



**NIRVANA**

— NOTHING BEYOND —

THE SMILES...

& NOTHING  
BEYOND

THE LIFESTYLE...

& NOTHING  
BEYOND

# NOTHING BEYOND

Slowly, steadily, one step at a time you've built your life.

For you aimed to one day find your way to a state of contentment, a state of a calm, carefree life. A life that feels complete in a way that you know it can't get better than this, you know it is everything you need.

Nirvana is for the stage in life when all you seek is that perfect home you dreamt of. It is a lifestyle that is elite, peaceful, luxurious, and it marks the fulfilment you chased in life.

Nirvana is a home,  
an emotion,  
an achievement.

Nirvana is the peak  
where you know you want  
Nothing Beyond.



# THE HOUSE OF THE ELITE



A thoughtfully designed project that marks the ultimate accomplishment of a luxurious lifestyle, spreads into 3 towers of 3 & 4 BHK apartments crafted for the elite. Embraced by scenic landscape and designed to overlook a beautiful green expanse, Nirvana is an exclusive lifestyle that entails serenity and vigour.



**RADIATING  
FINESSE  
AND  
OPULENCE**



**THE EPITOME  
OF LUXURY...  
& NOTHING BEYOND**



Artistic Impression



# THE RADIANT HEART OF PUNE

Baner is a buzzing centre of Pune and has seen tremendous growth and development over years. The connectivity from Baner to the rest of Pune is excellent and has an impressive social infrastructure. Nirvana borders the popular Palled Farms which also adds a touch of serenity to the project.

SCAN FOR  
THE LOCATION  
THAT NEEDS NO  
INTRODUCTION







**THE  
SUPERIOR  
VIBE...**

**& NOTHING  
BEYOND**



Fine living entails much more than luxurious homes. It involves an overall vibe of the surroundings, and Baner surely qualifies as a locality marked by an upscale lifestyle. Baner is an exciting mix of youthful, vibrant energy and a classy, sophisticated personality. It is a professional's utopia, a dweller's haven and the youth's paradise; for it is a locality of ease of connectivity, a balance of concrete & nature, and a blend of varied entertainment avenues. With its evolution over the years, Baner is a place that is synonymous with superior living standards.





GRAND ENTRANCE GATE



When we say luxury, we mean it in every way. Detailed to perfection, homes at Nirvana are opulent in the true sense. The sheer expanse of these homes assure you a life that is more than just comfortable. Nirvana is a lavish expression of the lifestyle you always wanted.

## **ELEGANT INTERIORS, LUXURIOUS GRAND LIVING**



THE PERFECT DREAM LIFE...

& NOTHING  
BEYOND



# ENLIVENING LIFESTYLE

An array of carefully curated amenities that spread across the clubhouse and rooftop bring much-needed vigour and unwinding to life.

INFINITY EDGE



**LIFESTYLE TAILORED  
TO THE HIGHEST  
STANDARDS**





## AMENITIES

- ROCK CLIMBING WALL
- SENIORS' LOUNGE
- KIDS' & TODDLERS' PLAY
- RESTING PAVILION
- KIDS' SAND PIT
- ACTIVITY LAWN
- MULTIPURPOSE HALL
- PRACTICE CRICKET PITCH
- MINI SPORTS COURT WITH SEATING
- OUTDOOR WORK STATIONS
- YOUTH AREA WITH BOARD GAMES
- READING NOOK
- PARTY LAWN
- YOGA DECK
- BILLIARDS DECK
- CRÈCHE
- FOOSBALL TABLE
- LOUNGE
- GYM WITH TOILETS & SAUNA
- SQUASH COURT
- 355M JOGGING LOOP

## TOWER A

- EXCLUSIVE WAITING LOUNGE
- LAP POOL WITH INFINITY EDGE VIEW
- POOL LOUNGE DECK
- KIDS' BUBBLER POOL
- SPA ROOMS
- OUTDOOR SHOWER
- SKY BAR WITH GARDEN AREA
- ROOFTOP AL FRESCO
- STARGAZING LOUNGE/ PARTY LOUNGE
- BBQ COURTYARD

## TOWER B & C

- YOGA DECK
- RESTING SIT-OUT
- OUTDOOR FITNESS STATION
- MEDITATION CORNER
- KIDS' OUTDOOR CLASSROOM
- KIDS' LEGO PLAY AREA
- KIDS' EVENT DECK
- MULTIPURPOSE LAWN
- KITCHEN/BBQ AREA
- CONGREGATION / ACTIVITY DECK
- HANGING SEATS





