NOBLES
HEIGHTS

A VISION FOR BETTER LIFE

Home is where
our story begins...



Nobles Heights, is well designed for your everyday new beginnings, making all your starts happier and grand in all we. Our outline is well thought to rejuvenate you every day and set standards for your daily lifestyle Crafted with the highest quality of materials and finishes, lending fineness and efficiency.



Real place where you can find quality in everything

Home is Convenience

Nobles Heights situated in Pisoli is one of the most rapidly growing residential areas located off the Katraj Bypass Road in the Southern part of Pune. Excellent connectivity to the various employment hubs including Magarpatta, Hinjewadi, other parts of the city makes Pisoli an ideal residential destination among home buyers. Undri, Kondhwa, Camp, Hadapsar, Handewadi, Wanwadi, NIBM Road, Yewalewadi are some of the prominent neighborhoods of Pisoli.

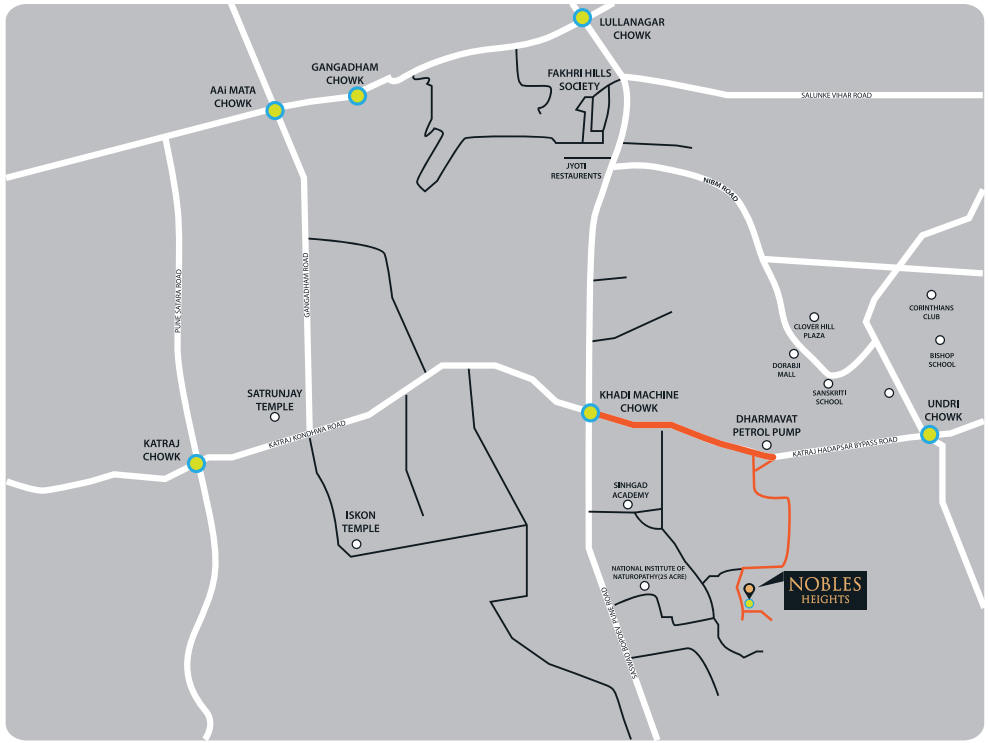
ONGOING PROJECTS

TIERRA (PHASE 2)	THE HERITAGE	AVAUNCE (ROW HOUSE)
(Wagholi)	(Kondhwa)	(Pisoli)

COMPLETED PROJECTS

TIERRA (PHASE 1)	PALM ONE
(Wagholi)	(Kondhwa)

LOCATION MAP



APPROXIMATE CONNECTIVITY

COLLEGES

Sinhgad College- 2 kms
RIMS international College- 6 kms
Bharati Vidyapeeth- 7 kms
Medical College- 7 kms

HOSPITALS

National Institute of Naturopathy(25acre)- 500m
Bharti Hospital- 8 kms

HANGOUTS

7 Seas Pool & Snooker Point- 2 kms
Rajiv Gandhi Zoological Park- 6 kms
Corinthian Club & Resort- 6 kms
Country club- 7 kms
Dorabjee's Mall- 2 kms
D-mart- 3 kms
Clover Hills Plaza - 2 kms



Feel the tranquility in every direction

AMENITIES



Club House



GYM



Senior citizen sitout



Multipurpose Hall

Experience
next level freshness



Children Play Area



Sitting Arena

The Natures beauty adds touch of class to residences

BUILDING CONVENIENCE

comman light for staircase / passages / parking - as per standard LED

Earthquake resistant structure

power backup for lift and comman essentials

Solar heating system for water heating

SAFETY & SECURITY FEATURES

CCTV surveillance in designated common areas.

