

ALTURA

THE SKY BELONGS TO ALL

Thoughtfully Planned 2, 3 BHK & Duplex Homes

DUDULGAON

Where Vision Meets Home

Altura is a thoughtfully designed residential address in Dudulgaon, created for a more considered way of living.

Contemporary architecture, intelligently planned homes, meaningful amenities and landscaped spaces come together to create an environment where everyday life feels more comfortable, connected and complete. Because a home should do more than accommodate life. It should elevate the way you experience it.

About the Project

ALTURA brings together thoughtfully planned 2 BHK, 3 BHK and 3.5 Duplex Homes in Dudulgaon, one of North Pune's rapidly growing residential destinations, ALTURA brings together connectivity, convenience and contemporary family living.

Rise where the city is growing.

Strategically positioned near Alandi Devachi, Moshi and Chovisawadi, the project enjoys excellent road connectivity through Dehu-Alandi Road, Alandi Road and the Pune-Nashik Highway. With Bhosari and Chakan MIDC and Talawade IT Park within convenient reach, ALTURA places work, everyday essentials and emerging opportunities closer to home.





Architect's Note

Altura is conceived as a contemporary residential landmark where architecture responds equally to form and everyday life. The vertical expression of the façade gives the building a distinct identity, while carefully positioned openings, balconies and landscaped elements soften its scale and create a closer relationship with nature.

Beyond its appearance, the architecture is shaped around the experience within- natural light, ventilation, functional planning and meaningful connections between homes and shared spaces. The result is an architecture that seeks not simply to stand apart, but to remain relevant, comfortable and considered over time

Designed to Rise

Altura's elevation is defined by strong vertical lines, warm architectural tones and carefully integrated greenery that give the building a contemporary yet timeless character. The façade is designed as more than an external expression.

Deep balconies, generous openings and landscaped elements establish a connection between the residences and the outdoors while bringing rhythm and depth to the architecture. Every element works together to create a building that feels distinctive without being excessive- an expression of quiet confidence, thoughtful design and enduring character.



ALTURA

The Sky Belongs to All

A place designed around life. Altura is a contemporary residential development by Dhaneshwar Realty in Dudulgaon, Pune, offering thoughtfully planned 2 & 3 BHK residences and select 3.5 BHK duplex homes.

At its heart is a simple idea: the spaces around us can make everyday life better. From intelligently planned homes and abundant natural light to landscaped spaces, recreation, wellness and community amenities, every element of Altura has been considered around how people live.

A home designed not simply around square feet, but around life.





Masterfully Planned, Thoughtfully Designed

A well-planned development is experienced in the way everything comes together. At Altura, the site has been organised to balance residential privacy, accessibility, landscaped spaces, amenities and movement creating an environment that feels intuitive from the moment you arrive.

Considered Zoning:

Residential, recreational and common spaces are thoughtfully organised to create a comfortable everyday environment. pockets and vibrant communal areas.

Green Spaces

Landscaped areas and planted spaces introduce nature into the everyday experience of the community.

Seamless Access

Clearly planned entry, exit and circulation make movement through the development convenient and organised.

Thoughtful Movement

Pedestrian and vehicular circulation are carefully considered to create a safer and more comfortable environment for residents.



A View to Savor

Most kitchens isolate you from the view ours makes it the centre of your daily rhythm. Thoughtful planning, practical work areas and convenient connections with the dining and living spaces create a kitchen that works equally well for a quiet morning, or a home filled with family and friends.

Thoughtful Planning

A functional layout designed to make everyday movement and meal preparation more convenient

Light & Ventilation

Carefully positioned openings help bring natural light and ventilation into the space.

Connected Living

A considered relationship between kitchen, dining and living areas keeps everyday interactions flowing naturally.

Everyday Functionality

Practical storage, appliance provisions and durable finishes are planned around the realities of daily use.

The Sky Belongs to All

At Altura, the terrace is imagined as a shared space above the everyday- a place where the openness of the sky belongs to everyone.

Thoughtfully planned spaces for recreation, wellness and quiet moments come together under the open sky, giving every resident an opportunity to step outside, breathe, move, pause or simply take in the view.

Whether it is an active morning, an evening spent together or a few unhurried moments to yourself, the terrace creates room for life to unfold beyond the walls of your home.

Because some of the best spaces are the ones we all share.





Luxury Redefined

Inside Altura, every residence is conceived as an expression of refined contemporary living. Generous spaces, considered proportions and a carefully curated palette of materials come together to create interiors that feel sophisticated yet effortless.

