

Unicorn
NISARG
BELROSE



SPACIOUS 2 BHK **ADORABLE** RESIDENCES

— ● WAKAD ● —

XXXL
opportunity to
own your home...

X - PRICE
X - LOCATION
X - QUALITY
L - SPACE
Maximum Carpet
Area Utilization

A Project of
NISARG
GROUP



Bouquet of luxury & comforts...

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Special features

- School children's waiting plaza
- Carwash area
- Video door phone
- Indoor games in clubhouse



Stunning ambience

- Grand entrance gate
- Decorative compound wall
- Elegant building elevation
- Decorative entrance lobby



Lifetime recreation

- Children's play area
- Landscaped garden
- Senior citizen's relaxation zone
- Party lawn



Your conveniences

- Four lifts in C building with backup
- Ample parking
- Well paved/concrete internal roads
- Ample lighting for common areas
- Separate washrooms for servants



Health and safety

- Fire fighting system for each building
- Safety signs
- Security cabin
- Well marked internal roads
- Yoga & Meditation zones
- Water purifier



Care for the environment

- Tree plantation
- Energy efficient common lighting
- LED lighting for common areas
- Solar water heating system
- Rainwater harvesting





Many reasons for **cheer & joy...**



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RCC ■

- RCC Frame Structure

BRICKWORK ■

- 6"/4" thick bricks/fly ash bricks/ACC block for external and internal walls

PLASTER ■

- External sand faced, sponge finished plaster for increased protection from weathering and formations
- Smooth neeru finish plaster for internal walls

DOORS ■

- Decorative main door
- Good quality (water-proof) internal flush doors with S.S. cylindrical locks
- Powder coated M.S. doors for terraces
- Marble/Granite door frames for toilets

WINDOWS ■

- 2 track superior quality powder coated aluminum sliding windows with mosquito net, safety grills & granite sills
- Clear 4mm glass (ASAHI/MODI or equivalent)

KITCHEN ■

- Granite kitchen platform with single bowl stainless steel sink
- Water purifier
- Designer wall tiles up to lintel level
- Provision for exhaust fan & water purifier

TOILETS ■

- Designer glazed wall tiles up to lintel level
- Provision for geyser & exhaust fan
- Hot & Cold mixer unit in the bathrooms
- Branded CP fittings
- Concealed plumbing

FLOORING ■

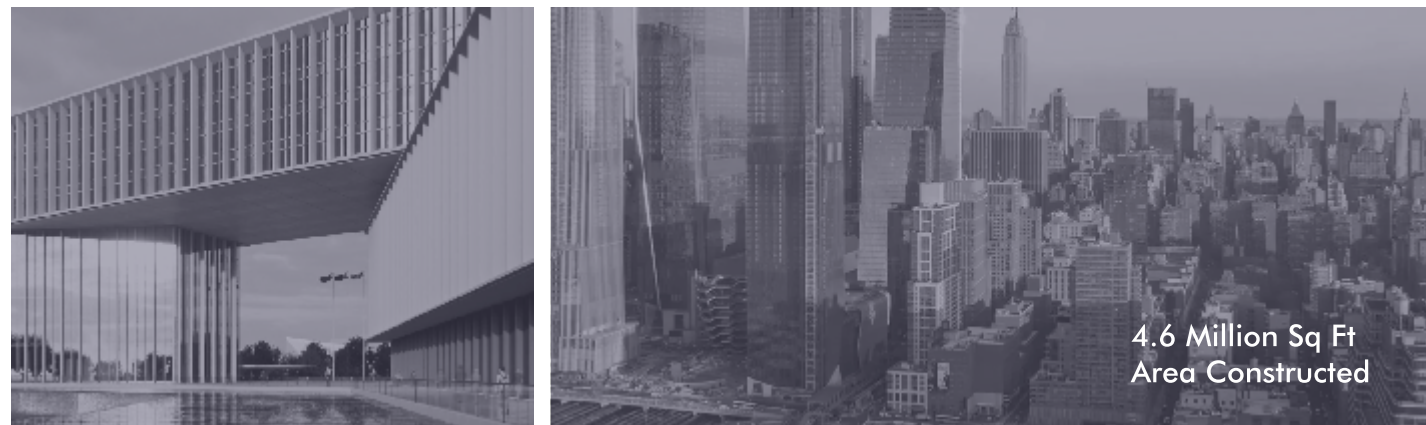
- 24" x 24" vitrified flooring
- 12" x 12" anti-skid tiles in toilets, terraces & dry balcony

ELECTRIFICATION ■

- Concealed copper wiring (ANCHOR/POLYCAB or equivalent)
- TV and Telephone points in the living and master bedroom
- Anchor Roma / L&T or equivalent switches
- Adequate electrical points in the entire flat with MCB & ELCB
- A. C. Point in master bedroom
- 4 lifts in C building
- Power back-up for lifts and lighting in common areas and water pump
- Intercom facility

