



**AAJI CRYSTAL**  
*— make this your home —*

**NXT LEVEL LIVING**

**2 & 3 BHK PREMIUM LUXURY APARTMENTS**

**CRYSTAL is the Tallest Tower in Tingre Nagar Airport Road Pune, Masterfully  
Designed and Positioned to Capture the Breath-Taking Views of the  
Pune Airport & Dighi Hills.**

PROJECT BY



# AAJI CRYSTAL TINGRE NAGAR AIRPORT ROAD PUNE



# AAJI CRYSTAL TINGRE NAGAR AIRPORT ROAD PUNE

“  
**WE DO MORE  
THAN LUXURY,  
WE DO THE  
IMPOSSIBLE**  
”

Josef Kleindienst

## ABOUT US

### AAJI CRYSTAL

Started in 2003, Aaiji Group prides itself at being adjudged as one of the most renowned names amongst real estate companies, based out of Pune. It has been our endeavor to pioneer path-breaking and exemplary projects that speak of an amalgamation between the gifts of nature and futuristic aesthetic trends. Over a span of one decade, our impeccable team of civil engineers, as well as the stalwart workforce at every level, has propelled the Aaiji Group to secure irrefutable acclaim in all its architectural projects.

The aspirations of our customers are of paramount importance to us, and form the foundation of all that we create. Our designs are thus inspired to instill a sense of pride and peace in all its inhabitants.



Property development, lettings, management & sales



Placemaking - designing for prosperity, sociability, security and context



Mixed-use specialists - integrating high-quality homes with amenities and commercial spaces



A one-stop service for the entire real estate investment spectrum

# PROJECTS AAJI DEVELOPERS



**1500 +**  
HAPPY FAMILIES



**10 +**  
PROJECTS ACROSS  
PUNE



**1.3**  
MILLION SQUARE FEET  
DELIVERED

Artists Impression



**AAIJI  
PALACE TINGRE NAGAR**



**AAIJI  
AURA CITY**



**AAIJI  
SOYAL PALACE LOHEGAON**



**AAIJI  
CAPITAL**



**AAIJI  
PINK CITY**



**AAIJI  
LAKESHORE RESIDENCE**



**NYATI EMPORIUS**



**AAIJI DHAM**



**NYATI ENVIRON**

AAJI CRYSTAL  
TINGRE NAGAR AIRPORT ROAD PUNE

AAJI CRYSTAL

**“A PERFECTLY  
SELECTED  
LOCATION  
FOR A  
PICTURESQUE  
LIFE”**

Artists Impression

# AAJI CRYSTAL TINGRE NAGAR AIRPORT ROAD PUNE



AAJI CRYSTAL



Artistic Impression. Not an actual Photograph. Note : Sanctioned and RERA received of A wing 13 Floors. Rest A wing up to 15 Floors. B & C wings are proposed.

# BIRD EYE VIEW OF AAJI CRYSTAL



Artistic Impression. Not an actual Photograph, Note : Sanctioned and RERA received of A wing 13 Floors .Rest A wing up to 15 Floors, B & C wings are proposed.

# LOCATION ADVANTAGES TINGRE NAGAR AIRPORT ROAD PUNE



AAIJI CRYSTAL

## PASSPORT TO CONNECTIVITY:

Pune Airport – 2.2 Kms.  
Ramwadi Metro Station – 4.4 Kms.  
Nagar Highway – 4 Kms.  
Kalyani Nagar – 4.5 Kms.  
World Trade Center – 8 Kms.  
Pune Railway Station – 7.5 Kms.

## PASSPORT TO CONVENIENCE:

### SCHOOLS

Symbiosis International School – 2 Kms.  
Canary High International School – 4.5 Kms.  
The Bishops Co-Ed School – 4.5 Kms.  
Euro Kids – 3.5 Kms.  
Vibgyor High – 2.6 Kms.

### HOSPITALS

Apollo Clinic 3.9 Kms.  
Sayadri Speciality Hospital - 3.5 Kms.  
Medpoint Hospital – 2 Kms.  
Columbia Asia Hospital – 7 Kms.  
Jehangir Hospital – 7 Kms.

### MALLS

Phoenix Market City – 4.2 Kms.

### OFFICES / COMMERCIAL SPACES

WNS – 4 Kms  
Amazon Development Centre – 5 Kms.  
Bajaj Finserv – 3.5 Kms.