Firefighting systems

LEISURE AMENITIES

Yoga & Meditation space

Jogging Track

Senior citizen's sitout

Outdoor kids play area with modern equipment

Outdoor GYM Area

Ampithetare

Pargola Sit-outs

Outdoor Party Lawn

Landscape tree plantation

Basketball Court

Sitting Arena

Multipurpose Hall

SPECIFICATION

RCC
- Earthquake Resistant Structure

PLASTER
- Sand-faced Plaster for external walls
- Internal Walls Finished with Gypsum

DOORS
- All Doors with Quality Hardware Fittings
- Main Door with Laminate

WINDOWS
- Powder Coated Aluminum Windows
- Marble/Granite Window Sill

KITCHEN
- Granite top for Kitchen Platform with SS Sink
- Quality Dado Tiles
- Provision for Exhaust Fan
- Provision for Water Perifier

ELECTRIFICATION
- Branded Switches
- Provision For Telephone Points for Living Room
- Adequate Electrical Points in Every Room
- Provision For Invertor Points in each flat.
- Provision For video door phone Points.

FLOORING
- 24"x24" Vitrified Tiles in all Rooms
- 12"x12" Anti Skid Tiles for Toilets and Terraces
- Green Marble/Granite/Honey Gold for Staircase and Landing

BAATHROOM
- Concealed Plumbing
- Quality Dado Tiles up to Lintel Level
- Branded C.P. Fittings

PAINTING
- OBD Paint for internal Walls
- Apex Paint for external Walls



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1ST, 3RD, 5TH, 7TH & 9TH FLOOR PLAN (BUILDING A1&A2)

AREA STATEMENT

FLOOR	FLAT NO	NO.OF UNITS	CARPET AREA	TERRACE	TOTAL CARPET (IN SQ.MT.)	TOTAL CARPET (IN SQ.FT.)
FIRST	201, 202, 203, 204, 205, 206, 207, 208.	8	31.50	2.96	34.46	371
THIRD	401, 402, 403, 404, 405, 406, 407, 408.	8	31.50	2.96	34.46	371
FIFTH	601, 602, 603, 604, 605, 606, 607, 608.	8	31.50	2.96	34.46	371
SEVENTH	701, 702, 703, 704, 705, 706, 707, 708.	8	31.50	2.96	34.46	371
NINETH	901, 902, 903, 904, 905, 906, 907, 908.	8	31.50	2.96	34.46	371
SEVENTH	1101, 1102, 1103, 1104,1105, 1106, 1107, 1108.	8	31.50	2.96	34.46	371



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2ND, 4TH, 6TH & 10TH FLOOR PLAN (BUILDING A1&A2)

AREA STATEMENT

FLOOR	FLAT NO	NO.OF UNITS	CARPET AREA	TERRACE	TOTAL CARPET (IN SQ.MT.)	TOTAL CARPET (IN SQ.FT.)
SECOND	201, 202, 203, 204, 205, 206, 207, 208.	8	31.50	2.96	34.46	371
FOURTH	401, 402, 403, 404, 405, 406, 407, 408.	8	31.50	2.96	34.46	371
SIXTH	601, 602, 603, 604, 605, 606, 607, 608.	8	31.50	2.96	34.46	371
TENTH	1001, 1002, 1003, 1004,1005, 1006, 1007, 1008.	8	31.50	2.96	34.46	371






The world as we have created it is
a process of our thinking

IN ASSOCIATION WITH

KULDEVEE REALTORS | GOLDEN PALMS INFRASTRUCTURE

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is available on the website

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Website: www.nobleheights.in | **Email:** sales@nobleheights.in

NOBLES
HEIGHTS

@ PISOLI

1 BHK BEAUTIFUL HOMES





Colors of Happiness

Situated at PISOLI which is the apex of convenience & accessibility, NOBLES HEIGHTS defines comfort living. This convienient location has been and will forever be, one of the most sought after residential areas of Pune. It is the beauty of this locale which blooms in the cusp of purity & tranquility that allows you to enjoy every nuance and facet of life

After all, better the location, more the benefits.

