



**GAGAN**  
DEVELOPERS  
CREATING EXPERIENCES



**ESBEE**  
REALTY

**ADIRA**

KHARADI NXT

**SITE ADDRESS:**

Gagan Adira road, opp. The Lexicon International School,  
Wagholi, Pune, Maharashtra, 412 207

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Architectural Rendition

# ARRIVE THERE WHERE **LUXURY** KNOWS NO LIMITS

*Step into a realm of unrivalled opulence at ADIRA. Every element is meticulously designed with the benefits of **The Golden Triangle - Luxury, Location and Lifestyle**. Indulge in a life where sophistication meets comfort, and where every amenity reflects refined taste. This is your invitation to a world where opulence knows no boundaries.*

*Welcome to The Golden Life. Welcome to*

**ADIRA** <sup>^</sup>  
2 & 3 BHK Homes at Kharadi - Nxt





# A SPACE TO LOVE & BE LOVED

Imagine waking up to the gentle hues of dawn filtering through your window, offering a tranquil start to your day. Our spacious interiors seamlessly blend sophistication with functionality, providing you ample room to craft your personal sanctuary.



Conceptual Image

## LUXURIATE TO YOUR HEART'S CONTENT



### LEISURE

- Main pool
- Kids' pool
- Plunge pool
- Jacuzzi
- Cabana
- Pool deck
- Gazebo



### LIFESTYLE

- Amphitheatre with interactive water feature plaza
- Children & Toddler play area
- Multipurpose lawn
- Trellis with seating
- Seating for parents
- Senior citizen seating / garden
- Pet garden
- EV Charging points
- BBQ Deck



### FITNESS

- Pathway / Jogging track
- Volleyball court
- Multipurpose court



### CLUB HOUSE

- ✓ Badminton Court (Rooftop, Open Air)
- ✓ Squash Court
- ✓ Well Equipped Gym
- ✓ Mini Theatre
- ✓ Library / Coworking Space
- ✓ Skating Rink
- ✓ Multipurpose Hall
- ✓ Reception Area
- ✓ Steam / Sauna
- ✓ Daycare / Creche
- ✓ Guest Rooms
- ✓ Gaming Zone





# DELIGHTFUL AMENITIES IN EVERY CORNER







WHEN YOU  
LIVE THE GOLDEN LIFE,  
YOU FEEL  
THE OPULENCE IN  
EVERY CORNER.



Conceptual Image

## SPECIFICATIONS



### LIVING ROOMS

- Vitrified Tile Flooring • TV Point



### KITCHEN

- Dry Balcony



### BEDROOMS

- Vitrified Tile Flooring in all Bedrooms • TV Point



### BATHROOMS

- Ceramic Tile Flooring • Good Quality Dado Tiles
- Standard Make CP & Sanitary Fittings



### BALCONY

- Glass Railing for Balcony • Antiskid Ceramic Tile Flooring.



### SAFETY/SECURITY

- Video Door Phone • Digital Door Lock



### OTHER SPECIFICATIONS

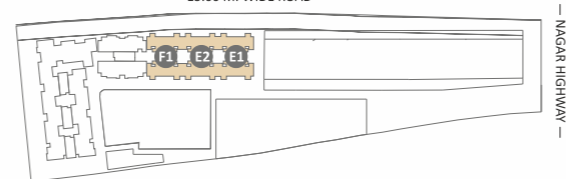
- Good Quality Paint for External Walls
- Entrance Lobbies
- Plywood Door Frames with both side Laminated Flush Doors Internally



## 2 BHK FLOOR PLAN E1, E2, F1 - BUILDING EVEN FLOOR PLAN



KEY PLAN

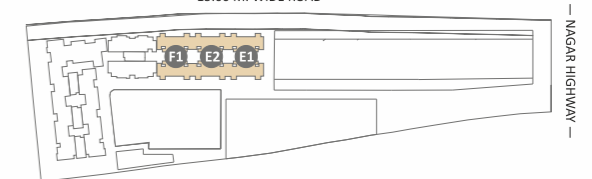


Flat No.	Type	Rera Carpet (sq.m.)	Balcony (sq.m.)	Terrace (sq.m.)	Total Area (sq.m.)	Total Area (sq.ft.)
401,601,801,1001,1201, 402,602,802,1002,1202	2BHK	63.65	12.14	0.00	75.79	815.80
403,603,1003,1203 404,604,804,1004,1204	2BHK	64.09	12.14	2.72	78.95	849.82
803	2BHK	64.09	14.86	0.00	78.95	849.82

## 2 BHK FLOOR PLAN E1, E2, F1 - BUILDING ODD FLOOR PLAN



KEY PLAN



Flat No.	Type	Rera Carpet (sq.m.)	Balcony (sq.m.)	Terrace (sq.m.)	Total Area (sq.m.)	Total Area (sq.ft.)
101,301,501,701,1101,1301 102,302,502,702,1102,1302	2BHK	64.09	12.14	2.72	78.95	849.82
303,503,703,1103,1303 304,504,704,1104,1304	2BHK	63.65	12.14	0.00	75.79	815.80



