



nesterraTM
by TRIAA

TRIAA

Crafting Landmarks.
Creating Legacies.

For over three decades, TRIAA has been shaping Pune's skyline with landmark developments. Driven by innovation and an unwavering commitment to excellence, TRIAA crafts spaces that elevate urban living. Built on legacy, designed for the future-TRIAA is where every vision transforms into reality.





Excellence Etched In Every Milestone.

30+ Years of Sustained Growth

35+ Lacs sq. ft. Delivered

43 Landmark Projects

5K+ Happy Families

Ongoing Projects



**- TRIAA VASANTAM -
CITY CENTER**

DHANORI

**SHOPS, SHOWROOMS
& OFFICES**



ONE
ARETHA

D H A N O R I



**2, 3 & 4 BHK
RESIDENCES**



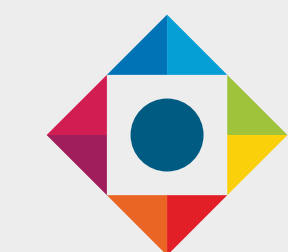
KOSMIC
KOURTYARD
WAGHOLI

**2 & 3 BHK RESIDENCES &
COMMERCIAL SPACES**



K
PUNE
BAVDHAN

**2, 3 & 4 BHK
RESIDENCES**



— TRIAA —
GALAXY

HINJAWADI



**RETAIL &
OFFICE SPACES**



rezo[™]

