

THE YPHEN

NEW NIBM HIGHSTREET



TALLEST TOWERS IN SOUTH PUNE

118 METRES HIGH IN THE SKY

3 AND 4.5 BED UBER-LUXURIOUS RESIDENCES

SKY BRIDGE WITH AMENITIES ON THE 19TH FLOOR

58,000 SQ. FT. DEDICATED TO AMENITIES

SURROUNDED BY A 200-ACRE FOREST

WORLD-CLASS HIGHSTREET RETAIL SPACES

A sky bridge that connects you to high life



South Pune: *The epicentre of glory*

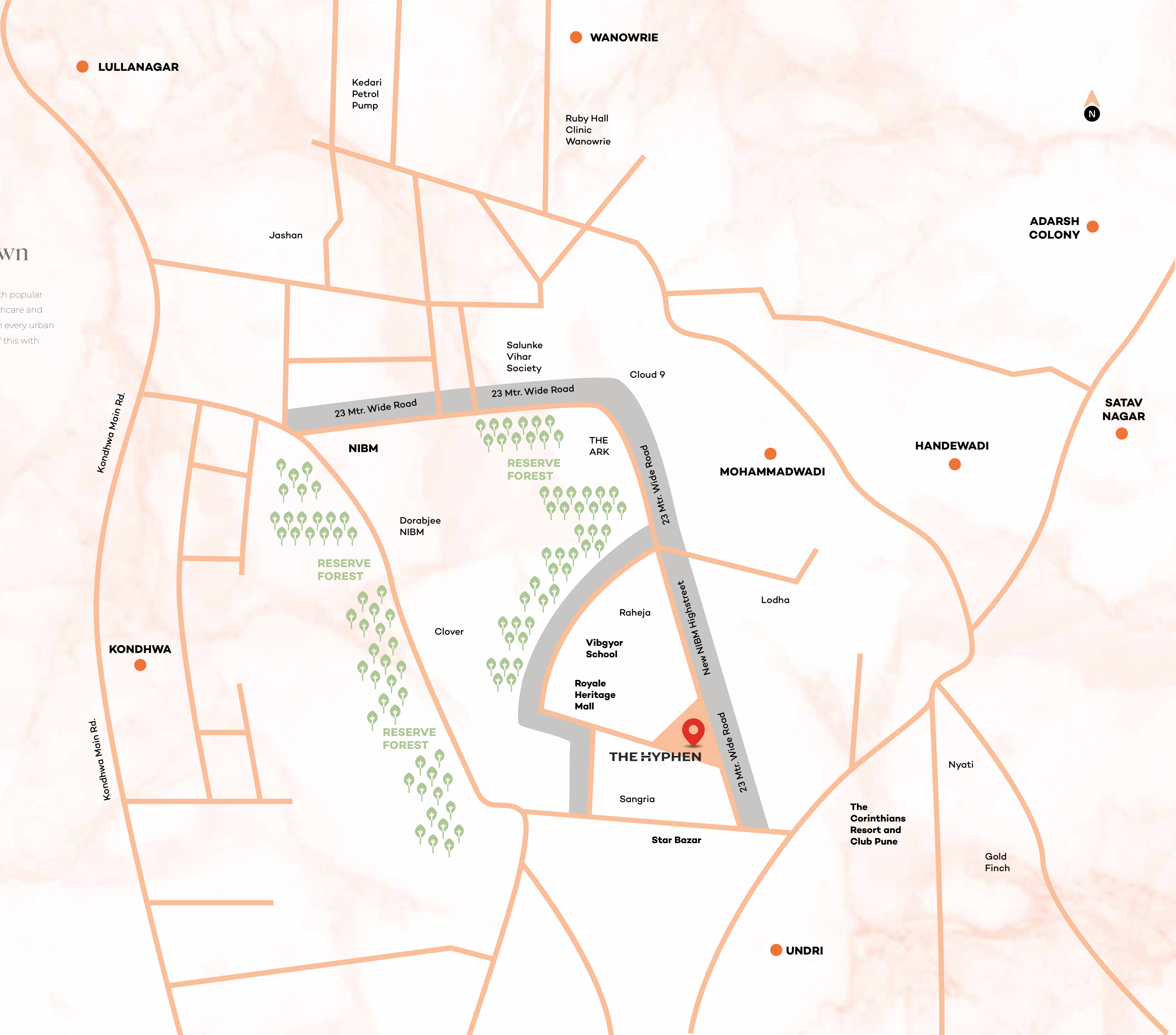
South Pune is not just a location; it's an emotion. It is a neighbourhood that leaves people awestruck with its unlimited possibilities of enriched, elevated living. It also allows the ones who live here to enjoy a lifestyle perfectly curated to deliver a future-ready, urban living experience. How, you may ask?

