



NYATI
DEFENCE ENCLAVE

— THE HOUSE OF VALOR —

3 & 4 BHK SPACIOUS TERRACE
GARDEN APARTMENT
AT NYATI COUNTY, UNDRI

LIVE A CANTONMENT LIFE

***EXCLUSIVE FOR DEFENCE OFFICERS (SERVING & VETERANS)**



A LEGACY OF EXCELLENCE

'Nyati', a name synonymous to great residential & commercial developments across Pune, stands tall on the foundations of Quality & Trust. We have been driven by the most valuable assets of this brand - You, our clients, associates, stakeholders, and the wonderful team. Today and every day, we see your unmatched trust & dedication and we want to say, #NyatiAppreciates! Along with this gratitude comes a sense of pride for being responsible for your investment portfolios and asset value's appreciation in monetary terms. Great returns have always been a part of dealing with Nyati, even during the most challenging times.

**#NYATI
#APPRECIATES**



THE HOUSE OF VALOR

At Nyati, we take pride in being the only developer in Pune, to propose an exclusive defence colony and group housing initiative for the defence fraternity by expressing our gratitude for their undeterred service to the nation. We express our feelings via our initiative called - SWABHIMAN. Swabhiman initiative aims to enhance the existing connection with the defence personnel's a little more as a mark of respect and further express gratitude by providing premium quality, convenience and benefits in buying a home and then facilitating property management of the same, whilst personnel are attending to their call of duty. Today we have 4000+ defence personnel as our esteemed clientele.





ARTISTIC IMPRESSION



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A LIFESTYLE THAT SHINES LIKE YOUR PRIDE.

Welcome to a Defence Colony, exclusively for officers to relive their cantonment lifestyle with a luxurious upgrade. The three and four bedroom residences are designed to match your stature, routine and personality. The Nyati County 210 acres' township, is located with six residential towers of seven storeys each. It is strategically located close to command hospital and CSD canteen.



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The first-of-its-kind, a distinguished collection of the most exceptional 3 and 4 BHK garden residences in Undri-Pune. Nyati Defence Enclave is designed to integrate nostalgia and camaraderie of Defence lifestyle with modern amenities and architecture.

- **Exclusive 84 residences Limited edition**
3 and 4 BHK spacious homes
- **Two covered parking with each flat**
- **Spacious balconies with garden water facility**
- **Roof top garden and amenities**
- **Club house akin to officers institute**



A SPACE TO INSPIRE FRIENDSHIPS

Your living room is thoughtfully designed, keeping in mind the comfort and convenience of your family. It's also a great place to invite friends over and share inspiring stories of the border and life as a veteran. In addition, the distinguished residence embraces natural light and ventilation to keep your mind, body, and soul always fresh.



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A LOCATION ABOVE THE REST

Nyati Defence Enclave promises easy access to all your daily essentials, as it's smartly located in Pune's most upcoming suburb – Undri. It's selected to offer proximity to the command hospital, CSD canteen outlet, and all conveniences that befit your cantonment lifestyle perfectly. The prime location is well-connected to major roads, highways, and public transport. For some entertainment and shopping, there's always Corinthian's Club, Heritage Mall and Dorabjee's in close proximity. Your home is also close to various top-notch schools, hospitals, fitness centres, and other amenities, reducing your commute time.

A QUIET PLACE TO UNWIND

Your bedroom is your private abode of luxury and serenity. So put your feet up and relax amidst the calm and quiet that you've earned after all the years of incredible service.

A GREEN ESCAPE FROM THE ORDINARY

Drive towards a home that understands your individual and community needs and fulfils them with a touch of sophistication, style, and status.



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**A BALCONY THAT CELEBRATES
YOUR FASCINATING VIEW OF LIFE**

The spacious outdoor balcony is the perfect place to reminisce about your glorious memories and make new ones with your friends and family. You can also enjoy gardening in this super inspiring space or let your imagination go wild with new hobbies and interests.



