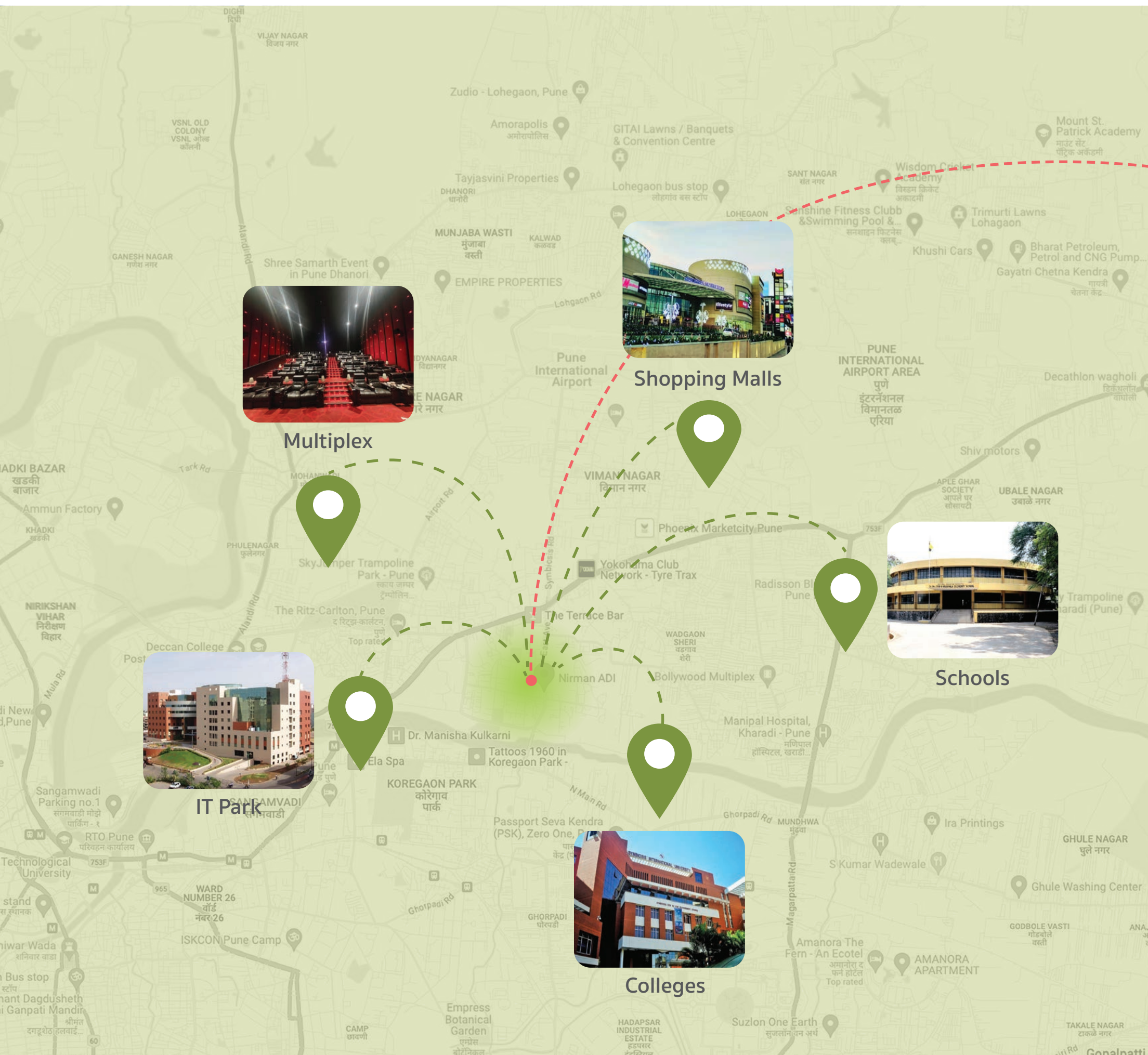




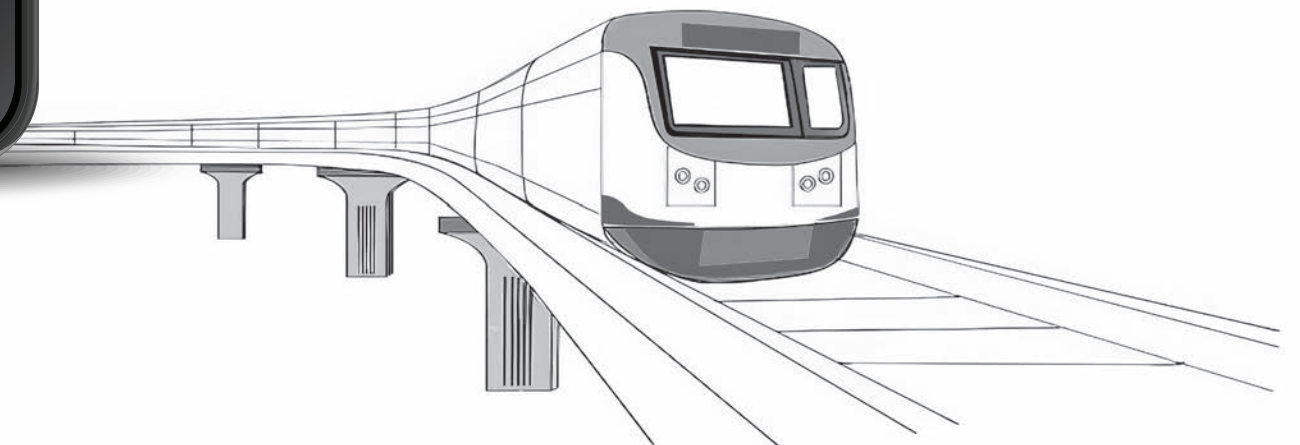
Elevate your lifestyle



Kalyani Nagar, Pune

The area's reputation for being affluent and residential, coupled with its proximity to key amenities like schools, colleges, hospitals, and shopping malls, makes it an attractive choice for potential residents. The presence of gardens and greenery further adds to its appeal, offering a serene environment amidst the urban landscape.

Nirman Adi is a promising residential project, especially given its prime location in Kalyani Nagar



