



NIRMAN



SHREYAS

2, 2.5 & 3 BHK indulgent homes at Model Colony



NIRMAN

TRANSFORMING TOMORROW

Established in 1993, the Nirman Group was formed by a collective of young civil engineers who shared a unified vision – a vision centered around bringing innovation along with high quality into the real estate market. With a legacy spanning 3 decades in the construction industry, the group boasts an impressive portfolio encompassing over 2 million square feet of both residential, commercial & hospitality developments strategically situated in coveted locations such as Model Colony, Kharadi, Ambegaon, Sinhagad Road, and more.

Developing properties since October 2003, Nirman Group is now shining in the redevelopment space and has successfully delivered numerous projects with an impressive range of future projects. Building a premium Nirman lifestyle, the creations of Nirman stand as shining examples of the group's philosophy, which prioritizes building unique homes that offer enduring value, often surpassing delivery expectations and providing unparalleled support to its customers.

Offering home personalization, is one of Nirman's USPs that is facilitated by a skilled team enabling dreams to seamlessly transform into reality. Nirman firmly believes that a home is a personal sanctuary, and the ability to give it your own touch at nominal costs is a distinctive advantage of acquiring a Nirman home. Additionally, the group distinguishes itself by providing a ten-year warranty on the waterproofing of entire homes, solidifying its commitment to unparalleled quality.

The Nirman team's unwavering commitment to perfection remains a driving force, fueled by a belief in the continuous pursuit of improvement and innovation.



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SHREYAS

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Nirman Shreyas, a distinguished residential project by Nirman Developers, introduces an unparalleled living experience in the heart of Pune's prestigious Model Colony. Offering a selection of 2, 2.5, and 3 BHK homes, this development stands out as a testament to luxury and meticulous design.

Designed with extraordinary attention to detail, the spacious homes at Nirman Shreyas offers over 15 apartment plans to choose from, with each residence crafted to provide a lifestyle of comfort. The emphasis on cross-ventilation helps stimulates a positive atmosphere with spaces crafted perfectly for privacy & family time. Nirman Shreyas epitomizes the essence of a luxurious lifestyle, that goes beyond the ordinary to create a fulfilling living experience in Pune's most luxurious Model Colony.

Adding to the allure, Nirman Shreyas boasts modern amenities that elevate the luxurious lifestyle quotient. The project hosts beautiful spaces and luxurious terrace amenities curated with your health and sense of community in mind. Lavish common areas contribute to the overall glamour of the project, creating an inviting atmosphere for residents.

The prime location of Nirman Shreyas ensures convenience at every step, with schools, colleges, top-notch restaurants, hospitals, and commercial centers all within a 2 km radius. Situated in one of Pune's most thriving locations, Model Colony, Nirman Shreyas offers not just homes but a lifestyle that illustrates comfort, luxury, and connectivity.



A romantic couple is embracing in a warm, sunlit kitchen and dining area. The man, wearing a pink shirt and dark pants, has his arms around the woman. The woman, wearing a light green floral dress, is looking at him. The kitchen features dark green cabinets, a tiled backsplash with a diamond pattern, and various kitchen items hanging on the wall. A dining table with a wooden top and chairs is set with plates, glasses, and a basket of fruit. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. A semi-transparent grey box with white text is overlaid on the left side of the image.

WHERE THE ECHOS OF
HAPPINESS REACH
EVERY CORNER



AMENITIES

Dive into the
rarity of elegance

KIDS ZONE



ENTERTAINMENT
ZONE



LEISURE ZONE





ROOFTOP AMENITIES

The terrace at Nirman Shreyas, transforms into a dynamic amenity space designed for recreation activities, community building and a healthy lifestyle. With panoramic views, it is an engaging space that hosts activities from yoga sessions to barbecues, offering a breath of fresh air and scenic leisure. Simultaneously, it serves as an open-air sanctuary for health enthusiasts. This consciously crafted space fosters a sense of community, acting as a catalyst for neighborly interactions during shared experiences, elevating the overall quality of life.