### HOTELS

Novotel Hotel – 4.2 Kms.  
Hyatt Regency – 4 Kms.

## A Well - Connected Location TINGRE NAGAR AIRPORT ROAD , PUNE.



Approximate distance as per Google Maps.

Source: Google Maps Map not to scale.

# LOCATION ADVANTAGES TINGRE NAGAR AIRPORT ROAD PUNE

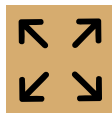
## AAJI CRYSTAL TINGRE NAGAR AIRPORT ROAD

### NEXT LEVEL LOCATION



300 M FROM MAIN  
RD & 2 KM FROM  
AIRPORT

### NEXT LEVEL SIZES



BIGGEST IN  
SEGMENT  
CARPET AREA

### NEXT LEVEL AMENITIES



20+ LUXURY  
AMENITIES AND  
ROOF TOP AMENITIES

### NEXT LEVEL LAYOUT



ULTRA SPACIOUS  
AND AREA  
EFFICIENT LAYOUT

### NEXT LEVEL VENTILATION



BEST DESIGN  
THAT ALLOWS  
MAXIMUM AIR  
AND LIGHT

### NEXT LEVEL NEIGHBORHOOD



ELITE AND  
COSMOPOLITAN  
CROWD AROUND  
VICINITY

### NEXT LEVEL POSSESSION TIMELINE



CONSTRUCTION  
IN  
FULL SWING

### NEXT LEVEL HEIGHT



TALLEST  
TOWER IN  
VICINITY

### NEXT LEVEL CONNECTIVITY



2 - 5 MIN DRIVE TO  
AIRPORT, VIMAN NAGAR,  
COMMERCE ZONE IT  
PARKS - , ETC

### NEXT LEVEL QUALITY



BEST IN INDUSTRY  
QUALITY  
CONSTRUCTION  
ASSURANCE

### NEXT LEVEL FITTING



HIGH SPEC  
AND BRANDED  
FITTINGS

### NEXT LEVEL SERVICE



THE CUSTOMER  
CENTRIC / WOW  
EXPERIENCE APPROACH

## NEXT LEVEL

AAJI CRYSTAL  
TINGRE NAGAR AIRPORT ROAD

### SCHOOL / COLLEGE / INSTITUTE

- Symbiosis International School - 2 Kms.
- Canary High International School - 4.5 Kms.
- The Bishops Co-Ed School - 4.5 Kms.
- Euro Kids - 3.5 Kms.
- Vibgyor High - 2.6 Kms.
- Lexicon - 3.9 Kms
- Pune International School - 1 Kms
- D Y Patil - 6 Kms
- COEP College - 8.5 Kms

### HOSPITALS

- Apollo Clinic - 3.9Kms.
- Sayadri Speciality Hospital - 3.5 Kms.
- Medpoint Hospital - 2 Kms.
- Columbia Asia Hospital - 7 Kms.
- Jehangir Hospital - 7 Kms.
- Seren Hospital - 1.6 Kms
- Vinod Hospital - 1.9 Kms

### KEY AREAS:

- Phoenix Market City - 4.2 Kms.
- WNS - 4 Kms
- Amazon Development Centre - 5 Kms.
- Bajaj Finserv - 3.5 Kms.
- Novotel Hotel - 4.2 Kms.
- Hyatt Regency - 4 Kms.
- Giga Space - 4.1 Kms
- Commerce Zone - 2 Kms
- Business Bay - 4 Kms
- Sky Corporate - 1.5 Kms
- Shoppers Orbit - 2 Kms
- Dorabjee - 3.5 Kms
- Golf Course - 3.7 Kms

Approximate distance as per Google Maps.

## YOUR HOME FROM THE NEAREST LANDMARKS



10 mins from  
**DIGHI HILLS**



5 mins from  
**PUNE AIRPORT**

Approximate distance as per Google Maps.



