



GAGAN
DEVELOPERS
CREATING EXPERIENCES



ESBEE
REALTY

ADIRA[^]

KHARADI NXT

SITE ADDRESS:

Gat No. 569, Nagar Road Opposite

The Lexicon International School, Wagholi, Pune - 412 207

www.adira.co.in |  92260 89626

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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 [^]
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
- Barbeque Deck



FITNESS

- Pathway / Jogging Track
- Volleyball Court
- Multipurpose Court



CLUBHOUSE

- 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

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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

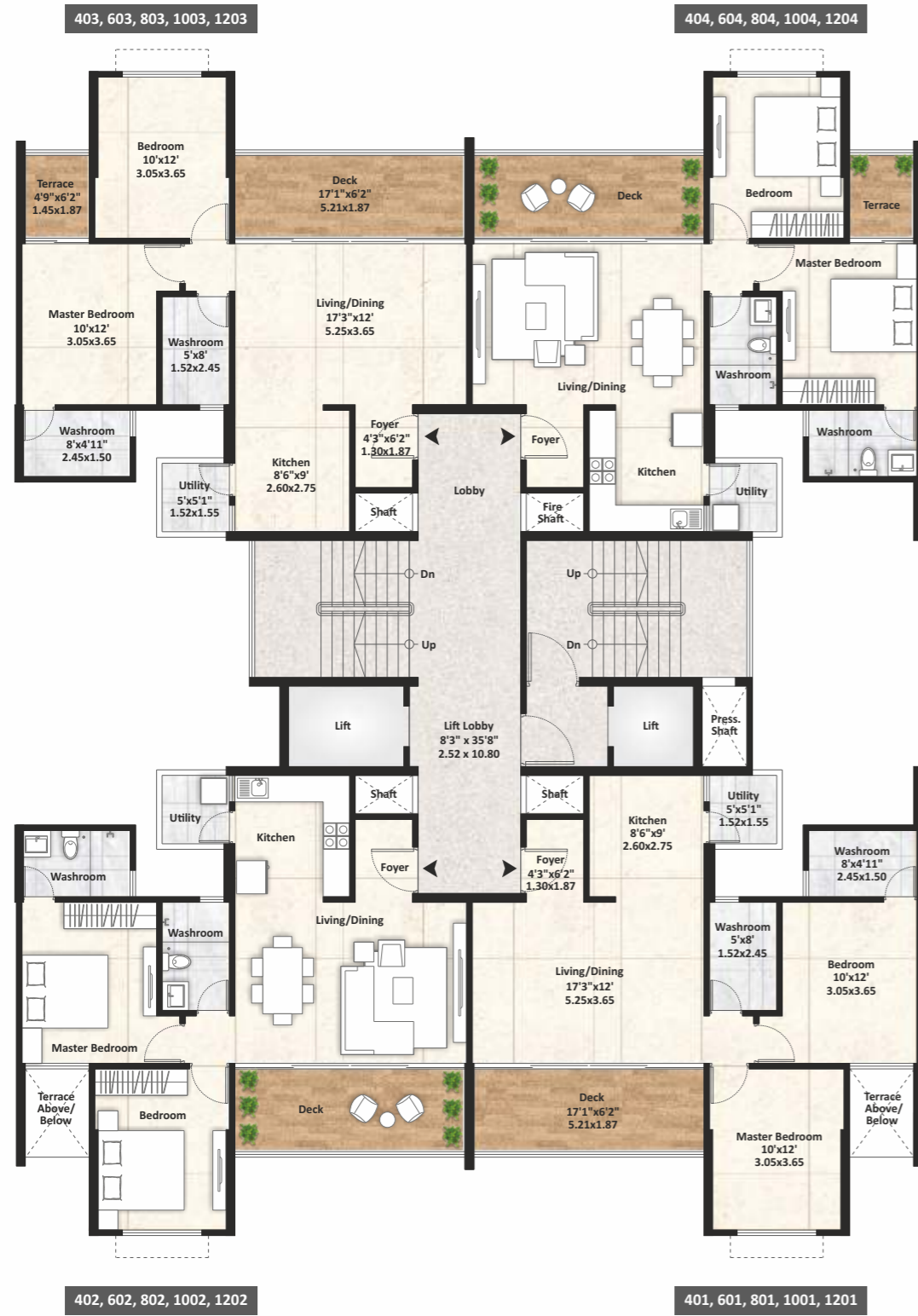


OTHER SPECIFICATIONS

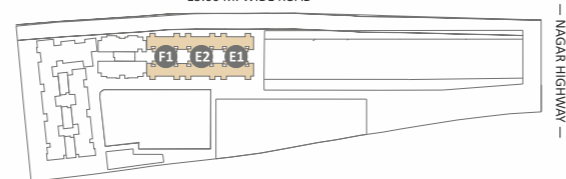
- Good Quality Paint for External Walls
- Entrance Lobbies
- Plywood Door Frames with both side Laminated Flush Doors Internally