Luxury Living in Kalyani Nagar!

Discover upscale living in the heart of Pune's prestigious Kalyani Nagar at Nirman Adi. Our spacious 2 & 3 Bedroom apartments offer a perfect blend of elegance and convenience, with schools, colleges, hospitals, and shopping malls nearby.

Enjoy a serene environment amidst lush greenery and gardens, with the renowned Jogger's park just moments away.

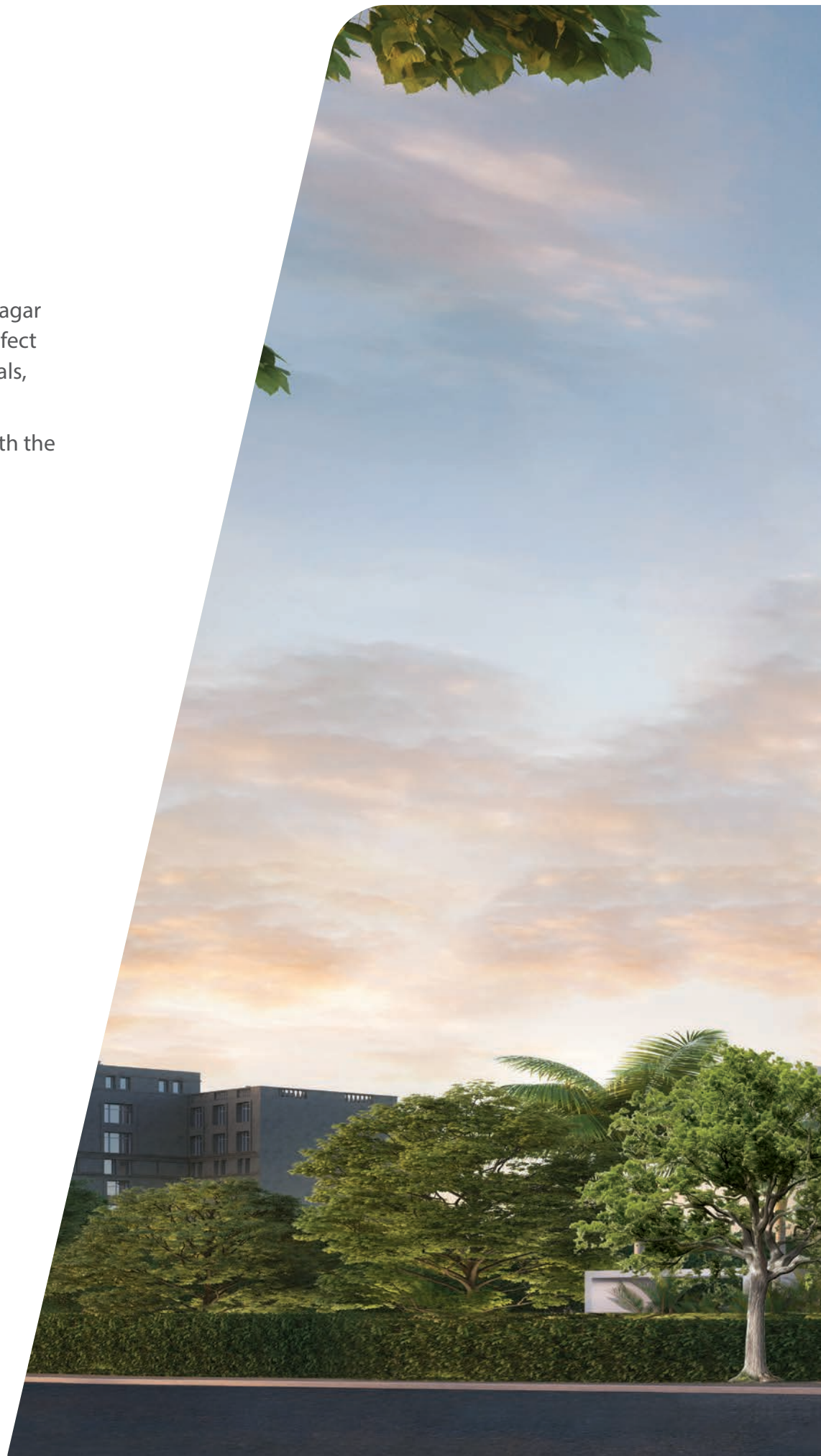
Elevate your lifestyle with
luxury living at Nirman Adi



