



Representative image



For your
endless search for
ABUNDANCE!



At Austin, we believe in creating living spaces that reflect the individualistic requirements of the 21st-century. All our projects are undertaken by blending cutting-edge technology with age-old craftsmanship; this unique blend of the two worlds help us create masterpieces that you and your family can happily dwell in.

Enriching partnership. Magnificent brainchild.



Representative image



We believe in innovation and an attention to detail to create one-of-a-kind homes. We put the customer's experience at the focal point of every decision, delivering a space that is perfect canvas for lifelong memories. We have created residential complexes, premium homes and commercial facilities that stand the test of time.



The nights end

But not the bedtime story

The emotions transcend

Beyond the few moments of glory

With every game

The high scores keep getting higher

With every added name

Our heart finds what it desires

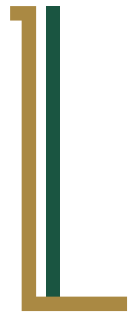
In these extras that go beyond what would suffice

Lies a home that grows and beautifully thrives

With happiness and bonding blooming within

Let the life of abundance begin!

A world of Abundance



LUSH
Residences

2, 3 & 4 BHK condominiums
at **Tathawade**



#LifeOfAbundance



Leisure
Luxury
Lavishness



Lose yourself
in the world of L-shaped magic!



Representative image

Be it convenience or comfort, Lush makes sure you have it in plenty. With our strategic planning, thoughtful design, attention to detail, and futuristic vision, we bring to our consumers the perfect lifestyle.



Soak in the sound of nature

Our homes are east-west facing with abundant airflow and natural light. There is a vast stretch of verdant ready to soothe your eyes whenever you look outside. Being close to nature enhances not just your mood but also ensures a healthy, serene lifestyle.



Amidst abundant reasons, here's 9 you can't ignore!



1

A community that resonates with you!

Everyone wants 4 walls and a roof over their head, but there are people who look beyond that. People who understand the importance of good company in building a good lifestyle. People who choose not just homes but also the world around it. People like you.

We have got your back! At Lush, you get to be around like-minded people who share and understand your desire for an abundant life.



2

Grand living spaces for a grand life!

We bring to you elegantly designed spaces that allow you to spread your wings and be yourself. Because spaces are not meant to just fit your life, it is meant to set you free.



3

Entrance that takes your breath away!

The first impression may not be the last impression but it definitely plays a significant role. Keeping that in mind we have built a magnificent entrance lobby for you. Not only will it make you stop and stare but also make sure that your moments of waiting are what you wait for.



4

Walk through our lush gardens!

Step into our garden of sensory experience. The rustle of palm leaves in the wind, its shadows, and the scented flowers blooming in it create a mesmerizing atmosphere that relaxes and rejuvenates you.



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5

Swim into serenity!

Take a dip into the cool and calming waters of our splendid swimming pool. Be it for the adrenaline rush or your daily dose of dopamine, our pool is always at your service.

Also let's not forget, that sipping a drink while sitting by the pool can quench the thirst of your heart.



6

Proximity to pleasure!

Lush is located just 5 minutes from the upcoming Phoenix mall. We know what that means. Be it your shopping needs or your entertainment cravings or just a sudden mood for delicious delicacies, you can have it all within a stone's throw.



7

Reside at the gateway of Pune!

Lush is the pulse of the city. Its prime location makes sure that important places like hospitals and schools are all within a close distance, making life comfortable and hassle-free.



8

Irresistible Views

That steaming cup of tea you enjoy standing on your balcony deserves to be paired with a view that is equally warm. Which is why we have ensured that you are surrounded by sprawling gardens and greenery that meets the zenith.



9

Your Corner of Abundant Solace

Enter through the passage into an ethereal space that holds all your sublime emotions and helps you transcend into your devotional moments.



LUSH
Residences

LUSH Residences



Few miles.
Abundant smiles.

SCHOOLS

- | Ashwini International School (1 mins)
- | Poddar International School (2 mins)
- | Indira kids school (3 mins)
- | Akshara International school (5mins)
- | Indus Champs School (5 mins)
- | Euro Kids School (7 mins)

ESSENTIALS

- | Vision One Mall (2 mins)
- | SBI Bank (5 mins)
- | David Lloyd Club (5 mins)
- | Xion Mall (10 mins)
- | White Square Mall (6 mins)
- | Hinjewadi IT Park (10 mins)
- | The Social Street Hinjewadi (10 mins)
- | Balewadi High St. (15 mins)
- | Upcoming Phoenix Mall (5 mins)
- | Mumbai-Bangalore Highway (2 mins)