GAZEBO & MEDITATION DECK,  
FITNESS ZONE



Gazebo



Fitness Zone



STAR GAZING & SEATING  
AREA



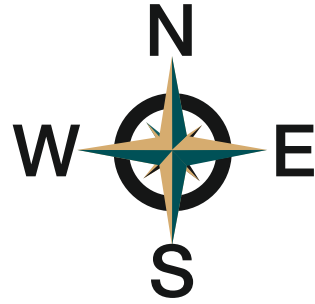
# THE MASTER LAYOUT PLAN AAJI CRYSTAL



# A WING AMBER

1<sup>st</sup> TO 15<sup>th</sup>

## AAJI CRYSTAL



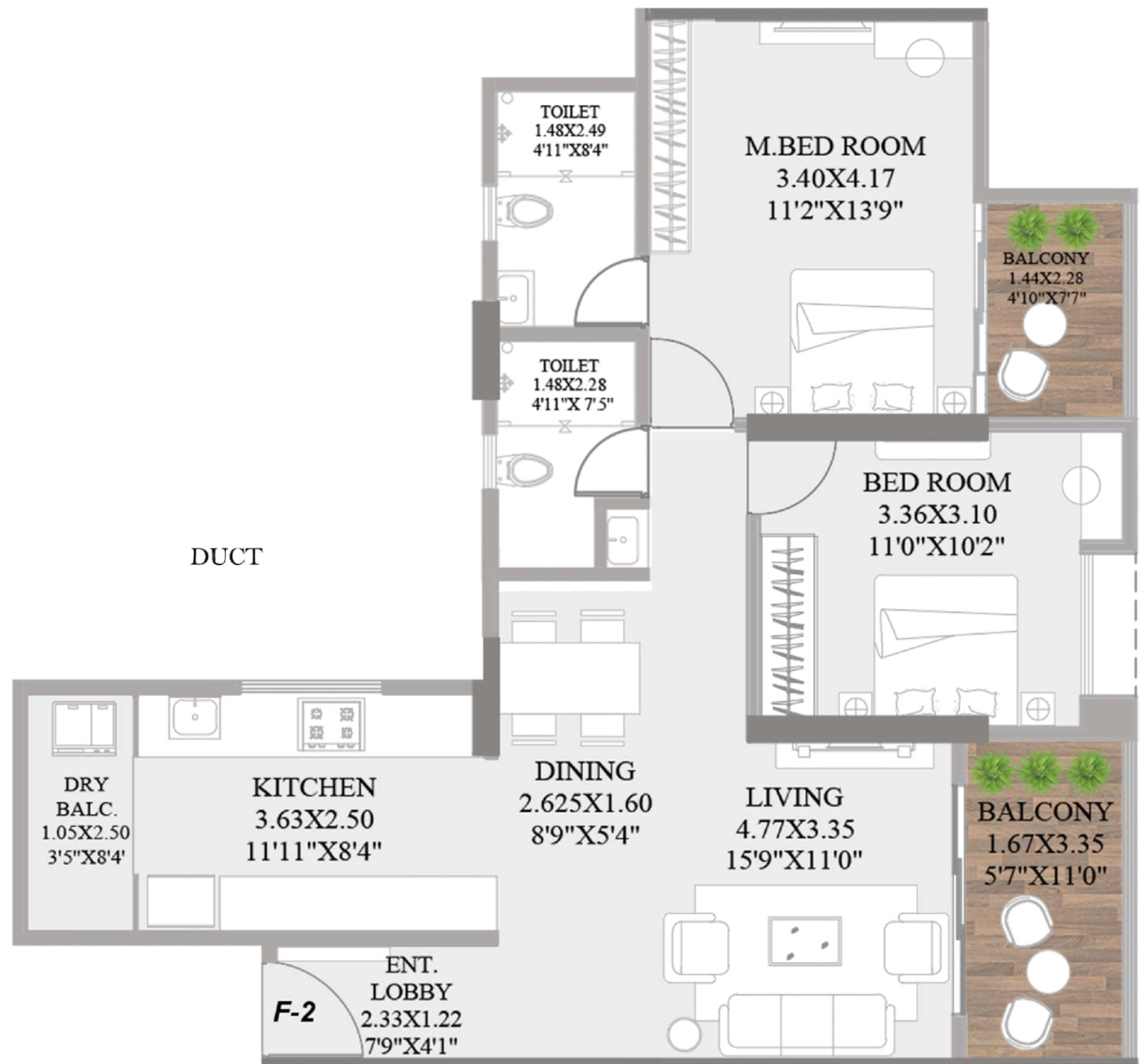
### A - WING AMBER





## 2 BHK ROYAL

Artists Impression



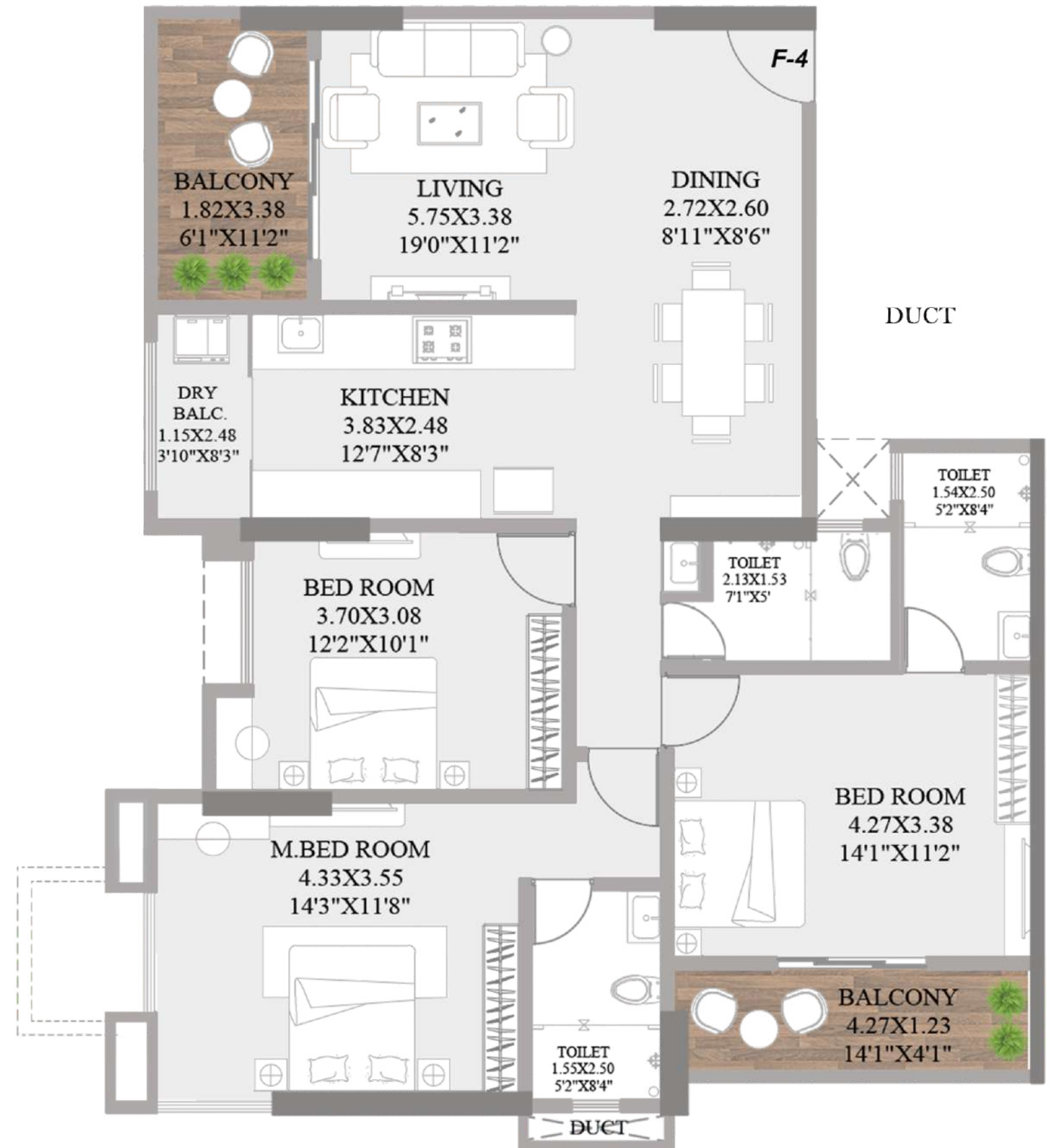
| FLAT NO                                                                              | CONFIGURATION | CARPET AREA SQMT | BALCONY AREA SQMT | TOTAL USEABLE AREA SQMT |
|--------------------------------------------------------------------------------------|---------------|------------------|-------------------|-------------------------|
| 01 - 1 <sup>st</sup> to 15 <sup>th</sup><br>02 - 1 <sup>st</sup> to 15 <sup>th</sup> | 2 BHK         | 70.18            | 11.74             | 81.65                   |

Artistic Impression. Not an actual Photograph. Note : Sanctioned and RERA received of A wing up to 15 Floors . Rest A wing up to 15 Floors, B & C wings are proposed.



