



NIRVANA

— NOTHING BEYOND —

THE SMILES...

& NOTHING
BEYOND

THE LIFESTYLE...

& NOTHING
BEYOND

NOTHING BEYOND

Slowly, steadily, one step at a time you've built your life. For you aimed to one day find your way to a state of contentment, a state of a calm. A life that feels complete in a way that you know it can't get better than this, Nirvana, is everything you need.

Nirvana is a home,
an emotion,
an achievement.

Nirvana is the peak
where you know you want
Nothing Beyond.



THE HOUSE OF THE ELITE



A thoughtfully designed project that marks the ultimate accomplishment of a luxurious lifestyle, spreads into 3 towers of 4.5, 4 & 3 BHK apartments crafted for the elite. Embraced by scenic landscape and designed to overlook a beautiful green expanse, Nirvana is an exclusive lifestyle that entails serenity and vigour.

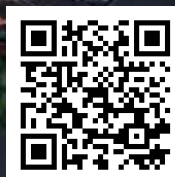




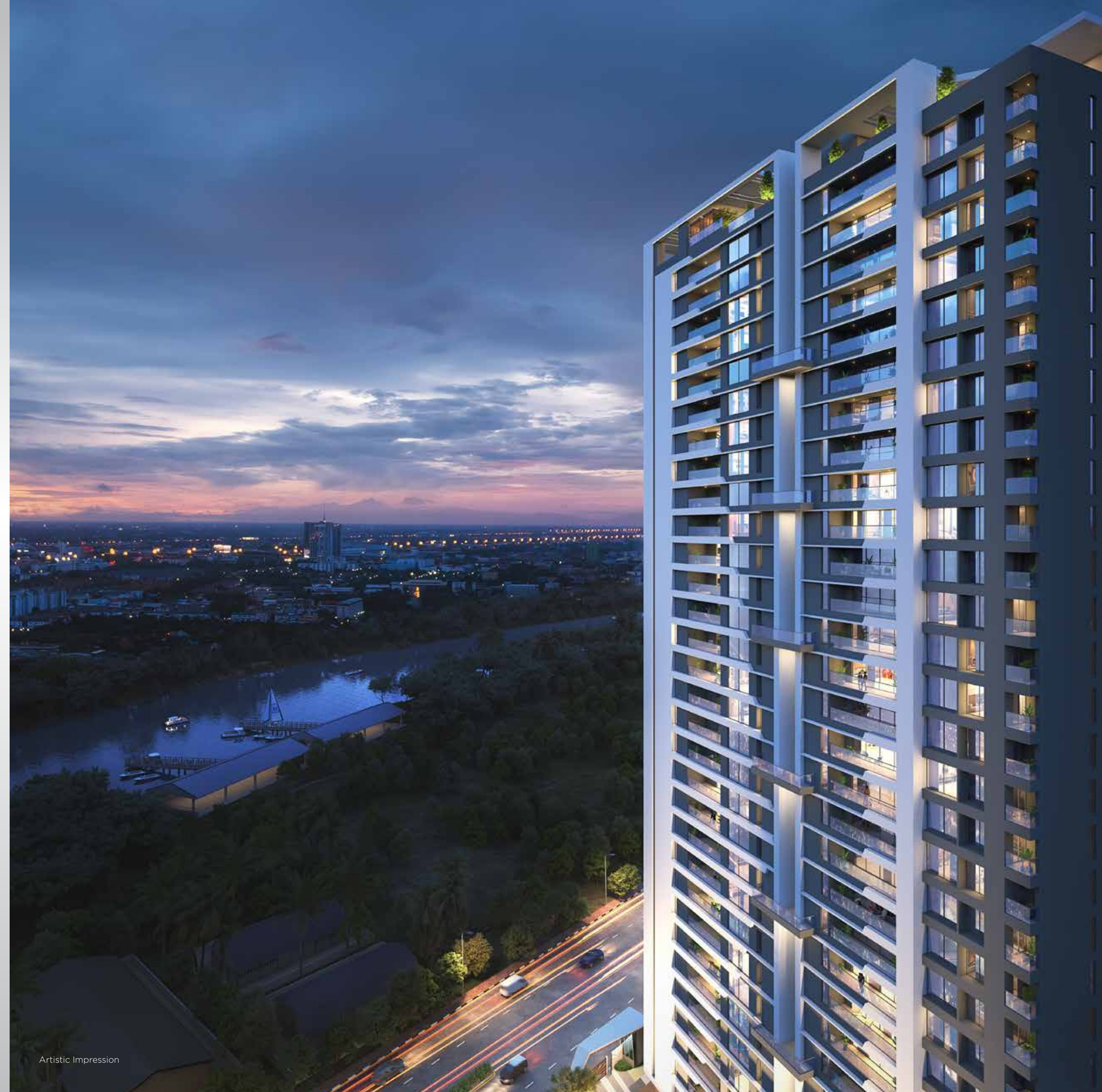
THE RADIANT HEART OF PUNE

Baner is a buzzing centre of Pune and has seen tremendous growth and development over years. The connectivity from Baner to the rest of Pune is excellent and has an impressive social infrastructure. Nirvana borders the popular Palod Farms which also adds a touch of serenity to the project.