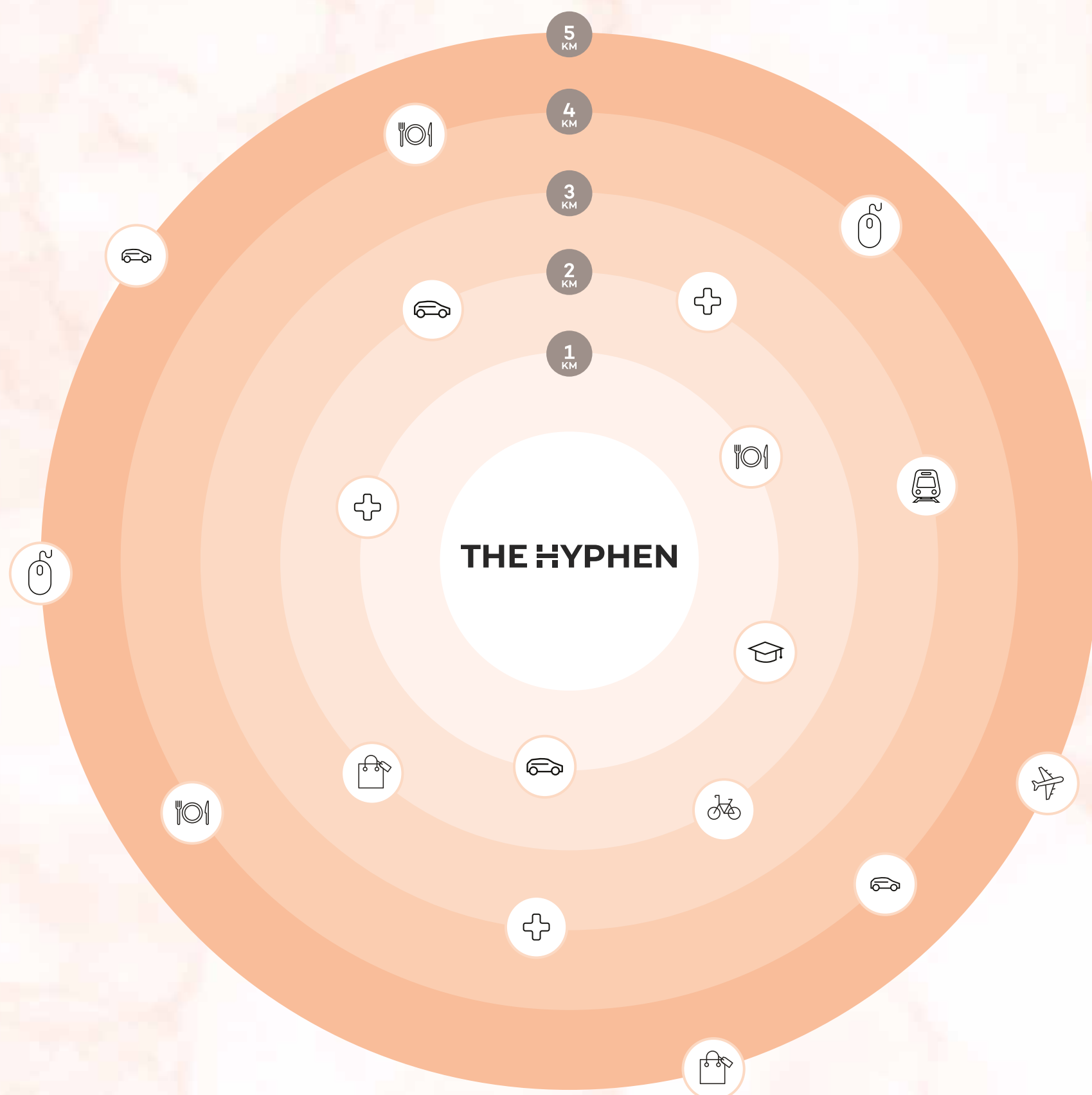
Well, from a plethora of reputed schools to proximity to global workspaces and from world-class destinations of leisure and entertainment to futuristic avenues of connectivity, South Pune already has everything, and the growth is set to amplify further.

It's time to claim and indulge in all this glory.

Your kingdom
around the crown

Blessed with greenery and dotted with popular destinations of education, work, healthcare and lifestyle, The Hyphen is a location with every urban delight. Imagine a life at the centre of this with a 200-acre forest as your neighbour.





The centre of *the epicentre*

Now, imagine an address that is set to occupy the place of pride within South Pune. Well, it sounds like a fairy tale, but it will be your everyday reality soon. And what surrounds it will leave you awestruck because it's literally everything you ever dreamt of.



IT & Manufacturing Hub

- Magarpatta SEZ
- SP Infocity
- Hadapsar Industrial Area



Hospitals

- Command Hospital
- Ruby Hall Clinic



Schools

- Bishop's School
- Vibgyor School
- Delhi Public School
- Caelum High School
- Euro School



Malls

- Amanora Mall
- Seasons Mall
- Dorabjee's
- Star Bazaar
- Royal Heritage Mall



Proposed Ring Road Connectivity

- East to South Pune - Solapur Road
- NH 65 to NH 4 (Mumbai - Pune)
- South to West NH 4 (Mumbai - Pune) to Mumbai - Pune Expressway



Proposed Metro Station & Airport

- Underground-cum-elevated route from Market Yard to Kondhwa to Katraj
- New Airport (Purandar) Airport Runway work will start soon*