by TRIAA

NIBM

**3 & 4.5 BHK RESIDENCES
& COMMERCIAL SPACES**



38 DIVINE

KONDHWA

2 & 3 BHK RESIDENCES
& WORKSPACES



K[®]
CITY

KESHAVNAGAR

**2 & 3 BHK
RESIDENCES**



My home, my way
KESHAVNAGAR

2 BHK RESIDENCES



Artistic Impression



**PREMIUM RETAIL
SPACES**

Upcoming Projects

AMBEGAON
RESIDENTIAL

KESHAV NAGAR
RESIDENTIAL

HINJAWADI
RESIDENTIAL

Completed Projects

K CITY
KESHAVNAGAR, PUNE

GOODWILL BREEZA
DHANORI, PUNE

TRIAA HILLOME
LOHEGAON, PUNE

TRIAA PUNYAVAASTU
DIGHI-ALANDI ROAD

TRIAA POLARIS
NEAR MAGARPATTA, HADAPSAR

TRIAA PRINCETOWN
SHIKRAPUR

SILVER MIST
LOHEGAON, PUNE

VALENCIA
DHANORI, PUNE

GOODWILL 24
LOHEGAON, PUNE

GALAXY
DHANORI, PUNE

ORCHID
DHANORI, PUNE

VRINDAVAN
VADGAONSHERI, PUNE

CELESTA
PRADHIKARAN

RK PURAM
TINGRE NAGAR, PUNE

DELIGHT
TINGRE NAGAR, PUNE

PRESTIGE
TINGRE NAGAR, PUNE

HERITAGE
TINGRE NAGAR, PUNE

TANISHQ
TINGRE NAGAR, PUNE

SRISHTI
GOKUL NAGAR, DHANORI ROAD

SUNDARAM
DHANORI ROAD

SATYAM
DHANORI ROAD

SANSKRUTI
DHANORI ROAD

GOODWILL SHUBHAM
GOKUL NAGAR,
DHANORI ROAD

CASTLE ROYALE
DHANORI, PUNE

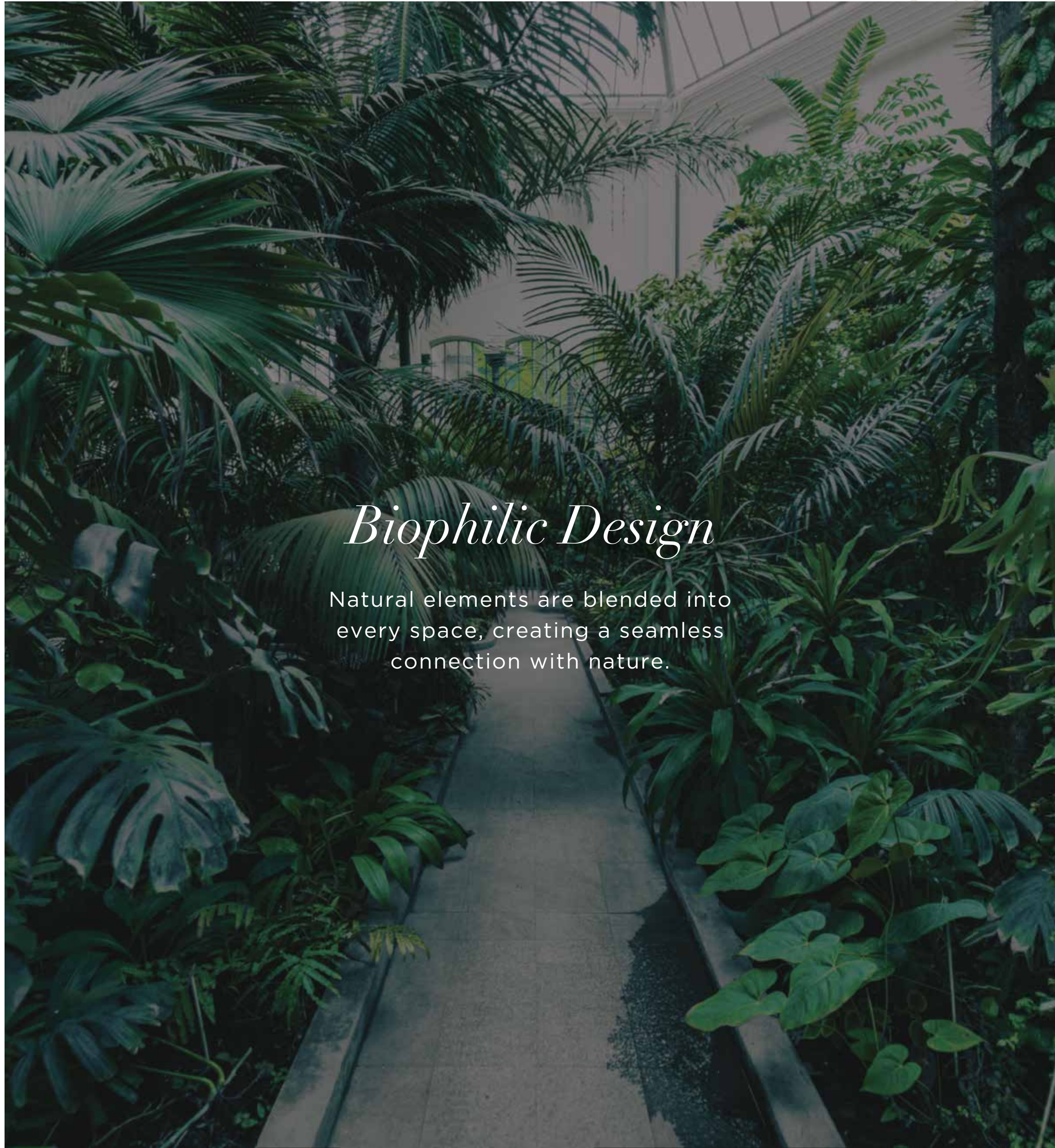
AUGUSTA
KHARADI, PUNE

EKAIKA
KHARADI, PUNE

SAACHEE ERA
MOSHI

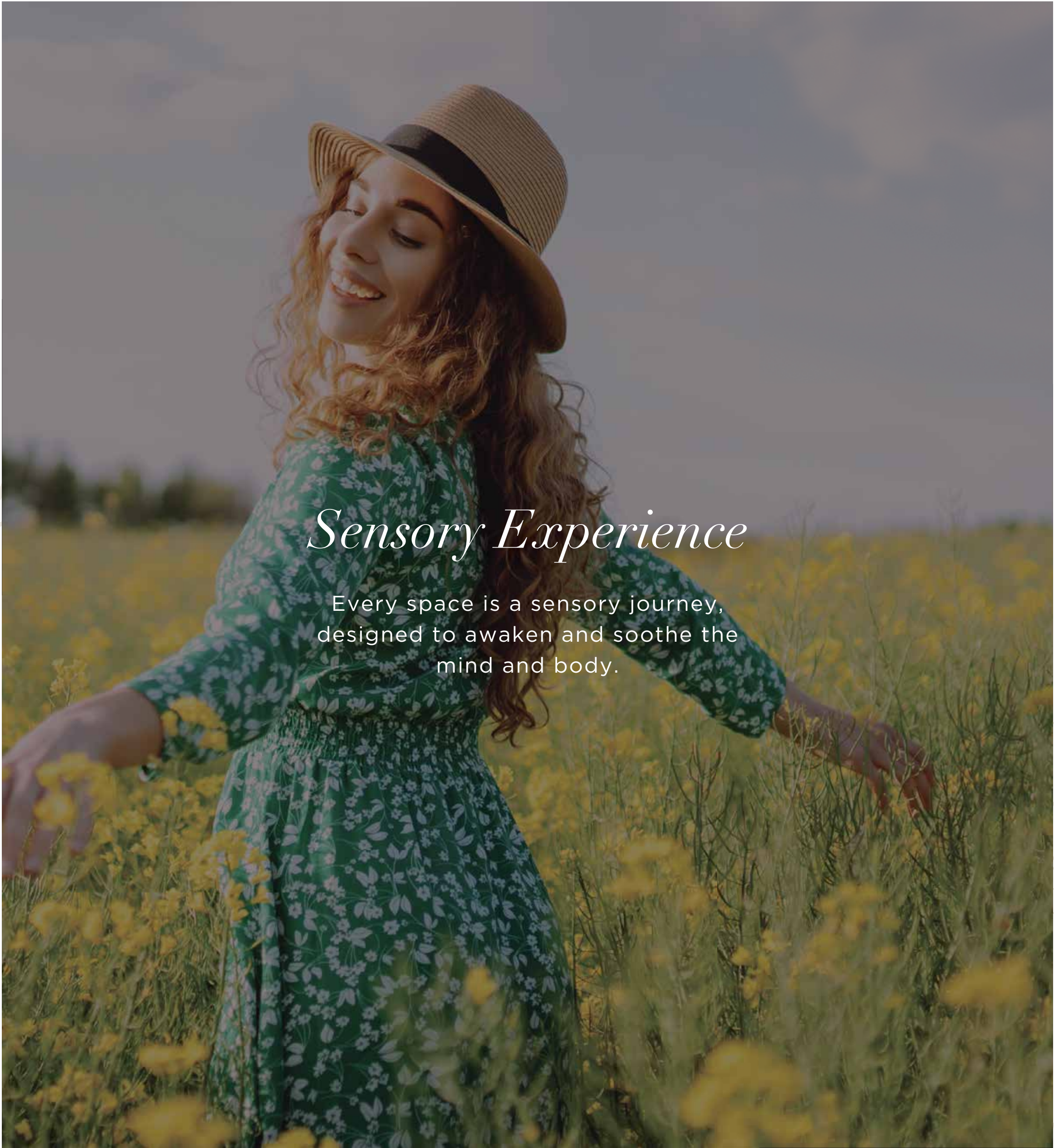


• Features
Tailored
To Stir Your
Senses.



