



2 & 3 BHK HOMES, DHANORI



YOUR **WORLD** *Gets* **BIGGER**

It's not just the space, but the expanded scope of life that broadens perspectives and opens up new possibilities for growth. It's a lived experience for residents of Nyati Era, for whom each day represents an opportunity to discover a new passion, to add to their collection of memorable moments, and to embrace change and progress in all aspects of life.



YOUR **EXPERIENCE** *Gets* **BIGGER**

While others simply aim to distract, amenities at Nyati Era are built to engage. Whether it's a workout in the gym, a game of tennis, or a moment of togetherness at the amphitheatre, the mind and body are immersed in a rush of positive feelings and experiences that capture the soul. And just like that, we learn to outgrow the stresses of daily life and become whole again.



YOUR **LIFESTYLE** *Gets* **BIGGER**

Forget the limits you placed on life and what you can expect from it. Because beyond those limits lies a world of joy and contentment, best exemplified by the suite of conveniences on offer at Nyati Era. A perfect blend of state-of-the-art technology and luxurious details adds layers of charm and sophistication to your urban lifestyle, and leaves you feeling fulfilled and complete.

2.4 LAKH SQ.FT. OF RECREATIONAL SPACES



FOOTBALL COURT



CRICKET PITCH



BASKETBALL COURT



MULTIPURPOSE SPORTS COURT

ALL IMAGES FOR REPRESENTATION PURPOSE ONLY

YOUR **WORLD**
Gets **BIGGER**

CELEBRATE AT THE 22,000 SQ.FT PARTY LAWN



CHILDREN'S
PLAY AREA



AMPHITHEATRE



PARTY
LAWN



WALKING
TRACK

ALL IMAGES FOR REPRESENTATION PURPOSE ONLY

YOUR **EXPERIENCE**
Gets **BIGGER**

A HALF OLYMPIC SIZED POOL OF FUN



OUTDOOR
GYM



JOGGING
TRACK



COMMUNITY
HALL



INDOOR BADMINTON
COURT

ALL IMAGES FOR REPRESENTATION PURPOSE ONLY

YOUR **LIFESTYLE**
Gets **BIGGER**

MASTER LAYOUT PLAN



*FUTURE DEVELOPMENT

Nyati Era I (A, B, C, G, H, I, R) Sanctioned (B+13) | Nyati Era II (T) | Nyati Era III (D, E, F, P, Q) | MahaRERA Reg No. Era I: P52100032682, Era II: P52100035037, Era III: P52100047727

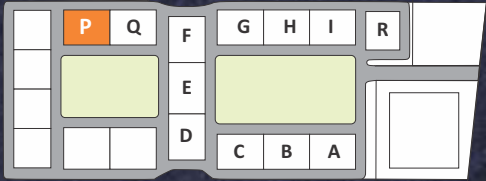
- | | | | | | |
|--------------------------------|------------------------------|-------------------|-------------------|---------------------------|--------------------------|
| 1. Children's Play Area | 4. Multipurpose Sports Court | 7. Rooftop Lounge | 10. Party Lawn | 13. Kid's Pool | 16. Yoga Deck |
| 2. Football & Basketball Court | 5. Open Gym | 8. Jogging Track | 11. Clubhouse | 14. Pergolas | 17. Convenience Shopping |
| 3. Cricket Pitch | 6. Badminton Court | 9. Amphitheatre | 12. Swimming Pool | 15. Senior Citizens' Park | |

WING P (PRIDE)



TYPICAL 1ST TO 7TH & 9TH TO 11TH
FLOOR PLAN

KEY PLAN

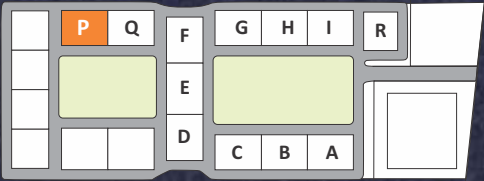


Note: Nyati Era III: P52100047727 | Tower P, Sanctioned (B+P+11)
Proposed (B+P+13)



8TH REFUGE
FLOOR PLAN

KEY PLAN



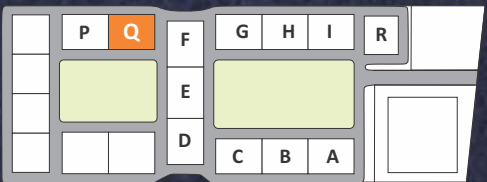
Note: Nyati Era III: P52100047727 | Tower P, Sanctioned (B+P+11)
Proposed (B+P+13)

WING Q (QARA)