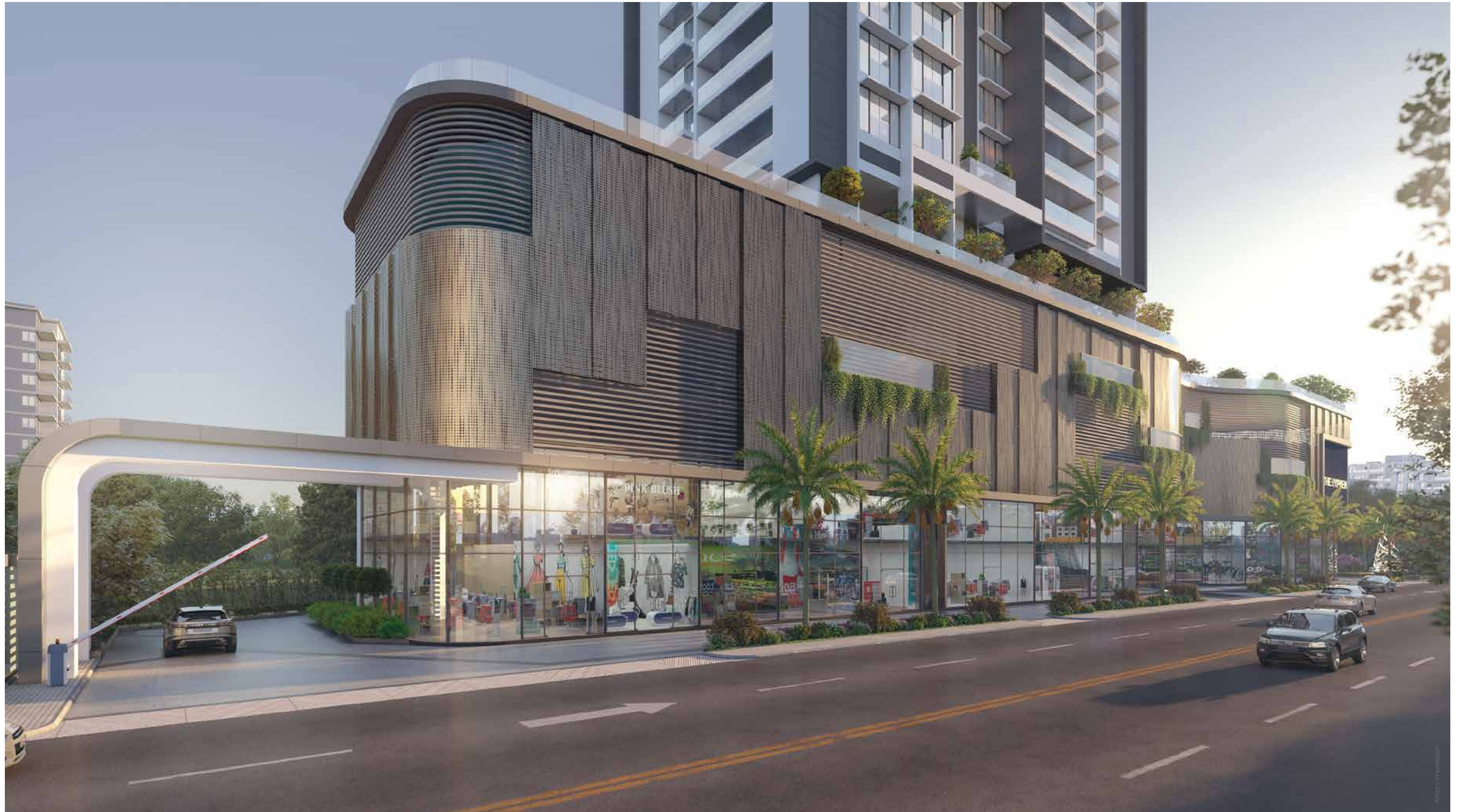


A star in the sky.
A cynosure for the eye.



THE HYPHEN

Art's Impression



Artist's Impression

Prestigious *homecomings*

The entry to this tall landmark of South Pune is grand in every possible way.

The entrance gate will not just make driving in prestigious, but will make passers by, look at you and your address in awe.

And as they say, well begun is half done.



Meticulously planned
amenities for a
magnificent experience
across 58,000 sq.ft.

The towers and spaces that shape
The Hyphen are planned by experts to
ensure the residents have a lot to explore
and experience.

Podium Level Amenities

- ▶ Swimming pool with kids's pool
- ▶ Pool deck
- ▶ Outdoor lounge
- ▶ Event lawn
- ▶ Jogging walking track
- ▶ Private party leisure lawn
- ▶ Private party barbeque space
- ▶ Dance and fitness floor
- ▶ Yoga and meditation
- ▶ Kids' play area
- ▶ Exercise area for senior citizens
- ▶ Putting golf
- ▶ Hobby zone
- ▶ Outdoor space for day care
- ▶ Outdoor dining area and extension for multipurpose court
- ▶ Bump track
- ▶ Planting pockets with the seats

Sky Bridge Amenities

- ▶ Gymnasium
- ▶ Billiards room
- ▶ Sky theatre
- ▶ Studio
- ▶ Meditation room
- ▶ Business lounge
- ▶ Party hall
- ▶ Senior citizens' room
- ▶ Library

A podium of lifestyle
that lets you explore & express.



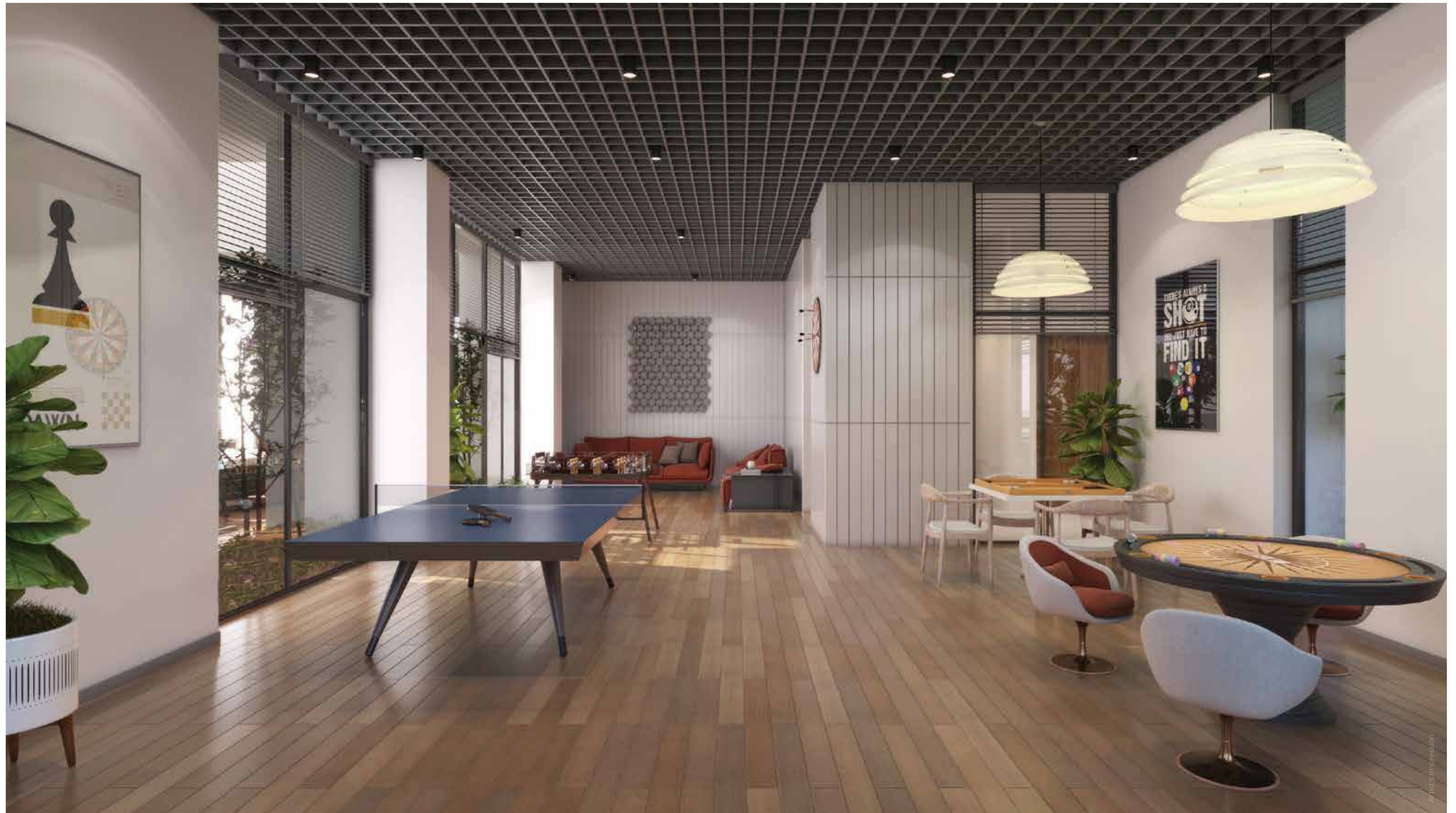
THE HYPHEN



An outdoor lounge at the
*landscaped podium for a
green rendezvous*

From well-manicured lawns to greens that freshen up the air and the mood, the podium level welcomes you with open arms and is sprinkled with green delights.