PAINTING ■

- Internal oil bound distemper (NEROLAC/BERGER or equivalent)
- External semi-acrylic paint



- Ongoing / Upcoming Projects :**
- Unicorn Nisarg Belrose, Wakad
 - Royal Square, Moshi
 - Siddhi Nisarg - C Tower, Wakad
 - Nisarg Hill Crest, Ravet
 - Alliance Altima, Law College Road
 - Alliance Woodwinds, Shirwal
 - Nisarg Paradiso, Near MSR Queenstown, Chinchwad
 - Nisarg Iconica, Near Aditya Birla Hospital, Thergaon



5,351+ Satisfied Families

- Some of the recently Completed Projects :**
- Nisarg Vishwa, Wakad
 - Alliance Nisarg, Wakad
 - Alliance Nisarg Phase - 2, Wakad
 - Siddhi Nisarg, Wakad
 - Alliance Nisarg Leela, Wakad
 - Alliance Nisarg Whitelily, Wakad
 - Alliance Nisarg Pinklily, Thergaon
 - Alliance Chitralekha, Law College Road
 - Alliance Avaneesh, Law College Road
 - Alliance Manas, Law College Road
 - Alliance Prima, Sadashiv Peth
 - Alliance Umesh, Prabhat Road
 - Alliance Blossoms, Salisburry Park
 - Alliance Belair, Baner
 - Alliance Babylon, Baner
 - Nisarg Raghvendra, Moshi
 - Nisarg Sapphire, Chinchwad
 - Nisarg Hardik, Rahatani
 - Nisarg Heritage, Rahatani



Belong to a community with something special...



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 Maximum Carpet Area Utilization

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ARTISTIC IMPRESSION



A home that is part of nature, light & air ...

Unicorn
NISARG
BELROSE



Away from the noise and commotion of city, nestled in the neighborhood of newly rising dwellings of today, Unicorn Nisarg BELROSE is truly a home for those who love to be in the rising side of the city. **Ample natural light and ventilation,** fresh air to cheer all through the day. Each moment here is planned to celebrate life to its fullest.

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TYPE A - EXCLUSIVE 2 BHK - 791 sq.ft.
FLAT NO. 605



Quality life with stunning architecture...



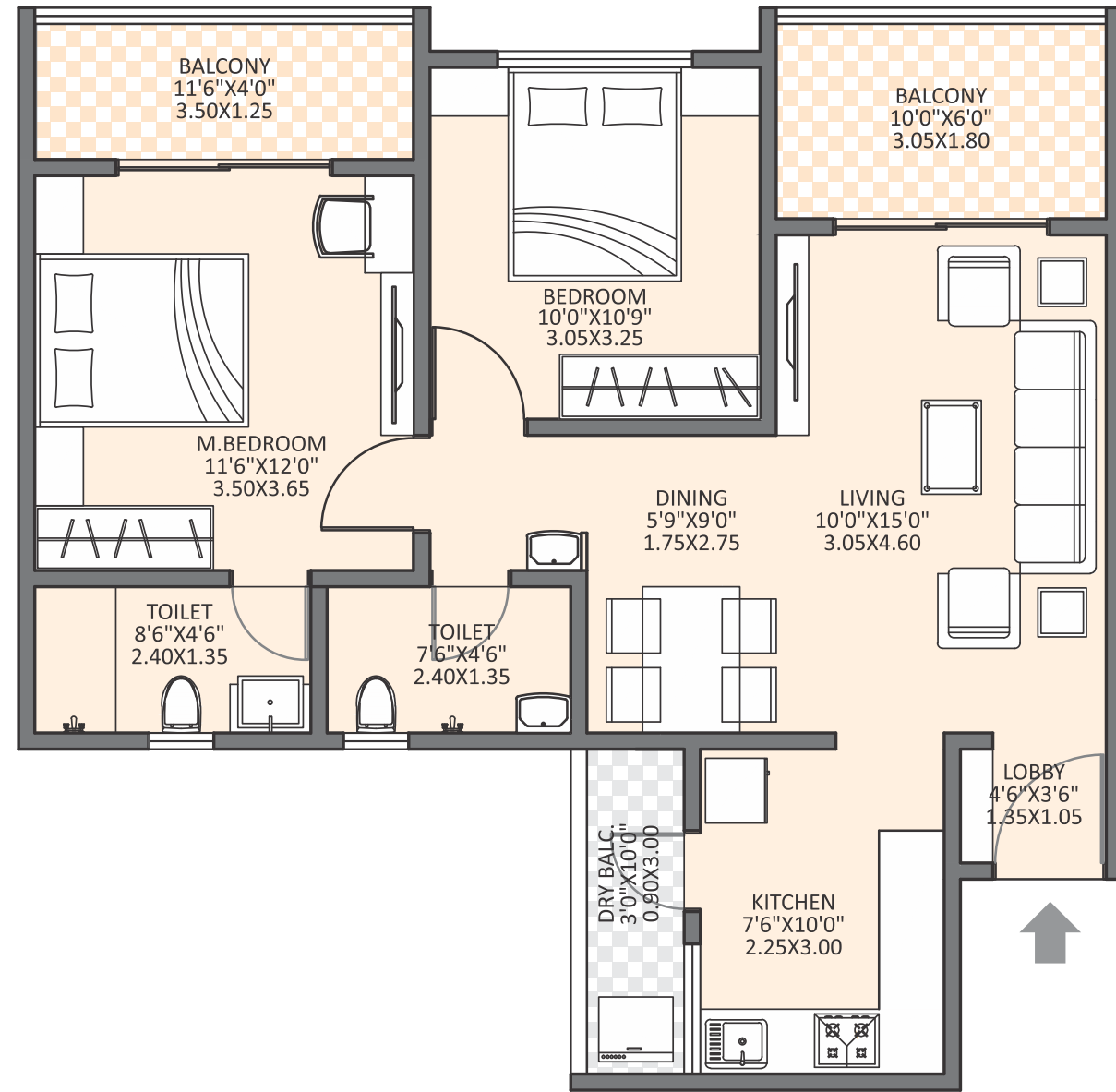
The pleasing facade radiates a classy corporate aura to aptly portray your professional persona. **Environment friendly architecture** complements the swish internal zone and gels with the corporate grace of those who are a 'par excellence' by themselves. With a strong back bone of customers complementing your flourishing business.

