

NYATI  
É  
ELITE

3 & 4.5 BHK PALATIAL RESIDENCES

NYATI COUNTY, OFF NIBM ROAD  
SOUTH-PUNE

ABOUT  
NYATI GROUP

At Nyati Group, we go above and beyond when it comes to offering signature living spaces to our customers. The philosophy that led us to create enriching structures ahead of their time every time. Constant innovation and uncompromising quality

are the hallmarks of all our creations. It is with these principles and decades of successfully delivered residential, commercial and EPC projects, Nyati Group has always helped redefine the concepts of ideal spaces in every sector.

# THE HOUSE OF

REAL ESTATE

EPC - ENGINEERING,  
PROCUREMENT  
& CONTRACTING

HOSPITALITY  
HEALTHCARE  
NYATI FOUNDATION

# NYATI

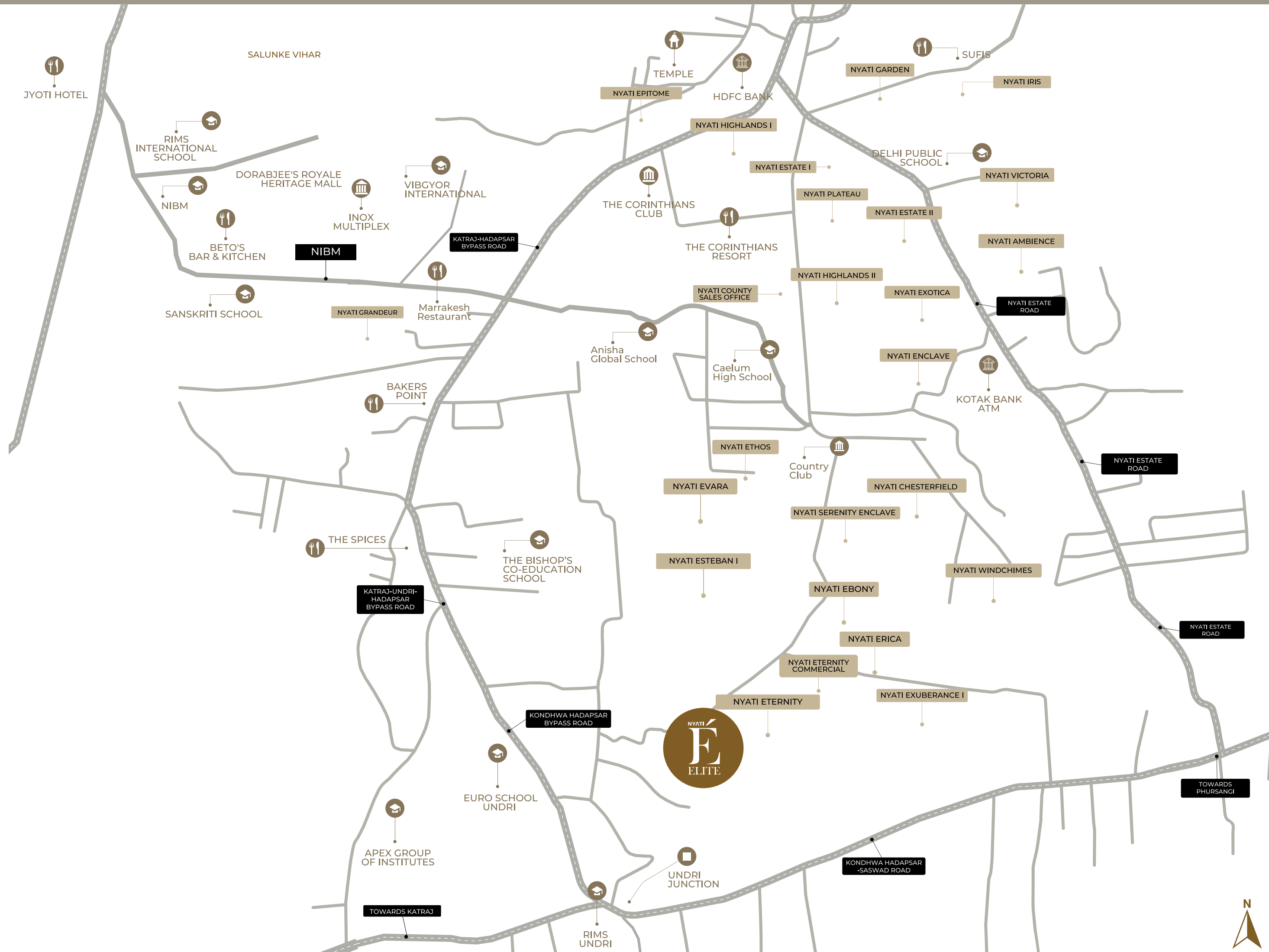


## ABOUT NYATI COUNTY

For over two decades, Nyati Group has been combining the art and science of construction to deliver the finest residential, commercial, and hospitality spaces in Pune city. Nothing exemplifies this better than Nyati County located in South Pune amidst hills and greens, where stylish state-of-the-art homes have been knit together into an elite neighbourhood of gated communities Spread over 210 acres, this unique township integrates

state-of-the-art residences with commerce, hospitality, leisure, entertainment, education and healthcare. In addition to fine residential apartments and villas, Nyati County hosts the renowned Corinthians Resort and Club along with Delhi Public School (DPS) and Bishop's School. Nyati County rightly represents the pillars of our philosophy - Innovation, Luxury, Value and Transparency.

## Location Map (Not To Scale)



A WORLD OF PURE INSPIRATION  
**CAPTIVATES.**  
TO ELEVATE YOUR SENSE OF THE  
**EXCEPTIONAL.**

Luxuriate in exquisite surroundings  
'and delightful vistas of continuous  
landscaped terrain that make for a  
sublime escape. Perfectly capturing  
'the ambience found, where every day  
unfolds to the dulcet whispers of  
nature at your doorstep.

A green enclave, nestled within the  
exclusive sunset way township,  
promising a tenure of exclusive  
residences surrounded by the beauty  
of nature and everything it encompasses.  
Harmony follows when we honour this  
interconnectedness and strive for balance  
in all we do. Taking inspiration from this,  
come discover a home that celebrates  
every facet of life at Nyati Elite.