Premium finishes, elegant detailing and thoughtfully designed kitchens and bathrooms bring a sense of quiet luxury to everyday living, while abundant natural light and well-planned openings create an atmosphere that feels open, comfortable and composed.

Every element, from the choice of finishes to the quality of detailing, has been considered to create homes that are as enduring in character as they are elevated in experience. A refined setting for everyday life, designed with the discretion and detail of true luxury.



Amenities

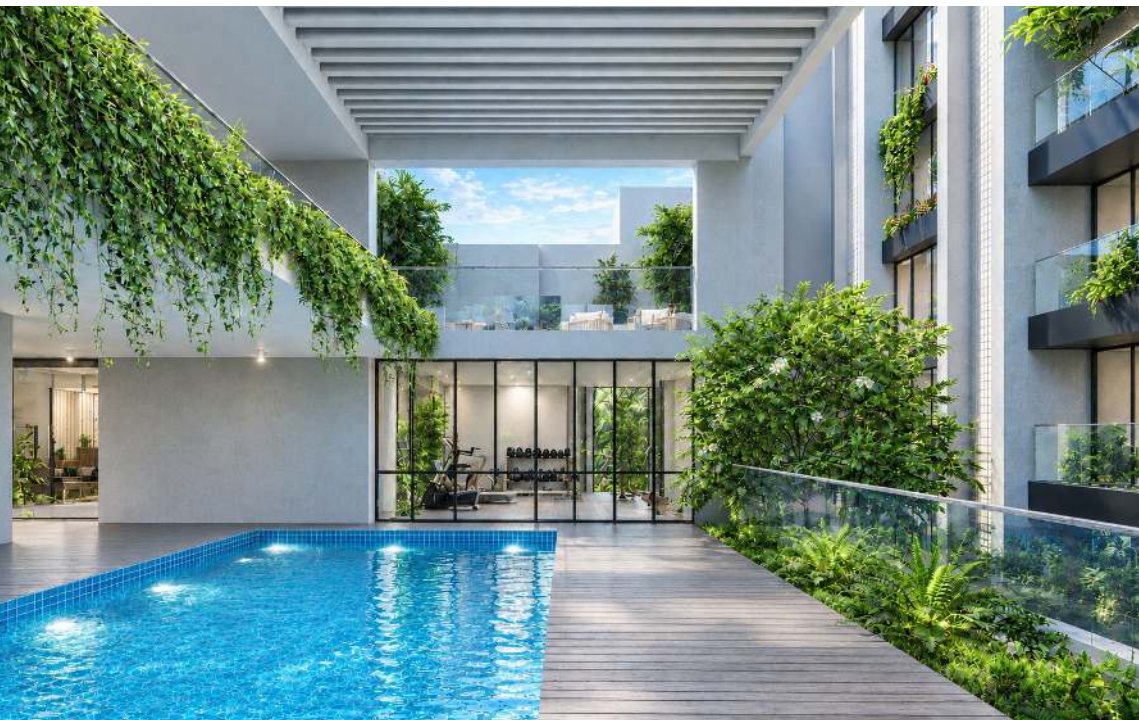
Designed for more than living. At Altura, amenities are designed around the different rhythms of everyday life-mornings that begin with movement, afternoons filled with play, evenings spent together and quieter moments when you simply want to slow down. From spaces for fitness and recreation to places for children, conversations, celebrations and calm, every amenity adds another possibility to the day. Because a fuller life isn't defined by one big moment, but by having more ways to enjoy the everyday.

Amenities: Wellness, Community & Recreation

- Well-equipped Gymnasium
- Swimming Pool with Deck
- Indoor Games Area
- Multipurpose Hall
- Multipurpose Court
- Outdoor Fitness Area
- Reflexology Path
- Seating Alcoves
- Yoga Deck
- Kids' Play Area
- Hammocks
- Skydeck
- Amphitheatre
- Meditation Deck
- Oxygen Trail
- Entrance Lounge Seating
- Society Office / Co-working / Library / Lounge

Common Utilities, Services & Infrastructure

- 2 Branded Elevators of Adequate Capacity
- CCTV in Select Common Areas
- DG Backup for Services and Common Area Lighting
- Firefighting Services
- Rainwater Harvesting
- Separate Partition in the Underground Tank for Corporation Water and Borewell Water
- Solar Water Heater System with Heat Pump
- Net Metering System Covering the Power Consumption of Common Meters
- Gas Pipeline as per MNGL Scope
- Name Board and Letter Box
- Water Softener
- Common Toilet in Parking



2 BHK



2 BHK Area Statement						
Floor No.	Flat No.	No.s	Type	Carpet Area sq.ft.	Balcony Area sq.ft.	RERA Carpet Area sq.ft.
2,3,4,5,6,7,8,9, 10,11,12, 13 & 14th Floor	205, 305, 405,505, 605, 905, 1005, 1105, 1405	9	2BHK	661.45	109.72	771.17

Thoughtfully planned. Effortlessly liveable.

