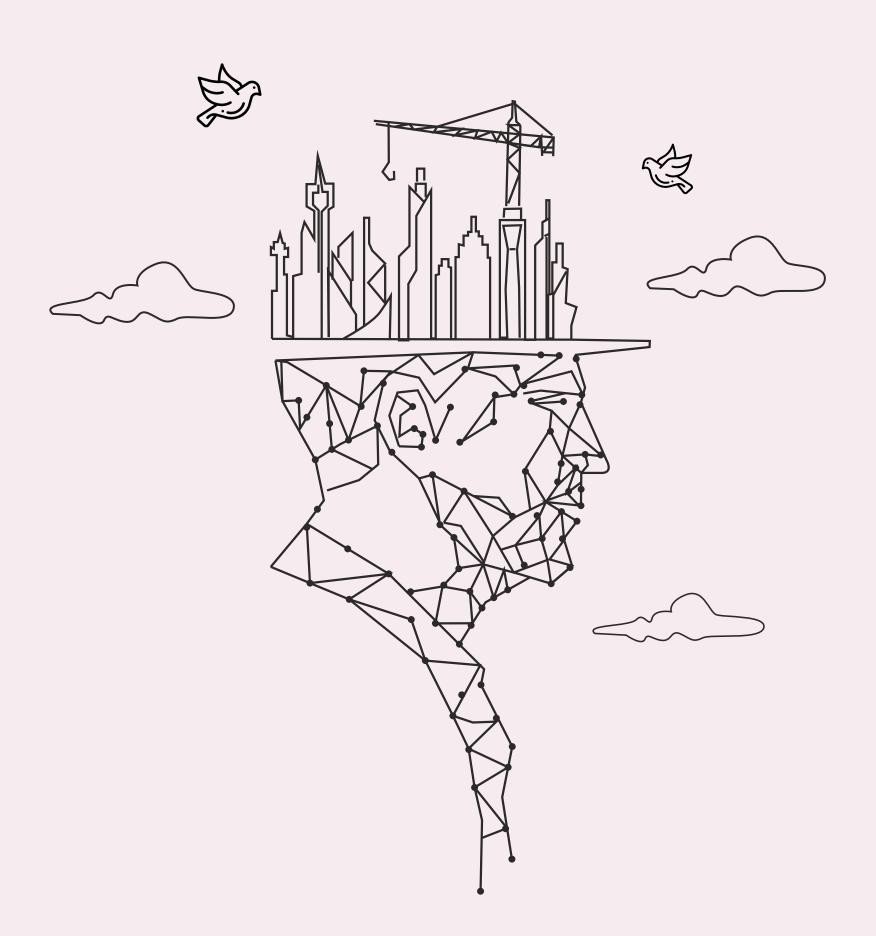
# Enerald 2 & 3 BHK Palatial Homes



### A PROJECT BY





# Emerald 2 9 3 BHK Palatial Homes

Nexus Emerald provides 2 & 3 BHK palatial homes in Borhadewadi, Moshi. Located in the most prominent location of PCMC where connectivity offers you to spend some more time with your loved once! A location promises abundance growth & prosperity. Homes here are thoughtfully planned with perfection every detail. Major location & work places are in close proximity which ultimately reduces your travel time.

So visit the Emerald and brighten up your Life!

Site Address: - SITE ADDRESS: Gat No 79, Opp, Prasanna Goldfields Commercial Complex, Near MNGL, CNG Pune, Borhadewadi , Moshi Pune- 412 105. Maha Rera: Under Process

# Project Details

Plot Area 3479.70 SQM approx.

Configurations: 2 BHK & 3 BHK

Types:

COZY 2 BHK SMART 2BHK COMFORT 2BHK COMFORT 3BHK

Carpet areas

2 BHK COZY - 540 SQFT

2 BHK SMART - 631/633 SQFT

2 BHK COMFORTS - 671/683 SQFT

3 BHK COMFORTS - 880 / 892 SQFT

# Other advantages & Project USP

- EYE catching UNIQUE Elevation
- PARKING 2 level
- Doorstep grocery, Medical shops, Bank & ATM.
- 2 Lifts
- Ventilation (one can feel it in all the flats)
- Modern amenities
- (Gym, Club House, Garden, Party lawn, and many more)
- Vastu compliant, well design apartments

- High-end construction quality
- Wide and airy Internal Roads
- Easy Connectivity
- Branded fitting & Fixture
- 24x 7 Power back up for each flat
- EV Charging provision
- Branded Kitchen Trolley
- 8 Flats per floor
- 8 Storied Building
- Total building 2 (A+B)

# Location Advantage CONNECTIVITY



### **KEY DISTANCES**

Spine Road	-2 Min
TATA Motors	-2 Min
Pune Nashik Highway	-3 Min.
Telco Road	5 Min.
KSB Chowk	-5 Min.

