NYATI

ELAN

1, 2 & 3 RHK HOMES

WAGHOLI

NYATI

‘Nyati‘, a name synonymous to great residential & commercial developments across Pune, stands tall on the foundations of Quality & Trust. We have been driven by the most valuable assets of this brand - You, our clients, associates, stakeholders, and the wonderful team. Today and every day, we see your unmatched trust & dedication and we want to say, #NyatiAppreciates! Along with this gratitude comes a sense of pride for being responsible for your investment portfolios and asset value’s appreciation in monetary terms. Great returns have always been a part of dealing with Nyati, even during the most challenging times, #NyatiAppreciates!

In every thought, every deed, any present and future investment -

#NYATI APPRECIATES



ARTISTIC RENDITION

Come Home to Elevated Living

As Nyati's flagship project, Elan brings forth a modern living experience for a healthy work-life balance. Moving away from the fast-paced lifestyles, homes here celebrate the calm and quiet with elevated luxury. The open spaces, lush green landscapes, well-ventilated rooms and fitness-centric amenities offer you the epitome of premium living.

The picturesque gardens spell natural beauty into your lifestyle, while the clubhouse creates a perfect escape from your daily routine. Every home is designed to overlook the spectacular amenity area for a genuinely fulfilling living experience.

Experience a life transformed by comfort and convenience laid on the foundation of contemporary standards.

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ARTISTIC RENDITION



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COMMON AMENITIES

Common Areas, Amenities & Facilities Already In Place / Established For “Entire Nyati Elan”.

a) Main entrance gate with security cabin & Compound wall.
b) Landscaped garden with lawns and flower beds in Open Space.
c) Children's play area with play equipment's in Open Space.
d) Club House.
e) Generator backup for Passenger Elevators, Pumps, Common Lights and Club House.
f) LED fixtures for common Area.
g) Internal Tremix concrete roads.
h) STP as per statutory requirements. STP Recycled water for Gardening and Flushing.
I) WTP as per statutory requirements.
j) Wet Garbage disposal through Organic Waste Converter.
k) Rain water harvesting.
l) Piped Gas network system.



Technical Specifications

STRUCTURE, MASONARY WALLS & PLASTER / PAINTS

a) RCC Framed Structure.
b) Masonary 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 up to louvered window top level - as per IS code 15622
b) Kitchen - Ceramic glazed tile dado up to 1.2 m above kitchen platform - as per IS code 15622

KITCHEN

a) Granite top kitchen platform, with S.S. Sink & Ceramic Glazed tile dado up to 1.2 m above platform.
b) Piped Gas outlet.

TOILETS

a) CPVC Concealed plumbing with Hot and Cold arrangement. Brand – Finolex/AjayFlowGuard /Prince /Supreme
b) C P fittings. Brand- Jaguar/Grohe/Isenberg/Kohler
c) Sanitary Wares. Brand – RAK/Hindware/Jaguar/Kohler
d) Solar Water Heating System for Master Toilet only. (Time, temperature and quantum of hot water subject to climate conditions)

ELECTRIFICATION & CABLING

a) Concealed copper wiring with modular switches in all flats. Brand for Electrical Switches - Legrand / Schneider / Anchor, Electrical Wiring – Polycab / Finolex / R. R. Kabel / Havells
b) Provision of Telephone point in Hall.
c) TV point in hall 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.

DOORS

a) Main Door Frame – Wooden - Red Meranti
b) Main Door Shutter - Both side Veneer main door shutter with accessories.
c) Bedroom Frame & Doors - Skin door shutters with Red Meranti door frame.
d) Toilet Doors - Skin door shutters with Granite door frame.
e) Eye level terrace Door - 3 Track Aluminum powder coated sliding Doors with Mosquito Net.

WINDOWS

a) 3 Tracks Aluminum powder coated sliding windows with Mosquito Net. (50% Opening).
b) PVC louvered windows for all toilets.