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



KEY PLAN

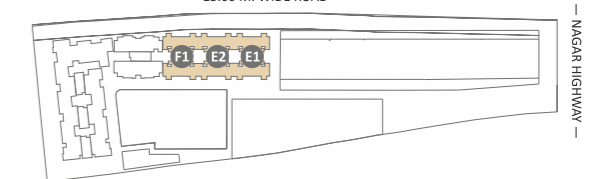


Flat No.	Type	Rera Carpet (sq.m.)	Balcony (sq.m.)	Terrace (sq.m.)	Total Area (sq.m.)	(sq.ft.)
401,601,801,1001,1201, 402,602,802,1002,1202	2BHK	63.65	12.14	0.00	75.79	815.80
403,603,1003,1203 404,604,804,1004,1204	2BHK	64.09	12.14	2.72	78.95	849.82
803	2BHK	64.09	14.86	0.00	78.95	849.82

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.)	(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

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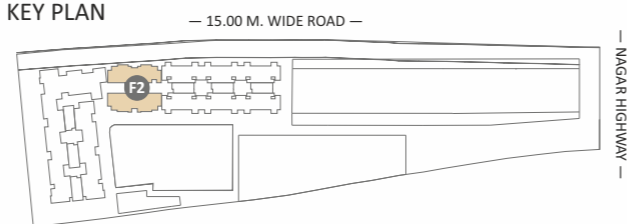
3 BHK FLOOR PLAN