HOSPITALS

- | Golden Care (5 mins)
- | LifePoint (7 mins)
- | MediPlus Speciality (7 mins)
- | Surya Mother and Child (8 mins)
- | Aditya Birla Memorial (10 mins)
- | Ruby Hall Hinjawadi (12 mins)

INFRASTRUCTURE

- | Phoenix Market City
- | Decathlon
- | World Trade Center
- | Dmart
- | Metro Connectivity
- | Hilton Hotel
- | City Pride CBSE School
- | Hyperloop between Mumbai and Pune
- | Panchshil IT park
- | Indialand Global High Street & Shopping Mall

COLLEGES

- | Indira College (3 mins)
- | DY Patil Institute of Hotel Management (5 mins)
- | IBMR College (5 mins)
- | Institute Of Science Poona's College Of
Computer Science (5 mins)
- | Balaji Institute (3 mins)

HOTELS

- | Ginger Hotel (2 mins)
- | Sayaji (4 mins)
- | Vivanta (5 mins)
- | Courtyard by Marriott (5 mins)
- | The Orchid (7 mins)

Glimpses of Abundance.



Splendid Swimming Pool





Amenities

- 1. Swimming Pool With Kids Pool
- 2. Hot Water Jacuzzi
- 3. A.C. Gymnasium
- 4. Open Gym Equipment
- 5. Multipurpose Hall
- 6. Landscape Garden
- 7. 24 Hours Oxygen Emitting Plantation
- 8. Mosquito And Insect Repellent Shrubs
- 9. Children's Play Area
- 10. Pets Grooming Area
- 11. Multipurpose Play Court
- 12. Indoor Games Zone
- 13. Climbing Wall
- 14. Open Air Amphitheatre
- 15. Yoga & Meditation Zone
- 16. Space For Cafeteria
- 17. Senior Citizen Sit Out
- 18. Zumba & Aerobics Studio
- 19. Coffee Lounge
- 20. Flag Hoisting Pole
- 21. Gazebo
- 22. Creche
- 23. Futsal Court



Abundantly
Rich Lifestyle



Specifications

Structure

- Earthquake-Resistant RCC Frame Structure

Wall

- Combination of RCC and ACC Blocks.
- External Texture Finish.
- Internal - Emulsion Paint.

Toilets

- Ceramic Designer tiles upto lintel level.
- CP fitting of Premium make and quality
- Sanitary Fittings with innovative designs.
- Concealed Plumbing work.
- Provision for Exhaust Fan.

Flooring

- Vitrified tiles in all rooms.
- Antiskid Tiles for Toilets and Terraces

Paint

- External - Texture Finish.
- Internal - Tractor Emulsion Paint.

Kitchen

- Dado tiles upto 2'0" above Kitchen.
- Granite Platform with S.S Sink.
- Provision of water purifier.
- Provision for Exhaust Fan.
- Provision for Washing Machine.

Electrical

- Copper Wiring with Circuit breaker.
- Modular Switches.
- Provision for T.V in Living and Master Bed Room.
- Provision for Invertor.

Windows

- Powder Coated Aluminium Sliding windows with mosquito net.

Terraces

- Combination of RCC Pardi and M.S Railing.
- Antiskid Tiles for Flooring.
- Aluminium Sliding Door for Terraces.

Doors

- Both Side Laminated Flush Doors with Frame.



The search for abundance is a perennial search. When our heart seeks abundance its rarely satisfied. We appreciate this desire and only aim to fuel it further with our service. We don't know where this search ends but be rest assured that your search for abundance begins here.

Come, join us!



Representative image



C R E D I T S

ARCHITECT

Sankalp Designers

Structural Consultant

Hansal Parikh
&
Associates

MEP CONSULTANTS

Unicorn M.E.P.
Consultants Pvt. Ltd.

Landscape Consultant

Nimesh Porwal
&
Associates

E C Consultant

Green Step Enviro
Solutions

IGBC Consultant

Shashwat

3D visualizers

Digital Art

STRATEGIC PARTNERS

Relation Realtech Pvt. Ltd.

COMMUNICATION & STRATEGY PARTNER

Paradigm Plus Marketing Communications Pvt. Ltd.

A Project by

AUSTIN
REALTY



MIRCHANDANI
CREATING LANDMARKS

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Mirchandani Corporate Office: Mirchandani Sigma House, Senapati Bapat Road, Pune 411016

Site Address: Lush Residences, Sr. No.84/85, Opp. Austin County, Tathawade, Pune.
Tel.: 020-2740 2121 | 830 824 7777 | info@lushresidences.com



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