PAINTING

a) Internal walls & Ceiling - Oil Bound Distemper: Brand – Dulux / ICI / Asian/Berger / Nerolac.
b) External walls - Acrylic Paint: Brand – Asian / Dulux / Berger / New world Paints / Jotun / Dr. Fixit.
c) Inside Toilet & Ceiling - Oil Paint above Tile dado.

LIFTS

a) Automatic Door Elevators – 2 nos per building.









CONCEPTUAL IMAGES

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PROJECT LAYOUT



ARTISTIC RENDITION

AMENITIES

1. CLUBHOUSE
2. CHILDREN'S PLAY AREA
3. TODDLERS PLAY AREA
4. CLIMBING WALL
5. SWIMMING POOL
6. AMPHITHEATER
7. YOGA LAWN WITH CAMP FIRE
8. SKATING RING
9. PARTY LAWN
10. TENNIS COURT
11. BASKETBALL COURT
12. FOOTBALL PITCH
13. CRICKET PITCH
14. OUTDOOR GYM

NYATI

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1, 2 & 3 RHK HOMES

WAGHOLI

‘A3’ (ALEA) TYPE - ODD

Typical 1st, 3rd, 5th, 7th, 9th & 11th Floor Plan

For Marketing/sales purpose only



Nyati Elan Central - I, Buildings A3 & B6 (P+12), MAHARERA REG. No.: P52100029005, Available on: https://maharera.mahaonline.gov.in

Disclaimer: The furniture layout displayed in the Floor plans are indicative in nature and are not included in the actual apartment. The Client can consult an interior designer as per his preference for designing his own furniture layout.

Note :- The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall".

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1, 2 & 3 RHK HOMES

WAGHOLI

‘A3’ (ALEA) TYPE - EVEN

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Nyati Elan Central - I, Buildings A3 & B6 (P+12), MAHARERA REG. No.: P52100029005, Available on: https://maharera.mahaonline.gov.in

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1, 2 & 3 RHK HOMES

WAGHOLI

‘B6’ (SEREN) TYPE - ODD

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1, 2 & 3 RHK HOMES

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‘B6’ (SEREN) TYPE - EVEN

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‘H1’ (LAURA) / ‘H3’ (LYRA) TYPE - ODD

Typical 1st, 3rd, 5th, 9th & 11th Floor Plan

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Nyati Elan South I, Building H1 (LG+UG+11), MAHARERA REG. No.: P52100029008, Available on: https://maharera.mahaonline.gov.in

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1, 2 & 3 RHK HOMES
WAGHOLI

‘H1’ (LAURA) / ‘H3’ (LYRA) TYPE - EVEN

Typical 2nd, 4th, 6th, 8th & 10th Floor Plan

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NYATI

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1, 2 & 3 RHK HOMES

WAGHOLI

‘H2’ (LICIA) / ‘H4’ (LISA) TYPE - ODD

Typical 1st, 3rd, 5th, 9th & 11th Floor Plan

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1, 2 & 3 RHK HOMES
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‘H2’ (LICIA) / ‘H4’ (LISA) TYPE - EVEN

Typical 2nd, 4th, 6th, 8th & 10th Floor Plan

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1, 2 & 3 RHK HOMES

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‘A4’ (ASHER) TYPE - ODD

Typical 1st, 3rd, 5th, 7th, 9th & 11th Floor Plan

For Marketing/sales purpose only



Nyati Elan Central - II, Buildings A4-B7, B9-B10 & G7-G8 (P+12), MAHARERA REG. No.: P52100031800, Available on: https://maharera.mahaonline.gov.in

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1, 2 & 3 RHK HOMES
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‘A4’ (ASHER) TYPE - EVEN