- ❁ Landscaped terrace with party area
- ❁ Meditation/Yoga pavillion on terrace
- ❁ Outdoor gym
- ❁ Toddler/ children's play area
- ❁ Music corner

ADDING VALUE TO A LUXURY LIFE

- ❁ 100% generator back up for all common areas
- ❁ Fire fighting system
- ❁ Grand entrance gate
- ❁ Security guard cabin
- ❁ Multi dwelling unit (MDU)/ common antenna for DTH
- ❁ LED lights and fans in all rooms
- ❁ Solar PV system for common areas
- ❁ Stretcher lifts for all wings



CLASS IS TEMPORARY
ELEGANCE IS FORVER





SPECIFICATIONS

Quality finishes to enrich
your quality time



R.C.C.

Earthquake resistant structure



Brickwork

Internal & external 4"/6" thick AAC blockwork



Plaster

External sand-faced & Internal gypsum finish



Door

Decorative veneered main door

Laminated bedroom door with cylindrical lock

Laminated waterproof decorative doors for toilets

Digital lock for main door



Windows

UPVC sliding windows with safety grills

Glass louvered aluminium ventilators in toilets



Toilets

Concealed CPVC plumbing

Designer glazed tile dado 4'0" x 2'0"

C. P. Jaquar / equivalent toilet fittings

Single lever hot & cold mixer unit

Wall hung commode



Flooring

24" x 48" vitrified tiles in living/dining

32" x 32" vitrified tiles in all rooms

Anti-skid tiles in toilets & terraces



Kitchen

L shaped / parallel kitchen platform with S.S. sink

Provision of washing machine & dishwasher



Electrification

Concealed electrification with fire resistant cables

Schneider or equivalent switches

A.C. point in all bedrooms

Exhaust fan in toilet and kitchen

1/1.5 KVA generator back up for light points



Painting

Internal acrylic emulsion

External acrylic paint





LUXURY FOR
YOUR SOUL

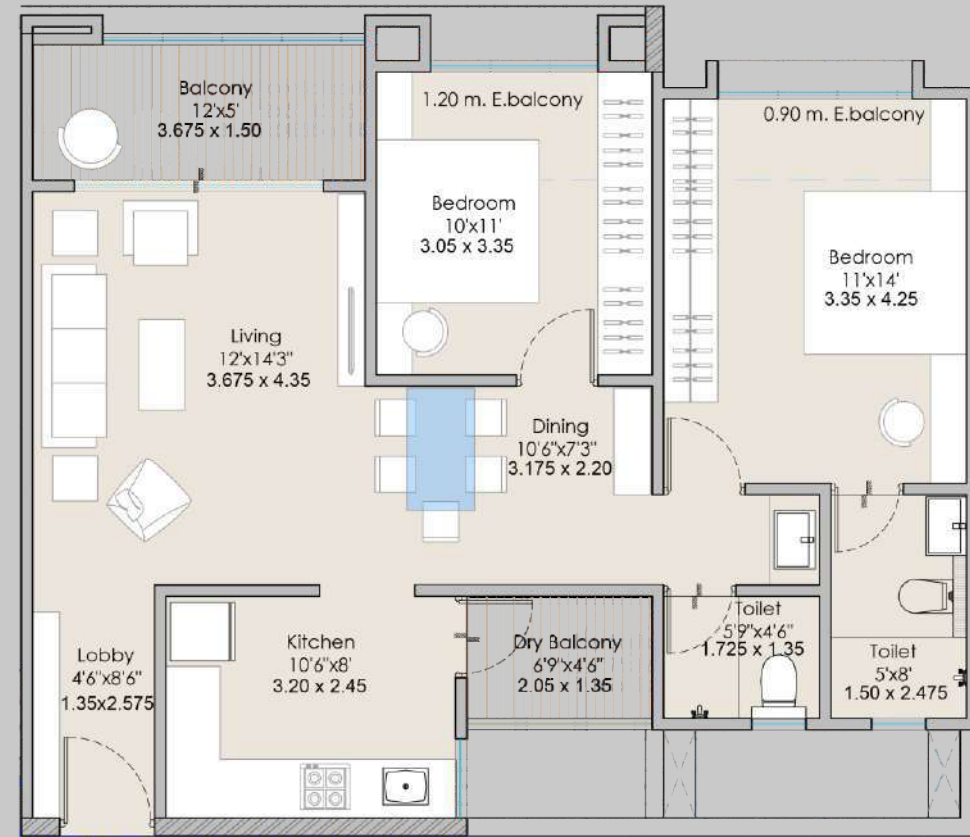




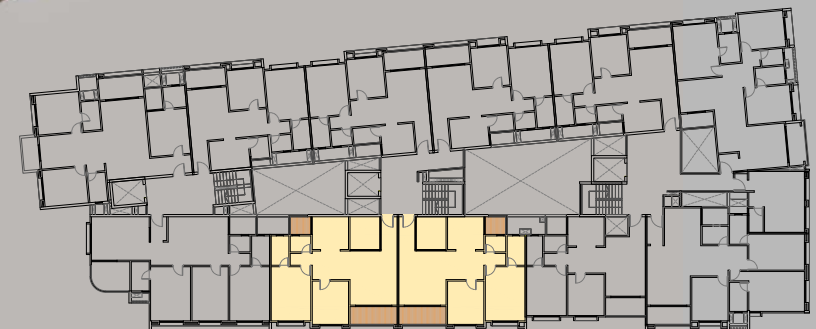
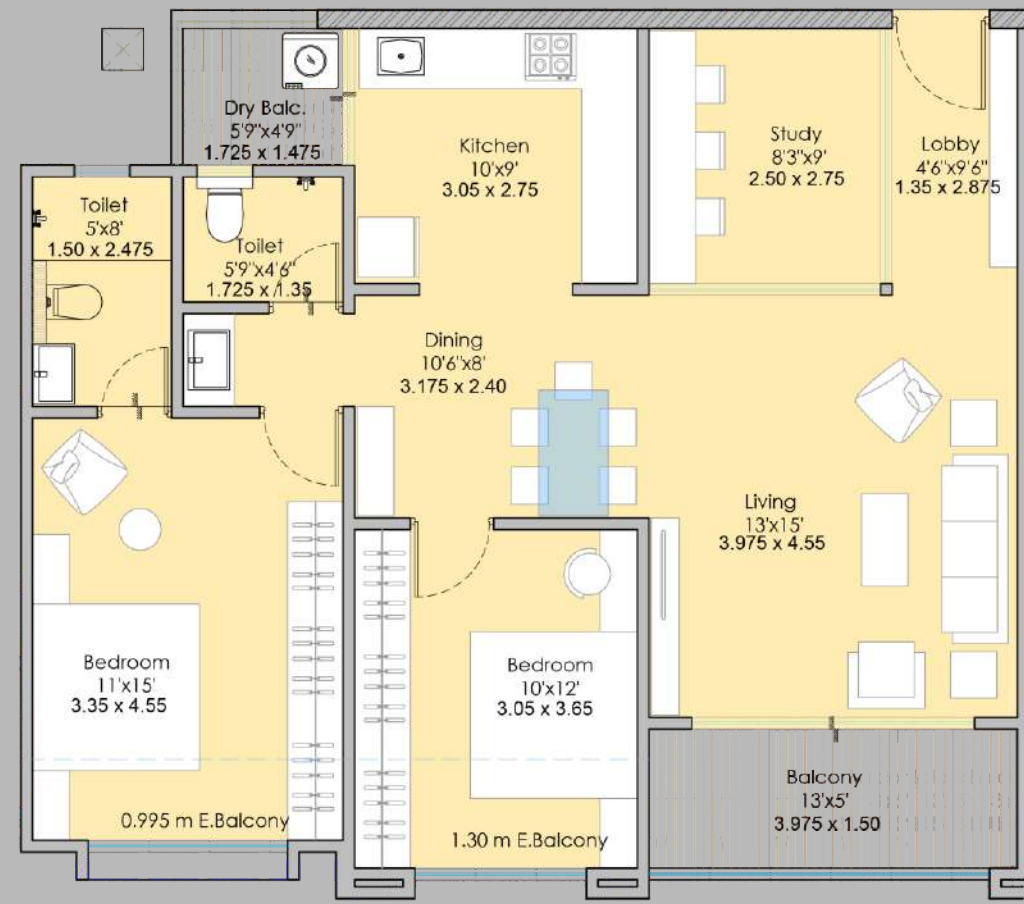
UNIT PLANS