NOBLES
HEIGHTS
@ PISOLI
1 BHK BEAUTIFUL HOMES


NOBLES AVAUNCE PHASE II
OPEN SPACE FOR NOBLES AVAUNCE PHASE II
B1 B2 B3 B4 B5 B6 B7
D1 D2
C1 C2 C3 C4 C5 C6 C7
E1 E2 E3
A2
F1 F2 F3 F4 F5 F6 F7 F8
G8
G1 G2 G3 G4 G5 G6 G7
OPEN SPACE FOR NOBLES AVAUNCE PHASE II
NOBLES HEIGHTS PHASE I
A1
OPEN SPACE FOR NOBLES HEIGHTS PHASE I
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LAYOUT

SPECIFICATIONS & AMENITIES

RCC
- Earthquake resistant structure

PLASTER
- Sand-faced Plaster for external walls
- Internal walls finished with Gypsum

DOORS
- All doors with quality hardware fittings
- Aluminum powder coated sliding doors for terraces

WINDOWS
- Powder coated aluminum windows with mosquito net
- Marble/Granite window Sill

ELECTRIFICATION
- Branded switches
- Provision for TV Telephone points for Living room
- Adequate electrical points in every room
- Provision for invertor in each flat

AMENITIES
- Concrete/ paved internal pathways
- Elevators of standard make
- Fire Fighting system
- Solar water heating System
- Auto water level controller for W. tanks
- Generator backup for lift & common areas
- LED street lights

AMENITIES
- Entrance lobby
- Security cabin
- CCTV cameras for common areas
- 24x7 Security
- Children play area
- Gazebo
- Senior citizen sitout

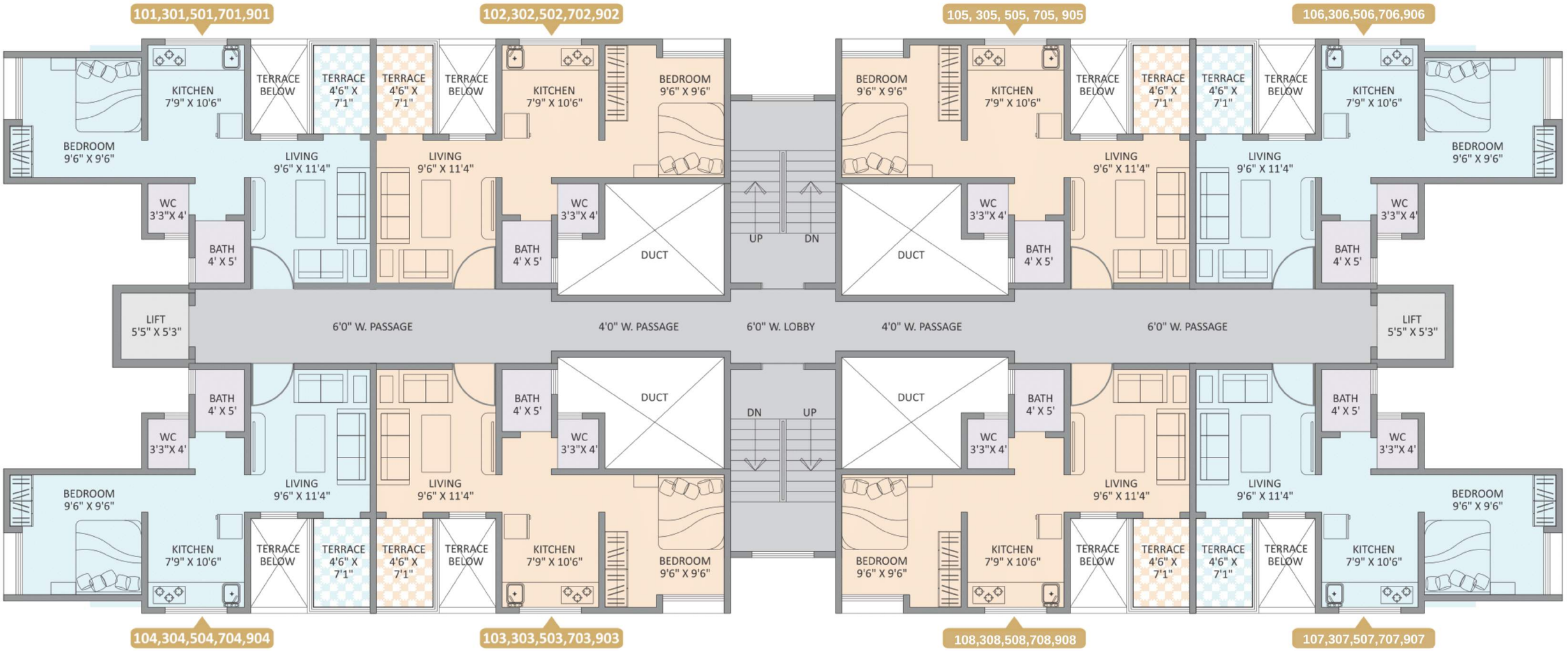
KITCHEN
- Granite top for kitchen platform with SS Sink
- Quality dado tiles
- Provision for exhaust fan
- Provision for water purifier

