



NYATI

Emerald

— Precious Forever —

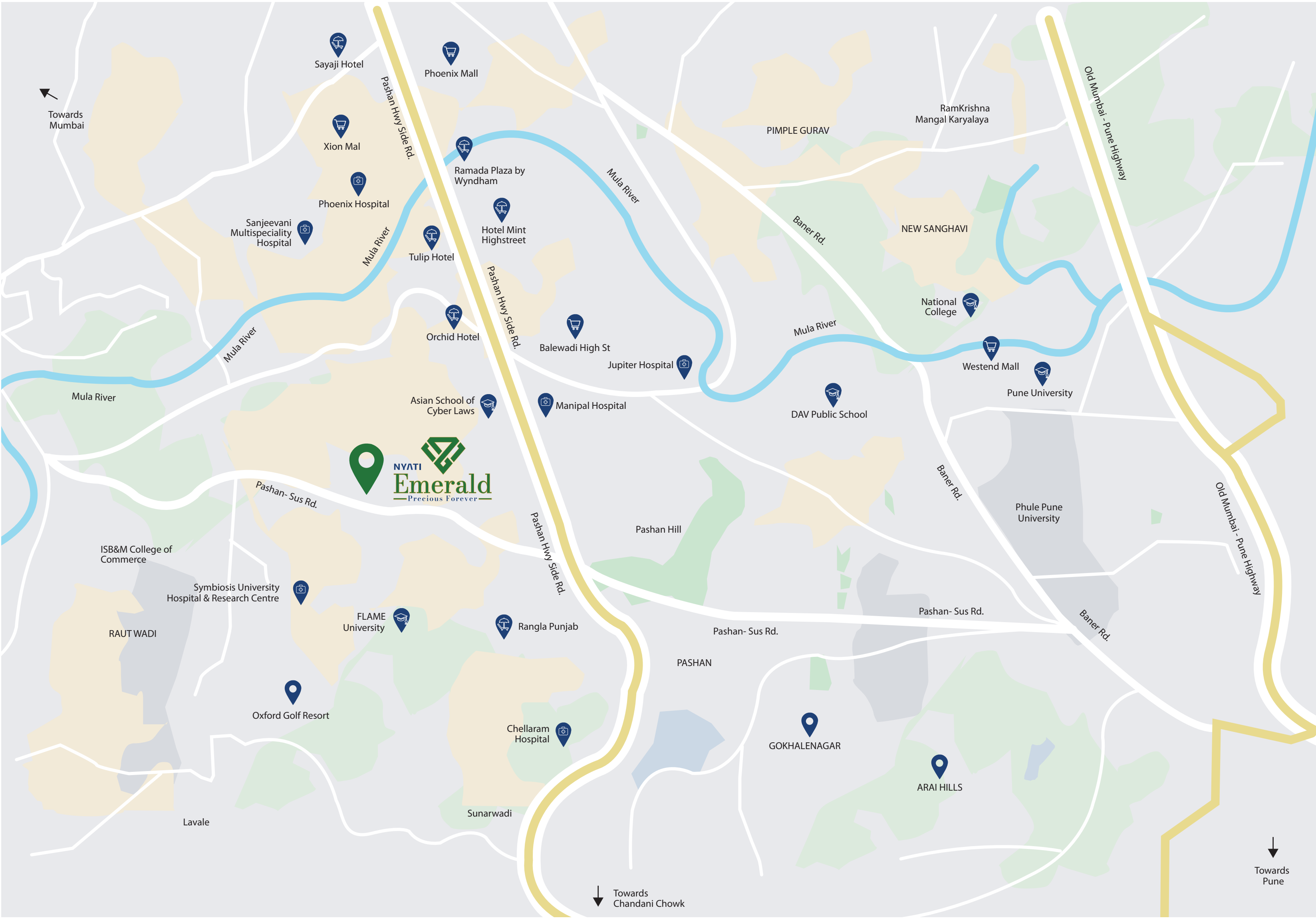
A life more precious.
Yours, forever.

Precious is a sanctuary right in
the heart of the city, accompanied
by trees and curated greens.

It's the quiet repose on Sunday
morning, with family and loved ones.
Laps in the pool, morning jogs timed
with the rising sun.

Pune embraces a journey
more precious.

BANER: WHERE THE FINE LIFE MEETS GROWTH.



