

NYATI
ELAN

~ 1, 2 & 3 RHK HOMES ~
WAGHOLI



NYATI GROUP HEAD OFFICE, NYATI UNITREE, YERWADA, PUNE.



'Nyati', a name synonymous to great residential & commercial developments across Pune, stands tall on the foundations of Quality & Trust. We have been driven by the most valuable assets of this brand - You, our clients, associates, stakeholders, and the wonderful team. Today and every day, we see your unmatched trust & dedication and we want to say, #NyatiAppreciates! Along with this gratitude comes a sense of pride for being responsible for your investment portfolios and asset value's appreciation in monetary terms. Great returns have always been a part of dealing with Nyati, even during the most challenging times, #NyatiAppreciates!

In every thought, every deed, any present and future investment -

**#NYATI
#APPRECIATES**



ARTISTIC RENDITION

Come Home to Connections of Love

We all crave connections – whether it is in the real world or the digital one! At Nyati Elan, we welcome you to connect deeply with yourself and your loved ones. Here, all your needs are taken care of, so you can focus on growth and development with your family and friends. Strategically located in Pune's rapidly growing suburb Wagholi, Nyati Elan welcomes you to be at the centre of your world. So, spend more time with those who matter, find time for self-care and relish the lifestyle-centric amenities and green spaces for a healthy and wealthy future!

This sought-after residential address is now booming in value and admiration. It's the address of achievers, thinkers and visionaries. Join the big league. Connect, Reconnect, Disconnect as per your desires!

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ARTISTIC RENDITION

Come Home to a Closely-Knit Community

Nyati Elan isn't just a building with a view – it's a culture and a community with a unique perspective. We're now a growing family of neighbours and friends who support and bring out the best in each other. Especially since the pandemic, your home has become your life's central destination. Then why not make it even more special? The smart homes across these splendid tall towers encompass contemporary living for the modern globetrotting cosmopolitan families.

If you're ready for a world-class lifestyle upgrade, we're ready for you!

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Come Home to a Luxurious Lifestyle

After a hectic and rewarding day at work, your mind, body and soul need a calm and comforting environment to recharge for the next promising day. At Nyati Elan, we make this possible through an array of amenities, designed and executed to perfection for every family. Take a refreshing dip in the pool with your kids, bring out the sportsperson in you, encourage free play at the children's play area, create lifetime memories along the green landscapes or host parties for your friends and family! The 43+ exciting amenities with the clubhouse enrich your life at Elan.

A healthy and fit lifestyle awaits you. Embrace every aspect of happiness and togetherness with Nyati!

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ARTISTIC RENDITION

Come Home to Unmatched Relaxation

There's nothing more comforting than knowing that your home awaits your presence every evening. At Nyati Elan, evenings are spent relaxing by the pool and dipping in the pool with your loved ones. The serene environment, open skies, soothing sounds of birds and glorious greenery melt away all your work stress and lay the foundation for ultimate relaxation.

You can now look forward to evenings that aren't controlled by traffic jams but singing jams with your friends, sitting by the sparkling blue pool!

It's a view worth all the hard work in the day!

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PROJECT LAYOUT



ARTISTIC RENDITION

AMENITIES

-  1. CLUBHOUSE
-  2. CHILDREN'S PLAY AREA
-  3. TODDLERS PLAY AREA
-  4. CLIMBING WALL
-  5. SWIMMING POOL
-  6. AMPHITHEATRE
-  7. YOGA LAWN WITH CAMP FIRE
-  8. SKATING RING
-  9. PARTY LAWN
-  10. TENNIS COURT
-  11. BASKETBALL COURT
-  12. FOOTBALL PITCH
-  13. CRICKET PITCH
-  14. OUTDOOR GYM



ARTISTIC RENDITION

Come Home to Elevated Living

As Nyati's flagship project, Elan brings forth a modern living experience for a healthy work-life balance. Moving away from the fast-paced lifestyles, homes here celebrate the calm and quiet with elevated luxury. The open spaces, lush green landscapes, well-ventilated rooms and fitness-centric amenities offer you the epitome of premium living.

The picturesque gardens spell natural beauty into your lifestyle, while the clubhouse creates a perfect escape from your daily routine. Every home is designed to overlook the spectacular amenity area for a genuinely fulfilling living experience.

Experience a life transformed by comfort and convenience laid on the foundation of contemporary standards.

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ARTISTIC RENDITION

Come Home to Ethereal Beauty

As the sun goes down, the fun quotient goes up at Nyati Elan. Every corner of the project lights up with conversations and heartfelt connections. The beautiful swimming pool acts as the centre stage for rejuvenating dialogues while the tall towers form the backdrop for urban dreams.

The clubhouse is designed to bring people together – to talk, discuss, share ideas and celebrations that are the foundation of a happy and healthy future.

If you're seeking a beautiful abode to revel in your success in life, there's no place you'd rather call home than Nyati Elan!





ARTISTIC RENDITION

COMMON AMENITIES

Common Areas, Amenities & Facilities Already In Place / Established For “Entire Nyati Elan”.

- | | |
|---|--|
| a) Main entrance gate with security cabin & Compound wall. | g) Internal Tremix concrete roads. |
| b) Landscaped garden with lawns and flower beds in Open Space. | h) STP as per statutory requirements. STP Recycled water for Gardening and Flushing. |
| c) Children's play area with play equipment's in Open Space. | i) WTP as per statutory requirements. |
| d) Club House. | j) Wet Garbage disposal through Organic Waste Converter. |
| e) Generator backup for Passenger Elevators, Pumps, Common Lights and Club House. | k) Rain water harvesting. |
| f) LED fixtures for common Area. | l) Piped Gas network system. |



CONCEPTUAL IMAGES



Technical Specifications

STRUCTURE, MASONARY WALLS & PLASTER / PAINTS

- a) RCC Framed Structure.
- b) Masonary walls in AAC Blocks.
- c) External wall with Sand Faced Plaster with Acrylic Paint.
- d) Internal walls & Ceiling
 - Gypsum finished walls & Putty finished Ceiling.