TYPE B - EXCLUSIVE 2 BHK - 874 sq.ft.
FLAT NO. 604

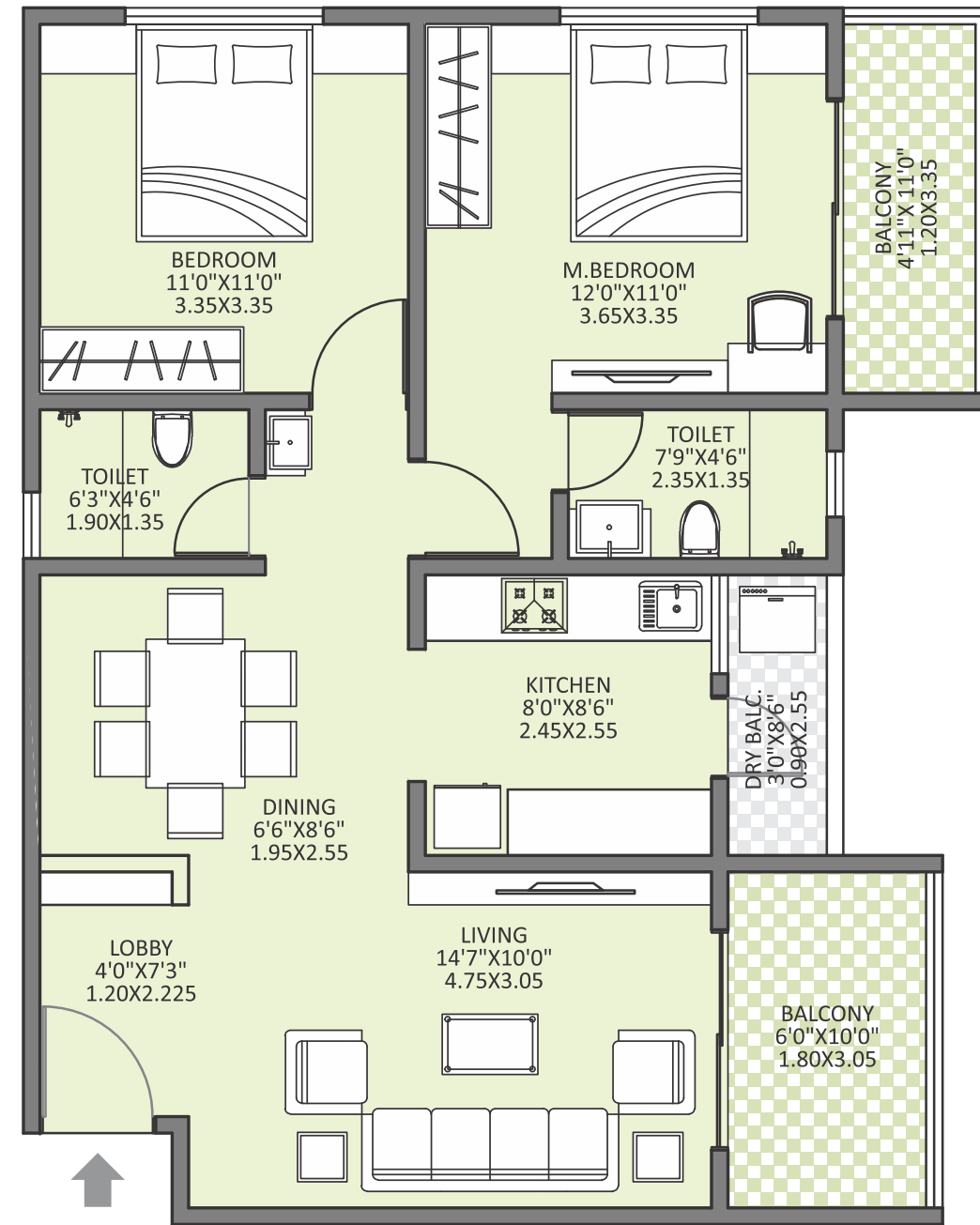


A Spacious 2 BHK ADORABLE Residences

Near Bhumkar Chowk - Wakad



TYPE A 2 BHK	CARPET AREA = 61.35 SQ.M.	791 sq.ft.
	DRY BALCONY AREA = 02.56 SQ.M.	
	BALCONY AREA = 09.56 SQ.M.	
	TOTAL CARPET AREA = 73.48 SQ.M.	



TYPE B 2 BHK	CARPET AREA = 69.80 SQ.M.	874 sq.ft.
	DRY BALCONY AREA = 02.17 SQ.M.	
	BALCONY AREA = 09.22 SQ.M.	
	TOTAL CARPET AREA = 81.19 SQ.M.	

BUILDING - C

UNIT PLAN

Unicorn NISARG BELROSE