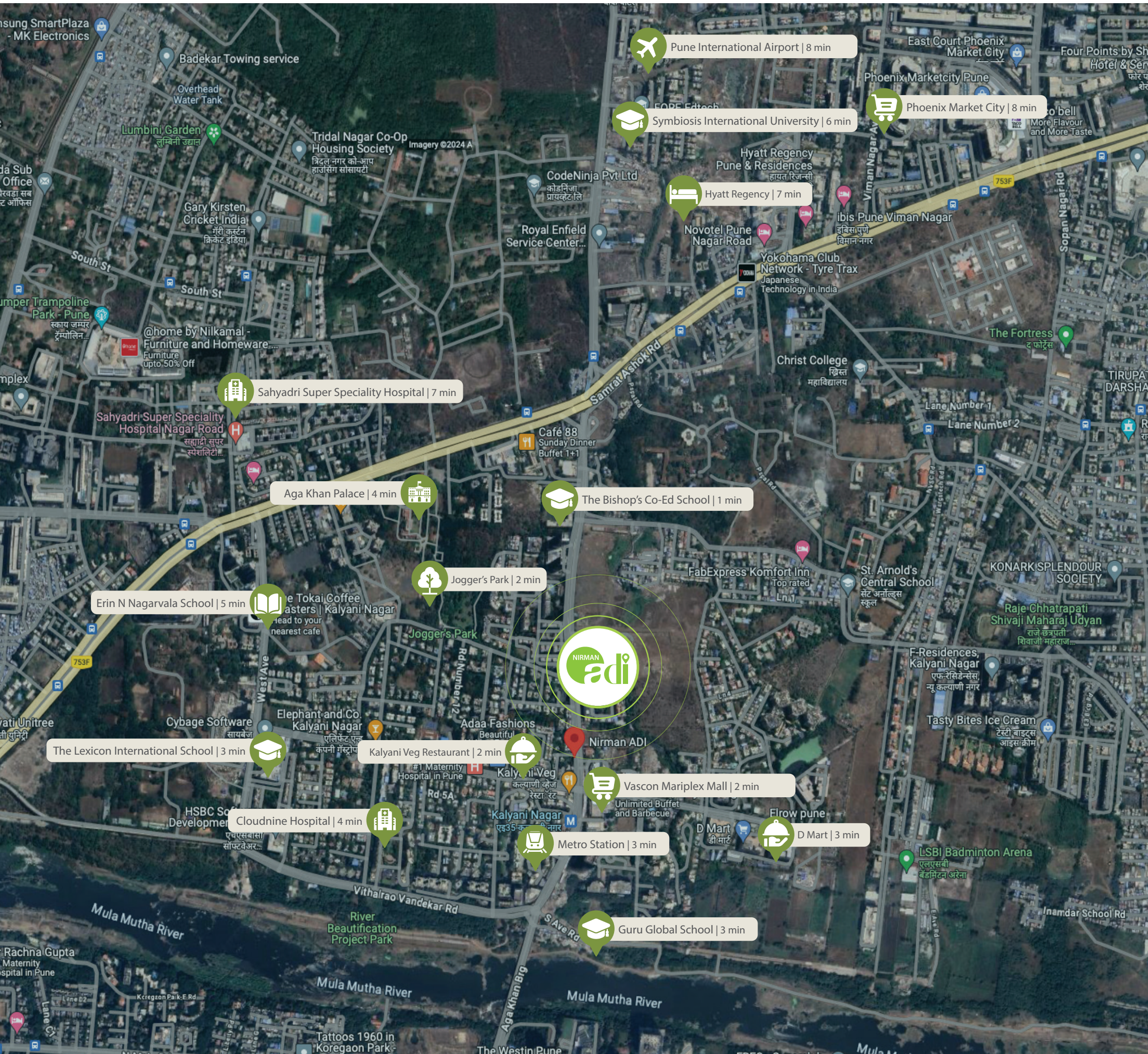
2 & 3 BHK Luxurious Apartments

28 Flats | 7 Floors | Terrace Garden

CTS No. 2109, Final Plot No. 77, Sub Plot No. 41,
Near Kalyani Veg Restaurant, Kalyaninagar, Pune - 411006







nsung SmartPlaza
- MK Electronics

Badekar Towing service

Overhead
Water Tank

Lumbini Garden
लुम्बिनी उद्यान

Tridal Nagar Co-Op
Housing Society
त्रिदल नगर को-ऑप
हाउसिंग सोसायटी

Imagery ©2024 A

Gary Kirsten
Cricket India
गॅरी कर्स्टन
क्रिकेट इंडिया

@home by Nilkamal -
Furniture and Homeware...
Furniture
upto 50% Off

Sahyadri Super Speciality Hospital | 7 min

Sahyadri Super Speciality
Hospital Nagar Road
सहाद्री सुपर
स्पेशलिटी...

