



NIRMAN
COSMOPOLIS

AT



NIRMAN
DISTRICT





Introducing



NIRMAN
COSMOPOLIS

TO
NIRMAN DISTRICT

Our journey here began with Nirman Astropolis, a unique and highly sought after residential project that reflected the new face of luxurious living to the residents of Tathawade. The Nirman District is now all set to evolve further with Nirman Cosmopolis, an elite residential project of 2, 3 & 4 BHK homes that have been specifically designed for offering outstanding luxury to its residents, along with a spectacular set of amenities meant to make the whole world marvel, endlessly.



Discover THE RESPLENDENCE

Artistic Impression

Experience a splendid lifestyle of breathtaking luxury in the very heart of Tathawade - at Nirman Cosmopolis - an outstanding residential project of 2, 3 & 4 BHK luxurious apartments that makes life look and feel truly exemplary. Right from its customised landscaping, to its calm and serene spaces that let you celebrate true solitude, to its remarkably spacious areas provided for any and all leisure activities imaginable, Cosmopolis is the bridge that binds both the posh and the pristine, impeccably.



COME LIVE A *Life*

that is as graceful as it is spacious, as lofty as it is convenient. Open up to new dimensions of luxury that have heretofore remained unexplored, then revel in the endless comforts of a life that gets all the more lavish the more you traverse through it.

Imagine a life in which distances are measured in joy and moments of leisure become moments of pleasure, every single time. So come home to Nirman Cosmopolis, and

EXPERIENCE THE TRUE MAGNIFICENCE OF LIFE.



GRAND ENTRANCE



THE ELITE
Destination





SHREE
COSMOPOLIS

Future
Expansion

BIRD'S EYE VIEW

Artistic Impression

A woman with brown hair in a ponytail is sitting in a meditative pose on a grey cushioned bench. She is wearing a light blue sports bra and grey shorts. Behind her is a large glass wall reflecting the outdoor environment. To the left, there is a stack of dark grey stones. In the background, there are large tropical plants and a swimming pool. The text 'A COMPLETE Lifestyle' is overlaid on the image, with 'A COMPLETE' in a sans-serif font and 'Lifestyle' in a large, white, cursive script.

A COMPLETE

Lifestyle

GROUND LEVEL AMENITIES

- Entrance Gate
- Multipurpose Sports Court
- Covered Sitout
- Seating Plaza
- Kids' Play Area
- Pet Park
- Delivery Pick-up Point

WORK ZONE

- Deck
- Pod Seating
- Business Lounge
- AV Room
- Co-working Area + Library + Study
- Café Seating

LEISURE ZONE

- Indoor Games Zone (Pool Table, Table Tennis)
- Squash Court
- Mini Golf Area
- Toddlers' Play Area
- Crèche
- Graffiti Wall
- Tropical Garden
- Outdoor Board Games
- Pre-function Lounge
- Multipurpose Hall
- Open Air Lounge
- Barbecue Area

TERRACE LEVEL AMENITIES

- Solar Panels
- Jogging Track

ZEN ZONE

- Yoga Deck
- Guest Rooms
- Pergola Seating
- Meditation Pods
- Panaroma Deck

FITNESS ZONE

- Swimming Pool Lounge Deck
- Kids' Pool
- Lap Pool (Half Olympic Size)
- Swimming Pool Deck
- Jacuzzi
- Outdoor Fitness Area
- Spa + Changing Rooms + Sauna
- Feature Wall
- Senior Citizens' Area
- Indoor Gym
- Yoga / Zumba Area

GROUND LEVEL AMENITIES

- 1. Entrance Gate
- 2. Multipurpose Sports Court
- 3. Covered Sitout
- 4. Seating Plaza
- 5. Kids' Play Area
- 6. Pet Park

