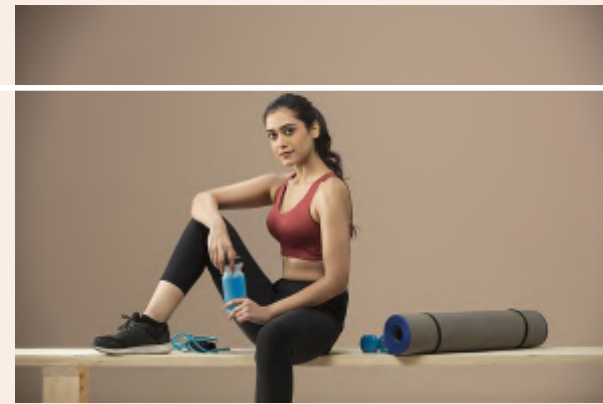


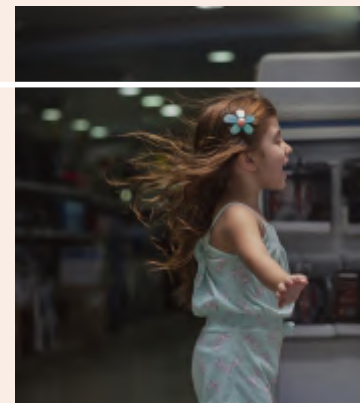
# Nexus Impería

2 & 3 BHK Supreme Homes

# Life @ Imperia



Fit & Healthy Life



Fresh  
Environment



Prime Location



Large Homes with Ample Space



Spacious



Kid's Amenities



Happy People, Happy Family

Highly  
Convenient Place





# Nexus Imperia

Nexus Imperia, a proud project by Nexus Group. Imperia offers supreme 2 & 3 BHK Homes made just for your family needs! Nexus Imperia located at most developing sub-urb of PCMC, Borhadewadi- Moshi. Here, you will get more than you what you expect! Thoughtfully planned 2 & 3 BHK homes which are Spacious, connects every major places around city, amenities for all age groups with supreme construction quality, unique elevation and so on. So, Come here & Enjoy unbeatable Life!

**2 & 3 BHK Supreme Homes**

---

# PROJECT AT A GLANCE

Nexus  
**Imperia**  
2 & 3 BHK Supreme Homes



2 Balcony  
for each flat



Ventilation & Sunlight-  
(one can feel it in all the flats)



Premium & Unique  
Elevation



Dedicated  
Wardrobe Space



Ample  
Parking Space



Vastu Complaint  
Homes



Branded Fittings &  
Fixtures



Ample Drinking Water  
and Usable Water



Excellent  
Construction Quality



Modern Amenities



Video Door  
Phone



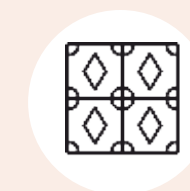
Concealed Flush  
System in WC



Landscape Garden  
(Party lawn and many more)



Easy  
Connectivity



Italian Marble  
Designed Double  
Charged Floor Tile





Nexus  
**Imperia**

A Chance That is  
Incredible,  
An Address That  
is Unbeatable!

2 & 3 BHK Supreme Homes





Nexus  
**Imperia**

—❧—  
A Home One of it's  
Kind A Happiness  
for Lifetime!

—❧—  
2 & 3 BHK Supreme Homes





Nexus  
**Imperia**  
— 2 & 3 BHK Supreme Homes —



—  
The Elevation,  
Signature for the address,  
Epitome of the impression.  
—

## Connectivity @Imperia,

From liberating spaciousness to the inspiring craftsmanship of its architecture, Nexus Imperia is situated at the plush pocket of Borhadewadi-Moshi connecting almost every aspect. Supremely connected to Industrial hubs like Chakan, Bhosari, Markal, Talawade IT Park, Hinjewadi IT Park, etc.





# Nexus Imperia

— 2 & 3 BHK Supreme Homes —



-  Unmatched Locality
-  Fast Developing Sub-urb - Moshi
-  Perfect Crafted Beautiful Homes
-  Prosperous Life!