Aga Khan Palace | 4 min

Café 88
Sunday Dinner
Buffet 1+1

The Bishop's Co-Ed School | 1 min

Erin N Nagarvala School | 5 min

The Tokai Coffee
Masters | Kalyani Nagar
Lead to your
nearest cafe

Jogger's Park | 2 min

Jogger's Park

The Lexicon International School | 3 min

Cybage Software
सायबेज

Elephant and Co.
Kalyani Nagar
एलिफंट एंड
कंपनी गॅस्टरोप

Kalyani Veg Restaurant | 2 min

#1 Maternity
Hospital in Pune
Rd 5A

Kalyani Veg
कल्याणी वेज
रेस्टोरंट

Vascon Mariplex Mall | 2 min

Unlimited Buffet
and Barbecue

Kalyani Nagar
एड35-क
नगर

Metro Station | 3 min

D Mart
डीमार्ट

Flow pune
D Mart | 3 min

LSBI Badminton Arena
एलएसबी
बॅडमिंटन अरेंना

Guru Global School | 3 min

Inamdar School Rd

Rachna Gupta
Maternity
Hospital in Pune

Kcrgon Park E Rd

Tattoos 1960 in
Koregaon Park

The Westin Pune

Pune International Airport | 8 min

Symbiosis International University | 6 min

Phoenix Market City | 8 min

East Court Phoenix
Market City

Phoenix Marketcity Pune

Four Points by SH
Hotel & Ser
फोर प
शे

More Flavour
and More Taste

Hyatt Regency
Pune & Residences
हायट रिजन्सी

Hyatt Regency | 7 min

Novotel Pune
Nagar Road

Yokohama Club
Network - Tyre Trax
Japanese
Technology in India

Ibis Pune Viman Nagar
इबिसा पुणे
विमान नगर

Christ College
ख्रिस्त
महाविद्यालय

The Fortress
द फोर्ट्रेस

Lane Number 1

Lane Number 2

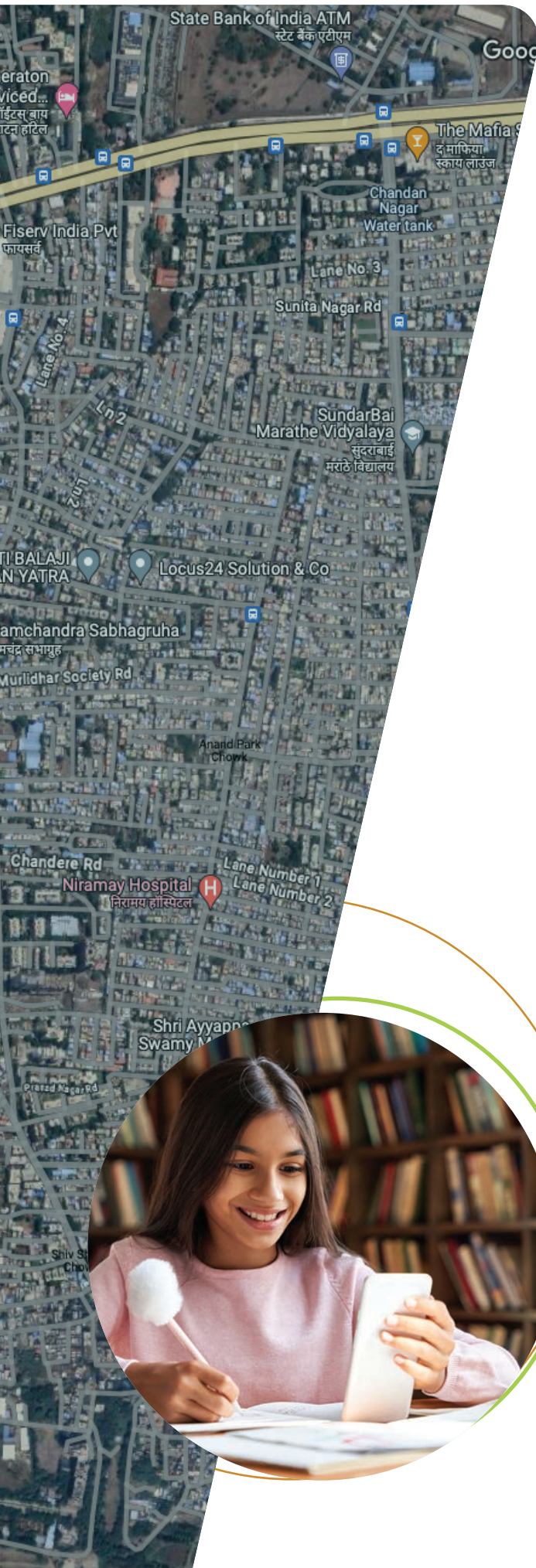
TIRUPATI
DARSHA

KONARK SPLENDOUR
SOCIETY

Raje Chhatrapati
Shivaji Maharaj Udyan
राजे छत्रपती
शिवाजी महाराज...