## 3 BHK GRAND

Artists Impression

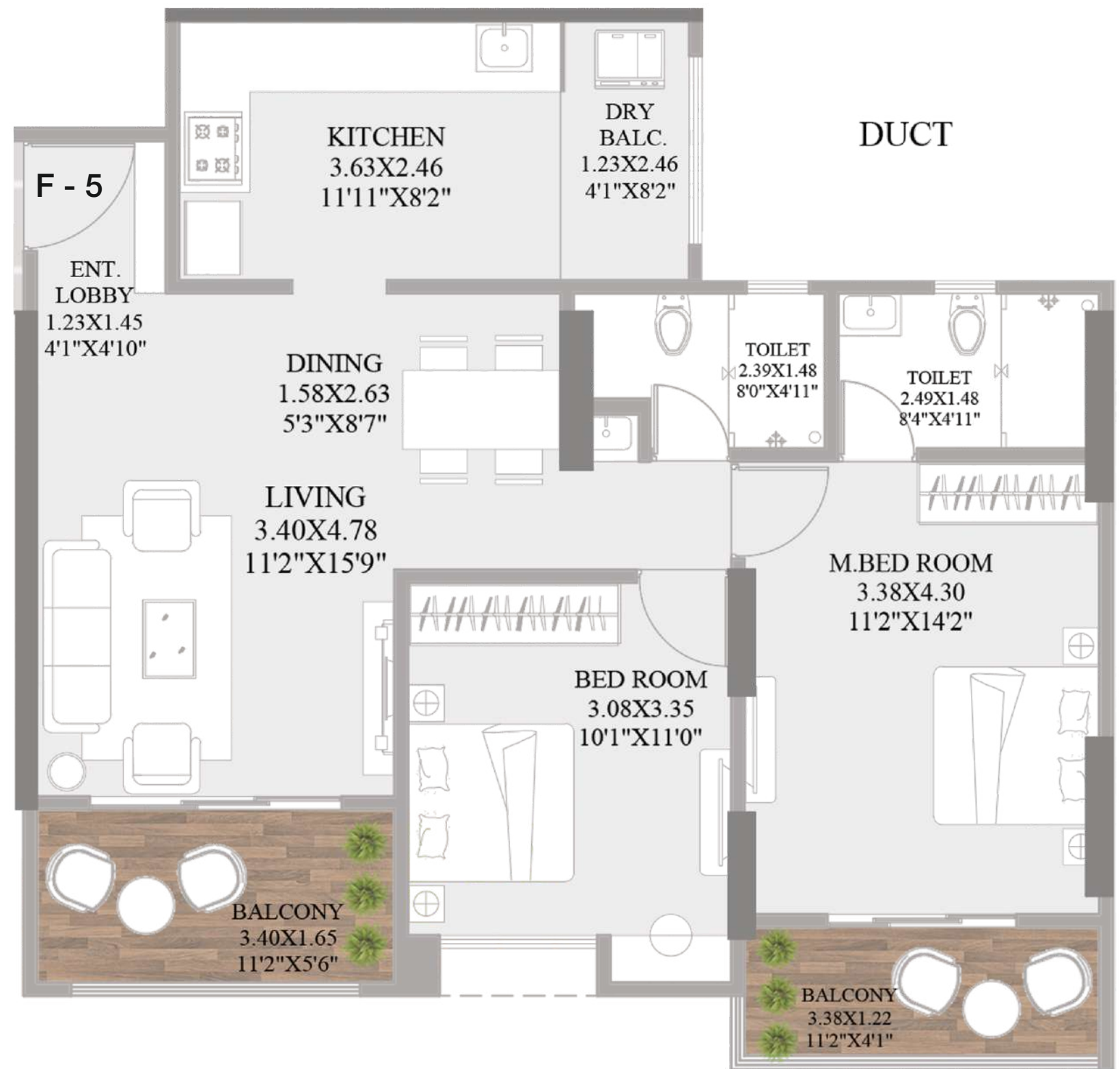


| FLAT NO - FLOOR                               | CONFIGURATION | CARPET AREA<br>SQMT | BALCONY AREA<br>SQMT | TOTAL USEABLE AREA<br>SQMT |
|-----------------------------------------------|---------------|---------------------|----------------------|----------------------------|
| 03, 08 - 1 <sup>st</sup> to 12 <sup>th</sup>  | 3 BHK         | 101.23              | 14.02                | 115.25                     |
| 03, 08 - 13 <sup>th</sup> to 15 <sup>th</sup> | 3 BHK         | 101.46              | 15.65                | 117.11                     |
| 04, 07 - 1 <sup>st</sup> to 12 <sup>th</sup>  | 3 BHK         | 99.79               | 14.02                | 113.84                     |
| 04, 07 - 13 <sup>th</sup> to 15 <sup>th</sup> | 3 BHK         | 100                 | 15.65                | 115.65                     |