Designed around intelligent use of space, Altura's 2 BHK residences bring together comfortable living areas, well-proportioned bedrooms and practical everyday functionality. A home where every space has a purpose and every square foot is considered around the way you live.

3 BHK



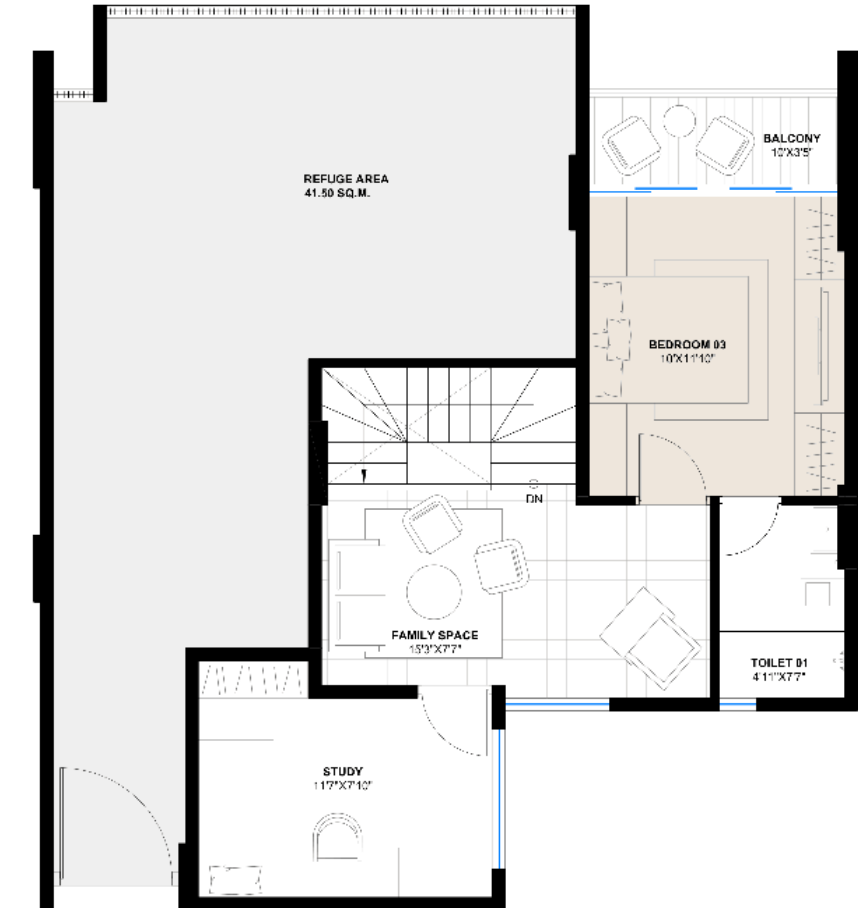
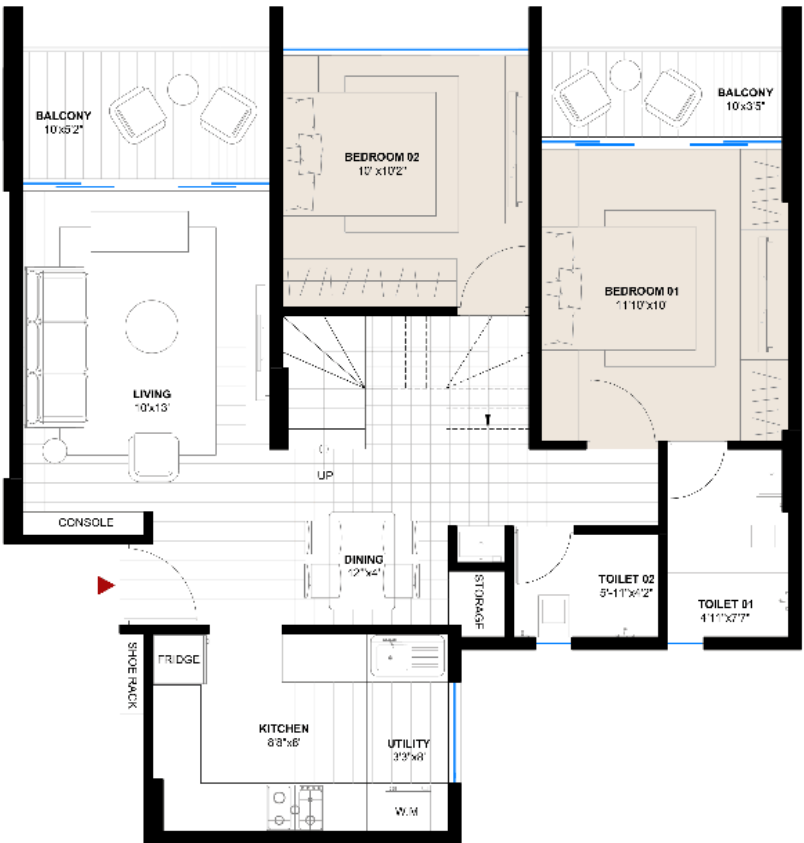
3 BHK Area Statement						
Floor No.	Flat No.	No.s	Type	Carpet Area sq.ft.	Balcony Area sq.ft.	RERA Carpet Area sq.ft.
1,2,3,4,5,6,7,8,9, 10,11,12, 13 & 14th Floor	201,301, 401, 501,601, 701, 801, 901, 1001, 1101, 1201, 1301,1401	13	3BHK	802.13	195.37	997.50
	102, 202, 302, 402, 502 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402	14	3BHK	819.89	169.64	989.53
	203, 303, 403,503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403	13	3BHK	766.18	185.57	951.75
	104, 204, 304, 404,504, 604, 704,804, 904, 1004, 1104, 1204, 1304, 1404	14	3BHK	785.23	178.47	963.70