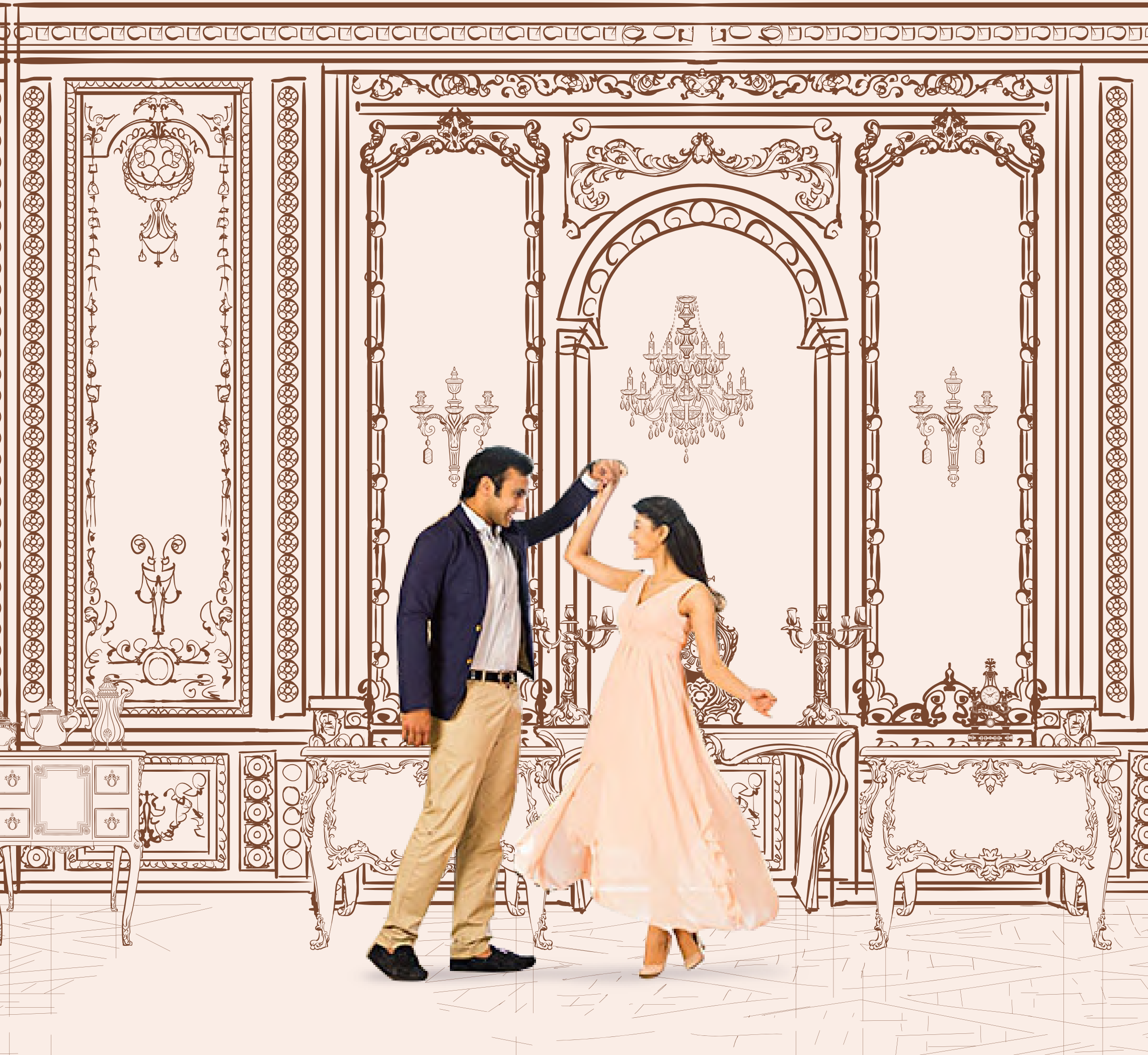
# Nexus Imperia

An Amenities  
One of it's Kind,  
An Enjoyment for  
Lifetime!