## 2 BHK LUXURY

Artists Impression

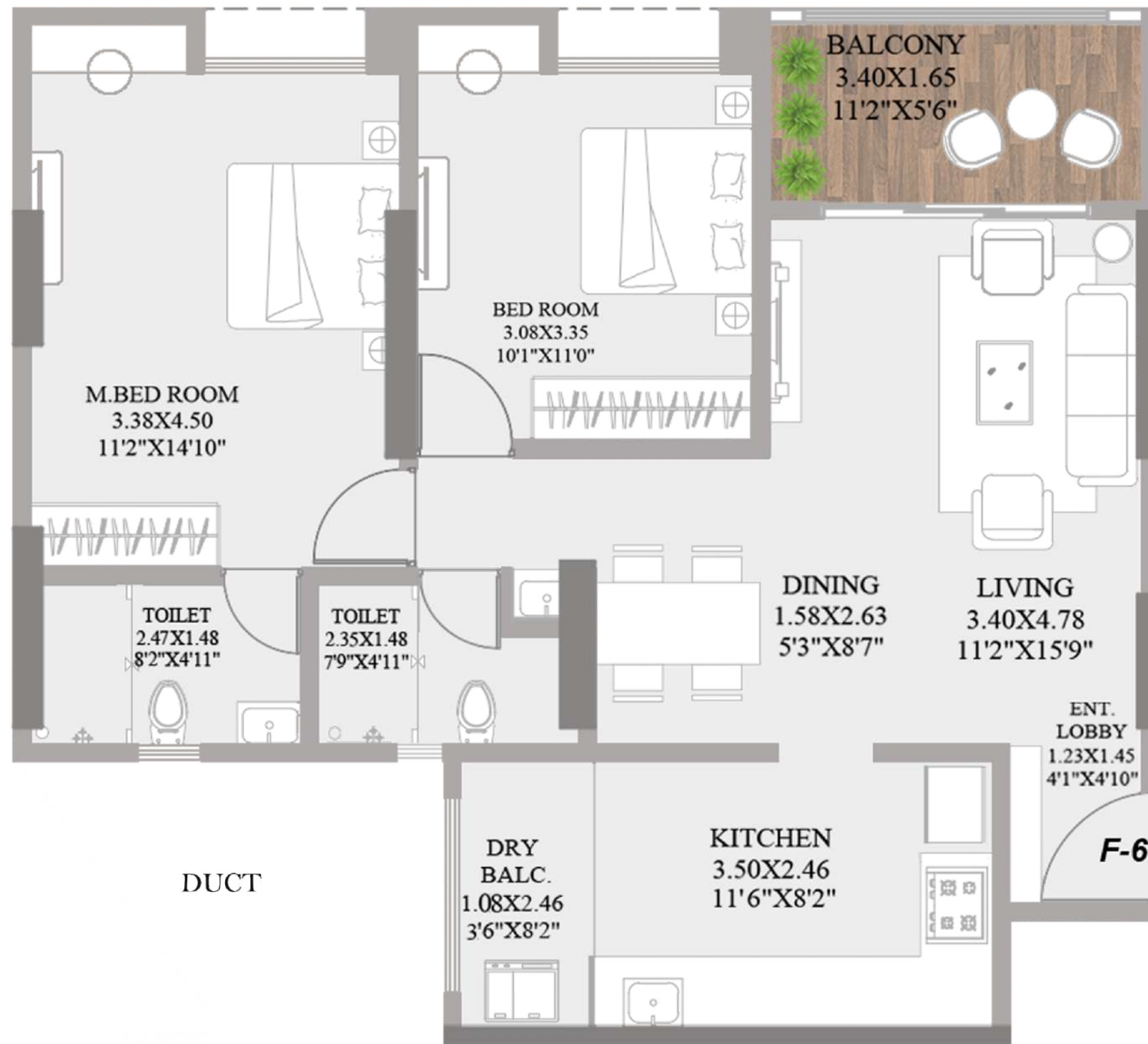


| FLAT NO                                  | CONFIGURATION | CARPET AREA SQMT | BALCONY AREA SQMT | TOTAL USEABLE AREA SQMT |
|------------------------------------------|---------------|------------------|-------------------|-------------------------|
| 05 - 1 <sup>st</sup> to 15 <sup>th</sup> | 2 BHK         | 69.78            | 12.24             | 82.02                   |