FLOORING
- 24"X24" Vitrified tiles in all rooms
- 12"x12" anti skid tiles for toilets and terraces
- Green Marble / Granite / Honey Gold for Staircase and landing

BATHROOM
- Concealed Plumbing
- Quality dado tiles up to lintel level
- Branded C.P fittings

PAINTING
- OBD paint for internal walls
- Apex paint for External walls

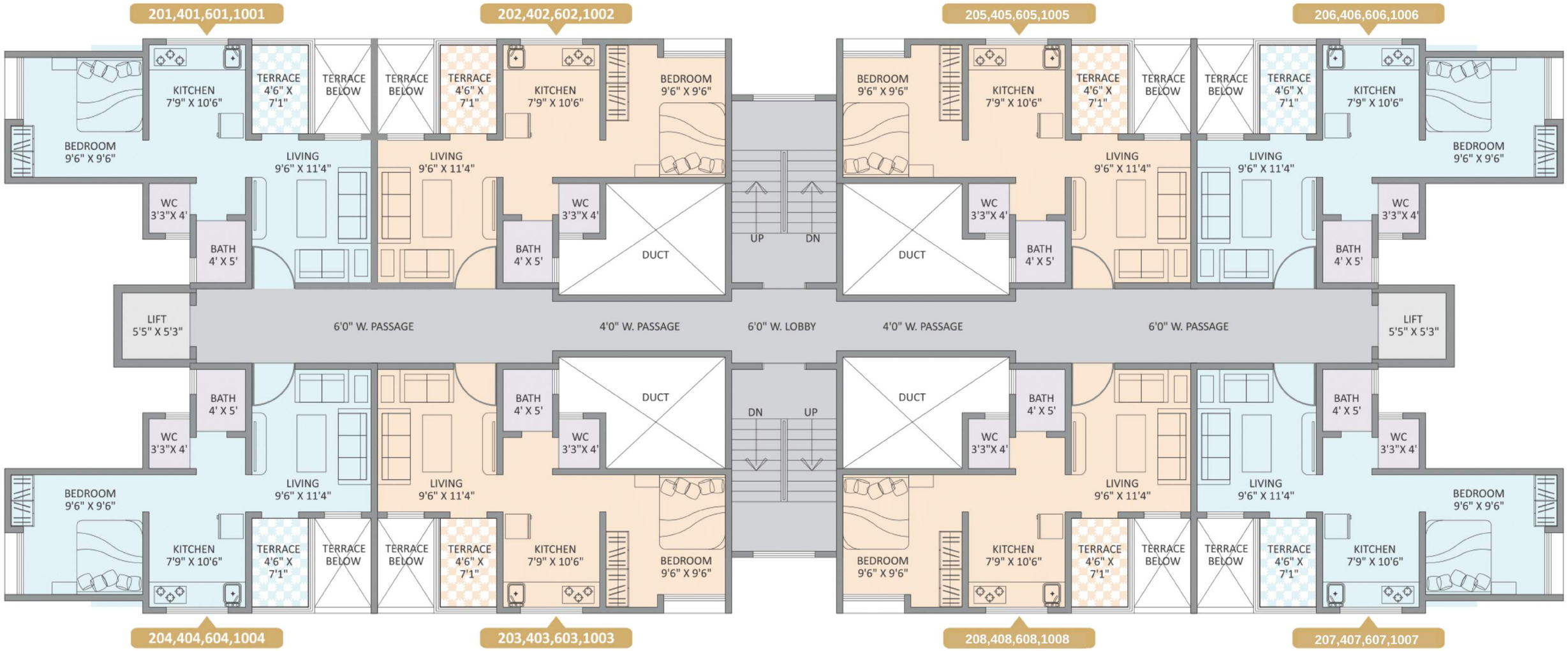