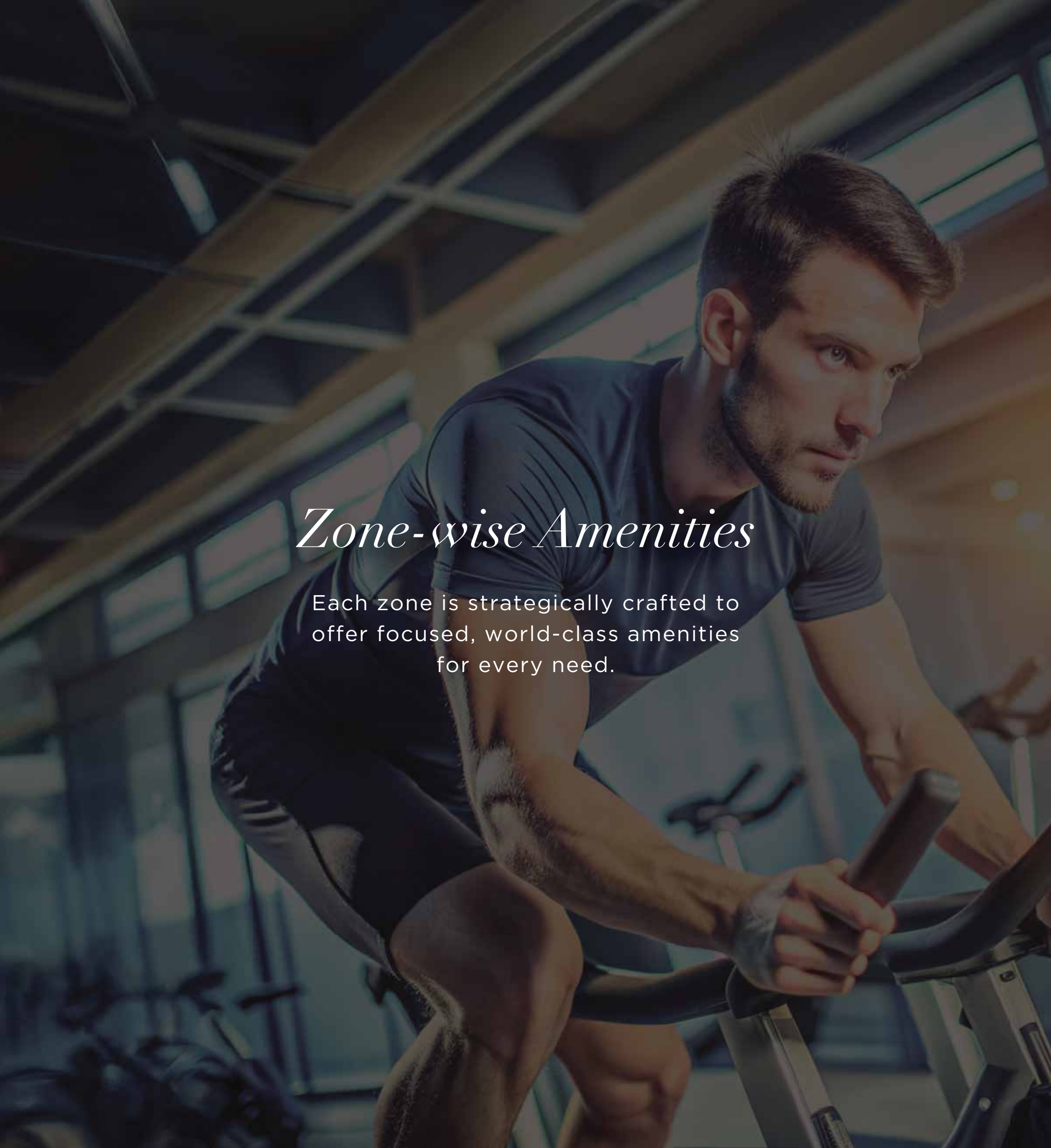
Biophilic Design

Natural elements are blended into every space, creating a seamless connection with nature.