Play mode that
brings out the pro in you.



Do you enjoy a round of poker? Or is winning over the queen in carrom your thing? Well, the indoor amenities at this game zone on the podium invite you to play, win and celebrate.



Celebrations galore at the *exclusive banquet*

Whether it's your promotion party or the day to celebrate your little one's birthday, you deserve a space that makes you feel like a star. The exclusively designed banquet space at The Hyphen, allows you to revel in your glorious occasions.

A grand gym on sky bridge.
Your path to fitness.



Artist's Impression

Whether it's getting on the treadmill or lifting weights that cut out the unwanted carbs, give your fitness regime a partner that is world-class in its configuration and refreshing as a destination.

A unique glow pool
to indulge in at the
podium level



Welcome to *magnificence*

What is life without a larger than life beginning? At The Hyphen, make this move towards your home with the best-in-class entrance lobby that powers you to the top with high-speed elevators.

- A 6,000 Sq. ft. double height, designer entrance lobby
- World-class concierge services
- 2 High-speed branded elevators & 1 fire lift for emergency





Stock Images

Your *grand parking bay*

Your arrivals at The Hyphen will always be accompanied by you driving in your cherished SUV or sedan. And so, here's the perfect space to park them without any space constraints. Let your shiny vehicles rest here before you head out for your next journey.

- Ample parking space
- Well-lit parking space with security and assistance
- Provision for EV Charging point

A 3-tier shield for *your treasures*

You, your loved ones and your cherished possessions deserve the best safety at all times of the day.

The Hyphen offers a 3-layered full-fledged security system that perfectly blends technology with human touch to ensure a blemish-free safety for the residents.



- CCTV cameras in all common areas and elevators
- Trained and professional security guards
- Card-controlled access available

Step into *opulence*

The living room is your everyday companion in every mood. At the same time, it is your space to welcome your guests into your abode. These neatly designed living rooms open to green vistas and underline the greatness you deserve.

- Floor to ceiling system windows
- A massive 26 feet running balcony
- Rectangular shaped living area
- A view of a 200-acre green forest
- A massive 416 sq. ft. living room

