



ONYX
HAUS
CHIC STUDIO APARTMENTS

THE FUTURE OF URBAN RENTING IS CO-LIVING.

Co-living has moved beyond being just a trend—it has become the new standard for modern urban living. With rising rents, shrinking spaces, and the demand for flexibility, today’s millennials, young professionals, and digital nomads are choosing co-living for its blend of affordability, community, and convenience.



125% Higher rents as compared to traditional PGs



+25% Institutional investment growth year on year



18-25% Higher occupancy than standard rentals



Zero downtime with professional leasing models

₹ 20K CRORES

CO-LIVING MARKET BY 2030*

Source: Colliers India Report.



PUNE'S BANER IS NO
LONGER UP AND COMING,
IT HAS ARRIVED.

Mumbai-Pune expressway
connectivity

Surrounded by
global brands

Pune's eli
western corridor

Hinjewadi
IT hub nearby

Rental growth of
14% annually*



WHY
BANER ?

With its surge of IT parks, top-tier startups and vibrant millennial crowd, Baner is Pune's live-work-play capital. Yet, when it comes to housing, the demand far exceeds quality supply. Baner is surrounded by malls, cafes, global brands and Grade-A offices. Over 2.5 lakh white-collar professionals in a 10 km radius and the presence of top companies like TCS, Cummins, Synchrotron, Xoriant and more, Baner offers unmatched connectivity to work, leisure, and lifestyle all at your doorstep.

DESIGNED FOR
INVESTORS,
DESIRED BY
RESIDENTS.

#OnyxHaus





INTRODUCING

ONYX HAUS

CHIC STUDIO APARTMENTS

Onyx Haus is a modern, chic studio apartment project set in the prime location of Baner, designed for those who seek more than just a home. Its identity is built on three guiding principles cohesive living that fosters community, upward growth that reflects ambition, and a forward-looking vision that embraces the future of urban lifestyle. With its contemporary design and premium address, Onyx Haus represents not just a place to stay, but a philosophy of living smart, stylish and connected.



COHESIVE
LIVING



UPWARD
GROWTH



TIME &
FUTURE



Café, gaming areas,
high-speed
Wi-Fi

Fully-furnished,
move-in-ready
studios



Laundry, 24x7
housekeeping



Community
events,
concierge



Rooftop lounges,
co-working zones,
wellness centers



100% managed
operations, no owner
intervention required

HASSLE-FREE OWNERSHIP WITH ELITE USPs

NO

VACANCY MANAGEMENT

BROKERAGE LEAKAGE

REPAIR/MAINTENANCE HEADACHES

WHY THIS ASSET WINS?

- Prime location with a thriving lifestyle
- Guaranteed occupancy & professional upkeep
- Monthly rent direct to your account
- Dedicated exit assistance
- Future-ready real estate with built-in demand
- Partnership with India's leading co-living partners
- Rental escalations + property appreciation = wealth compounding



Artistic Impression



Artistic Impression

YOUR ALTERNATE INCOME STREAM

ENTRY PHASE

Pre-leased,
plug-and play



RENTAL YEILD

7% (IRR)
assured return

ESCALATION

5% rental increase
every year



EXIT STRATEGY

Assisted resale with
15-20% projected
capital gains by year 6-7

OWNERSHIP TYPE

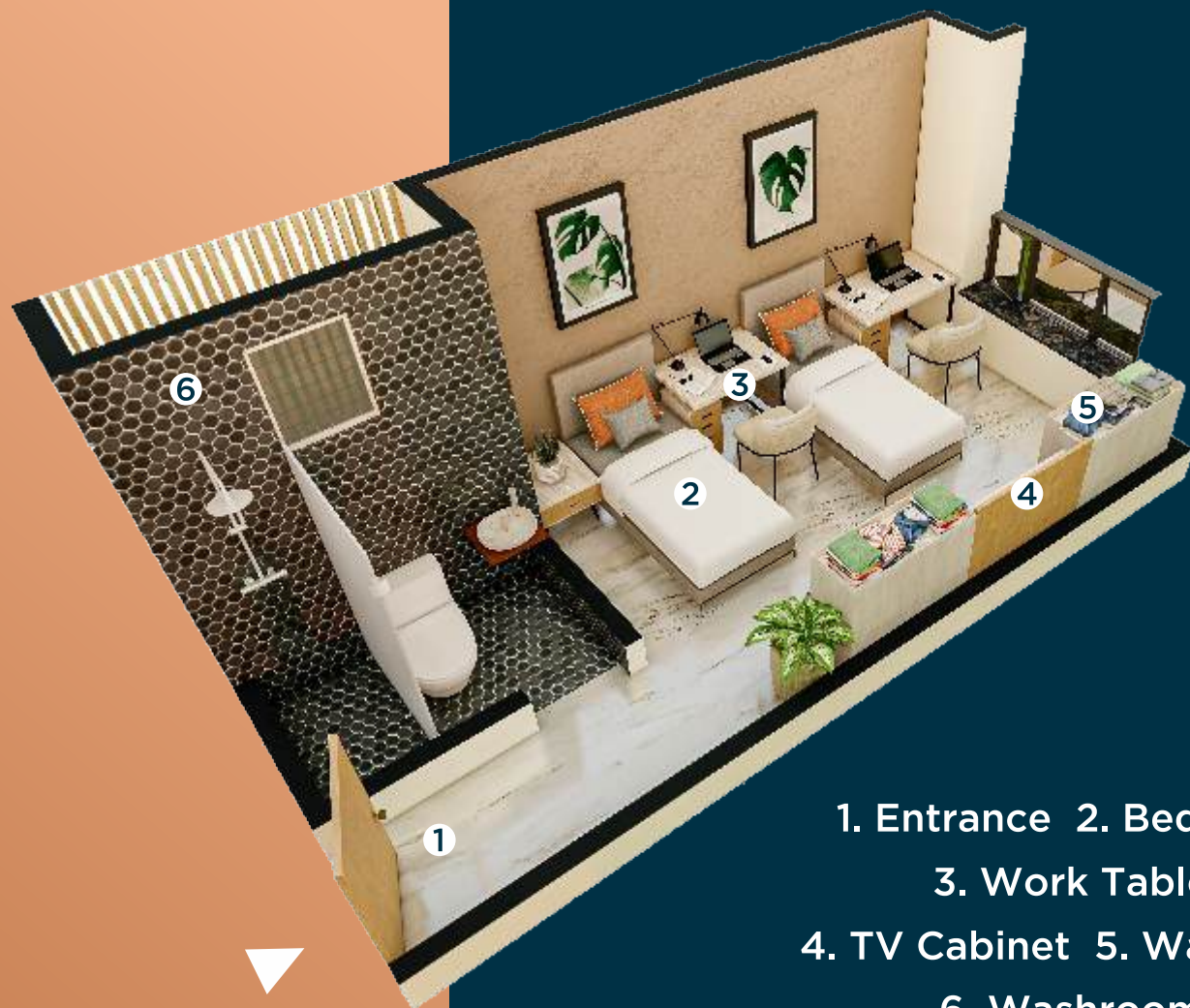
Freehold; no lock-in
post Occupation
Certificate (OC)



