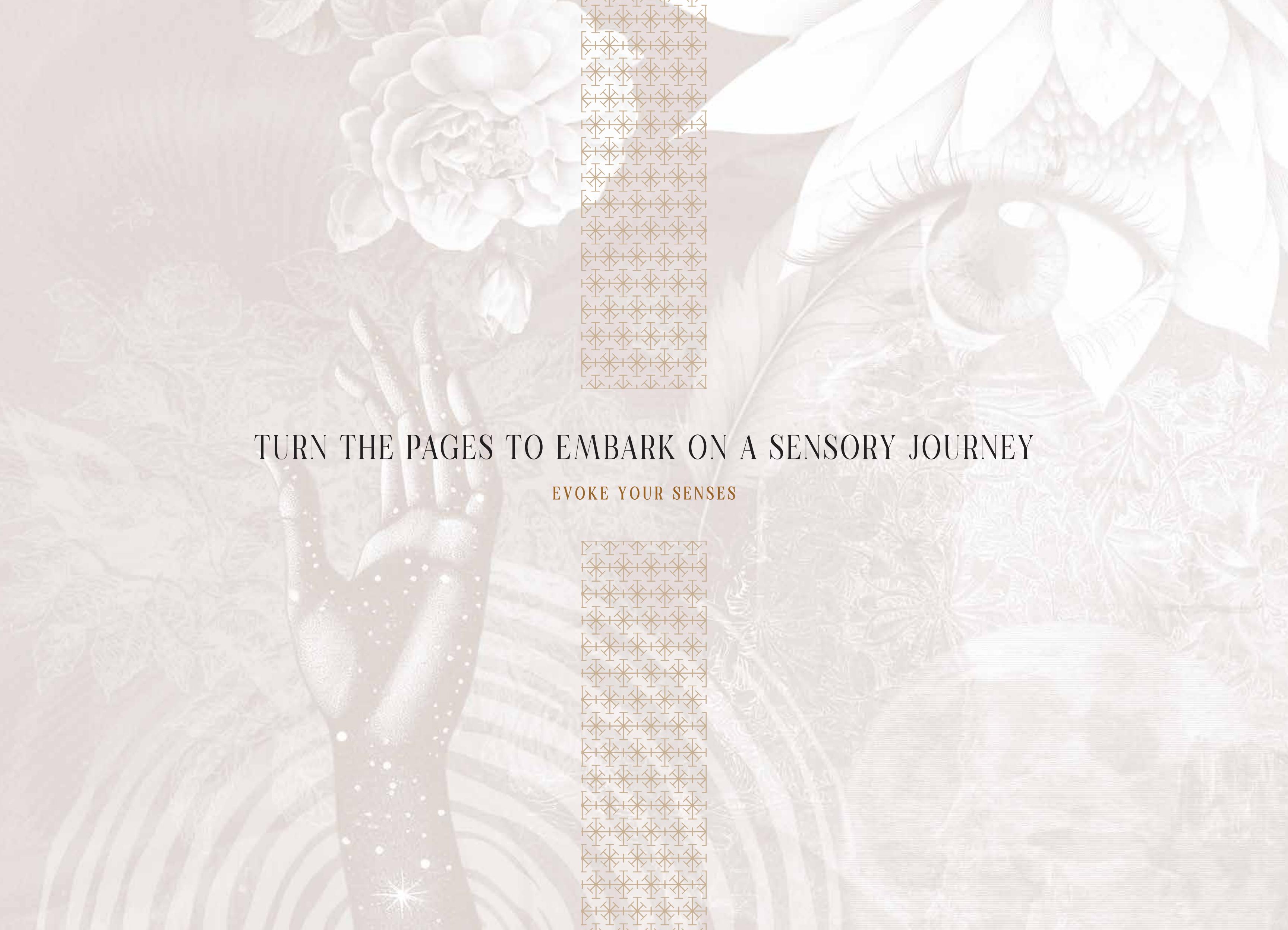




NYATI  
EVOQUE

SERENE SIDE OF KALYANI NAGAR



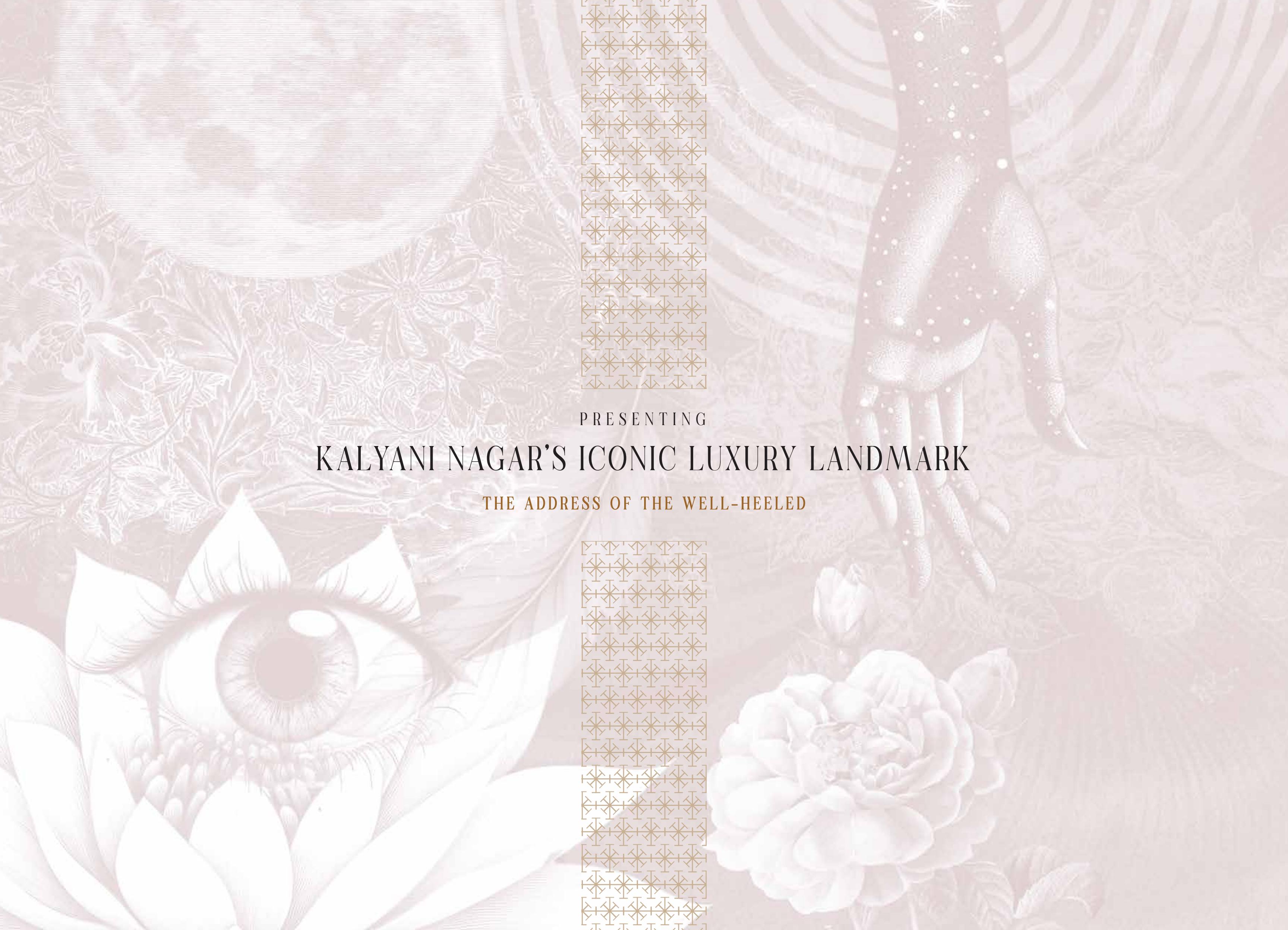
TURN THE PAGES TO EMBARK ON A SENSORY JOURNEY

EVOKE YOUR SENSES

A woman with long, wavy brown hair, wearing a flowing red gown, sits elegantly on a light-colored sofa. She is positioned on the left side of the frame, looking towards the camera with a soft expression. The background is a modern, minimalist interior with dark walls and recessed lighting. To the right, a large glass window offers a view of a sophisticated living room. This room features a large, curved orange sofa, a round coffee table with a gold base, and a large abstract wall sculpture made of small, reflective gold squares. The overall atmosphere is one of luxury and sophisticated design.

Imagine a home that appeals to all your senses  
and binds you in a tapestry of enriching moments

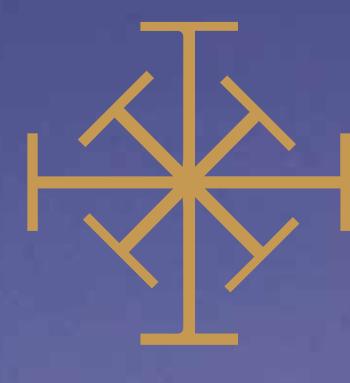
INSPIRED BY THE FIVE SENSES,  
WELCOME TO AN IMMERSIVE  
EXPERIENCE CALLED HOME



PRESENTING

# KALYANI NAGAR'S ICONIC LUXURY LANDMARK

THE ADDRESS OF THE WELL-HEELED



NYATI  
EVOQUE



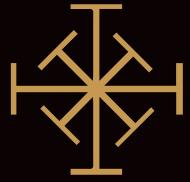
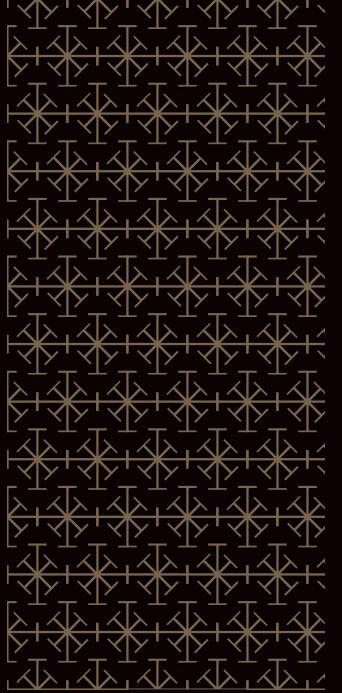
### LIVE SENSATIONAL AT PUNE'S COVETED ADDRESS

Nestled amidst lush greenery in the upscale and serene locality of Kalyani Nagar, Nyati Evoque is a gated estate designed to enrich your sensory journey. Offering tranquil surroundings, picturesque landscapes, thoughtful amenities, prime conveniences and an exclusive neighborhood, this enclave promises to awaken all your senses.



