



ONE AKLUJ

The Luxurious Gated Community

**Ready-To-Build Collector Sanctioned
NA Plots, Yashwant Nagar - Akluj**



ABOUT ONE AKLUJ

One Akluj is a beautiful combination of a dream and reality, a vision that has been turned into an outcome. A dream of living a plus life with nature's touch and lush plantations all around. The dream of having your own peice of land in the premium location of Akluj. A dream of living in the finest gated community of the city with grand security gate and a dream of living a peaceful life that's also an epitome of luxury.

Blending this into reality, we bring you One Akluj that's one-of-a-kind plotting project taking shape in the most developing and progressing areas of Akluj. It's not just a home but your own piece of the world where you can build your new life starting from the roots.

- Spread across 22.5 Acre having 1.6 FSI for each plot
- 300+ Ready-To-Build Collector Sanctioned NA Plots
- **One SPA - Where you Celebrate Life with 101 Grand Lifestyle Amenities & Features**
- Maximum Open Spaces - 60% Open Area to Plot Area
- A Gated Community with grand Entrance Gate with Security Cabin
- Located on 40ft. DP Road
- Equipped with 40ft. Avenue Road and 30ft. Internal Roads, Street Lights, Tree Plantations and more
- Essential Shopping



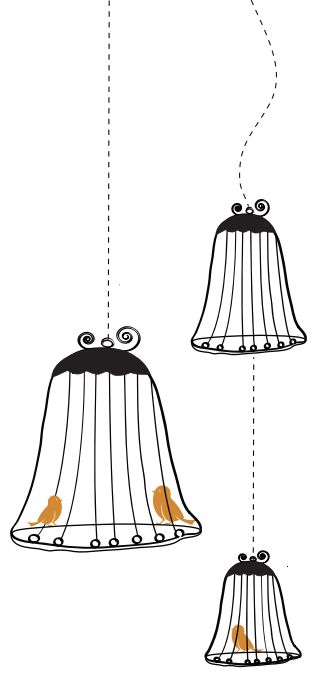


- Do you want a home that's perfectly tailored to your needs?
- Do you want your kids to grow in a spacious and open gated community?
- Do you want to live a life that's surrounded by nature's peace and tranquillity?
- Do you want to invest in a property that is going to offer you assured returns?
- Do you want to give your family a fancy / upgraded lifestyle as you promised?



