



BLUE SCAPES

PLUSH 2 & 3 BHK LIFESTYLE HOMES
SINHAGAD ROAD

The background of the entire image is a vibrant, clear blue sky. Scattered throughout the sky are numerous white seagulls in various stages of flight. Some are seen from the side, showing their wings spread wide, while others are seen from below or above, showing their heads and tails. The birds are positioned at different heights and distances, creating a sense of depth and movement. The overall mood is peaceful and open.

The purpose of our life is to be happy...
But today, life is so cluttered, that we all want an open
sky for ourselves to experience life's joys and to be free!

All we crave for, is some valuable me-time to escape into.
What if we could find open spaces that allow us this
tranquility in a home of our own? Life would be so peaceful
and tranquil, that instead of escaping the mundane, we would
wish to take the plunge and live to the fullest! Bluescapes
brings you homes where you...

ESCAPE INTO BLUE LIFE



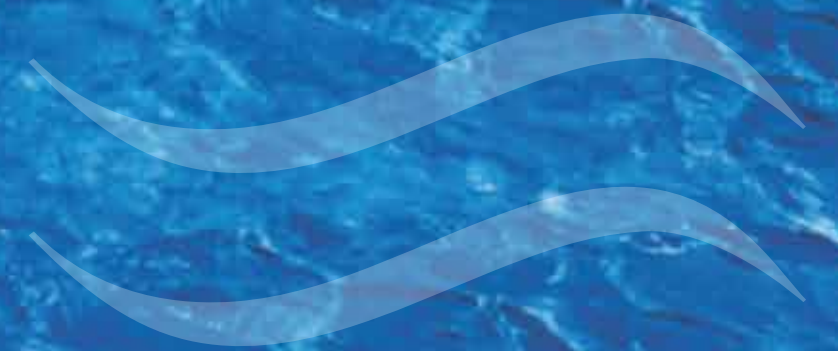
ESCAPE INTO BLUE LIFESTYLE

BLUE 
SCAPES

- BLUE IS A COLOUR THAT SYMBOLIZES THE BEAUTIFUL EXPANSE OF LIFE!
- OUR ULTRA-PREMIUM 2 & 3 BHK HOMES AT BLUESCAPES ARE DESIGNED TO WELCOME LIFE AND FREE YOU FROM STRESS
- COME HOME TO PEACE WITH SPRAWLING LIVING SPACES PLANNED AROUND YOUR CONVENIENCES
- SAY HELLO, TO BLISSFUL AMENITIES, TREES, WIND AND REFRESHING ZONES THAT BRING SERENITY INTO EVERYDAY LIVING