F2 - BUILDING EVEN FLOOR PLAN



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



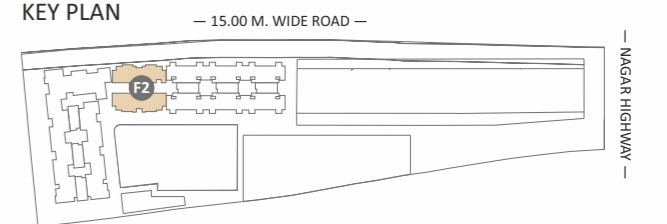
3 BHK FLOOR PLAN

F2 - BUILDING ODD FLOOR PLAN



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

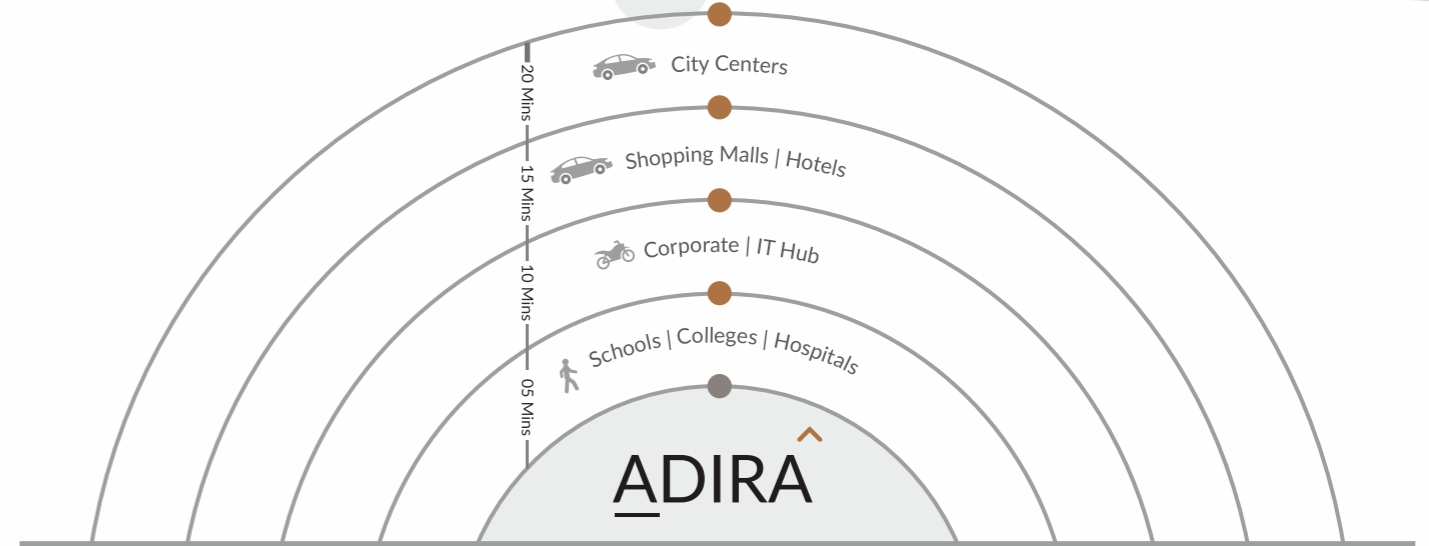
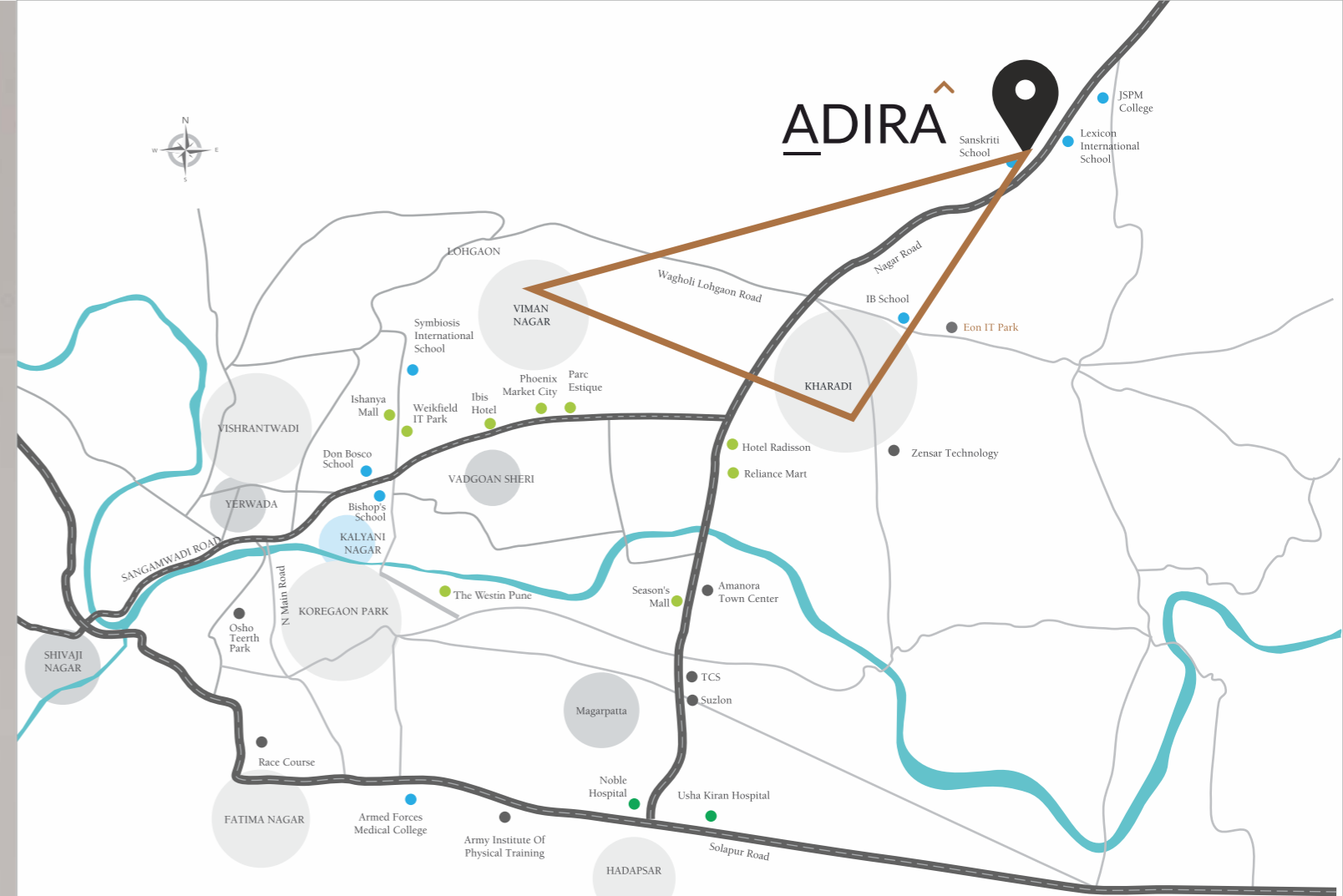


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THE GOLDEN LIFE
AT KHARADI NXT IS SECOND TO NONE!



Conceptual Image



THE GOLDEN LIFE
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IS SECOND TO NONE!

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 Kidss Educares
- 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 Blu
- Hyatt Regency
- Hotel Novotel

MALLS

- Phoenix Market City
- Seasons 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
- McDonald's

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