# 3 BHK FLOOR PLAN

## F2 - BUILDING EVEN FLOOR PLAN



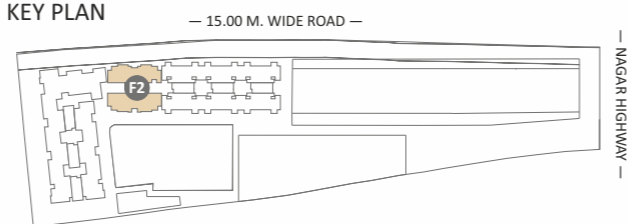
102, 402, 602, 802

101, 401, 601, 801



Flat No.	Type	Rera Carpet	Balcony	Terrace	Total Area	
		(sq.m.)	(sq.m.)	(sq.m.)	(sq.m.)	(sq.ft.)
101,401,601,801	3BHK	86.23	12.48	2.24	100.95	1086.63
102,402,602,802	3BHK	86.23	12.48	2.24	100.95	1086.63
403,603,803	3BHK	86.23	12.48	2.24	100.95	1086.63
404,604	3BHK	86.23	12.48	2.24	100.95	1086.63
804	3BHK	86.23	14.72	0.00	100.95	1086.63

### KEY PLAN



# 3 BHK FLOOR PLAN

## F2 - BUILDING ODD FLOOR PLAN



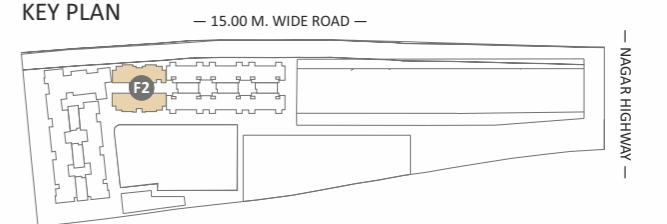
302, 502, 702

301, 501, 701



Flat No.	Type	Rera Carpet	Balcony	Terrace	Total Area	
		(sq.m.)	(sq.m.)	(sq.m.)	(sq.m.)	(sq.ft.)
301,501,701	3BHK	86.23	12.48	2.24	100.95	1086.63
302,502,702	3BHK	86.23	12.48	2.24	100.95	1086.63
303,503,703	3BHK	86.23	12.48	2.24	100.95	1086.63
304,504,704	3BHK	86.23	12.48	2.24	100.95	1086.63