XXXL opportunity to own your home...

X - PRICE
X - LOCATION
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Maximum Carpet Area Utilization

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BUILDING - C

Ground FLOOR PLAN



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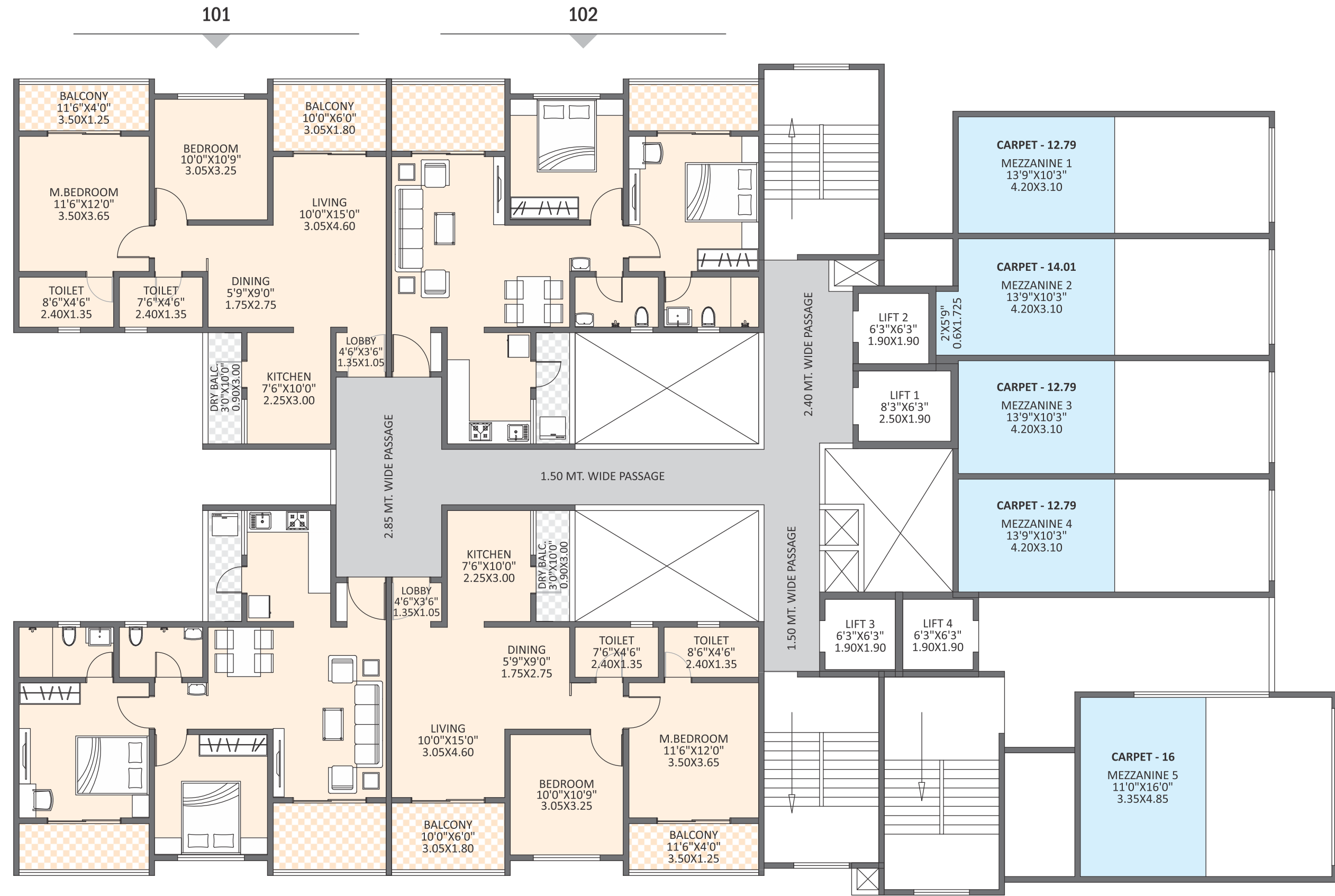
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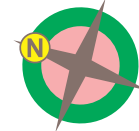
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BUILDING - C