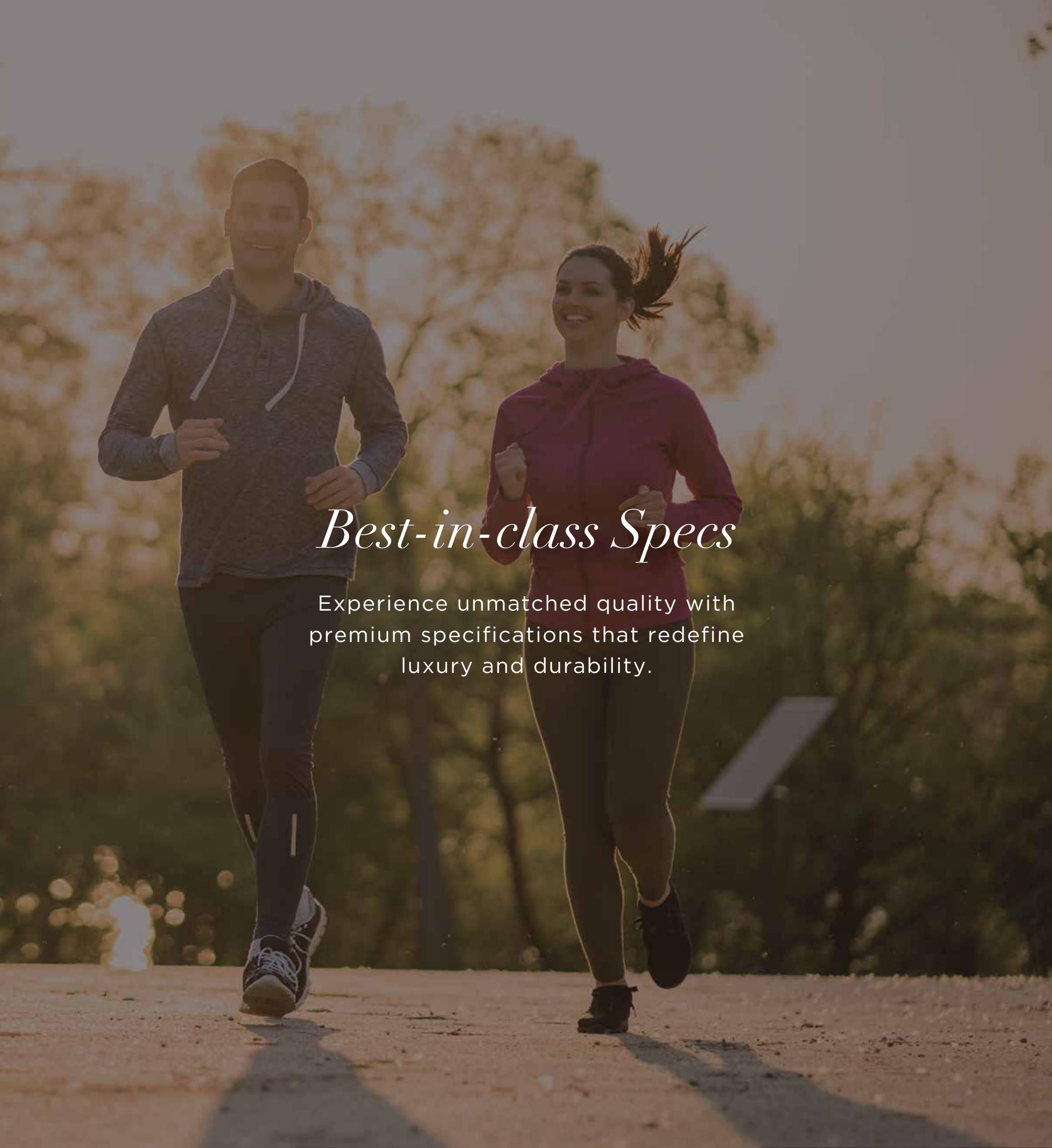
Sensory Experience

Every space is a sensory journey, designed to awaken and soothe the mind and body.

A man with short dark hair and a beard, wearing a blue athletic shirt and black shorts, is leaning forward on a stationary bike in a gym. The background shows a modern building with large windows and structural beams.

