

NANDAN

PROSPERA
GOLD

3 BHK Luxury Abodes
Baner-Balewadi, Pune

Series B3-B4

Sr. No. 22, Behind D-Mart, Off Balewadi High Street, Pune- 45.



STAND OUT

BE A TRENDSETTER.
PATH BREAKER.
WAY MAKER.

For someone who seeks to create a path for himself, rather than following others'. Whose life is an odyssey of challenges, achievements and victories. Whose sharp, unwavering focus on raising the bar has made him almost oblivious to everything else.

In the life of such trend-setters, there comes a time when they must go out and claim their rightful place under the sun. Allow themselves a few moments of pure luxury and indulgence. Move into a home that they so truly deserve; one that reflects their purpose - to stand out!

BE A TRAILBLAZER.

Nandan Prospera Gold was designed to create its own identity and over the years, a legacy; not only in Pune West, but the entire city. It shall be the perfect translation of a brilliant philosophy into reality. All the elements have been analysed to come up with a masterplan where every single home, every nook and every space comes together to make Nandan Prospera Gold stand out.

-VISHWAS KULKARNI
Chief Architect, Nandan Prospera Gold

This project was created with a vision to design the rightful place for those high-flying trailblazers who seek a haven befitting their stature, reflecting their ambition and where they are surrounded by similar success stories.

Following the remarkable legacy of Nandan Prospera A1-A4, we proudly present Nandan Prospera Gold the new series - B3-B4; with an aim to create an even grander one!

