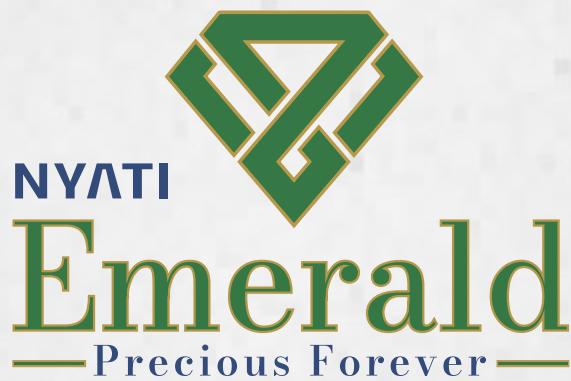




NYATI



An elegantly crafted gem for your precious self

LAVISH 2 & 3 BED RESIDENCES IN BANER

A PRECIOUS LIFE AWAITS

An abode with limitless possibilities. That's Nyati Emerald. With lavish 2 and 3 bed residences, 14-acres development and approximately 2-acre of vehicle-free podium zone. Its 30+ age-wise amenities promise you a modern lifestyle, while an exclusive commercial zone at the front offers all the convenience.

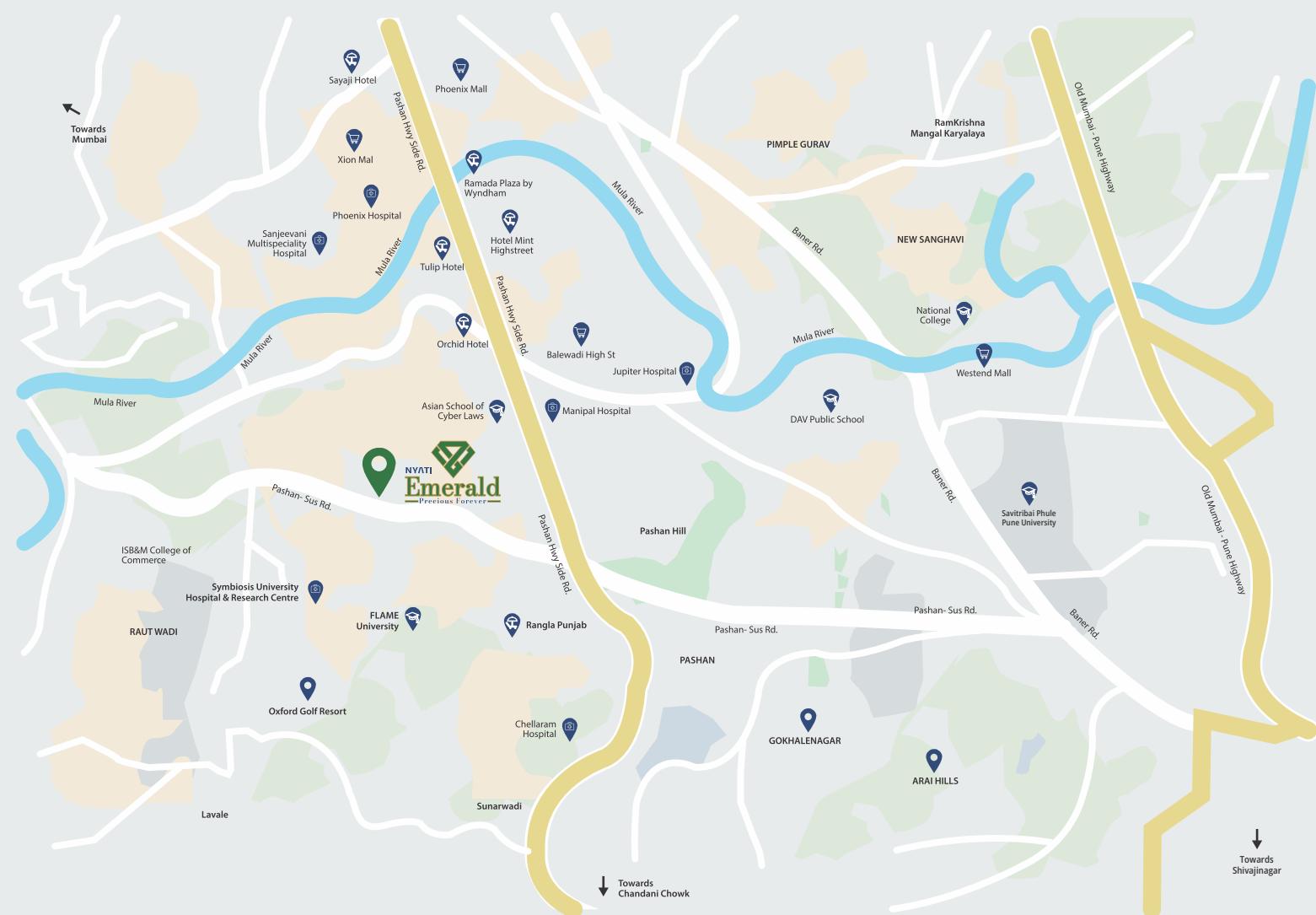


Architectural Rendition



PROJECT MASTER LAYOUT

1. Entrance	11. Swimming Pool	21. Pergola
2. Security Cabin	12. Outdoor Gym	22. Amphitheatre
3. Yoga Lawn	13. Pool Deck	23. Party Lawn
4. Senior Citizens' Plaza	14. Clubhouse	24. Skating Rink
5. Herbal Garden	15. Indoor Games	25. Tree Garden
6. Cricket Pitch	16. Co -Working Space	26. Jogging Track
7. Kids' Play Area	17. Food Plaza	27. Sand Pit
8. Football Court	18. Outdoor Chess	28. Cycling Track
9. Multipurpose Court	19. Ground Billiard	...and much more.
10. Kids' Swimming Pool	20. Ludo	



Disclaimer: Distances and locations are for representational purposes only.

BANER: WHERE THE FINE LIFE MEETS GROWTH.

Academics

- Asian School of Cyber Laws - 900 m / 3 min
- National College - 3.5 km / 8 min
- Pune University - 4.4 km / 13 min
- ISB&M College of Commerce - 5.8 km / 15 min
- DAV Public School - 6.2 km / 15 min

Healthcare

- Manipal Hospital - 3.6 km / 9 min
- Jupiter Hospital - 4 km / 9 min
- Chellaram Hospital - 5.3 km / 10 min
- Sanjeevani Multispeciality Hospital - 9.2 km / 15 min
- Phoenix Hospital - 9.9 km / 20 min

