NIVASA

# ANANYA

KHESE PARK - LOHEGAON

2, 2.5 & 3 BHK HOMES

10 min. from Viman Nagar

Representative Image

BELONG TO LOHEGAON'S

# 'AHA' lifestyle

Launching, Nivasa Ananya - your gateway to a life enriched by thoughtful design and elevated experiences. Nestled in the heart of Khese Park-Lohegaon, Nivasa Ananya offers a collection of exquisite 2, 2.5, and 3 BHK residences, each crafted for modern comfort and exceptional living.

Artistic Impression

# THE MANY FACETS OF PREMIUM LIVING

Nivasa Ananya offers meticulously designed homes, with a compelling array of amenities and features curated to enhance your lifestyle.

THOUGHTFUL DESIGN

ENVELOPED BY NATURE

ROOFTOP AMENITIES

VIBRANT LOCALITY

EFFORTLESS CONNECTIVITY

PROVEN LEGACY

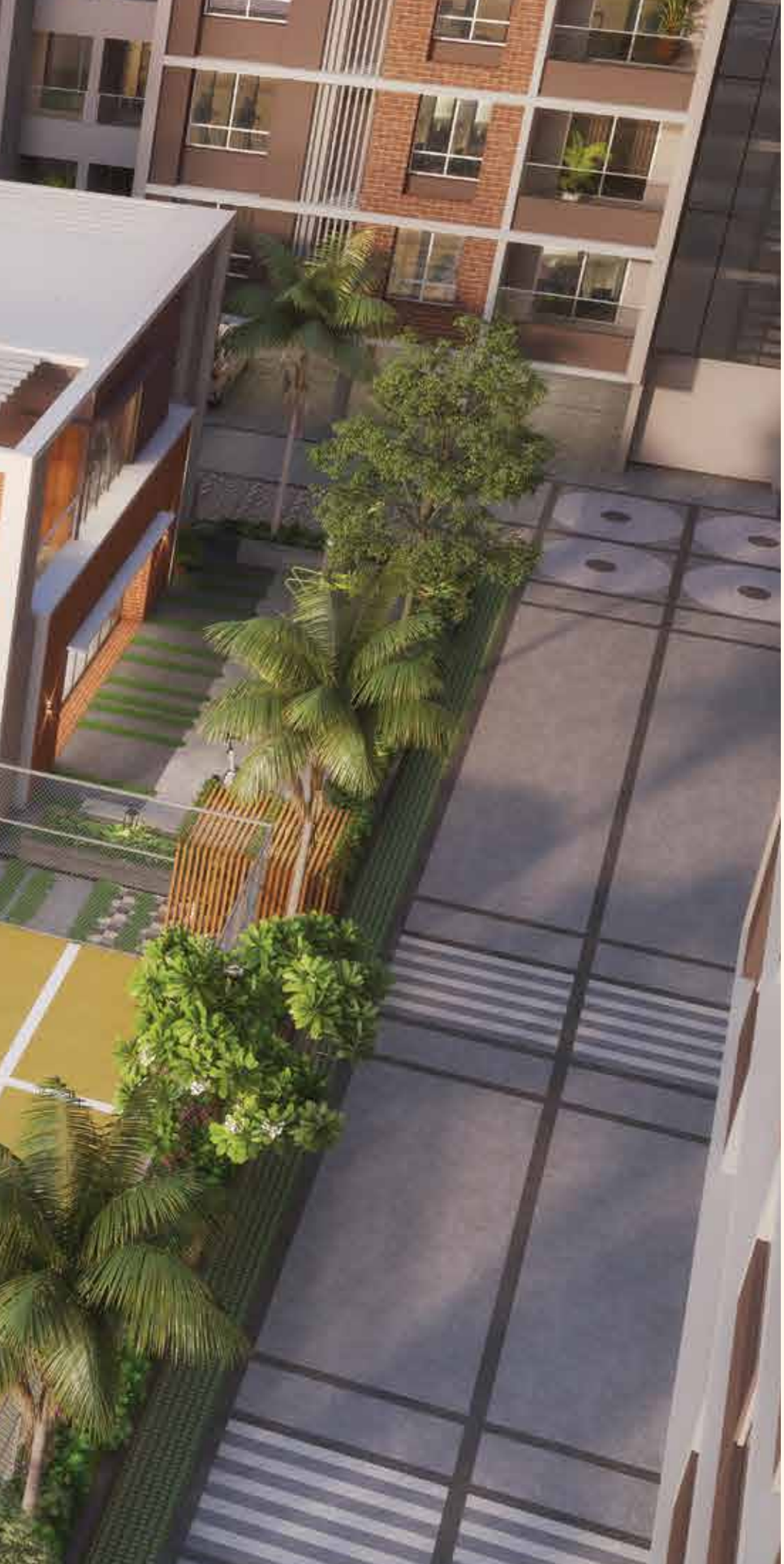
Artistic Impression

## WRITE YOUR OWN 'AHA' STORIES

# 4 ZONES. 20+ AMENITIES.

The best stories are the ones in which we play the protagonist. At Nivasa Ananya, you'll discover a universe of curated amenities - united by zones. And each zone offers several opportunities to create beautiful memories. Partake in a world where you are the centerpiece of every 'AHA' story.

Artistic Impression



# SOCIAL ZONE

Host memorable gatherings, spark connections, and create lasting memories with your loved ones and neighbours.