More room for life

Altura's 3 BHK residences are created for families who value space without compromising thoughtful planning. Generous living areas create room to come together, while well-planned bedrooms offer privacy when you need it. Natural light, functional movement and carefully considered proportions bring comfort to every part of the home. A home with room not simply for more but for more of life.

3.5 BHK Duplex



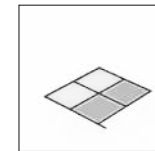
Two levels. One exceptional sense of home

For those seeking something more distinctive, Altura’s select 3.5 BHK duplex residences introduce the experience of multi-level living within a contemporary residential setting. The separation across two levels creates new possibilities for privacy, family time and individual spaces bringing the character of an independent home into the convenience of a thoughtfully planned community. With only select duplex residences within the development, these homes offer a different way to experience Altura.

3.5 BHK Duplex Area Statement						
Floor No.	Flat No.	No.s	Type	Carpet Area sq.ft.	Balcony Area sq.ft.	RERA Carpet Area sq.ft.
7th, 12th Floor	705, 1205	2	Duplex	1073.82	144.13	1217.95



Specifications



Flooring & Tiling

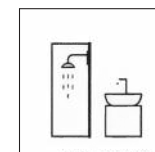
1200 × 600 mm vitrified tiles in living and dining areas

1200 × 600 mm vitrified tiles in kitchen

600 × 600 mm vitrified tiles in bedrooms

Matching tile skirting

Anti-skid tiles in balconies, terraces and dry balcony



Bathrooms

Anti-skid tile flooring

Designer wall tiles up to lintel level

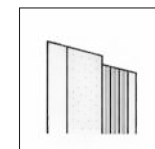
Sanitary ware and CP fittings from reputed brands

Concealed plumbing

Hot & cold water mixer

Geyser provision

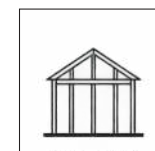
Countertop wash basin with granite counter in master bathroom



Walls & Finishes

Smooth internal wall finish with premium emulsion paint

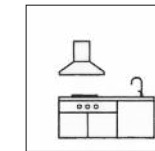
POP/gypsum ceiling finish as specified



Structure

Earthquake-resistant RCC framed structure

AAC block masonry for internal and external walls



Kitchen

Granite kitchen platform with stainless-steel sink

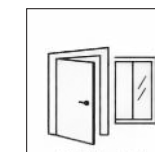
Designer tile dado up to 600 mm above the platform