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A CHANCE TO REDISCOVER YOURSELF

Find your passions and fuel your love for simple things at Nyati Defence Enclave. Its natural landscape terrain, expansive development, and a plethora of modern amenities welcome you to a life that's truly blissful and beautiful. The outdoor amenities help you get closer to nature, while the sky lounge and rooftop amenities bring you closer to the sky. So enjoy an open-night movie, play songs by the campfire, embrace your fitness regime or enjoy stargazing - there's a lot to do here every day.

AN OPULENT RELAXATION

The washrooms feature superior-quality finishes and premium fittings to elevate your mornings and evenings with a luxurious touch. Soak in every moment of luxury and indulgence in this beautifully and charmingly designed space.



ARTISTIC IMPRESSION

A SPACIOUS WARDROBE

Your most precious and prized asset – your uniform will find its place in a specially designed walk-in wardrobe space for all your memories and clothes.



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A NOTEWORTHY CLUBHOUSE

Brighten your spirit and soul in this nostalgia-filled haven with smartly curated facilities and recreational spaces. The clubhouse is an ode to the defence lifestyle, with the same level of precision, quality, and refreshment. It invites you to stay fit at the indoor gym, get competitive in the sports arena, or catch up over a drink at the sit-out bar. The community hall and tambola lawns are meant for family evenings with like-minded neighbours.

AMENITIES

State-of-the-art Clubhouse Amenities

Celebrate your Defence lifestyle amidst spaces that fuel your passion for serving the nation and make you feel closer to home. We have carefully curated a clubhouse where you will certainly feel invited, indulged, and inspired.

- Indoor Gym
- Indoor Sports
- Bar with Open Sit out
- Community Hall
- Tambola Lawns

OUTDOOR AMENITIES

A Seamless Urban Oasis, Where Picturesque Serenity Awaits

The sense of arrival at Defence Enclave is unlike any other in the neighbourhood. With its natural landscape terrain, this expansive development welcomes the Defence community to indulge with a plethora of community spaces carefully planned to take its residents on a trip down memory lane, or onwards towards creating some new ones with their loved ones.

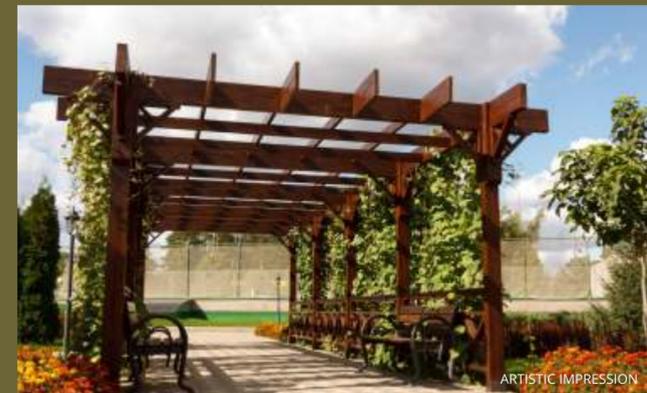
- Badminton Court
- Tennis Court
- Fruit Orchard
- Feature Waterbody with Sculpture
- Mound
- Chit Chat Plaza
- Activity Lawn
- Activity Plaza with Seating
- Party Lawn
- Stage
- Food Plaza
- 1.5m Wide Jogging Track
- Lawn
- Gazebo
- Feature Wall with Sculpture
- Pergola
- Wide Cycle Track
- Children's Play Area
- Putting Golf
- Herb Garden

SKYLounge & Terrace Amenities

Soak in New Perspectives as a Constellation Beckons above you at the County Sky

Located at the top of the towers, where intimate gatherings with friends and loved ones can take place, all while partaking in wartime chronicles. Relaxing at the Sky Lounge, you are also treated to the unique views that one can now own.