Artist's Impression

ESCAPE INTO BLUE MAGIC



PLANNED FOR THE
PERFECT ESCAPE

BLUE
SCAPES

- 1 WELCOME PAVILION

2 BOX CRICKET
- 3 MULTIPURPOSE COURT

4 CREEPER DEN
- 5 KIDS' PLAY AREA

6 FRAGRANCE SQUARE
- 7 CHEFS' ARENA

8 GAME DEN
- 9 SKY GARDEN

10 LEISURE ENCLAVE
- 11 INDOOR FITNESS AREA

12 TERRACE SWIMMING POOL
- 13 KIDS' POOL

14 INTERACTIVE COURT
- 15 SENIORS' ENCLAVE

16 TODDLERS' FITNESS ZONE



Artist's Impression

Disclaimer: This layout is for explanation purpose only



ESCAPE INTO
BLUE GRANDEUR

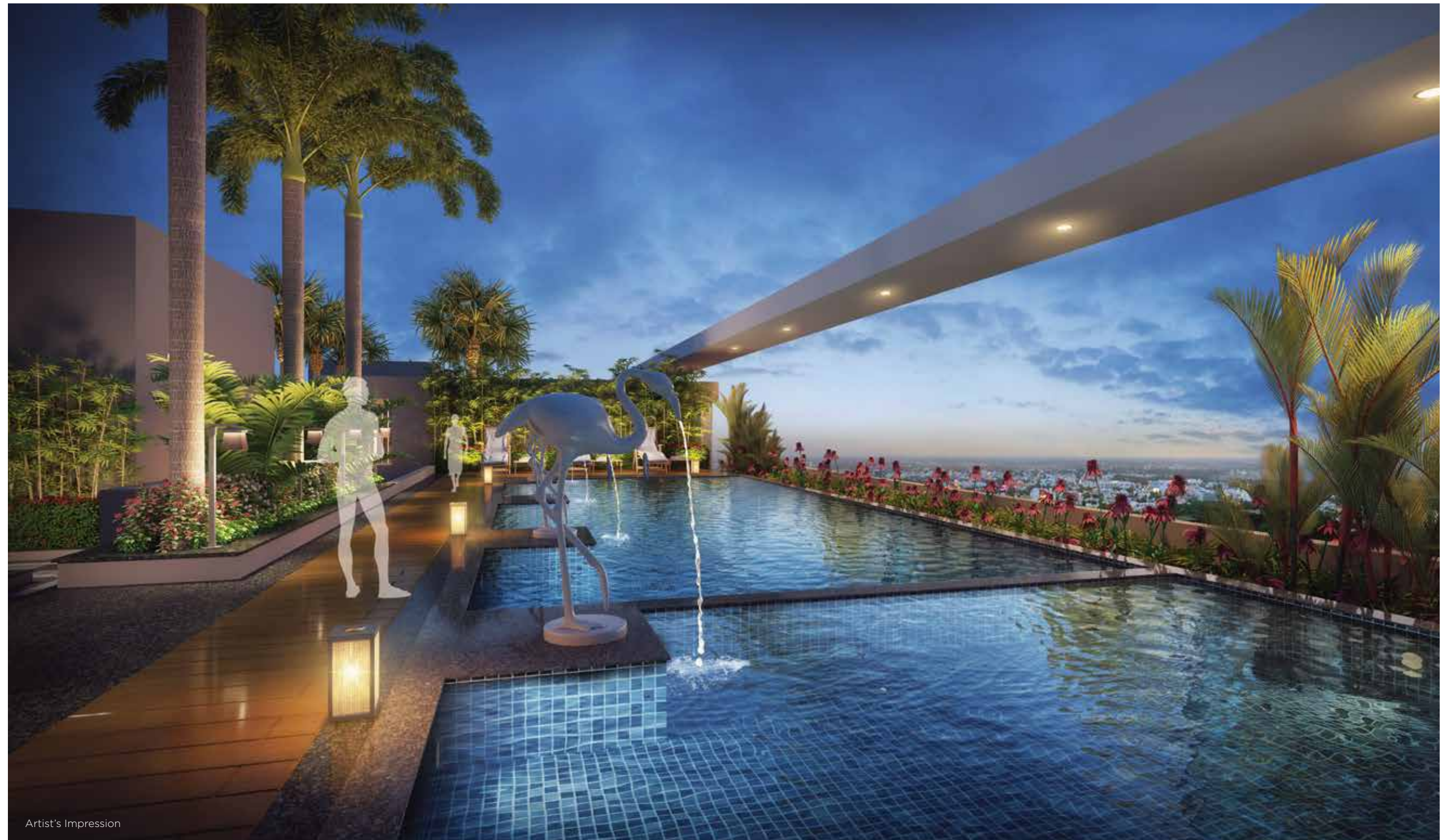
ESCAPE INTO REFRESHING DELIGHTS

Peace and tranquility become your neighbour here! In the company of the sky, enjoy a whole new level of recreation and feel at the top of the world! Enjoy blissful recreation with open-sky amenities that allow you peaceful me-time, conversations with loved ones, or just let your worries melt away into the golden sunset.



ACTIVITIES

- TODDLERS' FITNESS ZONE
- KIDS' LAGOON
- MULTI-PURPOSE COURT
- GAME DEN
- SKY GREENS
- BREATHTAKING TERRACE GARDEN
- BOX CRICKET



ESCAPE
INTO THE
BLUE MAGIC



ESCAPE INTO INFINITE HARMONY



Artist's Impression

ESCAPE INTO VIBRANT BLUES

Two decorative, light blue wavy lines that resemble stylized waves or smoke, positioned below the main text.