Mezzanine / 1st FLOOR PLAN

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BELROSE

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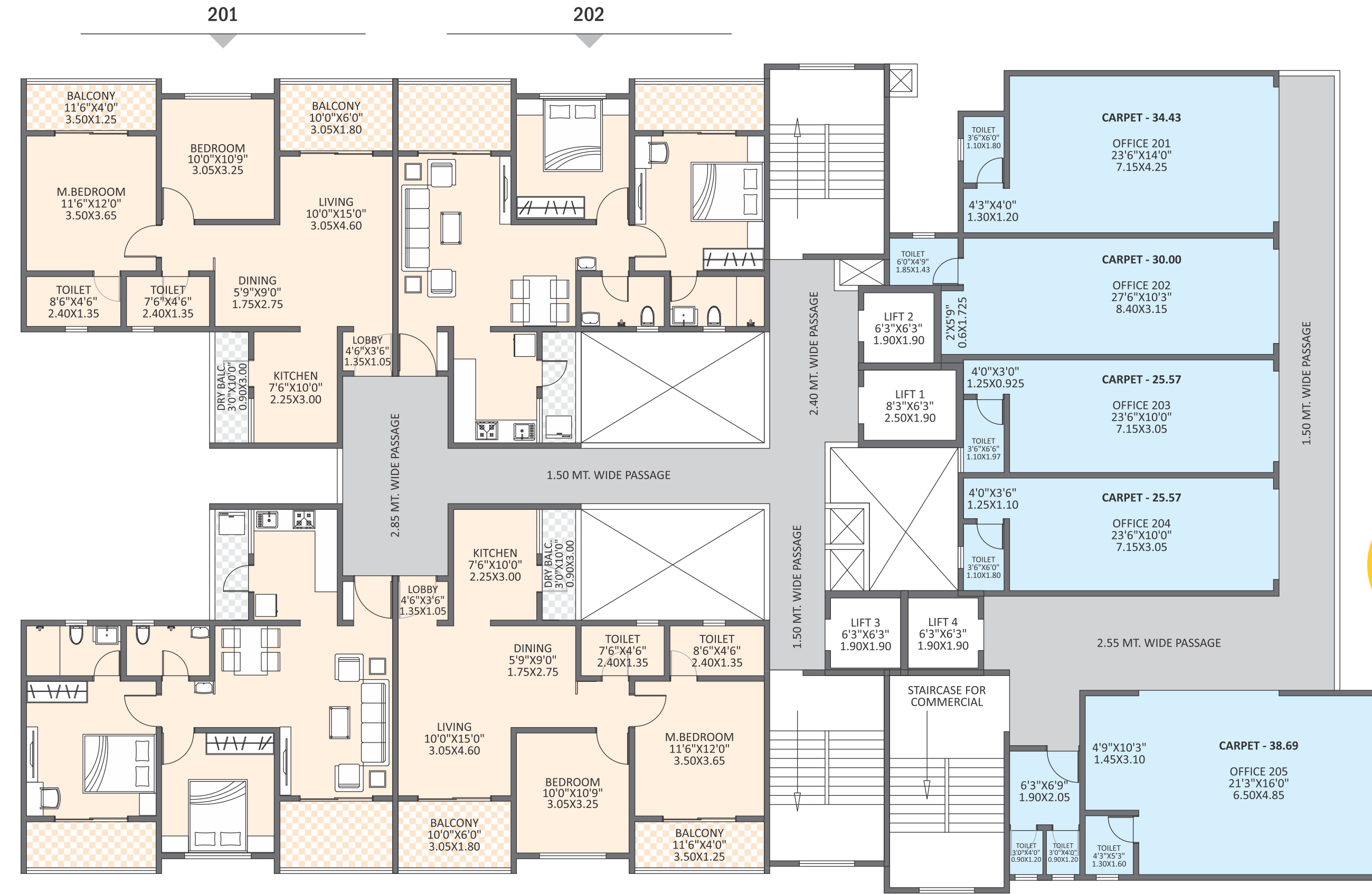
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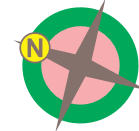
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2 BHK	DRY BALCONY AREA = 02.56 SQ.M.	
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BUILDING - C

