



NYATI

EMPRESS

THE QUEEN OF VIMAN NAGAR

BOUTIQUE OFFICES, RETAIL & RESTAURANT SPACES





LET'S RISE

Behold Nyati Empress! A jaw-dropping edifice of modern workspaces and recreational areas paired with an eclectic array of amenities and world-class designs. Not just another business hub, this is the futuristic commercial capital that's ready to meet the constantly evolving new age business demands.



The most sought after location



Aesthetically designed
state-of-the-art elevation



Seamless
main road
frontage



ARTISTIC IMPRESSION



RISE ABOVE
THE ORDINARY

GRAND ENTRANCE
LOBBY BEDAZZLED
WITH STUNNING
FINISHES





GRAND ENTRANCE

ARTISTIC IMPRESSION





CONCEPTUAL IMAGE



RISE WITH PREMIUM RETAIL SPACES IN VIMAN NAGAR

Nyati Empress offers singular retail spaces that allow you to flaunt your brand presence in the best manner. Be it a state-of-the-art showroom space or a fashion outlet, the project aims to offer an opulent brand experience for all with its stunning glass facades and main road visibility. With scalability options and scope for customisation, never again shall your brand be limited by rigidity.

RETAIL SPACES

Ideal for



Showrooms



Luxury Brands



Hypermarkets



Salons



Fashion Houses



THE GLORY OF EMPRESS

- Main Road Visibility
- Exclusive Parking for Retail
- Separate Access for Retail
- Grand Entrance Lobby with Double Height
- Impressive Atrium



RETAIL SHOWROOMS

ARTISTIC IMPRESSION



RISE WITH GOURMET DINING SPACES IN VIMAN NAGAR

A world of culinary delights shall soon serve the discerning residents of Pune. Nyati Empress presents an array of urban dining spaces on a single platter. Ideal for QSRs, cafes and fine dining kitchens, every dining space can be personalised to meet the criteria that global brands demand. It's time to toss and stir your ideas in a domain that matches your exclusive taste.

DINING SPACES

Ideal for _____



Fine Dining Restaurants



Cafes



QSRs





CONCEPTUAL IMAGE



THE MAJESTY OF EMPRESS

- Well-planned Layout
- Adequate Parking
- Refreshing Ambiance
- Aesthetic Design
- Smartly Planned Light & Ventilation Features



BOUTIQUE OFFICES

ARTISTIC IMPRESSION



CONCEPTUAL IMAGE



RISE WITH BOUTIQUE OFFICES IN VIMAN NAGAR

An address that lives up to the echelon of your brand, Nyati Empress has been envisioned to be an award-winning business tower. Plush workspaces have been synchronised with functionally efficient architecture to present a sustainable and enriching work experience. Not to mention the exuberating environment that shall always keep you going.

BOUTIQUE OFFICES

Ideal for _____



Corporate Offices



Professional Consultants



IT Companies



Training Centres



THE SPLENDOUR OF EMPRESS

- Columnless Layout
- Exclusive Parking for Offices
- Separate Access for Offices
- Ergonomic Design
- Smartly Planned Spaces



ARTISTIC IMPRESSION

STRUCTURE, MASONRY WALLS, EXTERNAL PLASTER/PAINTS

- a) RCC framed structure
- b) Masonry walls in AAC blocks
- c) Aluminium composite panels and glazing for elevation
- d) External wall with sand faced plaster having textured finish and acrylic paint
- e) Internal walls – Gypsum finished walls

FLOORING & DADO

- a) Vitrified tiles flooring in Offices and ceramic tiles in Shops
- b) Vitrified tile matte finish flooring & dado inside common toilets. Brand – Zealtop/Kajaria/Somany/Asian/Nitco/Johnson/Simpolo
- c) Staircase – Treads, risers, mid landing & skirting with granite OR vitrified ready-made steps. Brand - Restile/Asian/Johnson/Pavit
- d) Lift, lobby & common passage – Marble flooring & dado
- e) Vitrified tiles over formed terrace at 3rd floor
- f) 1.5 m height vitrified tile dado at passage area

TOILET AREA

- a) Concealed PEX pipes plumbing lines inside common and individual toilets in Shops/Offices. Brand – Finolex/Prince/Supreme/TECE/Giacomini/Astral
- b) External plumbing lines – White UPVC. Brand - Astral Wavin/Prince/Supreme/Ajay Flowguard
- c) CP fittings inside common toilet. Brand - Jaquar/Grohe/Isenberg/Kohler

- d) Sanitary wares inside common toilet. Brand – RAK/Hindware/Jaquar/Kohler/Toto

ELECTRIFICATION & CABLING

- a) Concealed copper wiring with modular switches in common areas & common toilet area.

