

NYATI
ESTEBAN-I

2, 3 & 3.5 RHK HOMES
UNDRI



THE LUXURY OF ROYAL LIVING

A signature offering by the Nyati Group, Nyati Esteban I is the epitome of luxurious living. An ultra-luxurious project of 2, 3 & 3.5 RHK homes in Undri, it is an emblem of how a modern kingdom should be.



Artistic Impression



THE LUXURY OF AESTHETICS

Beauty and elegance are the two sides of royal living. At Nyati Esteban I, you experience both to the finest detail, inside the impressive 7-tower structure overlooking the best of Pune city. Every home here exhibits elegant design infused with the idea of palatial living that's sure to inspire you aesthetically.





Artistic Impression



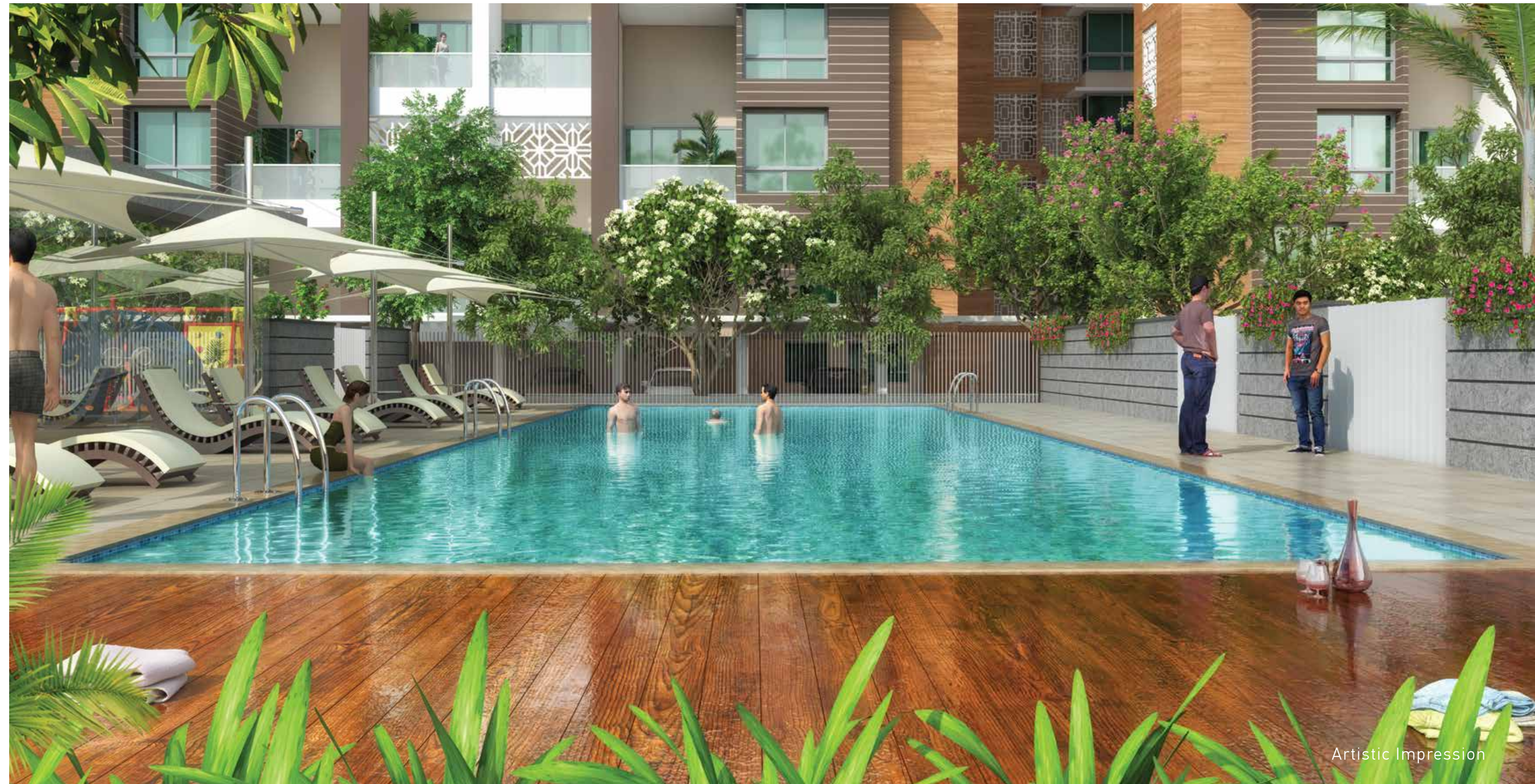
THE LUXURY OF ROYAL CELEBRATIONS