- Designer Club House
- Multipurpose Hall
- Party Lawn
- Stage with Flag Hoisting Pole
- Open Air Amphitheater

Artistic Impression

# ACTIVE ZONE

Bring out your inner athlete and ignite your fitness journey. Push your limits and unwind in style in a zone dedicated to movement and recreation.

- Swimming Pool
- Pool Deck Area
- Indoor Gym
- Open Gym
- Multipurpose Court
- Kids' Play Area
- Indoor Games

Artistic Impression

# UNWIND ZONE

Escape the everyday hustle and immerse yourself in tranquility with calming spaces designed for relaxation and rejuvenation.

- Viewing Deck
- Pergola with Seaters
- Senior Citizens' Area
- Yoga & Meditation Deck

Artistic Impression

# COMFORT ZONE

Have your needs catered for with convenient amenities that make living here a breeze. Simplify your life and focus on what matters most.

- Feature Wall with Water Spout
- Pantry / BBQ Area
- Changing Room
- Signage Wall with Themed Plants
- Bus Waiting Area
- Designer Gate with Security Cabin
- Entrance Court with Pergola
- Society Office

WING 'E'
WING 'D'
WING 'C'
WING 'B'
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
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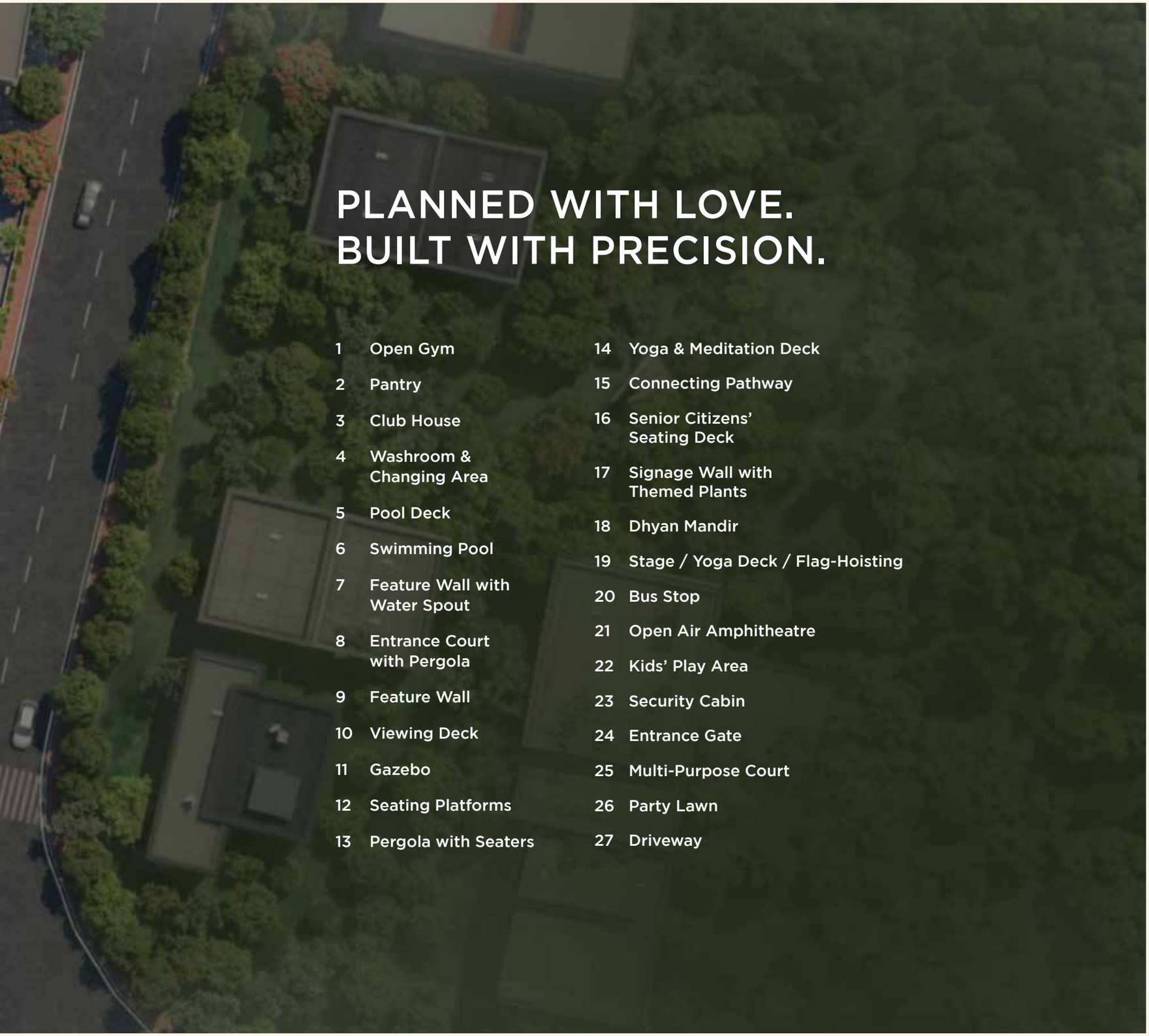
Artistic Impression