## YOUR GATEWAY TO UNPARALLELED LUXURY LIVING

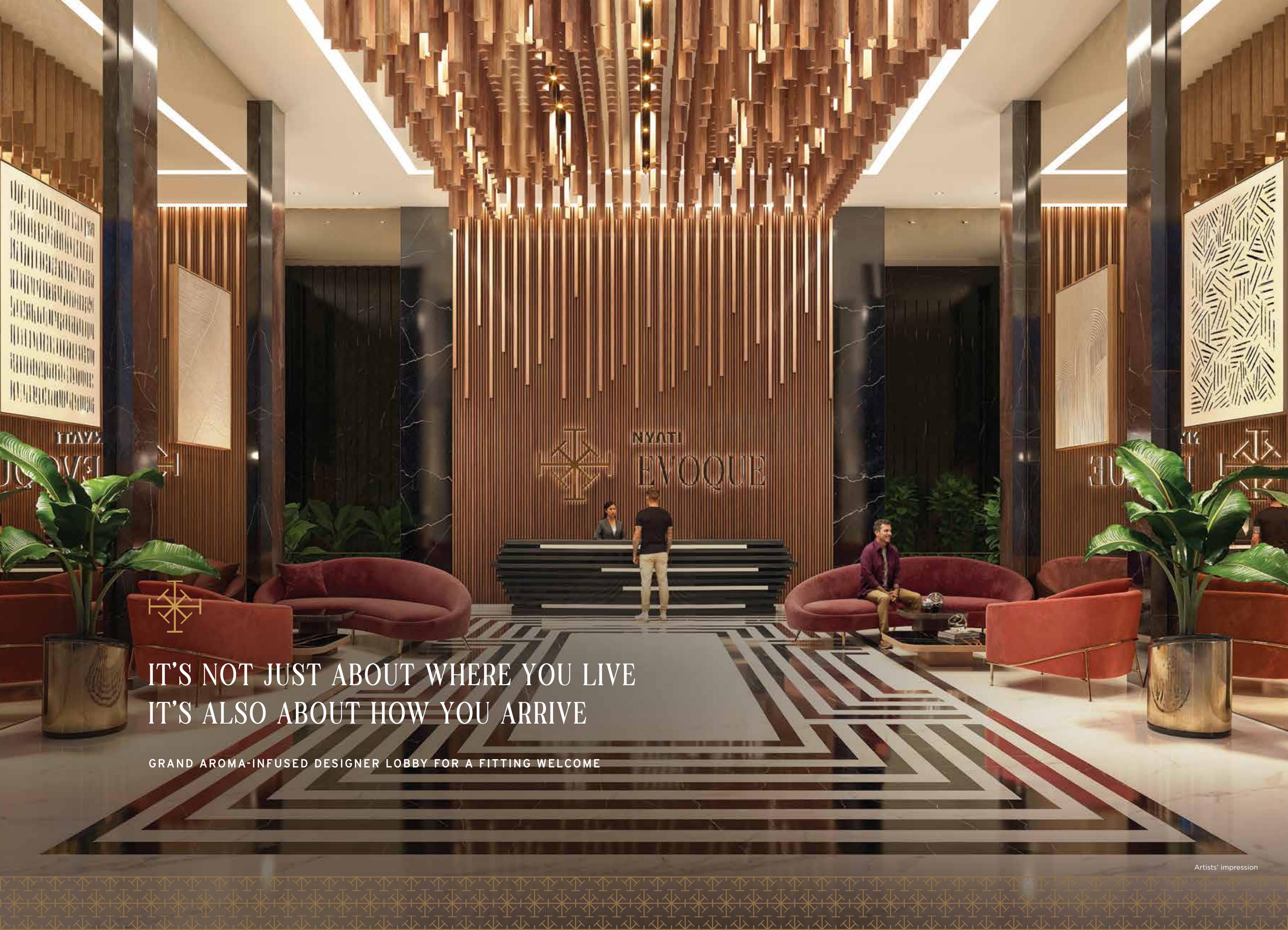
STEP THROUGH THE GRAND ENTRANCE GATE AND INTO  
A WORLD WHERE LUXURY, SOPHISTICATION AND SERENITY  
COME TOGETHER IN PERFECT HARMONY



## Signature Hallmarks

- A 2-acre\* gated development
- Twin Towers of 27 storey elevating the city's skyline
- 3 & 4 BHK Bespoke Residences
- 4 apartments on each floor
- Expansive sky decks offering panoramic views
- Designer Lobby marveled with customized scents
- Elitus Club at Podium with two levels of indulgences
- Skyvie Rooftop Lounge with immersive delights
- Over 30+ curated amenities to indulge all your senses
- Retail conveniences right at your doorstep
- Connectivity with the finest social infrastructure

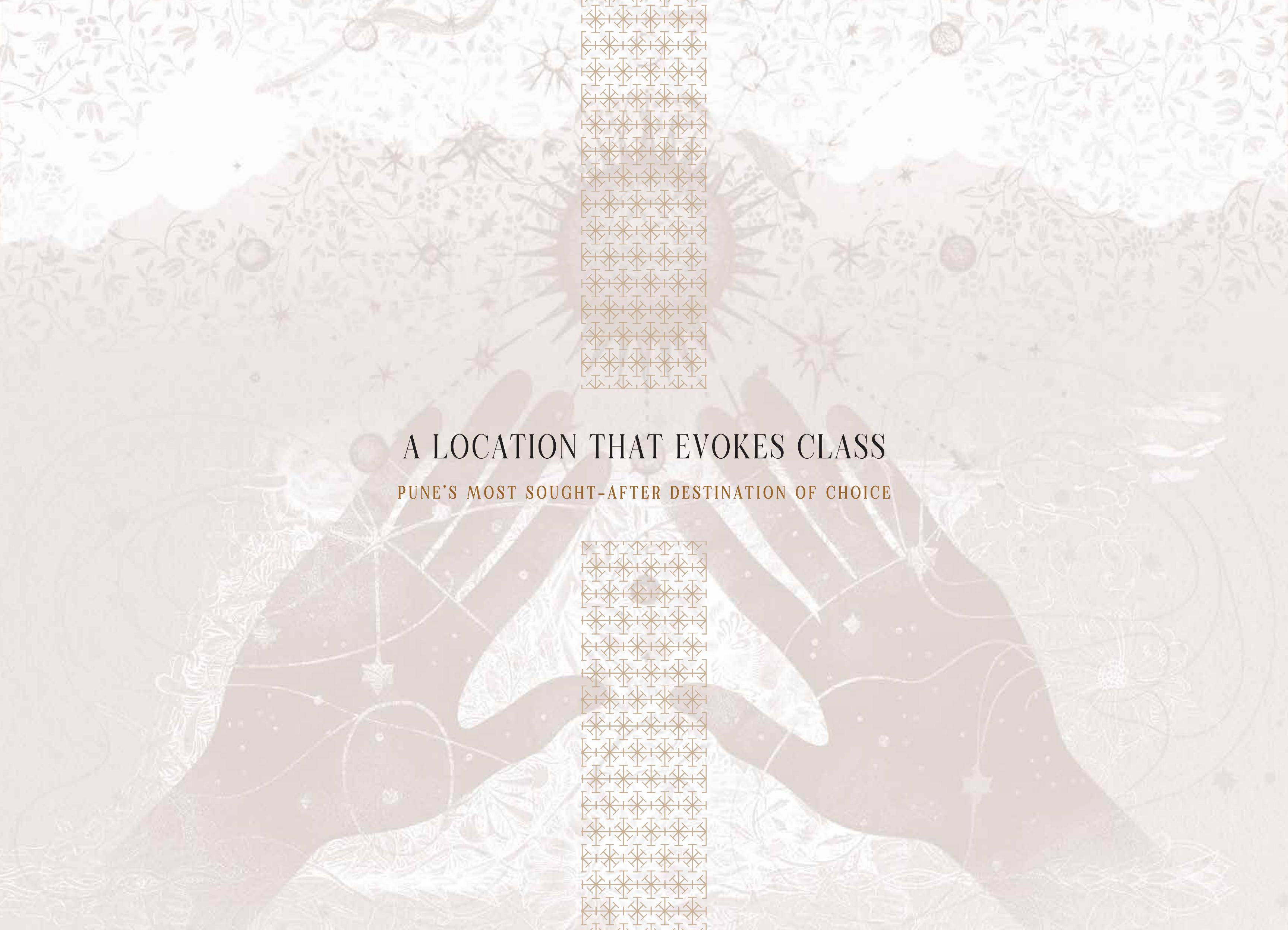




IT'S NOT JUST ABOUT WHERE YOU LIVE  
IT'S ALSO ABOUT HOW YOU ARRIVE

GRAND AROMA-INFUSED DESIGNER LOBBY FOR A FITTING WELCOME

Artists' impression



# A LOCATION THAT EVOKE<sup>SM</sup> CLASS

PUNE'S MOST SOUGHT-AFTER DESTINATION OF CHOICE



## A WORLD OF EXCLUSIVE PRIVILEGES & MEANINGFUL CONVENIENCES

### STAR HOTELS

Hyatt Pune	08 Mins
Royal Orchid	08 Mins
Novotel	08 Mins
The Westin	11 Mins
Ritz Carlton	11 Mins
Marriott Suites	13 Mins
Taj Blue Diamond	14 Mins
Conrad	15 Mins
Hyatt Regency	22 Mins