Spaces that enhance
every moment of life

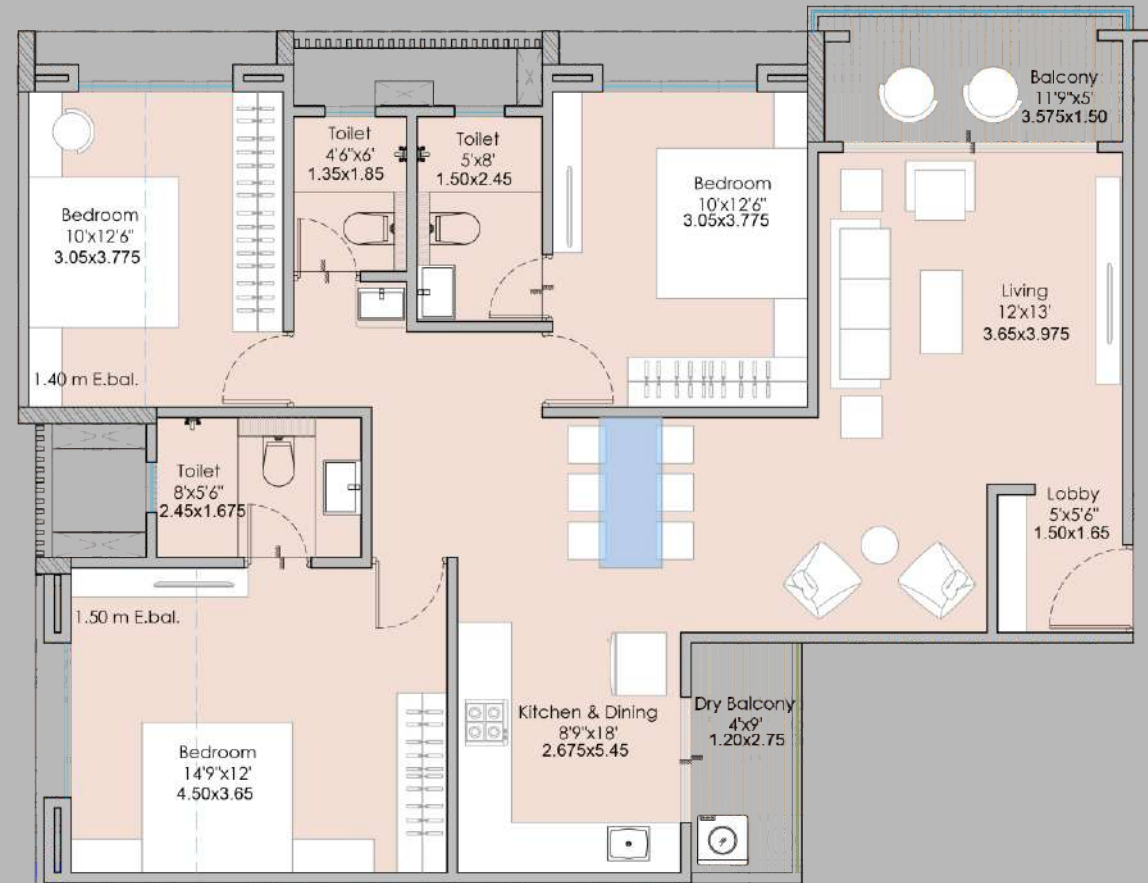
UNIT PLAN 2 BHK ~ TYPE A