Celebrations at Nyati Esteban I are special. They complement the life that's well-defined and vice versa. We complement them by offering the perfect setting that's regal in every sense. It's a home befitting your refined needs and sensibilities, and it brims with unmatched comforts that are bound to make your celebrations even grander.



THE LUXURY OF CHOICEST FEATURES

Imagine a lifestyle that aptly captures the essence of royal living, and now live it at Nyati Esteban I. Here, every feature is designed in such a manner that it's more than just a utility. It's a way of living that elevates your spirit every moment.



Artistic Impression



Artistic Impression



THE LUXURY OF A WHOLESOME LIFESTYLE

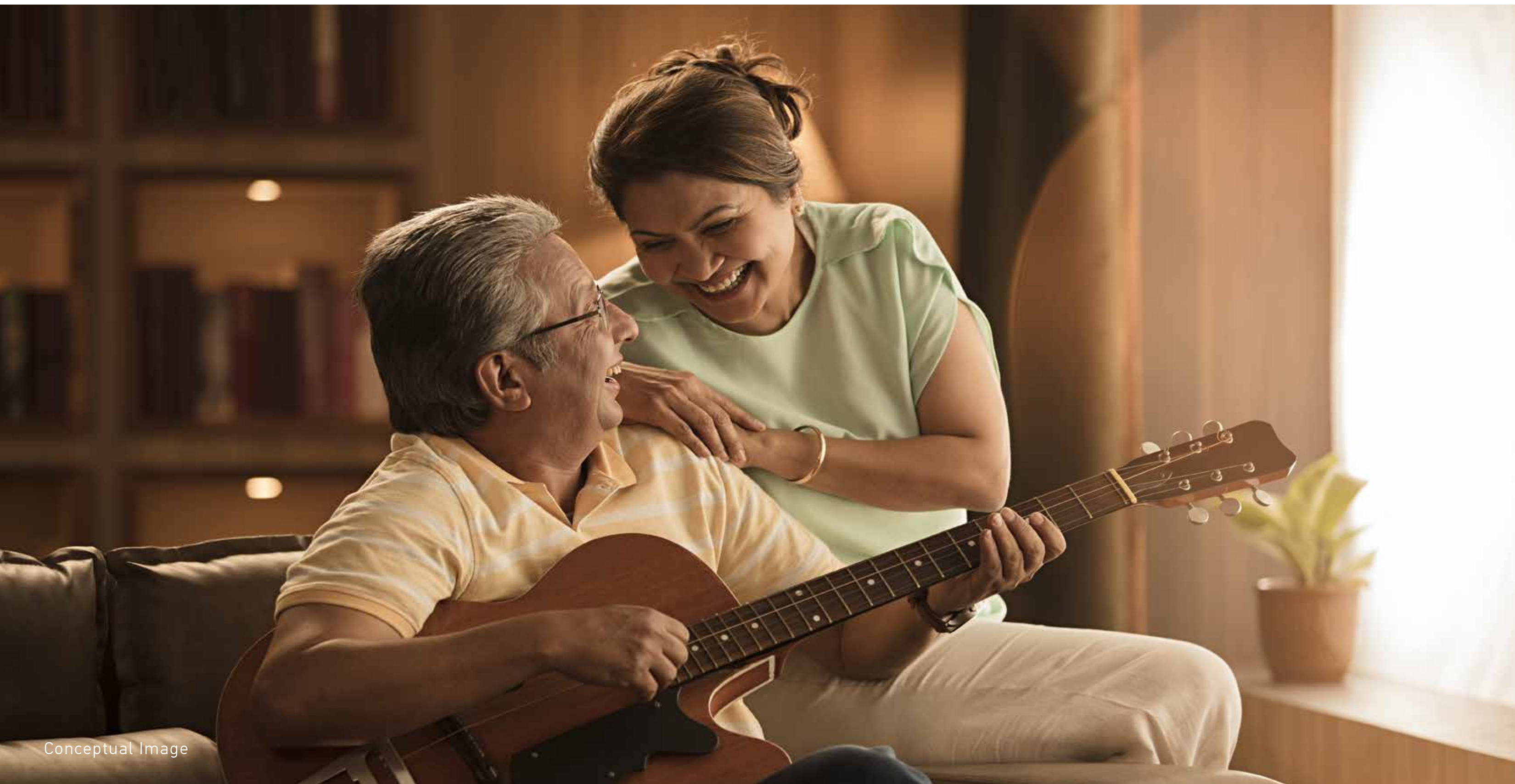
Luxury isn't just superlative frills. It translates to meaningful experiences inspired by thoughtful spaces. At Nyati Esteban I, it's meant to inspire freedom and wholesome living.



