

Thankfully, our apartments don't have common walls



**The 'no-neighbours'
apartment complex**

Resident in our apartments have often stopped in their tracks to exclaim, "Look ! A neighbour."

We are not surprised. Because at Rohan Nilay 2, each apartment block opens out like the petal of a flower. As a result, there are no common walls. Or nosy neighbours.

So you can play your favourite song at full volume. Party into the wee hours of morning. Or just sit undisturbed in your balcony with your favourite book.

That's why Rohan Nilay 2 is called the 'no-neighbours' apartment complex. A concept unique to residential complexes built by Rohan Builders.





We've made sure to maintain the same standards while building residential complexes like Rohan Nilay Phase 1, 1 Modibaug, 10 KasturKunj, Rohan Garima in Pune.

We've even gone a step further to ensure you get the home of your dreams by introducing the concept of PLUS Home.

Now, PLUS Homes are taking shape in the beautiful, green pocket of Near Spicer College, Aundh at Rohan Nilay The homes here are built around a vast landscaped space. Surrounding the complex would be the chaste greenery of the University Campus, the Botanical Garden, a society of bungalows and a virgin river. Complementing this picturesque local would be all possible conveniences, made available at an arm's length. Now, imagine what an experience it will be.

Come to Rohan Nilay. And discover your own private cocoon. Your PLUS Home.



perfect
ventilation



lively
light



smart
space

utmost
privacy

Specifications

- Porcelano tiles flooring with skirting for living , dinning , kitchen and bedrooms
- Glazed / ceramic tile dado up to 7 ft. height for toilets and 4 ft. above kitchen platform.
- Kitchen platform with granite top & stainless steel sink.
- Provision for fixing of exhaust fan in kitchen and toilets.
- Ceramic tile flooring for terraces.
- Antiskid ceramic tiles for toilets.
- Concealed plumbing with Jaguar make or equivalent quality CP fittings.
- Wash basin with pedestal in all toilets
- Pastel colour sanitary ware.
- Hot & cold mixer with overhead shower in toilets.
- Provision for washing machine in utility area.
- Provision for fixing of water purifier.
- Cockroach preventive trap.
- Concealed, fire resistant high quality copper wiring.
- Ample light points with Roma or equivalent make modular switches.
- TV & Telephone points in living room and master bedroom.
- Earth leakage circuit breaker.
- Elegant main door.
- Internal polished / painted venier doors.
- Powder coated /anodized aluminium sliding windows with mosquito net & M.S. grill.
- Marble windowsill.
- Smooth gypsum / niru finish on walls with acrylic oil-bound distemper paint.

Amenities

Nilay II Special:

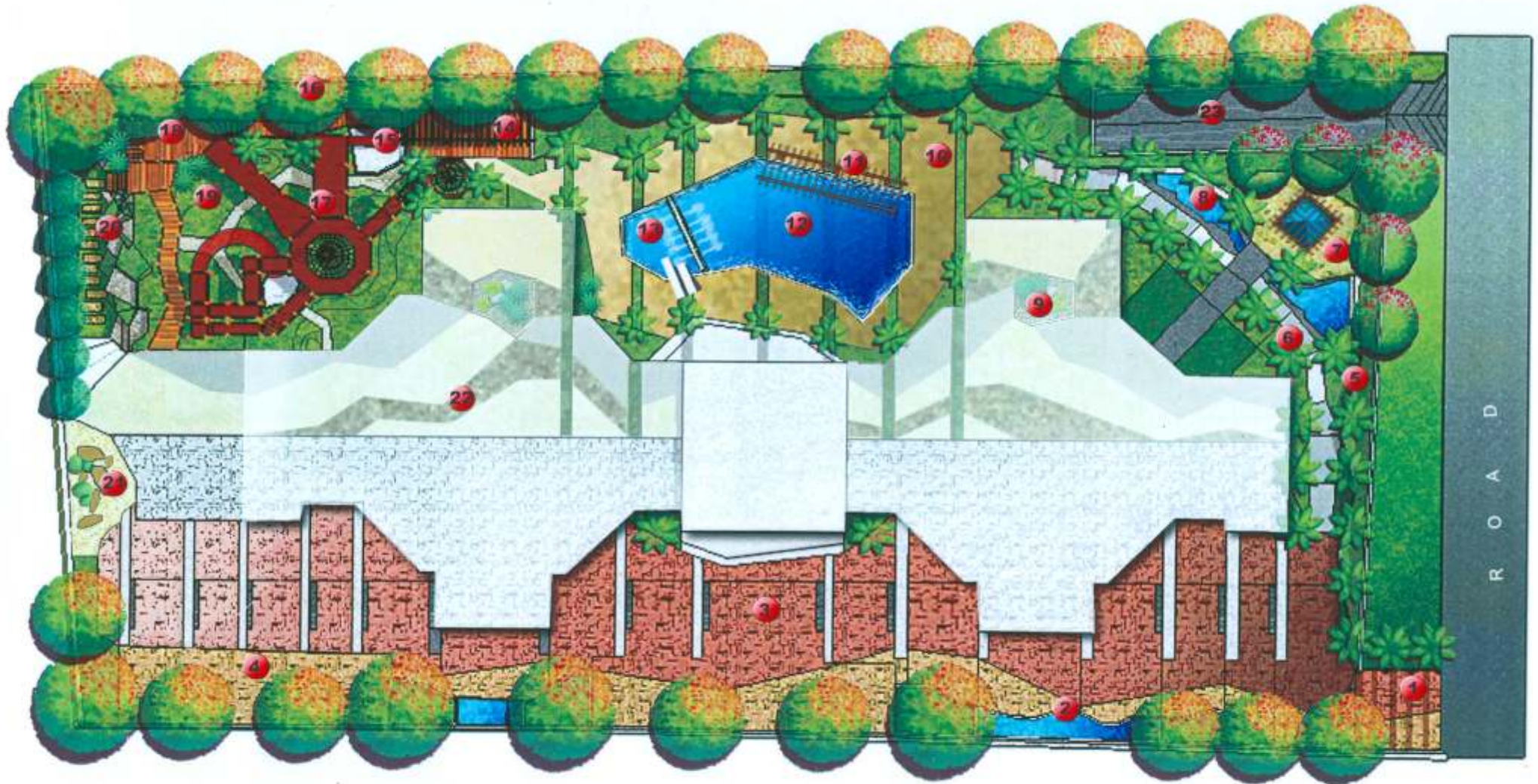
- 150% covered car parking.
- Landscaping designed by renowned Singapore based architect.
- Furnished clubhouse.
- Well-equipped gymnasium.
- Innovatively designed swimming pool with paved deck.

Rohan Regulars:

- All services designed by renowned consultants.
- Maintenance by Rohans' Property Management.
- 100% Power back-up for common facilities.
- One light point in every room with power back-up.

- Two automatic lifts per building.
- Basement car-parking.
- Fire fighting system.
- Garbage chute.
- Well decorated entrance lobby.
- Intercom security system.
- Sanitation facilities to drivers & servants.
- Wet garbage
- Seismic resistant design.
- Concrete / paved internal pathways.
- Durable exterior textured painting.
- Drip irrigation for landscaping.

Landscape Layout Plan of Rohan Nilay 2



1. Well decorated Entrance
2. Water feature along driveway
3. Paved driveway
4. Car park with shady trees
5. Landscaped area
6. Rows of palms used to define flow pattern / circulation

7. Paved court pavilion
8. Waterfall feature with pond
9. Dry garden
10. Pool deck (paved with turf lining)
11. Trellis overhanging towards pool
12. Main pool

13. Children's pool
14. Timber deck with trellis
15. Sand pit
16. Row of screen trees
17. Adventure play area
18. High deck

