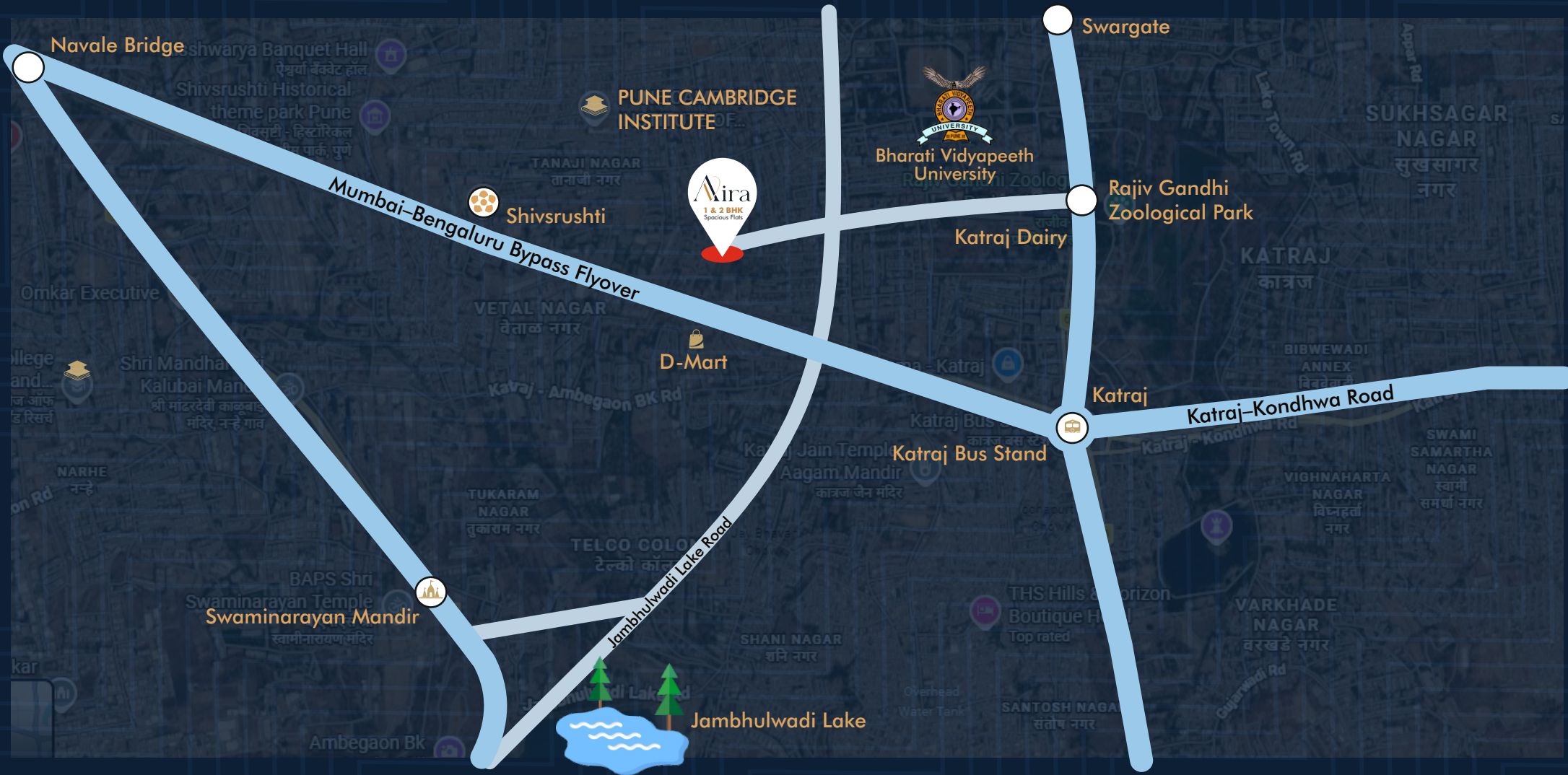


A - WING
B1+LG+UG+11 Floor

FLAT NO.	TYPE	CARPET		ENC. BALCONY		OPEN BALCONY		TOTAL	
		SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
101,201,301,401,501,601,801,901,1001,1101	2BHK	53.14	572	8.62	93	9.38	101	71.14	766
102,202,302,402,502,602,802,902,1002,1102	2BHK	59.98	646	4.78	51	11.88	128	76.64	825
103,203,303,403,503,603,803,903,1003,1103	1BHK	36.55	393	3.13	34	3.37	36	43.05	463
104,204,304,404,504,604,804,904,1004,1104	2BHK	52.10	561	8.15	88	9.74	105	69.99	753
105,205,305,405,505,605,805,905,1005,1105	2BHK	52.73	568	7.41	80	9.80	105	69.94	753
TOTAL		254.50	2739	32.09	345	44.17	475	330.76	3560



Location Map



Key Locations:

- Bharati Vidyapeeth – 2 mins
- D-Mart – 5 mins
- Navale Bridge – 8 mins
- Katraj Bus Stand – 7 mins

- Pune Cambridge Institute – 2 Mins
- Rajiv Gandhi Zoological Park – 5 Mins
- Swaminarayan Mandir – 8 Mins
- Jambhulwadi Lake – 10 Mins

Project by-

THE PRIDE REALTY

Office Address: Flat No. A-12, Vaishnavi Ghar, Sr. No. 14/10 Ganesh Nagar, Dhayari, Pune – 411 041.

Site Address: Survey No. 33/10/1/7,8,
9 Phale Nagar, Near Bharati Vidyapeeth,
Ambegaon Budruk, Pune - 411 041.



735 0000 281
735 0000 283



MahaRERA No.
PR1260002601177



Architect: Mr. Ashok Borkar | **Legal Advisor:** Mr. Madhu Waghmode | **RCC:** Mr. Santosh Padsagale

Disclaimer: This perspective image may not be to scale or may not represent actual facade/elevation. The details of windows, paints, elevation features, landscaping, ground development, trees or any other details in this perspective are an artist's impression and could be different to actual. The viewer affirms that he/she has not taken his/her decision of purchase/booking by viewing this perspective. This brochure is not a legal offering. The developers reserve absolute rights to change/cancel any plans, layouts, no. of floors and/or specifications at their discretion. Images are for representational purposes only. All Room Dimensions Are Inclusive of the Enclosed Balcony. Internal Room Dimensions Are from Un-finished Wall to Wall, in Line with Sanction Plans. The Area in Sq. Ft Has Been Mentioned Just for the Convenience of Customers for Better Understanding. Arrangement of Furniture Is Just Shown for Purpose of Layout and Not Part of Offer/Sale. The Dimensions given in Feet and Inches Are round to Nearest Precision