NOBLES HEIGHTS
@ PISOLI
1 BHK BEAUTIFUL HOMES



1BHK

TYPICAL 1ST,3RD,5TH,7TH,9TH FLOOR PLAN

CARPET AREA	TERRACE AREA	TOTAL CARPET
31.215 SQ. MTR.	2.97 SQ. MTR.	34.185 SQ. MTR.

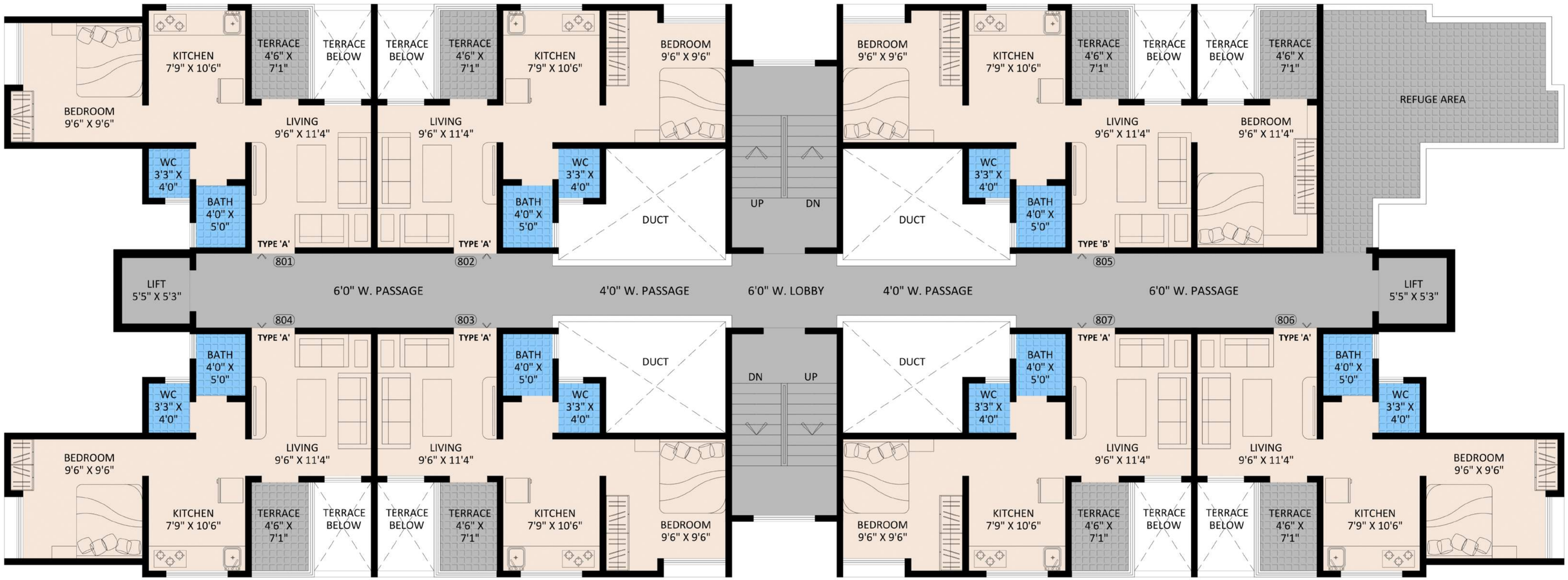


1BHK

TYPICAL 2ND,4TH,6TH,10TH FLOOR PLAN

CARPET AREA	TERRACE AREA	TOTAL CARPET
31.215 SQ. MTR.	2.97 SQ. MTR.	34.185 SQ. MTR.