Amenities at Imperia are planned in such way that every individual can use it for a lifetime! Right from Children's to senior citizen everyone can take maximum advantage. So, visit & be a part of thoughtfully planned Amenities!

2 & 3 BHK Supreme Homes





Nexus  
**Imperia**

A Family One  
of it's Kind,  
A Home for Lifetime!

2 & 3 BHK Supreme Homes





Gymnasium





Community Hall







# A M E N I T I E S

## **ENTRY**

- Attractive Entrance with Security Cabin.
- Attractive & Pleasant Entrance Lobby.
- Name Plate on Main Door.

## **CLUB HOUSE**

- Gymnasium & Community Hall.

## **INTERNAL ROADS**

- Internal Roads with Trimix / Block Finish.
- Street Lights with LED / CFL Fittings.
- Chequered Tiles / Trimix in Covered Parking Area.

## **ENVIRONMENTAL RESPONSIBILITY**

- Rainwater Harvesting.
- Solar Water System (As per norms).
- Sewage Treatment Plant (As per Norms).
- Tree Plantation.

## **COMMON AMENITIES**

- Generator Back - Up For Elevators  
Common Lighting & Pumps of  
Fire-Fighting System.
- Fire Fighting System (As per norms ).
- Letter Box.
- Energy Efficient Common Lighting.

## **GARDEN**

- Beautifully designed  
Landscaped Garden.
- Party Lawn.
- Activity Stage.
- Jogging Track.
- Kid's Play Area  
with Play Equipment's.

## **SECURITY**

- 24x7 Security.
  - CCTV surveillance camera  
at Parking Area, Garden  
& Main Gate.
-













# SPECIFICATIONS

## **STRUCTURE**

- R.C.C. Frame Structure with Specifications as per Latest Building Code.
- Masonry & Plaster : 6" External Wall and 4" Internal Wall.
- External Plaster will be Sand Faced and Internal Areas will be Gypsum Finish.

## **FLOORING**

- 48"X24" OR 32"X32" **Double Charged Vitrified Tiles** in all Rooms with Skirting.
- Mat / Anti Skid Tiles for all Attached Terraces & Bathroom.

## **BATHROOM & TOILET**

- Glazed Tiles Dado up to Lintel Level in all Bathroom.
- Provision for Geyser in Both Bathroom.
- Hot & Cold Mixer with Concealed Plumbing.

## **KITCHEN**

- Granite Top Kitchen Platform with Stainless Steel Sink and Glazed/designer Tiles upto Lintel Level.
- Provision for Water Purifier ,Exhaust fan or Chimney point.

## **WATER SOURCES**

- Provision of Overhead and Underground Water Tank with Adequate Capacity.

## **ELECTRICAL**

- Concealed Wiring with Standard ISI Make Wires and Switches with Sufficient Electric Points.
- Provision for AC Point in Master Bedroom and Living Room.
- Provision for Invertor.

## **DOORS**

- All Doors will be Flush Door with Decorative Laminate Sheet Having Standard Fittings.
- The Door Eye will be Provided on Main Door.

## **LIFT**

- Schindler, Kone or Otis Make Only.

## **WINDOWS**

- 3 Track Powder Coated Aluminum Sliding Window with Mesquite Net.
- 2 Track Powder Coated Sliding Window in Kitchen.

## **PLUMBING**

- Concealed Plumbing with Hot and Cold Water Arrangement in Bathroom with Shower Fixtures.
- CP Fittings of **Kohler, Jaqaur , Parryware** or Equivalent Brand.
- Concealed Flush valve in all baths.

## **PAINTING**

- Oil Bond Distemper Paint in all Rooms.
- Water Resistant Paint on External Walls.