F-Residences,
Kalyani Nagar
एफ-रेसिडेन्सेस
न्यू कल्याणी नगर

Tasty Bites Ice Cream
टेस्ती बाइट्स
आइस क्रीम



Proximity to Everyday Needs

Nirman Adi provides unparalleled convenience with its strategic location near all your everyday essentials.

- **Educational Institutions:** Reputable schools and colleges within a short distance ensure quality education for your children without the hassle of long commutes.
- **Healthcare Facilities:** Access to top-notch hospitals and medical centers nearby means you can rest assured knowing that quality healthcare is always within reach.
- **Shopping Destinations:** From local markets to upscale shopping malls, indulge in a world of retail therapy just minutes away from your doorstep.
- **Dining and Entertainment:** Savor a diverse culinary scene with a plethora of dining options catering to every palate. Additionally, enjoy a vibrant nightlife with entertainment venues and cultural hotspots in the vicinity.

Experience the convenience of having all your day-to-day needs just a stone's throw away from Nirman Adi, making every aspect of your life effortlessly accessible.



Elevate Your Experience

Nirman Adi's Private Terrace Garden

Imagine escaping the confines of everyday life and entering a serene sanctuary, nestled amidst the bustling energy of Kalyani Nagar. Here, verdant greenery and breathtaking vistas welcome you, providing the perfect backdrop for all your gatherings and celebrations.

Nirman Adi's Private Terrace Garden

Unforgettable gatherings, whether it's an intimate soiree with close friends or a grand celebration with family, our Private Terrace Garden sets the stage for unforgettable moments. With ample space to accommodate your guests and panoramic views that captivate the senses, every event becomes a cherished memory.