### MALL EXPERIENCES

Vascon Mariplex Mall	08 Mins
Phoenix Market City	09 Mins
D'Mart	10 Mins
Creaticity	13 Mins
Kopa Mall	14 Mins
Nyati Plaza	15 Mins
Amanora Mall	17 Mins
Seasons Mall	18 Mins

### PRESTIGIOUS CLUBS

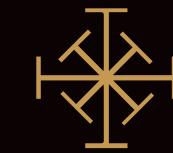
Royal Connaught Boat Club	15 Mins
The Residency Club	19 Mins
The Poona Club	21 Mins
Royal Western India Turf Club	23 Mins
The Ladies Club	23 Mins

### WORLD CLASS HEALTHCARE

Sahyadri Super-Speciality	10 Mins
Columbia Asia Hospital	12 Mins
Inlaks Hospital	16 Mins
Jehangir Hospital	20 Mins
Ruby Hall Clinic	20 Mins
Sasoon General Hospital	25 Mins
KEM Hospital	28 Mins

### PREMIER EDUCATIONAL INSTITUTIONS

St Arnolds	04 Mins
Bishop's School	06 Mins
Christ College	07 Mins
Lexicon International	09 Mins
Nagarvala School	10 Mins
Deccan College	17 Mins
St Mary's school	17 Mins
Wadia College	19 Mins
St. Helena's School	26 Mins



## CONNECTIVITY

Pune International Airport	-----	4.8 KM
Pune Railway Station	-----	7.8 KM
City Centre	-----	8.7 KM
IT Hubs & Business Parks	-----	300 M
Joggers Park	-----	900 M
Phoenix Market City	-----	3.2 KM
Shaniwar Wada	-----	11.8 KM
Kalyani Nagar Metro Stn.	-----	2.8 KM



# RESIDENCES DESIGNED TO EVOKE CHARISMA

A BESPOKE COLLECTION THAT REFLECTS YOUR AURA



CITY VISTAS ON ONE SIDE  
RIVER VIEWS ON THE OTHER AND  
HOMES EMBRACED BY SURROUNDING GREENERY

SPRAWLING DECKS WITH A CHOICE OF SWEEPING VIEWS

Representational Image



GRANDEUR OF LIVING SPACES  
CLASS AND STYLE IN EQUAL MEASURE

THOUGHTFUL LIVING & DINING SPACES WITH MAJESTIC CARPETS



LIVING SPACES  
ATTACHED WITH EXPANSIVE DECKS

DECKS OFFERING VIEWS OF THE SURROUNDING GREENERY





## VASTU-COMPLIANT LAVISH BEDROOMS

A TRANQUIL RETREAT FOR REST AND PRIVACY



# SIGNATURE KITCHEN WITH MODULAR FITTINGS

THE HEART OF THE HOME,  
WHERE CULINARY DELIGHTS COME TO LIFE





## VANITY BATHROOMS WITH BRANDED SANITARY WARE

A SERENE SANCTUARY FOR PAMPERING AND SELF-CARE

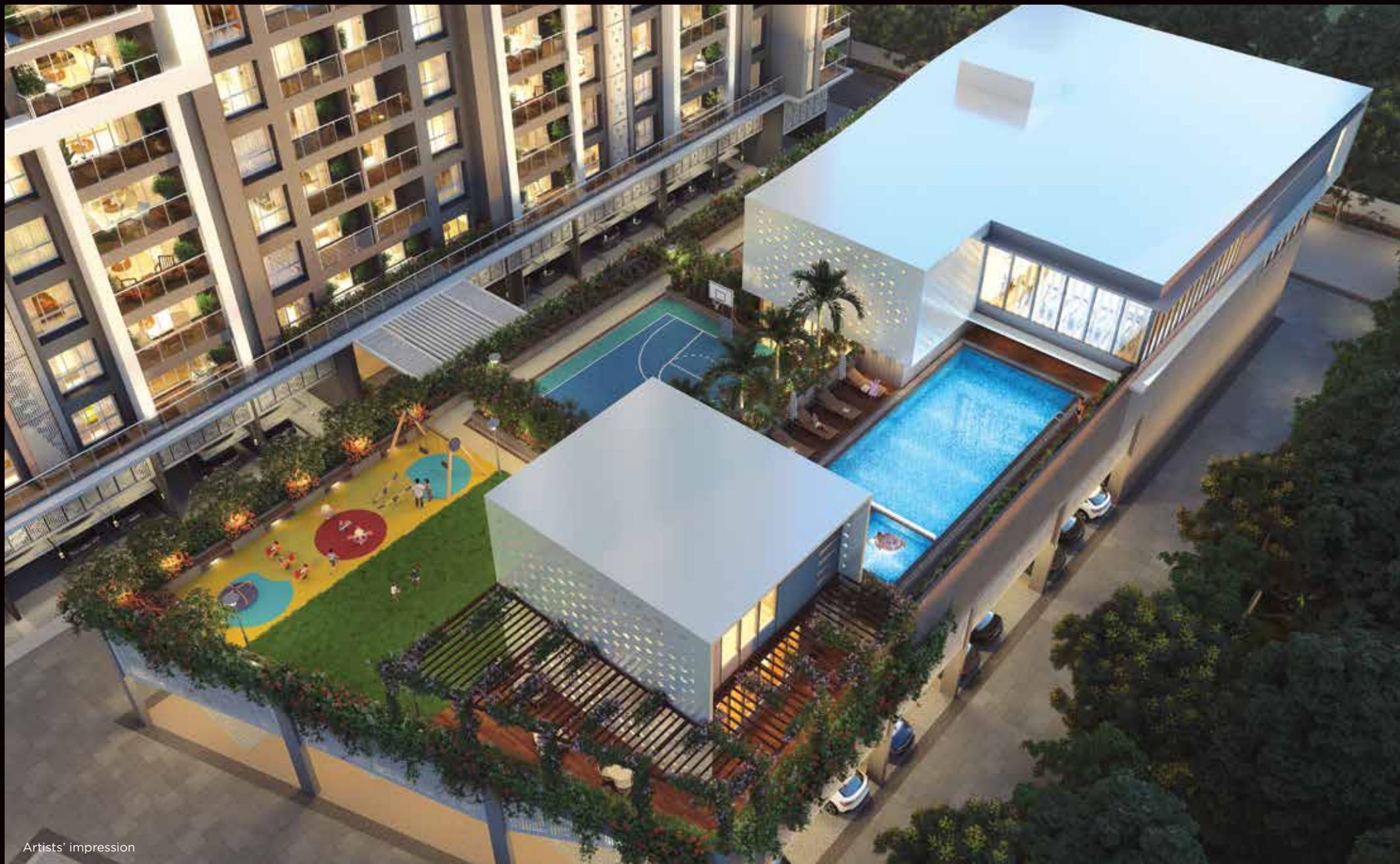


## A LIFESTYLE THAT EVOKEES INCREDIBLE CLUB EXPERIENCES

ELITUS CLUB & SKYVIE LOUNGE: CURATED PRIVILEGES SPREAD ACROSS THE PODIUM AND ROOFTOP

# EVOQUE MASTER LAYOUT





## 2 LEVELS OF EXTRAVAGANT INDULGENCES, 30 + SUPERLATIVE EXPERIENCES

### ELITUS CLUB (PODIUM LEVEL)

#### LEVEL 1 - OUTDOOR

- Swimming Pool with Deck & Pergola
- Kids Pool & Jacuzzi
- Children's Play Area
- Half Basketball Court
- Landscaped Garden with Seating Area
- Jogging Track
- Acupressure Pathway