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1, 2 & 3 RHK HOMES

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‘B7’ (SEONA) TYPE - ODD

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‘B7’ (SEONA) TYPE - EVEN

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1, 2 & 3 RHK HOMES

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‘B9’ (SIERRA) TYPE - ODD

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‘B9’ (SIERRA) TYPE - EVEN

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‘B10’ (SILIVIA) TYPE - ODD

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‘B10’ (SILIVIA) TYPE - EVEN

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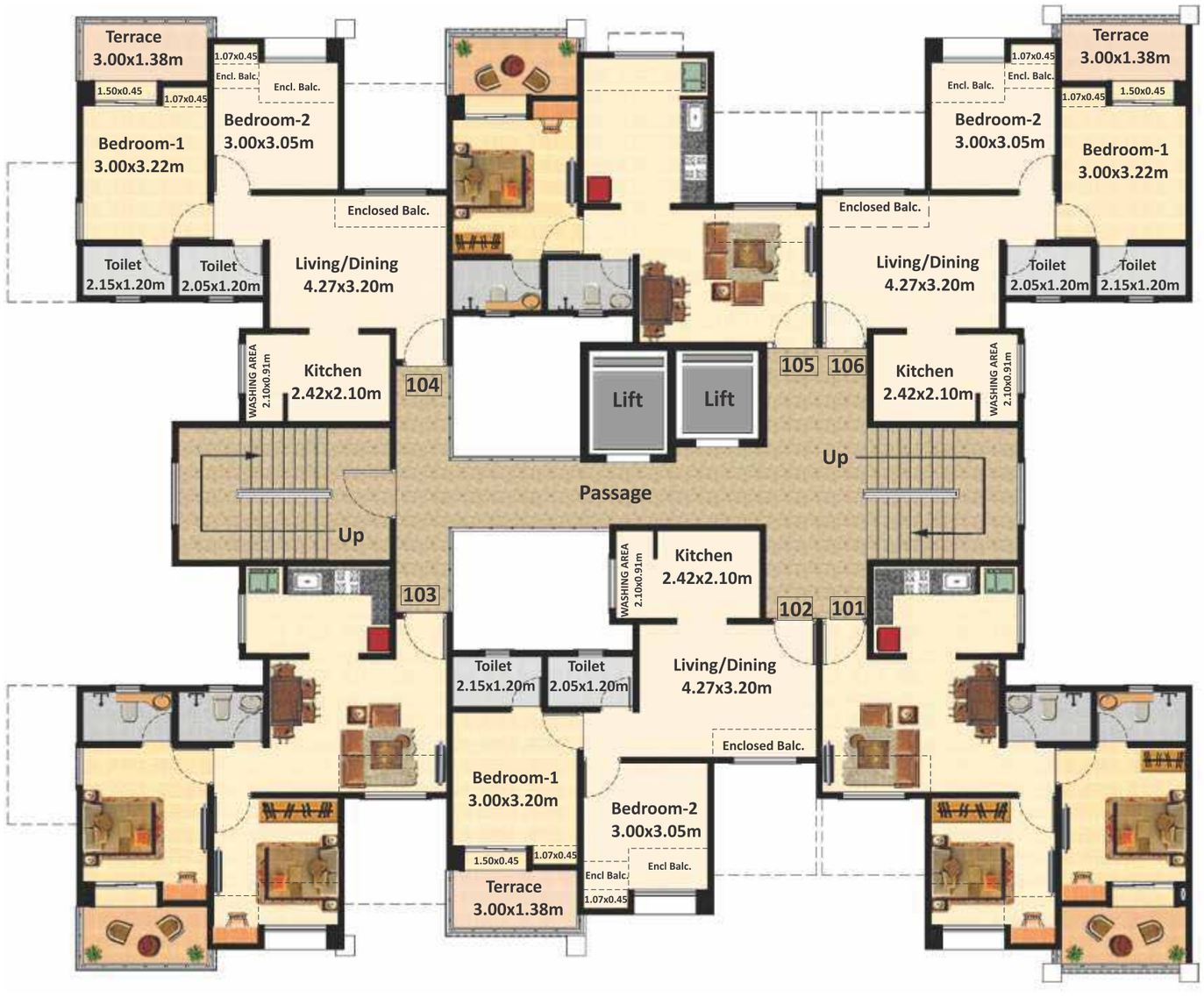
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‘G8’ (ERIN) TYPE - ODD

