



LET THE MAGIC BEGIN...

A woman in a long, flowing, light-colored Victorian-style gown with lace detailing on the back and sleeves stands on a balcony. She is leaning her hands on a white balustrade with ornate balusters. The scene is set at sunset, with a warm, golden glow from the sun low on the horizon, casting long shadows and illuminating the woman's dress. The background shows silhouettes of trees and a clear sky. A decorative, light-colored floral pattern is visible on the left side of the image.

LET THE VICTORIAN LIVING DO THE MAGIC.

Imagine a majestic rowhouse in the heart of the city.
Imagine an abundance of life's best privileges.
Imagine an elegant living reminiscent of the bygone era.

And now step in to the life at Nyati Victoria.

LET THE LUXURY DO THE MAGIC.

Explicitly majestic, Nyati Victoria is your gateway to a refined living in one of the most desired neighbourhoods of Pune, Nyati County. Inspired from European architecture, this grand project of well-designed rowhouses is an example of classic elegance and contemporary luxury. Add to it the idyllic setting of Nyati County in Undri and you are in the oasis of beauty, luxury and style of the royal kind!



Actual Site Photo

LET THE EXCLUSIVITY DO THE MAGIC.

A true indulgence is the one that's rare and exclusive. Life at Nyati Victoria is not only uncompromisingly elegant but also of a limited edition. Here, you shall be entitled to a living that's unapologetically exclusive and designed to suit your refined tastes.



Conceptual Image

Actual Site Photo



Actual Site Photo



Actual Site Photo



Actual Site Photo



COMMON AMENITIES

PLAY AREA
» In Open Space A of the sanctioned layout

INTERNAL ROADS
» Tremix concrete for driveway & paving blocks for parking/walkways

STREET LIGHTING
» Already in place

GENERATOR
» Generator back-up for common lighting, pumps

FOUNDATION OFFICE
» Already in place

COMPOUND WALL
» Boundary wall already constructed on site

ENTRANCE
» Main gate with security cabin for common access road
Already in place on site

CABLE TV
» Networking for cable TV from each unit

GAS PIPE LINE
» From existing Gas Bank to each unit

WATER SUPPLY
» As may be provided by Pune Municipal Corporation or water tankers by Foundation

VERMICULTURE
» Already in place

DRAINAGE SYSTEM
» Already in place

ELECTRIC SUB-STATION
» Within project premises

SPECIFICATIONS

STRUCTURE

- » RCC construction

MASONRY & PLASTER

- » Internal & external walls with 4"/6" AAC blocks
- » External sand faced plaster and internal plaster with Gypsum finish
- » Ceiling with putty plaster

DOORS

- » Main door: Veneer finish with wooden door frame
- » Internal door: Laminated flush door with CP fittings & wooden door frame
- » Sit-out & terrace doors: MS door with glazing

WINDOWS

- » Powder coated aluminum sliding with mosquito net fitted on MS sub-frame

FLOORING

- » Entire floor: Vitrified tiles with matching skirting
- » Staircase: Marble
- » Parking: Chequered tiles/paving blocks

KITCHEN

- » Granite platform + stainless steel sink and glazed tile dado up to 4' height
- » Provision for Exhaust Fan, Geyser & Aquaguard

TOILETS & BATHROOM

- » Colored ceramic tile flooring and dado up to 7' height
- » Sanitary fitting: Pastel/white EWC & wash basin
- » Counter: Marble WHB counter in Master Bedroom
- » Std. CP Fitting: Hot & cold wall mixer for shower

ELECTRICAL

- » Modular electrical switches with concealed copper wiring with MCB controls
- » Provision of inverter to each unit for operation of up to 2KVA

PLUMBING

- » Internal concealed PPRC pipes
- » Provision for Geyser
- » Solar water heating system in Master Bedroom toilet only (Time, temperature and quantum of hot water subject to climate conditions)

WATERPROOFING

- » Brick Bat Coba waterproofing for toilets and terrace with IPS finish

TV & TELEPHONE

- » TV & telephone points in Living Room & Master Bedroom

AC

- » Electrical points in Master Bedroom for split AC

PAINTING

- » Internal walls/ceiling: Oil bound distemper
- » Doors: Oil paint/polish
- » Railing/grills: Oil paint
- » External walls: Apex paint

LANDSCAPING

- » Garden developed as per standard design by consultant

LETTER BOX

- » Designer letter box for every unit

NAME PLATE

- » Designer name plate for every unit

LET THE PRIDE DO THE MAGIC.

Not many in the city can boast of a neighbourhood that's designed with the sole purpose of enabling a serene and luxurious setting for the like-minded patrons who appreciate a fine and peaceful living. Spread across 210 acres, Nyati County in Undri is one such locale that's surrounded by the finest recreational, educational and infrastructural opportunities with the unique advantage of serenity in the heart of the city. Neighbouroured by the renowned Corinthians Resorts & Club, Nyati Victoria not only enjoys the glamorous spot in Nyati County but also an enviable accessibility to all areas of Pune.





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

NYATI COUNTY: SEEING A VISION UNFOLD

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 in South Pune amidst hills and greens, where stylish state-of-the-art homes have been knit together into an elite neighbourhood of gated communities.

Nyati County is not just a residential haven spread over 210 acres. This unique township integrates state-of-the-art residences with commerce, hospitality, leisure, entertainment, education and healthcare. Cutting across income and age demographics, Nyati County has something to offer to everyone. Life is multi-faceted and here, you get a glimpse of it!



KEEP DISCOVERING THE JOY OF LIVING AT NYATI COUNTY.

THERE ARE MORE REASONS THAN YOU CAN IMAGINE.

- » HOME TO ONE OF INDIA'S FINEST CLUBS - THE CORINTHIANS CLUB
 - » CITY'S FINEST SCHOOLS - DPS, BISHOPS, VIBGYOR
 - » INTEGRATED RETAIL & SHOPPING MALLS
 - » UPCOMING HEALTH CARE FACILITY
 - » 3000 DEFENCE PERSONNEL RESIDING
 - » MORE THAN 30 RESIDENTIAL PROJECTS
- 

FLOOR PLANS
DOCKET



nyatigroup.com

SITE ADDRESS

Near DPS School, Off NIBM Road, Undri, Pune - 411060

SALES OFFICE

Behind The Corinthians Club, Nyati County, Off NIBM Road, Undri, Pune - 411060
Tel.: +91 80 55 44 88 77

CORPORATE OFFICE

6th Floor, Nyati Unitree, Near Gunjan Theatre, Nagar Road,
Yerwada, Pune - 411006
+91 20 6686 3333 | info@nyatigroup.com

MUMBAI

804, Landmark Platinum, Junction of SV Road and 34th
Road, Khar(W), Mumbai - 400 050

DUBAI

102, Burlington Tower, Opp. Oberoi Hotel,
Business Bay, P.O. Box: 62396, Dubai, UAE

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Note: The dimensions of the unit as mentioned are from " Bare Wall" to "Bare Wall".