WHERE TIME STANDS STILL, SO  
**LIFE BEGINS AND INDULGENCE IS**  
TRULY YOURS TO SAVOUR



EVERYWHERE YOU GO



# SERENITY

GARDEN  
HOMIE  
OF  
THE  
SOUTH

UNVEILING MAGNIFICENCE IN ALL  
**ITS WONDER**

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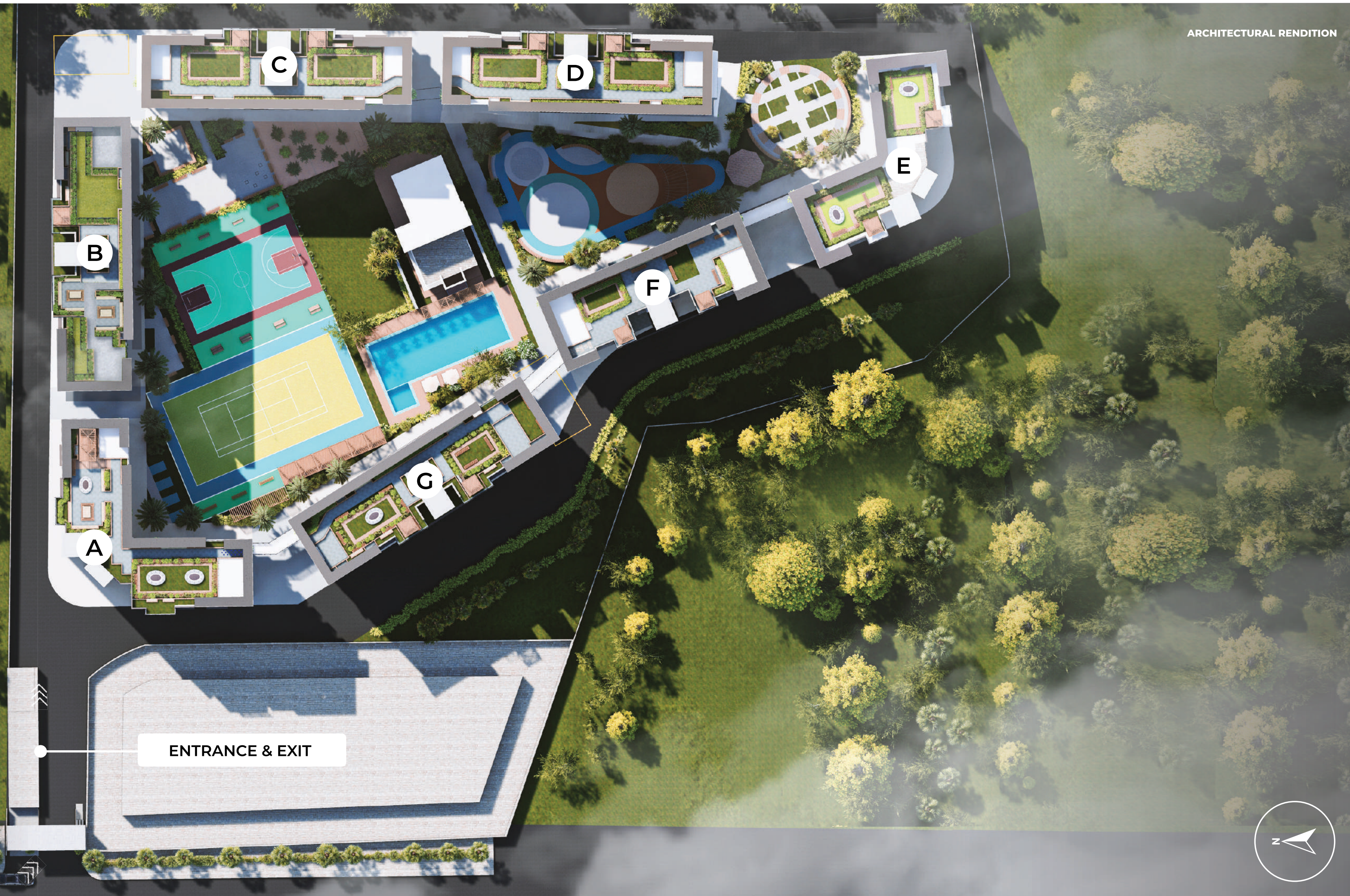
3 & 4.5 BHK PALATIAL RESIDENCES

LIMITED EDITION 84 UNITS  
EXCLUSIVE THREE- AND FOUR-BEDROOM  
PALATIAL RESIDENCES  
NYATI COUNTY, OFF NIBM ROAD  
SOUTH-PUNE

# PROJECT LAYOUT

Nyati Elite, a contemporary sanctuary, emanates quiet privilege. A modern home embraced in lush greenery, Elite stands apart through its verdant greenery, sleek architecture, and undisturbed serenity, redefining the concept of luxury living.

ARCHITECTURAL RENDITION



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AN ADDRESS OF PRESTIGE AND PROMISE  
**EXCLUSIVE 6 LEVELS BESPOKE RESIDENCES**

ARCHITECTURAL RENDITION

# NYATI É ELITE

3 & 4.5 BHK PALATIAL RESIDENCES

A curated collection of the most premium residences in South-Pune, Nyati Elite, contemporary homes for quintessential living. A paradigm of distinct luxury, designed to foster modern lifestyles, Nyati Elite is a blend of modern architecture in a burgeoning neighbourhood.