-SHAMKANT KOTKAR
The Makers Of Nandan Prospera Gold

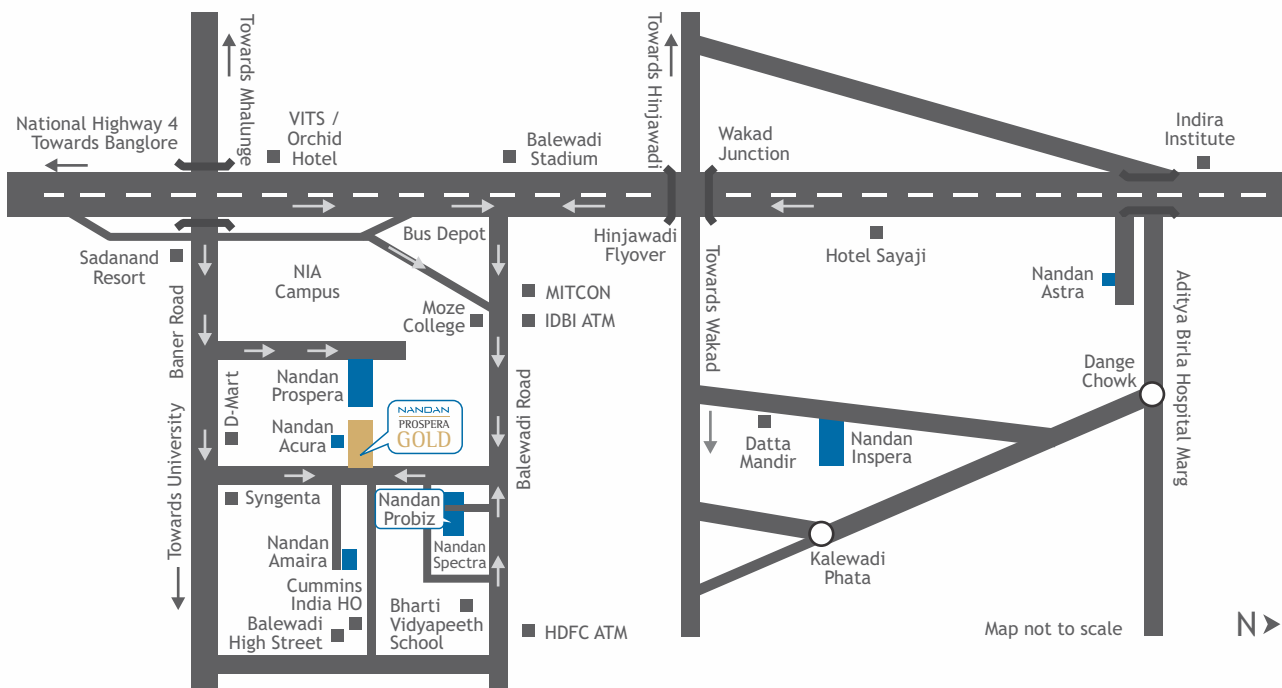
STAND OUT

WITH AN
ADDRESS TO IMPRESS.

The Baner - Balewadi belt has been accorded top developmental priority under the 'Smart City' initiative, which makes it the emerging queen among the growing suburbs of Pune.

A host of reputed educational institutes, retail giants, lifestyle avenues and some of the most premier IT companies dot the neighbourhood, making Baner - Balewadi a versatile hub. The Balewadi High Street, with a cocktail of swish and swag, can become your weekend hideout. Moreover, with the Mumbai - Pune National highway five minutes away, nothing seems too far from Nandan Prospera Gold.

Welcome to a neighbourhood that stands out in the city. Make it your address and stand out in your social circle!



A close-up photograph of a person's hand holding a tennis racket. The hand is wrapped in a grey and black grip. The racket has a black frame and a white mesh. The background is a blurred tennis court at sunset, with the sun low on the horizon, creating a warm, golden glow. The person is wearing a grey long-sleeved shirt.

STAND OUT

WITH
LUXURY BY
YOUR SIDE.

What's your stress-buster?

Working out at a sophisticated gymnasium, or enjoying a laid-back barbecue dinner with your family; enjoying with your kids in the play area or a blissful break on the landscaped lawn?

Whichever is your favourite leisure activity, you don't need to go out, looking for it.