TYPICAL 1ST TO 7TH & 9TH TO 12TH
FLOOR PLAN

KEY PLAN

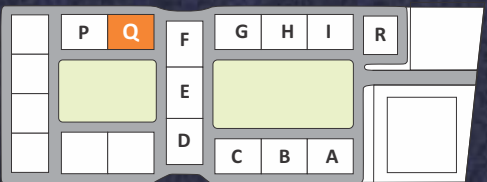


Note: Nyati Era III: P52100047727 | Tower Q, Sanctioned (B+P+13)



8TH & 13TH REFUGE
FLOOR PLAN

KEY PLAN



Note: Nyati Era III: P52100047727 | Tower Q, Sanctioned (B+P+13)

PROJECT SPECIFICATIONS



STRUCTURE, MASONRY WALL & PLASTER/PAINTS

- RCC Framed Structure
- Masonry Walls in AAC Blocks
- External wall with Sand Faced Plaster with Acrylic Paint
- Internal walls & Ceiling – Gypsum finished walls & Putty finished Ceiling



FLOORING

- Living/Passage, Kitchen, Bed rooms – Vitrified tiles flooring with skirting – as per IS code 15622
- Toilets and Terraces –Matt finish Ceramic flooring – as per IS code 15622



DADO

- Toilet – Coloured glazed Ceramic tile dado up to louvered window top level – as per IS code 15622
- Kitchen – Ceramic glazed tile dado up to 1.2 m above kitchen platform – as per IS code 15622



KITCHEN

- Granite top kitchen platform, with S.S. Sink & Ceramic Glazed tile dado up to 1.2m above platform
- Piped gas outlet



PAINTING

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



WINDOWS

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



TOILETS

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



DOORS

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



ELECTRIFICATION & CABLING

- Concealed copper wiring with modular switches in all flats. Brand for Electrical Switches Legrand / Schneider / Anchor : Electrical Wiring – Polycab / Finolex / R.R.Kabel / Havells
- Provision of telephone point in Hall
- TV point in hall and Master bed room
- Electrical points for AC in all Rooms
- Electrical Points for washing machine, water purifier & fridge
- Generator back-up for entire flat EXCLUDING 15 amp Electrical points



LIFTS

- Automatic Door Elevators – 2 nos per building



COMMON AREA, AMENITIES & FACILITIES NOT IN PLACE/ESTABLISHED FOR “ENTIRE NYATI ERA”

- Main entrance gate with security cabin & Compound wall
- Landscaped garden with lawns and flower beds in Open Space
- Children’s play area with play equipment’s in Open Space
- Club House with Swimming Pool
- Generator backup for passenger elevators, pumps, common lights and Club House
- LED fixtures for common Area
- Internal Tremix concrete roads
- STP as per statutory requirements. STP Recycled water for Gardening and Flushing
- WTP as per statutory requirements
- Wet Garbage disposal through Organic Waste Converter
- Rain water harvesting
- Provision of Piped Gas network system

ERA – BROUGHT TO YOU BY PUNE'S ICONIC DEVELOPERS, NYATI GROUP

Era is yet another prestigious offering from Nyati Group, a reputed name in the Pune real estate industry. Since its inception, Nyati Group has gone from strength to strength based on its core values of Transparency, Value Creation and Innovation, creating some of the finest projects in the sectors of Residential real estate, Commercial spaces, IT and ITES office spaces, Hospitality projects, Educational Institutes, etc. Today, the Group has also started delivering roads & bridges in the infrastructure domain. Altogether, the Group has delivered over 40 million sq. ft. in 25 years. With a futuristic approach and many mega scale projects in the pipeline, Nyati Group is making its presence felt across the nation.

Over 25 years of
experience

40+ million sq. ft.
delivered

68+ delivered
projects

14000+ happy
families



LOCATION MAP



Disclaimer: Distances and locations are for representational purposes only.

SITE ADDRESS: Nyati Era, 200m from Nyati Corner, Dhanori, Pune - 411015.

CORPORATE ADDRESS, PUNE

6th Floor, Nyati Unitree,
Nagar Road, Yerawada,
Pune - 411006, India.

SALES & MARKETING, MUMBAI

804, Landmark Platinum,
Junction of SV Road and
34th Road, Khar (W),
Mumbai - 400050, India.

SALES & MARKETING - OVERSEAS OFFICE, DUBAI

Nyati Overseas Real Estate, 102,
Burlington Tower, Opp.
Oberoi Hotel, Business Bay, Dubai, UAE.

MahaRERA Reg. Nos.: Nyati Era I - P52100032682, Nyati Era III - P52100047727, Available on the website <https://maharera.mahaonline.gov.in> under registered projects
*T&C apply.



NYATI ERA I



NYATI ERA III

Disclaimer: This brochure is not a legal offering. The developers reserve the rights to alter the brochure at their discretion.
The rendered images displayed are for representation purpose only.

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

Follow us on     