

ROHAN ABHILASHA 4



Homes That Age Well.

Rohan Abhilasha 4 is envisioned as a community that stands the test of time—not just in its structure, but in the way it supports everyday life as it changes and grows.

At its heart lie expansive courtyards, shaded pathways, and thoughtfully designed common areas that invite ease and connection.

The architecture balances openness with privacy, while the homes are planned to evolve with the needs of the residents over time.

Wrapped in an earthy colour palette and designed with care, every element here contributes to an environment that ages gracefully—with lasting comfort, character, and a deep sense of belonging.



Amenities

BUILT

- Multipurpose hall with pantry provision
- Indoor games area
- Well equipped gymnasium
- Swimming pool with deck
- Crèche
- Well furnished guest room
- Yoga room
- Co-working space / library
- Hobby room
- Double height entry ways

LANDSCAPE AMENITIES

- Banyan tree court
- Pets zone
- Outdoor fitness area
- Themed garden
- Kids play area
- Yoga / meditation lawn with deck
- Multipurpose lawn
- Garden walk
- Barbeque area
- Meet & greet lounge
- Tree groves with seaters
- Sculpture court
- Internal courtyards with seaters
- Reflexology path
- Seating alcoves
- Palm tree court

SPORTS FACILITY

- Squash court
- Badminton court
- Multipurpose court

SERVICES

- Sewage treatment plant
- Organic waste composting
- DG back up for services / Common area lighting
- Solar powered common area lighting
- CCTV in select common areas
- Sanitation facilities for staff
- Adequate branded elevators
- Fire fighting systems



Disclaimer: Buildings C, D, E, F & G are a part of future development. The layout and landscape features are based on preliminary design prepared by the architect and may change during final design and construction.

Unit plans

3 BHK

Usable carpet area: 1013 sq.ft. to 1065 sq.ft.



1 BHK

Usable carpet area: 444 sq.ft. to 463 sq.ft.



2 BHK

Usable carpet area: 685 sq.ft. to 786 sq.ft.





Project specifications

STRUCTURE

- RCC Structure

FLOORING

- Vitrified tiles for all rooms
- Ceramic tiles for toilets, balconies and terraces

KITCHEN

- Granite platform with SS sink
- Glazed / Ceramic tile dado up to 2ft. height
- Provision for water purifier and ductless chimney
- Kitchen sink with cold and hot water mixer

UTILITY

- Ceramic tiles for floor and dado up to parapet height
- Inlet / Outlet provision for washing machine

TOILETS

- Ceramic flooring and dado up to lintel level
- Repute make sanitary wares and CP fittings
- Concealed plumbing
- Slung piping with false ceiling in toilets
- Shaver / dryer socket for master toilet

ELECTRICAL & AIR CONDITIONING

- Concealed fire resistant high quality copper wiring
- Ample light point with modular switches
- Provision of exhaust point in kitchen and toilets
- AC point in all bedrooms and living room
- TV and telephone point in living and bedrooms
- Earth leakage circuit breaker
- DG backup for 1 light point and fan point
- DG backup for emergency light points in corridors and lift lobbies
- Adequate plugs in kitchen for appliances

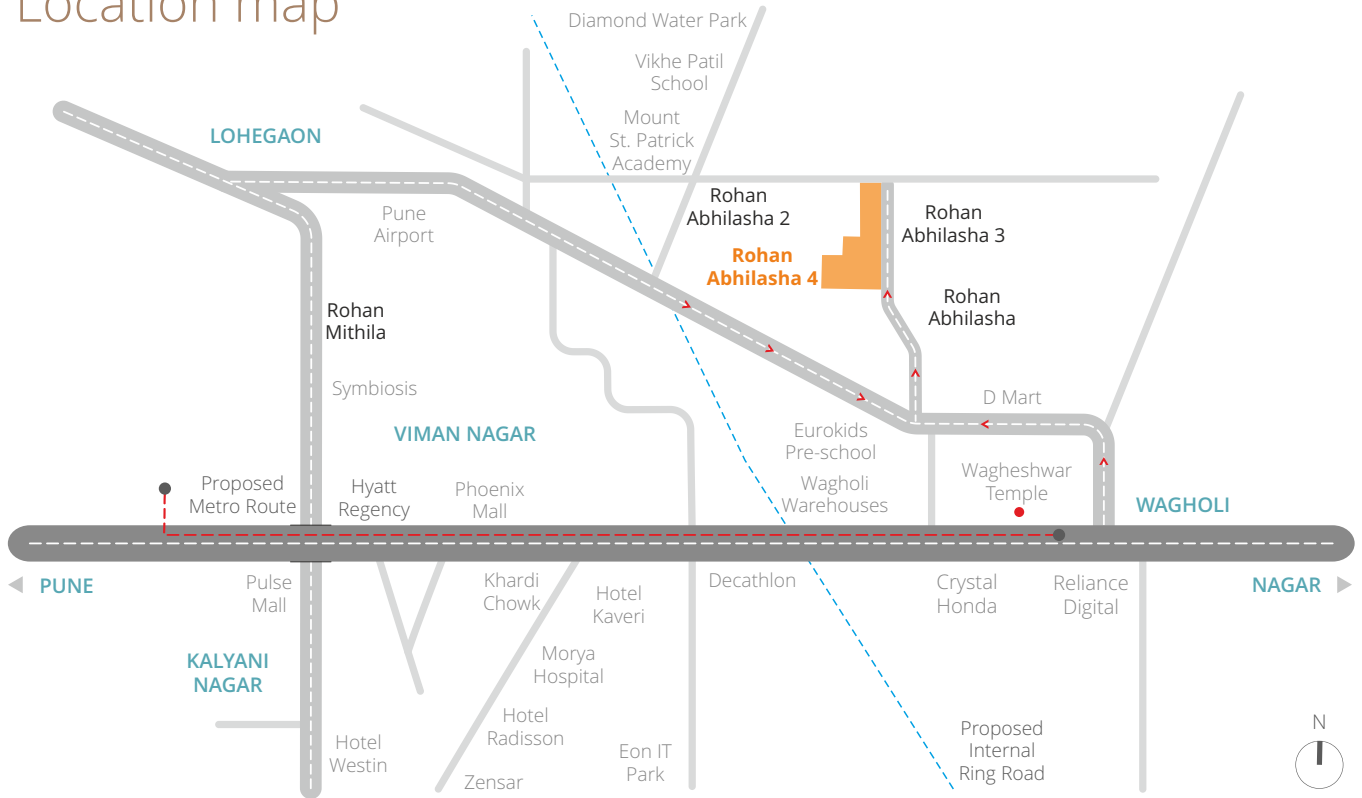
DOORS AND WINDOWS

- Laminated main door and elegant internal flush doors
- Premium quality fixtures and fittings
- Glazed aluminium windows / doors with mosquito mesh
- Glazed aluminium openable door for utility

INTERNAL PAINT

- Internal walls with acrylic emulsion paint

Location map



Pune office: 1 Modibaug, Commercial Building, Ganeshkhind Road, Near Agriculture College, Shivaji Nagar, Pune - 411016

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Disclaimer: The visuals, specifications, doors & windows, colour, landscape & other developments etc. given here are an artist's visual impression which may be different from the actual construction of building & development. For detailed information you are requested to contact our sales representative.

Rohan Abhilasha 4, Phase 1 has been registered with MahaRERA, and the details are available on the website <https://maharera.mahaonline.gov.in> under registered projects. MahaRERA Regn. no.: P52100080076. Scan QR code for MahaRERA details.

