



**NYATI**  
**EXUBERANCE**

*Height of Happiness  
at Undri*

# HAPPINESS ALL AROUND



Everyone wants to lead a life full of happiness, where each day unfolds as a pinnacle of hope, aspiration, desire, delights, and satisfaction. It is a dream you nurtured for so long, hoping it will turn into reality someday. Looks like the day has arrived in full bloom. The red carpet is unfolding to give you happiness that will last for a lifetime.





# A DESTINATION OF DELIGHTS

Presenting

## NYATI EXUBERANCE

*Height of Happiness  
at Undri*

Towering above the rest in a green, serene neighbourhood, Nyati Exuberance comprises five **26-storey** towers offering homes with stunning, unhindered views of the **Sahyadri Hills**.

If waking up every day to such a happy sight sounds incredible, then this is the space you belong. Explore a **blissful lifestyle** and get ready to witness the new peak of luxury.



Architectural rendition



# AN ADDRESS THAT HAS IT ALL



Nyati Exuberance is located right behind The Corinthian's Resort & Club, one of the landmarks in the prestigious Nyati County, Undri. Not only is it close to important institutions, shopping and entertainment centers, it's also in close proximity to the national and state highways, major IT parks, hospitals and schools.





# A PERFECT ECOSYSTEM OF NYATI COUNTY



Nyati Exuberance is an integral part of Nyati County spread across **210 acres**, offering a green haven adorned with 70% open spaces and breathtaking views of the Sahyadri hills.

A home to over **6,000+ families**, with proximity to over 8 top-notch schools, 13 reputed hospitals with world-class healthcare, 9 fine-dine restaurants, 6 huge shopping malls and a sprawling 5-star luxury resort to relax, rejuvenate and entertain.

With more than 26 housing societies, all set in natural scenic splendor of more than 10,000 trees, discover what makes it unique and one of the most preferred addresses of Pune.





## AN EPITOME OF LEISURE



### Plenty to keep you occupied outdoors

Witness the magnificence at our chic Clubhouse, designed to exceed your every expectation. Enjoy unparalleled comfort, sophisticated entertainment, and the company of like-minded ones.

#### Clubhouse

—  
*Relax with your friends  
every evening.*





## Swimming Pool

*Plunge deeper. Soar higher.*

Indulge in the lap of luxury with our azure waters, where relaxation meets sophistication. Take the plunge in blue waters and make the tiredness melt away.



## Multi-purpose Court

*Rise above everything else.*

Embrace an active lifestyle on our dynamic Multi-purpose Court, a hub for making the most of your moments and winning over friends with your victories.





Image for representation purpose only

## Children's Play Area

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*Gift a memorable childhood to your kid.*

Let your kids have an offline childhood they can treasure forever. Step into the Exclusive Children's Play Area, where laughter echoes, and imaginations soar.

## Basketball Court

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*Join the thrill of hoops.*

Experience the thrill of our Basketball Court as you shoot hoops, scoring baskets for fun and excitement, creating thrilling moments of challenge and joy.



Image for representation purpose only



## Jogging Track

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*Where every step leads to perfection.*

Enjoy your journey of wellness, one step at a time. Each stride on the Jogging Track leads you closer to your perfect fitness routine. Get ready for a fitter you.



## Yoga Area

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*Cherish your haven of tranquility.*