LAYOUT PLAN



NYATI
ESTEBAN-I
2, 3 & 3.5 RHK HOMES
UNDRI



Conceptual Image



THE LUXURY OF STYLISH SENIOR LIVING (FUTURE DEVELOPMENT)

Senior living is all about enjoying the fruits of your hard work. Precisely why, Elder Flower, a thoughtfully conceived Senior Living initiative by the Nyati Group offers a unique tribute to the second innings of our elders. This initiative is meant to inspire and complement the independent living of active seniors.

Well-planned and technology driven, the Elder Flower initiative focuses on creating a fully-functional lifestyle for your life post-retirement and a peaceful community of like-minded people. The homes here are built with extensive attention to safety, security, and premium amenities which are designed to serve your needs better.

At Nyati Esteban I, we make sure that you lead a zestful and active life with all the convenience, ease, and comfort a royal lifestyle like this can offer.



THE LUXURY OF SPACIOUS LIVING

COMMON AREAS, AMENITIES & FACILITIES OF THE PROJECT “NYATI ESTEBAN I”

- » Main entrance gate with security cabin & compound wall
- » Landscaped garden with lawns and flower beds
- » Children’s play area with play equipment
- » Swimming pool & multipurpose court
- » Generator backup for passenger elevators, pumps and common lights
- » LED fixtures for common area
- » Internal Tremix concrete roads
- » STP recycled water for gardening and flushing
- » Wet garbage disposal through organic waste converter
- » Rain water harvesting
- » WTP as per statutory requirements





Conceptual Image



THE LUXURY OF AUTOMATED HOMES

Modesty may be a virtue. But not when it comes to your comforts. Living in a Nyati home means you always have the best advantage technology can offer. But we have gone a leap ahead while designing royal homes at Nyati Esteban I. Here you enjoy fully automated homes with state-of-the-art Automated Apartment Management Systems.



SPECIFICATIONS



STRUCTURE, MASONRY WALLS & PLASTER/PAINTS

- » RCC framed structure
- » External wall textured with acrylic paint
- » Internal walls & ceiling – Gypsum finished walls & putty finished ceiling



FLOORING TILES

- » Living Room - Marble flooring with skirting
- » Kitchen, bedrooms - 600 X 600 MM vitrified tiles flooring with skirting. Brand – Zealtop/Kajaria/Somany/Asian/Nitco/Johnson
- » Toilets and terraces – Matt finish anti-skid vitrified flooring. Brand – Kajaria/Somany/Nitco/Asian/Johnson/Pavit/Metro



DADO TILES

- » Toilet – Coloured/Designer ceramic tile dado up to louvered window top level. Brand - Kajaria/Somany/Nitco/Asian/Johnson/Piccolo/Metro
- » Kitchen - Ceramic glazed tile dado 0.6 m above kitchen platform. Brand - Kajaria/Somany/Nitco/Asian/Johnson



KITCHEN AREA

- » CPVC concealed plumbing lines
- » Granite top kitchen platform with S.S. sink
- » Brand – Nirali/Franky/Futura
- » Piped gas outlet

- » Kitchen cabinets with Hob, Chimney & water purifier



DOORS

- » Main door frame – Wooden - Red Meranti
- » Main door shutter - Both side Veneer main door shutter with accessories
- » Bedroom frame & doors - Laminated door shutters with Red Meranti door frame
- » Toilet doors - Laminated door shutters with Red Meranti door frame
- » Aluminium sliding doors