Moshi5 Min
Bhosari MIDC6 Min
Thermax Chowk8 Min.
Chinchwad10 Min
Mumbai Pune Highway10 Min.

Nigdi	-15 Min.
Talwade IT Park	20 Min.
Chakan MIDC	-25 Min.
Hinjewadi IT Park	-40 Min.

**SCHOOLS** 

### **NEAR BY KEY LOCATION**

Sainath Hospital5 Min	Prasanna Goldfields Complex Min	Beacon High School3 Min
Sant Dyaneshwar Hospital5 Min	Spine Mall4 Min	Ravi Shankar Vidhya Mandir3 Min
Astha Hospital7 Min	D- Mart Moshi5 Min	Abhishek International School5 Min
Niramaya Hospital10 Min	D- Mart Chinchwad10 Min	Sadhu Vashwani School6 Min
	Big Bazar Chinchwad10 Min	

### **KEY PLACES**

**HOSPITAL** 

Proposed Exhibition Center1 Min	Basket Ball Court3 N	Min Playing
Civil Court (Proposed)1 Min	Vegetable Market3 N	∕lin

**MALL** 

Playing Court (Sector No. 04)5 Mi
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# Commercial Advantages

### Proposed Bank approvals -

All leading banks.

(\*100% Funding options also available )

### Package deals -

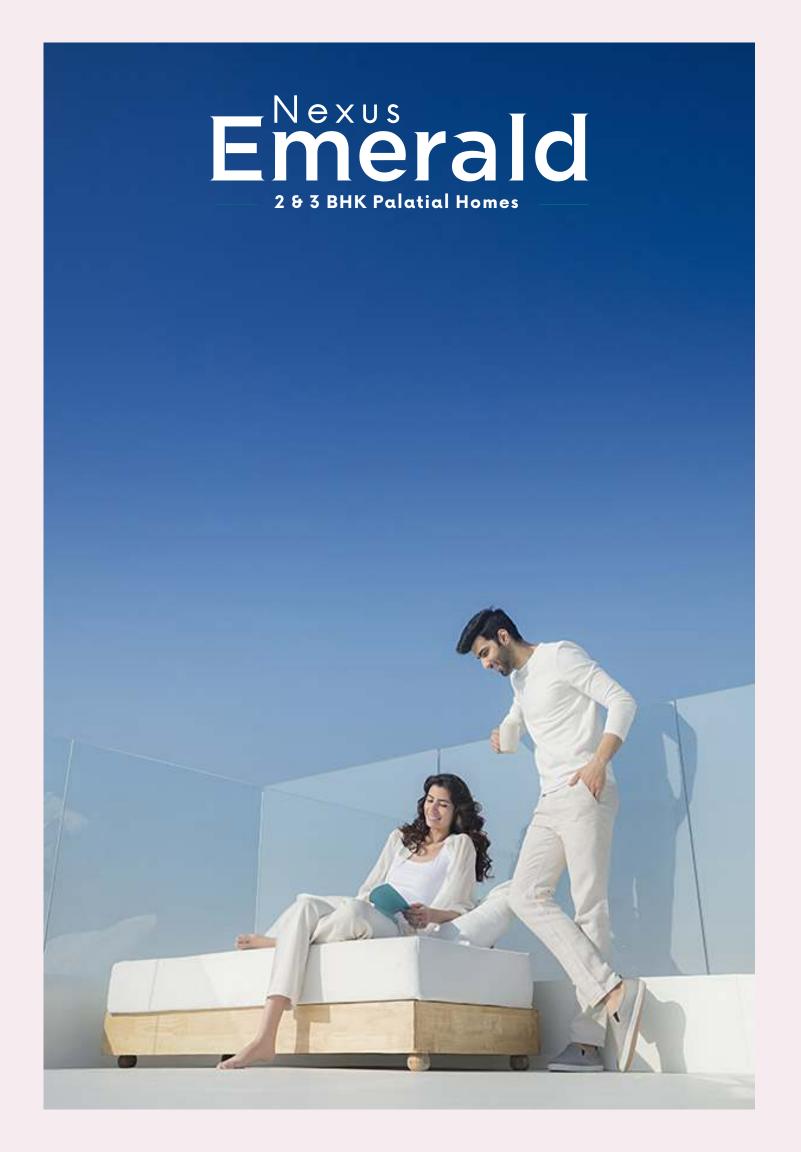
offering carpet areas as per requirements in value for money deals.

### Highly appreciations -

Location advantage, Budget-friendly.

Emerald locality is one of the best

demanding locations within PCMC limits.



## Technical Advantage

- Generator backup for common areas.
- Firefighting system
- Ample water supply
- Rainwater Harvesting
- Tree Plantation
- Garbage Shut
- Solar water system
- CCTV surveillance
- Entry Gate with Security Gate
- Ample parking space