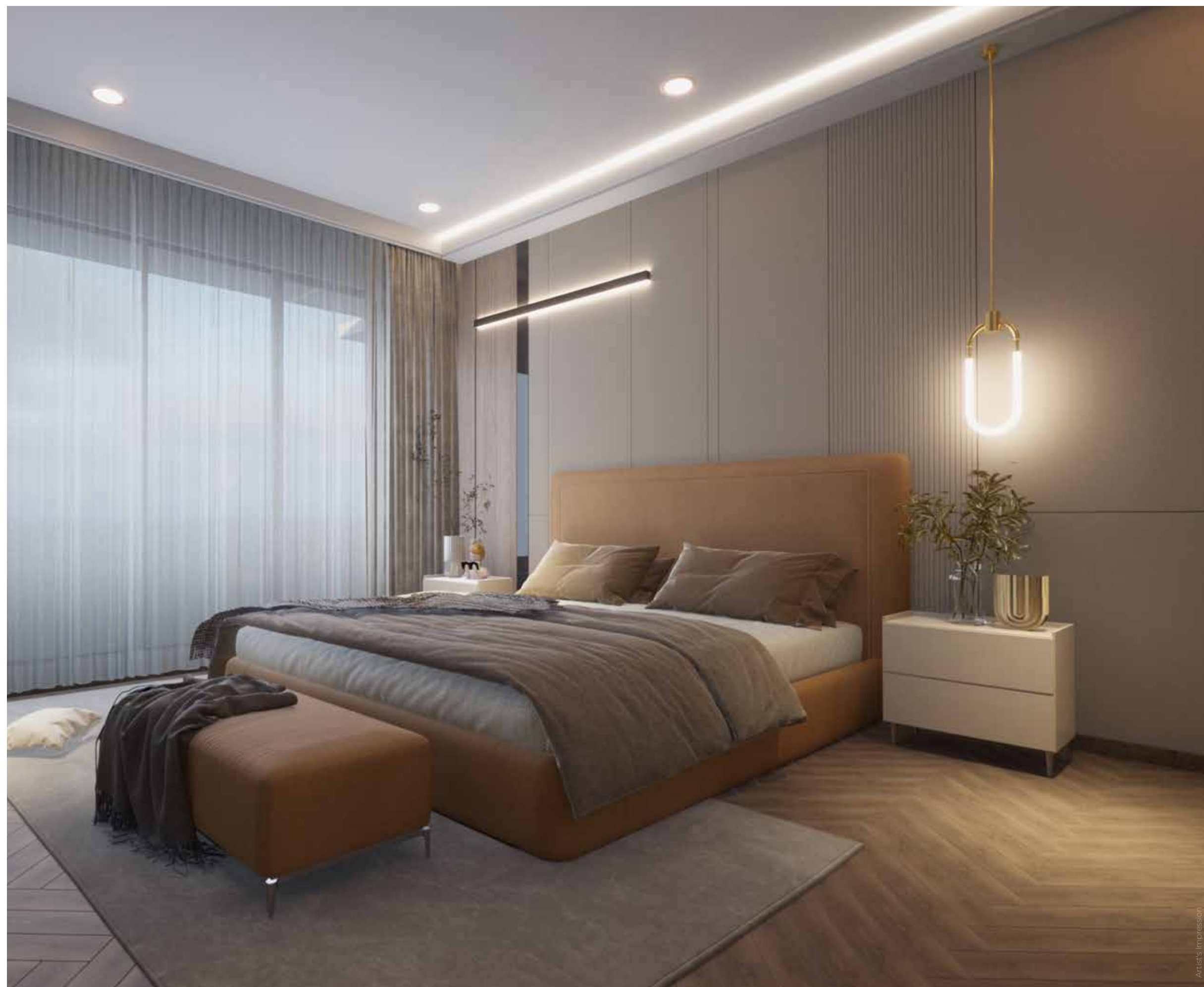


A 26 feet running
balcony to marvel at
the green paradise





200 Acres of green
heaven for you to
breathe in life!

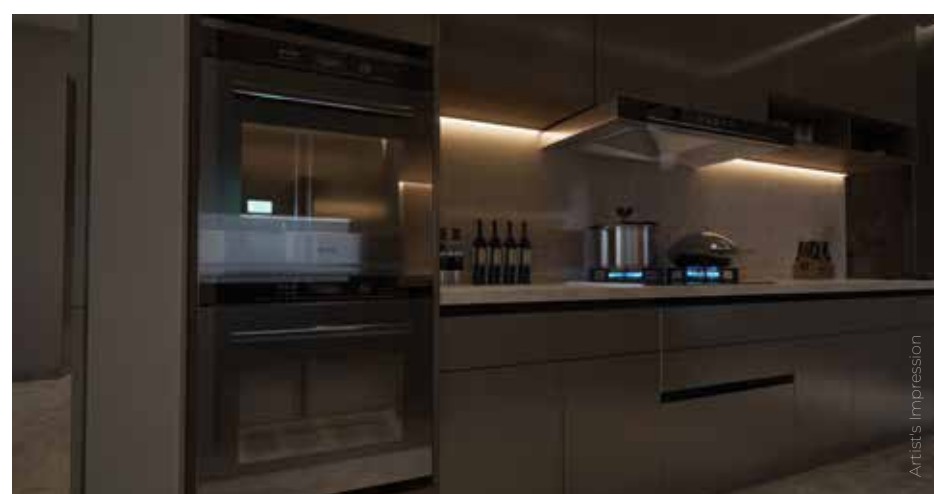


Live your *dreams*

A bedroom is your own space where you recharge your soul and pursue your dreams amidst the cluttered life outside.

The master bedroom here is fitted with the finest specifications and offers massive space that befits your dreams and your status.

- Large wooden finished tiles in the master bed
- Walk-in wardrobe



Hello *masterchefs!*

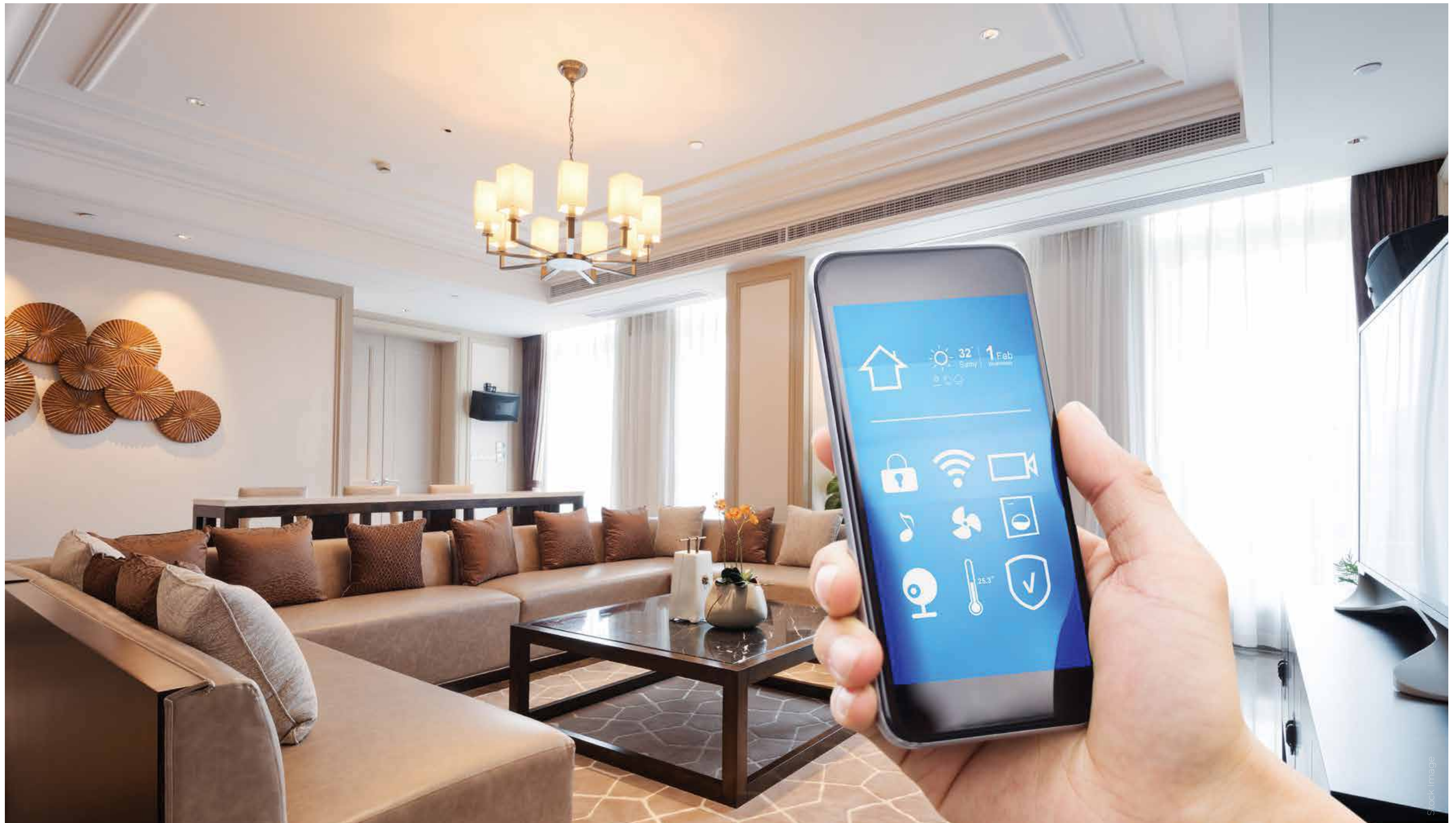
The kitchen is the soul of a home because it nurtures the flavours of life while also delivering lessons in health and nutrition.