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‘G8’ (ERIN) TYPE - EVEN

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1, 2 & 3 RHK HOMES

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‘A5’ (ALICE) TYPE - ODD

Typical 1st, 3rd, 5th, 7th, 9th & 11th Floor Plan

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Nyati Elan Central - III, Buildings A5 & B8 (P+12), MAHARERA REG. No.: P52100034714, Available on: https://maharera.mahaonline.gov.in

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‘A5’ (ALICE) TYPE - EVEN

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1, 2 & 3 RHK HOMES

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‘B8’ (STELLA) TYPE - ODD

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‘G1’ (MABEL) / ‘G3’ (MARICA) TYPE - ODD

Typical 1st, 3rd, 5th, 7th, 9th & 11th Floor Plan

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Nyati Elan South - II, Buildings G1, G2, G3 & G4 (P+12), MAHARERA REG. No.: P52100045336, Available on: https://maharera.mahaonline.gov.in

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‘G1’ (MABEL) / ‘G3’ (MARICA) TYPE - EVEN

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‘G2’ (MAGNOLIA) / ‘G4’ (MARLEY) TYPE - ODD

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LOCATION MAP
(Not to scale)



- LOCALITY
- SCHOOLS
- CINEMAS
- SHOPPING MALLS
- IT PARKS
- HOTELS
- GOLF COURSE
- TEMPLE





INFRASTRUCTURE

• Reliance Mart	0.4 km
• Star Bazaar	2.2 kms
• Kapila Resorts	7.0 kms
• Diamond Water Park	8.4 kms
• Kharadi Eon Sez IT Park	9.0 kms
• Phoenix Market City	10.0 kms
• Bollywood E-Square, Kharadi	10.2 kms
• Seasons Mall / Amanora Mall	12.5 kms
• Magarpatta City	12.5 kms

MEDICARE

• Lifeline Hospital	2.0 kms
• Imax Multispecialty Hospital	2.5 kms
• Phoenix Multispeciality Hospital	2.6 kms
• Care Multispeciality Hospital	2.6 kms
• Global Multispeciality Hospital	2.7 kms
• Columbia Asia Hospital Pune	10.3 kms

NEIGHBOURHOOD

• Kesnand	4.8 kms
• Lonikand	6.3 kms
• Kharadi	8.2 kms
• Lohegaon	8.9 kms

CONNECTIVITY

• Pune - Nagar Highway	1.0 kms
• Pune International Airport	12.5 kms
• Hadapsar Railway Station	12.5 kms
• Pune Railway Station	18.3 kms

EDUCATION HUB

• JSPM Wagholi	0.5 kms
• Prodigy Public School	0.5 kms
• BJS School & College	0.7 kms
• The Lexicon International School	1.1 kms
• SNBP International School	2.3 kms
• Sankriti School	2.9 kms
• Raisoni Group of Institutions	3.0 kms
• Eva World School	3.5 kms
• Holy Angels Convent High School	6.2 kms
• Podar International School	6.5 kms
• Delhi Paramedical and Management Institute	7.0 kms
• Dhole Patil College Of Engineering	7.4 kms

DISTANCE IN APPROX

#NYATI APPRECIATES

NYATI

Site Address	:	Near JSPM College, Nagar Road, Wagholi, Pune - 412207.
Tel.	:	**+91 80551 55999**
Corporate Office	:	6th Floor, Nyati Unitree, Near Gunjan Theatre, Nagar Road, Yerwada, Pune - 06.
Mumbai Office	:	Suite No. 804, Landmark Platinum, S. V. Road, Bandra (W), Mumbai - 50.
Dubai Office	:	Nyati Real Estate, 102, Burlington Tower, Business Bay, Dubai, UAE.
E-mail	:	elan@nyatigroup.com | **Website**: www.nyatigroup.com

25 YEARS OF EXCELLENCE

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Note:- The dimensions of the unit as mentioned are from "Bare Wall" to "Bare Wall".

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