# PLANNED WITH LOVE.
# BUILT WITH PRECISION.

1 Open Gym
2 Pantry
3 Club House
4 Washroom & Changing Area
5 Pool Deck
6 Swimming Pool
7 Feature Wall with Water Spout
8 Entrance Court with Pergola
9 Feature Wall
10 Viewing Deck
11 Gazebo
12 Seating Platforms
13 Pergola with Seaters
14 Yoga & Meditation Deck
15 Connecting Pathway
16 Senior Citizens' Seating Deck
17 Signage Wall with Themed Plants
18 Dhyan Mandir
19 Stage / Yoga Deck / Flag-Hoisting
20 Bus Stop
21 Open Air Amphitheatre
22 Kids' Play Area
23 Security Cabin
24 Entrance Gate
25 Multi-Purpose Court
26 Party Lawn
27 Driveway

# SOLID FEATURES.
# SMART LIVING.

## LIVE SMART

- Attractive Entrance with Security Cabin
- Generator / Power backup for Common Areas, Lift and Pumps
- Elevators per Wing
- Common Toilets for Drivers and Domestic Help
- Common DTH Connection

## LIVE GREEN

- Solar Water Heater for Master Bedroom
- Rainwater Harvesting
- Energy-efficient Light Fittings
- Sewage Treatment Plant
- AAC Blocks
- Provision for Electric Charging Points in the Common Areas
- Organic Waste Converter

## LIVE SAFE

- 24 hr. CCTV Surveillance
- Visitor Management App
- Fire-fighting System
- Biometric Lock

Representative Images

# ‘AHA’ DELIGHTS ARE IN THE DETAILS

## STRUCTURE

- Earthquake-resistant RCC frame structure

## WALLS

- 5’’ AAC blocks for external & internal walls
- External ready-mix double coat plaster
- Internal gypsum finish

## DOORS

- Main Door: Laminated flush door with biometric lock
- Other Doors: Laminated flush doors

## WINDOWS

- Euro series aluminium sliding windows with mosquito net

## KITCHEN

- Dado tiles up to 2’ above the platform
- Black granite platform with S.S. sink
- Provision for water purifier
- Provision for washing machine

## FLOORING

- 800 x 800 vitrified tiles in all rooms
- Anti-skid tiles in toilets & balconies

## TOILET

- 1200 x 600 vitrified designer tiles
- CP fittings: Jaquar or equivalent brand
- Sanitary-ware: Jaquar or equivalent brand

## ELECTRICAL

- Concealed fire-resistant copper wiring
- Provision for A.C. in living room, common bedroom & master bedroom
- Provision for exhaust fans in kitchen & bathrooms
- Provision for T.V. in living room and master bedroom, and Wi-fi connection in living room
- Provision for inverter