Here, the kitchen is large in size with many incredible utilities plugged in to make the cooking experience a sumptuous one!

- Parallel platforms
- Ceramic laced tiles dado up to 0.6 meters above kitchen platform
- Utility area with retraceable Easy Dry system
- Provision for washer & dryer

Magic begins with *home automation*

Modern homes deserve smart home automation to create an indoor living experience that is truly unmatched. The Hyphen brings a set of automated delights, from mood lighting to access-controlled safety that give you the control of your every day.





Regal *refreshments*



A shower at the end of a chaotic day or just a moment of peace at the beginning of an ambitious one is inspiring.

Your residence comes with washrooms that are perfectly crafted to give you a refreshment zone like no other.

- Rimless anti-bacterial finish WC fittings
- Concealed plumbing
- Shower enclosures / cubicles

The jewels that shape the crown

SMART HOME FEATURES

- Digital lock - Yale or equivalent
- Feather-like touch pad switches
- Smart home automation control hub - provision for controlling lights, AC, fan & geyser via mobile app.
- Compatible with Alexa* & other voice command devices
- Provision for mood lighting in the living room

STRUCTURE

- Earthquake-resistant RCC structure
- Anti-termite treatment for foundations
- RCC composite shear wall structure & AAC blocks
- External wall with textured acrylic paint
- Internal walls with gypsum finish

WALLS

- Autoclaved aerated block masonry (AAC) external plaster & internal finishes
- Sand-faced plaster on external walls
- Internal walls with gypsum finish
- Luxury luster paint

TILING

- Vitrified tiles in the residence
- Ceramic tiles in the toilet up to false ceiling
- Skid-resistant ceramic tiles in the toilet and on the terrace floor
- Marble window sill in all bedrooms
- Marble door frame for toilets
- Large sized marble-finish glazed vitrified tiles
- Living, dining & lobby - 6' x 4'(1800 x 1200 mm)

DOORS

- Main door with digital lock - Yale or equivalent brand
- Granite door frames for toilets
- Laminated flush doors

SYSTEM WINDOWS

- UPVC windows
- Granite/marble sill for windows
- Aluminium windows for washroom

KITCHEN

- Granite platform with stainless steel sink provided with waste crusher
- Provision for water purifier
- Provision for piped gas
- CPVC concealed plumbing line
- Premium kitchen platform in utility with SS sink
- Ceramic/glazed tiles above the 2 ft. kitchen platform

BATHROOMS

- Kohler/Grohe/Duravit equivalent CP fittings for all bathrooms
- Kohler/Toto/American standard or equivalent sanitaryware for all bathrooms including counter-top wash basin & wall-hung commode
- Fixed glass partition for shower area in all bathrooms
- Provision for exhaust fan in bathrooms
- Wall-hung commode
- False ceiling in all bathrooms
- Granite door frames
- Designer CP & sanitary fittings - Grohe/American Standard/Kohler/Toto or equivalent
- Glass partition in all bathrooms
- Designer tiles in all bathrooms

SOLAR WATER

- Solar water for bathing in one toilet
- Provision for boilers in all bathrooms

POWER BACKUP

- Provision for dg power backup of up to 1 KVA for individual flats (one light & one fan point)
- Power backup for lifts and common area

INTERNAL ELECTRIFICATION

- Concealed copper wiring with adequate light points in all rooms with Legrand/Schneider/L&T/Gold Medal modular switches & sockets
- Provision for AC in all bedrooms
- Branded MCB & ELCB
- TV point in living room & in all bedrooms
- Telephone point in all rooms

PAINT

- Plastic/acrylic emulsion paint for Internal walls & ceilings
- 4-Coat system for external paint - Asian Paints or equivalent make
- Synthetic enamel for MS grills & railings

PLUMBING

- Concealed plumbing & drainage system
- Provision for washing machine in dry terrace

ENTRANCE LOBBY

- Grand entrance lobby
- Reception desk

SECURITY SYSTEM

- RFID - boom barrier at entrance gate
- Security cabin with monitoring systems
- CCTV for entire campus & entrance lobbies
- Access control for main lobby & entrance lobbies at ground level, video card & biometric system
- Video door phone integrated with

intrusion alarm system connected to the security cabin

- Panic button with console at the security cabin
- Gas leak detector
- Fire alarm
- Fire sprinkler system along with smoke detector
- 3 High-speed elevators with Auto Rescue Device (ARD)
- Independent fire staircase

COMMON LIGHTING

- Energy efficient LED lighting in common areas

PARKING

- Provision for common charging point for e-vehicles
- 5-Level car parks

DRINKING WATER

- Separate common storage & supply system for drinking water in the kitchen
- Water softener plant for treating bore well water to augment domestic water capacity

COMMON AMENITIES

- 2 High-speed elevators
- 1 Service elevator that will assist rescue during fire emergency
- Power backup for parking, staircase lift & common lighting
- Lightning arrestor
- Rainwater harvesting system
- Organic waste converter
- Lightning arrestor
- Rainwater harvesting system
- Organic waste converter
- Provision for Smart TV, telephone and Internet through optical fiber network (FTTH)