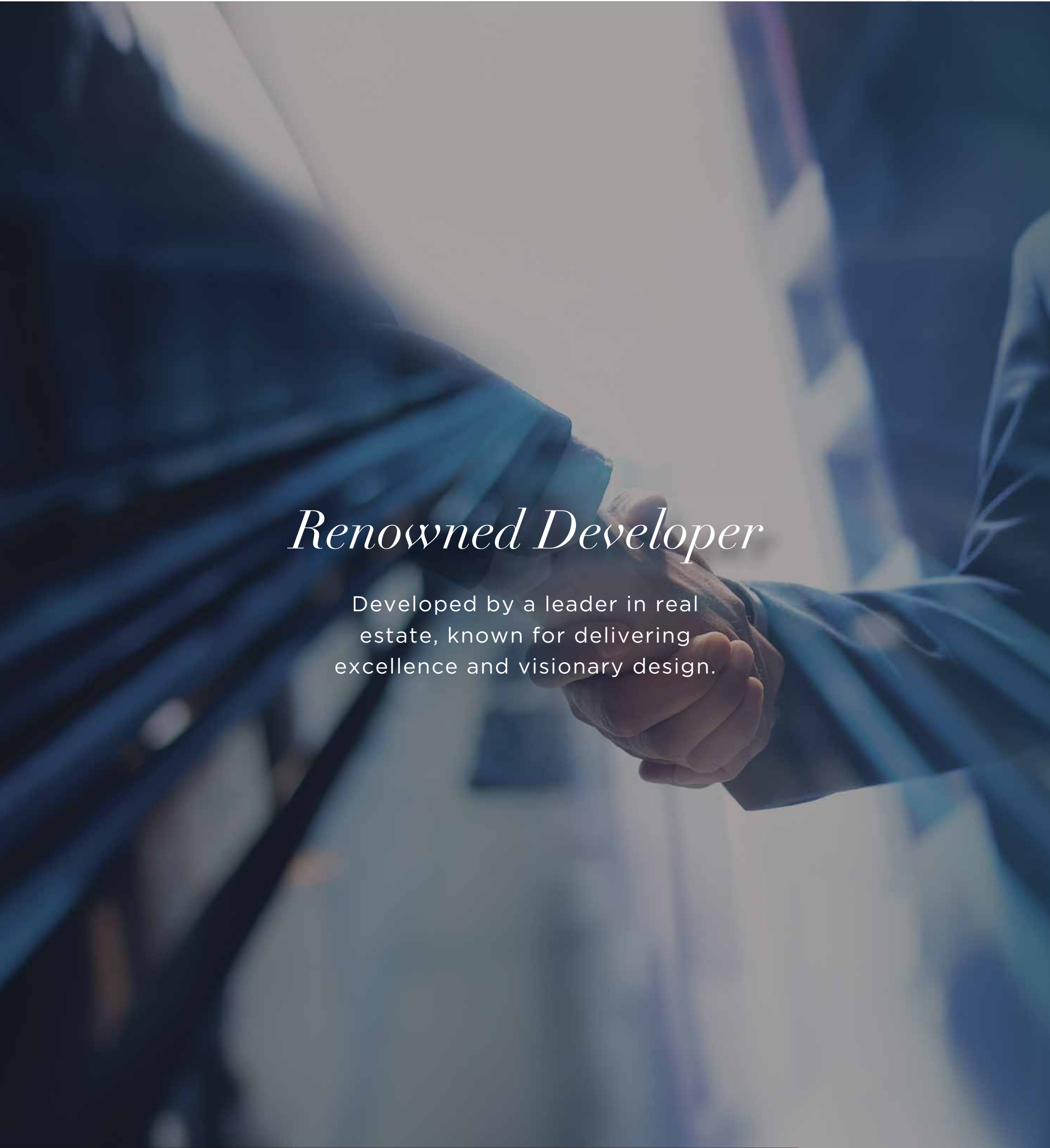
Zone-wise Amenities

Each zone is strategically crafted to offer focused, world-class amenities for every need.

A man and a woman are jogging on a paved path outdoors. The man is wearing a grey hoodie and black pants, and the woman is wearing a pink hoodie and black leggings. They are both smiling and looking towards the camera. The background is a blurred view of trees and a clear sky.

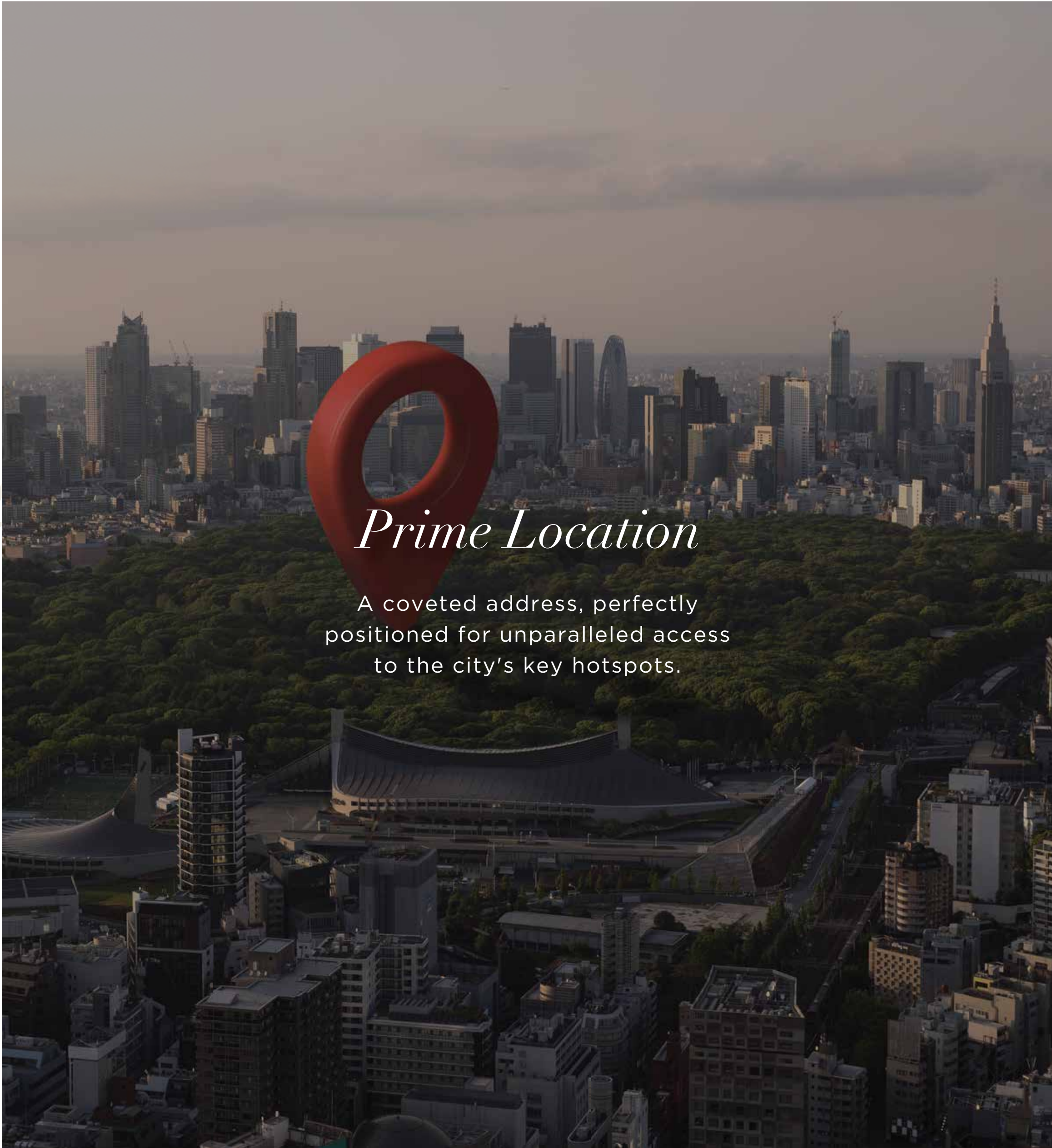
Best-in-class Specs

Experience unmatched quality with premium specifications that redefine luxury and durability.



