nexus

गुलमोहर

1, 2 & 3 BHK HAPPY HOMES

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Nexus Gulmohar is one of the most prestigious project Nexus Group having 1, 2 & 3 BHK homes. Located at Charholi, a fastest developing area of PCMC having excellent connectivity to other parts of Pune like Pune Airport, Yerwada, Vishrantwadi, Bhosari, Moshi, Chakan, Markal MIDC, Talegaon, etc. Divine place like Alandi & Dehu are easily accessible from the location. Proposed ring road gives excellent connectivity to Nagar Road, Lohegaon, Wagholi, etc

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Designed with Future in Mind

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Where
Happiness Resides

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Master Plan of Happiness

AMENITIES

ENTRY:

- Attractive Entrance Gate with Security cabin
- Attractive & Pleasant Entrance Lobby
- Nameplate for each flat
- Intercom connection to each flat

INTERNAL ROADS:

- Internal roads with trimix / block finish
- Street Lights with LED / CFL Fittings

- **SECURITY:**
- 24x7 Security

ENVIRONMENTAL RESPONSIBILITY:

- Rainwater Harvesting
- Solar Water System as per norms
- Garbage Chute
- Sewage Treatment Plant (STP)
- Organic Waste Control (OWC)

GARDEN:

- Beautifully designed Landscaped Garden
- Party Lawn
- Activity Stage
- Gazebo

COMMON AMENITIES:

- Club House with Multi-purpose Court
- DG Backup for all common areas
- Fire Fighting System
- Letterbox
- Energy Efficient Common Lighting
- Sit-out for Senior Citizens
- Gym with Indoor Games



SINGLE MULTI-PURPOSE COURT FOR VOLLEYBALL, BASKETBALL & BADMINTON

SPORTS AMENITIES



KID'S PLAY AREA
WITH PLAY EQUIPMENT'S



CRICKET PITCH



JOGGING TRACK



CLIMBING WALL &
ACUPRESSURE TRACK



OPEN GYM

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You'll be Tempted to Live here



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SPECIFICATIONS

STRUCTURE

- R.C.C. frame structure with specifications as per latest building code
- Good quality masonry
- External plaster will be sand faced and internal areas will be Smooth finish

FLOORING

- 24"X24" vitrified tiles in all rooms with skirting
- Mat / Anti skid tiles for all attached terraces & toilets

BATHROOM & TOILET

- Glazed tiles dado up to Lintel level in all Toilet
- Provision for geyser in both Toilet
- Hot & Cold mixer with concealed Plumbing

KITCHEN

- Granite top kitchen platform with stainless steel sink and glazed/designers tiles upto lintel level
- Provision for Water Purifier & Exhaust fan

WATER SOURCES

- Provision of overhead and underground water tank with adequate capacity

ELECTRICAL

- Concealed wiring with standard ISI make wires and switches with sufficient electric points
- Provision for AC point in Master Bedroom
- Provision for Invertor

DOORS

- All doors will be flush door with decorative laminate sheet having standard fittings
- The door eye will be provided on main door
- 3 Track Sliding door with mosquito net will be provided for Living & Bedroom terraces

LIFT

- Auto Door Lift in each building

WINDOWS

- 3 Track Powder coated aluminum sliding window with mosquito net & safety grills in Living & Bedroom
- 2 Track Powder coated aluminum sliding window in Kitchen

PLUMBING

- Concealed plumbing with hot and cold water arrangement in toilet
- Branded Sanitary ware & CP Fittings
- Solar Water in Master Toilet

PAINTING

- Oil bond distemper paint in all rooms
- Water resistant paint on external walls

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1 BHK

- A Entry
- B Living Room
- C Terrace
- D Bedroom
- E Attached Toilet & Bathroom
- F Attached Dry Terrace
- G Toilet & Bathroom
- H Kitchen

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2 BHK

TYPE -1

- A Entry
- B Living Room
- C Terrace
- D Master Bedroom
- E Attached Toilet & Bathroom
- F Bedroom
- G Kitchen
- H Dry Terrace
- I Common Toilet & Bathroom



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2 BHK
TYPE -2

- A Entry
- B Living Room
- C Terrace
- D Master Bedroom
- E Attached Terrace
- E Attached Toilet & Bathroom
- F Bedroom
- G Kitchen
- H Dry Terrace
- I Common Toilet & Bathroom



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3 BHK

- A Entry
- B Living Room
- C Terrace
- D Master Bedroom - 1
- E Attached Toilet & Bathroom
- F Attached Terrace
- G Master Bedroom - 2
- H Attached Toilet & Bathroom
- I Attached Terrace
- J Bedroom - 3
- K Kitchen
- L Dry Terrace
- M Common Toilet & Bathroom