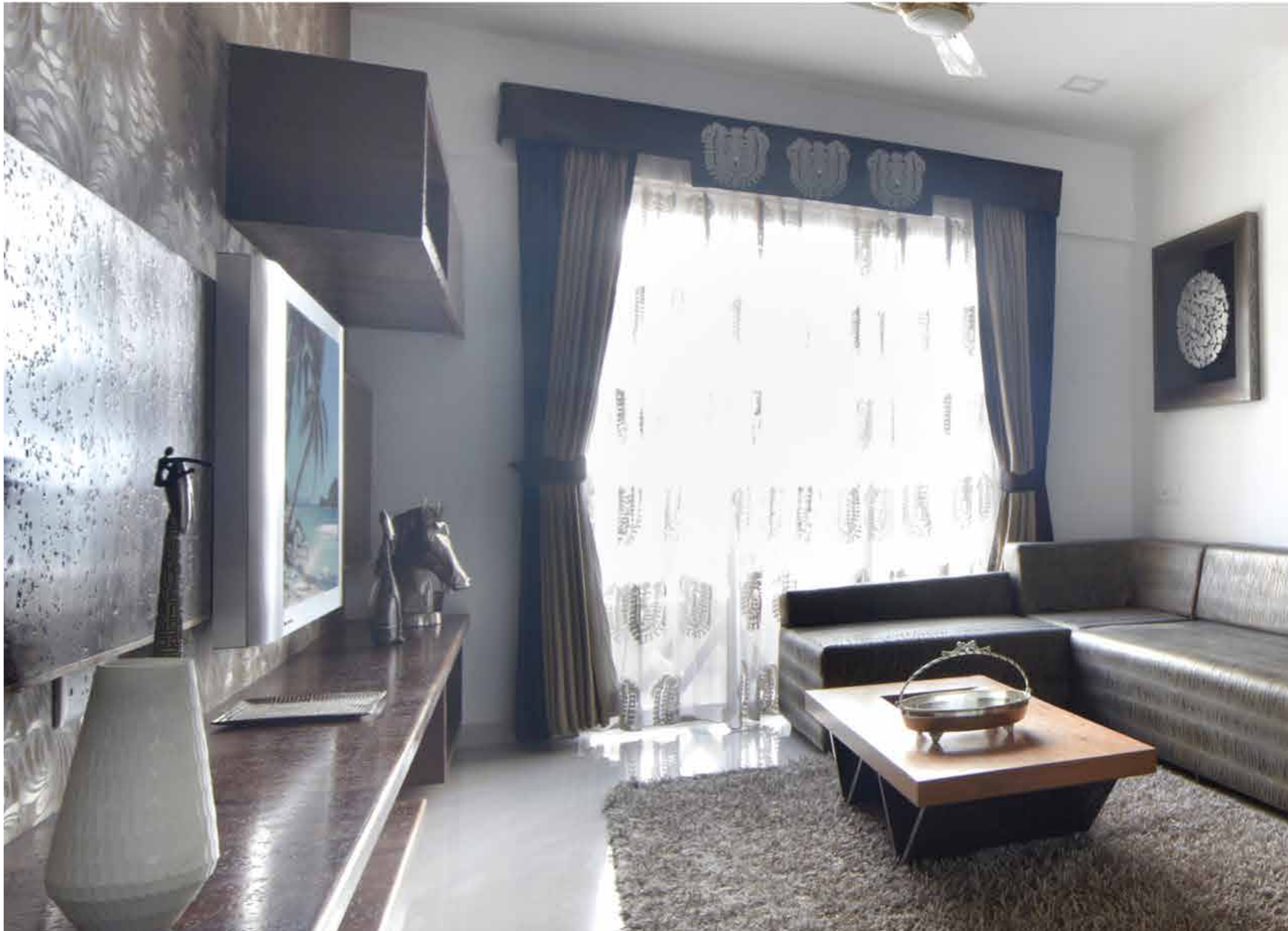


COMMUNITY

- SENIORS' ENCLAVE
- INTERACTIVE COURT
- FRAGRANCE SQUARE
- DESIGNER ENTRANCE GATE
- MULTI-LEVEL AMPLE CAR PARKING
- ACCESS CONTROL AT ENTRANCE LOBBY



ESCAPE
INTO VIBRANT
AVENUES



FEATURES

- SPACIOUS WINDOWS FOR PROPER VENTILATION
- MAXIMUM NATURAL LIGHT AND FRESH AIR
- METICULOUSLY CRAFTED INDOORS WITH HIGH LIVABILITY
- SPACES PLANNED WITH IMMENSE DETAILING FOR MAXIMUM USABILITY