2nd FLOOR PLAN

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TYPE A 2 BHK	CARPET AREA = 61.35 SQ.M. DRY BALCONY AREA = 02.56 SQ.M. BALCONY AREA = 09.56 SQ.M. TOTAL CARPET AREA = 73.48 SQ.M.	791 sq.ft.
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TYPE A 2 BHK	CARPET AREA = 61.35 SQ.M. DRY BALCONY AREA = 02.56 SQ.M. BALCONY AREA = 09.56 SQ.M. TOTAL CARPET AREA = 73.48 SQ.M.	791 sq.ft.
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TYPE A 2 BHK	CARPET AREA = 61.35 SQ.M. DRY BALCONY AREA = 02.56 SQ.M. BALCONY AREA = 09.56 SQ.M. TOTAL CARPET AREA = 73.48 SQ.M.	791 sq.ft.
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TYPE A 2 BHK	CARPET AREA = 61.35 SQ.M. DRY BALCONY AREA = 02.56 SQ.M. BALCONY AREA = 09.56 SQ.M. TOTAL CARPET AREA = 73.48 SQ.M.	791 sq.ft.
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TYPE C 2 BHK	CARPET AREA = 69.94 SQ.M. DRY BALCONY AREA = 02.17 SQ.M. BALCONY AREA = 26.17 SQ.M. TOTAL CARPET AREA = 98.28 SQ.M.	1058 sq.ft.
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301,401

302,402

501

502

503



306,406

305,405

TYPE A 2 BHK	CARPET AREA = 61.35 SQ.M. DRY BALCONY AREA = 02.56 SQ.M. BALCONY AREA = 09.56 SQ.M. TOTAL CARPET AREA = 73.48 SQ.M.	791 sq.ft.
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TYPE A 2 BHK	CARPET AREA = 61.35 SQ.M. DRY BALCONY AREA = 02.56 SQ.M. BALCONY AREA = 09.56 SQ.M. TOTAL CARPET AREA = 73.48 SQ.M.	791 sq.ft.
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BUILDING - C

3rd & 4th FLOOR PLAN

Unicorn
NISARG
BELROSE

X - PRICE
X - LOCATION
X - QUALITY
L - SPACE
Maximum Carpet Area Utilization

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BUILDING - C

5th FLOOR PLAN

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X - PRICE
X - LOCATION
X - QUALITY
L - SPACE
Maximum Carpet Area Utilization

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506

505

504

TYPE A 2 BHK	CARPET AREA = 61.35 SQ.M. DRY BALCONY AREA = 02.56 SQ.M. BALCONY AREA = 09.56 SQ.M. TOTAL CARPET AREA = 73.48 SQ.M.	791 sq.ft.
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TYPE A 2 BHK	CARPET AREA = 61.35 SQ.M. DRY BALCONY AREA = 02.56 SQ.M. BALCONY AREA = 09.56 SQ.M. TOTAL CARPET AREA = 73.48 SQ.M.	791 sq.ft.
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TYPE D 2 BHK	CARPET AREA = 69.94 SQ.M. DRY BALCONY AREA = 02.17 SQ.M. BALCONY AREA = 50.13 SQ.M. TOTAL CARPET AREA = 122.24 SQ.M.	1316 sq.ft.
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TYPE A	CARPET AREA = 61.35 SQ.M.	791 sq.ft.
2 BHK	DRY BALCONY AREA = 02.56 SQ.M.	
	BALCONY AREA = 09.56 SQ.M.	
	TOTAL CARPET AREA = 73.48 SQ.M.	

601,701,901,1001,1101,1201

TYPE A	CARPET AREA = 61.35 SQ.M.	791 sq.ft.
2 BHK	DRY BALCONY AREA = 02.56 SQ.M.	
	BALCONY AREA = 09.56 SQ.M.	
	TOTAL CARPET AREA = 73.48 SQ.M.	

602,702,902,1002,1102,1202

TYPE B	CARPET AREA = 69.80 SQ.M.	874 sq.ft.
2 BHK	DRY BALCONY AREA = 02.17 SQ.M.	
	BALCONY AREA = 09.22 SQ.M.	
	TOTAL CARPET AREA = 81.19 SQ.M.	