BUILDING "A1" SALEABLE AREA STATEMENT (SQ FT) REFUGE FLOOR						
	NO. OF UNITS	CARPET AREA	TERRACE	WASH	SALEABLE AREA (1.37)	TOTAL
"A1" BUILDING	1	446	64	0	699	699
TOTAL						699



8TH (REFUGE) FLOOR PLAN - BUILDING A1- P+10

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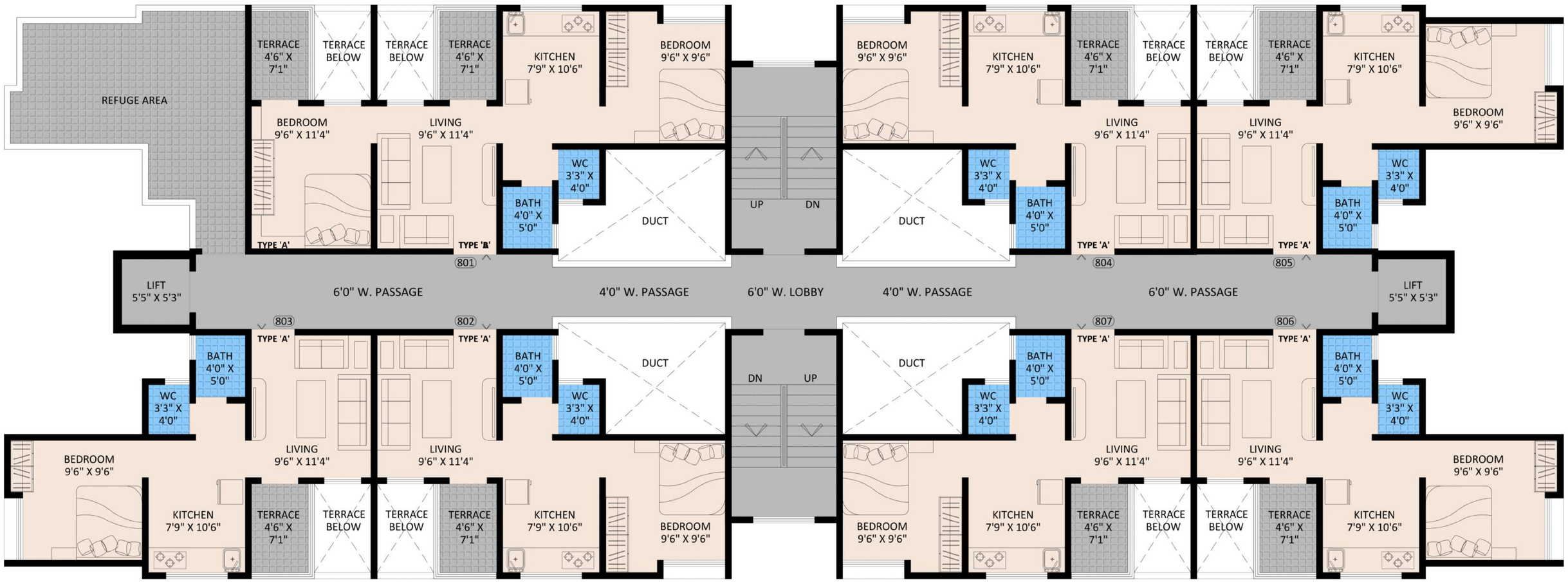
BUILDING "A2" SALEABLE AREA STATEMENT (SQ FT) REFUGE FLOOR						
	NO. OF UNITS	CARPET AREA	TERRACE	WASH	SALEABLE AREA (1.37)	TOTAL
"A2" BUILDING	1	446	64	0	699	699
TOTAL						699