A beautiful
healthy morning



Quality Time Together
in the Kitchen



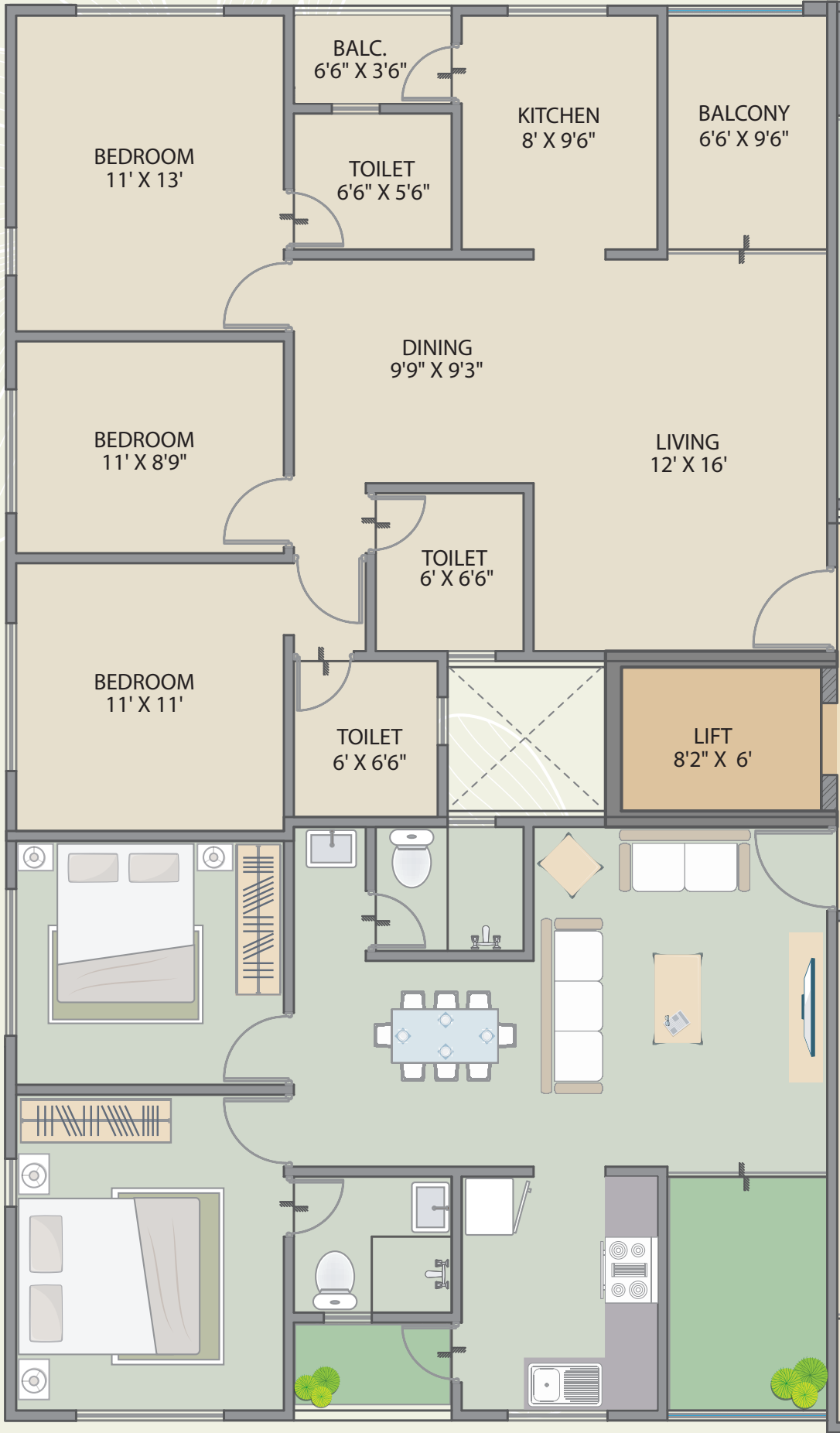
Lovely time
with family



A peaceful and
beautiful evening

Typical Floor Plan

With it's unique thoughtful design & zero wastage concept you get additional space compared to an ordinary home.





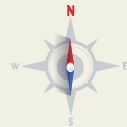
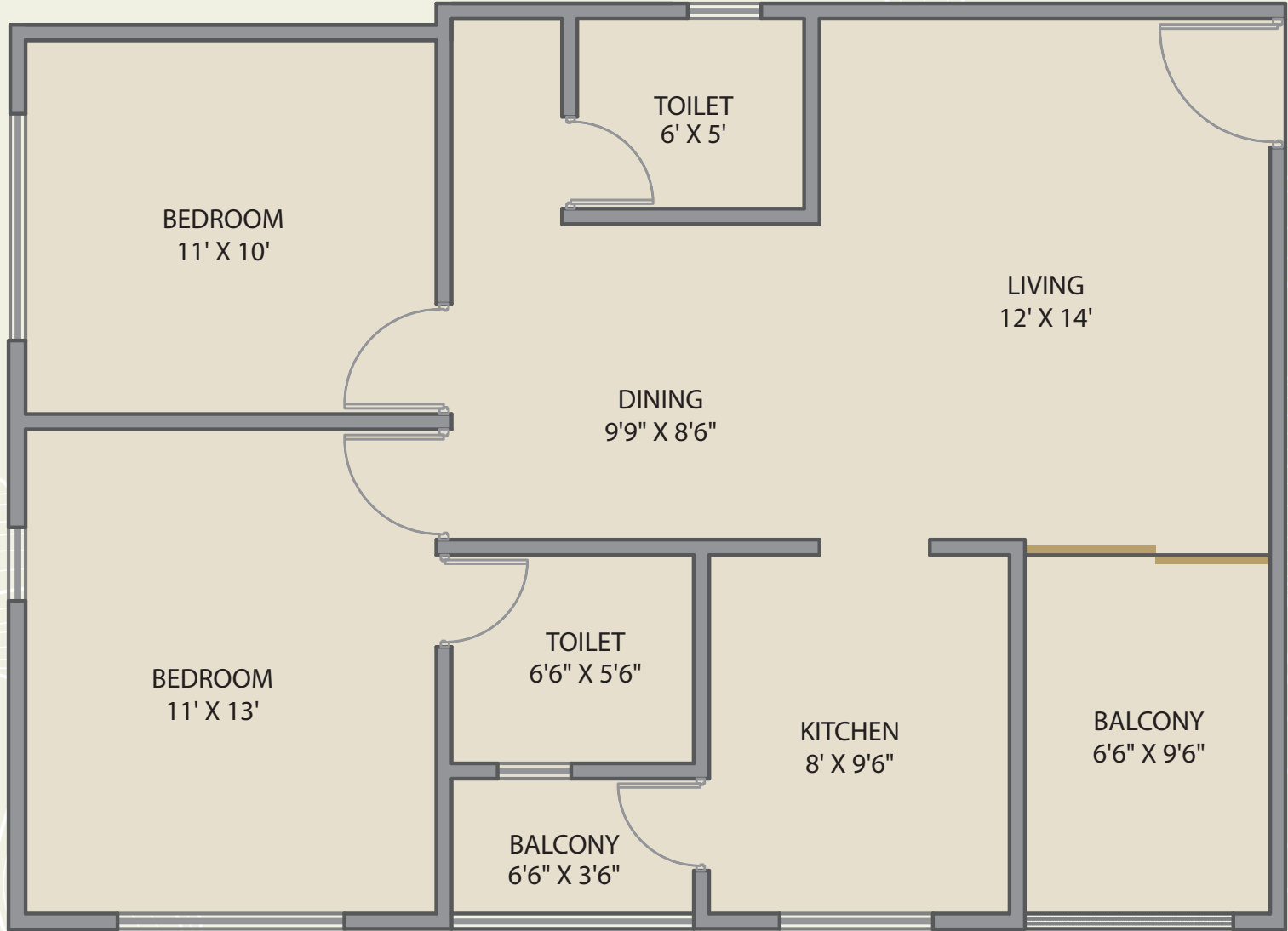
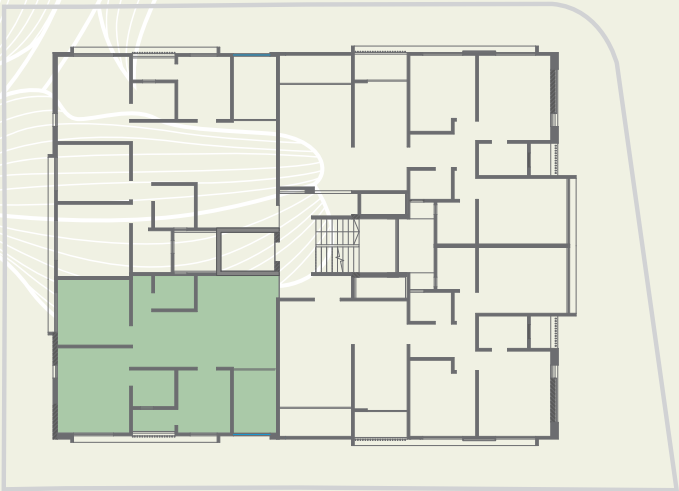
Living Room with provision for comfortable seating & a designated space for your at-screen TV