- Academics**
- Asian School of Cyber Laws - 900 m / 3 min
 - National College - 3.5 km / 8 min
 - Pune University - 4.4 km / 13 min
 - ISB&M College of Commerce - 5.8 km / 15 min
 - DAV Public School - 6.2 km / 15 min

- Shopping & Retail**
- Balewadi High Street - 3.8 km / 8 min
 - Westend Mall - 6.8 km / 16 min
 - Phoenix Mall (Upcoming) - 7 km / 18 min
 - Xion Mall - 7.8 km / 14 min
 - The Pavillion Mall - 10.4 km / 24 Mins

- Healthcare**
- Manipal Hospital - 3.6 km / 9 min
 - Jupiter Hospital - 4 km / 9 min
 - Chellaram Hospital - 5.3 km / 10 min
 - Sanjeevani Multispeciality Hospital - 9.2 km / 15 min
 - Phoenix Hospital - 9.9 km / 20 min

- Hospitality**
- Orchid Hotel - 3.6 km / 8 min
 - Tulip Hotel - 3.9 km / 10 min
 - Hotel Mint Highstreet - 4.2 km / 12 min
 - Ramada Plaza by Wyndham - 4.3 km / 12 min
 - Sayaji Hotel - 6.6 km / 15 min

Towards Mumbai

Towards Chandani Chowk

Towards Pune

AN ABODE
WHERE
THE HEART
RESIDES.



PRESENTING



NYATI
Emerald
— Precious Forever —

One abode, limitless possibilities.
A precious life, for yours, forever.
Nyati Emerald offers delightful
lavish 2 and 3 bed residences.
A 14-acre development with an
approximately 2 acre vehicle-free
podium zone. 30+ modern lifestyle
amenities pander to your every whim,
while a commercial block at the front
for your convenience.



PRECIOUS
FOREVER

VIEWS THAT
CALM YOUR SOUL AND
MAKE EVERYTHING
REALLY WORTH IT.



Representative Image



**PROJECT
MASTER LAYOUT**

1. Entrance
 2. Security Cabin
 3. Yoga Lawn
 4. Senior Citizen Plaza
 5. Herbal Garden
 6. Cricket Pitch
 7. Kids' Play Area
 8. Football Court
 9. Multipurpose Court
 10. Kids' Swimming Pool
 11. Swimming Pool
 12. Outdoor Gym
 13. Pool Deck
 14. Clubhouse
 15. Indoor Games
 16. Co -Working Space
 17. Food Plaza
 18. Outdoor Chess
 19. Ground Billiard
 20. Ludo
 21. Pergola
 22. Amphitheatre
 23. Party Lawn
 24. Skating Rink
 25. Tree Garden
 26. Jogging Track
 27. Sand Pit
 28. Cycling Track
- ...and much more.

TRANQUIL
SPACES FOR
YOU TO
RELAX AND
UNWIND.





EXPLORE, LEARN AND HAVE FUN.



TODDLERS' PLAY AREA



SKATING RINK



SAND PIT



KIDS' SWIMMING POOL



KIDS' PLAY AREA



REAL LIFE CHESS



LUDO



GAMING ZONE



VIBE, THRIVE AND SOCIALIZE.



OUTDOOR
GYM



SWIMMING
POOL



FOOTBALL
COURT



CO-WORKING
SPACE



MINI
THEATRE



INDOOR GAMES



CRICKET
PITCH



MULTIPURPOSE
COURT



JOGGING
TRACK



CYCLING
TRACK



EXPERIENCE PEACE AND CHERISH IT.



HERBAL
GARDEN



PERGOLA



YOGA
LAWN



TREE
GARDEN



PARTY
LAWN



SENIOR
CITIZEN PLAZA



FOOD
PLAZA



POOL DECK



AMPHITHEATRE

A VISION,
A SPECTACLE.
AN ADDRESS OF
RARE GRANDEUR.





PRECIOUS
MOMENTS GET
CREATED HERE.



VIEWS THAT
CALM YOUR SOUL
AND ROOMS THAT
WRAP YOU IN
LUXURY.



SMARTLY-PLANNED
KITCHENS
WHERE WARMTH
AND LOVE MEET.

SUNDECKS
THAT USHER IN
THE LIGHT,
FRESH AIR AND
NEW BEGINNINGS
EVERY DAY.