Brand for Electrical Switches - Legrand/Schneider/Anchor

Brand for Electrical Wiring – Polycab/Finolex/R.R.Kabel/Havells

- b) Electric supply of appropriate load from transformer up to DB at every floor/unit

DOORS

- a) Motorised MS rolling shutter for Shops & Restaurants
- b) Laminated flush doors for all Offices
- c) Laminated flush doors for common toilets

FALSE CEILING AT COMMON PASSAGE

- a) False ceiling at common passage with modular gypsum tiles/board. Brand – Armstrong/AMF/Gyproc/Knauf/Danoline

LIFTS

- a) Passenger lifts & service lift. Brand – Kone/Otis/Schindler/Johnson

PAINTING

- a) Internal walls of passage area above tile dado - Oil Bound Distemper. Brand – Dulux- ICI/Asian/Berger/Nerolac



SPECIFICATIONS



Generator back-up for Offices, Shops & common areas only



LED fixtures for common areas



Internal tremix concrete/pavers for driveway



STP as per statutory requirements



Rain water harvesting



Stacked car parking as per plan



OWC

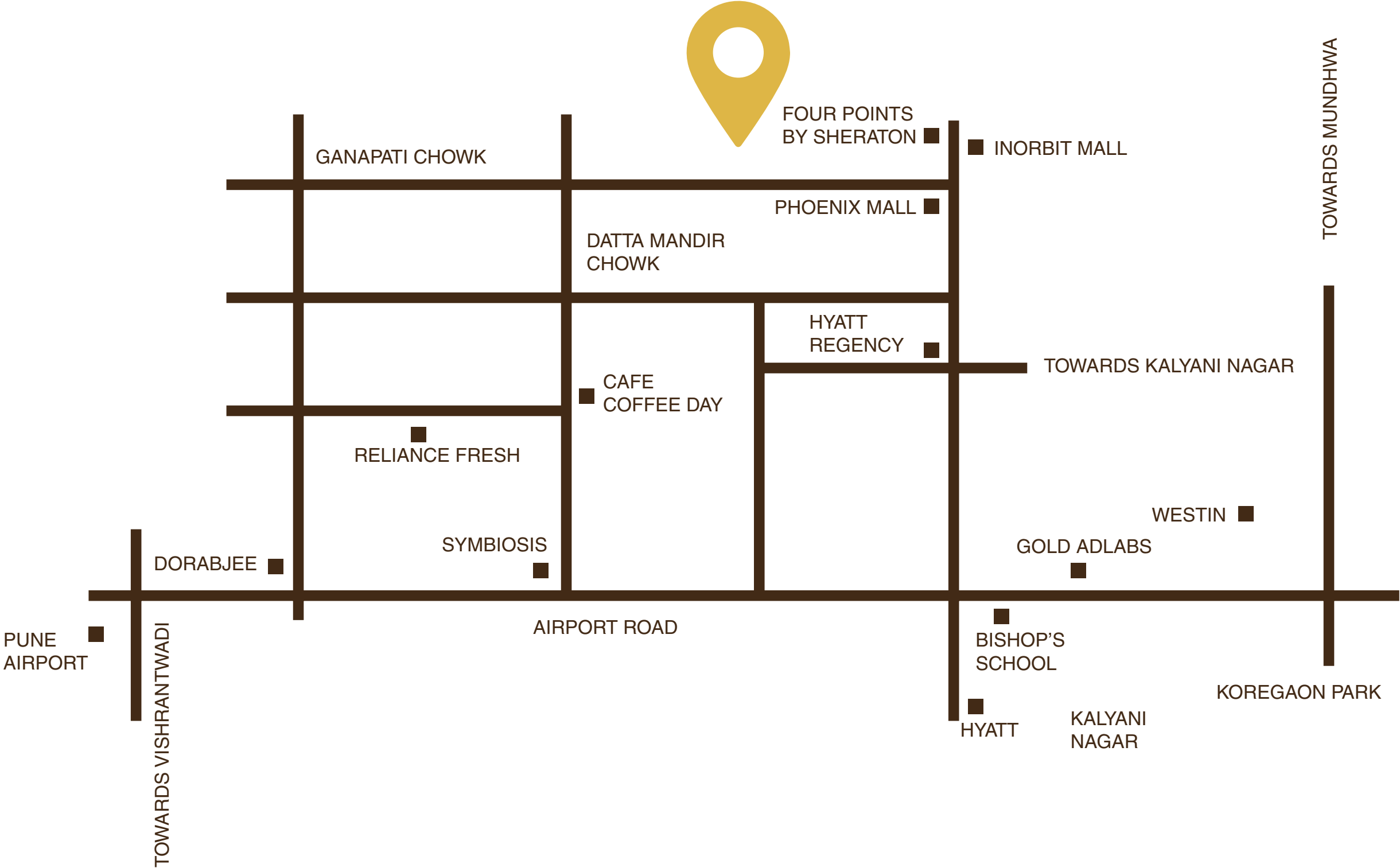


Escalators as per plan



COMMON AREAS, AMENITIES & FACILITIES

NYATI EMPRESS





LOCATION MAP



ARTISTIC IMPRESSION





A Joint Initiative By



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Disclaimer: The furniture layouts displayed in the floor plans are indicative in nature and not included in the actual unit. The client can consult an interior designer as per his preference to design his own furniture layout. Note:- The dimensions of the unit as mentioned are from "bare wall" to "bare wall".