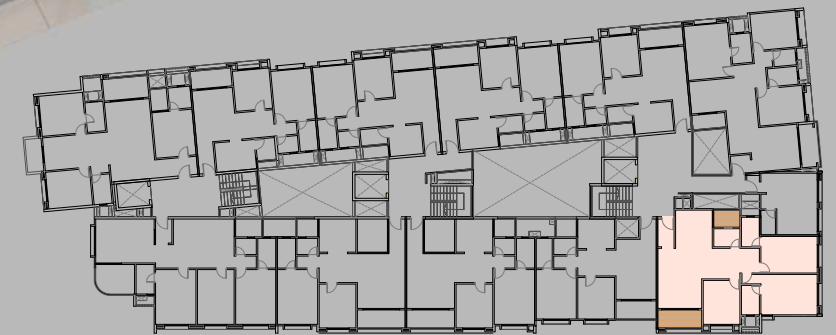
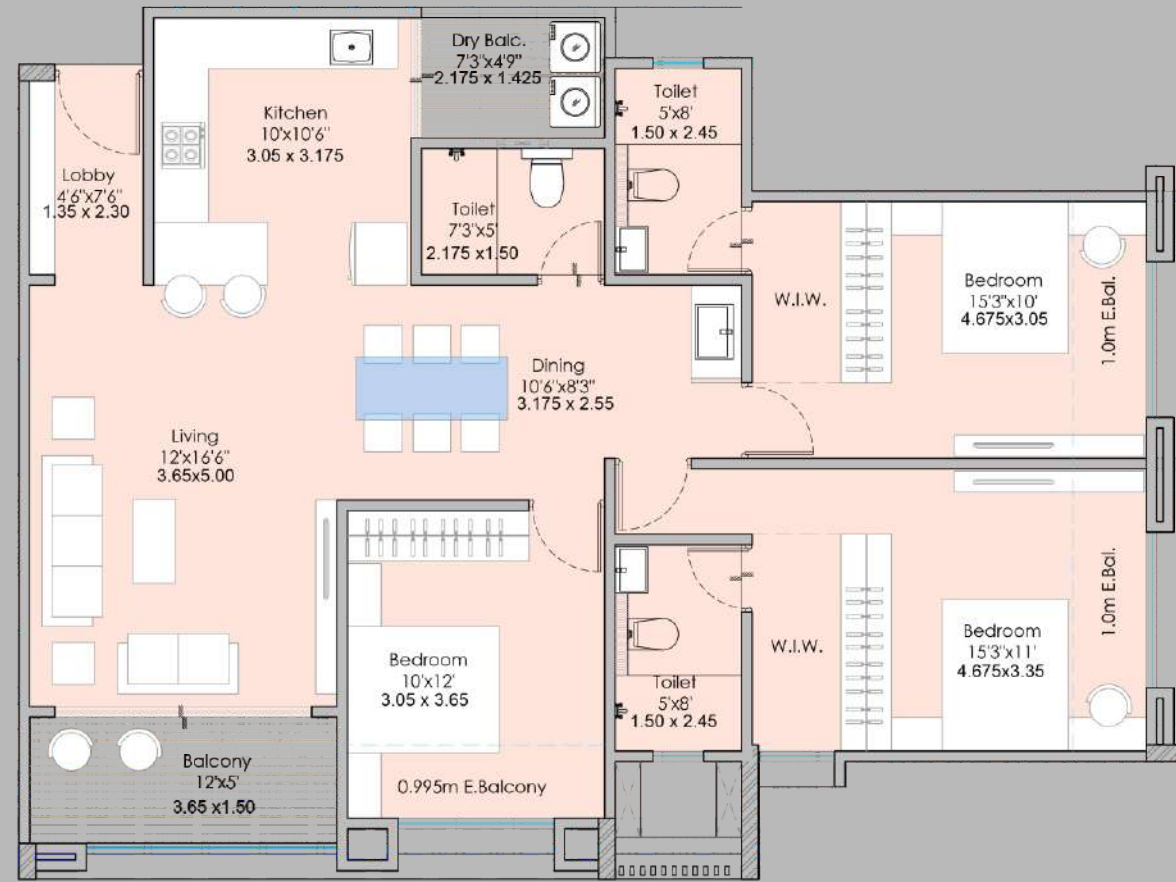
UNIT PLAN 2 BHK ~ TYPE B



