



# ATHENA

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3 & 4 BHK LUXURY RESIDENCES





## *Signature Residences*



In the heart of Kalyani Nagar, where dreams unfurl and soar,  
Stands Athena by Belvalkar, an abode of lore.  
Here, modernity and grace in every line entwine,  
In homes where elegance and comfort benignly combine.

Athena, a sanctuary where tranquility reigns,  
In its halls, a symphony of contemporary strains.  
Each corner, a testament to Belvalkar's finesse,  
A haven in the city, a realm of calmness.

Beneath the sky of Kalyani Nagar, Athena rises proud,  
A testament to luxury, standing out from the crowd.  
Belvalkar's craft in every brick and pane,  
Athena, not just a home, but a lifestyle domain.

In the bustling heart of Kalyani Nagar's embrace,  
Athena stands, a symbol of style and grace.  
A place not just to dwell, but to live and dream,  
Where life flows like a serene, sunlit stream.

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*The Epitome of Elegance in Kalyani Nagar*



# ATHENA

Kalyani Nagar's Illuminated Masterpiece

At night, Athena lights up Kalyani Nagar with its stunning design, glowing like a jewel in the city. Its elegant structure, lit beautifully, creates a mesmerizing sight. Athena's night view is a dazzling display of modern grace.



## *Glowing Majesty*

At night, Athena transforms, its glowing majesty a beacon in Kalyani Nagar's skyline. Its illuminated elegance captivates, making the building a landmark of night-time splendor. In Athena's light, modern luxury finds its most brilliant expression.





# THE FIRST STEPS INTO



A T H E N A

Kalyani Nagar's Illuminated Masterpiece

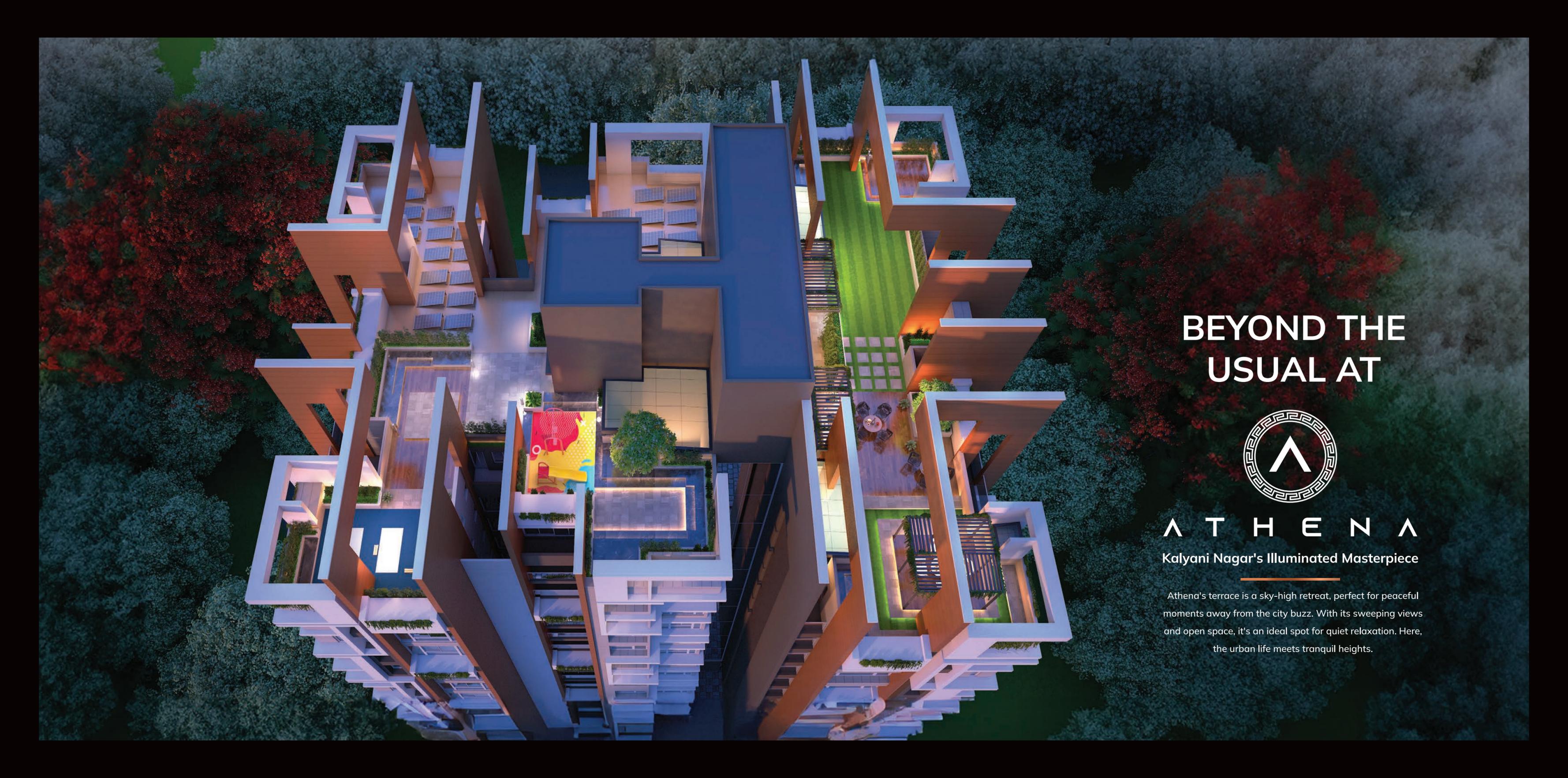
Step into the lobby of Athena, a grand entrance that mirrors the project's luxurious essence. With its sophisticated design and welcoming ambiance, it sets the stage for the elegance that defines Athena. Here, every arrival is not just an entry but a passage into a world of refined grace.