UTILITIES

- FIRE FIGHTING SYSTEM
- CCTV SURVEILLANCE
- VIDEO DOOR PHONES
- 4 BRANDED ELEVATORS FOR QUICK HOME ACCESS
- RAINWATER HARVESTING
- GENERATOR BACKUP FOR COMMON AREAS



ESCAPE INTO A FLAWLESS EXPERIENCE

PREMIUM EMULSION
PAINT IN ENTIRE HOME

MODULAR
KITCHEN TROLLEYS
(SOFT CLOSING)

SAINT GOBAIN
GYPSUM SMOOTH
FINISH WALLS IN
ENTIRE HOME

AMERICAN STANDARD
OR EQUIVALENT
BRAND SANITARY
FITTINGS

4' X 2' MARBLE
FINISH DADO TILES

KAJARIA 800MM X 1600MM
PREMIUM "MARBLE TECH"
FLOORING IN ENTIRE FLAT

ANODIZED FINISHED
THICKER SECTION
ALUMINIUM WINDOWS

IMPORTED GROHE
CP FITTINGS

GLASS RAILING
WITH PERFECT SAFETY DESIGN

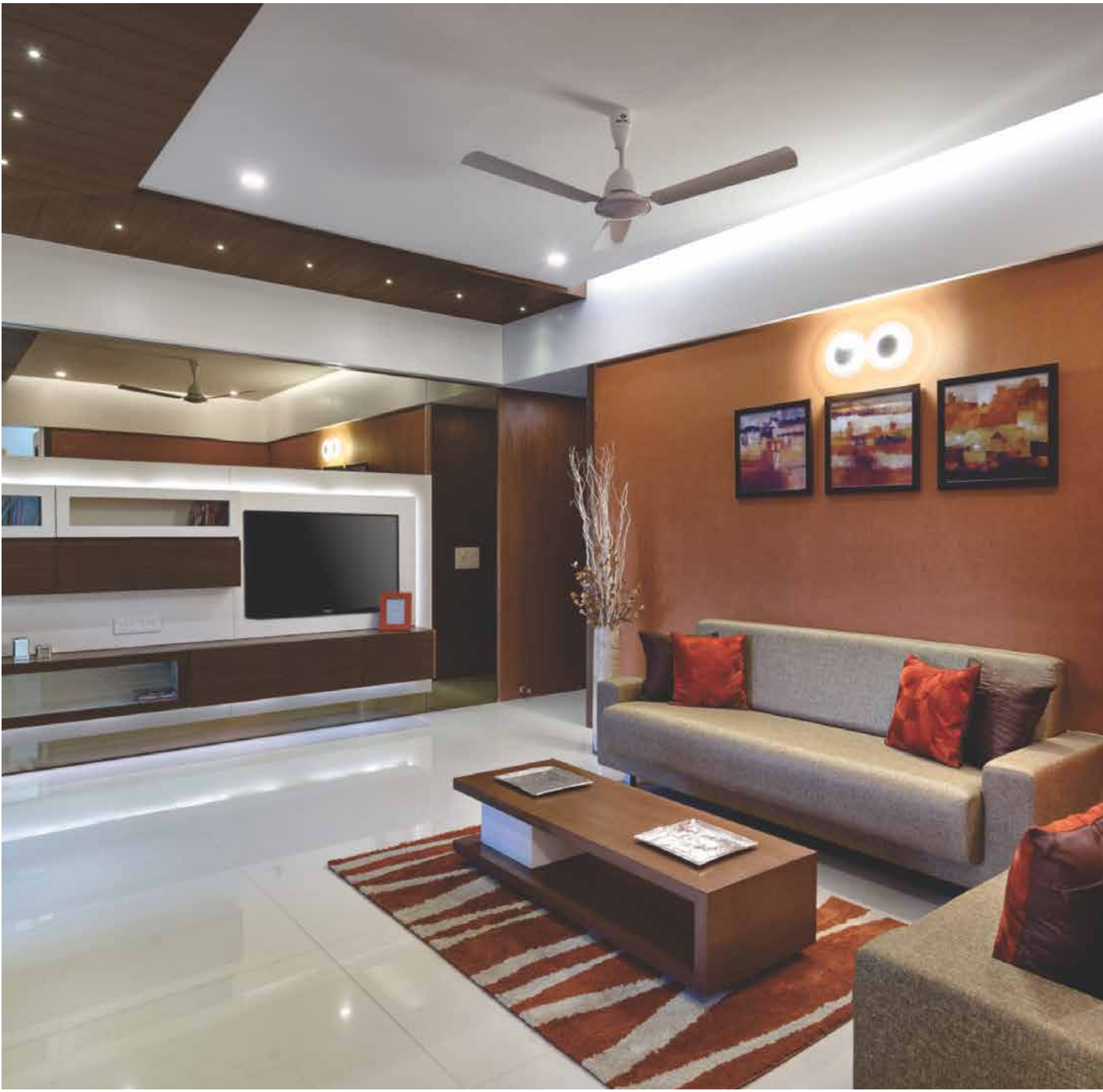
EXTRA LARGE WINDOWS
WITH PHOTO FRAME TYPE
FRAMING ON ALL 4 SIDES

UNIT PLAN 3 BHK



ESCAPE IN BLUE INDULGENCES





ESCAPE INTO LAVISH INDULGENCES

Welworth is synonymous to excellence in delivering a lifestyle that does not compromise on class and impeccable finishes. Eco-friendly designs built with the best-in-class materials are just the cherry on the cake! What Bluescapes brings you isn't just a sophisticated ambience, but a truly premium offering and promise of quality with world class contractors and materials who firmly follow a "No Compromise" quality policy.

SPECIFICATIONS

STRUCTURE • Earthquake resistant RCC frame structure	LAYOUT • Homes designed as per Vastu
PLASTER • External textured plaster for a crack-free finish • Saint-Gobain gypsum finished internal wall	TOILETS • Designer glazed wall tiles up to lintel level • Premium optiflow Grohe imported CP fittings • Hot and cold mixer hand shower in master toilet • Concealed plumbing
FLOORING • Premium 800mm x 1600mm "Marbletech" flooring tiles in the entire flat except toilets and dry balcony • Anti-skid flooring for toilets, dry area and sit-out	WINDOWS • Anodized Aluminum sliding windows with mosquito net & MS safety grills • Photo frame style sills on all four sides
DOORS • Decorative main door with premium fittings • Laminated flush doors • Anodized Aluminum sliding doors for terraces • Granite door frame for toilets	ELECTRIFICATION • Concealed copper wiring • Fire-resistant cabling • Modular switches • Adequate electrical points with M.C.B. • TV & telephone point in living room • Solar Water System