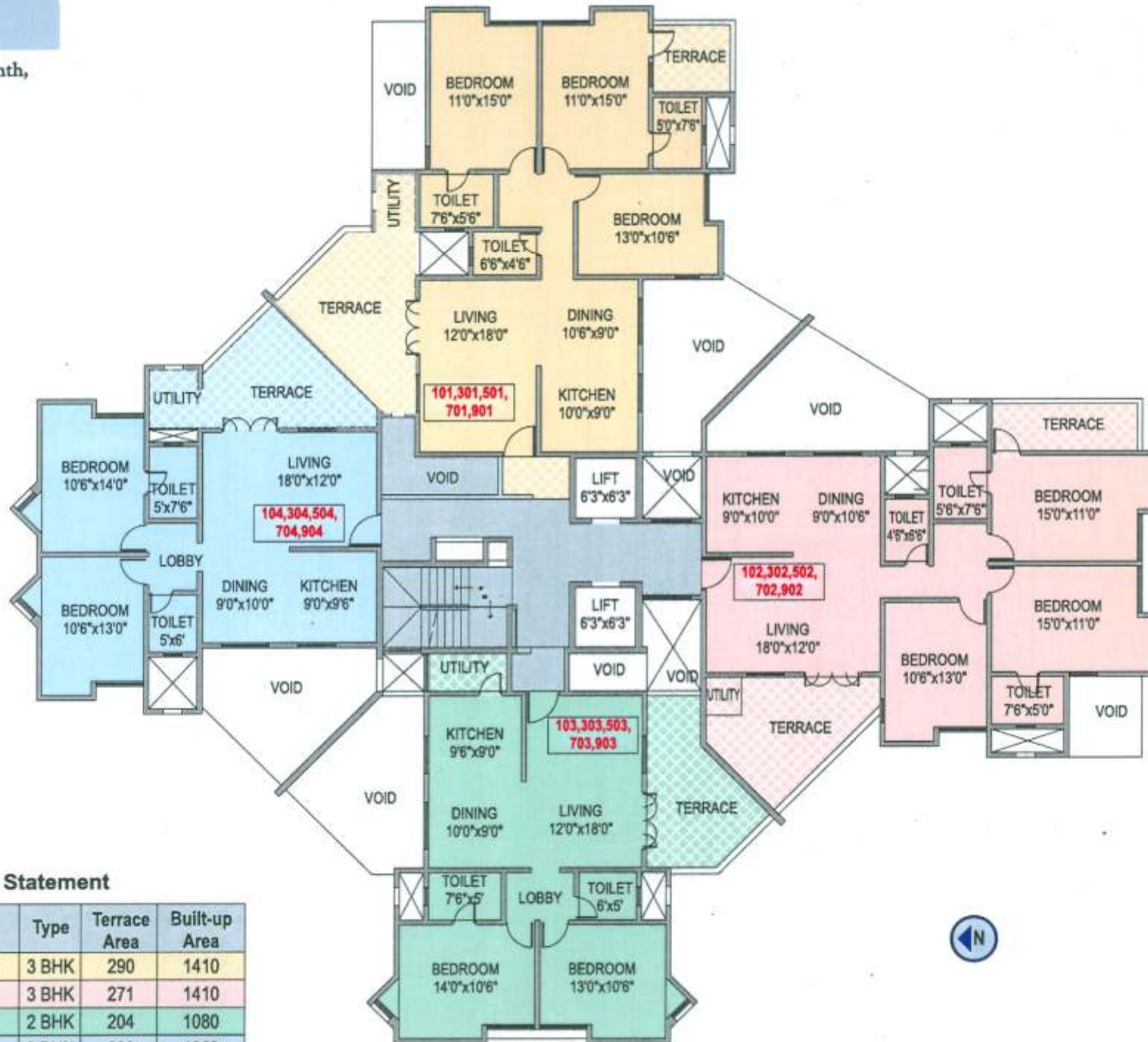
19. Mounded turfed area
20. Trail walk with irregular stepped planter areas
21. Rockscape
22. Landscape paving patterns
23. Driveway to basement