## Peaceful Pauses in Athena's Lobby

Athena's lobby, with its plush lounge chairs, is an oasis of calm. Ideal for a peaceful pause, it's a space where time gently slows, allowing for moments of quiet reflection or a leisurely read. This elegant area blends comfort with luxury, making every wait a tranquil experience.





BEYOND THE  
USUAL AT



ATHENA  
Kalyani Nagar's Illuminated Masterpiece

Athena's terrace is a sky-high retreat, perfect for peaceful moments away from the city buzz. With its sweeping views and open space, it's an ideal spot for quiet relaxation. Here, the urban life meets tranquil heights.



## SPECIFICATIONS



### Structure :

- Seismic resistance RCC structure.



### Masonry :

- External Walls: Eco-friendly masonry in 125mm AAC blocks & Fly-ash bricks.
- Internal Walls: Eco-friendly masonry in 125mm AAC blocks/fly ash bricks.



### Plaster :

- External Walls: Sand face plaster with waterproofing chemical.
- Internal Walls: Gypsum finish internally & P.O.P for ceiling.



### Plumbing :

- Concealed plumbing with C.P. fittings of Jaguar Continental/ Florentine/ Kohler.
- All Sanitary fittings of make Hindustan/ CERA/ Johnson/ Parryware.



### Paint :

- Internal walls: Satin finish paint (Asian/Nerolac/Dulux).
- External walls: Acrylic paint (Asian/Nerolac/Nippon).



### Flooring :

- 800x800 vitrified tiles flooring in all rooms.
- Full height 2'x2' Ceramic tiles dado in toilets.
- Ceramic tiles for flooring in toilets and balconies.
- Granite Kitchen platform with stainless steel sink.



### Doors and Windows :

- Main door: Both side laminated shutter with SS fittings and night latch fitted on Laminated door frames.
- Internal doors: Both side laminated shutter with SS fittings and cylindrical lock fitted on Laminated frames.
- Toilet & dry balcony doors: Both side laminated shutter with SS fittings and cylindrical lock fitted on natural stone frames.
- 3 track powder coated aluminum sliding windows with mosquito net and glass panels.
- Oil painted safety grills for windows.



### Railing:

- Glass railing with SS handrail.



Smart card access control system for entrance lobby.



Gracefully designed entrance lobby.



CCTV in all common areas, parking, and building periphery.



Decorative compound wall.



Well-designed amenities on top terrace.





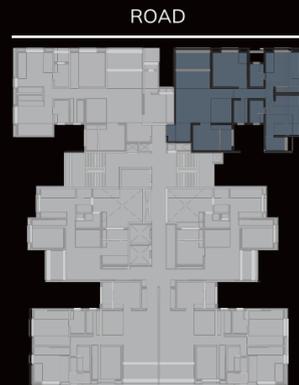
## 2 BHK LUXURIOUS



| RERA CARPET | ENCL. BALCONY | DRY BALCONY | SIT OUT | OPEN BALCONY | TOTAL  |         |
|-------------|---------------|-------------|---------|--------------|--------|---------|
| SQ. M.      | SQ. M.        | SQ. M.      | SQ. M.  | SQ. M.       | SQ. M. | SQ. FT. |
| 93.08       | 0.00          | 3.37        | 0.00    | 23.34        | 119.79 | 1289    |



# 3 BHK - TYPE 1



KEY PLAN

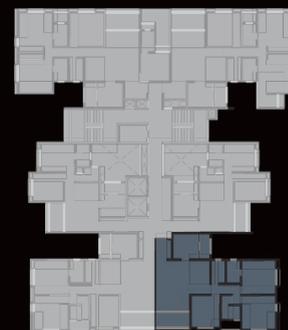
| RERA CARPET | ENCL. BALCONY | DRY BALCONY | SIT OUT | OPEN BALCONY | TOTAL  |         |
|-------------|---------------|-------------|---------|--------------|--------|---------|
| SQ. M.      | SQ. M.        | SQ. M.      | SQ. M.  | SQ. M.       | SQ. M. | SQ. FT. |
| 106.60      | 0.00          | 3.37        | 3.09    | 6.57         | 119.63 | 1288    |



## 3 BHK - TYPE 2



ROAD



  
KEY PLAN

| RERA CARPET | ENCL. BALCONY | DRY BALCONY | SIT OUT | OPEN BALCONY | TOTAL  |         |
|-------------|---------------|-------------|---------|--------------|--------|---------|
| SQ. M.      | SQ. M.        | SQ. M.      | SQ. M.  | SQ. M.       | SQ. M. | SQ. FT. |
| 100.26      | 0.00          | 3.03        | 0.00    | 6.02         | 109.31 | 1177    |



# 4 BHK



KEY PLAN

| RERA CARPET | ENCL. BALCONY | DRY BALCONY | SIT OUT | OPEN BALCONY | TOTAL  |         |
|-------------|---------------|-------------|---------|--------------|--------|---------|
| SQ. M.      | SQ. M.        | SQ. M.      | SQ. M.  | SQ. M.       | SQ. M. | SQ. FT. |
| 120.41      | 0.00          | 3.37        | 0.00    | 6.57         | 130.15 | 1403    |



# ATHENA

ADDRESS : F. P. NO. 6, KALYANI NAGAR, YERAWADA, PUNE – 411006

**Kothrud** : 020 2998 5824  
2<sup>ND</sup> floor, Kakade complex,  
Karve Road, Kothrud, Pune-411038

**Erandwane** : 020 2545 6200  
1175/1, 4th Floor, Nirmiti Eminence,  
Near Mehendale Garage, Erandwane, Pune - 411004

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