



BUILDING - OPAL 'B13' & ORA 'B14'

NYATI
ELAN
WEST - II
2 RHK SPACIOUS HOMES
WAGHOLI



Artistic Image



From where you go places - Wagholi, Pune

With its rising scrapers, luxury hotels and educational hubs, its transformation is symbolic of a vibrant Pune.

Placed in proximity to the Nagar Highway and its industrial base, the suburb connects equally effortlessly with the IT hubs, within its folds are schools of repute like JSPM, Lexicon and Sanskriti International School, scores of shopping malls and avenues of leisure and entertainment.

Wagholi has risen through the ranks as an extremely sought after address for home-seekers. This is where the new money is finding residential value. Place your money where the city is on the move.

Come home to Nyati Elan.



It's now called the
**'Best Residential
Project of 2016'.**

We'll be happier when it's
also called your Home.



Specifications

Structure	<ul style="list-style-type: none">• RCC Construction.	Electrical	<ul style="list-style-type: none">• Modular electrical switches with concealed copper wiring with MCB controls & Generator backup for all light & fan points except all power points
Masonry & Plaster	<ul style="list-style-type: none">• External & Internal walls 6”/4” block work.• External sand faced plaster and Internal Gypsum finish.	Plumbing	<ul style="list-style-type: none">• Internal Concealed PPRC plumbing lines
Doors	<ul style="list-style-type: none">• Main door: Veneered / Laminate finished with wooden door frame• Internal door: Flush door with CP fittings & wooden door frame.• Toilet doors: Flush door with CP fitting & Granite door frame.	Waterproofing	<ul style="list-style-type: none">• Brick Bat Coba Waterproofing for toilets and terrace with I.P.S. Finish
Windows	<ul style="list-style-type: none">• Powder coated Sliding Aluminum with mosquito net fitted on M. S. sub-frame.	TV & Telephone	<ul style="list-style-type: none">• TV & Telephone points in living & Bed Rooms
Flooring	<ul style="list-style-type: none">• Vitrified tiles in entire flat with matching skirting• Parking – Chequered tile	A.C.	<ul style="list-style-type: none">• Electrical points in all Bed Rooms for split A.C.
Kitchen	<ul style="list-style-type: none">• Granite platform with Stainless Steel Sink and glazed tile dado upto 4’ height above platform• Plumbing & Electrical provision for Aqua guard.	Solar Water Heating System	<ul style="list-style-type: none">• Solar Water Heating System for Master Bed Toilet. (With restricted time)
Toilets & Bathroom	<ul style="list-style-type: none">• Ceramic tile flooring and dado up to 7ft. ht.• Sanitary fitting – White EWC & Wash Basin• Counter – WHB counter in Master Bed Toilet with basin mixer.• C. P. Fitting - Hot & cold wall mixer.	Painting	<ul style="list-style-type: none">• Internal Walls / Ceiling : Oil Bound Distemper• Doors: Polish / Paint• Railing / Grills: Oil paint• External Walls: Acrylic paint.
		Lift	<ul style="list-style-type: none">• Lift with Generator Back up.
		Dry Balcony	<ul style="list-style-type: none">• Provision for Washing Machine



Swimming Pool



Club House

Common Amenities

Club	• Well equipped Club with Gymnasium, Swimming pool, Party lawn etc.
Play Area	• Children's play area with play equipment.
Gardens	• Landscaped Designed Garden with sit-outs.
Internal Roads	• Tremix concrete for drive way & paving blocks for parking, walk ways.
Street Lighting	• Street lighting along road and in garden area.
Generator	• 100% Generator backup for common Areas, Flat except all power points.
Society Office	• At suitable location.
Compound Wall & Entrance	• Boundary wall with Main gate & Security cabin.
Telephone Connections & Intercom	• Networking for Telephone & Intercom system.
Cable T.V.	• Network provision for cable T.V.
Gas Pipe Line	• Private LPG Gas networking from Gas Bank to each Flats
Water Supply	• Water supply through Treatment Plant.
STP	• Recycling of water for Gardening & Flushing.
Wet Garbage Disposal	• As per statutory requirements.
Fire Fighting	• As per statutory requirements.
Electric Sub-Station	• As per statutory requirements.
Electric Meter Room & Letter Box	• Located as per Parking Drg.



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PROJECT LAYOUT



 Covered Parking



OPAL 'B13' TYPE - ODD

For Marketing/sales purpose only



OPAL 'B13' TYPE - EVEN

For Marketing/sales purpose only



OPAL 'B13'

For Marketing/sales purpose only



ORA'B14' TYPE - ODD

For Marketing/sales purpose only



ORA'B14' TYPE - EVEN

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ORA'B14'

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LOCATION MAP

(Not to scale)

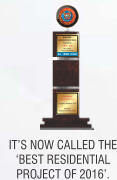


Distance in Approx

Airport - 11.5 kms
Pune Railway Station - 14.5 kms

Eon Sez IT Park - 6 kms
Magarpatta City - 11.6 kms

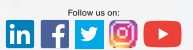
Seasons Mall - 10.6 kms
Phoenix Mall - 8 kms
Lexicon International School - 1 km



MAHARERA REG. No. P52100015826
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Note:- The dimensions of the unit as mentioned are from "Bare Wall" to "Bare Wall".