The lifestyle at Nandan Prospera Gold matches the luxe of your home. Managed and well-maintained amenities add a touch of class and glamour to your lifestyle. Planned with not just functional, but the most thoughtful ones, you get a mix of pleasure, leisure and comfort at your doorstep.

Flooring

- Italian marble in living, dining & kitchen area
- Double glazed vitrified flooring in other rooms

Internal Finish

- Gypsum finish walls with plastic emulsion paint

Kitchen

- Granite kitchen platform with stainless steel sink
- Modular kitchen cabinets with chimney & hub
- Water purifier in kitchen
- Glazed ceramic DADO tiles
- Dry balcony with otta and sink
- Provision for washing machine

Bathroom

- Concealed plumbing with bathroom fixtures and sanitary fittings
- Dado to walls and matte finish flooring to all bathrooms
- Boilers for all bathroom except common bathroom
- Solar water supply for common bathroom
- False ceiling in all bathrooms
- Glass partition in Master Bathroom

Exquisite Features

- Aangan to each flat
- Entrance Gate with landscaped waiting area
- Double-height building Entrance Lobby
- 2 high speed Auto-elevators with ARD Synchronization System
- Separate Service Elevator
- 2-level ample Car Parking
- Drop-off design to the building
- Facility Management Room

Common Amenities

- Tennis Court
- Landscape Play Area
- Senior Citizens' Zone
- Concrete Internal Roads
- Power Back-up for Lift & Common Areas.
- Garbage Chute

Podium Amenities

- Air Conditioned Gym
- Multipurpose Hall with Indoor Games & Pantry Area
- Swimming Pool
- Meeting Room
- Landscape Party Lawn with Barbeque Stands
- Library with outdoor reading space