# Nexus Imperia

— 2 & 3 BHK Supreme Homes —



## 2 BHK

- A** Entry
- B** Living Room
- C** Balcony
- D** Kitchen
- E** Master Bedroom
- F** Attached Toilet & Bathroom
- G** Attached Balcony
- H** Bedroom
- I** Common Toilet & Bathroom
- J** Dry Balcony



# Nexus Imperia

— 2 & 3 BHK Supreme Homes —



## 2 BHK

- A** Entry
- B** Living Room
- C** Balcony
- D** Kitchen
- E** Master Bedroom
- F** Attached Toilet & Bathroom
- G** Attached Balcony
- H** Bedroom
- I** Common Toilet & Bathroom
- J** Dry Balcony



# Nexus Imperia

— 2 & 3 BHK Supreme Homes —



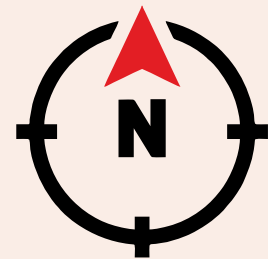
## 3 BHK

- A** Entry
- B** Living Room
- C** Balcony
- D** Kitchen
- E** Master Bedroom 1
- F** Attached Toilet & Bathroom
- G** Attached Balcony
- H** Master Bedroom 2
- I** Attached Toilet & Bathroom
- J** Bedroom
- K** Common Toilet & Bathroom
- L** Dry Balcony