CLUB
EXQUISITE.
LEISURE AND
SOCIALIZING, DONE RIGHT.

INNOVATION,
FRESHNESS
AND LIFE.
COME HOME TO
A BRAND NEW
WORLD.



Representative Image

THE FINEST INGREDIENTS. BECAUSE NOTHING LESS WOULD DO.

Structure, Masonry Walls & Plaster/Paints

- RCC composite shear wall structure and AAC blocks
- External wall with textured and acrylic paint
- Internal walls & ceiling - Gypsum finished walls & putty finished ceiling

Flooring Tiles

- Living/passage, kitchen, bedrooms - Vitrified tiles flooring with skirting - as per IS code 15622
- Toilets and terraces - Matte finish ceramic flooring -as per IS code 15622

Dado Tiles

- Toilet - Ceramic tile Dado up to louvered window top level - as per IS code 15622
- Kitchen - Ceramic glazed tile Dado up to 0.6 m above kitchen platform - as per IS code 15622

Kitchen Area

- CPVC concealed plumbing lines
- Granite top kitchen platform, with S.S. Sink
- Piped gas outlet

Toilets

- Concealed plumbing with hot and cold arrangement inside common / bedroom, master toilet for wall mixer & wash basin
- CP fittings. Sanitary
- Solar water heating system to master bedroom toilet only. (time, temperature and quantum of hot water subject to climate conditions)

Electrification & Cabling

- Concealed copper wiring with modular switches
- Provision of telephone points in the hall
- TV point in hall and master bedroom
- Electrical points for AC in all rooms
- Electrical points for washing machine, water purifier and fridge
- Generator back-up for the entire flat excluding 15 amp electrical points

Doors

- Main door frame - Plywood -laminated
- Main door shutter - Both side laminated with accessories
- Bedroom frame & doors - Laminated door shutters with ply laminated door frame
- Toilet doors -Laminated door shutters with granite door frame
- UPVC or aluminium profile sliding doors with mosquito net

Windows

- UPVC or aluminum profile sliding windows with mosquito net
- Al frames with PVC louvered windows for all toilets

Painting

- Internal walls & ceiling - Oil bound distemper
- External walls - Acrylic paint
- Inside toilet & ceiling - Oil paint above tile dado

Lifts

- Lifts as per plan

COMMON AREAS, AMENITIES AND FACILITIES.

- Main entrance gate with security cabin & compound wall
- Landscaped garden with lawns and flower beds
- Generator backup for passenger elevators, pumps and common lights and club house
- Clubhouse with swimming pool & gymnasium
- Children's play area with play equipment
- LED fixtures for common areas
- Internal tremix concrete driveway with paver blocks
- WTP as per statutory requirements
- STP as per statutory requirements
- STP recycled water for gardening and flushing
- Wet garbage disposal through organic waste converter
- Fire fighting as per statutory requirements
- Stack car parking
- Garbage chute as per plan



Building a legacy of excellence.

With over 25 years of excellence in real estate and engineering, Nyati Group has been bringing together integrity and transparency, design and aesthetics, and globally benchmarked construction technology to deliver the finest residential, commercial, retail, hospitality, corporate and industrial spaces for a pan-India and overseas clientele.

At Nyati Group, the customer is the central focus of all its efforts, a testimony of which lies in the group having successfully delivered over 100 million sq.ft. across Real Estate, EPC, Hospitality and homes to over 12,000 + happy families.

Real Estate | Engineering | Infrastructure | Hospitality | Healthcare | Nyati Foundation

40+ million sq.ft.
developed

67+ delivered
projects

12000+
happy families



Site Address:

Nyati Emerald, S. No 35/1, Near PVPIT College, Mulshi Road, Bavdhan Khurd, Pune-411021.
www.nyatigroup.com

Corporate Address, Pune:

6th Floor, Nyati Unitree, Nagar Road, Yerawada, Pune-411006.

Sales & Marketing, Mumbai:

804, Landmark Platinum, Junction of Road and 34th Road, Khar (W), Mumbai-400050.

Sales & Marketing, Overseas Office, Dubai:

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

RERA Registration No. : P52100051235

This brochure is not a legal offering. The developers reserve the right to alter the brochure at their discretion. The rendered images displayed are for representational purposes only. Note: the dimension of the unit as mentioned are from 'Bare Wall' to 'Bare Wall'.

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