Doors/Windows

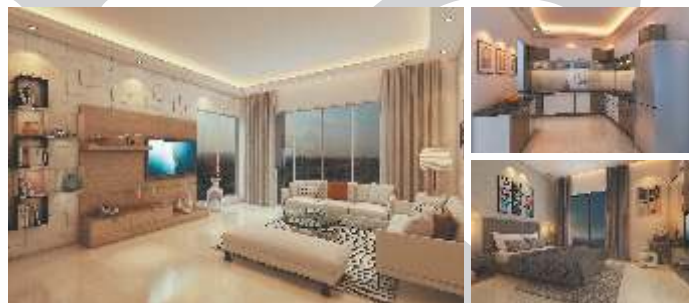
- Powder coated aluminum sliding windows with mosquito net
- Aluminum adjustable louvers for bathroom
- M.S. powder coated grill to all windows
- Veneer finish main entrance door

Electrification

- Concealed copper wiring with circuit breakers
- DG backup to support limited light points & fan in each room
- Adequate electrical points along with modular switches
- Cable & telephone points in living & all bedrooms
- Broadband provision
- Foot lamps in all bedrooms
- A/C provision in living room and all bedrooms
- Tube light and fan fittings in all rooms

Others

- Earthquake resistant building design
- DG back up for common areas, lift and services



STAND OUT

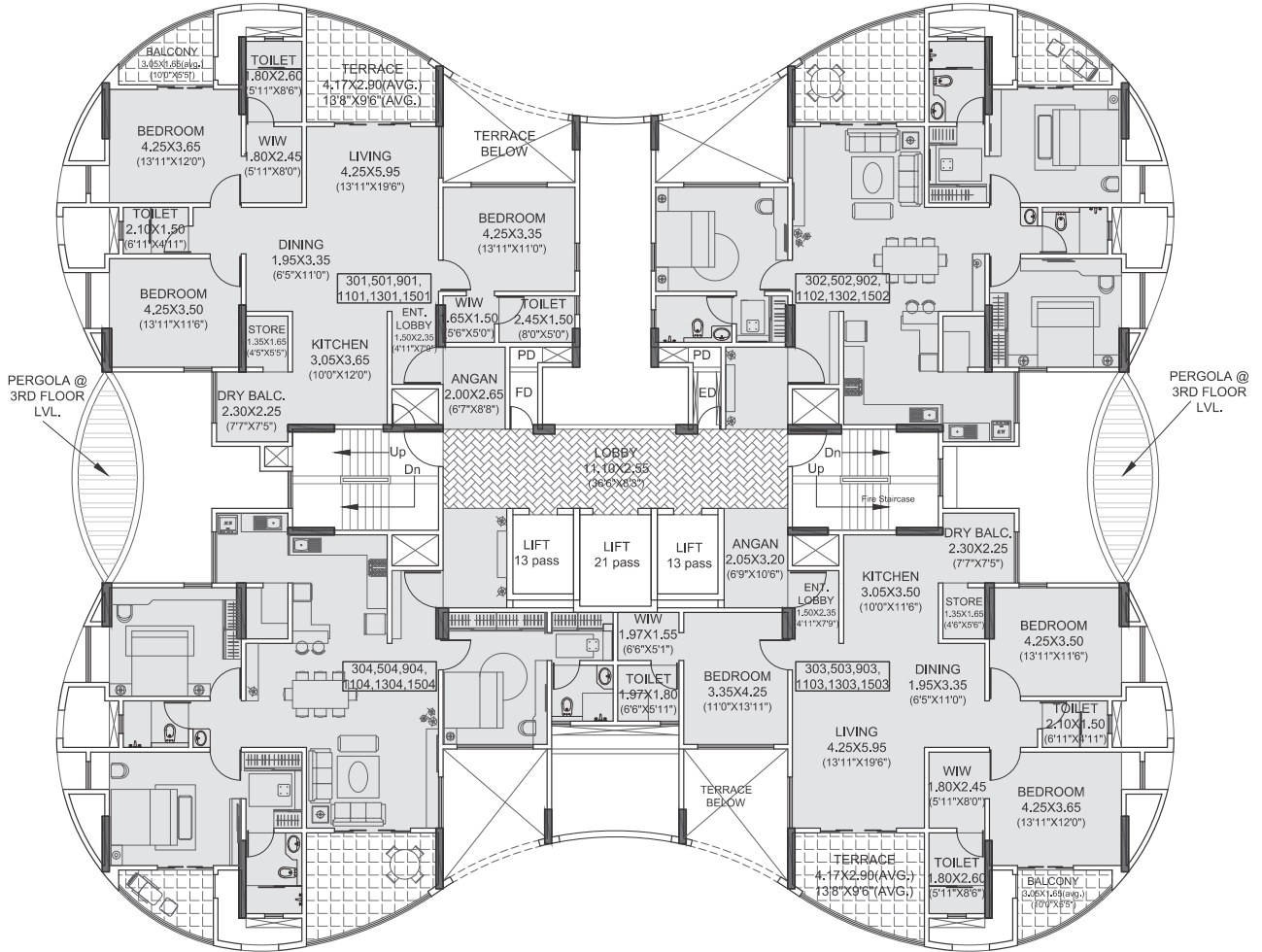
THE HIGH
GROUND
BECKONS YOU...