KITCHEN • Modular kitchen trolleys (Soft Closing) • Kitchen granite platform with S.S. sink • Designer Dado wall tiles	PAINTING • Internal premium emulsion paint • External acrylic weather shield paint



ESCAPE INTO SMART LIVING

Home automation is the new definition of effortless living. At Bluescapes, we ensure you enjoy your life to the fullest with the best home automation that gives you an unforgettable everyday experience. Innovation and technology bring about more convenience and security, infusing a sense of calm into your lifestyle.

Here's a glimpse of the home automation you can enjoy at Bluescapes.

SMART VIDEO VERIFICATION

- **Alarm sensor alerts** - Any sensor activated, is notified to the guard for further action
- **Visitor video verification** - The visitor can be seen at the main gate before access is granted to enter the building
- **Indoor monitor integration** - The live audio-video image of the visitor can be seen on the indoor monitor
- **IP CCTV live view** - The live footage of the CCTV camera can be viewed

SMART VIDEO ENTRY

- **Special card for workers** - For better security we have separate cards for house helps, they are not functional at odd hours
- **Built-In two door access control** - Gate automation like boom barrier can be directly integrated for safety
- **PIN Code & Card unblocking** - Owners can pass by the lobby using a pin or card for entry
- **Door unlocking from apartment** - Allows you to unlock the lobby door from your indoor monitor
- **Never miss your guest** - You can receive calls on your mobile app if you have a your visitor

SMART VIDEO INTERCOM

- **SoS button in case of an emergency** - An alarm alert is sent to the society office, the guard's phone & on the mobile app
- **On the go** - Receive sensor alerts and calls on your mobile phone
- **Complaint ticket management** - Register your maintenance issues with the society for quick solutions
- **Built-in alarm panel** - Get quick alarm alerts like gas leak detectors, motion sensors etc.