### KEY PLAN

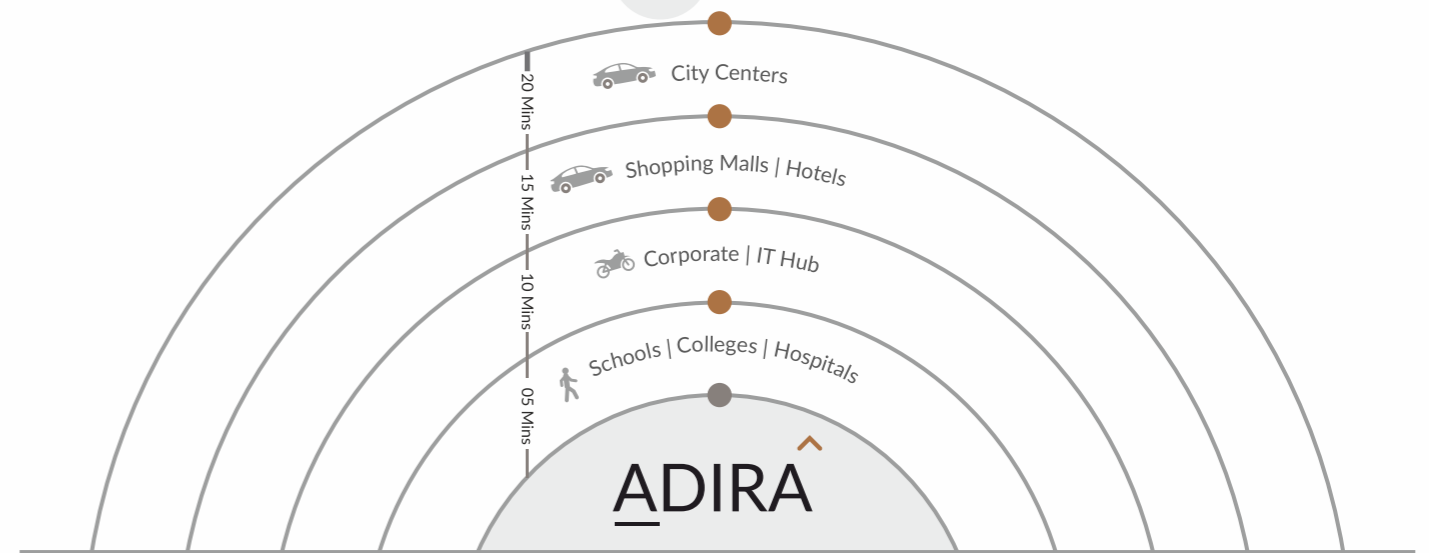
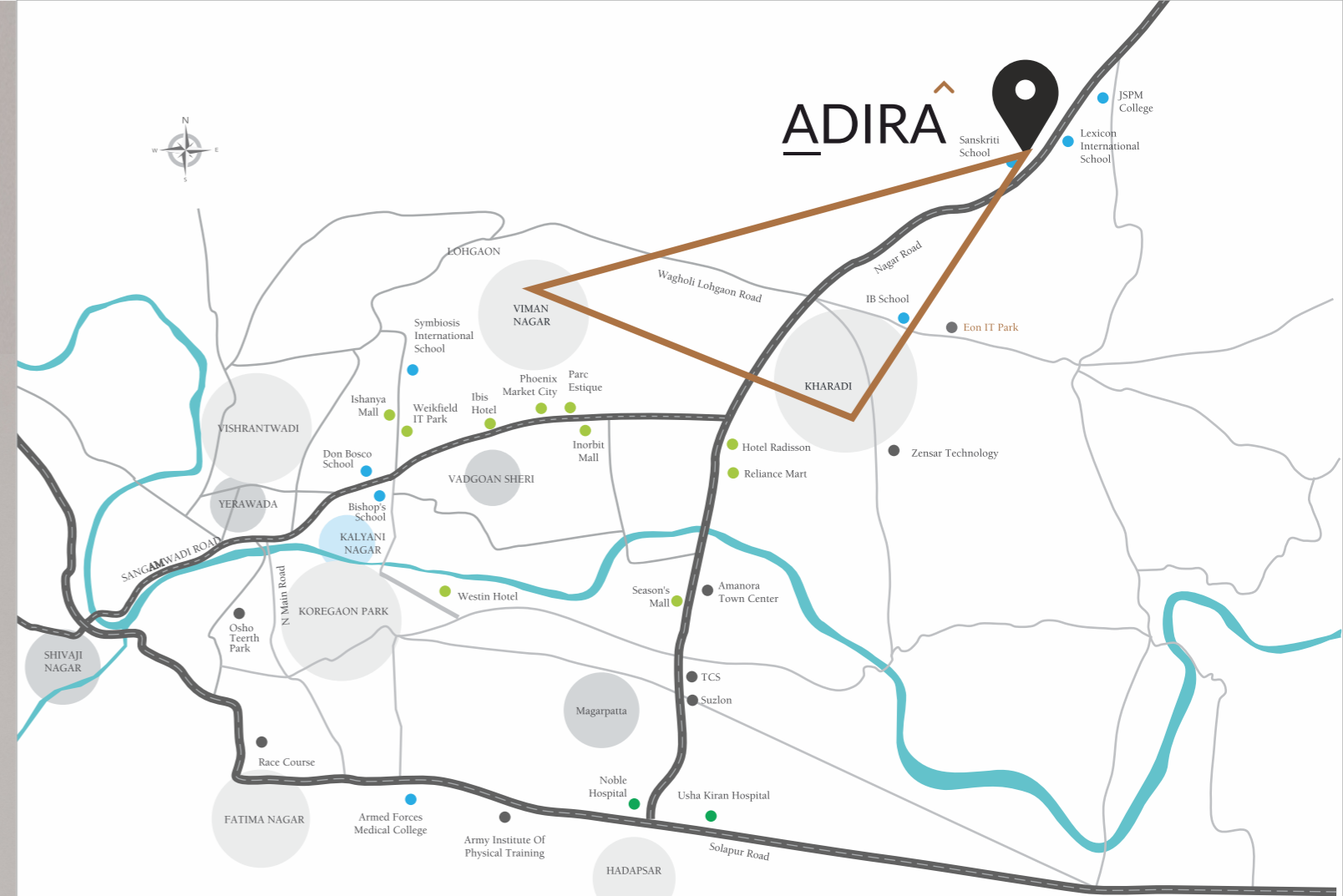




THE GOLDEN LIFE  
AT KHARADI NXT IS SECOND TO NONE!



Conceptual Image



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Welcome to Kharadi: An emerging urban hub with IT centers, education, healthcare, and more. Over two decades, Kharadi's population grew from 30,000 to 300,000, shaping a vibrant community.

**SCHOOLS / COLLEGES**

- Lexicon International School
- Sanskriti School
- Symbiosis International School
- Bishop's School
- JSPM College
- Victorious Kids Educare
- Chatrabhuj Narsee School

**CORPORATE**

- Weikfield IT Park
- EON IT Park
- Magarpatta
- Ranjangaon MIDC
- Bharat Forge Limited

**HOSPITALS**

- Lifeline Hospital
- Noble Hospital
- Usha Kiran Hospital
- Imax Multispeciality
- Medipoint Hospital
- Manipal Hospital

**HOTELS**

- Ibis Hotel
- The Westin Hotel
- Hotel Radisson
- Hyatt Regency
- Hotel Novotel

**MALLS**

- Phoenix Market City
- Season's Mall
- Amanora Town Center
- Creaticity mall

**RETAIL STORES**

- DMart
- Star Bazaar
- Croma

**TRANSPORT**

- Pune Airport
- Railway Station
- UPCOMING METRO STATION
- QSR's**
- KGN Xprs
- Rolls Mania
- McDonalds