



IT'S THE ERA OF
EXCEL LIVING

2 & 3 BHK HOMES, DHANORI



ARTISTIC IMPRESSION



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LIVE THE EXCEL LIFE

Conventional urban realty projects tend to place limits on the space and amenities available to residents. It has created an unfulfilled desire for more room and opportunity to grow among a new generation of home owners, which the concept of Excel Living was conceived to satisfy.

At Nyati Era, this philosophy manifests itself in spacious apartments, expansive views from the sundeck, a plethora of amenities and a location that defines connectivity. Together, they present an expanded scope of life, which lets residents do more and experience more of life's joys.



ARTISTIC IMPRESSION

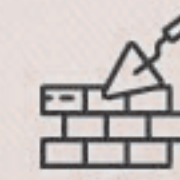
PH-II FUTURE DEVELOPMENT

2.4 LAKH SQ. FT. OF RECREATIONAL SPACES



STOCK PHOTOGRAPHS

PROJECT SPECIFICATIONS



STRUCTURE, MASONRY WALLS & PLASTER/ PAINTS

- RCC framed structure.
- Masonry 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, bed rooms - 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 up to louvered window top level - as per IS code 15622.
- Kitchen - ceramic glazed tile dado up to 1.2m above kitchen platform - as per IS code 15622.



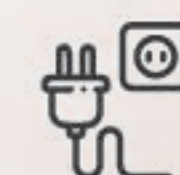
KITCHEN

- Granite top kitchen platform, with S.S. sink & ceramic glazed tile dado up to 1.2m above platform. Brand - Kajaria/ Somany/ Nitco/ Asian.
- Piped gas outlet.



TOILETS

- CPVC concealed plumbing with hot and cold arrangement. Brand - Finolex/ Ajay Flow Guard/ Prince/ Supreme.
- C P fittings. Brand - Jaguar/ Grohe/ Isenberg/ Kohler.
- Sanitary wares. Brand - RAK/ Hindware/ Jaguar/ Kohler.
- 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. Brand for electrical switches - Legrand/ Schneider/ Anchor: Electrical Wiring Polycab/ Finolex/ R. R. Kabel/ Havells.
- 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 - skin door shutters with Red Meranti door frame.
- Toilet doors - skin 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. (50% opening)
- PVC louvered windows for all toilets.



PAINTING

- Internal walls & ceiling - oil bound distemper: Brand - Dulux/ ICI/ Asian/ Berger/ Nerolac.
- External walls - acrylic paint: Brand - Asian/ Dulux/ Berger/ New World Paints/ Jotun/ Dr. Fixit.
- Inside toilet & ceiling - oil paint above tile dado.



LIFTS

- Automatic door elevators - 2 No's per building.



COMMON AREAS, AMENITIES & FACILITIES NOT IN PLACE/ ESTABLISHED FOR "ENTIRE NYATI ERA"

- 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's in open space.
- Club house.
- Generator backup for passenger elevators, pumps, common lights and club house.
- 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 2 BHK



TYPE 1 (RECTANGULAR LIVING DINING)

RERA CARPET AREA	UTILITY	BALCONY	TOTAL RERA CARPET AREA
(sqm)	(sqm)	(sqm)	(sqm)
63.78	2.70	6.11	72.59



TYPE 2 (L - SHAPED LIVING DINING)

RERA CARPET AREA	UTILITY	BALCONY	TOTAL RERA CARPET AREA
(sqm)	(sqm)	(sqm)	(sqm)
64.92	2.70	7.97	75.59

TYPICAL 3 BHK



RERA CARPET AREA	UTILITY	BALCONY	TOTAL RERA CARPET AREA
(sqm)	(sqm)	(sqm)	(sqm)
96.18	2.70	9.75	108.63

THE NEIGHBOURHOOD OF THE FUTURE



STOCK PHOTOGRAPH

Pune is a city on the rise and Dhanori ranks amongst the fastest upcoming locations powering that growth. It boasts a perfect combination of proximity to the city's industrial hubs like Koregaon Park, Kalyani Nagar & Magarpatta City and great social infrastructure that fulfills the needs of a modern life.

At Dhanori, it's a chance for investors and residents to claim their slice of the neighbourhood of the future.

THE LITTLE DETAILS THAT MAKE A LIFE LARGE



#NYATI
#APPRECIATES



SCAN TO
KNOW MORE

SITE ADDRESS: 200m from Nyati Corner, Dhanori, Pune - 411015.

MahaRERA Reg. No.: Nyati Era I - P52100032682 available on the website <https://maharera.mahaonline.gov.in> under registered projects | *T&C apply.

CORPORATE ADDRESS, PUNE

6th Floor, Nyati Unitree,
Nagar Road, Yerawada,
Pune - 411006, India.
Call: +91 80505 77003

SALES & MARKETING, MUMBAI

804, Landmark Platinum,
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SALES & MARKETING - OVERSEAS OFFICE, DUBAI

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

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

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