PODIUM LEVEL AMENITIES

- 7. Deck
- 8. Pod Seating
- 9. Tropical Garden
- 10. Business Lounge
- 11. AV Room
- 12. Co-working Area + Library + Study
- 13. Café Seating
- 14. Lobby
- 15. Indoor Games Zone (Pool Table, Table Tennis)
- 16. Squash Court
- 17. Mini Golf Area
- 18. Toddlers' Play Area
- 19. Crèche
- 20. Graffiti Wall
- 21. Outdoor Board Games
- 22. Pre-function Lounge

- 23. Multipurpose Hall
- 24. Open Air Lounge
- 25. Barbecue Area
- 26. Swimming Pool Lounge Deck
- 27. Kids' Pool
- 28. Lap Pool (Half Olympic Size)
- 29. Swimming Pool Deck
- 30. Jacuzzi
- 31. Lobby

- 32. Outdoor Fitness Area
- 33. Spa + Changing Rooms + Sauna
- 34. Lobby
- 35. Feature Wall
- 36. Senior Citizens' Area
- 37. Indoor Gym
- 38. Yoga / Zumba Area
- 39. Yoga Deck
- 40. Guest Rooms

- 41. Pergola Seating
- 42. Lobby
- 43. Meditation Pods
- 44. Panaroma Deck
- 45. Delivery Pick-up Point



Future
Expansion



ENTRANCE PORCH



KIDS' PLAY AREA & PET PARK



YOGA DECK



SWIMMING POOL



MINI GOLF

Artistic Impression



MULTIPURPOSE SPORTS COURT



OPEN AIR PARTY LOUNGE



AV ROOM



BUSINESS LOUNGE



INDOOR GYM



SQUASH COURT



SEATING PODS & OPEN CAFÉ

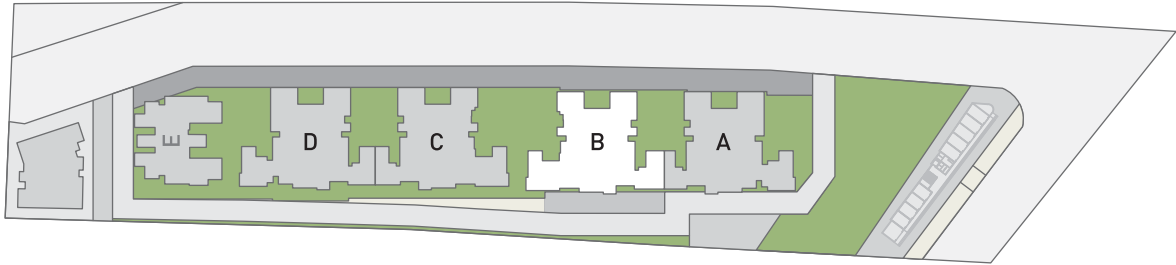


BUILDING B
TYPICAL FLOOR PLAN

BUILDING B

TYPICAL FLOOR PLAN

1ST, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH, 11TH, 13TH,
14TH, 15TH, 16TH, 18TH, 19TH, 20TH, 21ST & 23RD FLOOR



AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA SQ. MT.	BALCONY + O.D.U. / UTILITY AREA SQ. MT.	TOTAL RERA CARPET AREA	
				SQ. MT.	SQ. FT.
01	3 BHK LUXURY	98.147	15.788	113.94	1226
02	3 BHK LUXURY	98.147	15.788	113.94	1226
03	3 BHK COMFORT	86.874	13.154	100.03	1077
04	2 BHK	69.224	8.677	77.90	839
05	4 BHK	118.337	17.938	136.27	1467