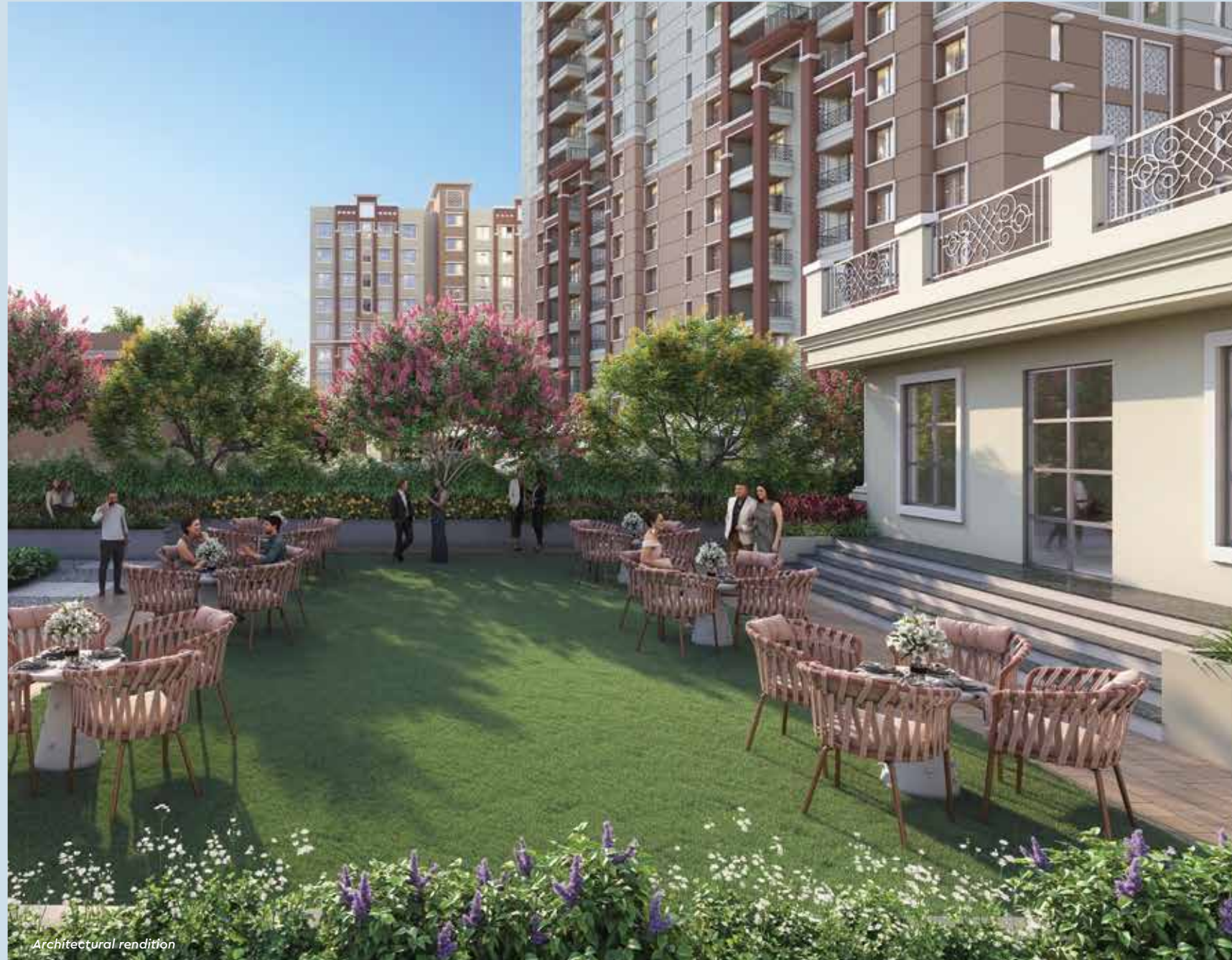
Discover your oasis of peace and mindfulness within the tranquil Yoga Area, where every breath becomes a moment of joy, giving you more reasons for a fulfilling life.



## Party Lawn

*Unmatched celebration and excitement.*

Like a breath of fresh air, our Lawn is an invitation to indulge in fun and frolic, or simply complete your daily target of walking steps.



## Pergola

*Socialise and bond with friends & neighbours.*

Experience our enchanting arched Pergola, so inviting and perfect for chit-chat, snacking and games.



## Cricket Court

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*Win the toss and be a game changer.*

Feel the adrenaline rush at the Cricket Court, where your shots echo cheer. Create lasting memories and forge new friendships while playing the game you love.



## Reflexology Path

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*Relaxation at your feet.*

Let your body find the pulse of healthy living as you walk. The Reflexology Pathway is all set to rejuvenate your senses with its gentle touch of care.



INDOORS  
THAT KEEP  
YOU FIT.



Fitter today. Better tomorrow.

Welcome to a world where fitness is not a  
mantra but a way of life. Experience a top-class  
Gym that helps you achieve your goals.

Gymnasium

—  
*Work on your workouts*



Image for representation purpose only





Image for representation purpose only

### Kid's Play Room

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*An exciting space for innocence.*

Step into a world of imagination and fun. Let your little ones immerse themselves in a space made for their boundless energy and curiosity.

### Billiard's Room

---

*Flaunt your game to one and all.*

Aim for compliments and experience the joy of precision and mastery. Chase your perfect shot and feel the pride of winning it.



Image for representation purpose only



# NYATI GROUP

## A 26-YEAR LEGACY



Nyati Exuberance is yet another milestone in the history of Nyati Group, a renowned name in Pune's real estate scenario since its inception in 1997. With Transparency, Value Creation and Innovation as its core values, the Nyati Group has built some of the finest projects in the sectors of residential, commercial, hospitality, educational, IT and ITES office spaces. Nyati Group's success story grows with more accolades and projects.