## 2 BHK GRAND

Artists Impression



| FLAT NO                                  | CONFIGURATION | CARPET AREA SQMT | BALCONY AREA SQMT | TOTAL USEABLE AREA SQMT |
|------------------------------------------|---------------|------------------|-------------------|-------------------------|
| 06 - 1 <sup>st</sup> to 15 <sup>th</sup> | 2 BHK         | 70.67            | 8.2               | 78.87                   |

# AMENITIES AAJI CRYSTAL



IT'S A  
GOOD LIFE  
INSIDE OUT



Enjoy plush interiors with a balance of outdoor activities

# AMENITIES & SPECIFICATIONS

## AAJI CRYSTAL

### STRUCTURE, MASONRY WALLS & PLASTER / PAINTS

- RCC Framed Structure
- Masonry Walls In A/C Blocks
- External Walls with Sand Faced Plaster
- Internal Walls & Ceilings - Gypsum On Walls & Ceilings

### FLOORING

- Living, Passage, Kitchen
- Bedrooms - Vitrified / Ceramic Tiles Flooring & Skirting
- Toilets- Balconies & Attached Terrace - Anti Skid Tiles Flooring

### DADO TILES

- Toilets - Coloured Glazed Vitrified / Ceramic Tile Dado Up to Beam Bottom

### KITCHEN

- Granite Top Kitchen Platform, With S. S. Sink & Vitrified / Ceramic Tile Dado Up to 2 Ft Above Kitchen Platform

### WINDOWS

- 3 Track Aluminum Powder Coated Sliding Window with Mosquito Net
- Aluminum / PVC Louvered Windows for All Toilets

### LIFTS

- 2 NOS Automatic Door Elevator

### ELECTRIFICATION & CABLING

- Concealed Wiring with Modular Switches. Brand - Legrand / Anchor / Schnieder
- Wiring Brand - Polycab / Havells / Kei
- Electrical Points - For Video Door Phone, Exhaust Fan, Chimney, Water Purifier, Fridge, AC & TV Point In Hall & Master Bedroom

### DOORS

- Main Door- Both Side Laminate with Plywood Door Frame
- Bedroom Door- Both Side Laminate With Plywood Door Frame
- Toilets Door- Laminated Door With Granite Door Frame
- Terrace Door- Folding Door / Aluminum Powder Coated Doors With Mosquito Net.

### PAINTING

- Internal Walls & Ceilings - OBD / Emulsion Paint. Brand - Asian / Burger / Nerolac
- Inside Toilets & Ceiling - OBD / Emulsion
- External Walls - Acrylic Paint. Brand - Asian / Burger/nerolac

### TOILETS

- Concealed Plumbing
- Brand - Ajay / Prince / Supreme / Astral
- Cp Fittings Brand - Jaguar / Grohe/ Parryware
- Sanitary Wares Brand - Hindware / Jaguar / Toto
- Solar Water Heating System for Master Toilets Only.
- Wash Basin With Granite Counter In Toilet

### COMMON AMENITIES FOR PROJECT

- |                                  |                                   |                                            |
|----------------------------------|-----------------------------------|--------------------------------------------|
| Gazebo                           | BBQ Area                          | Senior Citizen Sitting Area                |
| Cricket Pitch                    | Fire Fighting System              | Children's Play Area With Equipment's      |
| Meditation Deck                  | Open / Party Lawn                 | Designer Entrance Gate With Security Cabin |
| Driver Room                      | GYM & Fitness Zone                | Oraganic Waste Converter Machine           |
| Reflexology Area                 | Rain Water Harvesting             | Power Back Up For Lift And Common Area     |
| Super Tree ( Garden By The Bay ) | Children Pool                     | Sewage Treatment Plant                     |
| Sand Pit                         | Club House With Multipurpose Hall |                                            |
| Jogging & Cycling Track          | Swimming Pool                     |                                            |
| Star Gazing Area                 | Multi- Purpose Court              |                                            |