Furniture Plan



Building A

First, Third, Fifth, Seventh,
Ninth Floor Plan



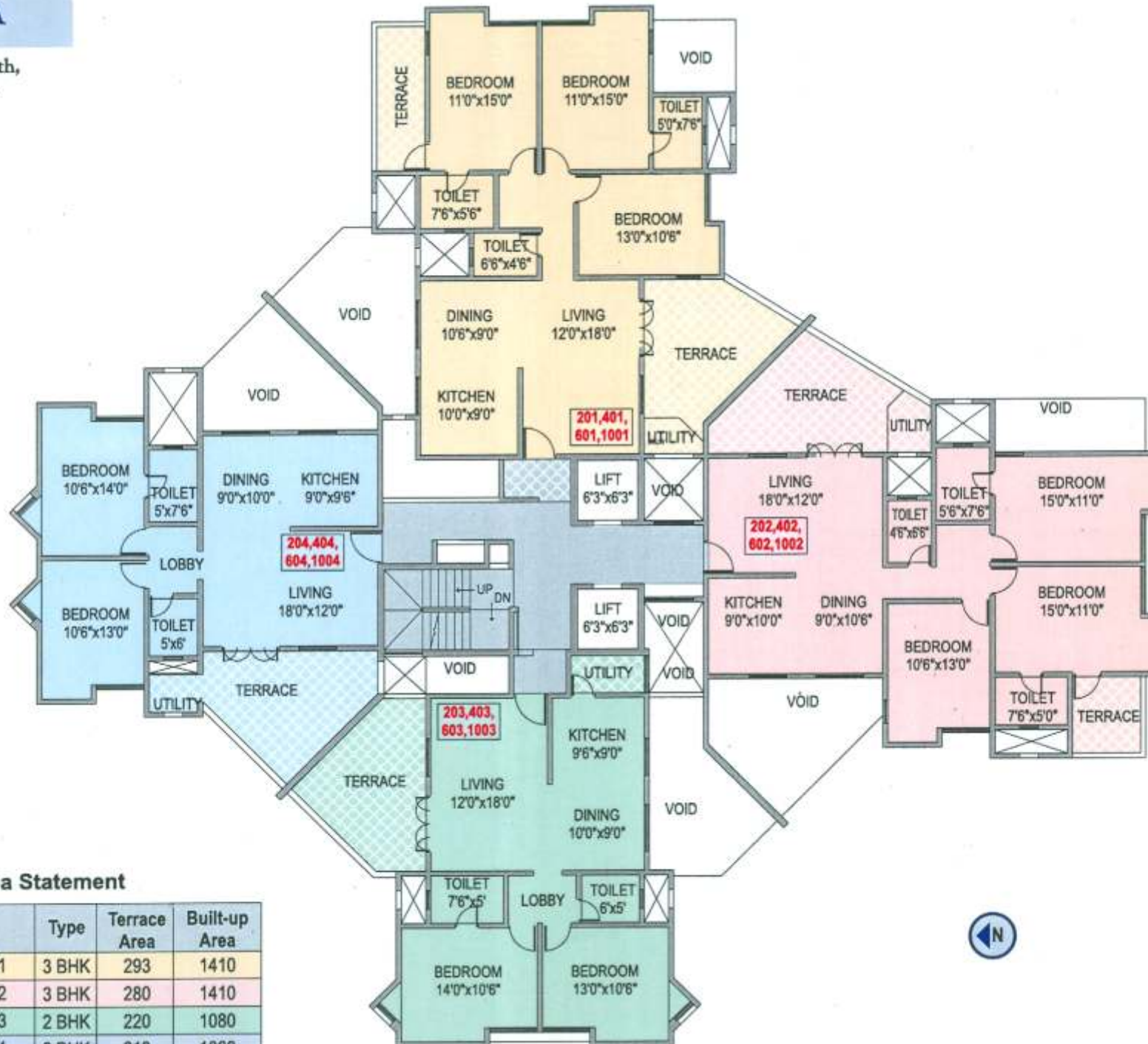
Area Statement

Flat No.	Type	Terrace Area	Built-up Area
101, 301, 501, 701, 901	3 BHK	290	1410
102, 302, 502, 702, 902	3 BHK	271	1410
103, 303, 503, 703, 903	2 BHK	204	1080
104, 304, 504, 704, 904	2 BHK	200	1068

Area in Sq.ft.