#### LEVEL 1 - INDOOR

- Multipurpose Hall with Party Lawn
- Double-height Badminton Court
- Game Zone

#### LEVEL 2 - INDOOR

- Mini Theater
- Gymnasium
- Squash Court
- Yoga Room

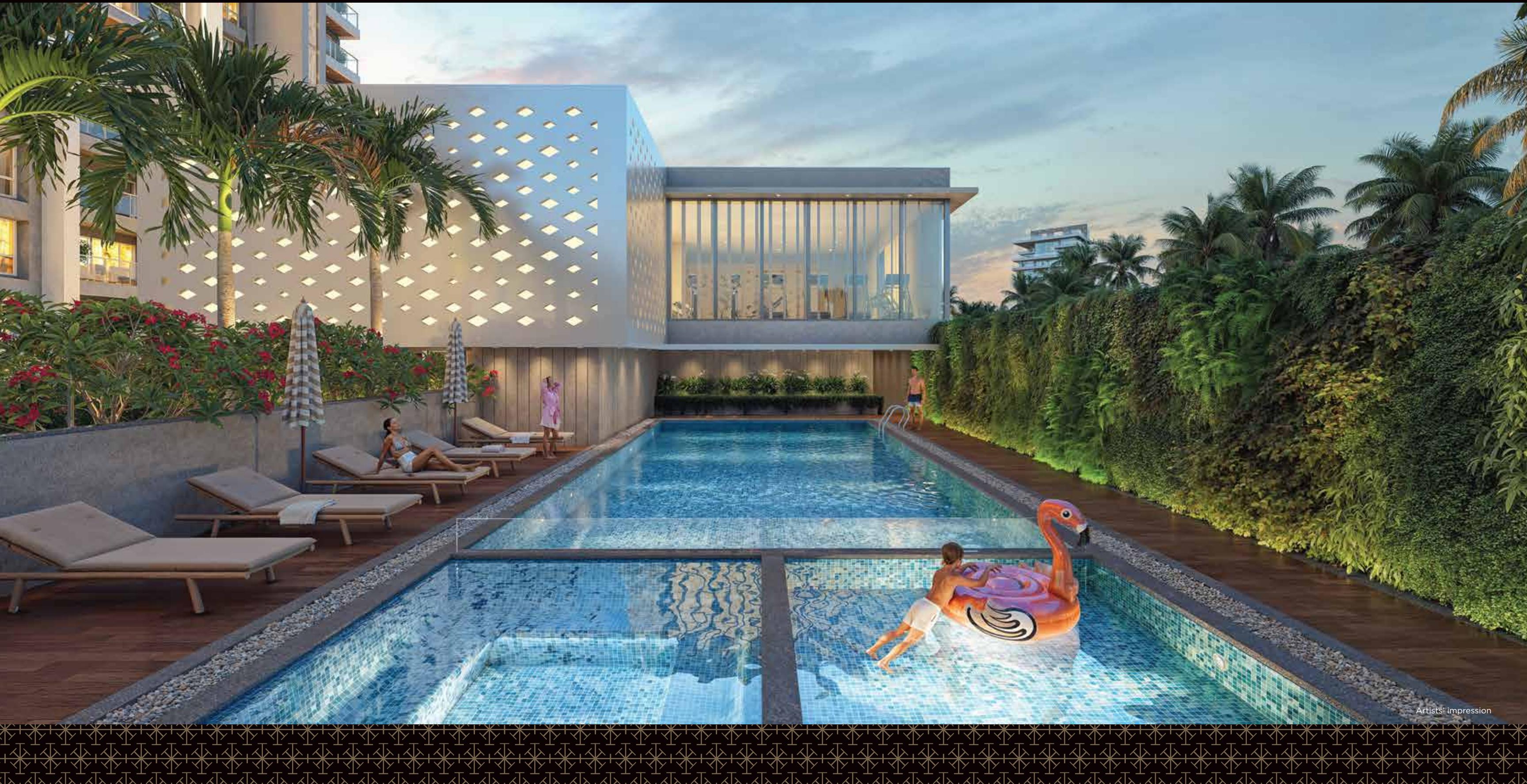
### SKYVIE LOUNGE (ROOFTOP LEVEL)

#### Yoga lawn with Pavilion

- Floor Games Area
- Seating Plaza
- Zumba Area
- Outdoor Gymnasium
- Net Cricket
- Bowling Alley
- Board Games Area
- Terrace Seating
- Sky gazing deck



ELITUS CLUB | PODIUM LEVEL 1 | OUTDOOR



SWIMMING POOL, KIDS POOL AND JACUZZI WITH DECK AND PERGOLAS  
Azure blues for leisurely laps and dips

ELITUS CLUB | PODIUM LEVEL 1 | OUTDOOR



Artists' impression

CHILDREN'S PLAY AREA  
A wonderland of play and joy

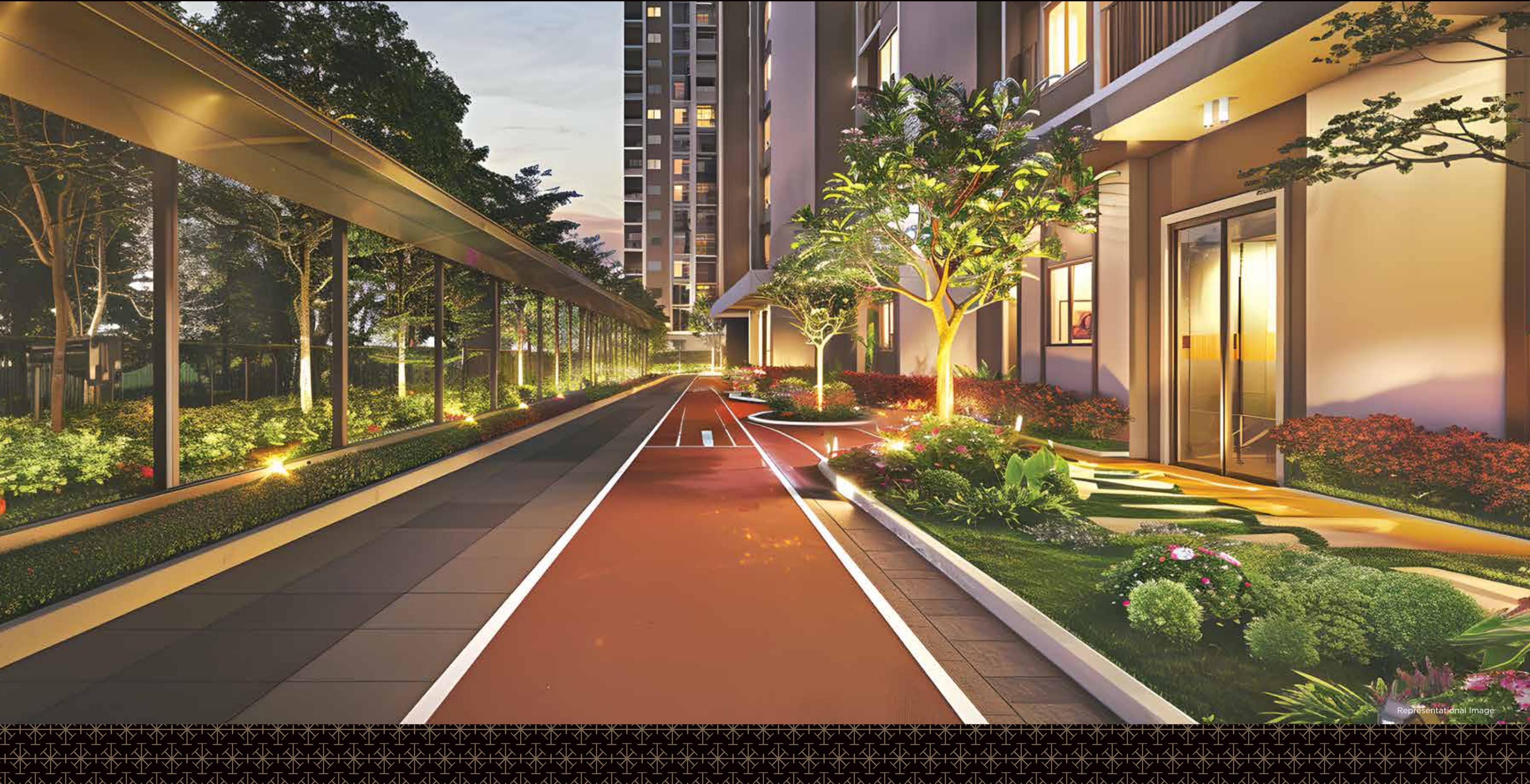
ELITUS CLUB | PODIUM LEVEL 1 | OUTDOOR



Artists' impression

LANDSCAPED GARDENS WITH SEATING CORNERS  
A retreat of green for relaxed evenings

