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PRIVIA[®]
NAIMISH

2 & 3 BHK INTEGRATED LIVING

SPINE ROAD



We don't just build structures but craft spaces where life naturally unfolds. With iconic projects across Mumbai, Navi Mumbai, and Pune, we are committed to delivering quality construction, intelligently planned, and thoughtfully designed spaces with contemporary architecture. We believe in blending innovation with integrity to offer a lifestyle that's not just premium, but truly enriching.

Our mission is to create not just homes and workspaces, but meaningful experiences that elevate everyday living. Rooted in values and driven by vision, we're here to shape vibrant communities - one landmark at a time.

2

Decades

3

Cities

22

Landmark
Projects

30L+

Sq. Ft. Developed





BLISS...

CENTRED AROUND YOU

BOUNDLESS GROWTH... CENTRED AROUND YOU

PRIVIA NAIMISH

A TATA and TESCO Enterprise

Artistic Impression

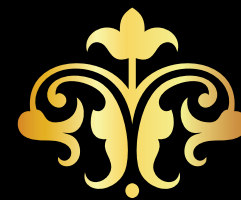
A LIFE... CENTRED AROUND YOU



Artistic Impression

PRESENTING PRIVIA NAIMISH

Welcome to **Privia Naimish**, a holistic collective of 2 & 3 BHK spaces that delivers a remarkable integrated lifestyle. With a commercial haven right below, thoughtful amenities, and meticulously planned interiors, homes here ensure that every day begins with ease and ends in quiet contentment. Situated just off Spine Road, this solid piece of architecture brings all sorts of conveniences right to your doorstep, making your life effortlessly complete and peaceful.