Building A

Second, Fourth, Sixth,
Tenth Floor Plan



Area Statement

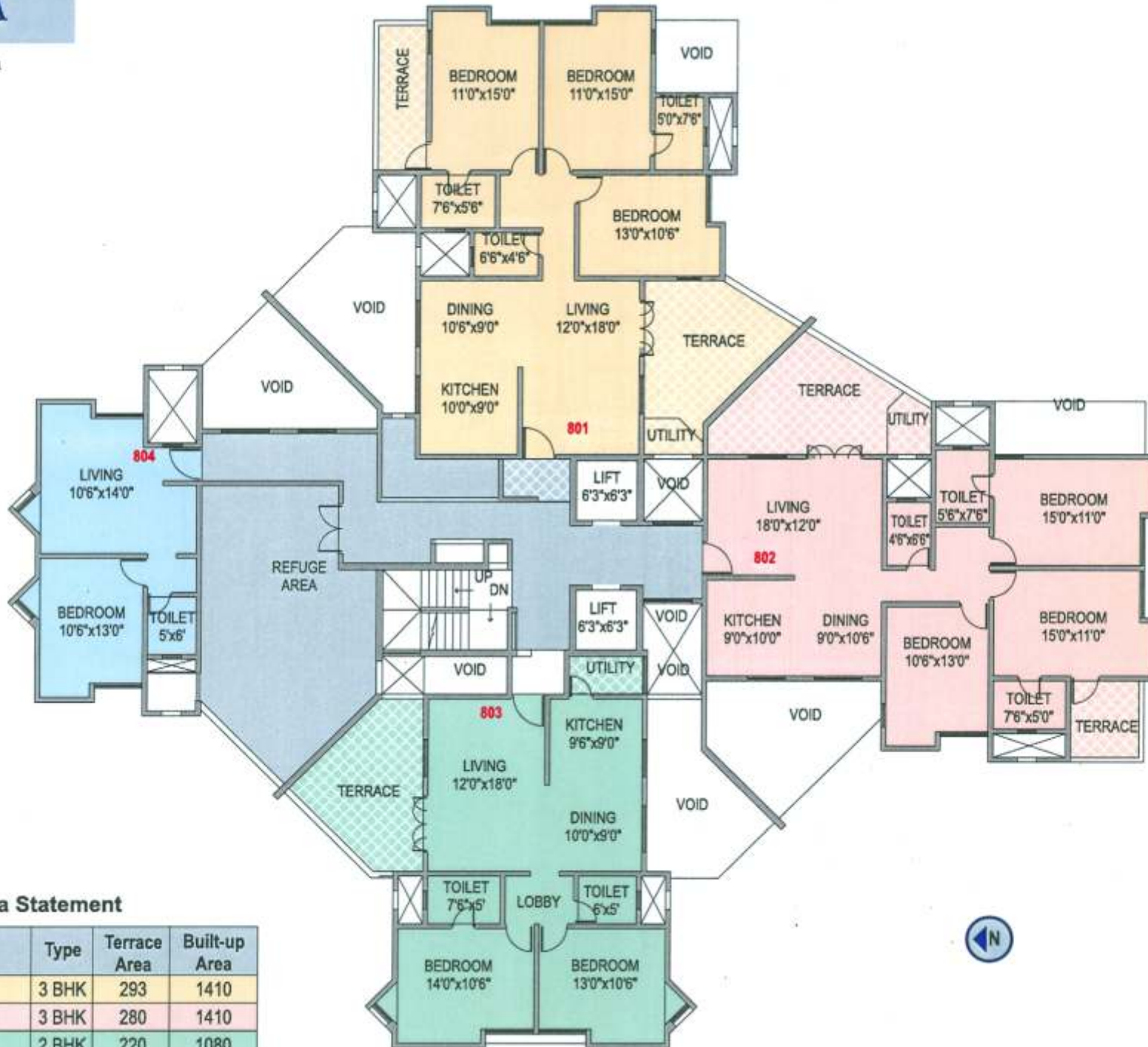
Flat No.	Type	Terrace Area	Built-up Area
201, 401, 601, 1001	3 BHK	293	1410
202, 402, 602, 1002	3 BHK	280	1410
203, 403, 603, 1003	2 BHK	220	1080
204, 404, 604, 1004	2 BHK	213	1068

Area in Sq.ft.



Building A

Eighth Floor Plan



Area Statement

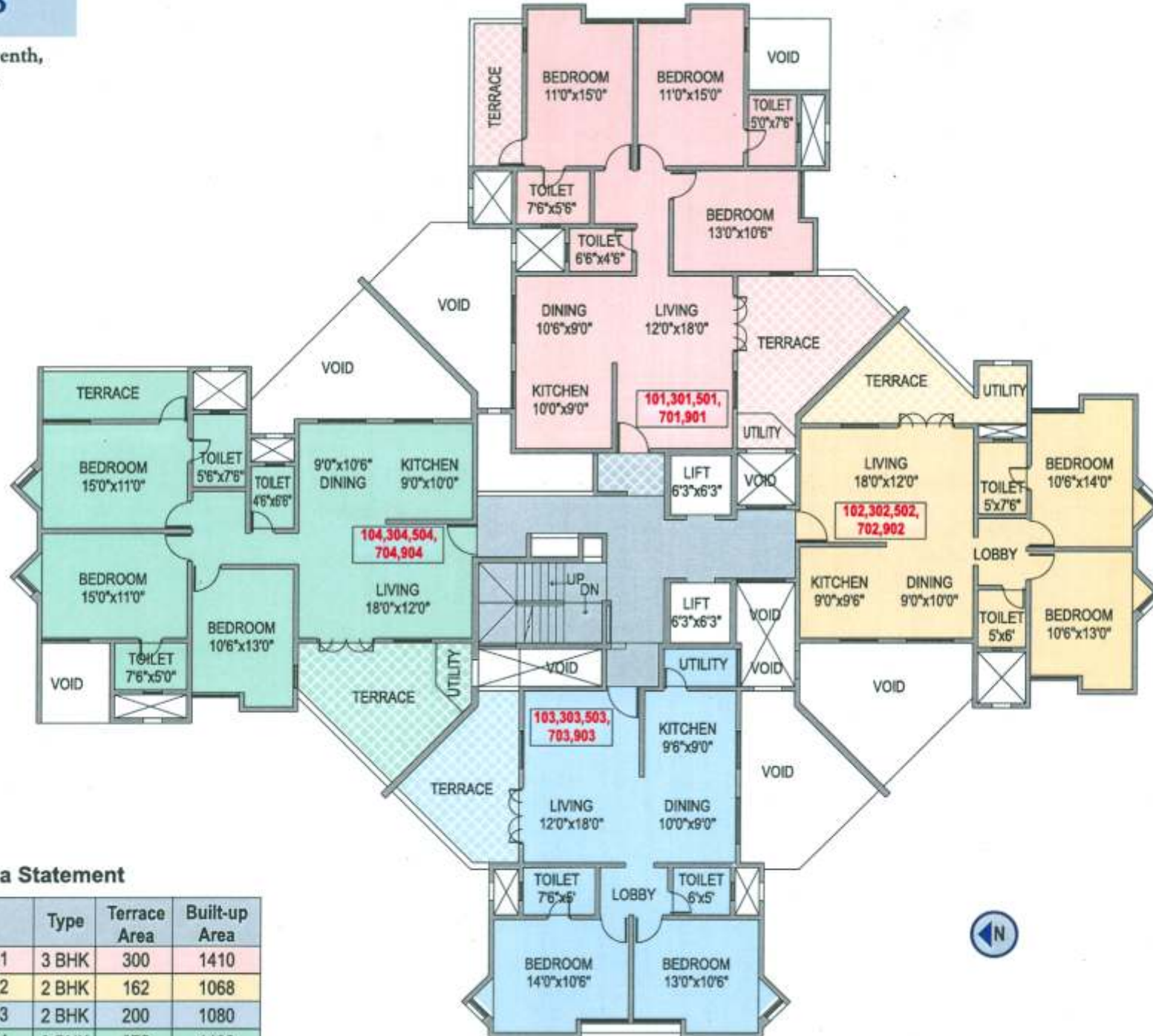
Flat No.	Type	Terrace Area	Built-up Area
801	3 BHK	293	1410
802	3 BHK	280	1410
803	2 BHK	220	1080