- Theme Garden
- Barbeque
- Campfire
- Gazebos
- Stargazing
- Open Air Movie Arrangement



SPECIFICATION

STRUCTURE, MASONARY WALLS

& PLASTER / PAINTS

- RCC Framed Structure
- Masonary Walls in AAC Blocks
- External wall with Sand Faced Plaster with Acrylic Paint
- Internal walls & Ceiling - Gypsum finished walls & Putty finished Ceiling

FLOORING

- Living / Passage, Kitchen, Bedrooms -Vitrified tiles flooring with skirting - as per IS code 15622
- Toilets and Terraces - Matt finish Ceramic flooring - as per IS code 15622

DADO TILES

- Toilet - Coloured glazed Ceramic tile dado -as per IS code 15622
- Kitchen - Ceramic glazed tile dado - as per IS code 15622

KITCHEN

- Granite/ SCS (Sintered Compact Surface slab) top kitchen platform, with S.S. Sink & Ceramic Glazed tile dado - as per IS code 15622
- Piped gas outlet

TOILETS

- CPVC Concealed plumbing with Hot and Cold arrangement. Brand - Finolex / Aiay Flowguard / Prince / Supreme / Astral
- C P fittings
- Sanitary Wares - as per IS code 1172 : 1992
- Solar Water Heating System for Master Toilet only (time, temperature and quantum of hot water subject to climate conditions)

ELECTRIFICATION & CABLING

- Concealed copper wiring with modular switches in all flats.
- Provision of telephone point in Hall
- TV point in hall and Master bed room
- Electrical points for AC in all Rooms
- Electrical Points for washing machine, water purifier and fridge
- Generator back-up for entire flat EXCLUDING 15 amp Electrical points

DOORS

- Main Door Frame - Wooden -Red Meranti
- Main Door Shutter - Both side Veneer main door shutter with accessories

- Bedroom Frame & Doors - Laminated door shutters with Red Meranti door frame
- Toilet Doors - Laminated door shutters with Granite door frame
- Eye level terrace Door - 3 Track Aluminum powder coated sliding Doors with Mosquito Net

WINDOWS

- 3 Tracks Aluminum powder coated sliding windows with Mosquito Net
- Aluminium louvered windows for all toilets

PAINTING

- Internal walls & Ceiling - Oil Bound Distemper : Brand - Akzonobel Dulux / Asian / Berger / Nerolac / Jotun / New world Paints
- External walls - Acrylic Paint: Brand - Asian / Dulux / Berger / New world Paints / Jotun / Dr. Fixit / Renova
- Inside Toilet & Ceiling - Oil Paint above Tile dado

LIFTS

- Automatic Door Elevators - 2 Nos per buildings

COMMON AREAS, AMENITIES & FACILITIES

WILL BE PLACED / ESTABLISHED FOR

"ENTIRE NYATI DEFENCE ENCLAVE"

- Main entrance gate with security cabin & Compound wall
- Landscaped garden with lawns and flower beds in Open Space
- Children's play area with play equipment in Open Space
- Clubhouse
- Generator backup for passenger elevators, pumps, common lights and Clubhouse
- LED fixtures for common Area
- Internal Tremix concrete roads
- STP as per statutory requirements
STP Recycled water for Gardening and Flushing
- WTP as per statutory requirements
- Wet Garbage disposal through Organic Waste Converter
- Rain water harvesting
- Piped Gas network system





TYPICAL 1ST TO 7TH FLOOR PLAN

NYATI DEFENCE ENCLAVE - I - C BLDG. (SUKHOI) (P+07)





TYPICAL 1ST TO 7TH FLOOR PLAN
 NYATI DEFENCE ENCLAVE - II
E BLDG. (CHETAK) (P+07)

FURNITURE DISCLAIMER : FURNITURE LAYOUT IS ONLY FOR INDICATIVE PURPOSES AND NOT PART OF THE FLAT.
 NOTE : THE DIMENSION OF THE UNIT AS MENTIONED ARE FROM "BARE WALL" TO "BARE WALL"



TYPICAL 1ST TO 7TH FLOOR PLAN
 NYATI DEFENCE ENCLAVE - II
F BLDG. (BEAS) (P+07)

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For More Information Call : Nyati Defence Call Centre - 74065 81681

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www.nyatidefence.com/defenceenclave



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