is the Home
that you deserve





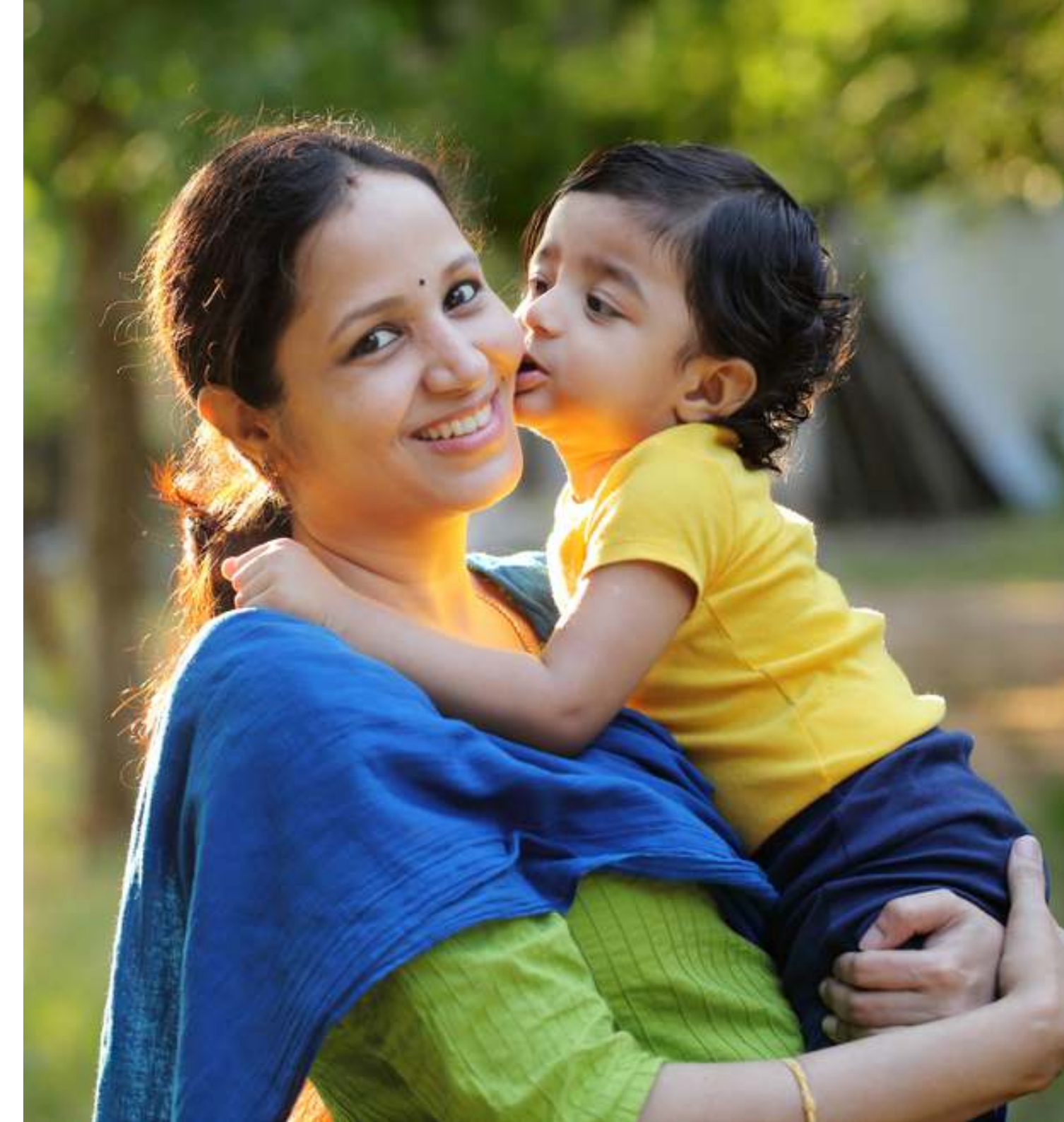
TAKING YOUR LIFESTYLE UP A NOTCH

One Akluj is a luxurious gated community comprised of open spaces, fine greenery, and fantastic amenities all under one grand roof. Its security gating and grand entrance take you to a living that's nothing less than a dream. From a luxury pool to vast-stretching jogging tracks, party lawns to a multi-purpose sports court it has all the fancy features to take your lifestyle up a notch.



THE SAFEST INVESTMENT CHOICE

One Akluj is not just another project. It's a project cited at the heart of the city's fastest appreciating region. It's the kind of idea and legacy that only appreciates with time and an investment here will never disappoint you.



ONE AKLUJ MASTER LAYOUT



Gated community



40 ft. Avenue Road



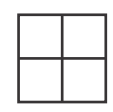
30 ft. Internal Roads



All roads with footpath & Planters



Street lights



Marking each plot



Provision for Electricity



Open Space

ONE SPA

THE SOCIAL



Artist's Impression.

THE PAVILION



Artist's Impression.

THE ATMOSPHERE



Artist's Impression.



Artist's Impression.

Phase I

Proposed Phase II

40ft. DP Road

Towards Kantilal Bhavan



Where you Celebrate Life

HAPPINESS IS HAVING THE CHOICE TO INDULGE IN THE FINEST LUXURIES OF LIFE

If you are seeking an experience that's larger than life, then One Akluj is your destination. It has the lifestyle that you and your family deserve and the ones that are going to keep your aspirations high. So, soak in the serenity in the pool or Gear up your muscles at the Gym, walk by lush greenery or let loose at the party lawns, break a sweat at the Sports Arena or enjoy peaceful bird watching, by all means, you will have access to the fanciest lifestyle that you always dreamt of.



Artist's Impression.



Where you Celebrate Life

THE SOCIAL



Multi- Purpose Hall



Cafeteria



Guest Rooms



Open Party Area



Indoor Games Arena



Gazebo with Party Lawn



Artist's Impression.





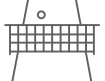




Artist's Impression.



Where you Celebrate Life

THE PAVILION

-  Basketball Court/ 5 side Football Arena
-  Open Seating Area
-  Cricket Nets
-  Jogging Track with Acupuncture Track
-  Tennis Court
-  Kids Play Area
-  Semi Covered – Senior Citizen Seating Area



Artist's Impression.










Artist's Impression.



Where you Celebrate Life

THE ATMOSPHERE

-  Gym/ Meditation Center
-  Bird Nesting and Butterfly Park
-  Swimming Pool
-  Semi Covered Seating Area
-  Open Area
-  Deck to Overview the Water Body
-  Jogging Track – with Acupuncture Track



Artist's Impression.



Artist's Impression.



