



NYATI
EXUBERANCE-I



Nyati Group is one of the most trusted names in the realty domain of Pune and is rapidly making its presence felt across other cities in India. We have developed several lakhs of residential and commercial floor spaces across the breadth and rising skylines of the city, and have successfully managed to carve a niche for ourselves in the mind-spaces of our customers.

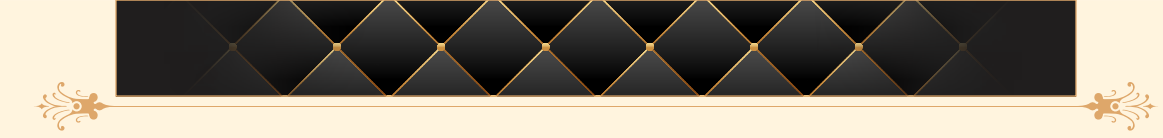
Thousands of anxious home seekers have sought us in their quest for quality residences and we have never disappointed them. On the commercial front, we have delivered high-end ergonomic spaces that offer great functional utility to our customers. It has been our constant endeavour to deliver high quality spaces that are architecturally superior and aesthetically refined, while offering great value for money. Based on these principles, our transactions with our valued customers have led to enduring bonds on trust between us. It is not without reason that our customers continue to engage with us as they seek newer avenues of growth and opportunities”.

Trusted
by Thousands
as the **1st**
Choice





ARTISTIC RENDITION



Experience the Height of Exuberance

Strategically located in Undri, Pune's quaint, nature-loving and yet, well-connected suburb, Nyati Exuberance - I welcomes you to experience the height of high living. Standing 21 storeys tall, the project assures a healthier and happier life amidst greenery and incredible scenery.

Bid goodbye to pollution, traffic, long commutes, and city noises as you embrace a home that rises above the rest. It's the address where dreams come true, where families bond forever and where time is always your friend, never your enemy! Booming with commercial and residential growth, infrastructural development and high appreciation, Undri is the next big destination!

When are you coming to call it home?

NYATI
EXUBERANCE - I
2 BHK APARTMENTS ~ UNDRI



Indulge
in Life's Most Exuberant Views

With modern amenities and elite specifications, there's always an element of luxury and lifestyle waiting to be discovered.



FUTURE DEVELOPMENT

NYATI
EXUBERANCE - I
2 BHK APARTMENTS ~ UNDRI



AMENITY SPACE

UNVEILING
the Ultimate Address



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2 BHK APARTMENTS ~ UNDRI

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2 BHK APARTMENTS ~ UNDRI



RUN,
DIVE
&
SLIDE into...





NYATI
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2 BHK APARTMENTS ~ UNDRI

Embrace Exuberant
Lifestyles



ARTISTIC RENDERING

NYATI
EXUBERANCE-I

2 BHK APARTMENTS - UNDRI

— LEGEND —

- 1. MAIN ENTRANCE
- 2. SWIMMING POOL
- 3. CLUBHOUSE
- 4. MULTI-PURPOSE COURT
- 5. CHILDREN'S PLAY AREA
- 6. LANDSCAPED GARDEN
- 7. STP
- 8. OWC





The Exuberance of Screen-Free Evenings

At Nyati Exuberance - I, evenings don't involve family members sitting on the sofa watching television or immersed in their smart phones. Here, families spend time splashing waves of fun, walking through natural bliss and mastering new sports and activities together. The premium clubhouse and play areas are designed to reconnect families with each other, beyond the confines of technology and screens.