Area in Sq.ft.



Building B

First, Third, Fifth, Seventh,
Ninth Floor Plan



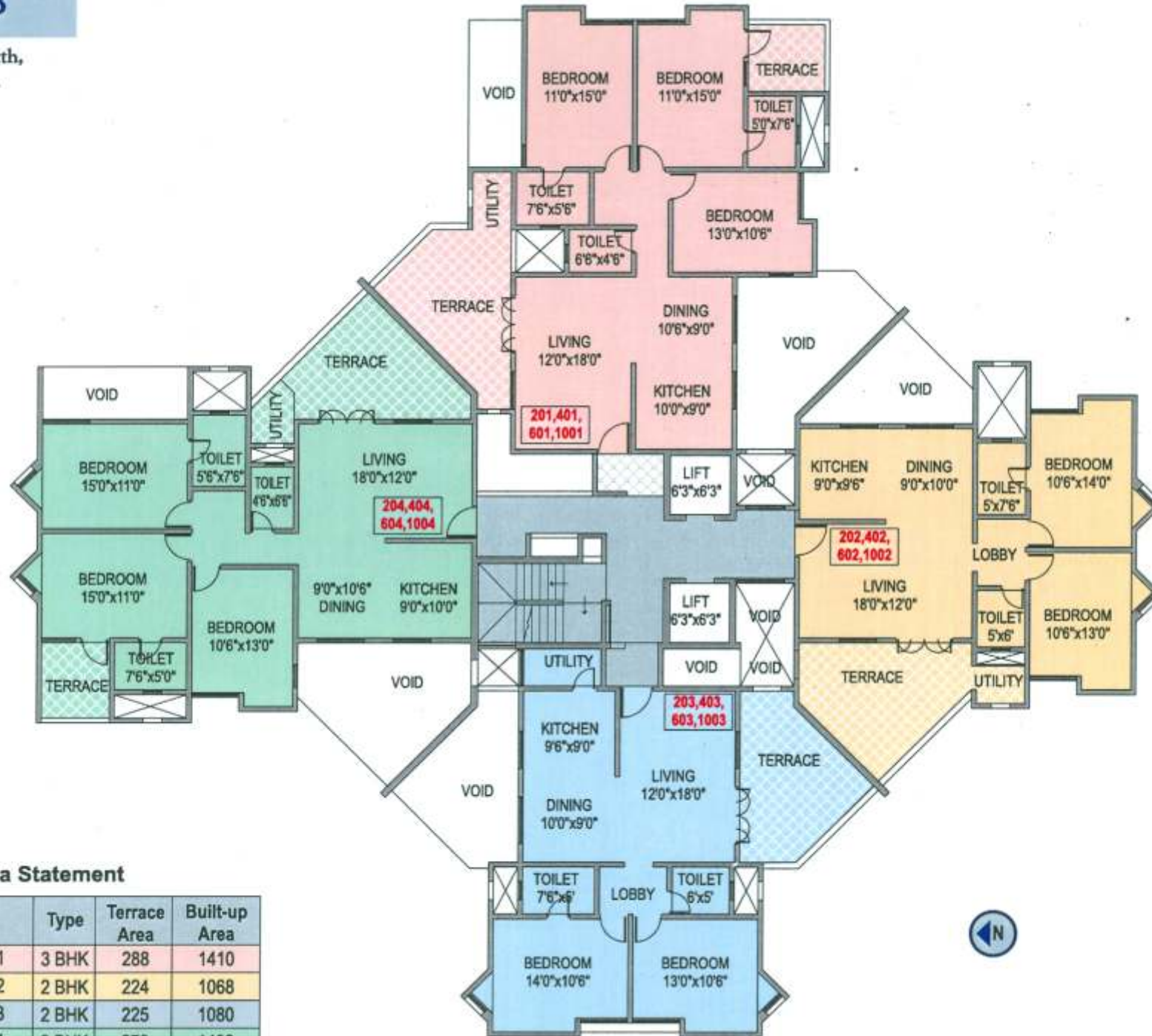
Area Statement

Flat No.	Type	Terrace Area	Built-up Area
101, 301, 501, 701, 901	3 BHK	300	1410
102, 302, 502, 702, 902	2 BHK	162	1068
103, 303, 503, 703, 903	2 BHK	200	1080
104, 304, 504, 704, 904	3 BHK	275	1402

