



PASSION AT WORK

SOBHA

NESARA

KOTHRUD

NATURE. *By your side.*



PUNE'S FINEST HOMES, NESTLED AMIDST NATURE.

Tucked away at the very edge of Kothrud, is 3 acres of pristine hillside living. SOBHA Nesara, high living the way nature intended. Nesara beautifully blends the convenience of city life with the pastoral charm of the NDA hills.

Here, life takes a much needed break from the rush and bustle of the everyday, in nature's embrace, in the lap of luxury.



KOTHRUD - LIVING THE DREAM

Pune city delicately balances the unhurried lifestyle of a small city with career-defining business opportunities of a big city. In recent times, it has evolved from being the cultural capital of Maharashtra to becoming an IT and manufacturing hub where the country's finest talent flocks. It is home to several MNCs and Indian companies of repute. Pune is known for its quaint cafes, cosy liveable localities and a thriving nightlife.

Over the years, Kothrud has emerged as one of the most sought-after neighbourhoods in Pune. Much like Pune, it strikes a fine balance between green, scenic spaces and a flourishing city life.

At the outskirts of Kothrud, is Pune's best kept secret - an unexplored patch of paradise we now call SOBHA Nesara; a place that is 3° cooler and 30% cleaner* than the rest of the city. As soon as you enter SOBHA Nesara, you can feel the temperature drop, clean cool air fills your lungs and sprawling green surroundings engulf the senses.

In more ways than one, this serene piece of land lends itself to SOBHA Nesara and SOBHA Nesara lends itself to its elemental beauty.



Nesara

ARTISTIC IMPRESSIONS: Indicative in nature and for general information purpose only.

A HOME CALLED NESARA

SOBHA Nesara is hillside living at its best. The 3 towers stand tall among their undulating neighbours and behold breath-taking views of the Kothrud countryside. Spread across 3-acre land, these towers house a total of 272 beautifully built apartments, where each 4.5, 3.5 and 3-bedroom apartment has been thoughtfully designed to engage with its native habitat and offers uninterrupted views of the surrounding landscape.



Enter the Nesara life

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MAKE AN ENTRANCE

What's a hillside without a giggling waterfall? The entrance to SOBHA Nesara mirrors its surrounding terrain with a waterfall facade. As you arrive at SOBHA Nesara, you are courteously accompanied by its suave drop-o area where subtle glimpses of the gymnasium and cafeteria hidden behind 20-foot water curtains whet your sensory appetite. You are then graciously greeted by its double-height lobby.

A 8500 sq.ft. clubhouse help you acclimatize to the SOBHA Nesara life.



Nature inspired homes

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LEISURE IN EVERY SQUARE FOOT

The homes at Nesara draw inspiration from the vast expanse of nature. Everything about them emanates endlessness. 10.3-foot floor to floor height exudes a sky-like abundance, while the 7-foot floor to ceiling windows invite the outdoors inside. Thoughtfully designed rooms allow for solitude and peace while family areas grant ample opportunities for togetherness.



Leisure with a view

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PICTURE PERFECT BALCONIES

Hillside, sun-kissed breakfasts, the laid-back coffee hour or a sleepless sleepover; with large balconies, who wouldn't want to have a mini-vacation on them?

Every Nesara master bedroom has a window wall that gently emerges into a private balcony overlooking the landscape beneath and the views beyond. Double glazed windows keep out the heat and bring in the scenic view in its full glory.



Wake up to opulence

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PEACE BY YOUR BEDSIDE

The bedrooms are designed as private havens that minimize interruptions and disturbance. They share very few common walls, none of the bedroom doors face each other and rooms are carefully distributed across the apartment, segregated mindfully by other rooms to safeguard your privacy.



For the joy of cooking

ARTISTIC IMPRESSIONS: Indicative in nature and for general information purpose only.

KITCHENS YOU'LL SAVOUR EVERY MOMENT IN

Brunches and dinners, cocktails and lunches - host every special occasion in the comfort of your home.

The no-hassle kitchen of your Nesara home is carefully designed to give you a superior cooking experience: You can choose the height of the platform, so you no longer have to lean over the kitchen counter. Imagine having no pain or stiffness even after hours of cooking.

The full height dado walls make every corner seepage-free and easy to clean. Ample natural light and ventilation make your cooking time stress and sweat-free while multiple, conveniently placed electric points make sure you can use several appliances at once.



Wash your worries away
Image for representation purpose only

BATHROOMS LIKE NO OTHER

Carefully designed bathrooms keep luxury in and leakage out. Whether you're splashing around with the kids or take a long rejuvenating bath; you'll never have to worry about slipping, skidding, leaks or maintenance.

4 layers of waterproofing and slung piping make sure your bathrooms remain maintenance-free for years to come. The self-draining floor elevation prevents wet floors and puddles and ensures quick drainage.