8TH (REFUGE) FLOOR PLAN - BUILDING A2- P+10

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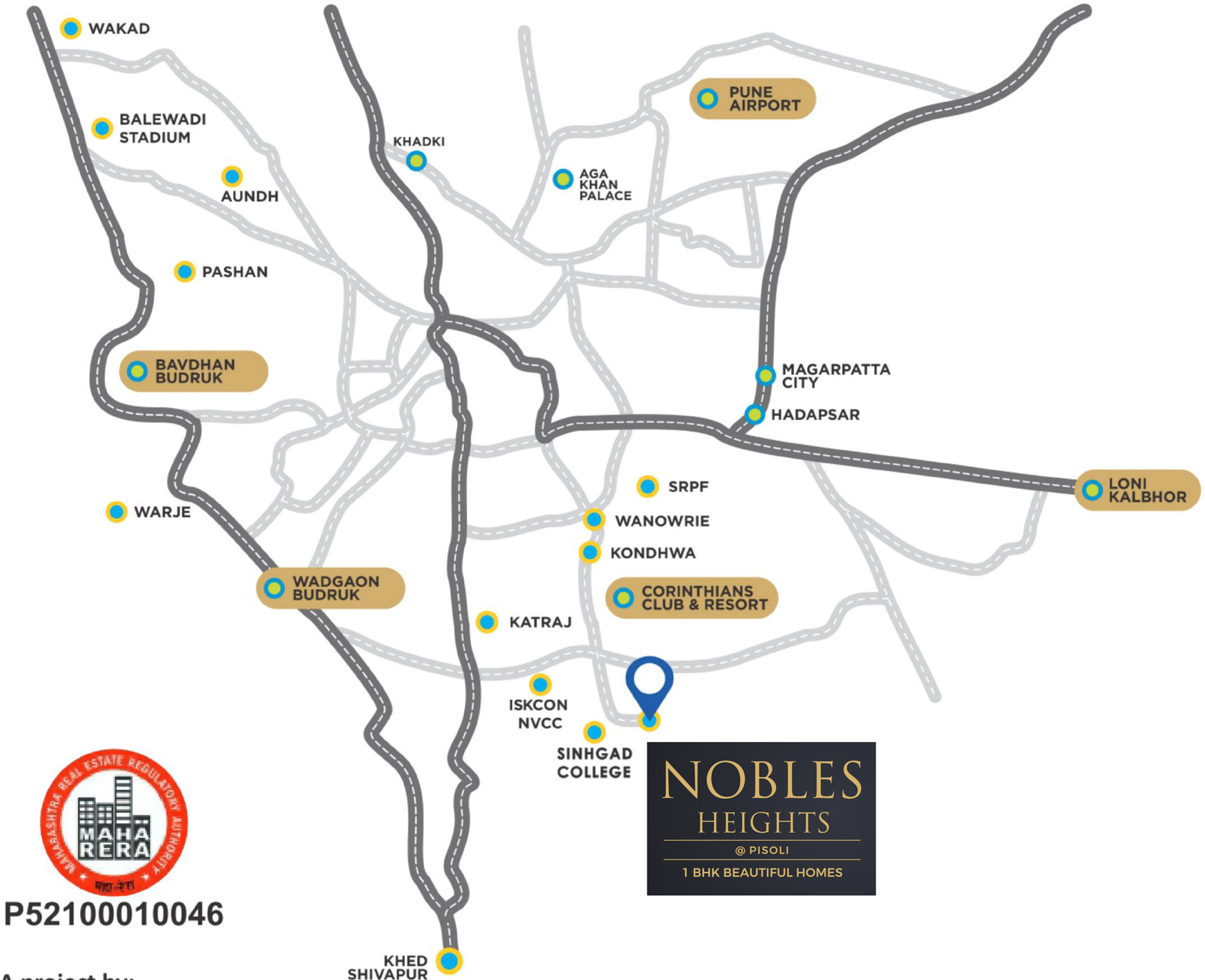

APPROXIMATE CONNECTIVITY

COLLEGES

Sinhgad College- 2 Kms
RIMS International College- 5 Kms
Bharati Vidyapeeth- 7 Kms
Medical College- 7 Kms

MALLS

Amanora Town Centre - 12 Kms
Phoenix Mall - 18 Kms
Inorbit Mall- 18 Kms
Koregaon Park Plaza- 16 Kms

Pune Station- 11 Kms
Pune Airport- 20 Kms

HANGOUTS

7 Seas Pool & Snooker Point - 2 Kms
Rajiv Gandhi Zoological Park - 6 Kms
Corinthian Club & Resort- 6 Kms
Country Club - 7 Kms

HOSPITALS

Bharati Hospital - 8 Kms

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MAHA RERA

P52100010046

A project by:
Golden Palm Infrastructure

GOLDEN PALMS
INFRASTRUCTURE

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Note : The images and material contained in the Brochure are conceptual illustrations. 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 specification, flats/units, elevations, designs, and amenities that will be made available in the project.