Area in Sq.ft.

Building B

Second, Fourth, Sixth,
Tenth Floor Plan



Area Statement

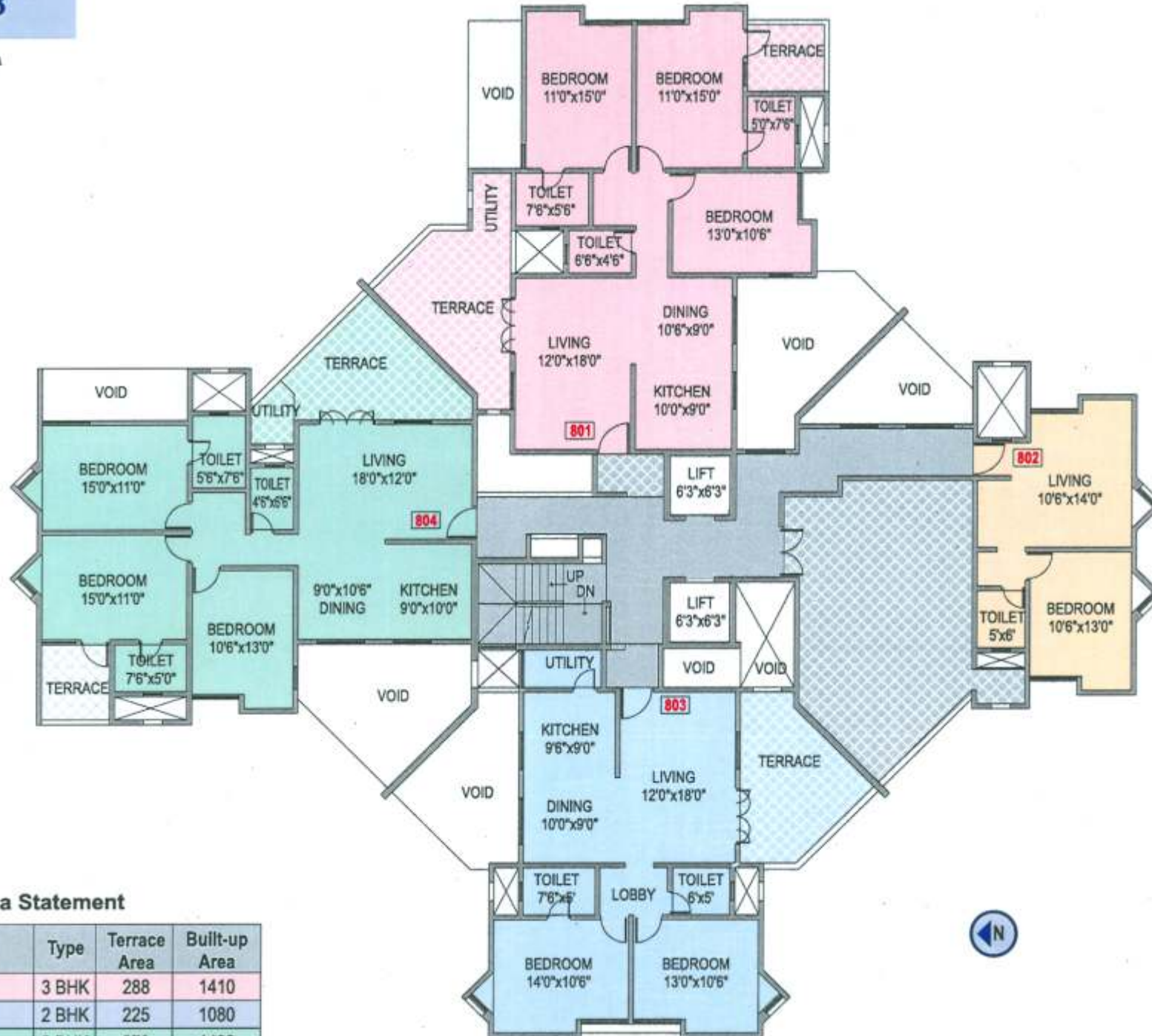
Flat No.	Type	Terrace Area	Built-up Area
201, 401, 601, 1001	3 BHK	288	1410
202, 402, 602, 1002	2 BHK	224	1068
203, 403, 603, 1003	2 BHK	225	1080
204, 404, 604, 1004	3 BHK	270	1402