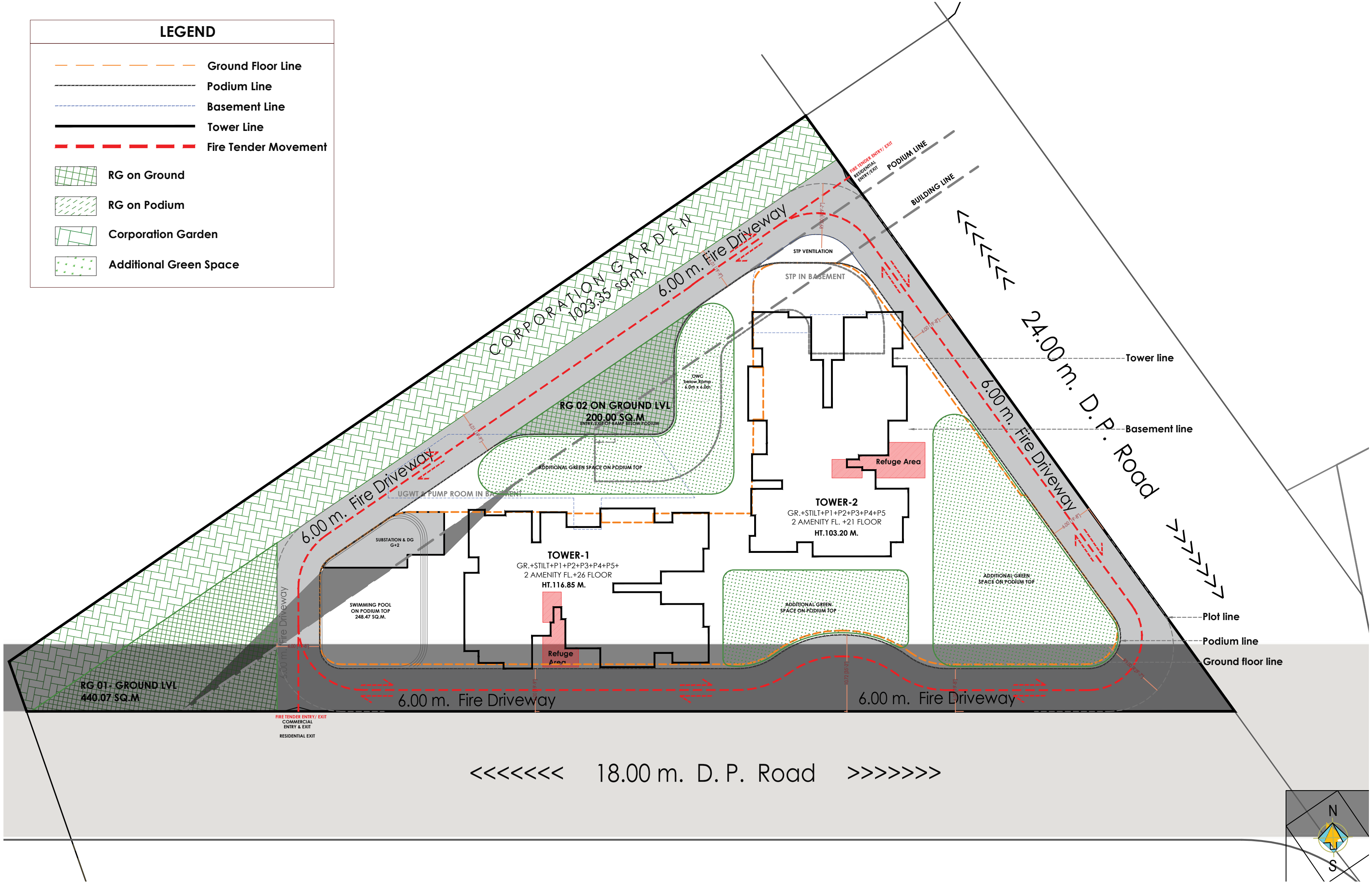


The foundation of a *classy lifestyle experience*

The Hyphen comes with an exclusive commercial zone that puts together a lifestyle destination for you - shops, cafes, showrooms and much more.

- Limited edition, exclusive commercial spaces
- Double height showrooms for luxury brands
- Staircase inside every showroom
- Provision for washroom in each showroom

Master Layout





3 BED HOMES

LIVING SPACE

- Lobby
- Living & Dining
- Entertainment / Study
- Sun Deck
- Outdoor Dining
- Lounge Area
- Powder Washroom

