



# प्रभास

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**an epitome of good vibes**



प्रभास



Welcome to **PRABHAS**, your haven of luxury and serenity! Our spacious residences are designed to rejuvenate and relax, offering ample room to create the life you've always wanted. Indulge in luxurious amenities or simply bask in the peaceful moments within your private haven - either way, your quality of life will flourish.

Strategically located in the heart of Ambegaon, PRABHAS offers unparalleled convenience and connectivity. Enjoy easy access to major highways, a nearby metro station, and top-rated schools, colleges, malls, and hospitals - everything you need is just a stone's throw away!

Experience the ultimate in luxury living with our expertly designed apartments, boasting spacious living areas, sleek interiors and breathtaking views. Investing in PRABHAS is a smart move for your financial future, as Katraj-Ambegaon's rapid growth drives high demand.

At PRABHAS, we're building more than just homes - we're creating a community that offers endless opportunities for growth, connection and memories. Join us and make PRABHAS your dream home, where your investment will reap dividends for years to come!



Welcome to **Nidisha Buildcon LLP**, where we craft inspiring spaces that enrich lives and connect hearts. Founded by the visionary Mr. Nitin Khandagale, our company is driven by a passion for building dreams. With a portfolio of completed and ongoing projects spanning over 3,00,000 sqft and upcoming projects totaling 4,00,000 sqft, we have established ourselves as a trusted name in the construction industry. Despite navigating the challenges of a competitive market, our founder's unwavering dedication, focus and commitment to societal welfare have been the cornerstones of our success.

**At Nidisha Buildcon, we pride ourselves on:**

Innovative designs that push boundaries  
Meticulous planning that ensures precision  
Exceptional quality that exceeds expectations..

Our team of experts pours their heart and soul into every project, ensuring attention to detail and a commitment to excellence. We build more than just structures we build trust, foster community connections and leave a lasting legacy. Join us on our mission to create a brighter future, one space at a time. Together, let's build a better tomorrow.



## Project Amenities

|                                                                                                           |                                                                                                             |                                                                                                              |                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  Temple                |  Children<br>Play Area   |  Open<br>Gymnasium       |  Sky Garden<br>Vertical Garden |
|  Solar Water<br>System |  Rainwater<br>Harvesting |  Fire Fighting<br>System |  Common<br>TV Dish Facility    |



|                                                                                                                                                   |                                                                                                                                       |                                                                                                                                           |                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>PV Solar Panel System<br/>For Common Electricity</b></p> |  <p><b>Yoga Space<br/>Meditation<br/>Point</b></p> |  <p><b>Senior<br/>Citizen Sitout</b></p>              |  <p><b>Specious<br/>Elevators</b></p>                                                     |
|  <p><b>CCTV<br/>Camera</b></p>                                  |  <p><b>Parking<br/>Facility</b></p>                |  <p><b>100% DG<br/>Backup for<br/>Common Areas</b></p> |  <p><b>Customized Application<br/>for Society Administration<br/>&amp; Management</b></p> |



**2BHK  
Type A**



**2BHK  
Type B**



**2BHK  
Type C**

# Floor Plan



## Area Specifications



| Type | Flat No.                                                            | Carpet Area |          |           |          |              |          |
|------|---------------------------------------------------------------------|-------------|----------|-----------|----------|--------------|----------|
|      |                                                                     | Flat Carpet |          | Balcony   |          | Total Carpet |          |
|      |                                                                     | In sq.mtr   | In sq.ft | In sq.mtr | In sq.ft | In sq.mtr    | In sq.ft |
| A    | 101,106,201,206,<br>301,306,401,406,<br>501,506,601,606,<br>701,706 | 59.42       | 639.60   | 8.02      | 86.33    | 67.44        | 725.92   |
| B    | 102,105,202,205,<br>302,305,402,405,<br>502,505,602,605,<br>702,705 | 60.48       | 651.01   | 7.41      | 79.76    | 67.89        | 730.77   |
| C    | 103,104,203,204,<br>303,304,403,404,<br>503,504,603,604,<br>703,704 | 60.44       | 650.58   | 8.33      | 89.66    | 68.77        | 740.24   |