FLOORING

- a) Living/Passage, Kitchen, Bedrooms - Vitrified tiles flooring with skirting - as per IS code 15622
- b) Toilets and Terraces - Matt finish Ceramic flooring
 - as per IS code 15622

DADO TILES

- a) Toilet - Coloured glazed Ceramic tile dado up to louvered window top level - as per IS code 15622
- b) Kitchen - Ceramic glazed tile dado up to 1.2 m above kitchen platform - as per IS code 15622

KITCHEN

- a) Granite top kitchen platform, with S.S. Sink & Ceramic Glazed tile dado up to 1.2 m above platform.
- b) Piped Gas outlet.

TOILETS

- a) CPVC Concealed plumbing with Hot and Cold arrangement.
 - Brand – Finolex/AjayFlowGuard /Prince /Supreme
- b) C P fittings. Brand- Jaguar/Grohe/Isenberg/Kohler
- c) Sanitary Wares. Brand – RAK/Hindware/Jaguar/Kohler
- d) Solar Water Heating System for Master Toilet only.
 - (Time, temperature and quantum of hot water subject to climate conditions)

ELECTRIFICATION & CABLING

- a) Concealed copper wiring with modular switches in all flats.
 - Brand for Electrical Switches - Legrand / Schneider / Anchor
 - Electrical Wiring – Polycab / Finolex / R. R. Kabel / Havells
- b) Provision of Telephone point in Hall.
- c) TV point in hall and Master Bedroom.
- d) Electrical points for AC in all Rooms.
- e) Electrical Points for washing machine, water purifier and fridge.
- f) Generator back-up for entire flat EXCLUDING 15 amp Electrical points.

DOORS

- a) Main Door Frame – Wooden - Red Meranti
- b) Main Door Shutter - Both side Veneer main door shutter with accessories.
- c) Bedroom Frame & Doors - Skin door shutters with Red Meranti door frame.
- d) Toilet Doors - Skin door shutters with Granite door frame.
- e) Eye level terrace Door - 3 Track Aluminum powder coated sliding Doors with Mosquito Net.

WINDOWS

- a) 3 Tracks Aluminum powder coated sliding windows with Mosquito Net.
 - (50% Opening).
- b) PVC louvered windows for all toilets.

PAINTING

- a) Internal walls & Ceiling - Oil Bound Distemper: Brand – Dulux / ICI / Asian /Berger / Nerolac.
- b) External walls - Acrylic Paint: Brand – Asian / Dulux / Berger / New world Paints / Jotun / Dr. Fixit.
- c) Inside Toilet & Ceiling - Oil Paint above Tile dado.

LIFTS

- a) Automatic Door Elevators – 2 nos per building.



Living in Wagholi – The Address of Prosperity

Wagholi is surrounded by urban landscapes, commercial establishments and exceptional infrastructure. The suburb is now considered one of Pune’s most desirable destinations for residents – owing to the affordable prices, future plans, excellent connectivity and calming natural beauty.

There are many malls, multiplexes and entertainment centres in the vicinity for joyous weekends with your family. Wagholi is also a renowned educational hub with some of the best schools, colleges and educational institutions nearby. The area is well-connected to the Pune International Airport, Railway Station, Pune-Nagar highway and will soon connect with Metro. Time has taught us that health is wealth, and Wagholi is proud to be surrounded by top-notch healthcare centres and hospitals.

Last but not least, Wagholi is ready for imminent developments, assuring appreciation for all residents.



It’s a multi-dimensional destination for a multi-rewarding future.

INFRASTRUCTURE

• Reliance Mart	0.4 km
• Star Bazaar	2.2 kms
• Kapila Resorts	7.0 kms
• Diamond Water Park	8.4 kms
• Kharadi Eon Sez IT Park	9.0 kms
• Phoenix Market City	10.0 kms
• Bollywood E-Square, Kharadi	10.2 kms
• Seasons Mall / Amanora Mall	12.5 kms
• Magarpatta City	12.5 kms

MEDICARE

• Lifeline Hospital	2.0 kms
• Imax Multispecialty Hospital	2.5 kms
• Phoenix Multispeciality Hospital	2.6 kms
• Care Multispeciality Hospital	2.6 kms
• Global Multispeciality Hospital	2.7 kms
• Columbia Asia Hospital Pune	10.3 kms

NEIGHBOURHOOD

• Kesnand	4.8 kms
• Lonikand	6.3 kms
• Kharadi	8.2 kms
• Lohegaon	8.9 kms

CONNECTIVITY

• Pune - Nagar Highway	1.0 kms
• Pune International Airport	12.5 kms
• Hadapsar Railway Station	12.5 kms
• Pune Railway Station	18.3 kms

EDUCATION HUB

• JSPM Wagholi	0.5 kms
• Prodigy Public School	0.5 kms
• BJS School & College	0.7 kms
• The Lexicon International School	1.1 kms
• SNBP International School	2.3 kms
• Sankriti School	2.9 kms
• Raisonni Group of Institutions	3.0 kms
• Eva World School	3.5 kms
• Holy Angels Convent High School	6.2 kms
• Podar International School	6.5 kms
• Delhi Paramedical and Management Institute	7.0 kms
• Dhole Patil College Of Engineering	7.4 kms



LOCATION MAP (Not to scale)



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