LIFESTYLE FEATURES

PROJECT FEATURES

- 40 ft Concert Avenue Roads
- 30 ft Internal Tar Roads
- Underground MSEB Connection upto main Avenue Road
- Internal Ducting for MSEB Cables upto Each Plot
- Water Connection upto Each Plot
- Underground Storm Water Drain
- Roads with Footpath
- Wide Landscape Street Way
- Pedestrian Friendly Footpath
- Benches for Sittings
- Excellent Signage's within the Scheme
- Streetlights
- Façade Lightening and Entrance Lightening
- Plot Marking with 1 ft Height Kerb Stone
- Personalized Name Plate for Each Plot
- Easy Circulation Layout
- Optimized Planned Plots
- 1.6 FSI
- 40 feet approach Road till Site
- Loan Facilities from Standardized Banks
- 4 Open Spaces
- Layout with 60% Open Space
- Layout having 2.1 acres of Lifestyle Amenities
- Well Planned Road for Easy Circulation of Traffic
- Flower Beds
- 300 + Tree Plantation
- Pollution Free Picturesque Surroundings
- Epicenter of Yashwant Nagar and Akluj

SECURITY

- 22.5 Acre Gated Community
- 5ft Compound Wall
- Grand Entrance Gate
- Security Cabin
- 3 Entry Exit Points
- CCTV Monitored Entry Exit
- Entrance Visitor Parking
- Safe Walking Zones

CLUB HOUSE

- One SPA – A Luxurious Gated Community
- High Class Gymkhana Buildings
- Water Fountain
- Well-equipped Guest Rooms
- Viewing Deck
- Lap Pool
- Kids Pool
- Pool Side Sit Out
- Fitness Club

OUTDOOR

- Cafeteria
- Party LZawn
- Gazebo
- Leisure Sit Outs
- Walking Track
- Jogging Track
- Cycling Track
- Party Area
- Picnic Lawn
- Water Body
- Youth Hangout
- Sculpture
- Butterfly park
- Bird nesting place
- Stargazing Point
- Basketball
- 5 Side Football
- Tennis Court
- Cricket Nets
- Volleyball Nets
- Kids Play Area
- Swings
- See Saw
- Slides
- Mounts for Children Play Area
- Elderly Sit Outs
- Jogging Track
- Acupuncture Track
- Pool Side Party Area
- Modern Gymnasium
- Resting Pavilion
- Essential Shopping
- Pharmacy
- Grocery Shop
- Vegetable & Fruit Shop
- Pantry for Banquets

INDOOR

- Community hall
- Carom Room
- Card Room
- Board Games
- Yoga Room
- Meditation Room
- Aerobics Centre
- Society Office
- Meeting Room
- Reading Room
- Work From Home Space
- Leisure Sit Out near the Water Body
- Coffee Shop
- Wifi Zone
- Pantry Area for GYM

LEGAL

- Society Formation
- 30 Years Search and Title Report
- Government Demarcation of Master Layout Completed
- Government Demarcation of Independent Sanctioned Plots
- All Plots/Layout are Collector Sanctioned as NA
- Individual 7/12 and Land Records