603,703,903,1003,1103,1203

TYPE A	CARPET AREA = 61.35 SQ.M.	791 sq.ft.
2 BHK	DRY BALCONY AREA = 02.56 SQ.M.	
	BALCONY AREA = 09.56 SQ.M.	
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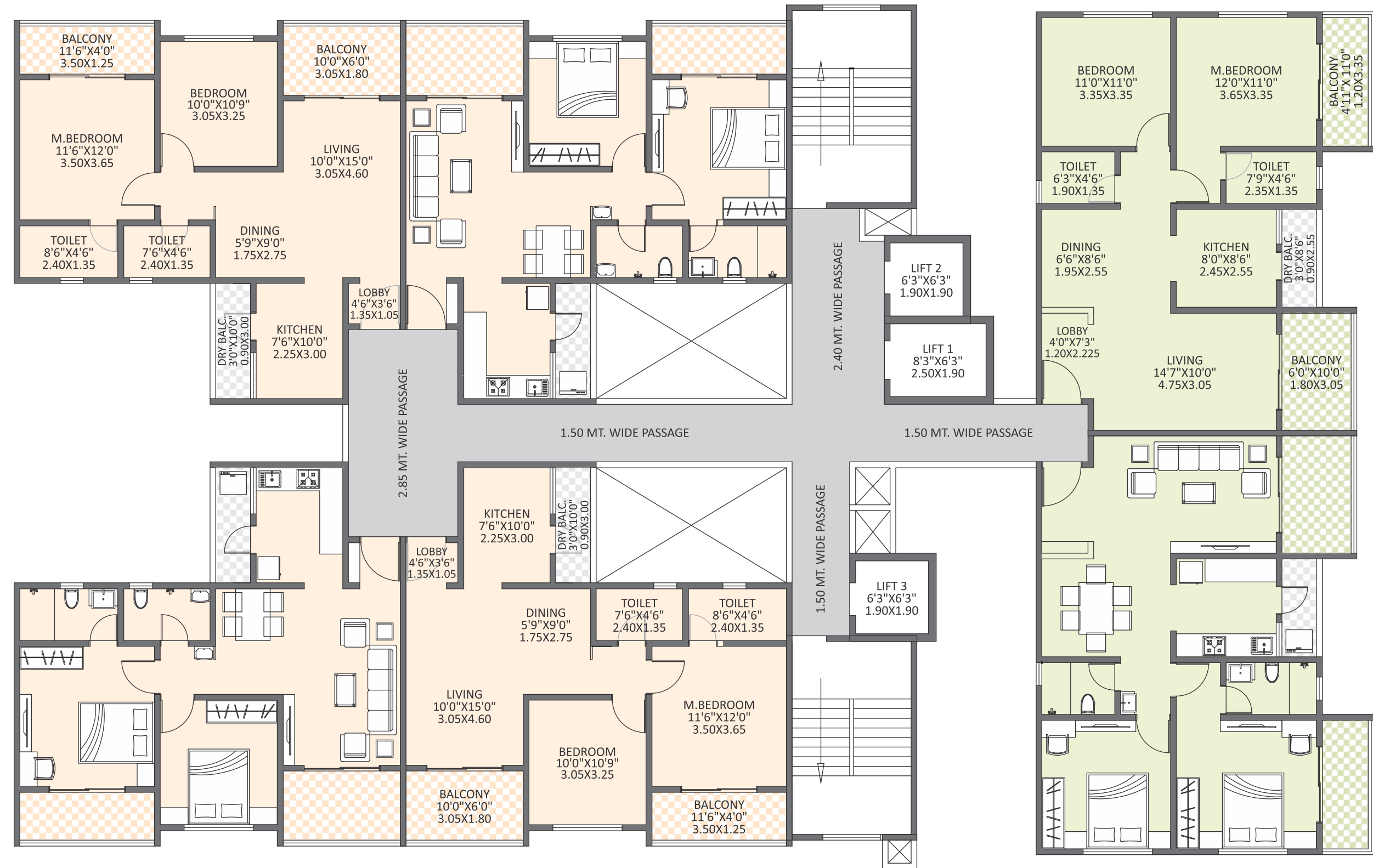
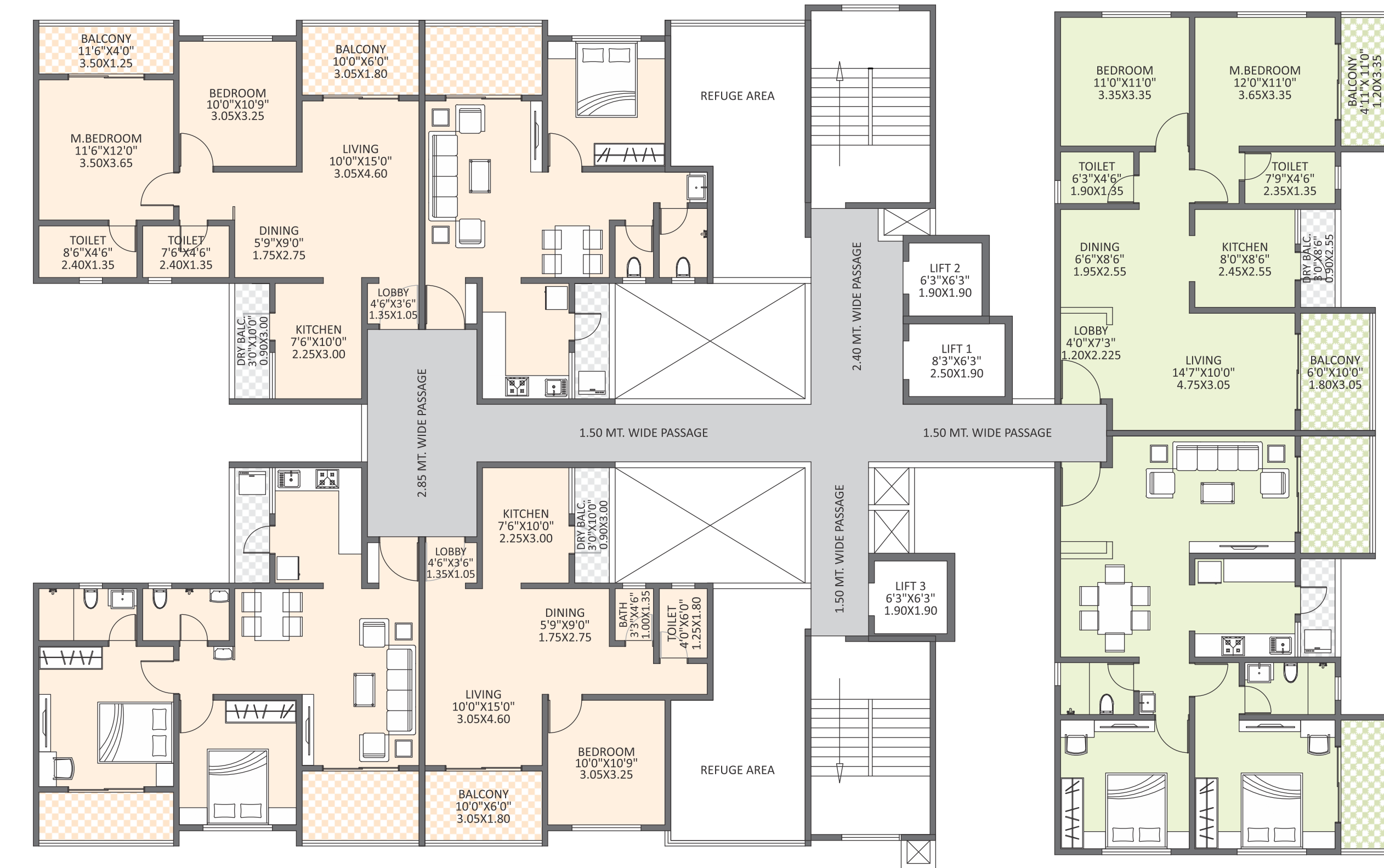
801