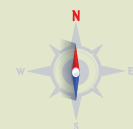
Master Bedroom with provision for a Queen bed, TV & wardrobe space with overhead storage

Utility Space with an inlet/outlet for Washing Machine or Dishwasher

2 Bedroom Apartment

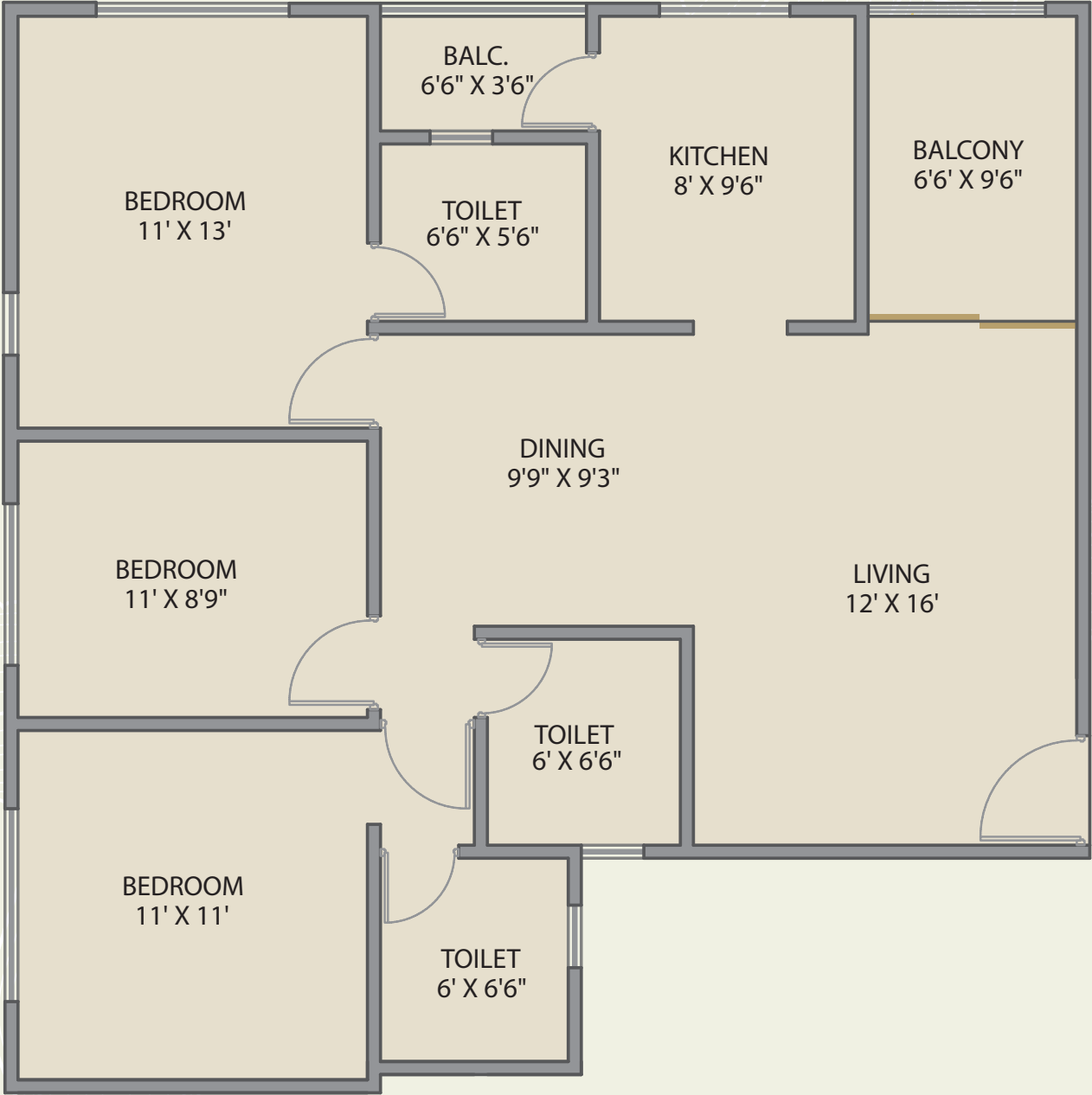
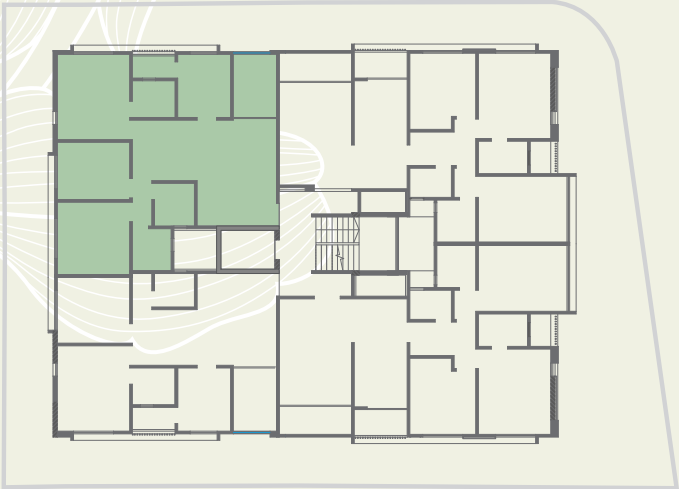
Area : 792 sq ft