Artistic Impression

THE PATHWAY TO PROGRESS

Contemporary Entrance Archway & Spaces
with Maximum Frontage



PRIVIA[®]
NAIMISH



PROJECT HIGHLIGHTS



Grand Entrance
Lobby



A Well - connected,
Serene & Peaceful Location



Rooftop
Amenities



Spacious
Rooms



Ground Floor Retail &
Commercial Spaces



Close Proximity to Prestigious
Educational Institutions

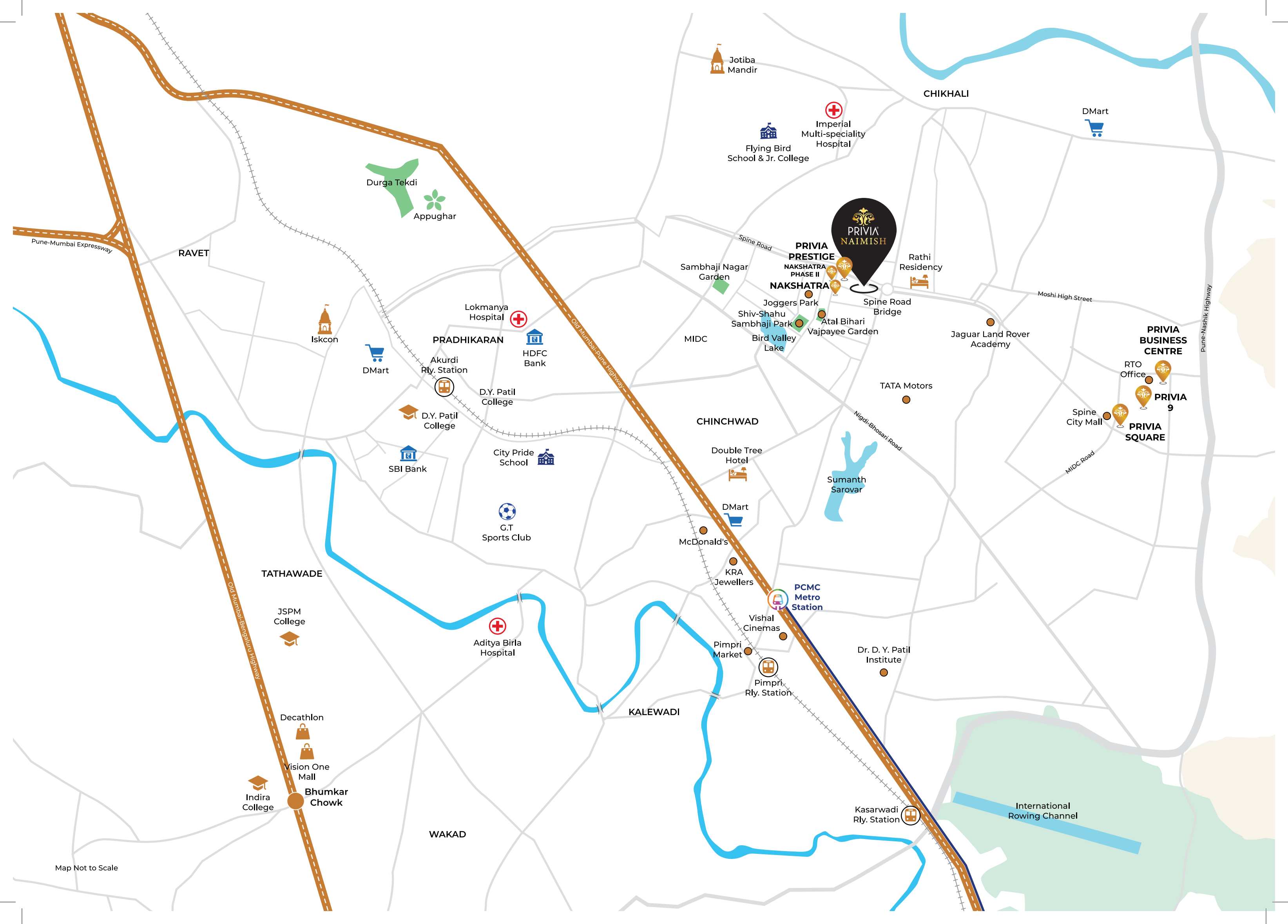




CONVENIENCE...

CENTRED AROUND YOU

Embrace the Serene yet Well-connected
Address of Spine-Road



Map Not to Scale

KEY DISTANCES

EDUCATION

» S.B Patil Institute	0.0 km
» Balaji English Medium School	2.9 km
» Sadhu Vaswani International School	4.2 km

SHOPPING & ENTERTAINMENT

» Miraj Cinema Spine City Mall	3.9 km
» Privia Square Mall	3.9 km
» Elpro Mall	6.6 km
» D Mart	5.8 km
» City One Mall	5.2 km
» Big Bazaar	5.8 km

HEALTHCARE

» Aastha Hospital	0.0 km
» Chintamani Hospital	400 m
» Gunjkar Multispeciality Hospital	500 m
» Shakun Children's Specialty Hospital	1.2 km
» Accord Multispeciality Hospital	4.9 km
» Sainath Hospital	5.0 km

BANKS

» Axis Bank	700 m
» HDFC Bank	800 m
» State Bank of India	800 m
» ICICI Bank	3.9 km

CONNECTIVITY

» Spine Road	0.0 km
» Bus Stand	1.1 km
» Chinchwad Railway Station	5.5 km
» Nashik Phata	7.7 km
» Mumbai - Pune Expressway	12 km

IT & BUSINESS

» Tata Telco Factory	200 m
» International Convention Centre	4.5 km
» Privia Business Centre	4.7 km
» PCMC Office Building	5.0 km
» Chakan MIDC	11.0 km
» Hinjawadi IT Park	13.0 km

RESTAURANTS

» Bird Valley	2.0 km
» Golden Curry	2.0 km
» Ayodhya	3.9 km
» Heritage Thali	3.9 km
» 360 Hotel	3.9 km
» McDonald's	3.9 km
» Double Tree Hilton	4.5 km

GARDENS & PLAY AREAS

» Atal Bihari Vajpayee Udyan	100 m
» Pandit Deendayal Krida Garden	500 m
» Pimpri Chinchwad Krida Udyan	1.0 km
» Chhatrapati Shivaji Park	1.1 km
» Bird Valley Udyan	2.5 km
» Appu Ghar	5.9 km

ON LOCATION

» TATA Star Bazaar
» TATA Zudio





LEISURE...

CENTRED AROUND YOU

Indulge in Stellar Amenities



Artistic Impression

LEGEND

- | | | |
|-------------------|--------------------------|---------------------------|
| 1. Sky Lounge | 4. Party Counter | 7. Children's Play Area |
| 2. Chit-chat Area | 5. Senior Citizens' Area | 8. Amphitheatre |
| 3. Open Gym | 6. Garden Seating Area | 9. Yoga & Meditation Area |