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2 BHK APARTMENTS ~ UNDRI



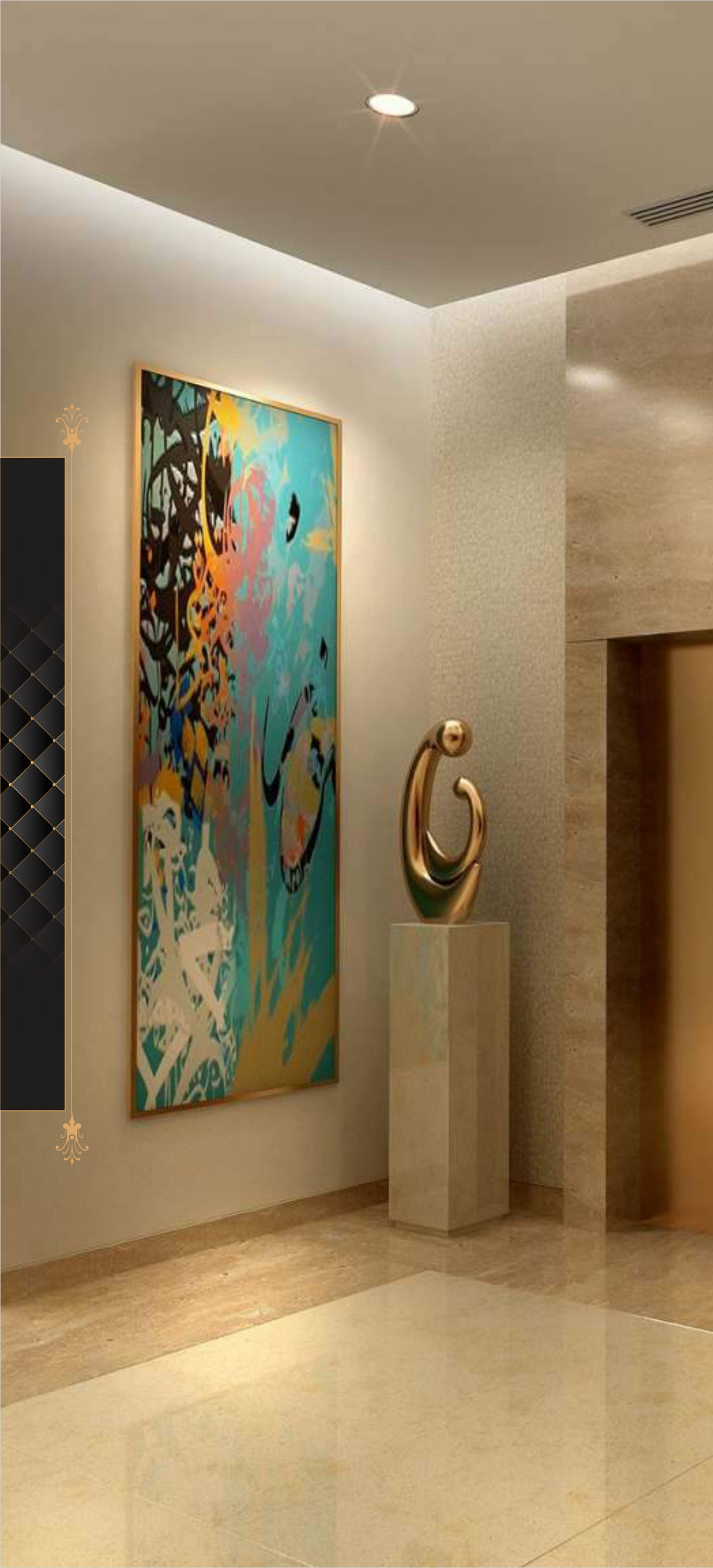
Celebrate the Exuberance of Modern Amenities



ARTISTIC RENDITION

- Main Entrance gate with security cabin & Compound wall.
- Landscaped garden with lawns and flower beds.
- Generator backup for passenger elevators, pumps, common lights and Club House
- Club House, Swimming Pool, Gymnasium and Multipurpose Court.
- Children's play area with play equipment.
- LED fixtures for common Areas.
- Internal Tremix concrete driveway with Pavers.
- STP as per statutory requirements. STP Recycled water for Gardening and Flushing.
- Wet Garbage disposal through Organic Waste Converter.
- Rain water harvesting.
- Fire Fighting as per statutory requirements.
- Garbage Chute as per plan.

CONCEPTUAL VISUALS



Technical Specifications

STRUCTURE, MASONARY WALLS & PLASTER/PAINTS

- RCC Shear Wall Structure.
- Internal walls & Ceiling
 - Gypsum finished walls & Putty finished Ceiling
- External wall with textured finish and Acrylic Paint.

FLOORING & DADO

- Vitrified flooring. Tiles specs as per IS code 15622.
- Vitrified flooring tiles in toilets.
Tiles specs as per IS code 15622.
- Vitrified glazed tile dado up to 2.1m.
Tiles specs as per IS code 15622.

TOILETS

- Concealed plumbing with Hot and Cold arrangement.
Brand - Finolex/AjayFlowGuard/Prince/Supreme
- C P fittings. Brand -
Jaquar/Grohe/Isenberg/Kohler/Shell/American Standard
- Sanitary Wares. Brand -
RAK/Hindware/Jaquar/Kohler/Grohe/American Standard
- Solar Water Heating System to Master bedroom toilet only.
(time, temperature and quantum of hot water subject to climate conditions)

KITCHEN AREA

- Concealed plumbing lines.
- Granite top kitchen platform, with S.S. Sink.
Brand - Nirali/Franke/Futura

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 Living room only.
- TV point in hall and all Bed rooms.
- Provision of Electrical points for Split unit AC in all Bedrooms.
- Electrical Points for washing machine, water purifier and fridge.
- Generator back-up for entire flat Excluding 15 amp Power points.