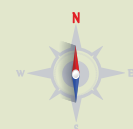




3 Bedroom Apartment

Area : 994 sq ft





Specifications

R.C.C.

- Earthquake resistance structure

Brickwork

- Internal & external 4"/6" thick AAC block-work

Plaster

- External sand-faced & Internal gypsum finish

Door

- Decorative veneered main door
- Laminated bedroom door with cylindrical lock
- Laminated waterproof decorative doors for toilets

Windows

- UPVC sliding windows
- Glass louvered aluminum ventilators in toilets

Toilets

- Concealed CPVC plumbing
- Designer glazed tile dado 4'0" X 2'0"
- C. P. Jaquar / equivalent toilet fittings
- Single lever hot & cold mixer unit
- Wall hung commode

Flooring

- 24" X 48" vitrified tiles in living / dining
- 32" X 32" vitrified tiles in all rooms
- Anti-skid tiles in toilets & terraces

Kitchen

- L Shape / Parallel granite kitchen platform with SS sink
- Arrangement for washing machine & dish washer in dry balcony/Utility along with S.S. Sink

Electrification

- Concealed electrification with re resistant cables
- Roma / Schneider or equivalent switches
- A. C. points in all bedrooms
- Exhaust fan in toilet & kitchen
- Inverter provision

Painting

- Internal acrylic emulsion
- External acrylic paint

Solar Rooftop



Party deck



Viewing area with projector



Multipurpose hall



Lounge area



Gazebo



Construction Quality

At Nirman Adi, we prioritize quality construction to ensure lasting value for our residents. Our commitment to excellence is reflected in:



Use of High-quality Construction Materials



Experienced and Skilled Workforce



Structural Stability and Seismic Resistance



Stringent Quality Control Measures at Every Stage



Compliance with Building Codes and Regulations



Attention to Detail in Design and Execution

Rest assured, your home at Nirman Adi is built to the highest standards of quality and craftsmanship, providing you with a safe and secure living environment for years to come.

On-going Projects



Nirman Shreyas
2,2.5 & 3 BHK Luxurious Flats in
Model Colony, Shivajinagar Pune



Nirman Altius Phase II
2 & 3 BHK Flats in
Kharadi, Pune



Nirman Aura
1 & 2 BHK Flats in
Ambegaon, Pune



Nirman Vishnubaug
3,4 & 5 BHK Luxurious Flats in
Model Colony, Shivajinagar, Pune



Since 1993, Nirman Developers has been crafting high-quality homes at pragmatic prices. Founded by civil engineers, our expertise and commitment to excellence have shaped our journey.

29 Years of Excellence

Over two decades, we've delivered enduring quality and refined aesthetics to hundreds of families. With over 2 million sq. ft of residential and commercial projects, trust is at the heart of everything we do.

Legacy of Trust

From luxurious apartments to prestigious projects, Nirman stands as a testament to our dedication. At Nirman Developers, we build dreams and cultivate trust, exceeding expectations with every endeavor.

Nirman Developers

301, Citi Center, Opp. Ayurved Rasashala, Karve Road, Pune - 411004.

Tel.: +91 20 2545 5880 / 81, Mob: +91 96 99 160 160

E-mail: sales@nirmandevelopers.in
www.nirmandevelopers.in



Nirman Adi : P52100051655
<http://maharera.mahaonline.gov.in>



Note:

The images and material contained in the brochure are conceptual illustrations and artist impressions. Only the actual agreement (to be entered into between the flat purchaser and the developers), shall be binding on the parties and the actual layouts, and specifications of the individual flat and any amenities to be provided, stated therein shall be final and conclusive of the agreed terms, offered to the purchaser by the developer. The developer reserves all rights to make alterations, modifications and changes in the sanctioned plan, lay out specifications, flats/units, elevations, designs and amenities that will be made available in the project. The flats are sold on the basis of RERA carpet area. The plans are sanctioned in SI units