Shopping & Retail

- Balewadi High Street - 3.8 km / 8 min
- Westend Mall - 6.8 km / 16 min
- Phoenix Mall - 7 km / 18 min
- Xion Mall - 7.8 km / 14 min
- The Pavillion Mall - 10.4 km / 24 Mins

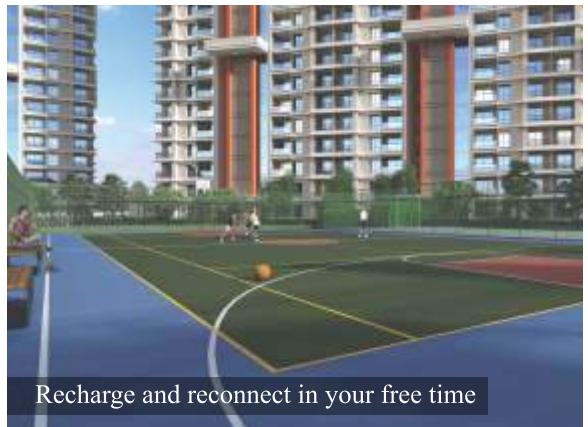
Hospitality

- Orchid Hotel - 3.6 km / 8 min
- Tulip Hotel - 3.9 km / 10 min
- Hotel Mint Highstreet - 4.2 km / 12 min
- Ramada Plaza by Wyndham - 4.3 km / 12 min
- Sayaji Hotel - 6.6 km / 15 min

AMENITIES



A world with infinite delights



Recharge and reconnect in your free time



Timeless landscape with ultimate comfort



Active lifestyle for fitness enthusiasts



Dive into relaxation and tranquility

Play Zones: Toddlers' Play Area | Sand Pit | Kids' Play Area | Ludo | Skating Rink

Work and Workout: Co-Working Space | Outdoor Gym | Football Court | Pool Deck | Cricket Pitch | Jogging Track | Cycling Track | Swimming Pool | Indoor Games | Multipurpose Court | Amphitheatre

Rejuvenate: Herbal Garden | Yoga Lawn | Party Lawn | Food Plaza | Pergola | Tree Garden | Senior Citizens' Plaza

THE FINEST INGREDIENTS. BECAUSE NOTHING LESS WOULD DO.

Structure, Masonry Walls & Plaster/Paints

- RCC composite shear wall structure and AAC blocks
- External wall with textured and acrylic paint
- Internal walls & ceiling – Gypsum finished walls & putty finished ceiling



Flooring Tiles

- Living/passage, kitchen, bedrooms - Vitrified tiles flooring with skirting.
- Toilets and terraces –Matte finish ceramic flooring.



Dado Tiles

- Toilet - Ceramic tile Dado up to louvered window top level.
- Kitchen - Ceramic glazed tile Dado up to 0.6 m above kitchen platform.