DOORS

- Door Frames - Wooden.
- Main and Bedroom Shutters - Laminated door shutters with accessories.
- Toilet Doors - Granite door frame with laminated door shutter and accessories.
- UPVC Profile sliding Doors with Mosquito Net.

WINDOWS

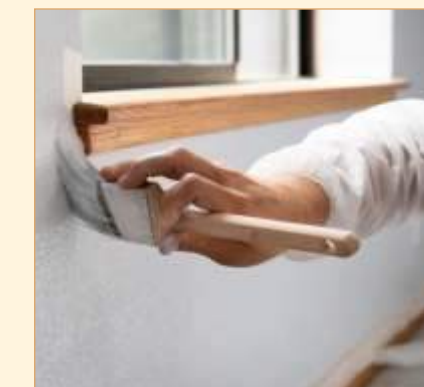
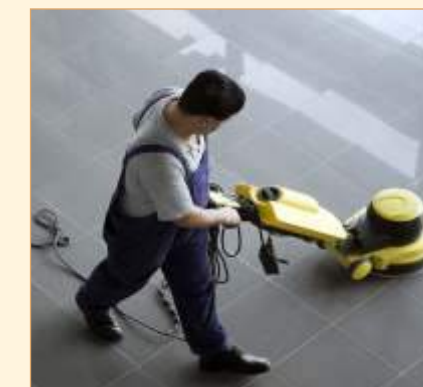
- 3 track UPVC profile sliding windows with mosquito net.
- PVC louvered windows for toilets.

PAINTING

- Internal walls & Ceiling - OBD or Equivalent : Brand - AkzoNobel (Dulux)/Asian/Berger/Nerolac Jotun.
- External walls - Acrylic Paint: Paint Brand - Asian/Dulux/Berger/New World Paints/Jotun/Dr.Fixit.

LIFTS

- Lifts as per Plan. Brand - Kone/Otis/Schindler/Johnson.



CONCEPTUAL VISUALS

Undri

Great city civilities, extraordinary network, and improving framework makes Undri as one of the rising stars in Pune land market. Situated off Hadapsar, home to work center points like Phursungi IT Park and Magarpatta City settles on Undri the best option for tech experts. The area offers extends in all spending fragments making it feasible for all sort of purchasers and financial specialists.

WAY OF LIFE

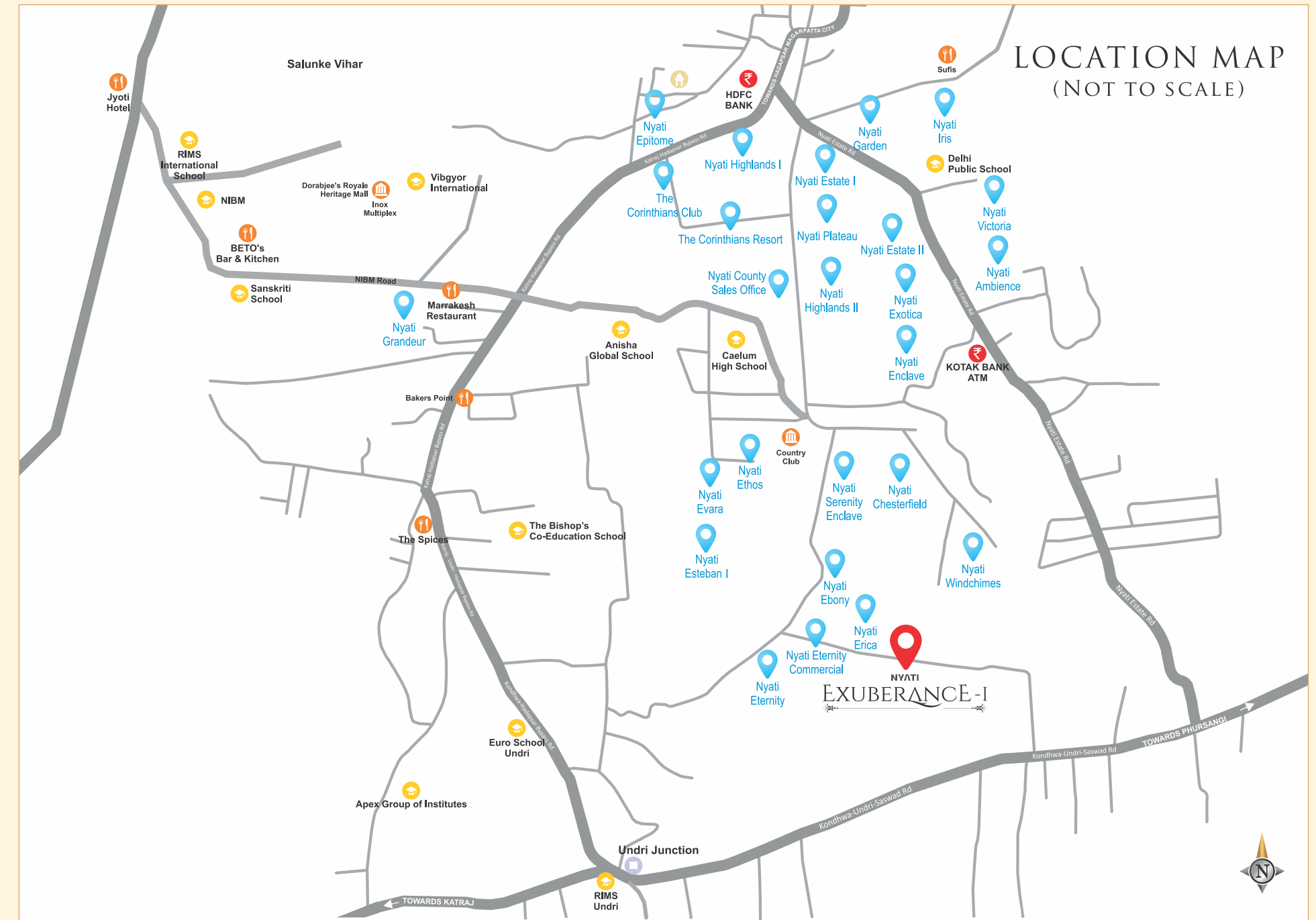
Undri offers great streets and community framework inferable from new turn of events. The rural area is home to different malls like Dorabjee's Royale Heritage Mall to give some examples. With the public authority wanting to create Undri further, what's to come is brilliant for the suburb. All Schools/Educational Institutions, Emergency clinics, Groceries, Electrical Appliances and Daily needs is just a walk away.