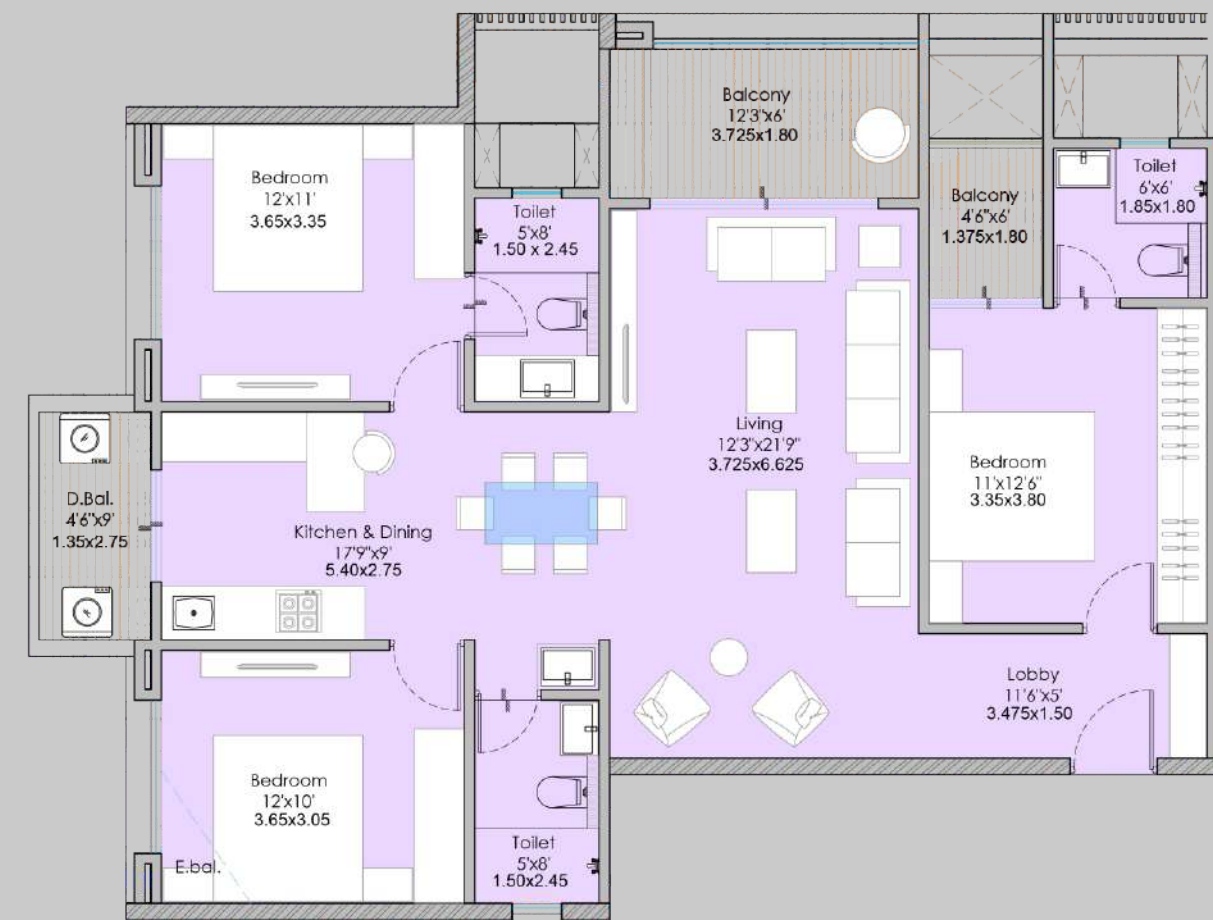
UNIT PLAN 3 BHK ~ TYPE A



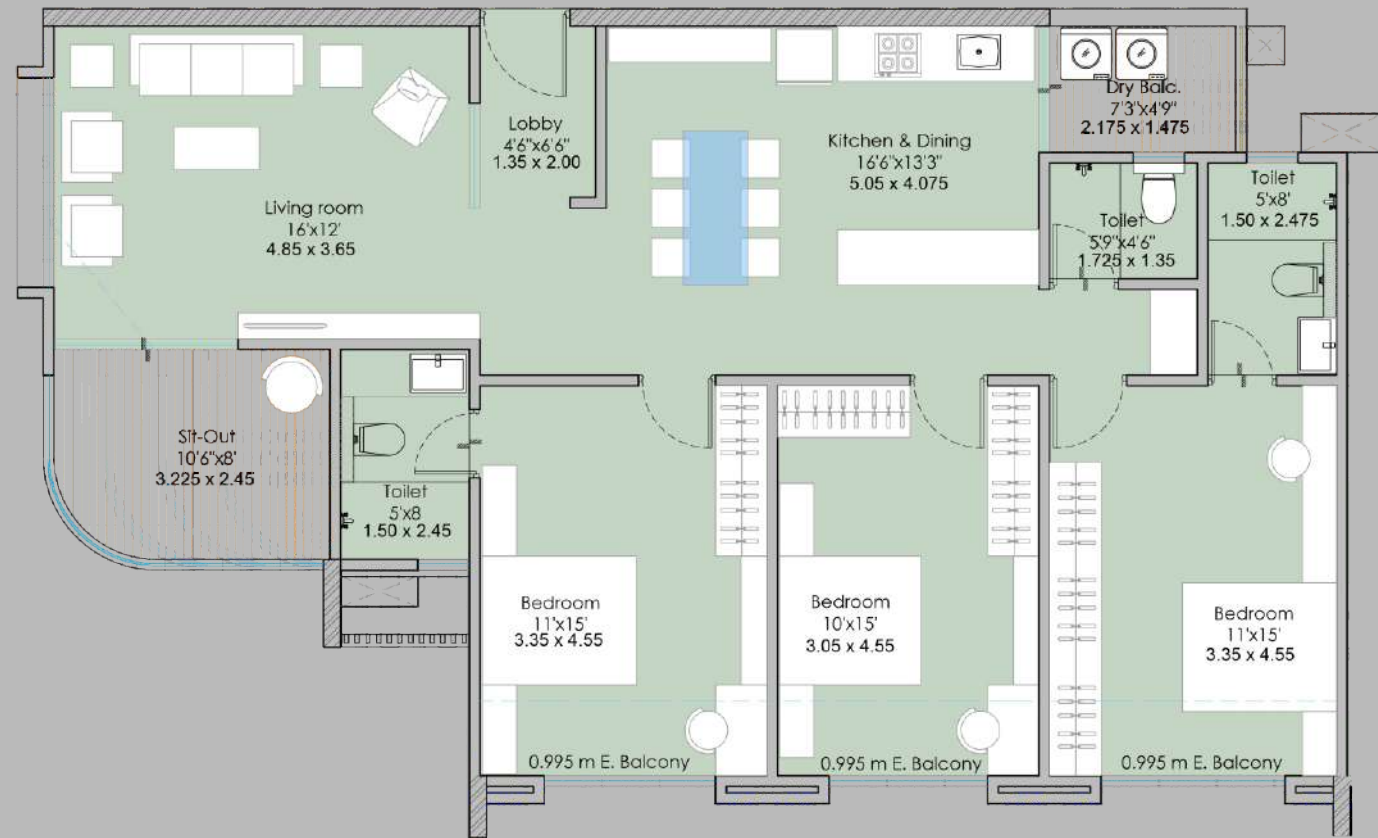
UNIT PLAN 3 BHK ~ TYPE B



UNIT PLAN 3 BHK ~ TYPE C



UNIT PLAN 3 BHK ~ TYPE D



PROJECT LAYOUT



Upscale living, lively community and an unparalleled lifestyle
Experience the best homes at Model Colony



WELCOME TO THE
LIFE OF LEISURE



CONVENIENCE

❁ ENTERTAINMENT

Centro Mall	1 min
E-Square The Fern	2 min
Chittaranjan Vatika	2 min
JW Marriot	4 min
Pavillion Mall	5 min
Chaturshrungi Temple	5 min
Om Super Market	2 min

❁ STATION

Reserve Bank Metro Station	7 min
Shivaji Nagar Railway Station	7 min

❁ EDUCATION

Government Polytechnic	1 min
Ramamani Iyengar Memorial Yoga Institute	2 min
University of Pune	5 min
Vidya Bhavan School & Jr. College	5 min
Vikhe Patil Memorial School	5 min
Fergusson College	8 min
BMCC College	9 min
Symbiosis College of Arts & Commerce	10 min

❁ HOSPITAL

Oyster & Pearl Hospitals	5 min
MMF Ratna Memorial Hospital	7 min



SCAN FOR
GOOGLE MAPS



LOCATION MAP

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SHREYAS
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A project by Priveus Projects LLP

Nirman Developers
301, Citi Center, Opp. Ayurved Rasashala,
Karve Road, Pune - 411004.
Tel.: +91 20 2545 5880 / 81, Mob: +91 9699 160 160
E-mail: sales@nirmandevelopers.in
www.nirmandevelopers.in

MahaRera



The project has been registered via MahaRERA
registration number: P52100054302 is available
on the website maharera.mahaonline.gov.in
under registered projects.



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