Actual Panoramic View from SOBHA Nesara



MOMENTS OF LUXURY GIFT-WRAPPED IN NATURE

Play a game of fetch with your frisky puppy at the pet park and treat your eyes to the magical hues of the skies at the sunset deck or catch up with friends over a drink at the pool's sunken bar. Within SOBHA Nesara is your very own home-resort. It is a museum of relaxing, exhilarating experiences crafted around SOBHA Nesara's native environment.



Image for representation purpose only

STAY FIT

Begin your day with a refreshing run at the approx. 700 feet jogging track, continue your workout at the uncrowded fully-equipped gym and cool o at the relaxing yoga room.



JOGGING TRACK



YOGA ROOM



MEDITATION AND
WELLNESS AREA



FULLY-EQUIPPED
GYM














Pune's Largest Swimming Pool*

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RELAX

Wash away the blues at Pune's largest swimming pool*; enjoy your break at the aqua pool bar with your favorite cocktail; relax your mind with leisurely strolls at the multipurpose lawn; find a good page-turner and read for hours at the sunset deck; or allow yourself to recuperate at the full-service salon and spa.

-  SWIMMING POOL
-  AQUA POOL BAR
-  SUNSET DECK
-  STEAM
-  SAUNA
-  SPA
-  SENSORY GARDEN
-  JACUZZI
-  CAFETERIA
-  MULTIPURPOSE LAWN
-  SALON

*Ongoing projects in PMC limits



Image for representation purpose only

CELEBRATE

Well-deserved parties and landmark celebrations find the perfect host in SOBHA Nesara's multi-purpose hall and party lawn while carefree Sundays find the perfect companion at the sunset deck.



PARTY LAWN



MULTIPURPOSE HALL



Image for representation purpose only

PLAY

SOBHA Nesara has plenty of screen-free outdoor experiences to keep your kids and their friends from getting bored. The delightfully designed play area, climbing wall and Toddler's Playpen offer a variety of sensory experiences to learn from and grow with.



CHILDREN'S PLAY AREA



TODDLER'S PLAYPEN



CLIMBING WALL



SEPARATE KIDS POOL



PET PARK

PUNE - BENGALURU HIGHWAY



THE MASTER PLAN

LEGEND

- | | | |
|-------------------------|-------------------------|--------------------|
| 1. Sunset Deck | 6. Multipurpose Lawn | 11. Kids' Pool |
| 2. Aqua Pool Bar | 7. Children's Play Area | 12. Water Curtain |
| 3. Sensory Garden | 8. Rock Climbing Wall | 13. Grand Entrance |
| 4. Multipurpose Gallery | 9. Joggers' Track | 14. Pet Park |
| 5. Multisport Lawn | 10. Swimming Pool | |

CLUB HOUSE

- | | | |
|------------------------|---------|---------------------|
| • Yoga & Dance Room | • Salon | • Jacuzzi |
| • Indoor Games Room | • Spa | • Cafe |
| • Gymnasium | • Steam | • Toddler's Playpen |
| • Multipurpose Gallery | • Sauna | |

DETAILED PLANNING

LIVING ROOM:

Marble for main flooring

Plastic emulsion paint for walls and ceiling

7 feet tall double-height windows

Floor to floor height of 10.3 feet

Supply & fixing of video door phone

BEDROOMS:

Wooden finish tile flooring in master bedroom

Superior quality vitrified tile flooring and skirting

Plastic emulsion paint for walls and ceiling

7 feet tall double-height windows

BALCONIES/UTILITIES:

Superior quality anti-skid ceramic tile flooring & skirting

Ss/ms handrail as per design

Granite coping for parapet

Plastic emulsion paint for ceiling, wherever applicable

All walls painted in textured paint

False ceiling as per design

KITCHEN:

Superior quality vitrified/ceramic tile flooring

Superior quality ceramic wall tiling up to ceiling

Plastic emulsion paint for ceiling

FLAWLESS EXECUTION

TOILETS:

Superior quality ceramic tiling up to false ceiling

Door shutters without side Masonite and inside laminate

False ceiling in toilets with grid panels

Natural stone/engineered stone vanity counters in all toilets

Shower partition in master toilet

Geysers in toilets

WINDOWS:

Heavy-duty powder coated aluminum windows made from specially designed & manufactured aluminum sections/upvc

DOORS:

Frame - timber

Architrave - timber

Shutters - with both side masonite skin



HINJEWADI

AUNDH

VIMAN NAGAR

PASHAN

SHIVAJINAGAR

BAVDHAN

KOTHRUD

BHUGAON

NDA HILLS

Symbiosis International University

Oxford Golf Resort

Ryan Intl. School

Ambrosia Resort & Spa

Oxford International School

Chellaram Hospital

Tirupati Hospital

Bavdhan Office

Aditya Shagun Mall

More Supermarket

State Bank of India

HP Petrolpump

Café Peter

CCD

Banjara Hills

Up & Above

Oxford International School

Aditya Shagun Mall

More Supermarket

State Bank of India

HP Petrolpump

Café Peter

CCD

Banjara Hills

Up & Above

Pashan Lake Bird Watching Zone

Defence Research and Development Organisation

New India School

Lodhia-Jain IT Park

Chandni Chowk Proposed Metro Station

Biodiversity Park

Garden Court

Chandani Lawns

State Bank of India ATM

Centre For Development Of Advanced Computing, Innovation Park

St. Joseph High School

State Bank of India ATM

City Intl. School

State Bank of India

Reliance Fresh

MIT University

Kothrud Bus Depot

Lifeline Hospital

Savitribai Phule University

The Pavillion Mall

MMF Ratna Memorial Hospital

Symbiosis College of Art & Comm.