OWNING YOUR LITTLE WORLD

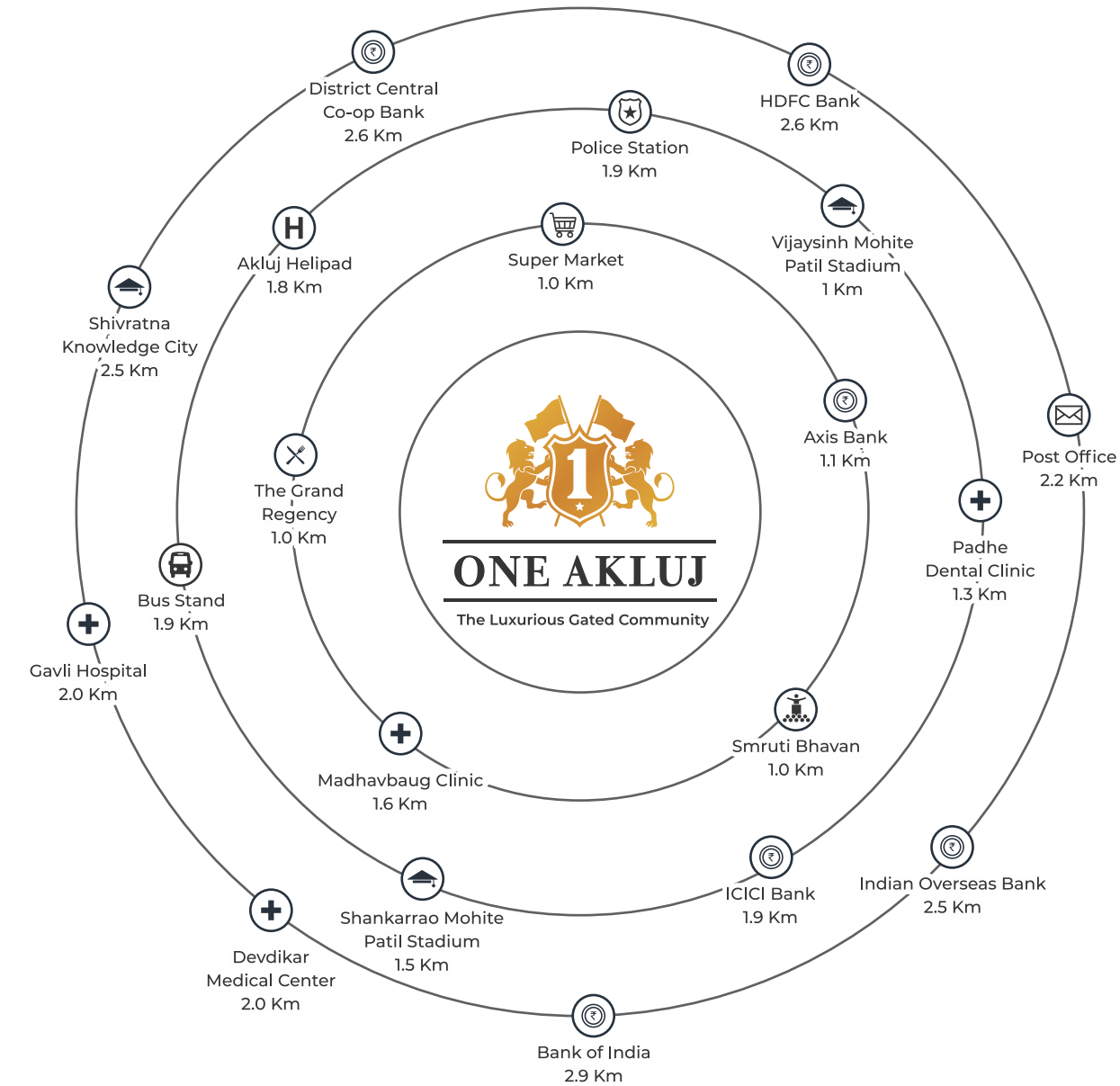
It's your dream home so only you have the right to build it the way you want. That's the freedom One Akluj offers you to own a piece of the world that you can shape into the kind of abode that you always dreamt of. It's your sweet little abode in a vast-stretched gated community that will fill your heart with content and life with joy.



SUPERB LOCATION

One Akluj is a project cited in the fastest-growing region of Akluj and that's what makes it a worthy investment. Its connection to the city's thriving and blooming life is an open gate for you to explore flourishing opportunities and growth prospects.

CONNECTIVITY



WHY BLUE VENTURE

Blue Venture is a prominent name in the Real Estate Industry that stands for trust, faith, and integrity. In its industry experience of over 20 years, Blue Venture has successfully delivered 20+ Projects, each of which stands as our epitome of excellence and superiority. The brand name has been synonymous with ingenuity and creativity and One Akluj is another gem in this legacy.

Starting from the inception to the execution of this wonderful project, everything has been immaculately perceived and delivered. It has captured the very essence of this fast-growing yet nature-connected region of Akluj and turned into a brilliant plotting project which makes a dream home and blissful lifestyle.

20+

Years of
Legacy

20+

Projects
Developed

8K+

Happy
Customers

20L+

Sq. Ft.
Developed

ONGOING PROJECTS



27th AVENUE, BAVDHAN

RERA No.: P52100023239



SOMMET, BHUGAON

RERA No.: P52100026676



SPECTRA, PAUD ROAD, KOTHRUD

RERA No.: P52100014363



ADITYA GARDEN CITY PH-V, WARJE

RERA No.: P52100027750



7 GRAVITAS, MOHAMMADWADI ROAD

PLOTTING PROJECTS



FUTURE CITY, WAGHAJWADI

RERA No.: P52100002651



TERENZIO, SHIRWAL

RERA No.: P52700013763



ADITYA NISSARG, PIRANGUT

COMPLETED PROJECTS



BLUE VENTURE, FC ROAD



XRBA ADOBE, JAMBHUL



ADITYA GARDEN CITY, WARJE



ADITYA SHAGUN RESIDENTIAL, BAVDHAN



ADITYA SHAGUN MALL, BAVDHAN



STANZA, PUNAWALE



BLUE CARNATION, HADAPSAR



SUSHOBHA, KOTHRUD

LOCATION MAP



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PUNE METRO

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