Provision for water purifier

Provision for ductless chimney

Convenient electrical points for kitchen appliances

Washing machine provision in utility/dry balcony



Door and Windows

Laminated main entrance door with premium fittings

Digital lock for main entrance door*

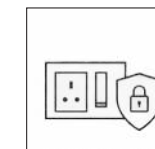
Quality internal flush doors

Powder-coated aluminium windows

Mosquito mesh for applicable windows

Granite/stone window sills

Aluminium ventilators in bathrooms



Electrical & Security

Concealed fire-resistant copper wiring

Premium modular switches

ELCB/RCCB electrical protection

AC points in living room and bedrooms

TV points in living room and master bedroom

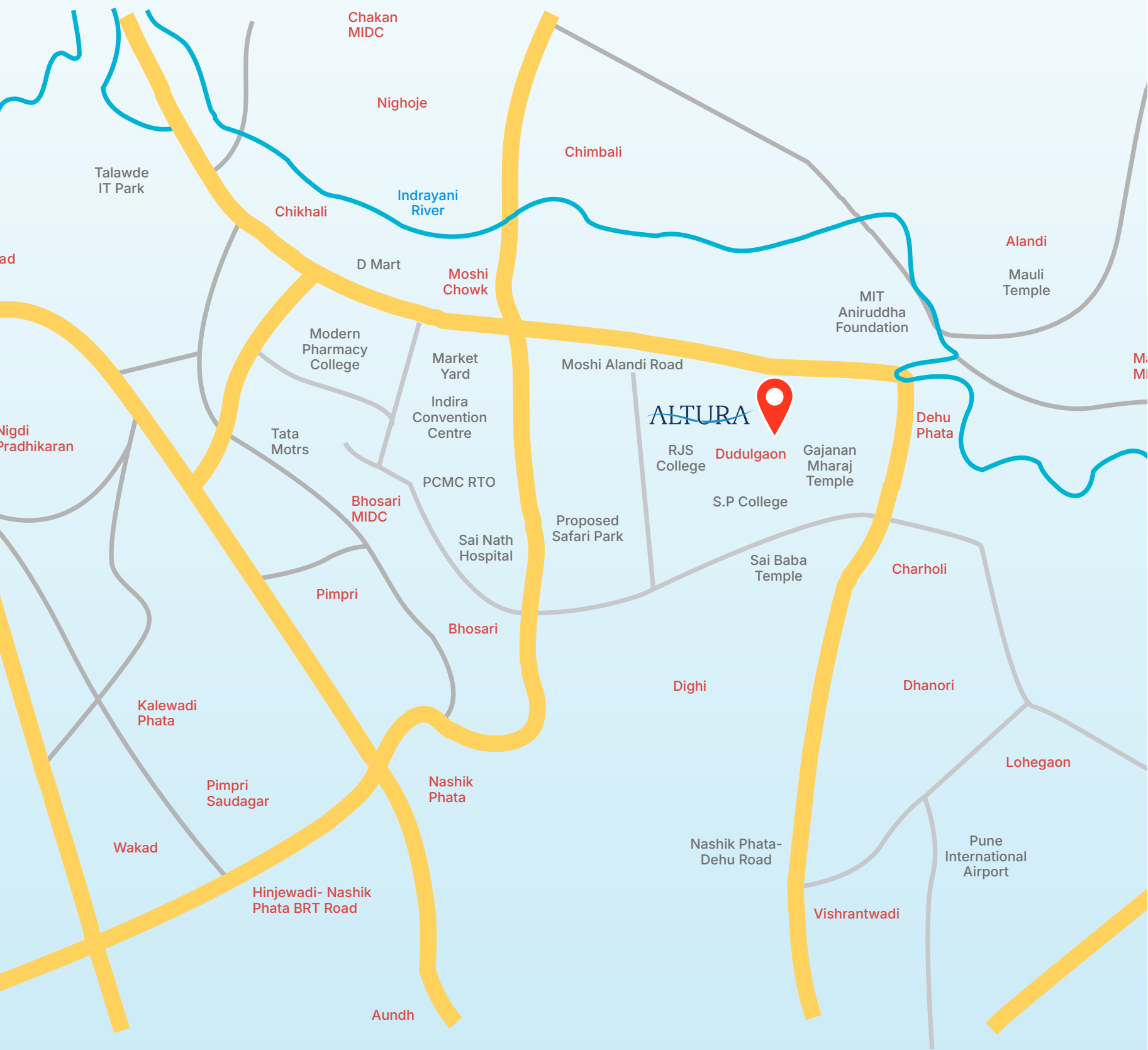
Exhaust fan points in bathrooms

Adequate electrical points throughout the apartment

Video door phone

Connected to What Matters

Set in Dudulgaon, Altura brings everyday essentials, education, healthcare, employment hubs and key connections across North Pune and PCMC within convenient reach.