SCAN FOR
THE LOCATION
THAT NEEDS NO
INTRODUCTION



**THE EPITOME
OF LUXURY...
& NOTHING BEYOND**





**THE
SUPERIOR
VIBE...**

**& NOTHING
BEYOND**

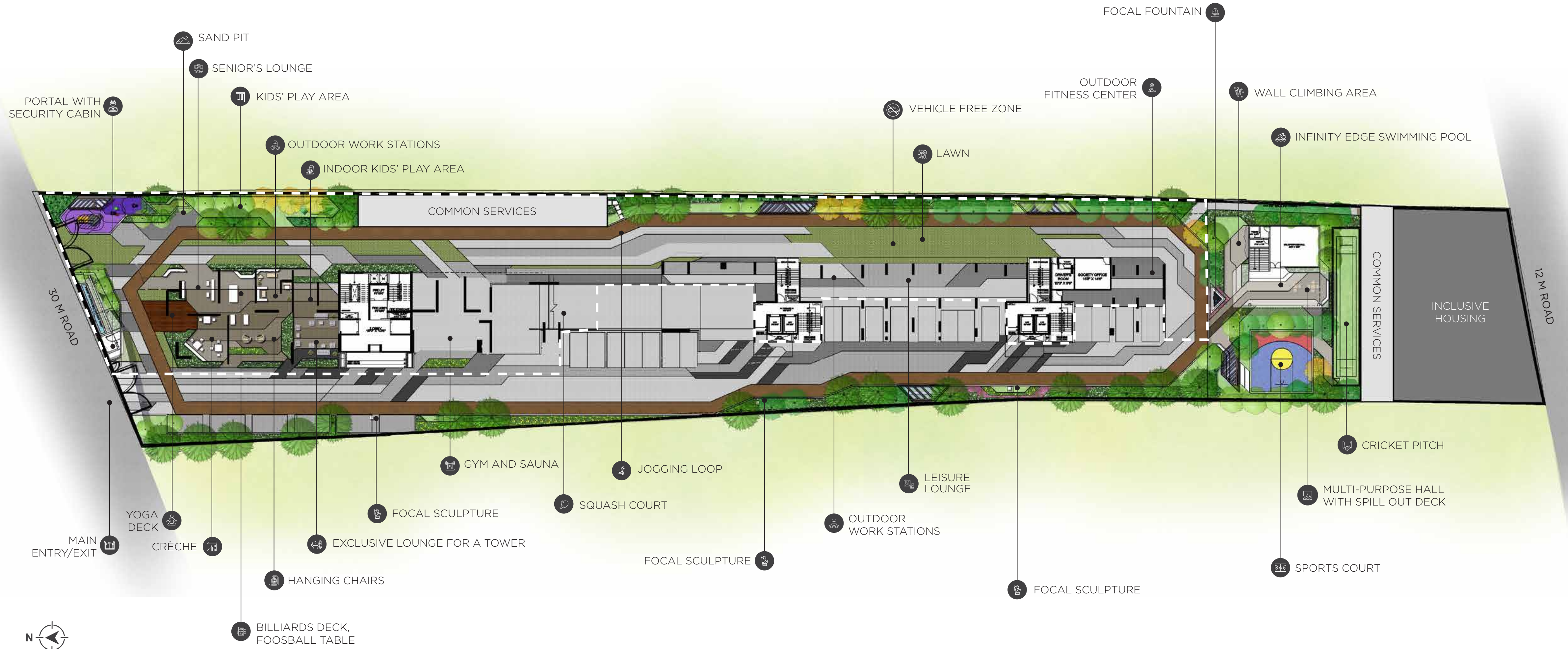


Fine living entails much more than luxurious homes. It involves an overall vibe of the surroundings, and Baner surely qualifies as a locality marked by an upscale lifestyle. Baner is an exciting mix of youthful, vibrant energy and a classy, sophisticated personality. It is a professional's utopia, a dweller's haven and the youth's paradise; for it is a locality of ease of connectivity, a balance of concrete & nature, and a blend of varied entertainment avenues. With its evolution over the years, Baner is a place that is synonymous with superior living standards.



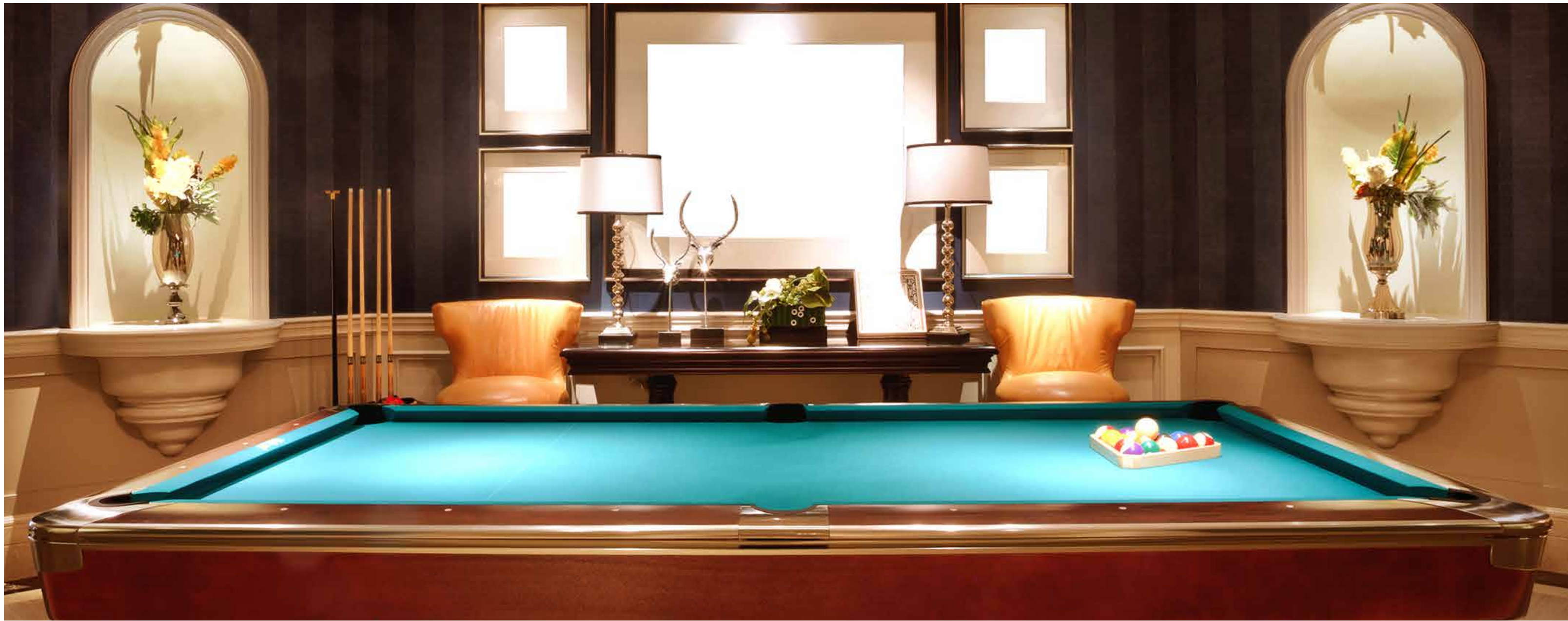
SITE MAP

GROUND FLOOR





GRAND ENTRANCE GATE



All images for representation purpose

ELEGANT INTERIORS, LUXURIOUS GRAND LIVING

When we say luxury, we mean it in every way. Detailed to perfection, homes at Nirvana are opulent in the true sense. The sheer expanse of these homes assure you a life that is more than just comfortable. Nirvana is a lavish expression of the lifestyle you always wanted.