ELITUS CLUB | PODIUM LEVEL 1 | OUTDOOR



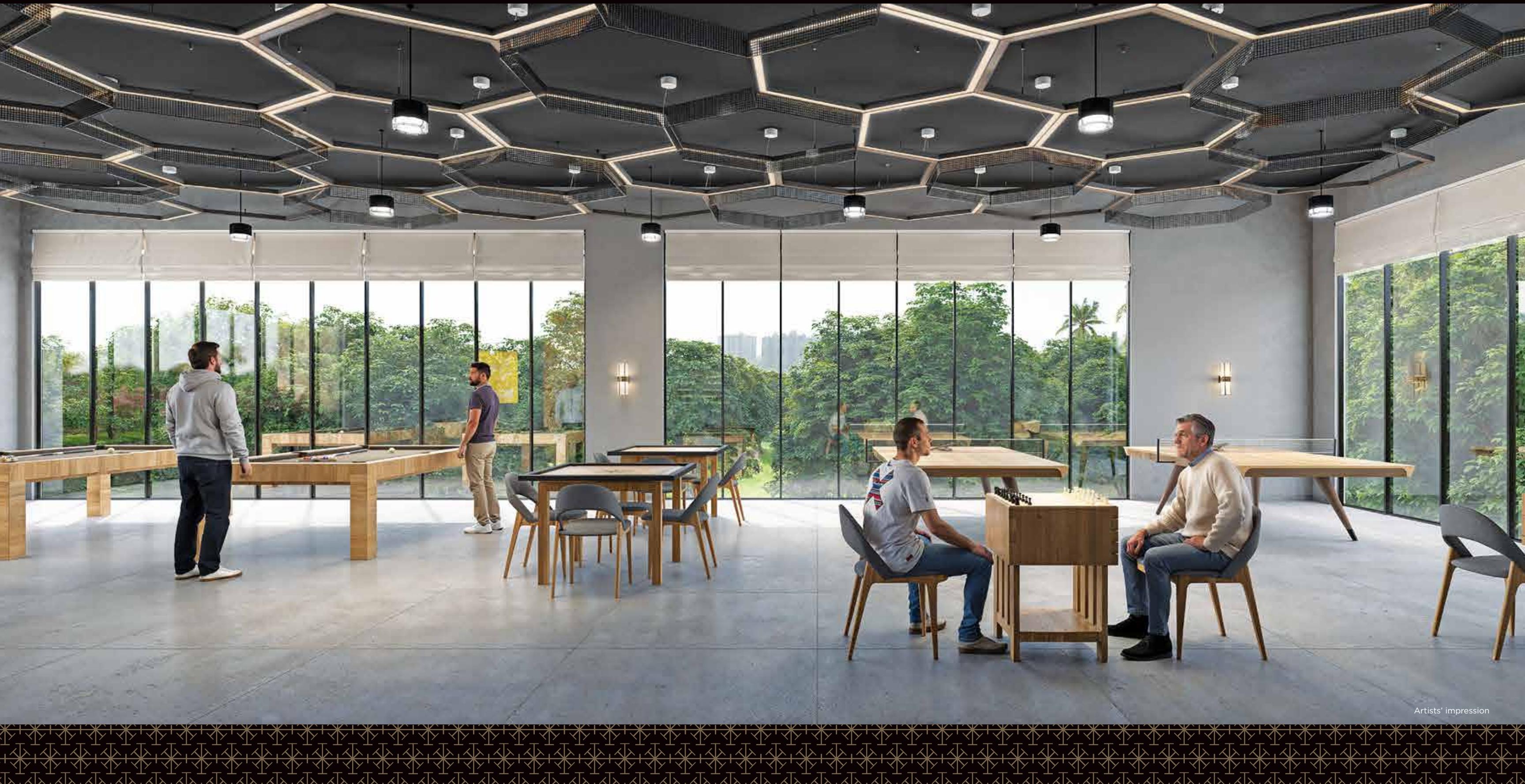
1.5 METRE WIDE JOGGING TRACK

An inviting track for invigorating strolls or jogs

ACUPRESSURE PATHWAY WITH SEATING

Tranquil pathway with seating for mini-breaks

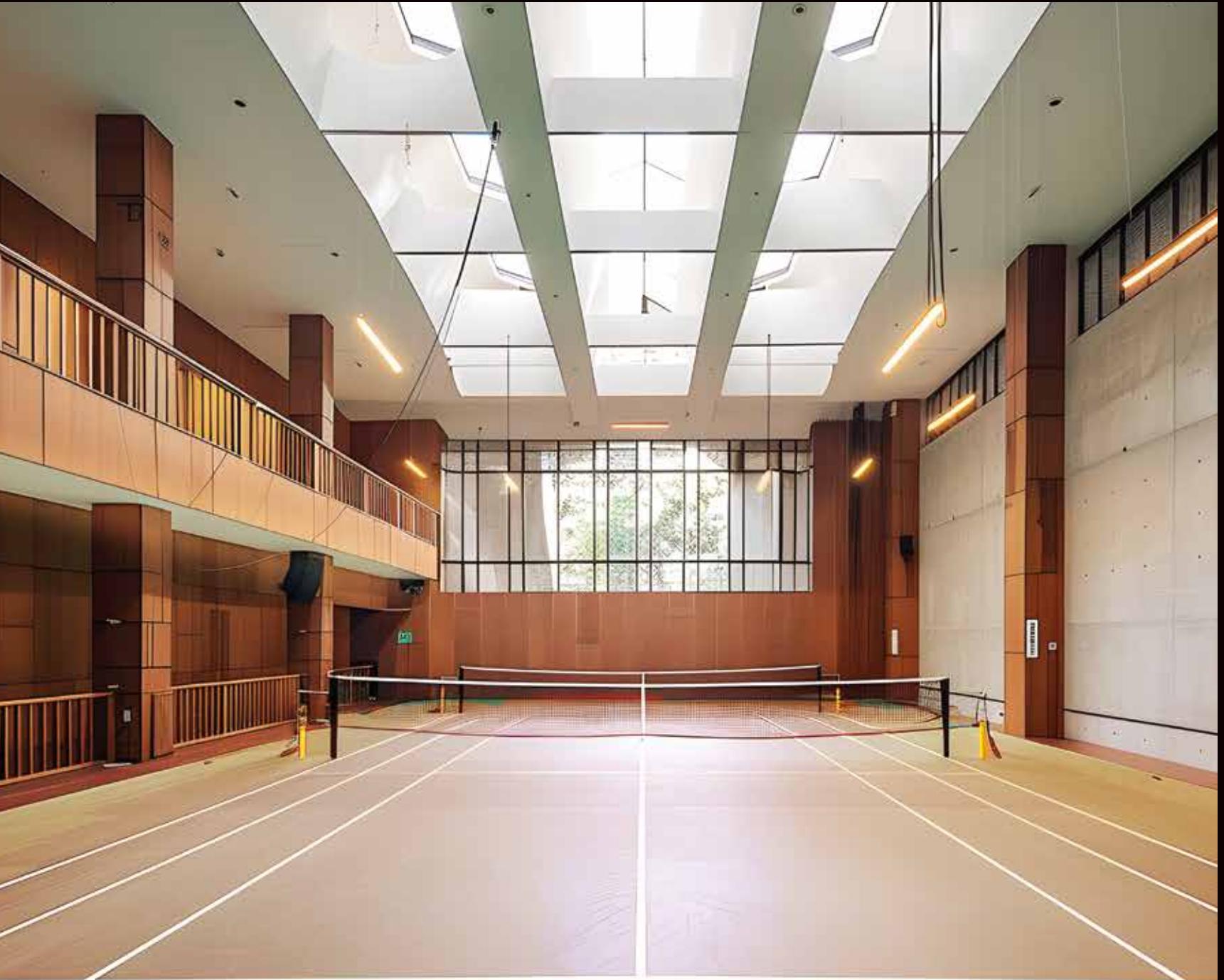
ELITUS CLUB | PODIUM LEVEL 1 | INDOOR



Artists' impression

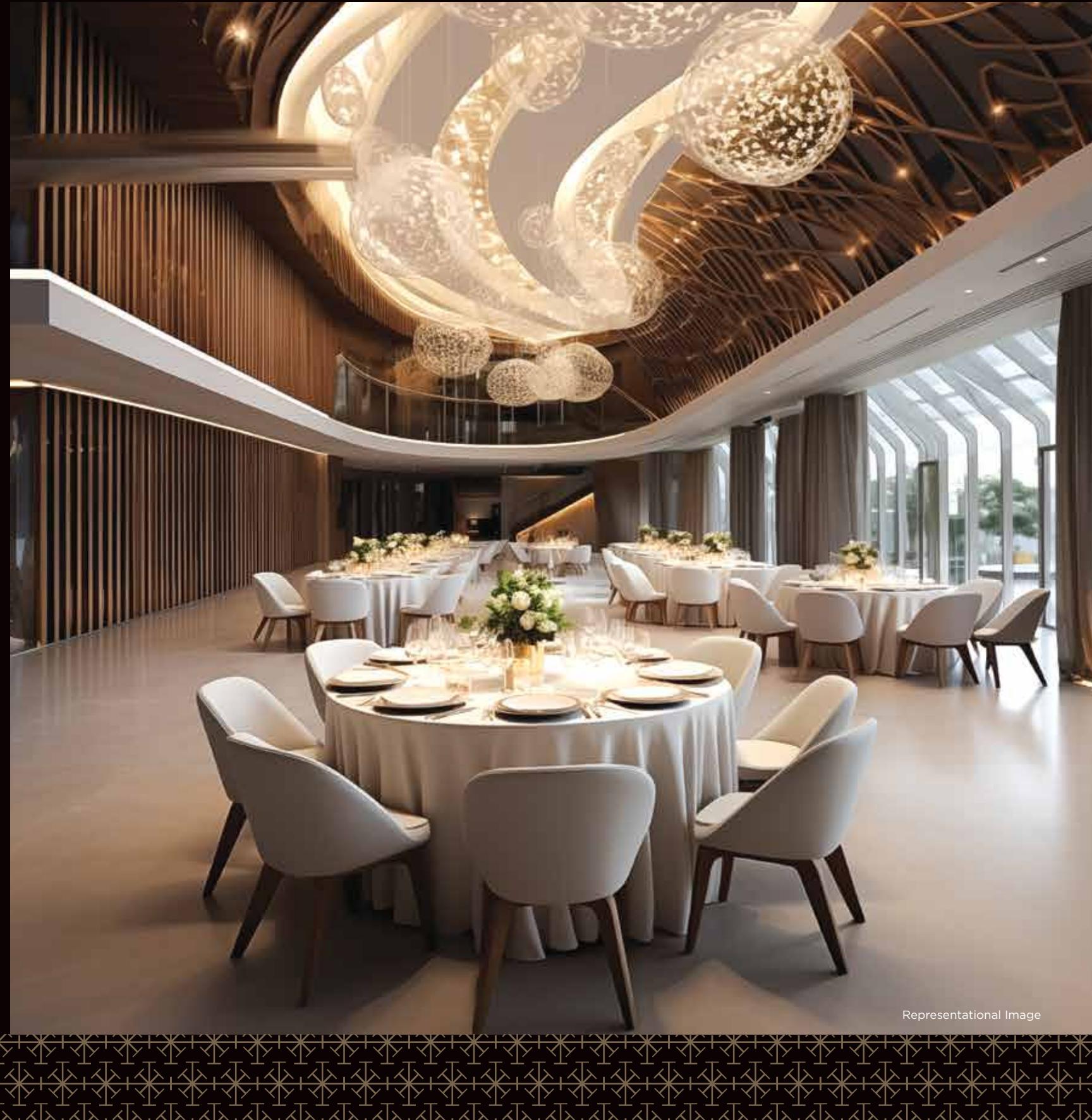
GAME ZONE - CARROM, TABLE TENNIS, SNOOKER  
Indoor entertainment arena offering classic indoor games