At the Centre of a Growing Neighbourhood Dudulgaon connects naturally with Moshi, Alandi, Charholi and Bhosari, placing Altura within one of North Pune's evolving residential corridors.



Schools and Colleges

- MIT Alandi Campus
- DnyanBhakti International School
- Rajmata Jijau / RJSPM College
- Sharadchandra Pawar College
- City Pride School
- SNBP INTERNATIONAL SCHOOL & COLLEGE, CHIKHALI
- Sri Sri Ravishankar Vidya Mandir
- COEP CHIKALI CAMPUS

Aprox. Distance	Aprox. Time
2.5–3 km	5–7 mins
2 km	5 mnins
2 km	5 mins
1 km	3–5 mins
4 km	10 mins
4–5 km	10–12 mins
5–6 km	12–15 mins
8 KM	20–25 mins



Hospitals

- Shree Multispeciality / nearby Dudulgaon hospital
- Sainath Hospital
- Accord Hospitals
- Moshi Hospital
- PCMC PGI Yashwantrao Chavan Memorial Hospital

Aprox. Distance	Aprox. Time
1 km	3–5 mins
3 km	7–10 mins
3 km	7–10 mins
3–4 km	10 mins
8–10 km	20–25 mins



Shopping and Entertainment

- Moshi Market Yard
- D Mart, Moshi
- Spine City Mall
- Ankushrao Landge Natyagruha
- Elpro City Square

Aprox. Distance	Aprox. Time
4–5 km	10–12 mins
5–6 km	12–15 mins
6–7 km	15 mins
5–6 km	15 mins
10–12 km	25–30 mins



Connectivity

- Dehu–Alandi Road
- Pune–Nashik Highway
- Spine Road
- Moshi Chowk
- Nashik Phata
- Pune–Mumbai Highway
- Chinchwad Railway Station
- Pune International Airport
- Upcoming Bharatmata Moshi Metro Station

Aprox. Distance	Aprox. Time
0.5–1 km	2–3 mins
2–3 km	5–7 mins
3–4 km	7–10 mins
3–4 km	7–10 mins
8–10 km	20–25 mins
10–12 km	25 mins
12–14 km	25–30 mins
14–16 km	30–35 mins
1 km	5 mins



Employment and Bsuiness Hubs

- Bhosari MIDC
- Markal MIDC
- Talawade IT Park
- Chakan MIDC
- Hinjewadi IT Park
- Kharadi / EON IT Park

Aprox. Distance	Aprox. Time
6–8 km	15–20 mins
8–10 km	20–25 mins
9–12 km	20–25 mins
10–13 km	25–30 mins
22–24 km	40–50 mins
20–24 km	40–50 mins



Landmarks and Spiritual

- Gajanan Maharaj Mandir
- Alandi
- Sant Dnyaneshwar Maharaj Samadhi Mandir
- Sai Baba Mandir

Aprox. Distance	Aprox. Time
1 km	3–5 mins
2–3 km	5–10 mins
3–4 km	10 mins
3–4 km	10 mins



A Place to Live Well. Grow
Together. And Belong.

Credits

Design Architect
Studio PPBA

Liaisoning Architect Studio
Kalparachana Architects

PMC Consultant
Merit Consultancy

RCC Consultant
Ajay Bhilare Associates

MEP Consultant
Skyline MEP Consultants

Strategic Partner
Mantrana

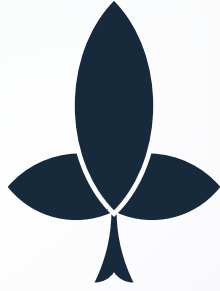
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About Dhaneshwar Realty

At Dhaneshwar Realty, we believe a home is more than a place to live it is where life takes shape. Our vision is to create thoughtfully designed environments where architecture, nature, functionality and craftsmanship come together to make everyday living better. We create with purpose, build with responsibility and think beyond today shaping places where people can live well, grow together and feel truly at home.

Project By



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