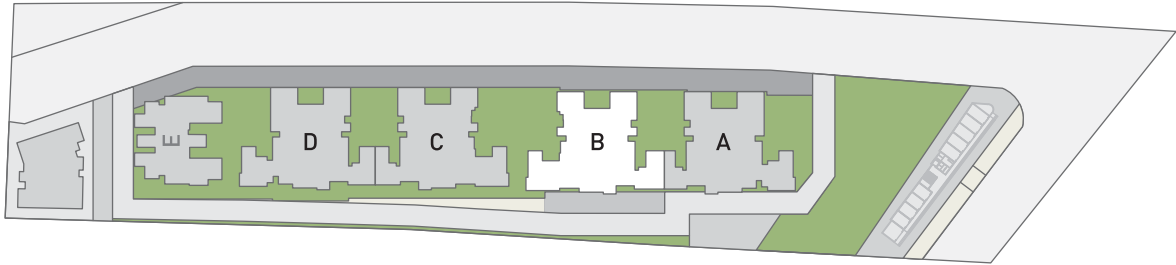


BUILDING B
REFUGE FLOOR PLAN

BUILDING B

REFUGE FLOOR PLAN

2ND, 7TH, 12TH, 17TH & 22ND FLOOR



AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA SQ. MT.	BALCONY + O.D.U. / UTILITY AREA SQ. MT.	TOTAL RERA CARPET AREA	
				SQ. MT.	SQ. FT.
01	3 BHK LUXURY	98.147	15.788	113.94	1226
02	3 BHK LUXURY	98.147	15.788	113.94	1226
03	3.5 BHK	108.192	15.712	123.90	1334
04	REFUGE	0.00	0.00	0.00	0.00
05	4 BHK	118.337	17.938	136.27	1467



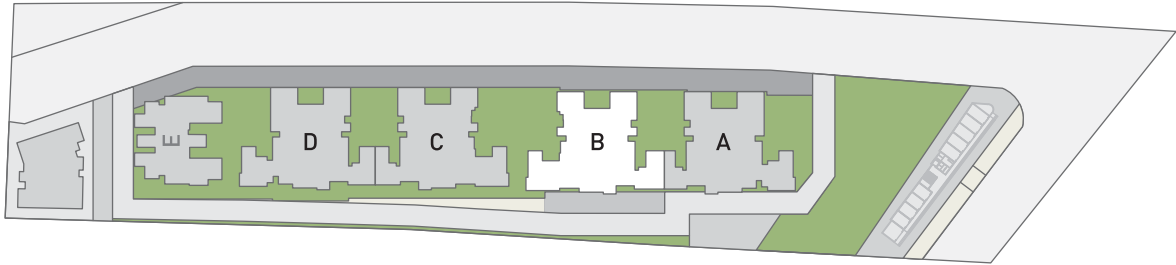


BUILDING B
TERRACE FLOOR PLAN

BUILDING B

TERRACE FLOOR PLAN

24RD FLOOR



AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA SQ. MT.	BALCONY + O.D.U. / UTILITY AREA SQ. MT.	TOTAL RERA CARPET AREA	
				SQ. MT.	SQ. FT.
03	3 BHK COMFORT	86.876	13.154	100.03	1077
04	2 BHK	69.224	8.677	77.90	839
05	4 BHK	118.337	17.938	136.27	1467



Specifications

TILINGS

- Italian finish vitrified flooring in kitchen, living and dining rooms
- Premium designer wall tiles in washroom

WASHROOM

- Washroom CP fittings of premium quality
- Washroom sanitary fittings of premium quality
- Anti-skid tiles for all washrooms
- Exhaust fans for all attached washrooms
- Glass partition in all attached washrooms
- False ceilings in all attached washrooms and common washroom

DOORS / WINDOWS

- Laminated main door with digital locks
- All washroom door shutters laminated on both sides
- Three-track aluminium windows with mosquito mesh
- Toughened heat-soaked glass railings/ fabrications for attached balconies in all apartments
- Designer laminated flush doors with tubular locks for bedrooms
- Full height windows in bedrooms
- Sliding door for balcony attached to livingroom.
- Quartz Stone window sills

COMMON FEATURES

- AC in living room and master bedroom (Haier / LG / Voltas or equivalent brand)
- Grand entrance lobby
- Elevators of Schindler / Otis / Johnson or equivalent brand
- Multi-level car parking
- Earthquake resistant structure