## ELITUS CLUB | PODIUM LEVEL 1 | INDOOR



Representational Image

**DOUBLE-HEIGHT BADMINTON COURT**  
Spacious court for intense badminton contests



Representational Image

**MULTIPURPOSE HALL WITH LAWN**  
Versatile indoor-outdoor venue for occasions

ELITUS CLUB | PODIUM LEVEL 2 | INDOOR



Representational Image

### MINI THEATRE

Entertainment hub for exclusive movie screenings

ELITUS CLUB | PODIUM LEVEL 2 | INDOOR



Artists' impression

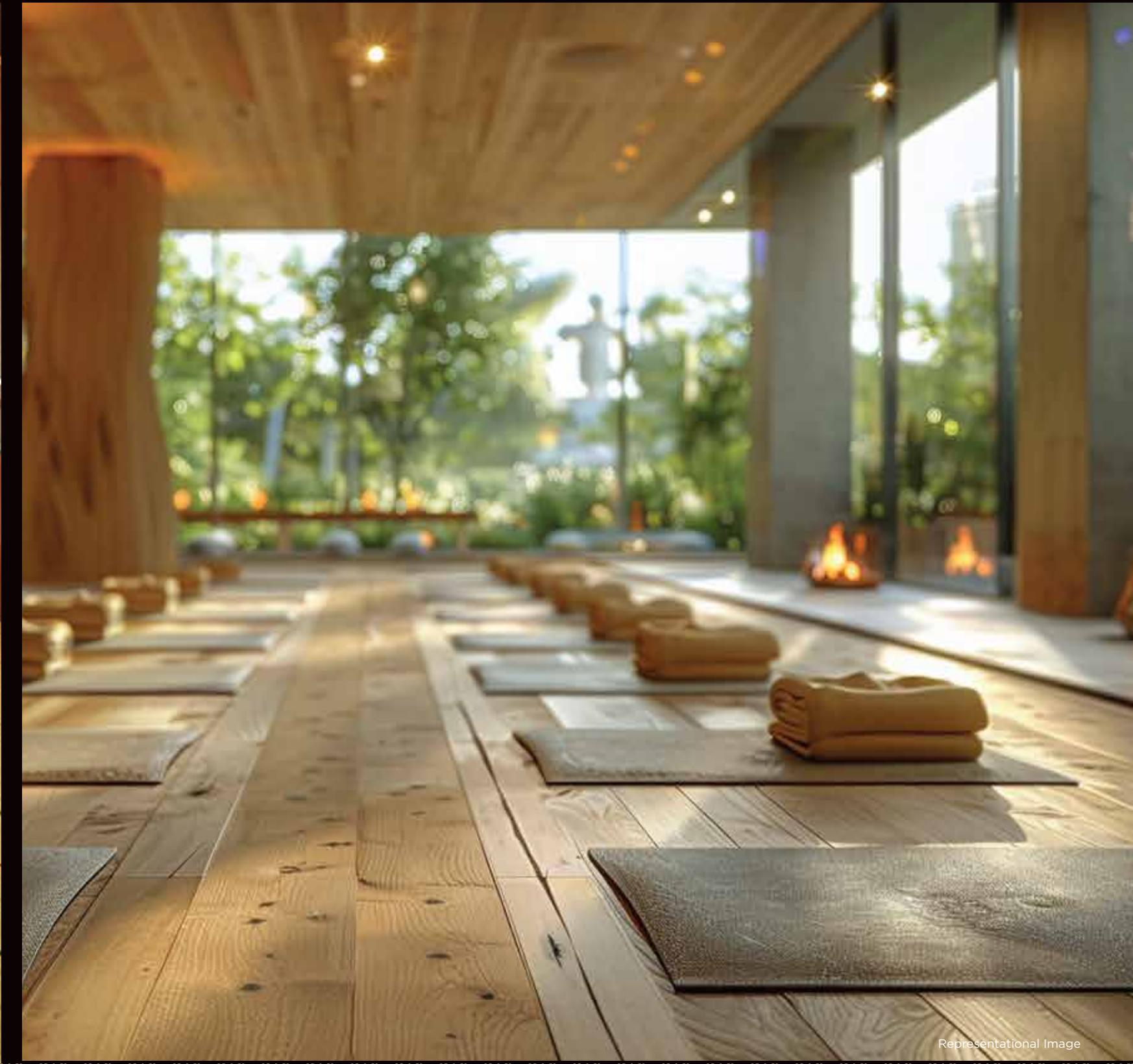
INDOOR GYMNASIUM

A fitness arena for workout enthusiasts

ELITUS CLUB | PODIUM LEVEL 2 | INDOOR



Representational Image



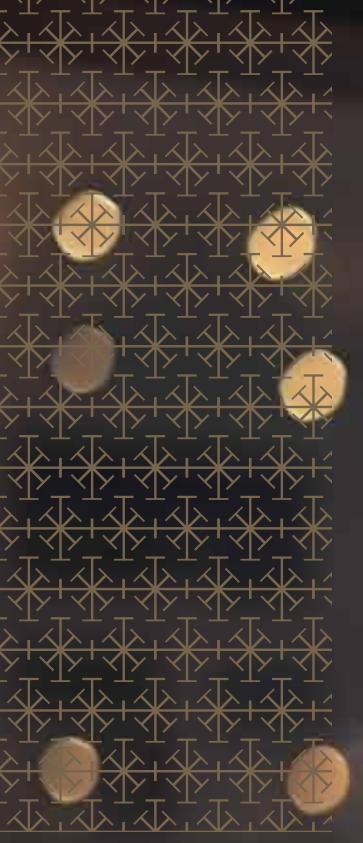
Representational Image

**SQUASH COURT**

A dynamic court for competitive squash duels

**YOGA ROOM**

A zone to reconnect with your inner self

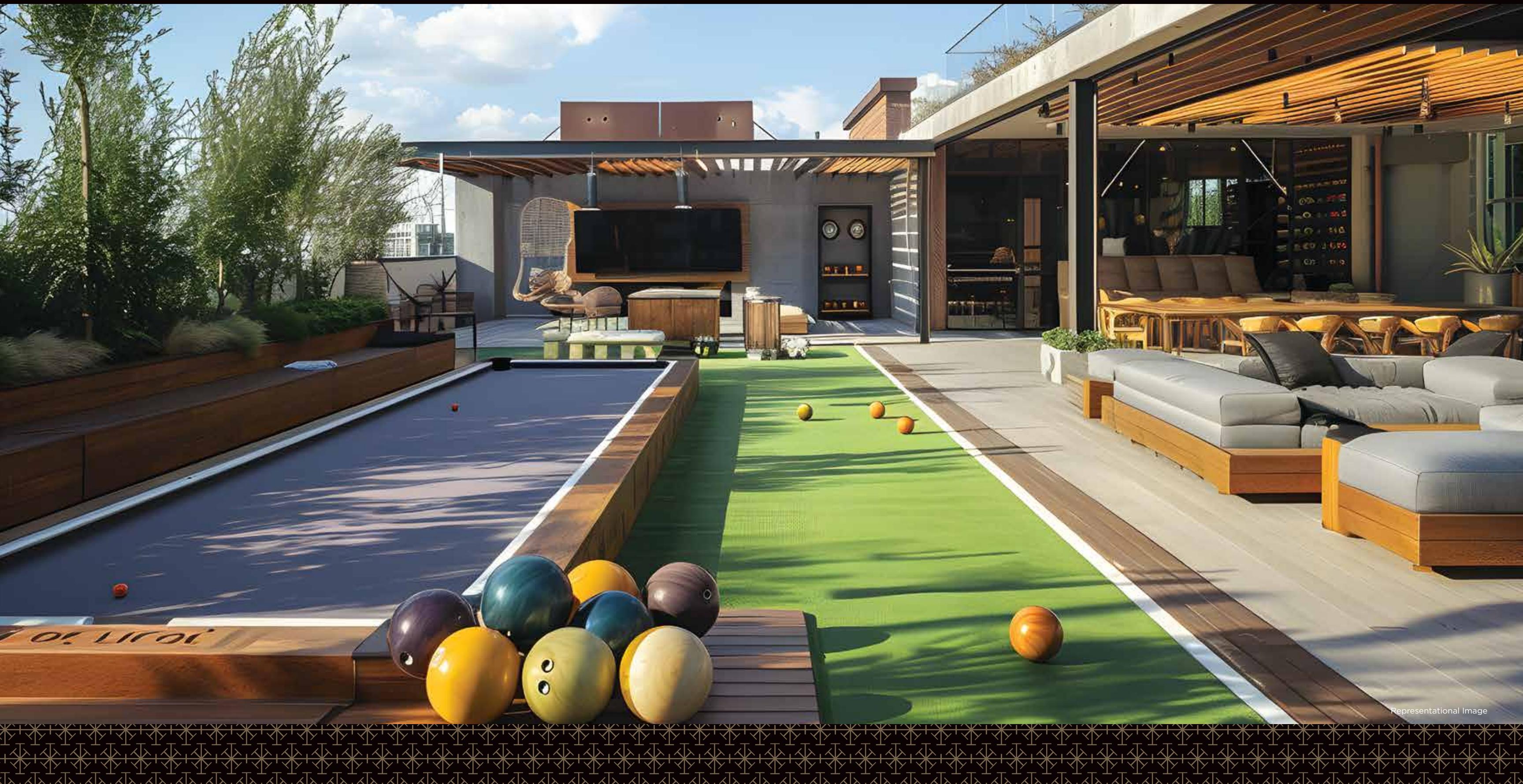


# SKYVIE ROOFTOP LOUNGE

## OPEN-AIR DELIGHTS



## SKYVIE ROOFTOP LOUNGE | OUTDOOR



Representational Image

### BOWLING ALLEY

An alley fostering friendly competition and enjoyment

## SKYVIE ROOFTOP LOUNGE | OUTDOOR



Representational Image

### OUTDOOR GYM

Fitness area with outdoor workout equipment



Representational Image

### FLOOR GAMES AREA

Versatile space for a variety of fun games and social interaction

## SKYVIE ROOFTOP LOUNGE | OUTDOOR



### NET CRICKET

Cricket setup with nets for regular practice or casual matches

## SKYVIE ROOFTOP LOUNGE | OUTDOOR



Representational Image

### ZUMBA AREA

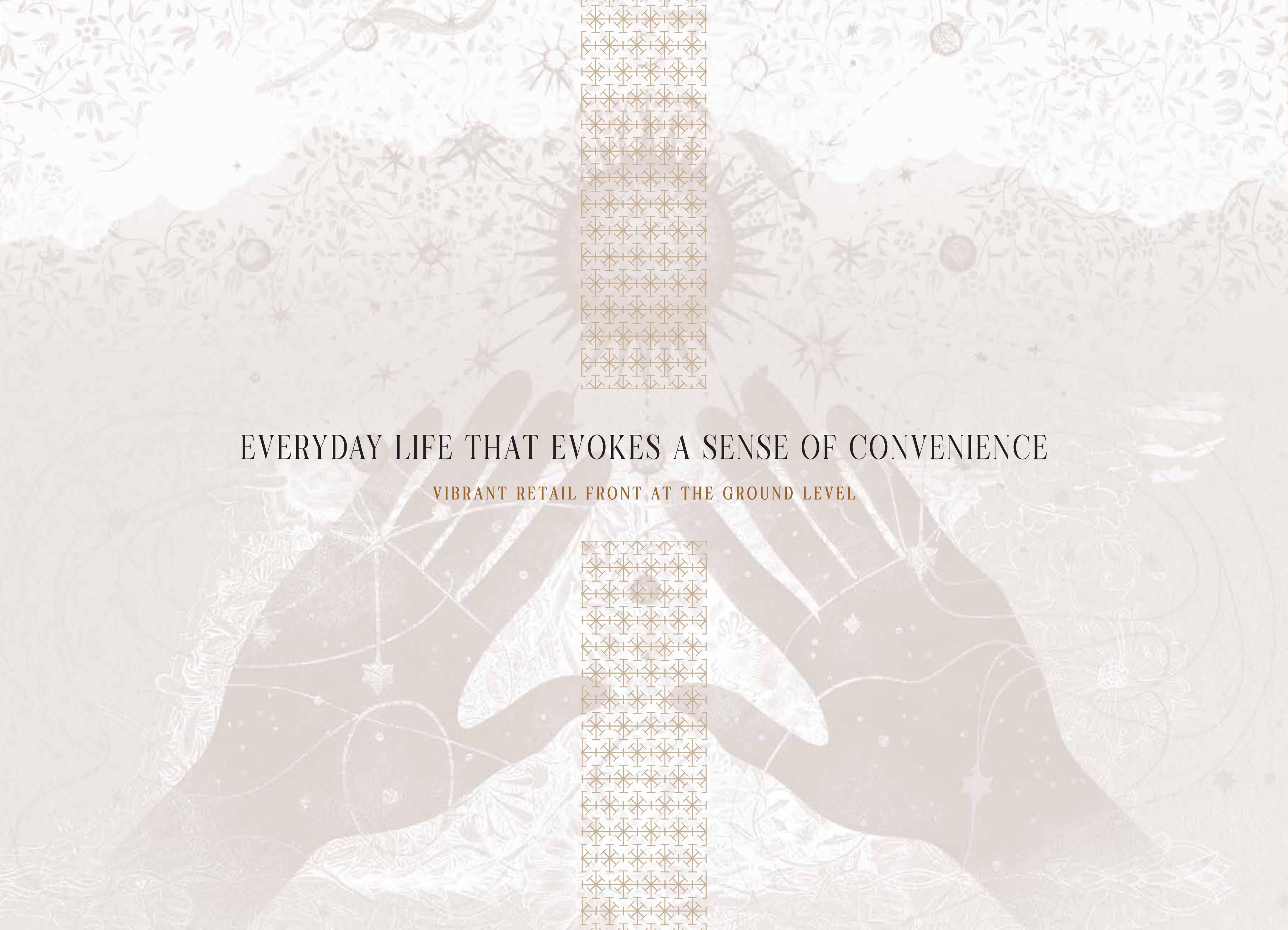
Space for energetic fitness sessions through dance-based workouts