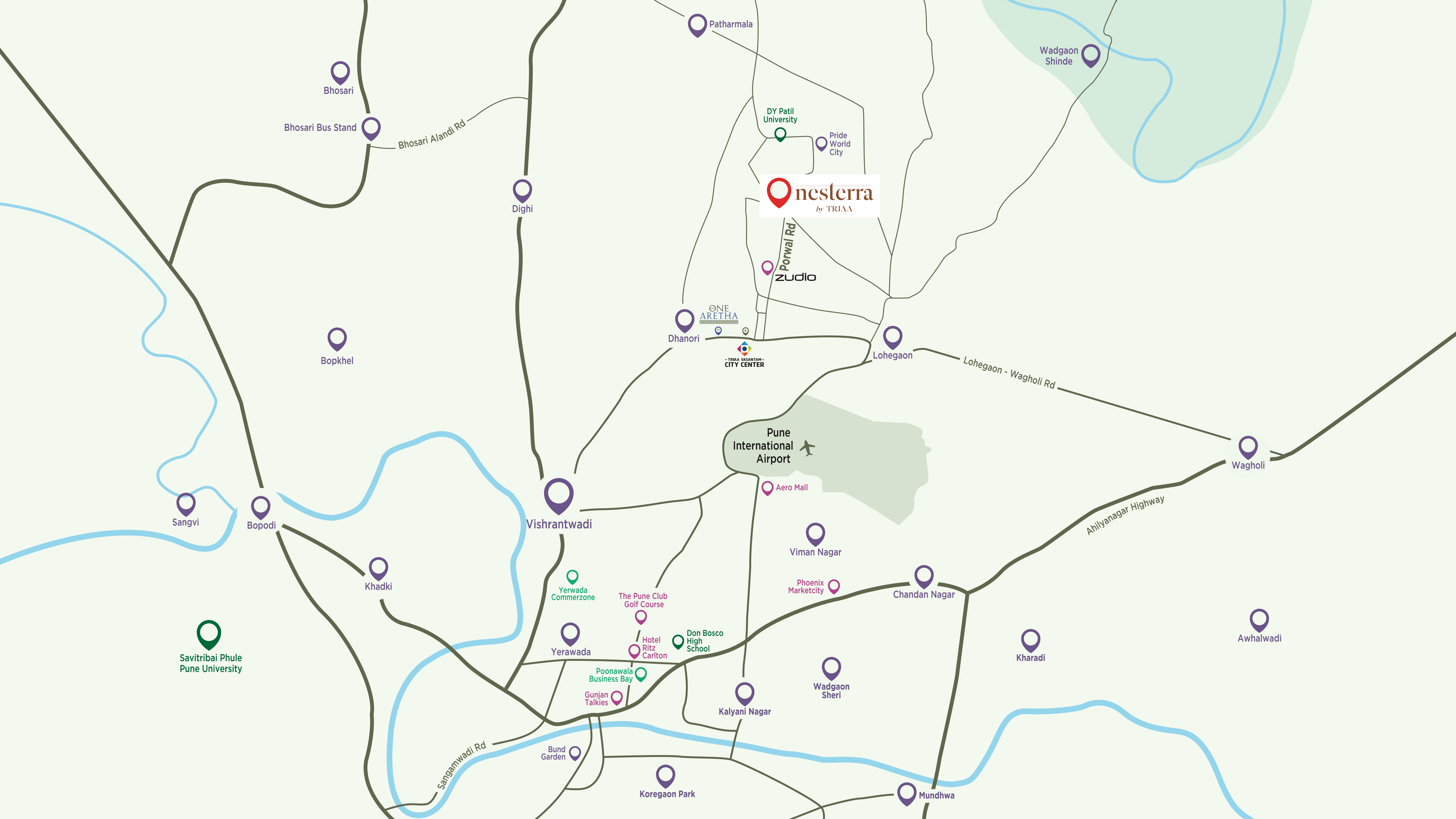
Renowned Developer

Developed by a leader in real estate, known for delivering excellence and visionary design.



Prime Location

A coveted address, perfectly positioned for unparalleled access to the city's key hotspots.