Kitchen Area

- CPVC concealed plumbing lines
- Granite top kitchen or full body tile top kitchen platform, with S.S. Sink
- Piped gas outlet



Toilets

- Concealed plumbing with hot and cold arrangement inside master toilet for wall mixer & washbasin
- Concealed plumbing inside common/bedroom toilet for washbasin, with hot & cold arrangements for wall mixer
- CP fittings. Sanitary ware
- Solar water heating system to master bedroom toilet only. (time, temperature and quantum of hot water subject to climate conditions)



Painting

- Internal walls & ceiling - Oil bound distemper
- External walls - Acrylic paint
- Inside toilet & ceiling - Oil paint above tile Dado



Electrification & Cabling

- Concealed copper wiring with modular switches in all flats
- Provision of internet point in the living Room
- TV point in living Room and master bedroom
- Electrical points for AC in all rooms
- Electrical points for washing machine, water purifier and refrigerator
- Generator back-up for the entire flat excluding 15 amp electrical points



Doors

- Main door frame – Laminated plywood
- Main door shutter - Both side laminated with accessories
- Bedroom frame & doors - laminated door shutters with ply laminated door frame
- Toilet doors – laminated door shutters with granite door frame
- UPVC or aluminium profile 3 track sliding doors with mosquito net



Automation and Security

- Lights and fan operated on touch screen panels.
- Main door security having video phone with access control.



Windows

- UPVC or aluminum profile 3 track sliding windows with mosquito net
- Al frames with PVC louvered windows for all toilets



Lifts

- Lifts as per plan



FLOOR PLAN

A1 | A2 | A3 | TYPICAL FLOOR PLAN

B+Gr+Mezz/1st+29FL



TYPICAL 2ND TO 7TH 9TH TO 12TH 14TH TO 17TH 19TH TO 22ND 24TH TO 27TH 29TH FLOOR PLAN

MahaBEBA No: Nyati Emerald I: P52100051235

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

Furniture Disclaimer:- Furniture layout is only for indicative purposes and not part of the flat.

FLOOR PLAN

AI | A2 | A3 | TYPICAL REFUGE FLOOR PLAN

B+Gr+Mezz/1st+29FL



TYPICAL 8TH, 13TH, 18TH, 23RD, 28TH FLOOR PLAN

MahaRERA No: Nyati Emerald I: P52100051235

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

Furniture Disclaimer:- Furniture layout is only for indicative purposes and not part of the flat.

FLOOR PLAN

B1 | B2 | B3 | TYPICAL FLOOR PLAN

B+Gr+29FL



N

TYPICAL 1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND, 24TH TO 27TH, 29TH FLOOR PLAN

MahaBEBA No: Nyati Emerald I: P52|0005|235

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

Furniture Disclaimer:- Furniture layout is only for indicative purposes and not part of the flat.

FLOOR PLAN

B1 | B2 | B3 | TYPICAL REFUGE FLOOR PLAN

B+Gr+29FL



TYPICAL 8TH, 13TH, 18TH, 23RD, 28TH FLOOR PLAN

MahaRERA No: Nyati Emerald I: P52100051235

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

Furniture Disclaimer:- Furniture layout is only for indicative purposes and not part of the flat.

FLOOR PLAN

CI | C2 | C3 | TYPICAL FLOOR PLAN

2B+P+29Fl



TYPICAL 1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22TH, 24TH TO 27TH, 29TH FLOOR PLAN

MahaRERA No: Nyati Emerald III: P52100055066

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

Furniture Disclaimer: Furniture layout is only for indicative purposes and not part of the flat.

FLOOR PLAN

C1 | C2 | C3 | TYPICAL REFUGE FLOOR PLAN

2B+P+29Fl



TYPICAL 8TH, 13TH, 18TH, 23RD, 28TH FLOOR PLAN

MahaRERA No: Nyati Emerald III: P52100055066

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

Furniture Disclaimer:- Furniture layout is only for indicative purposes and not part of the flat.

2 BHK

ENTRY ➔



MahaRERA No: Nyati Emerald I: P52100051235 | Nyati Emerald III: P52100055066

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3 BHK



MahaRERA No: Nyati Emerald I: P52100051235 | Nyati Emerald III: P52100055066

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With over 27 years of excellence in real estate and engineering, Nyati Group has been bringing together integrity and transparency, design and aesthetics, and globally benchmarked construction technology to deliver the finest residential, commercial, retail, hospitality, corporate and industrial spaces for a pan-India and overseas clientele.

Real Estate | Engineering & Infrastructure - EPC | Hospitality | Healthcare | Nyati Foundation

40+ million sq.ft.
developed

68+ delivered
projects

14000+
happy families



Site Address:

Nyati Emerald, S. No. 55, Mohan Nagar Co. Op. Society, Baner, Pune - 411045.

Call: 76200 66000 | www.nyatigroup.com

Corporate Address, Pune:

6th Floor, Nyati Unitree, Nagar Road, Yerawada, Pune - 411006.

Sales & Marketing, Mumbai:

804, Landmark Platinum, Junction of Road and 34th Road, Khar (W), Mumbai - 400050.

Sales & Marketing, Overseas Office, Dubai:

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

MahaRERA No: Nyati Emerald I: P52100051235 | Nyati Emerald III: P52100055066

Disclaimer: This brochure is not a legal offering. The developers reserve the right 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'.



Scan here
to get site location



Scan for
Nyati Emerald I



Scan for
Nyati Emerald III