Representational Image

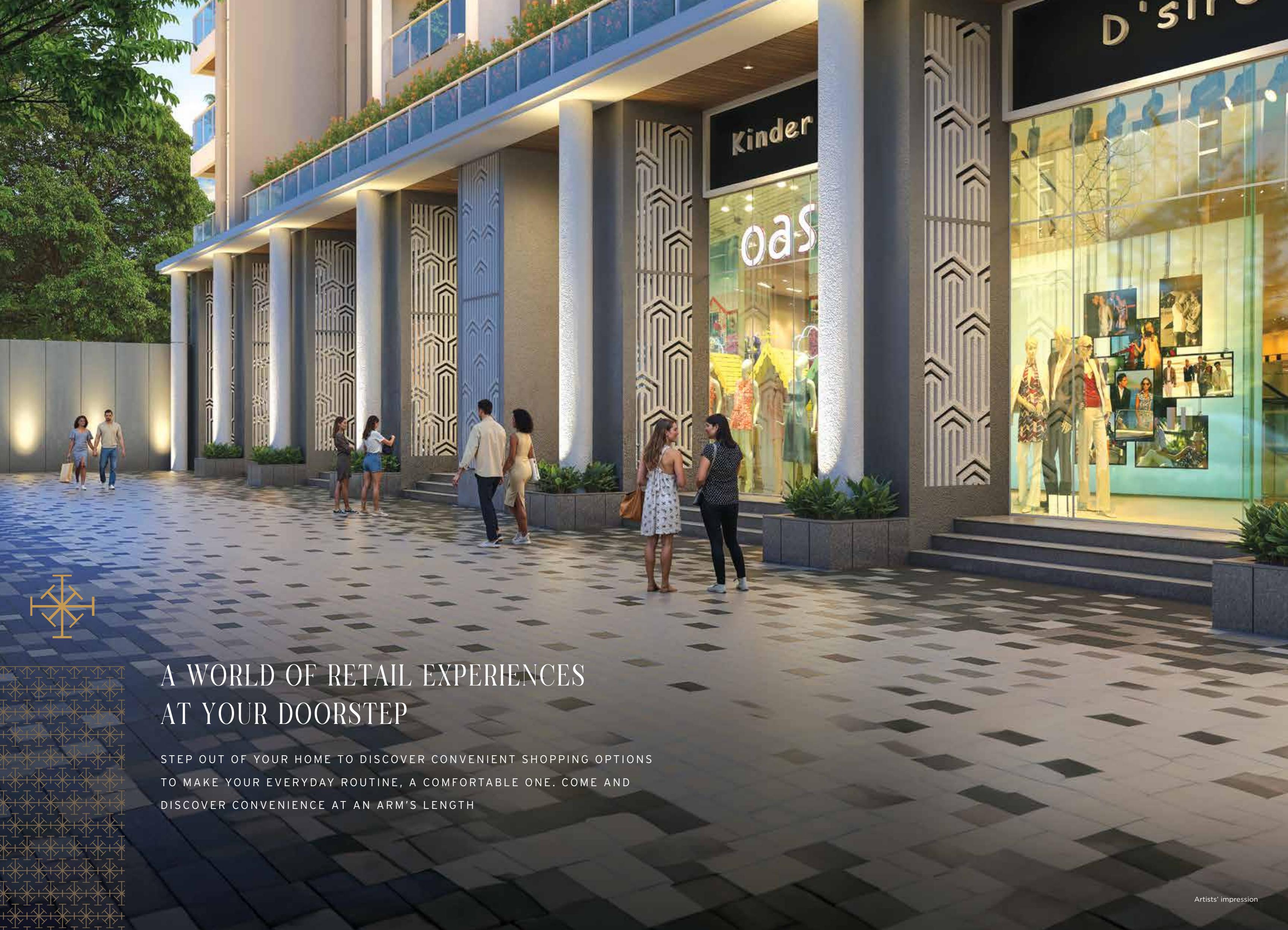
### SKY GAZING DECK

Elevated platform to embark on a celestial odyssey



EVERYDAY LIFE THAT EVOKESES A SENSE OF CONVENIENCE

VIBRANT RETAIL FRONT AT THE GROUND LEVEL



## A WORLD OF RETAIL EXPERIENCES AT YOUR DOORSTEP

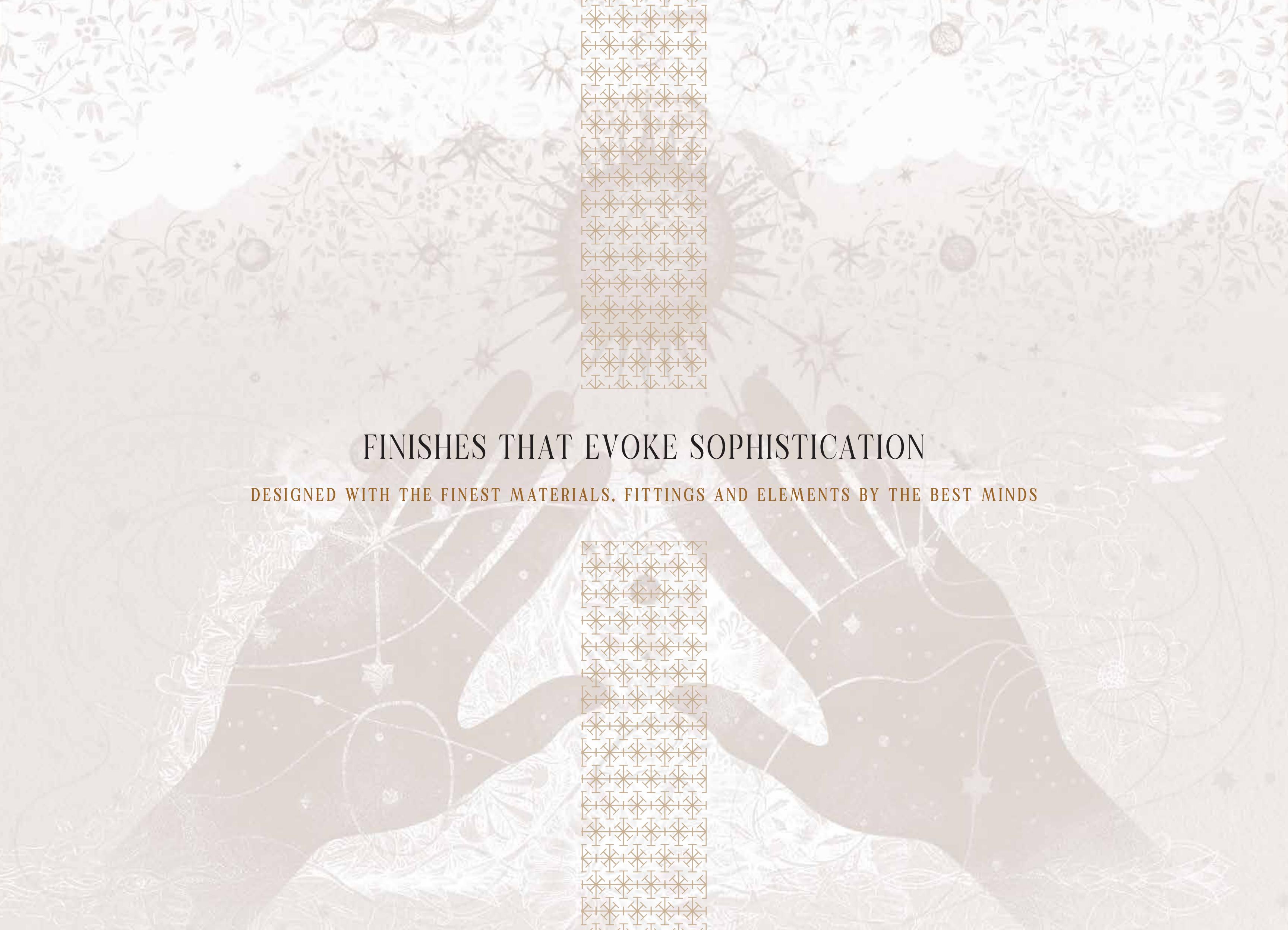
STEP OUT OF YOUR HOME TO DISCOVER CONVENIENT SHOPPING OPTIONS  
TO MAKE YOUR EVERYDAY ROUTINE, A COMFORTABLE ONE. COME AND  
DISCOVER CONVENIENCE AT AN ARM'S LENGTH



Artists' impression

## HIGH-STREET COMMERCIAL SPACES

Ideal for retail businesses like Grocery Stores, Pharmacies, Gift Shops, ATMs, etc.



## FINISHES THAT EVOKE SOPHISTICATION

DESIGNED WITH THE FINEST MATERIALS, FITTINGS AND ELEMENTS BY THE BEST MINDS



## LIFE AT EVOQUE

### DESIGNED FOR THE SENSES

A project centered on the theme of five senses

### COVETED ADDRESS

Located in Pune's upscale neighbourhood of Kalyani Nagar

### ICONIC DEVELOPMENT

A gated development amidst 2 acres of bliss overlooking the river

### TOWERING HIGHRISE

Twin Towers of 27 floors each rising above the city skyline

### REGAL SPACES

Exquisite 3 & 4 BHKs with just 4 residences on each floor

### ENCHANTING LOBBY

Designer Arrival Lobby marveled with customized scents

### CURATED INDULGENCES

30+ amenities at Elitus Club (Podium level) and Skyvie Lounge (Rooftop Level)

### EVERYDAY CONVENIENCE

Retail conveniences right at your doorstep for daily essentials

### SUPREME CONNECTIVITY

Exceptional connectivity with the finest social infrastructure



Artists' impression

# RESIDENCE SPECIFICATIONS

## STRUCTURE & COMMON AREAS

- Construction: Alu-form RCC frame composite structure with AAC block walls.
- External Walls: 150mm thick RCC walls with textured finish and acrylic paint.
- Internal Walls: 125mm thick AAC block walls with gypsum finish and acrylic emulsion paint.

## LIVING - DINING AREA & PASSAGE

- Flooring: Imported marble.
- Walls: Acrylic emulsion paint.
- Ceiling: False ceiling with acrylic emulsion paint.
- Main Door: Engineered veneer finish door with biometrics/digital lock on a post-form door frame.
- Home Automation: Biometric lock, video door phone (VDP), AC control, provision for Fan on/off and for curtain motor.
- Air Conditioning: LG/Samsung or equivalent make one-way cassette unit AC.

## KITCHEN

- Flooring: Vitrified tiles.
- Wall Dado: Full-body/ vitrified tile.
- Ceiling: Acrylic emulsion paint.
- Counter: Full-body tile/Granite/Quartz kitchen platform with Franke/Carysil or equivalent make sink.
- Utility Area: Full body tile/Granite top platform, provisions for dishwasher and washing machine.
- Sliding Door: From kitchen to utility area.
- Kitchen cabinets: Under and over the counter modular type cabinets.
- Appliances: Hob and chimney.

## BALCONY

- Flooring: Vitrified Matt tiles.
- Ceiling: Wooden finish PVC ceiling.
- Doors: Aluminum frame sliding door with mosquito net.
- Railing: Aluminum profile with laminated safety glass.

## BEDROOMS

- Flooring: Vitrified tiles.
- Walls: Acrylic emulsion paint.
- Ceiling: False ceiling with acrylic emulsion paint.
- Lighting: Hybec/La-fit/Legaro or equivalent make LED ceiling lights.
- Doors: Post-form door frame with engineered veneer finish shutters on both sides.
- Windows: Aluminum framed system windows with mosquito net.
- Air Conditioning: LG/Samsung or equivalent make one-way cassette unit AC.
- Home Automation: Light dimming, AC control, Fan on/off. and provision for curtain motor.

## TOILETS

- Walls: Vitrified tile dado.