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N

1st,2nd,3rd,4th, 5th, 6th, 7th,9th,10th,11th, 12th,14 th,15th Floor Plan

H WING

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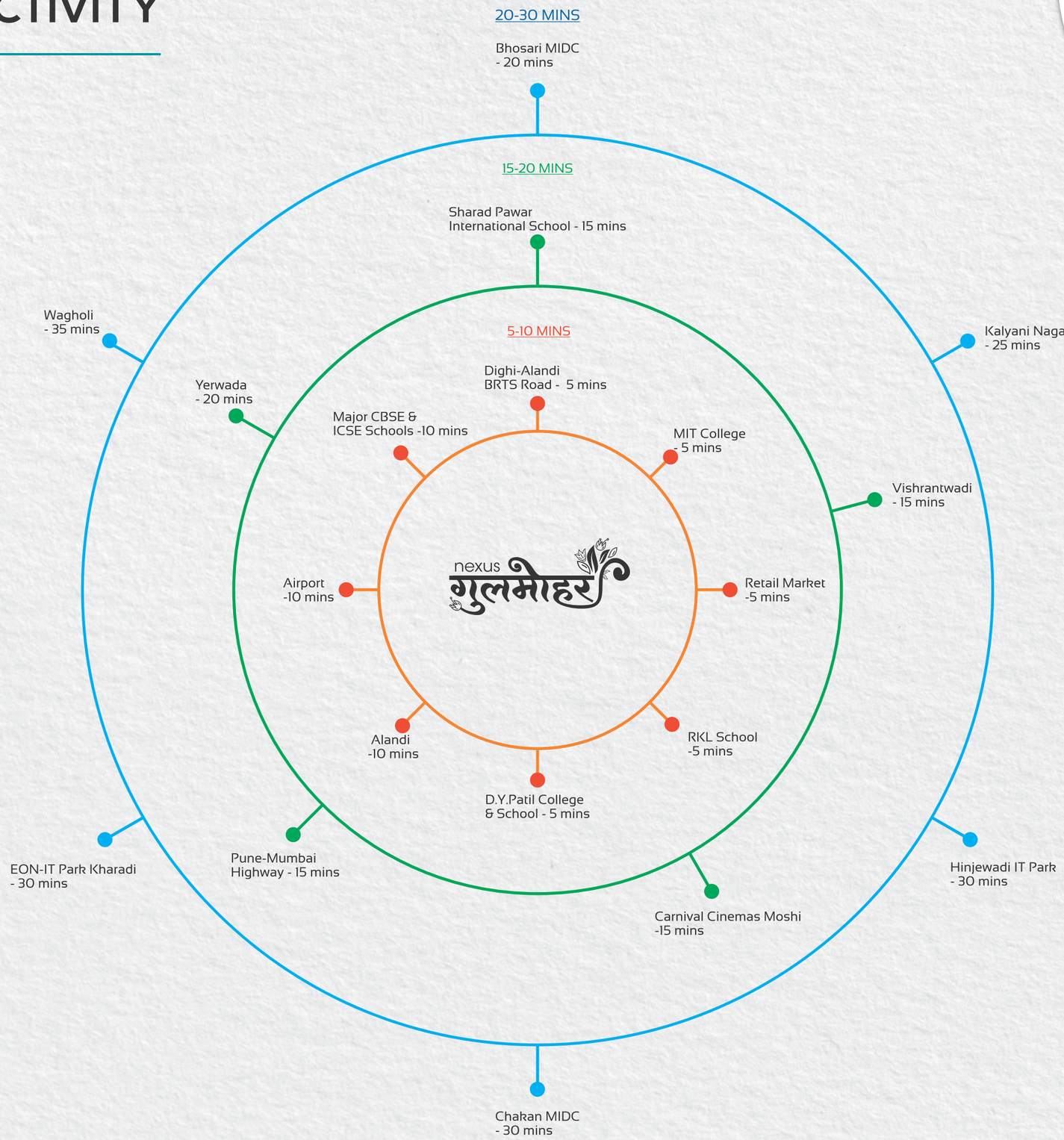
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8th to 13th Floor Plan

H WING

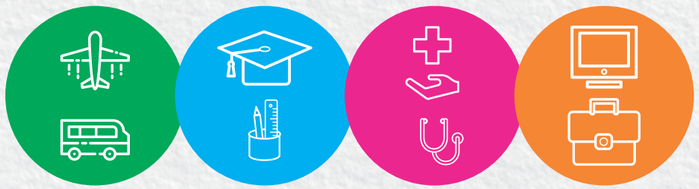
CONNECTIVITY



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KEY PLACES



Pune Airport ----------10.7 Kms

Pune Station ----------17.7 Kms

Shivaji Nagar ----------20.8 Kms

Viman Nagar ----------12.4 Kms

Vishrantwadi ----------12.5 Kms

Nashik Phata ----------13.9 Kms

Nagar Road ----------15.7 Kms

Bhosari ----------8.8 Kms

Mumbai Pune Expressway ----------24 Kms

Big Bazaar, Vishrantwadi ----------13.1 Kms

Phoenix Market City ----------13.8 Kms

IT HUBS

Yerwada (Commerzone IT Park) —-------14.1 Kms

EON-IT Park ----------17.6 Kms

Kalyani Nagar ----------15.1 Kms

Hinjewadi IT Park----------24.3 Kms

Talwade IT Park---------- 14.6 Kms

HOSPITAL

Deokar Hospital ----------0.5 Kms

Om Hospital ----------3.2 Kms

MIDC AREA

Bhosari MIDC ----------15 Kms

Chakan MIDC ----------26.4 Kms

EDUCATION

RKL School ----------3.4 Kms

Radcliffe School ----------3.5 Kms

D.Y. Patil Scool & College ----------5.5 Kms

AIT College ----------8.5 Kms



Location Map

A Project by

nexus®
Vision • Innovation • Integrity

DIAMOND
BUILDERS & DEVELOPERS

RERA REGISTRATION NUMBER :
P52100052529

CREDITS

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