ELECTRICAL FIXTURES

- Home automation in living room and master bedroom (Lighting ON/OFF switch & provision for curtain control in livingroom)
- Premium quality modular electrical switches
- Fire-resistant concealed wiring
- TV point in livingroom & all bedrooms
- Branded switches of premium quality
- Provision for inverter with power backup for designated points within the apartment
- MCB and RCCB protection
- Security system
- Security cabin with monitoring system
- CCTV for entire campus and entrance lobby area
- CCTV surveillance for crèche and kids' play area
- Fire-fighting systems
- Video door phones in all apartments
- Kitchen with sprinkler and gas leak detector

PAINTING / WALL FINISH

- Gypsum / POP finished walls
- Textured paint finish for the exterior of the building
- OBD / plastic emulsion or equivalent on internal walls & ceiling

PARKING

- Sufficient designated car parking
- Well-designed & spacious parking levels

KITCHEN

- Quartz stone kitchen platform with acrylic sink
- Modular kitchen cabinetry
- Water purifier in every kitchen
- Provision for exhaust fan

DRINKING WATER

- Separate storage space for drinking water
- Separate supply system for drinking water in kitchen

GO GREEN

- Provision for EV charging station in every parking
- Solar panels on rooftop
- Rainwater harvesting and sewage treatment plant (STP)
- Organic waste converter



A LOCATION THAT'S A *Landmark*

Nirman District is now a well established landmark in Tathawade, not only for the sheer convenience and luxury that it offers its residents, but also for its incredible connectivity with leading IT hubs, healthcare providers, entertainment avenues, and so much more. Thanks to the ever expanding infrastructure and opportunities within the locale, Nirman District is now more than just a real estate address -- it's a real estate destination.

KEY *Distances*

HEALTHCARE

- Sai Jyoti Hospital
- Aditya Birla Hospital
- Lifepoint Hospital

BANKS

- State Bank of India
- Axis Bank
- ICICI Bank

CONNECTIVITY

- Mumbai-Bengaluru Highway 10 Mins
- Akurdi Railway Station 10 Mins
- Pune Railway Station 30 Mins
- Pune Airport-Lohegaon 55 Mins

BRT BUS STOP

- Pawar Wasti 01 Min
- Dange Chowk 05 Mins

SHOPPING

- One Mall 08 Mins
- D-Mart (Ravet) 09 Mins
- Spot 18 Shopping Mall 11 Mins
- Elpro City Square Mall 13 Mins
- Upcoming Phoenix Mall 14 Mins

EDUCATION

- The Academy School 01 Min
- The Orchid Intl. School 05 Mins
- JSPM College 05 Mins
- Blossom Public School 06 Mins
- D. Y. Patil Engg. College 09 Mins
- Akshara Intl. School 11 Mins
- Indira Comm. & Sci. College 11 Mins

07 Mins
09 Mins
09 Mins

05 Mins
06 Mins
08 Mins

FROM THE *Trusted*

Nirman Greens is amongst the fastest-growing firms within the construction sector with a presence in residential & commercial real estate and an expertise in industrial & specialized civil constructions all across Pune. Having created landmark projects spread across 40 lacs sq. ft., Nirman Greens is currently developing 50 lacs sq. ft. of commercial, retail and residential spaces all across Pune.

Strongly focused on meeting specific client requirements and understanding people's contemporary lifestyle needs, Nirman Greens is continuously innovating through its projects to keep pace with changing trends and technologies every where.





SITE ADDRESS

Nirman Cosmopolis, Sr. No. 29/1A & 29/1B, Aundh-Ravet BRTS Rd.,
Opp. HP Petrol Pump, Tathawade, Pune

CORPORATE ADDRESS

Nirman Greens, Amar Business Zone, B Wing,
Office No. 902, Sr. No. 87/1A & 87(Part), Baner, Pune 411045

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