- Ceiling: Metal false ceiling with inline exhaust fan.
- Doors: Post-form door frame/WPC door frame with laminate finish shutters on both sides.
- Fittings/Fixtures: Kohler/Hansgrohe or equivalent CP and sanitary fittings, under-counter vanity, and provision for geyser.
- Hot Water Provision: For both washbasin and shower except PR toilet.
- Sensor-Based Lights: For added convenience.

## MASTER BEDROOM TOILET

- Walls: Vitrified tile dado with acrylic paint.
- Ceiling: Metal false ceiling with inline exhaust fan.
- Doors: Post-form WPC door frame with engineered veneer finish shutters on both sides.
- Shower Cubicle: Included.
- Fittings: 3 fixtures.
- Fixtures: Kohler/Hansgrohe or equivalent coloured CP and sanitary fittings, under-counter vanity, and provision for geyser.
- Sensor-Based Lights: For automated illumination.
- Hot Water Provision: For both washbasin and shower.

## PLUMBING

- Water Supply: Concealed CPVC piping inside bathrooms and kitchens.
- Stacks: UPVC pipes.

## ELECTRICAL

- Fixtures/Fittings: Modular switches, concealed copper wiring.
- Lighting: Ceiling lights in the kitchen, bathrooms, bedrooms, balconies, and passages.
- Power Backup: 100% for all apartments except 15A points.
- Air Conditioning: LG/Samsung or equivalent make one-way cassette unit AC.

## TYPICAL FLOOR LIFT LOBBY

- Flooring: Vitrified tiles.
- Walls: Acrylic emulsion paint/full-body tile/granite cladding.

## FIRE FIGHTING SYSTEM

- Sprinklers, smoke detectors, and alarms are installed as per fire safety norms.

## COMMON STAIRCASES

- Flooring: Granite/Vitrified Matt tiles.
- Walls: Oil-bound distemper.
- Railing: MS railing.

## SECURITY SYSTEM

- Gated Community: Secured access control at entrances.
- CCTV: Installed for parking areas, entrance lobby, and other common areas.

## BASEMENT

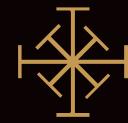
- Flooring: Tri-mix with epoxy paint.
- Walls: Oil-bound distemper.
- Parking: Mechanical parking.

## MAIN ENTRANCE LOBBY

- Design: Designer finish.
- Features: Concierge services, waiting lounge, speakers, and security.
- Flooring: Vitrified tiles.
- Walls: Wall cladding for aesthetic appeal.

## COMMON AMENITIES & FACILITIES

- Entrance Gate: With security cabin and compound wall.
- Landscaped Garden: With lawns and flower beds.
- Power Backup: Generator backup for elevators, pumps, common lights, and the clubhouse.
- Lighting: LED fixtures for common areas.
- Driveway: Internal tri-mix concrete with epoxy paint.
- Water Treatment Plant (WTP): As per statutory requirements.
- Sewage Treatment Plant (STP): STP recycled water for gardening and flushing.
- Garbage Disposal: Organic waste converter (OWC) for wet garbage.
- Fire Safety: Compliant with statutory requirements.
- Rainwater harvesting.
- Piped Gas provision.
- Garbage Chute
- Provision of common EV station for charging.



## AT A GLANCE

### SIGNATURE HALLMARKS

- A 2-acre\* gated development overlooking the river
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- Bowling Alley
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- Zumba Area
- Net Cricket
- Board Games Area
- Terrace Seating
- Sky gazing deck



\*Approx

Artists' impression



LET THE  
SENSORY JOURNEY BEGIN!



 NYATI  
EVOQUE

**SITE ADDRESS:** Opp. Nyati Enchante, Digambar Nagar, Kalyani Nagar, Pune - 411014 | **CORPORATE ADDRESS:** 6<sup>th</sup> Floor, Nyati Unitree, Nagar Road, Yerwada, Pune - 411006

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Available on website-<https://maharera.mahaonline.gov.in>.

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