Boasting an exclusive 84 units of 3- to 4.5-bedroom apartments, this development is situated within a 210-acre township, featuring seven residential towers with 6 levels each, enabling you to experience greater ease and simplicity in life.



**WITH POPULATION DENSITY**  
LOWER PER SQ. FT. WITHIN THE VICINITY



**ACCENTUATING MAXIMUM LIVING SPACES  
WITH 2 APARTMENTS PER FLOOR - A PRIVATE HAVEN**

ARCHITECTURAL RENDITION

Located at a prime location in South-Pune, Nyati Elite is your home base for your daily excursions to everything of your need.

Undri is leaping towards becoming a rapidly developing suburban area of Pune. With an increased hike in infrastructure development and investment, it sits at the threshold of a truly cosmopolitan neighbourhood, all the while exuding a sense of intimate community setting. An ideal location in South-Pune, where luxury meets convenience.

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**A RECREATIONAL SANCTUARY WITH FEWER RESIDENCES & A PROFUSION OF AMENITIES PROMOTING AN ENRICHING LIFE.**



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A borderless vicinity offering a progressive enticement to the residents and daily serendipity for the community with intentionally designed open spaces, as well as lifestyle amenities, echoing a coveted stretch of homes with

unmatched vistas. From its sleek, nature-inspired architectural designs to exquisite fittings, expect only the best as you embark on a unique & integrated work-live-play-learn paradise.

## PROJECT AMENITIES

GYMNASIUM  
COMMUNITY PLAZA  
OUTDOOR CHESS  
GROUND BILLIARDS  
HOTFUT  
TENNIS COURT  
NET CRICKET  
SWIMMING POOL  
KIDS POOL  
LAWN AREA  
PLAYGROUND  
FOOD COURT  
CHILDREN'S PLAY AREA  
SKATING RING  
CYCLING-TRACK  
HERBAL GARDEN

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# CLUB HOUSE

# MEMORIES

Stories that feel like home, for the significant moments of Elite. From everything to a comfortable and well-appointed life. Live in a contemporary world, where indulgence and nature co-exist, to enhance your everyday living.



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EXPLORE THE VERY ESSENCE OF  
A HARMONIOUS LIFESTYLE BY TAKING  
A TRIP DOWN MEMORY LANE.  
**ELITE IS SET TO BRING BACK THE  
ANTIQUITY OF THE OLDEN DAYS BY  
CREATING AN INVITING CLOSE-KNIT  
COMMUNITY LIVING.**



COMMUNITY SPACES TO  
NURTURE A GENTLER WAY OF BEING

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Designed to surpass expectations, The Clubhouse at Elite offers a haven of soulful relaxation with a playful twist of energy. Now revel in a full complement of community lifestyle facilities to refresh your day, host gatherings

at the community plaza, get down to a workout at the state-of-the-art gymnasium, or keep the kids entertained with a plethora of outdoor games. Be it family time, or me-time, the very best awaits here at Elite.

BREATHING NEW LIFE  
INTO A TRADITIONAL WAY OF BEING

Holistic well-being is the foundation of a happy and meaningful life, just as it predates those before us. At Elite, the very construct of a close-knit lifestyle has been intimately woven into the environment, offering an idyllic escape from the hustle and bustle of city life. After all, a home should be where you feel safe, relaxed, and completely yourself.

Experience open spaces like never before along with wonderful features, redefining community living in its entirety.

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ARCHITECTURAL RENDITION





WHERE  
LIGHT  
AND  
SPACE,  
COME  
ALIVE

ARCHITECTURAL RENDITION AS PER APARTMENT LAYOUT



**SPACES THAT DEMAND  
DISTINCTION**

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Every home at Elite is designed to make intelligent use of space. Designed to be smart and appealing, the residences are privy to the legacy of award-winning space planning and are adorned with the world's best luxury brands, path-breaking technology, along with an exclusive eye-for-details.