KITCHEN SPACE

- Pantry Area
- Master Kitchen
- Service Area

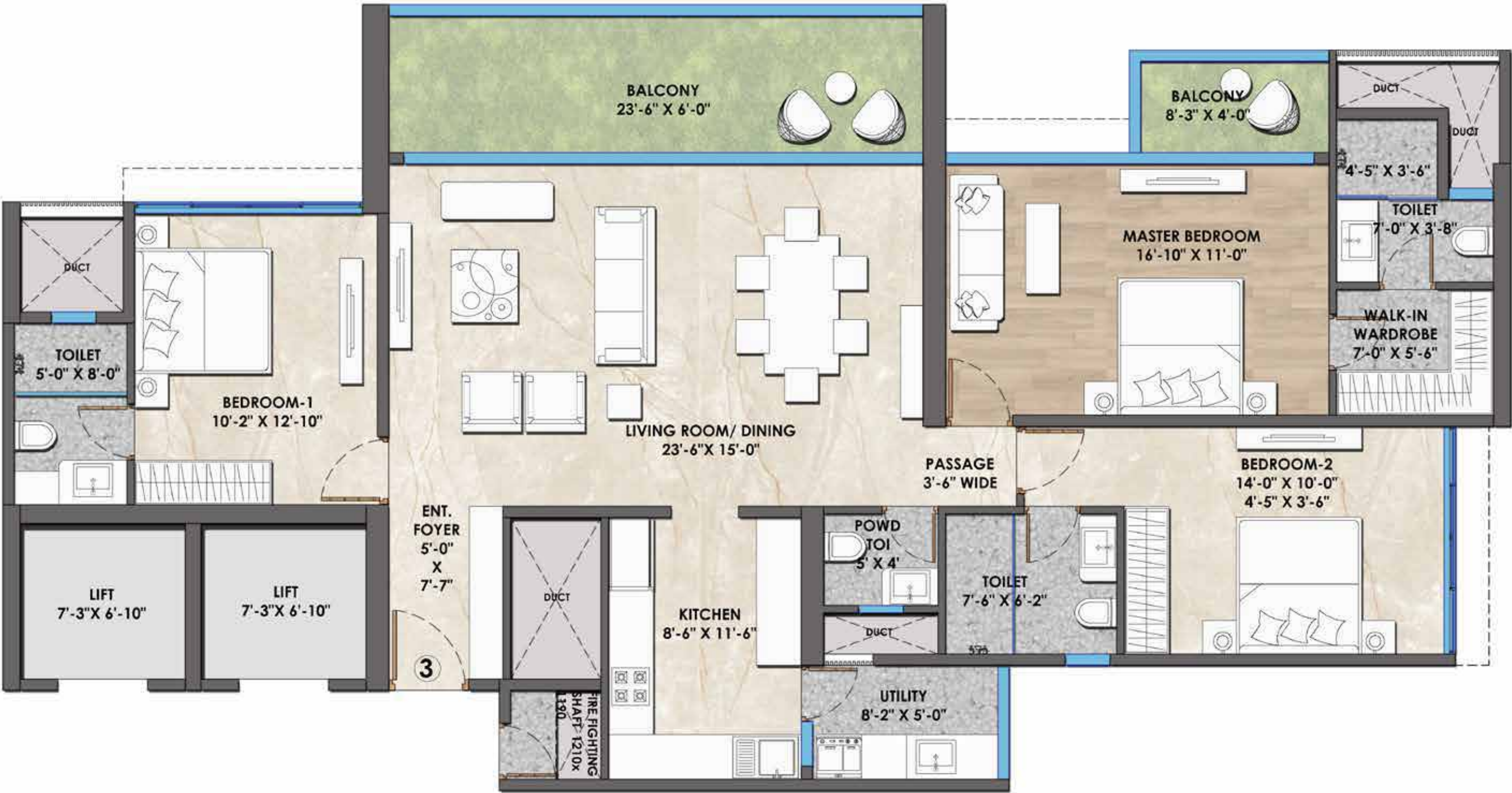
BEDROOMS

- Ensuite Master Bed + Standing Balcony
- Ensuite Master Bed 2
- Ensuite Master Bed 3

TOWER 2

F2 3 Bhk Floor Plan

Typical And Refuge Floors



3 BED HOMES

INFRA SPACE	W X L in Sq.Ft.
LIVING SPACE	W X L in Sq.Ft.
Balcony	23'-2"x 6'-0"
Living Room /Dining	23'-6"x 15'-0"
Entrance Foyer	5'-0"x 7'-7"
Powder Toilet	5'-0"x 4'-0"
KITCHEN SPACE	W X L in Sq.Ft.
Kitchen	8'-6"x 11'-6"
Utility Area	8'-2"x 5'-0"
BEDROOMS	W X L in Sq.Ft.
Master Bedroom	16'-10"x 11'-0"
Balcony	8'-3"x 4'-0"
Toilet	7'-0"x 3'-8"
Walk In Wardrobe	7'-0"x 5'-6"
Bedroom 1	10'-0"x 12'-10"
Toilet	5'-0"x 8'-0"
Bedroom 2	14'-0"x 10'-0"
Toilet	7'-6"x 6'-2"
USABLE AREA	1450.66 Sq. Ft.



4.5 BED HOMES

LIVING SPACE

- Lobby
- Living & Dining
- Entertainment / Study
- Sun Deck
- Outdoor Dining
- Lounge Area
- Powder Washroom

KITCHEN SPACE

- Pantry Area
- Master Kitchen
- Service Area
- Double Sink

BEDROOMS

- Ensuite Master Bed + Standing Balcony
- Ensuite Master Bed 2
- Ensuite Master Bed 3
- Entertainment / Study / 4th Bed + Bath

TOWER 1

F1 4.5 Bhk Floor Plan



4.5 BED HOMES

INFRA SPACE	W X L in Sq.Ft.
Fire Lift	7'-7"x 9'-10"
LIVING SPACE	W X L in Sq.Ft.
Balcony	6'-0" x 25'-6"
Living Room /Dining	16'-0" x 26'-0"
Puja Area	5'-6" x 5'-0"
Entrance Foyer	7'-6" x 5'-0"
Powder Toilet	5'-0" x 4'-0"
Passage	3'-6" Wide
KITCHEN SPACE	W X L in Sq.Ft.
Store Room	7'-0" x 4'-6"
Kitchen	12'-6" x 9'-0"
Utility	4'-8" x 8'-6"
BEDROOMS	W X L in Sq.Ft.
Master Bedroom	12'-0"x 18'-0"
Balcony	4'-0"x 10'-0"
Toilet	9'-6"x 7'-6"
Walk In Wardrobe	6'-0"x 7'-6"
Bedroom 1	11'-0"x 14'-0"
Toilet	6'-0"x 8'-6"
Bedroom 2	11'-0"x 13'-9"
Toilet	3'-6"x 6'-6"
Bedroom 3	12'-0"x 11'-6"
Toilet	6'-10"x 3'-3"
Bathing Space	3'-6"x 3'-5#"
USABLE AREA	2071.32 Sq.Ft.

The Makers of *The Crown*

To craft a masterpiece, the makers need to be driven by unlimited passion for perfection.

The Hyphen is designed and crafted by a name that has a legacy of global excellence.

With over 2 decades of reimagining landmarks and skylines that comprises of an extensive portfolio of successful projects, Aswani Promoters & Builders is dedicated to delivering innovative residential and commercial spaces. Every creation by the Group is committed to sustainable development and the aim is to shape a better future for our society while providing modern and comfortable living spaces.

- 15+ Projects delivered
- 3900+ Happy homeowners
- 55 Lakh+ sq. ft. delivered
- 28 Lakh+ sq. ft. ongoing projects
- 60 Lakh+ sq. ft. upcoming projects

“ We responsibly craft dreams into homes, recognizing the significance of life's earnings invested in each. ”

Leadership Team
Aswani Group

Credits

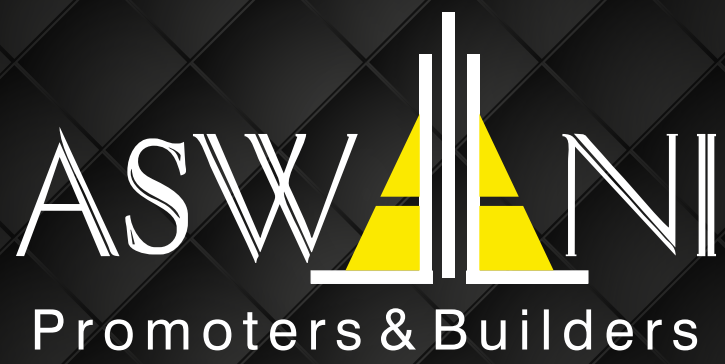
ARCHITECTS
MQA

LANDSCAPE
Deep Roots Design (Singapore)

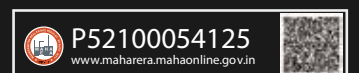
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MEP CONSULTANTS
Skyline Mep

LIAISONING ARCHITECT
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