SMART VIDEO DOORBELL

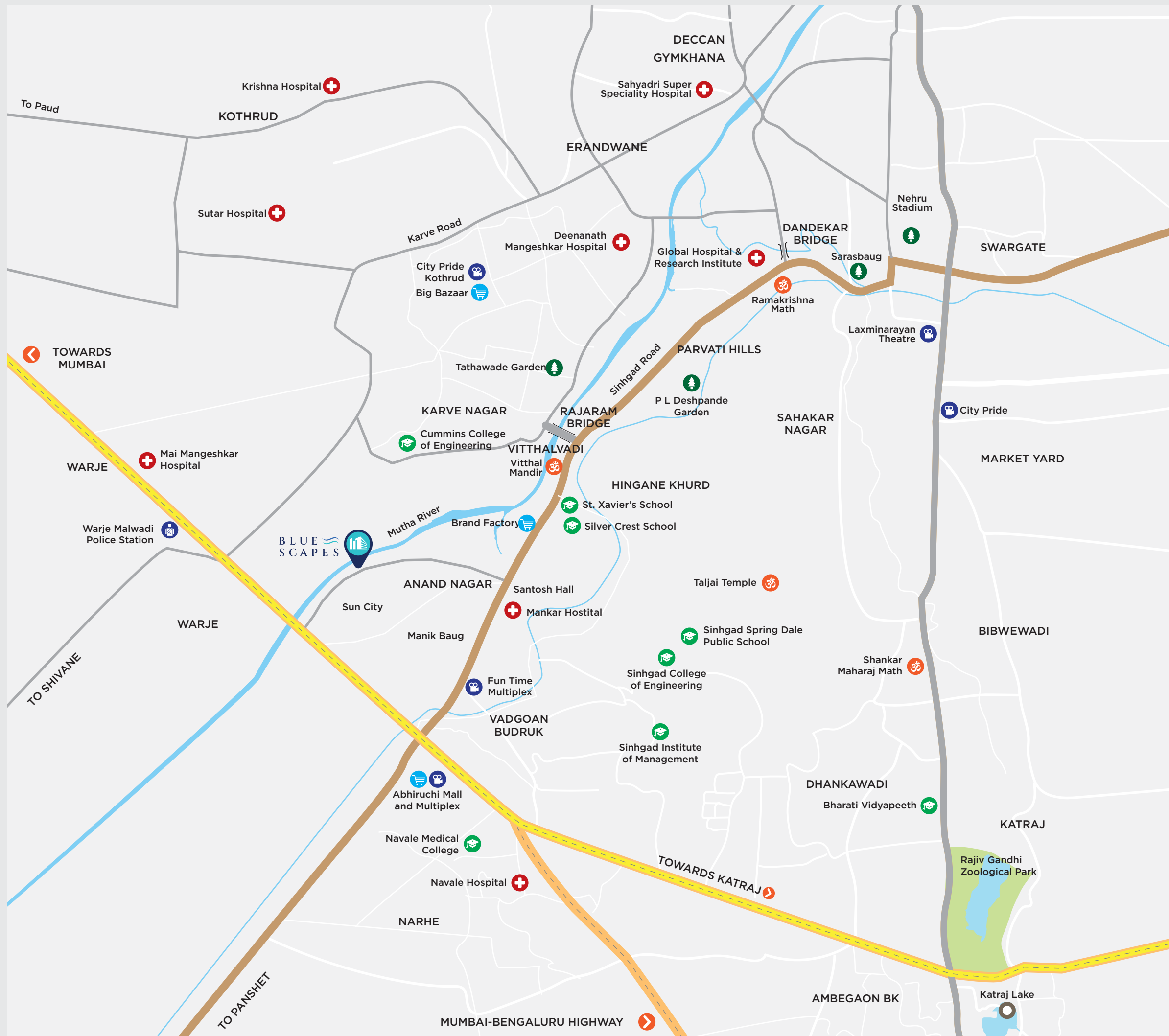
- **Outdoor bell with white LED lights** - White LED light for a clear coloured photo of a visitor in night
- **Call transfer to mobile app** - Receive calls on the mobile app if no one answers the indoor monitor
- **Intrusion alarm built-in motion sensor** - Alerts you if anyone is suspiciously wandering near your door
- **Emergency speaker** - Emergency IPPA announcement for a quick escape from the building