At Nandan, we believe in creating not just monuments, but the monumental. The first four towers of the much-revered Nandan Prospera, acclaimed for its path breaking innovation and futuristic outlook, have already become a role model in its own right.

We're proud to bring you the second coming of the landmark creation - Nandan Prospera Gold series B3 & B4. The ultra-luxurious 3 BHK abodes located in Baner-Balewadi - the most prime locale of Pune West offer a fine confluence of high-end specifications, thoughtful architecture and unmatched connectivity; creating a lifestyle that will certainly be worth looking up to.

Welcome to Nandan Prospera Gold- conceived for those who believe in making a path, rather than taking the oft-trodden one!

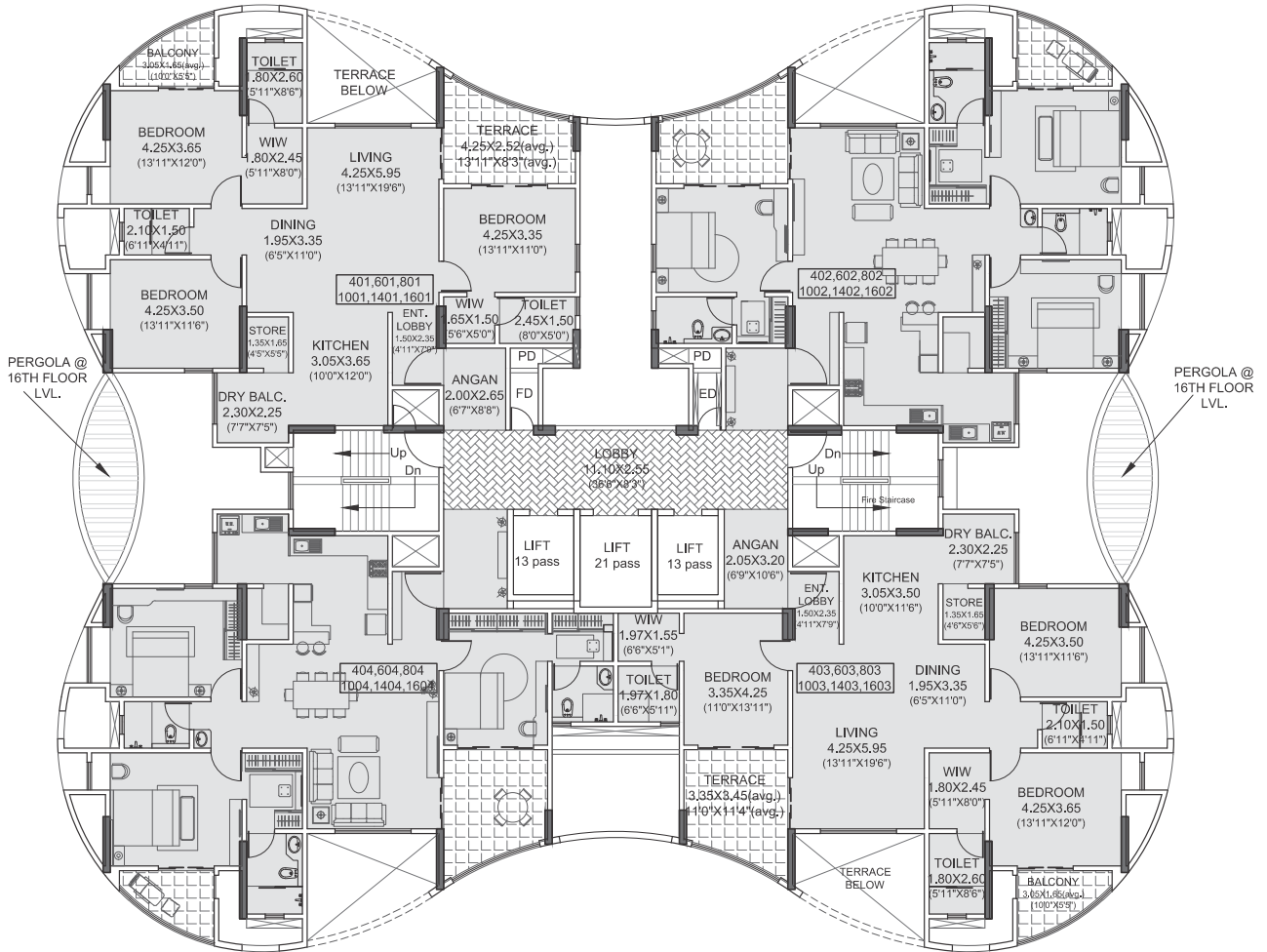




TYPICAL ODD FLOOR PLAN

Flat Type	Unit	Carpet (A)	Aangan (B)	Terrace (C)	Balcony (D)	Total Carpet - E (A+B+C+D)
3 BHK 01, 02	Sq.mt.	127.97	5.30	11.90	4.77	149.94
	Sq.ft.	1377.46	57.05	128.09	51.34	1613.95
3 BHK 03, 04	Sq.mt.	127.81	6.56	11.90	4.77	151.04
	Sq.ft.	1375.74	70.61	128.09	51.34	1625.79