<p><b>NYATI UNITREE</b> LEED INDIA (CORE &amp; SHELL) PLATINUM INDIAN GREEN BUILDING COUNCIL (IGBC) CERTIFICATION 2016</p>	<p><b>NYATI WINDCHIMES</b> CNBC AWAAZ - 11<sup>TH</sup> REAL ESTATE AWARDS BEST RESIDENTIAL PROJECT LUXURY SEGMENT - PUNE 2016 - 2017</p>	<p><b>NYATI ELAN</b> CNBC AWAAZ REAL ESTATE AWARDS VALUE FOR MONEY HOMES 2017 - 2018</p>	<p><b>NYATI UNITREE</b> AESA PRESIDENT'S AWARD 2018</p>
<p><b>NYATI UNITREE</b> ASIA PACIFIC PROPERTY AWARDS BEST BUILDING IN COMMERCIAL PROJECTS IN INDIA 2018 - 2019</p>	<p><b>NYATI GROUP</b> THE ESTATE AGENTS ASSOCIATION OF PUNE APPRECIATION AWARD</p>	<p><b>NITIN NYATI &amp; PIYUSH NYATI</b> FEATURE - REAL ESTATE ICONS OF PUNE TIMES OF INDIA 2019</p>	<p><b>PIYUSH NYATI</b> INSIGHTS SUCCESS MAGAZINE FEATURE - THE 30 YOUNG AND DYNAMIC ENTREPRENEURS TO WATCH IN 2019</p>
<p><b>NYATI ELYSIA</b> 10<sup>TH</sup> REALTY PLUS EXCELLENCE AWARDS RESIDENTIAL PROJECT OF THE YEAR 2019</p>	<p><b>NYATI EVOLVE</b> BEST RESIDENTIAL PROJECT OF THE YEAR 12<sup>TH</sup> REALTY + CONCLAVE &amp; EXCELLENCE AWARDS - WEST 2020</p>	<p><b>NYATI GROUP</b> EXCELLENCE IN DELIVERY 11<sup>TH</sup> REALTY PLUS AWARDS 2020</p>	<p><b>NITIN NYATI</b> ACHIEVERS OF MAHARASHTRA (REAL ESTATE) SAKAL - 2020</p>
<p><b>NYATI GROUP</b> BEST DEVELOPER OF THE YEAR TIMES REALTY ICONS 2021</p>	<p><b>HARISH SHROFF</b> DIRECTOR - SALES, MARKETING &amp; BUSINESS DEVELOPMENT REALTY+ 50 MARKETING MINDS 2021</p>	<p><b>NYATI GROUP</b> PUNE'S TOP REAL ESTATE BRAND 2022 PUNE MIRROR - REAL ESTATE ICONS 2022</p>	<p><b>NYATI GROUP</b> LEGACY BRAND OF THE YEAR 2022 THE TIMES REALTY ICONS PUNE 2022</p>
<p><b>NYATI EMPRESS</b> COMMERCIAL PROJECT - RETAIL (METRO: ONGOING) THE ECONOMIC TIMES REAL ESTATE AWARDS 2023   WEST</p>	<p><b>NYATI ENTHRAL</b> COMMERCIAL PROJECT - MIXED USE (METRO: ONGOING) THE ECONOMIC TIMES REAL ESTATE AWARDS 2023 WEST</p>	<p><b>HARISH SHROFF</b> DIRECTOR - SALES, MARKETING &amp; BUSINESS DEVELOPMENT EXCELLENCE IN THE REAL ESTATE SECTOR TIMES POWER BRAND 2023</p>	<p><b>NYATI GROUP</b> MAHABRAND OF MAHARASHTRA (REAL ESTATE CATEGORY) SAKAL MAHABRAND AWARDS 2023</p>
<p><b>NYATI GROUP</b> BEST DEVELOPER IN PUNE LOKMAT INTERNATIONAL AWARDS 2023</p>	<p><b>NYATI GROUP</b> ET EDGE BEST BRANDS 2023</p>	<p><b>NYATI GROUP</b> ET BUSINESS AWARDS LEGACY BRAND IN REAL ESTATE 2023</p>	<p><b>NYATI GROUP</b> APEX INDIA OH &amp; S PLATINUM AWARD 2023</p>