At Elite, every residential layout is designed for optimal spatial planning. Visual sophistication comes together with a functional layout in our 3-4-bedroom residences. Each apartment is decorated impeccably in a clean palette of pleasant tones and natural textures, all the while offering idyllic vistas- a perfect sight to wake up to.

# ICONIC

BY DESIGN & DETAILING

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**SMART LIVING SPACES,  
IMPECCABLE CRAFTSMANSHIP**



ARCHITECTURAL RENDITION AS PER APARTMENT LAYOUT



ARCHITECTURAL RENDITION AS PER APARTMENT LAYOUT



ARCHITECTURAL RENDITION AS PER APARTMENT LAYOUT

A refined space in itself, The Elite residences make a bold statement, highlighting your personal taste and style.

The Interiors are warm and inviting. Optimally designed, the apartments come with a kitchen and dining area to host gatherings among friends, family and even neighbours. Now find solace in a serene cocoon of thoughtfully crafted interiors. Lounge, rest or just simply, enjoy the company.

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# AMARVEL

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Your new home at Nyati Elite is passionately crafted and designed to match your unparalleled lifestyle and stature.

A space curated elegantly with handpicked materials, where every corner defines grace to create an everlasting experience.



ARCHITECTURAL RENDITION AS PER APARTMENT LAYOUT

UNMATCHED LIFESTYLE,  
SOPHISTICATED LUXURY

ARCHITECTURAL RENDITION AS PER APARTMENT LAYOUT



OUTLANDISH OPULENCE,  
ENGINEERED LIVING SPACES

ARCHITECTURAL RENDITION AS PER APARTMENT LAYOUT



With each space carefully planned to elevate your living experience, shape your home to your liking, with expansive and adaptable living spaces that invite you to be creative with your interior design aspirations.

Branded fittings are incorporated, giving you the many comforts of a modern home, the moment you move in.

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## BASE BUILDING SPECIFICATIONS

### COMMON SPECS

MAIN ENTRANCE GATE  
WITH SECURITY CABIN & COMPOUND WALL.

LANDSCAPED GARDEN  
WITH LAWNS AND FLOWER BEDS IN OPEN SPACE

CHILDREN'S PLAY AREA  
WITH PLAY EQUIPMENT'S IN OPEN SPACE.

CLUB HOUSE.

GENERATOR BACKUP FOR PASSENGER ELEVATORS,  
PUMPS, COMMON LIGHTS AND CLUB HOUSE.

LED FIXTURES FOR COMMON AREA.

INTERNAL TREMIX CONCRETE ROADS.

STP AS PER STATUTORY REQUIREMENTS.

STP RECYCLED WATER FOR GARDENING AND FLUSHING.

WTP AS PER STATUTORY REQUIREMENTS.

WET GARBAGE DISPOSAL  
THROUGH ORGANIC WASTE CONVERTER.

RAINWATER HARVESTING.

PIPED GAS NETWORK SYSTEM.

### STRUCTURE, MASONRY WALLS & PLASTER/PAINTS

- A) RCC FRAMED STRUCTURE.
- B) MASONRY WALLS IN AAC BLOCKS.
- C) EXTERNAL WALL WITH SAND FACED  
PLASTER WITH ACRYLIC PAINT.
- D) INTERNAL WALLS & CEILING – GYPSUM  
FINISHED WALLS & PUTTY FINISHED CEILING.