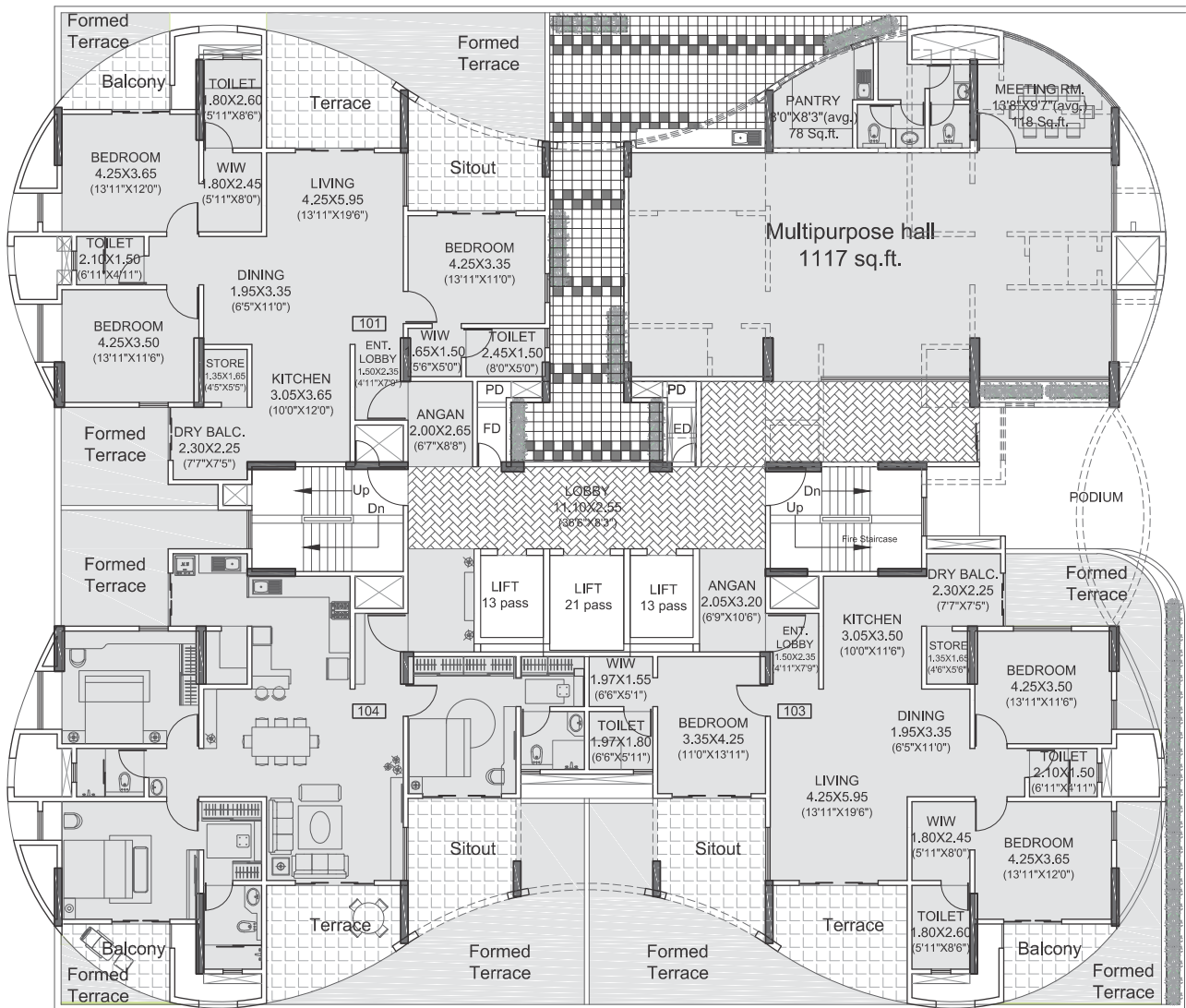




TYPICAL EVEN FLOOR PLAN

Flat Type	Unit	Carpet (A)	Aangan (B)	Terrace (C)	Balcony (D)	Total Carpet - E (A+B+C+D)
3 BHK 01, 02	Sq.mt.	127.85	5.30	11.10	4.77	149.02
	Sq.ft.	1376.17	57.05	119.48	51.34	1604.05
3 BHK 03, 04	Sq.mt.	127.67	6.56	11.74	4.77	150.74
	Sq.ft.	1374.23	70.61	126.37	51.34	1622.56





PODIUM FLOOR PLAN

Flat Type	Unit	Carpet (A)	Aangan (B)	Terrace (C)	Balcony (D)	Sitout (E)	Formed Terrace (F)	Total Carpet - G (A+B+C+D+E)
3 BHK 01	Sq.mt.	130.30	5.30	12.87	5.46	11.79	35.78	201.50
	Sq.ft.	1402.54	57.05	138.53	58.77	126.91	385.14	2168.94
3 BHK 03	Sq.mt.	131.07	6.56	12.87	5.50	12.29	52.45	220.74
	Sq.ft.	1410.84	70.61	138.53	59.20	132.29	564.57	2376.04
3 BHK 04	Sq.mt.	130.39	6.56	12.87	5.46	12.29	43.76	211.33
	Sq.ft.	1403.51	70.61	138.53	58.77	132.29	471.03	2274.75





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Awards and Accolades for Nandan Prospera



✓ Group Housing - AESA ✓ Best Architecture in Pune - TESE ✓ 5 Star CRISIL Rating ✓ Artist in Concrete Award

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