DRIVE

Undri offers the advantage of having three significant streets interfacing it to all pieces of Pune and past. Kondhwa Road, Mumbai-Hyderabad Highway, Solapur Road – all goes through the territory. For regular travel, Undri is found near both Katraj & Hadapsar closer to home .

WHAT'S IN STORE

With solid essentials, powerful framework, and a decent guide for the future, Undri is probably going to merge its situation as a prime suburb in Pune's land map in the occasions to come.



INFRASTRUCTURE

- The Corinthians Resort And Club 2.0 kms
- Dorabjee's Royale Heritage Mall 2.1 kms
- D-Mart 2.1 kms
- Inox Multiplex 2.1 kms

MEDICARE

- NIXI ICU & Accident Hospital 1.5 kms
- Patil Hospital 1.5 kms
- Dr. Masal Hospital 1.8 kms
- PBMA's H. V. Desai Eye Hospital 2.1 kms
- Mama Shah Eye Hospital 2.2 kms
- The Apollo Clinic 2.9 kms

NEIGHBORHOOD

- Undri Gaon 500 mtrs
- Pisoli 1.5 kms
- Mohammedwadi 3.1 kms
- Kondhwa 5.2 kms

CONNECTIVITY

- Saswad Road Railway Station 4.4 kms
- Fursungi Railway Station 4.5 kms
- Pune - Mumbai Highway 7.0 kms
- Pune - Bangalore Highway 7.1 kms
- Hadapsar Railway Station 8.2 kms
- Pune - Solapur Highway 9.3 kms
- Pune Railway Station 9.6 kms
- Pune International Airport 14.7 kms

EDUCATION HUB

- Eurokids Pre-School 1.2 kms
- The Bishop's School 1.6 kms
- Takshila Delhi Public School Pune 2.1 kms

NYATI
EXUBERANCE-I



- Site Address** : Nyati County, Off NIBM Road, Behind The Corinthians Resort & Club, Country Club Road, Opp. Nyati Erica, Undri, Pune - 411060, **Tel : +91 8055 44 8877**
- Sales Office** : Behind The Corinthians Club, Nyati County, Off NIBM Road, Undri, Pune - 411060.
- Corporate Office** : 6th Floor, Nyati Unitree, Near Gunjan Theatre, Nagar Road, Yerwada, Pune - 411006.
- Mumbai Office** : Suite No. 804, Landmark Platinum, S. V. Road, Bandra (W), Mumbai - 400050.
- Dubai Office** : Nyati Real Estate, 102, Burlington Tower, Business Bay, Dubai, UAE.
- Web.** : www.nyatigroup.com

Disclaimer: This brochure is not a legal offering. The developers reserve the rights to alter the brochure at their discretion. The rendered images displayed are for representational purposes only.
Note :- The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall".



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