### FLOORING

- A) LIVING/PASSAGE, KITCHEN, BEDROOMS -  
VITRIFIED TILES FLOORING WITH SKIRTING -  
AS PER IS CODE 15622
- B) TOILETS AND TERRACES – MATT FINISH  
CERAMIC FLOORING - AS PER IS CODE 15622

### DADO TILES

- A) TOILET - COLOURED GLAZED CERAMIC  
TILE DADO - AS PER IS CODE 15622
- B) KITCHEN - CERAMIC GLAZED TILE DADO -  
AS PER IS CODE 15622

### KITCHEN

- A) GRANITE/ SCS (SINTERED COMPACT  
SURFACE SLAB) TOP KITCHEN PLATFORM,  
WITH S.S. SINK & CERAMIC GLAZED TILE  
DADO – AS PER IS CODE 15622
- B) PIPED GAS OUTLET.

### TOILETS

- A) CPVC CONCEALED PLUMBING WITH HOT  
AND COLD ARRANGEMENT. BRAND –  
FINOLEX/AJAYFLOWGUARD/PRINCE  
/SUPREME/ASTRAL
- B) C P FITTINGS.
- C) SANITARY WARES -  
AS PER IS CODE 1172: 1992
- D) SOLAR WATER HEATING SYSTEM FOR  
MASTER TOILET ONLY. (TIME,  
TEMPERATURE AND QUANTUM OF HOT  
WATER SUBJECT TO CLIMATE CONDITIONS)

### WINDOWS

- A) 3 TRACKS ALUMINIUM POWDER  
COATED SLIDING WINDOWS  
WITH MOSQUITO NET.
- B) ALUMINIUM LOUVERED  
WINDOWS FOR ALL TOILETS.

### PAINTING

- A) INTERNAL WALLS & CEILING - OIL  
BOUND DISTEMPER: BRAND – AKZONO-  
BEL DULUX/ASIAN/BERGER/NEROLAC  
/JOTUN/NEW WORLD PAINTS
- B) EXTERNAL WALLS - ACRYLIC PAINT:  
BRAND – ASIAN/DULUX/BERGER/NEW  
WORLD PAINTS/JOTUN/DR.FIXIT/RENOVA.
- C) INSIDE TOILET & CEILING - OIL PAINT  
ABOVE TILE DADO.

### DOORS

- A) MAIN DOOR FRAME –  
WOODEN -RED MERANTI
- B) MAIN DOOR SHUTTER - BOTH SIDE  
VENEER MAIN DOOR SHUTTER WITH  
ACCESSORIES.
- C) BEDROOM FRAME & DOORS -  
LAMINATED DOOR SHUTTERS WITH RED  
MERANTI DOOR FRAME.
- D) TOILET DOORS - LAMINATED DOOR  
SHUTTERS WITH GRANITE DOOR FRAME.
- E) EYE LEVEL TERRACE DOOR - 3 TRACK  
ALUMINIUM POWDER COATED SLIDING  
DOORS WITH MOSQUITO NET.

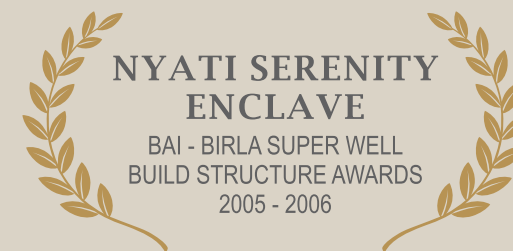
### ELECTRIFICATION & CABLING

- A) CONCEALED COPPER WIRING WITH  
MODULAR SWITCHES IN ALL FLATS.
- B) PROVISION OF TELEPHONE  
POINT IN LIVING.
- C) TV POINT IN LIVING AND  
MASTER BEDROOM.
- D) ELECTRICAL POINTS FOR  
AC IN ALL ROOMS.
- E) ELECTRICAL POINTS FOR WASHING  
MACHINE, WATER PURIFIER, AND FRIDGE.
- F) GENERATOR BACK-UP FOR ENTIRE FLAT  
EXCLUDING 15-AMP ELECTRICAL POINTS.

### LIFTS

- A) AUTOMATIC DOOR ELEVATORS –  
2 NOS PER BUILDINGS.

## Hallmark of excellence



AND MANY MORE...