WINDOWS

- » Aluminium sliding windows
- » Aluminium louvered windows for all toilets



PAINTING

- » Internal walls - Luster paint & Ceiling – Plastic paint: Brand – Dulux - ICI/Asian/Berger/Nerolac
- » External walls - Acrylic paint: Brand – Asian/Dulux/Berger(Sherwin Williams)/New world Paints/Jotun/Dr. Fixit
- » Inside toilet & ceiling - Oil paint above tile dado



Conceptual Image



Conceptual Image



LIFT

- » Automatic door elevator - 2 nos. per building
- » Brand – Kone/Otis/Schindler/Johnson



AUTOMATION & SECURITY

- » Lights & fans operated through touch screen panels
- » Main door security having video phone with access control



TOILETS

- » Pex concealed plumbing with Hot and Cold arrangement inside master toilet for wall mixer & wash basin. Brand – Giacomini & B-Pex
- » Pex concealed plumbing inside common/ bedroom toilet for wash basin & with Hot & Cold arrangements for wall mixer only. Brand – Giacomini & B-Pex
- » C P fittings. Brand- Jaguar/Grohe/Isenberg/ Kohler/Schell/American Standard
- » Sanitary wares. Brand – RAK/Hindware/Jaguar/ Kohler/Grohe/American Standard

- » Solar water heating system to master bedroom bathroom (temperature subject to weather conditions)
- » Steam and shower cubicle in master bathroom
- » Glass partition in shower area for all bathroom



ELECTRIFICATION & CABLING

- » Concealed copper wiring with modular switches in all flats. Brand for Electrical Switches - Legrand/Schneider/Anchor. Electrical Wiring – Polycab/Finolex/R.R.Kabel/Havells
- » Provision for telephone point in hall & all bed rooms
- » TV point in hall and all bedrooms
- » Split unit AC for all bedrooms
- » Electrical points for washing machine, water purifier and fridge
- » Generator back-up for entire flat excluding 15 amp power points



Here's a home that's well connected yet aloof when it needs to be. Nyati Esteban I is located amidst the peaceful greenery with all the benefits of a modern locale. Just off NIBM, nestled along the undulating heights, Nyati Esteban I is uniquely positioned to enjoy both beauty and convenience.

- Walking distance from Corinthians Resort and Club
- Close proximity to top-notch educational & entertainment centres
- Easy access to MG Road and Pune Railway Station



Nyati
Wind Chimes



Nyati
Grandeur



Nyati
Epitome



Nyati
Chesterfield



Nyati
Victoria



Nyati
Estate



Nyati
Evara I



Nyati
Eternity



Nyati
Iris



Nyati
Enclave



Nyati
Serenity Enclave



Nyati
Ebony



Nyati
Ethos



Nyati
Exotica



Nyati
Plateau



Nyati
Ambience



ABOUT NYATI COUNTY

For over two decades, Nyati Group has been combining the art and science of construction to deliver the finest residential, commercial and hospitality spaces in Pune city. Nothing exemplifies this better than Nyati County located at South Pune amidst hills and greens, where stylish state-of-the-art homes have been knit together into an elite neighbourhood of gated communities.

Spread over 210 acres, this unique township integrates state-of-the-art residences with commerce, hospitality, leisure, entertainment, education and healthcare. In addition to fine residential apartments and villas, Nyati County hosts the renowned Corinthians Resort and Club along with Delhi Public School (DPS) and Bishop's School.

Nyati County rightly represents the pillars of our philosophy - Innovation, Luxury, Value and Transparency.





nyatigroup.com

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Disclaimer: The furniture layouts displayed in the floor plans are indicative in nature and not included in the actual apartment. The client can consult an interior designer as per his preference to design his own furniture layout. **Note:-** The dimension of the unit as mentioned are from “bare wall” to “bare wall”. The perspective images may not be to scale or may not represent actual facade/elevation. The details of windows, paints, elevation features, landscaping, ground development, trees, etc, in this perspective is an artist’s impression and could be different to actual. The viewers affirm that he/she has not taken his/her decision of purchase/booking by viewing this perspective. This brochure is not a legal offering. The developers reserve absolute rights to change/cancel any plans, layouts, no. of floors and/or specifications at their discretion. Images are for representational purposes only.