## PAINTING

- External: Apex paint
- Internal: Tractor emulsion paint

Dighi
Army Institute of Technology
D. Y. Patil International School
Orchid Hospital
NIVASA ENCHANTÉ
Mount St. Patrick Academy
Porwal Road
Dhanori
CT Nursing Home
Kalwad Area Rd.
Lane No. 22
Lane No. 18
Khese Park Road
Lohegaon Road
Lohegaon
Alandi Road
NIVASA ANANYA
KHESE PARK • LOHEGAON
Pune International Airport
Kendriya Vidyalaya No.2 AFS, Pune
Aeromall
Lohegaon Road
Symbiosis International School & College
Sahyadri Super Speciality Hospital
Vishrantwadi
Commerzone IT Park
Vibgyor High School
Business Bay
Viman Nagar
World Trade Center
International Tech Park Pune, Kharadi
Phoenix Marketcity
Chandan Nagar
The Bishop's Co-Ed School
Cybage
Radisson Blu Hotel, Kharadi
EON IT Park
RTO Pune
SCAN TO LOCATE
*Not scaled to size.

# ‘AHA’ CONVENIENCES BEGIN WITH A STELLAR LOCATION

Khese Park-Lohegaon seamlessly blends urban energy with a touch of serenity. Stay connected with excellent access, indulge in cultural experiences, and explore top-rated schools for your family. Nature enthusiasts can immerse themselves in the green spaces nearby. The area offers the perfect balance for your dream life: convenience, excitement, and a tranquil escape.

## KEY DISTANCES FROM NIVASA ANANYA

### HEALTHCARE CENTRES

| | |
|---|---|
| Vimal Multispeciality Hospital | 1.2 km |
| Orchid Hospital | 1.6 km |
| CT Nursing Home | 1.9 km |
| Jehangir Hospital | 8.8 km |

### WORKSPACES

| | |
|---|---|
| Cybage | 6.7 km |
| Commerzone IT Park | 6.7 km |
| Business Bay | 7.8 km |
| World Trade Center | 10 km |

### TRAVEL AND COMMUTE

| | |
|---|---|
| Pune International Airport | 2.5 km |
| Pune Railway Station | 9.6 km |
| Ramwadi Metro Station | 6.4 km |

### SCHOOLS

| | |
|---|---|
| Symbiosis International School & College | 2.8 km |
| D.Y. Patil International School | 3.9 km |
| The Bishop's Co-Ed School | 6.2 km |
| Vibgyor High School | 6.9 km |

### SHOPPING DESTINATIONS

| | |
|---|---|
| Zudio | 2.2 km |
| Aeromall | 2.4 km |
| Phoenix Marketcity | 5.2 km |
| D-Mart, Kalyani Nagar | 6.7 km |

# NIVASA GROUP

## A FOUNDATION OF CUSTOMER-CENTRIC PERFECTION

Nivasa Group was founded on the strong belief of customer-centric perfection. Our pin-pointed focus with a transparent and determined approach has empowered us to build landmark projects and transform the skyline of Pune with sensibility and sensitivity.

Nivasa Enchanté, Lohegaon.

Friston - Seasons, Chembur.

Nivasa Elevia, Keshav Nagar.

Nivasa Udaan, Lohegaon.

Nivasa Aarambh, Moshi.

All Artistic Impression

# PILLARS OF TRUST AND TOP-TIER QUALITY

12 Years Record of Accomplishment

1 Million Sq.Ft. Successfully Delivered

1.4 Million Sq.Ft. Ongoing Projects

1400+ Happy Families

Projects Near IT Hubs, Schools & Hospitals

Track Record of Timely Possession

## CREDITS

**Project Architect:**
Cubix Architects Associates

**RCC Consultant:**
G.A. Bhilare Consultants Pvt. Ltd.

**MEP Consultant:**
Siddhivinayak MEP Consultants

**Landscape Consultant:**
Design Terra Landscape Consultants

NIVASA

NIVASA
ANANYA
KHESE PARK - LOHEGAON

**Site Address:** Sr.No. 248/1/1/2, Khese Park,
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**W: www.nivasagroup.com | M: + 91 9075 0000 99/90**

MahaRERA No: Phase 1
P52100076606

SCAN TO LOCATE

MEMBER
CREDAI
PUNE METRO

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