

THE MODERN CITY
IN
HEART OF THE CITY



URBAN
REPUBLIC

Life Begins Here!

A project by
PRANAV BUILDCON PVT. LTD.



URBAN
REPUBLIC

Life Begins Here!

Biggest upcoming Township
in southern Maharashtra
over 2000 houses
to come-up a well planned Township





Live a well-connected, well equipped Life.



URBAN
REPUBLIC

Life Begins Here!

INNOVATION

EXCELLENCE

QUALITY

IN A
LAP OF NATURE



URBAN
COURTYARDS

Luxurious 3 BHK Row Houses

URBAN COURTYARDS

A New Era of Living.

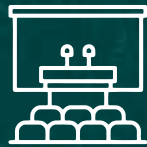
with
Modern Amenities,
Prime Location,
and Sophisticated Style.
Within Your Reach...



Top Class Amenities



3 acres
Landscape
Garden



Multipurpose
Hall
with Lawn



Amphitheater



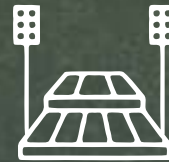
Childrens
Play Park



Jogging
Track



Yoga Dham



Sports Arena



Open Gym



Senior
Citizen Park



Magnificent
Entrance Arch
with security Chk



Cafeteria/
Food Plaza



24x7 security
with CCT V
Surveillance



Sports Arena & Amphetheatre

Actual Site Images



Childrens Play Park



Multipurpose Hall with Lawn



Yoga Dham



Entrance for O2 Park South

URBAN
COURTYARDS
3 BHK Row Houses

Sr. No.	Unit	Plot Area (Sq. Ft.)	Rera Carpet (Sq.Ft)	Saleble Area (Sq.Ft)
1	Middle Unit	862	1159	1507
2	North Corner	1203	1206	1568
3	South Corner	1193	1310	1703

SIZES OF GROUND FLOOR

- Living Room : 11.0x14.3 ft
- Kitchen & Dinning : 7.11x11.4 ft
- Common Toilet : 6.5x3.11 ft
- Dry Yard : 8.10x4.5 ft
- Bedroom 1 : 9.7x10.10 ft
- Sitout : 8.6x4.5 ft
- Enterance Lobby : 6.5x6.2 ft



URBAN COURTYARDS

3 BHK Row Houses

SIZES OF FIRST FLOOR

Bedroom 2 : 12.8x11.10 ft
Toilet 2 : 4.11x7.10 ft
Closet Space : 6.11x4.5 ft

Bedroom 3 : 11.3x13.3 ft
Toilet 3 : 9.3 x4.7 ft
Balcony : 11.3x5.10 ft

First Floor





SPECIFICATIONS

1.R.C.C

Earthquake resistant structure.

2.Main Door-

Main door with exclusive imported fitting & safety door.

Laminated flush doors to bedroom.

Laminated waterproof door for toilets

3. Window & Door :

Three track aluminum window with mosquito net & MS safety grills

4. Flooring -

2' x 2' vitrified mat finish tiles

Anti skid flooring in terrace and balcony area.

5. Kitchen -

Granite kitchen platform

Separate service otta

Electrical point provision for exhaust fan, aqua guard.

6. Utility -

Provision for wash basin, dishwasher etc.

separate cloth drying system in utility area.



SPECIFICATIONS

7. Plumbing -

Internal CPVC Concealed Plumbing system of finolex / Branded fitting & Sanitary fittings.

8. Electrical -

Concealed electrification with branded fittings & multi stand wires
AC point in all bedrooms
Provision for Inverter point
E.V point for every parking

9. Painting-

JK white putti with oil bond finish,
Apex ultima paint with water proof Texture coat

10. Stair Case-

SS railing , decorative sty light with open to sty polycarbonate sheet

11. Study Area-

Separate study area / work from home area with beautiful sky light for every bungalow.



Prime location in
Heart of the City...

- ✦ Equidistant from new city centre of Sangli Collecterale
- ✦ Very safe as away from floods blue line
- ✦ Stategically located from new upcoming Greenfield Expressway which is going to bring the whole area in the lime light and make it new Growth centre
- ✦ Double tracking , electrification of Rail network going to be boon for development of this location
- ✦ **Look East** policy of India coming in reality for Sangli-Miraj Corporation as whole city is shifting towards East day by day

**Railway
Station**
10 Min...
(2.8km)

**Corporation
Office**
12 Min...
(5.2km)

**Bharati
Hospital**
11 Min...
(4.4km)

**New
English
School**
3 Min...
(1km)

**Miraj civil
Hospital**
4 Minutes
(1.2Km)



Life Begins Here!

D-Mart
9 Min...
(3.9 km)

Everything You Need.
All Right Here.

LOCATION MAP





C R E D I T E S

Architects

Mr. Sachin kanoje

Shri chintamani Associates , Sangli

Ar. Pallavi Shinde, Bangalore

Landscape Designer and Consultants

Mr. Mahesh Nampurkar

Legal Advisor

Adv. Siddhrth Shah, Sangli



Pramoters and Builders

Pranav Buildcon Pvt. Ltd.

Plot No. 1, Lokmanya Colony, Miraj Pandharpur Road,
Miraj, Maharashtra.

email : marketing@pranavbuildcon.com

: pranavbuildcon@gmail.com

Booking Contact

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Maha Rera No.:

MEMBER
CREDAI
SANGALI