1 BHK	CARPET AREA = 45.35 SQ.M.	573 sq.ft.
	DRY BALCONY AREA = 02.56 SQ.M.	
	BALCONY AREA = 05.34 SQ.M.	
	TOTAL CARPET AREA = 53.25 SQ.M.	

802

TYPE B	CARPET AREA = 69.80 SQ.M.	874 sq.ft.
2 BHK	DRY BALCONY AREA = 02.17 SQ.M.	
	BALCONY AREA = 09.22 SQ.M.	
	TOTAL CARPET AREA = 81.19 SQ.M.	

803



606,706,906,1006,1106,1206

TYPE A	CARPET AREA = 61.35 SQ.M.	791 sq.ft.
2 BHK	DRY BALCONY AREA = 02.56 SQ.M.	
	BALCONY AREA = 09.56 SQ.M.	
	TOTAL CARPET AREA = 73.48 SQ.M.	

605,705,905,1005,1105,1205

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604,704,904,1004,1104,1204

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806

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2 BHK	DRY BALCONY AREA = 02.56 SQ.M.	
	BALCONY AREA = 09.56 SQ.M.	
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805

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	TOTAL CARPET AREA = 53.25 SQ.M.	

804

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BUILDING - C

**6th, 7th, 9th, 10th
11th, 12th
FLOOR PLAN**

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BUILDING - C

**8th
FLOOR PLAN**

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Driving distances

Mumbai - Bangalore Hwy	: 1Min.
Educational Institutes	: 2 Mins.
Hinjewadi IT Park	: 10 Mins.
Hospital	: 5 Mins.
Shopping/recreation/cinemas	: 6 Mins.



Site Address: Sr. No. 87/1 + 2A, 87/1 + 2C & Sr. No. 89/1, 89/2 Near Golden Care Hospital, Off Bhumkar Chowk, Hinjewadi Road, Wakad, Pune 411 057

A Project by -

NISARG
SHELTERS

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+91.98230 79076

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