THE PERFECT DREAM LIFE...

& NOTHING
BEYOND



**RADIATING
FINESSE
AND
OPULENCE**



Artistic Impression

ENLIVENING LIFESTYLE

An array of carefully curated amenities that spread across the clubhouse and rooftop bring much-needed vigour and unwinding to life.

CLUBHOUSE INFINITY POOL



All images for representation purpose

LIFESTYLE TAILORED TO THE HIGHEST STANDARDS





- ROCK CLIMBING WALL
- MULTIPURPOSE HALL
- CRICKET PITCH
- SPORTS COURT WITH SEATING
- LAP POOL WITH INFINITY EDGE VIEW
- POOL LOUNGE DECK
- KIDS' BUBBLER POOL

CLUBHOUSE



- YOGA DECK
- RESTING SIT-OUT
- OUTDOOR FITNESS STATION
- MEDITATION CORNER

ROOFTOP LEISURES



SKY GARDEN LOUNGE

- KIDS' LEGO PLAY AREA
- KIDS' EVENT DECK
- MULTIPURPOSE LAWN
- KITCHEN/BBQ AREA
- CONGREGATION/ACTIVITY DECK



COVERED ROOFTOP INFINITY EDGE POOL

-
- SKY BAR WITH GARDEN AREA
• ROOFTOP AL FRESCO
• STARGAZING LOUNGE/PARTY LOUNGE
• BBQ COURTYARD

INFINITY SKY BAR

THE STILLNESS...

& NOTHING
BEYOND



LEISURE LOUNGE



KIDS' PLAY AREA



SPORTS COURT



BOX CRICKET ARENA



SQUASH COURT



GYM & SAUNA



SPA ROOMS



JOGGING LOOP



BILLIARDS DECK

APARTMENT SPECIFICATIONS

FLOORING

Marble in Living, Dining, Kitchen,
Bedrooms & Bathrooms
Wooden Finish Tiles in Balconies

KITCHEN

Fully Furnished Modular Kitchen
with International Standards Hob,
Chimney, Water Purifier, & Oven Wall
Dado in Quartz/Natural Stone

UTILITY BALCONY

Antiskid Tiles
Washing Machine & Dishwasher
Provision.
SS Sink with Utility Counter

WINDOWS & DOORS

High-quality System Windows
Veneer Finished Doors with Premium
Hardware

BATH

Premium CP and Sanitary Fittings, Boilers for
All Bathrooms
Glass Cubicles for Shower Area

CEILING

False Ceiling with Concealed Lighting for
Living, Dining & Kitchen

ELECTRICAL

Home Automation in Living & Dining Area
(Mood Lighting/Dimmer & Provision for
Motorised Curtains)
Bedrooms & Living Rooms Pre-wired with
Voice & Data Cables
Premium Modular Switches
Video Door Phone at Main Door
Air Conditioning in Living, Dining &
Bedrooms

ELECTRIC BACKUP

100% Generator Backup with 60% Diversity

PROJECT SPECIFICATIONS

COMMON AREAS

High-speed Elevators
Imported Marble for Entrance Foyer of the Tower
32 Port CCTV Surveillance System on Ground and Basement Floor
BMS System
Access Control at Each Common Entrance

FOR THE ENVIRONMENT

Water Treatment Plant (WTP)
Rainwater Harvesting (RWH)
Sewage Treatment Plant (STP)
Organic Waste Converter System (OWC)
Solar Electricity with Reverse Meter for Common Society Use

FIRE SAFETY

Fire Fighting System with Sprinklers & Smoke Detectors
Fire Fighting System Having External Yard Hydrants
Refuge Floors at Frequent Intervals





NOTHING BEYOND...

&

**IT'S JUST THE
BEGINNING...**



SITE ADDRESS

Survey Number 224/1, Aundh-Baner Link Road, Baner, Pune-411045

www.nirmangreens.com

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