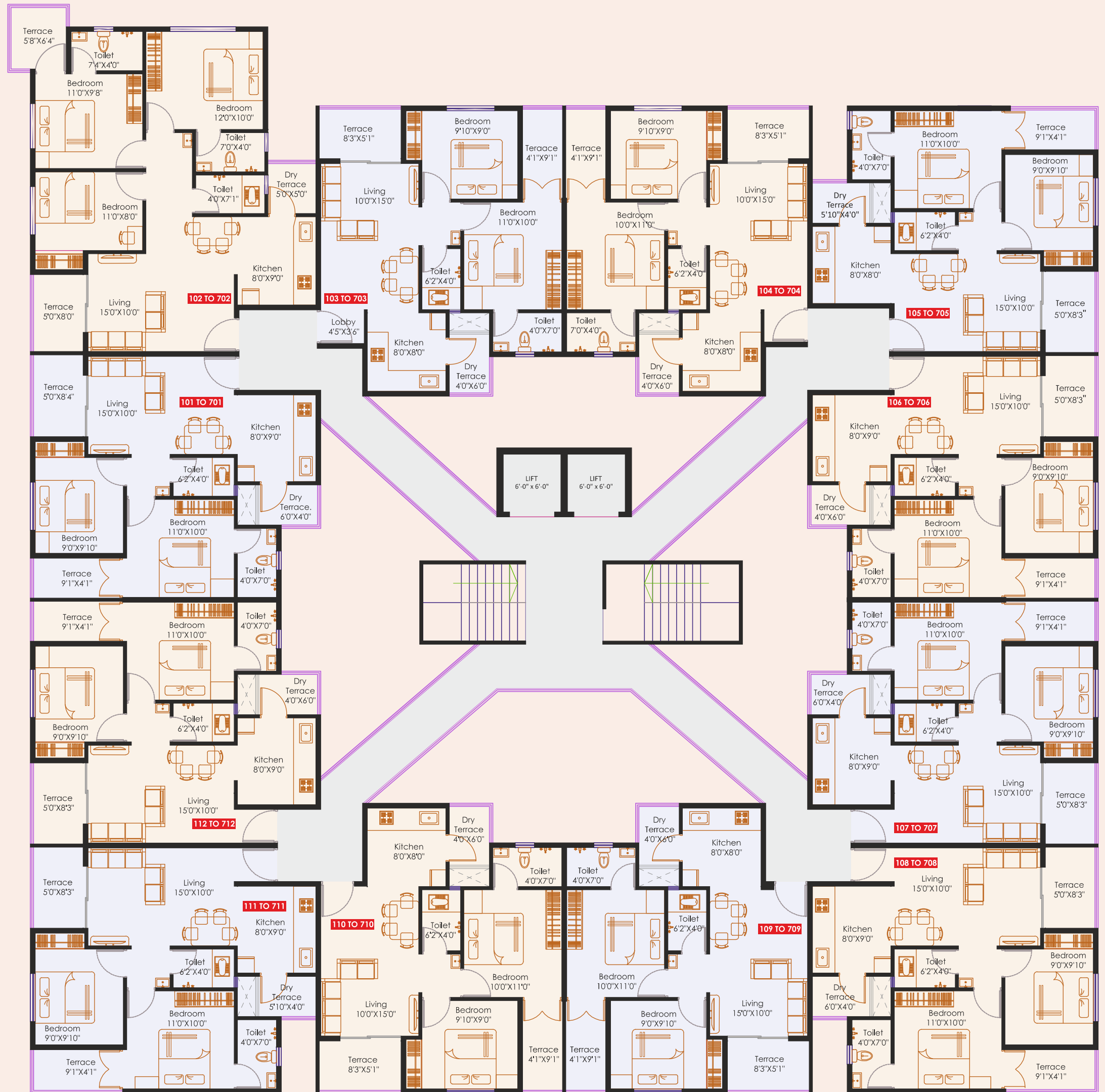
**Entry**

# Nexus Imperia

— 2 & 3 BHK Supreme Homes —



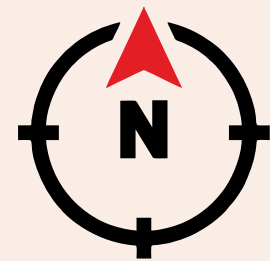
## 1ST TO 7TH \_ FLOOR



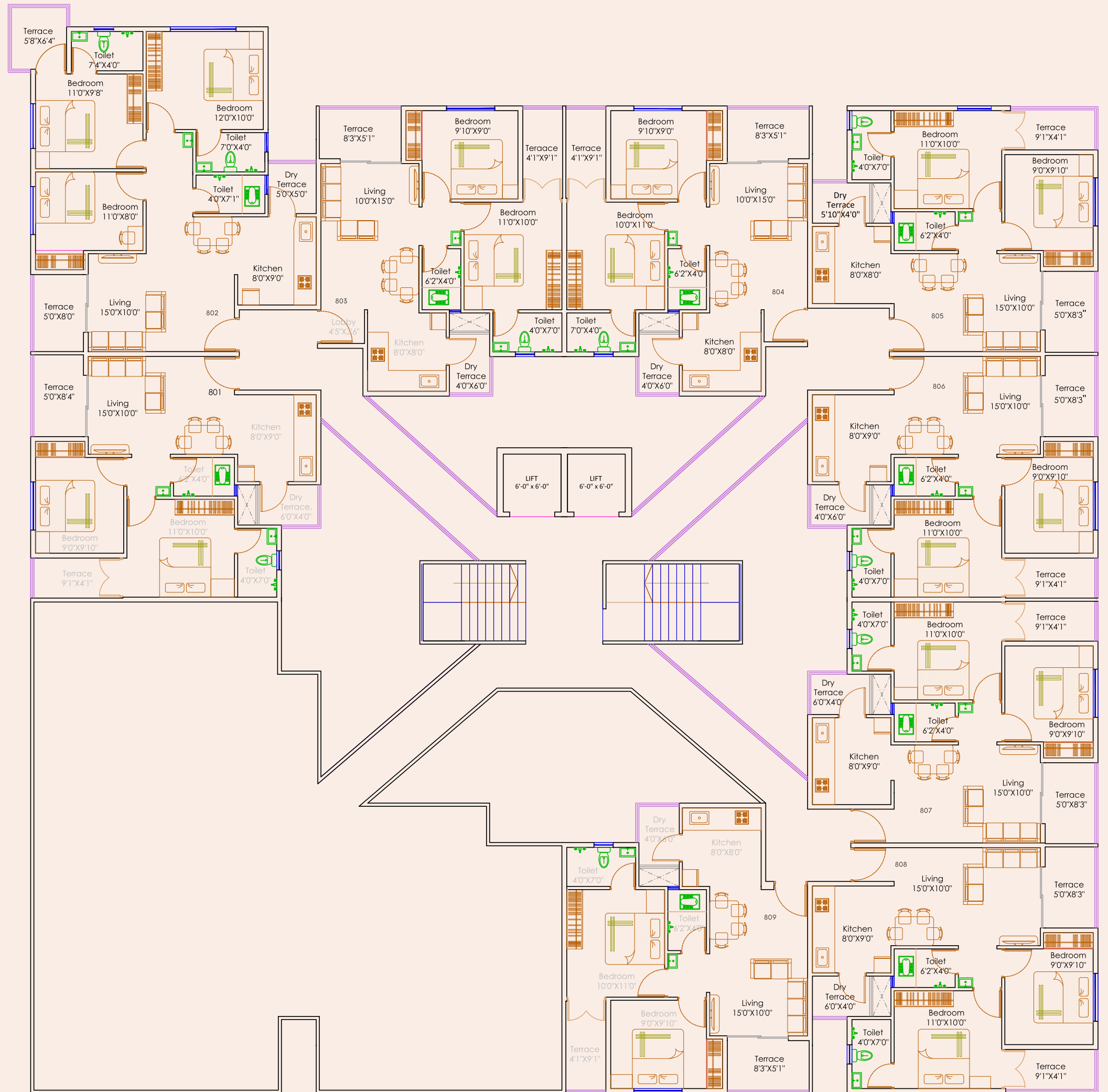


# Nexus Imperia

— 2 & 3 BHK Supreme Homes —



## 8TH\_FLOOR





# Luxurious Homes that will match your Expectations!

## KEY DISTANCES

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

Moshi -----5 Min.  
Bhosari MIDC -----6 Min.  
Thermax Chowk-----8 Min.  
Chinchwad -----10 Min.  
Mumbai Pune Highway-----10 Min.

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

## NEAR BY KEY LOCATION

### HOSPITAL

Sainath Hospital-----5 Min.  
Sant Dyaneshwar Hospital -----5 Min.  
Astha Hospital-----7 Min.  
Niramaya Hospital-----10 Min.

### MALL

Prasanna Goldfields Complex-----0 Min.  
Spine Mall-----4 Min.  
D- Mart Moshi-----5 Min.  
D- Mart Chinchwad-----10 Min.  
Big Bazar Chinchwad-----10 Min.

### SCHOOLS

Beacon High School-----3 Min.  
Ravi Shankar Vidhya Mandir-----3 Min.  
Abhishek International School-----5 Min.  
Sadhu Vashwani School-----6 Min.

## KEY PLACES

Proposed Exhibition Center-----1 Min.  
Civil Court (Proposed)-----1 Min.