# Technical Specifications

## 1. Structure

- RCC framed structure confirming to latest Indian Standard Code of earthquake resistance.
  - AAC block walls externally & internally & 6" thick brick masonry.
  - Plaster of paris/ gypsum finish to all internal walls.
  - MS fabricated railing.
  - Sand finished plaster for external surface.
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## 2. Flooring

- 600mmX600mm high quality vitrified flooring for entire flat.
  - Mat finished ceramic flooring to balcony, dry balcony and toilets.
  - Glazed/ceramic tiles for toilet dado up to lintel height.
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## 3. Doors and Windows

- Decorative entrance door with good quality fittings and fixtures.
- Both side laminated bedroom doors with frame, with quality fittings and fixtures.
- Granite door frames with both side laminated door shutter to toilets.
- Good quality stainless steel fitting for doors.
- Powder coated aluminium sliding doors to attached balcony.
- Powder coated aluminium sliding windows with mosquito net and MS safety grill.
- Powder coated aluminium windows with exhaust fan provision for toilets.
- Marble sills to window bottom

## 4. Kitchen and Dry Balcony

- Granite kitchen platform with stainless steel sink & outlets for water purifier.
  - Coloured glazed dado tiles above kitchen platform up to lintel level.
  - In dry balcony provision for washing machine.
  - Provision for exhaust fan.
- 

## 5. Toilets

- Concealed plumbing with stainless steel finish fittings of exclusive quality.
  - Hot & cold mixing units in toilets.
  - Coloured glazed dado tiles in toilets up to lintel level (7ft height).
  - Solar water provision in master bedroom bathroom.
  - Provision for exhaust fan.
- 

## 6. Electrification and Cabling

- Concealed fire resistance copper wiring with high quality modular switches in entire flat.
  - Hot & cold mixing units in toilets.
  - Telephone & television points in living room, master bedrooms & provision for other bedrooms.
  - Provision for inverter for each flat.
  - Split AC provision in master bedroom.
  - Video door phone for each apartment.
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## 7. Painting

- Good quality acrylic oil bond for internal walls and ceiling.
  - Good quality 100% acrylic paint for external walls.
  - Oil paint for MS grill and railing.
-

## PROJECT KEY DISTANCES:

- **Educational Institutes:**

Butterfly Educational Studio - 100 Mtr | Abhinav English Medium School - 2.5 Km | Podar International School - 2.5 Km  
Springdale School, Vadgaon - 3.8 Km | Bharati Vidyapeeth Campus - 2.2 Km | Zeal College-3.5 Km | Sinhgad College - 6 Km | Pune Institute of Computer Technology 1.9 Km | JSPM Technical Campus Narhe - 2.9 Km

- **Medical Care:**

Bharati Hospital - 2.9 Km | Bhakare Hospital - 0.4 Km | Nawale Hospital - 4.5 Km | Aura Multispeciality Hospital - 1.5 Km

- **Shopping Outlets:**

Dmart - 1.5 Km | Abhiruchi Mall - 5 Km

- **Sports & Adventure Points:**

Bluebay Water Sports - 1.4 Km | Rajiv Gandhi Zoological Park - 2.3 Km | Jambhulwadi Lake - 700 Mtr | Spunk Shuttlers Sport Complex - 50 Mtr | Kettlebell Gym - 50 Mtr

- **Religious:**

Swami Narayan Temple - 1.8 Km | ISKCON Temple - 4.3 Km | Jain Temple - 1.5 Km

- **Location Advantages:**

Proposed Katraj Metro Station - 1.5 Km | Pune - Bangalore Highway (NH 4) - 1.2 Km | Katraj Chowk - 1.5 Km | Fire Station - 3 Km | PMT Bus Stop - 150 Mtr | Swargate - 8 Km | Police Station - 1 Km  
Proposed 65 Mtr Ring Road - 2 Km | Proposed International Airport - 30 Km




## NIDISHA BUILDCON®

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