Real Estate | EPC | Hospitality | Healthcare | Wellbeing

40 million+ sq.ft developed | 68+ delivered projects | 14000+ happy families



# A BIRD'S EYE VIEW TO WITNESS AN ICON



## Project Master Layout

### NYATI EXUBERANCE

1. Main Entrance
2. Multi-Purpose Court
3. Acupressure Pathway
4. Herbal Garden
5. Party Lawn
6. Outdoor Gym
7. Jogging Track
8. Outdoor Sitting Area
9. Children's Play Area
10. Clubhouse
11. Swimming Pool
12. Pergola
13. Net Cricket





*Be a part of a  
thriving community.*



Architectural rendition



# Heather (C1) Typical Floor Plan

1<sup>st</sup> to 7<sup>th</sup> | 9<sup>th</sup> to 12<sup>th</sup> | 14<sup>th</sup> to 17<sup>th</sup> | 19<sup>th</sup> to 22<sup>nd</sup> | 24<sup>th</sup> to 26<sup>th</sup> Floor Plan



Nyati Exuberance-I (C1) Heather, Sanctioned (B\*P+26) | MAHARERA REG. No. P52100027031 | Available on: <https://maharera.mahaonline.gov.in>

**Disclaimer:** The furniture layout displayed in the Floor Plans are indicative in nature and are not included in the actual apartment.

The client can consult an interior designer as per his preference for designing his own furniture layout. **Note:** The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall."





# Heather (C1) Typical Floor Plan

8<sup>th</sup> | 13<sup>th</sup> | 18<sup>th</sup> | 23<sup>rd</sup> Floor Plan





# Blossom (C2) Typical Floor Plan

1<sup>st</sup> to 7<sup>th</sup> | 9<sup>th</sup> to 12<sup>th</sup> | 14<sup>th</sup> to 17<sup>th</sup> | 19<sup>th</sup> to 22<sup>nd</sup> | 24<sup>th</sup> to 26<sup>th</sup> Floor Plan



Nyati Exuberance-1 (C2) Blossom, Sanctioned (B+P+26) | MAHARERA REG. No. P52100027031 | Available on: <https://maharera.mahaonline.gov.in>

**Disclaimer:** The furniture layout displayed in the Floor Plans are indicative in nature and are not included in the actual apartment.

The client can consult an interior designer as per his preference for designing his own furniture layout. **Note:** The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall."





# Blossom (C2) Typical Floor Plan

8<sup>th</sup> | 13<sup>th</sup> | 18<sup>th</sup> | 23<sup>rd</sup> Floor Plan

For Marketing/sales purpose only



Nyati Exuberance-1 (C2) Blossom, Sanctioned (B+P+26) | MAHARERA REG. No. P52100027031 | Available on: <https://maharera.mahaonline.gov.in>  
**Disclaimer:** The furniture layout displayed in the Floor Plans are indicative in nature and are not included in the actual apartment.  
 The client can consult an interior designer as per his preference for designing his own furniture layout. **Note:** The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall."





**Petunia (C3) Typical Floor Plan**

1<sup>st</sup> to 7<sup>th</sup> | 9<sup>th</sup> to 12<sup>th</sup> | 14<sup>th</sup> to 17<sup>th</sup> | 19<sup>th</sup> to 22<sup>nd</sup> | 24<sup>th</sup> to 26<sup>th</sup> Floor Plan





Petunia (C3) Refuge Floor Plan

8<sup>th</sup> | 13<sup>th</sup> | 18<sup>th</sup> | 23<sup>rd</sup> Floor Plan







**Call – +91 8928000666/+91 20 6686 3333**

Site Address - S.No. 25/ 1/3, II, Undri Marg, Off NIBM Road, opp. Nyati County, Undri, Pune, Maharashtra – 411060.

Corporate Address - 6th Floor, Nyati Unitree, Near Gunjan Theatre, Nagar Road, Yerwada, Pune – 411 006

Mumbai - 804, Landmark Platinum, Junction of SV Road and 34<sup>th</sup> Road, Khar(W), Mumbai – 400 050

Dubai - Nyati Overseas Real Estate, Suite # 102 Burlington Tower, Opp. Oberoi Hotel, Business Bay, Dubai, UAE



Nyati Exuberance I Nyati Exuberance II Nyati Exuberance III Nyati Exuberance IV



MahaRERA Reg. No.: Nyati Exuberance I – P52100027031, Nyati Exuberance II – P52100048720, Nyati Exuberance III – P52100034932, Nyati Exuberance IV – P52100053576 Available on the website <https://maharera.t.mahaonline.gov.in> under registered projects.