CLUBHOUSE

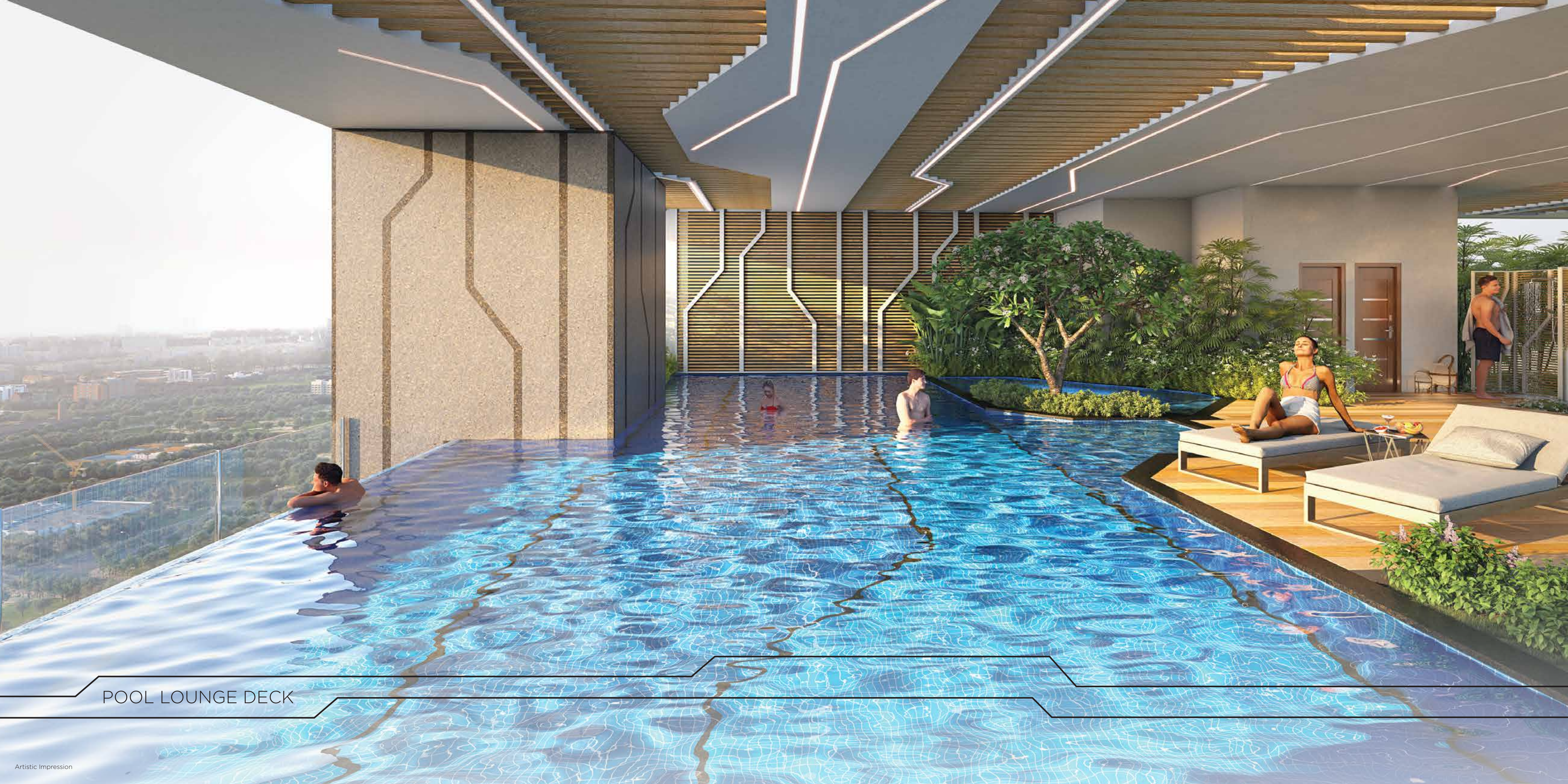




ROOFTOP LEISURES



SKY GARDEN LOUNGE



POOL LOUNGE DECK



SKY BAR

THE STILLNESS...

& NOTHING  
BEYOND



LEISURE LOUNGE



KIDS' OUTDOOR CLASSROOM



OUTDOOR FITNESS STATION





BOX CRICKET ARENA

# APARTMENT SPECIFICATIONS

## FLOORING

Marble In Living, Kitchen, Dining, Bathrooms  
And Bedrooms  
Wooden Finish Tiles In Balconies

## KITCHEN

Fully Furnished Modular Kitchen With  
International Standards Hob, Chimney, Water  
Purifier, Oven  
Wall Dado In Quartz/natural Stone

## UTILITY BALCONY

Anti-skid Tiles  
Washing machine & Dishwasher provision  
SS Sink With Utility Counter

## WINDOWS & DOORS

Large Size High Quality System Windows  
Veneer Finished Doors With Premium  
Hardware

## BATH

Premium Cp And Sanitary Fittings, Boilers For All  
Bathrooms  
Glass Cubicles For Shower Area

## CEILING

False Ceiling With Concealed Lighting For kitchen,  
living, dining

## ELECTRICAL

Home Automation In Living And Dining Area  
(Mood Lighting & Provision For Motorised  
Curtains)  
Bedrooms And Living Rooms Pre-wired With  
Voice & Data Cables  
Premium Modular Switches  
Video Door Phone At Main Door  
Concealed Lights In All Rooms  
Air Conditioning In Bedrooms, Living & Dining

## ELECTRIC BACKUP

100% Generator Back Up With 60% Diversity

# PROJECT SPECIFICATIONS

## COMMON AREAS

High Speed Elevators  
Imported Marble For Entrance Foyer Of The Tower  
CCTV Surveillance System On Ground Floor Lobby Area  
Basement Parking  
BMS System  
Access Control At Each Common Entrance

## FOR THE ENVIRONMENT

Water Treatment Plant (WTP)  
Rainwater Harvesting (RWH)  
Sewage Treatment Plant (STP)  
Organic Waste Converter System (OWC)  
Solar Electricity With Reverse Meter For Common Society Use

## FIRE SAFETY

Fire Fighting System With Sprinklers  
Fire Fighting System Having External Yard Hydrants  
Smoke Detectors In All The Apartments  
Refuge Floors At Frequent Intervals





NOTHING BEYOND...

& IT'S JUST THE  
BEGINNING...

Project By



#### SITE ADDRESS

Aundh Baner Link Road, Survey Number 224/1, Baner, Pune - 411045

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