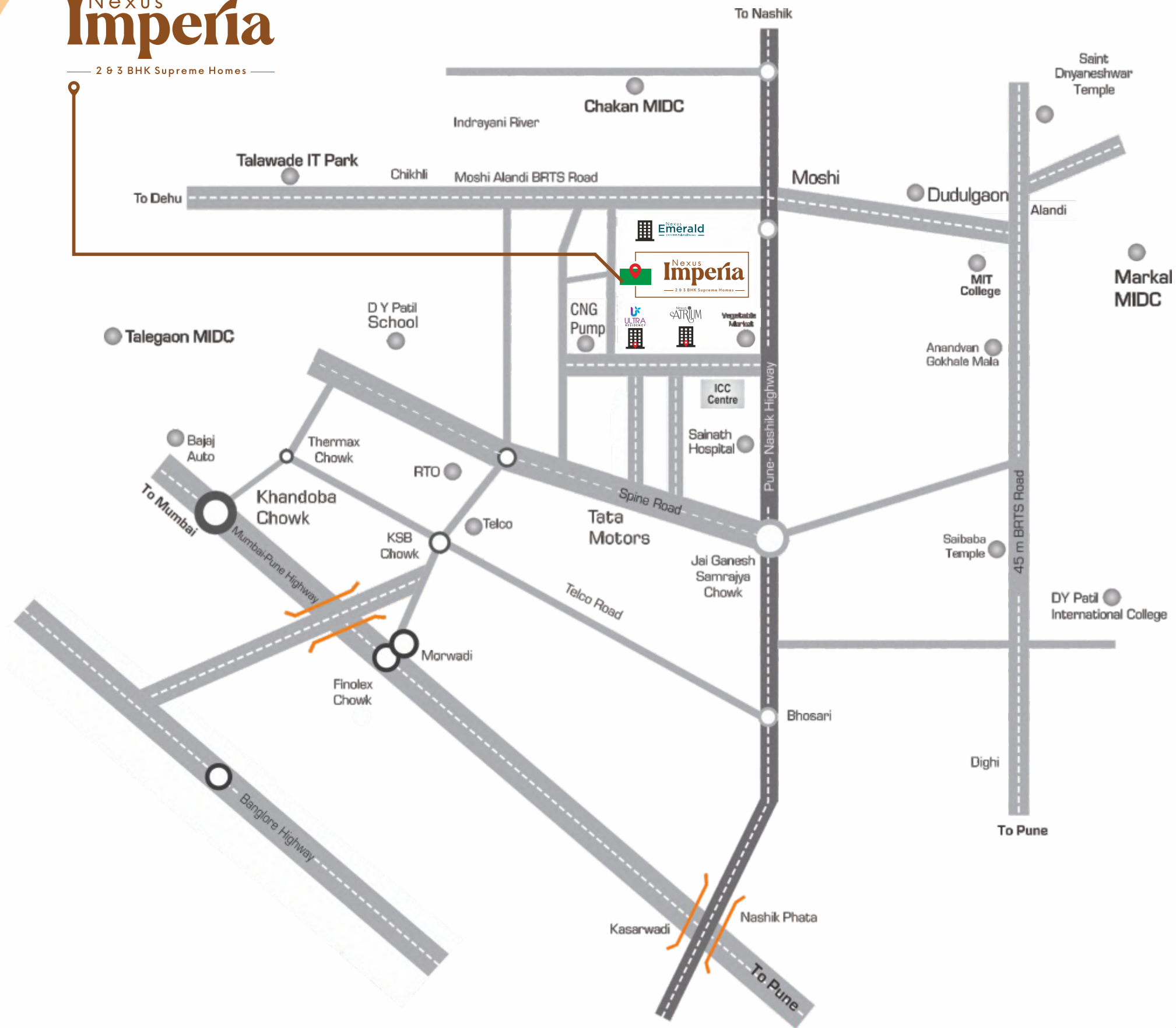
Basket Ball Court-----3 Min.  
Vegetable Market-----3 Min.

Playing Court (Sector No. 04)-----5 Min.



# Nexus Imperia

2 & 3 BHK Supreme Homes



## LOCATION MAP



## CREDITS

### LEGAL ADVISOR

Potghan & Associate

### ARCHITECT

Ar. Uday Kulkarni

### RCC CONSULTANT

M/S Sarva Siddhant  
Structural Engineers Pvt Ltd

A PROJECT BY



### SITE ADDRESS:

Gat No 79, Opp , Prassanna Goldfields Commercial Complex,  
Near MNGL,CNG Pune, Borhadewadi ,Moshi Pune- 412 105.

### CORPORATE OFFICE:

**NEXUS GROUP** : Plot No.P87, D-II Block, MIDC, Pimpri  
Industrial Area, Near Wonder Cars Showroom,  
Chinchwad , Pune -411 019.

Email: [imperia@nexuspune.in](mailto:imperia@nexuspune.in)  
Website: [www.nexuspune.in](http://www.nexuspune.in)  
follow us on: [f](#) [t](#) [in](#) [v](#) [@](#) [G+](#)

Phone: 800 70 70 144



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