ROOFTOP AMENITIES



Sky Lounge



Party Counter



Amphitheatre



Chit-chat Area



Senior Citizens'
Area



Garden Seating
Area



Open Gym



Children's
Play Area



Yoga &
Meditation Area



Sky Lounge



Party Counter





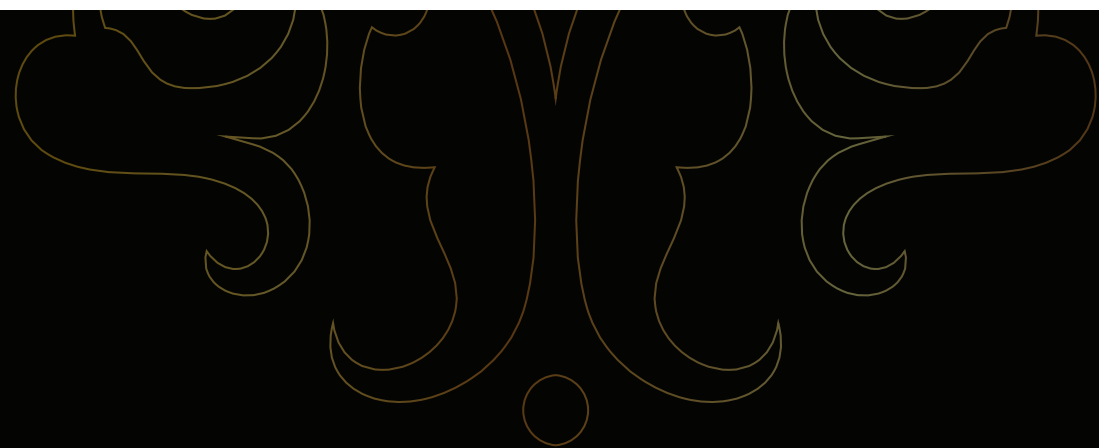
Amphitheatre



Seating Area



Senior Citizens' Area



Open Gym



Yoga & Meditation Area



Children's Play Area

SPECIFICATIONS

STRUCTURE

- » RCC framed earthquake resistance structure
- » External sand faced plaster with textured finished paint

DOORS & WINDOWS

- » Attractive main entrance door with premium quality fixtures
- » Safety door provision
- » Powder coated Aluminium window

FLOORING

- » Vitrified flooring with skirting in all rooms
- » Patterned anti skid tiles in terraces
- » Anti skid ceramic tiles for bathroom flooring

WC & BATH

- » Concealed plumbing with premium CP accessories
- » Premium sanitary fixtures
- » Granite / marble door frames in all washrooms
- » Solar water provision in master bathroom

KITCHEN

- » Kitchen platform with granite top & SS Sink
- » Designer glazed tiles above 2 Ft. from kitchen counter
- » Provision for water purifier
- » Provision for gas pipeline

ELECTRICAL

- » Concealed electrification
- » Modular switches with sufficient electrical points in all rooms
- » Provision for water heater in bathroom
- » AC Points
- » Charging points

TOWER FEATURES

- » Luxurious double height grand entrance lobby
- » Anti - termite treatment for building foundation
- » Rainwater harvesting system
- » Fire Protection System as per CFO norms
- » DG backup for common areas and elevators



Conceptual Image



OUR COMMERCIAL PROJECTS

PRIVIA PRESTIGE
Spine Road, Pune

PRIVIA SQUARE
Spine Road, Pune

PRIVIA SQUARE NX
Spine Road, Pune

**PRIVIA BUSINESS
CENTRE**
Pimpri Chinchwad,
Pune

FIESTA
Jui Nagar,
Navi Mumbai

HARI OM PLAZA
Mulund, Mumbai

G-PLUS
Mahape, Navi Mumbai

G-SPACE
Dronagiri-Uran,
Navi Mumbai

GOLD CITY
Vashi, Navi Mumbai



OUR RESIDENTIAL PROJECTS

PRIVIA 9
Moshi-Pradhikaran,
Pune

**NAKSHATRA
I-Land**
Moshi, Pune

NAKSHATRA
(PHASE I & II)
Pune

**PRIVIA PRESTIGE
RESIDENCY**
Spine Road, CDC,
Purnanagar

PRIVE
Khandala

PRIVIA NAVKAR
Sion, Mumbai

PRIVIA PARK VIEW
Parel, Mumbai

VIGNAHAR HEIGHTS
Nerul, Navi Mumbai

GLISTEN
Vashi, Navi Mumbai



2 BHK CUT SECTION



Carpet Area: 801 Sq. Ft.



3 BHK CUT SECTION



Carpet Area: 1089 Sq. Ft.



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MahaRERA No.: **P52100078327**
<https://maharera.mahaonline.gov.in>



A Project By



Site Address:

PRIVIA NAIMISH, Plot No. 30+31+32, Spine Road, Next to Essar Petrol Pump, Near Aastha Hospital Sector CDC,
Purnanagar, Pimpri - Chinchwad, Pune - 411 019.

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Strategic partner

ANAROCK
RESIDENTIAL

A Proud Member of

CREDAI

Disclaimer: The perspective images in this leaflet are Artistic impressions / Schematic representations of the project. Many items shown in the images are not included in the standard offering and are only an indication of how the units can be used. Viewers confirm that they have not taken his / her decision to purchase / book by viewing these perspective images in this leaflet. The finish and colours or items demonstrated as part of the standard offering is subject to minor variations as we are dependent on other companies / vendors for procuring the same.