DIGITAL DOOR LOCK

- **Secure function** - Digital door lock with passcode, remote control, mechanical key, temperature sensor, password protected
- **Powerful & user-friendly** - Two-way latch mortise, fireproof, robust design, easy-handle for direction change, and longer battery life
- **Easy settings** - Easy to install with volume and card-detection setting

ESCAPE INTO BLUE CONNECTIONS





ESCAPE INTO A HUB OF CONNECTIVITY

- SCHOOLS**
 - St. Xavier's School1.5 Km
 - Silver Crest School1.5 Km
 - Sinhgad Spring Dale School2.3 Km
- COLLEGES**
 - Cummins College850 M
 - Sinhgad College2.6 Km
 - Navale Medical College2.6 Km
- HEALTHCARE**
 - Mai Mangeshkar Hospital1 Km
 - Navale Hospital2.6 Km
 - Deenanath Mangeshkar Hospital3.2 Km
 - Global Hospital3.8 Km
 - Sahyadri Hospital4.7 Km
- ENTERTAINMENT & SHOPPING**
 - Brand Factory Sinhgad Road1.2 Km
 - Abhiruchi Mall, Big Bazaar2.0 Km
 - City Pride & Big Bazaar Kothrud2.4 Km
- LANDMARKS**
 - Mumbai-Bengaluru Highway0.5 Km
 - Rajaram Bridge1.0 Km
 - Kothrud3.5 Km
 - Deccan7.0 Km
- TRANSPORTATION HUBS**
 - Swargate Bus Stand5.0 Km
 - Shivajinagar Bus Stand10 Km
 - Pune Railway Station11 Km



WELWORTH
REALTY

A DHANANJAY MODAK ENTERPRISE

THE ENGINEERS OF INNOVATION

At Welworth, it has been our mission to stay committed to our craft of building homes that are a class apart. Innovation has always been our driving force by constantly evolving with the changing times. Our enviable record is a result of endless efforts put in by Welworth Realty with its team having a vast experience combined with top-notch talent.

Building heartwarming communities for almost 3 decades has earned us immense faith from homeowners. Their smiles are and will always be our biggest reward!



DHANANJAY MODAK
(BE CIVIL, MBA)



The new-age home buyer seeks something more than just a home. At Welworth, we believe in exceeding these expectations by adding many layers of lifestyle around our home. Bluscaples at Sinhgad Road takes this promise of ours to the next level, in the process, delivering a landmark for the neighbourhood.

JAIDEEP MODAK
(BE CIVIL, MBA)

The Kode - Welworth Corporate Office
Baner - Pashan Link Road



Artist's Impression



THE MINDS BEHIND THE CREATION



The best part about the site is not only the extraordinary luxury it offers you. In spite of being situated in one of the most urbanized locations, apartments are not blocked by adjacent towers or other infrastructural amenities. Cherish river front view that allows unobstructed breeze into your luxurious pad.

PRAKASH KULKARNI (ARCHITECT)
(Ankur Associates)



I cannot speak highly enough of Welworth Builders! Excellent communication, great attention to detail, and they don't cut corners. A quality builder that you can trust!

AJAY BHILARE (RCC CONSULTANT)
(G. A. Bhilare Associates)



Here the residents will be able to enjoy the real blue through the winds, the skies and magnificent skyline created due to the river next door. The concept of this entire project lies within the name, we all know blue is the colour of infinity. Thus, this infinite creation of amenities which can really make the lifestyle of every resident pleasurable.

**MAHESH NAMPURKAR (LANDSCAPE
DESIGNER)**
(Suman Shilp)



TIRUPATI ESTATES

Corporate Address : ICC Trade Tower, A -102,MCCIA, Senapati Bapat Road, Pune, Maharashtra 411016.

Site Address : SURVEY No 13, HISSA No : 1A /1, behind Suncity, Anandnagar,
Riverside Road, Vadgaon Bk. Pune 411051.

CALL: 99700 70708



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