Area in Sq.ft.



Building B

Eighth Floor Plan

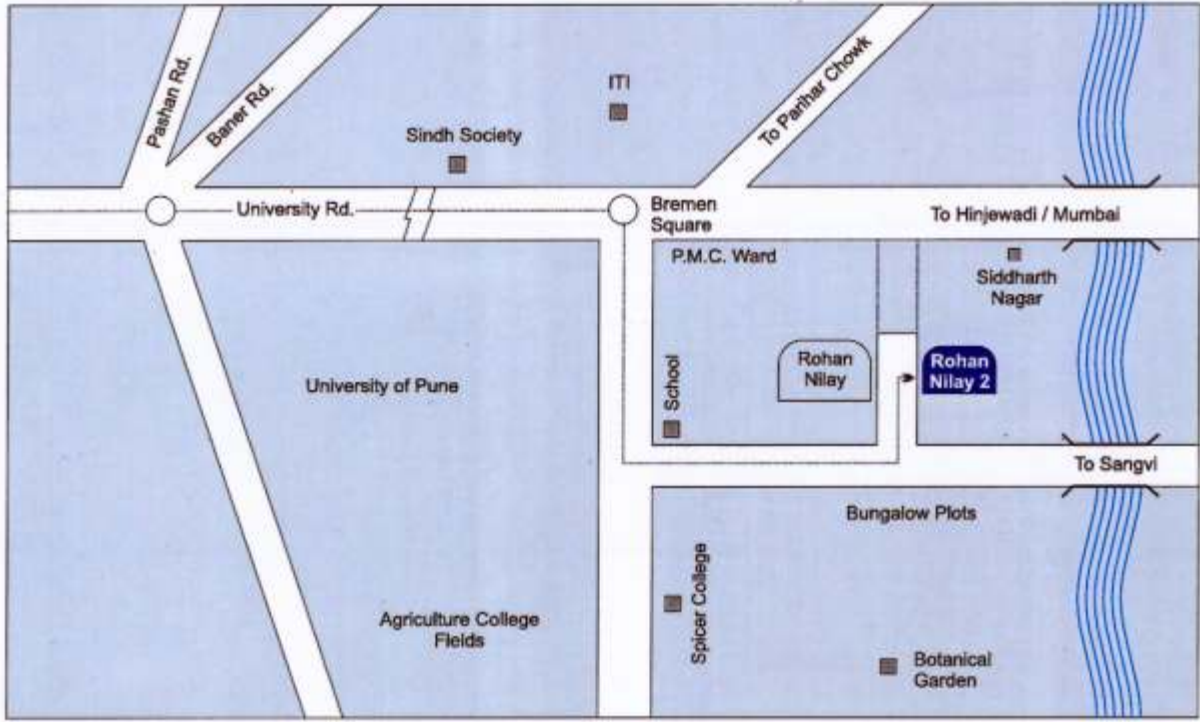


Area Statement

Flat No.	Type	Terrace Area	Built-up Area
801	3 BHK	288	1410
803	2 BHK	225	1080
804	3 BHK	270	1402

Area in Sq.ft.





Architects : M/s. Savli Architects

Structural Designer : M/s. Y. S. Sane Associates

Landscape Designers : Shobha Bhoptkar

Plumbing & Water Supply : Milind Chaphekar

Fire Fightinhg : M/s. Indo Fire

Electricals : M/s. Ghate & Bhave Consulting Engineers

Legal Advisors : Advocate P. Paralikar