MIT University

Kothrud Police Station

Vanaz Corner

Sahyadri Hospital

Vanaz Metro Station

Mayur Colony

SHIVAJINAGAR

Fergusson College

Kamla Nehru Park

Hyper Market

Towards Symbiosis

Sahyadri Hospital

Vanaz Metro Station

Mayur Colony

Towards Prabhat Rd

Towards Symbiosis

Sahyadri Hospital

Vanaz Metro Station

Mayur Colony

Shopping

Metro Station

Dining

Educational Institutes

Petrol Pump

Garden/ Parks

SOBHA NESARA

KOTHRUD



Map Not to Scale

CONVENIENCE BY YOUR SIDE

Kothrud is not just one of Pune's most buzzing locations, it also takes pride in the distinction of offering unmatched convenience. Being right on the Pune-Mumbai Highway, you can enjoy quick connectivity to Hinjewadi IT hub, and prime destinations in and around Mumbai. Not just this, malls, multiplexes, renowned educational institutes and hospitals are within a few kilometers radius, making your commute hassle-free and lifestyle, convenient.

KEY DISTANCES

Bavdhan - 2 mins

Kothrud Depot - 6 mins

Bhugaon - 7 mins

Mumbai-Bangalore Highway - 8 mins

Vanaz Corner - 10 mins

Mayur Colony - 15 mins

Law College Road - 20 mins

Prabhat Road - 20 mins

Hinjewadi - 25 mins

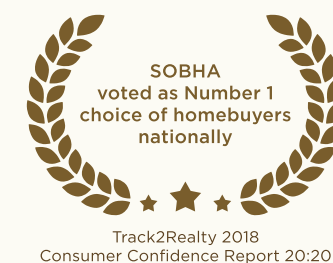
Pirangut - 25 mins

Shivaji Nagar - 30 mins

AWARDS & ACCOLADES



SOBHA Nesara carries forward the rich legacy with prestigious awards such as:



The SOBHA Way

BACKWARD INTEGRATION MODEL



**DESIGN &
ENGINEERING**



**IN-HOUSE
WORKFORCE**



**IN-HOUSE
FACTORIES**



**QUALITY
ASSURANCE**

Backward integration construction model at Sobha includes related manufacturing units. With this robust model in place, SOBHA ensures that only the best quality materials are used in building all its products.

Backward integration model at SOBHA includes an interiors division with one of India's largest wood working factories, a metal works and glazing factory, and a concrete products factory. All of SOBHA's factories include state-of-the art manufacturing facilities spread over 55,000 square metres of built up area that is comparable to the best in the world.

These units are equipped with the latest automated machinery which helps in manufacturing products with the desired finesse, durability and precision.



Actual Image of SOBHA Interiors Limited Factory, Bengaluru

The SOBHA Way

SOBHA is the only real estate brand in India to practice backward integration, managing the raw materials with its own in-house manufacturing divisions to ensure that quality is delivered to every customer.

INTERIORS

Spread across 3,25,000 sq. ft., SOBHA Interiors is perhaps the largest wood-work factory of India. The division manufactures all kinds of furniture and specializes in customized joinery work.

GLAZING & METAL WORKS

This division manufactures premium quality products ranging from aluminum doors, windows, structural glazing, aluminum composite panel, SS cladding, architectural metal works and pre-engineered buildings.



Actual Image of SOBHA Concrete Product Factory, Bengaluru

The **SOBHA** Way

CONCRETE PRODUCTS

A fully automated manufacturing unit spread across 8 acres, it manufactures concrete blocks, pavers, kerbstones, water drainage channels, etc, with a production capability of 28,000 blocks/day.

RESTO PLUS

SOBHA Restoplus provides best-in-class sleeping solutions for its customers.

25 YEARS OF PASSION AT WORK



23,000 happy customers



109.74 Mn. Sq. Ft. total area developed



Presence in 27 cities in 14 states across India



39.36 Mn. Sq. Ft. of under development

SOBHA

NESSARA

KOTHRUD

☎ 020 6625 1444

SITE ADDRESS: Survey No. 77/1, Plot No. 1, Paud Road, Near Chandni Chowk, Kothrud, Pune - 411038 | salespune@sobha.com

SOBHA Nesara project is financed by and mortgaged to RBL Bank Limited.

MahaRERA No: BLOCK 1: P52100020057, BLOCK 2: P52100020034, BLOCK 3: P52100020062. Available at www.maharera.mahaonline.gov.in

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