Rental commitment is solely by the operator. The developer shall not be liable for any default, delays or non fulfilment of such commitments



THE SPECIFICATIONS



1. Entrance 2. Bed Area
3. Work Table
4. TV Cabinet 5. Wardrobe
6. Washroom



1. Entrance 2. Bed Area
3. Work Table
4. TV Cabinet 5. Wardrobe
6. Washroom



FLOORING

- Vitrified tile - 600 X 600 mm
- Anti skid tile in bathroom - 300 X 300 mm



DOORS & WINDOWS

- Pre Laminated Factory Made door
- Powder Coated 3 Track Aluminium Sliding window with mosquito net



WALL FINISHES

- Internal : Gypsum Finished Ceiling & Walls With Obd Paint
- External : Apex Paint



ELECTRICAL

- Switches & Wiring: Modular switches of Schneider, Legrand or equivalent with concealed copper wiring Polycab or equivalent
- Light Points & Power Points: Adequate Power / Light points provided
- Power Back-up: Provision of Invertor
- TV: TV Points Provided
- Broadband: Provision in room



PLUMBING TYPE

- Concealed anti-corrosive plumbing



LIFT

- 2 passenger lift

FLOOR PLAN

TYPICAL FLOOR PLAN
TOTAL UNITS: 16

STUDIO 2,3,4,5,6,7 10,11,12,13,14,15	STUDIO TYPE 1 - 12 UNITS	SIZE - 3.20M X 4.60M (10'-6" X 15'-1")	CARPET AREA : 221 SQ.FT
STUDIO 1 & 16	STUDIO TYPE 2 - 02 UNITS	SIZE - 3.20M X 4.60M (10'-6" X 15'-1")	CARPET AREA : 227 SQ.FT
STUDIO 8 & 9	STUDIO TYPE 3 - 02 UNITS	SIZE - 3.20M X 4.60M (10'-6" X 15'-1")	CARPET AREA : 223 SQ.FT





A LOCATION DESIRED BY MANY

CONNECTIVITY

Balewadi	05 Min
Hinjawadi	10 Min
Warje	20 Min
Kothrud	20 Min
PCMC	30 Min

IT PARKS

Bitwise	05 Min
Cummins	05 Min
Veritas	05 Min
Infosys	20 Min
TCS	30 Min

HOSPITALS

Datar Hospital	4 Min
Manipal Hospital	05 Min
Lifeline Hospital	05 Min
Birla Hospital	05 Min
Jupiter Hospital	20 Min

HOTELS & ENTERTAINMENT

Orchid Hotel	10 Min
Tip-Top International	15 Min
Sayaji Hotel	15 Min
Westside Mall	18 Min
Phoenix Mall	24 Min

A PROJECT BY



VINAYAKA
DEVELOPERS

Backed by the legacy of Vinayaka Construction, established in 1990, Vinayaka Developers was founded in 2016 with a vision to create modern, meaningful spaces for a new generation. Since launching their first project in 2018, the group has combined decades of construction expertise with fresh, design-forward thinking. ONYX HAUS is the latest expression of this vision a bold, vibrant project that reflects the evolving lifestyle of urban India.

Powered By



Contact: 7030 22 00 66 | E-Mail: Sales@onyxhaus.com | Website: onyxhaus.com

Site Address: Sr.No.32, Onyx Haus, Westport Lane, Off. Pan Card Club Road, Baner, Pune - 411045

Office Address: Sr.No. 28, Omkar Heights, 4th Floor, Jagtap Dairy, Pimple Nilakh, Wakad Rd, Aundh, Pune - 411027



This project has been registered
under MahaRERA.

Disclaimer: This is not an offer, an invitation to offer and/or commitment of any nature. This contains artistic impressions and stock images for illustrative purpose and no warranty is expressly or impliedly given that completed development will comply in any degree with such artist's impression as depicted. All specifications of the flat shall be as per the final agreement between the Parties. Recipients are advised to use their discretion in relying on the information/amenities described/shown therein.