Key Distances



WORKPLACES

- | | |
|----------------------|---------|
| • Tech Park One | 7.9 km |
| • Business Bay | 8.6 km |
| • Commerzone IT Park | 8.7 km |
| • Cerebrum IT PArk | 9.3 km |
| • Eon IT Park | 11.8 km |



HOSPITALS

- | | |
|------------------------------|---------|
| • Orchid Speciality Hospital | 1.8 km |
| • CT Nursing Home | 3.1 km |
| • Sahyadri Hospital | 8.4 km |
| • Ruby Hall | 11.7 km |



ENTERTAINMENT

- | | |
|----------------------|---------|
| • Dmart Ready | 900 m |
| • Phoenix Marketcity | 7.8 km |
| • Gunjan Talkies | 8.8 km |
| • The Pavillion Mall | 17.4 km |



EDUCATION

- | | |
|--------------------------------|---------|
| • DY Patil University | 1.1 km |
| • Dr. Mar Theophilus School | 2.1 km |
| • Pragati International School | 3.4 km |
| • St. Peter's School | 3.4 km |
| • Symbiosis SCMS | 6.6 km |
| • Lexicon School | 11.6 km |



TRANSPORTATION

- | | |
|------------------------------|---------|
| • Pune International Airport | 5 km |
| • Vishrantwadi Bus Stop | 6.8 km |
| • Ramwadi Metro Station | 7.8 km |
| • Pune Railway Station | 12.4 km |

Master Layout



Artistic impression

LEGEND:

1. SENIOR CITIZEN SIT-OUT

2. PERGOLA

3. DECK AREA WITH SIT-OUT

4. ACUPRESSURE TRACK / REFLEXOLOGY PEBBLES

5. LOTUS POND WITH BRIDGE

6. BOULDERS

7. ZEN GARDEN

8. STONE LIGHT

9. ADVENTURE PLAY PARK

10. BADMINTON COURT

11. BASKETBALL COURT

12. OPEN GYM

13. CALISTHENICS GYM / CROSS FIT

14. CHILDREN PLAY AREA (RUBBER FLOORING)

15. GAZEBO

16. SUMMER HOUSE

17. ZIP LINE

18. GUEST LOUNGE

19. MULTI PURPOSE HALL

20. GYMNASIUM

21. BABY POOL

22. COVERED SWIMMING POOL

23. POOLSIDE DECK AREA

24. INDOOR GAMES
 - POOL TABLE
 - FOOSBALL TABLE
 - CARROM
 - CARD TABLE
 - CHESS BOARD
25. CRECHE/DAY CARE

26. FEATURE WALL

27. PERFORMANCE STAGE

28. MULTI ACTIVITY LAWN
 - PARTY LAWN
 - YOGA AND MEDITATION AREA
 - MUSICAL EVENTS

29. AMPHI-SEATING

30. CABANAS WITH WATERFALL

31. CASCADING WATER FALL

32. FLAG HOSTING POST

33. FESTIVE AREA

34. BUFFET AREA

35. VEGETABLE GARDEN

36. TENNIS COURT

37. BEACH VOLLEY BALL COURT

38. DRINKING WATER FOUNTAIN

39. JOGGING TRACK
- AMENITY LIST IN POCKET AREAS:

40. DOG PARK

41. HOTFOOT COURT

42. RABBIT HOLE PARK

43. TRICYCLE PARK / TRAFFIC ISLAND

44. TODDLERS' PLAY AREA

45. CHILDREN'S PLAY AREA

46. SKATING ROLLER PARK



Homes That
Awaken
Your
Senses

- A sanctuary where nature is felt, heard, breathed.
- Designed to awaken your senses and reconnect you with the earth.
- Biophilic living at its purest-where architecture merges with the elements.
- Every space ignites sight, sound, smell, taste, and touch.
- More than a home-an ecosystem of serenity and vitality.
- Crafted to restore, rejuvenate, and redefine modern living.
- Live where nature doesn't surround you-it completes you.





- Badminton Court
- Basketball Court
- Calisthenic Open Gym
- Zip Line
- Gymnasium
- Jogging Track
- Beach Volleyball Court
- Tennis Court
- Skating Roller Park
- Tricycle Park/Traffic Island
- Hotfoot Court
- Indoor Games
- Pool Table
- Foosball Table
- Carrom
- Card Table
- Chess Board



- Creche
- Adventure Play Park
- Baby Pool
- Rabbit Hole Park
- Children's Play Area
- Toddler's Play Area



Wellness Zone

Representative Image

- Zen Garden
- Acupressure Track/Reflexology Pebbles
- Lotus Pond
- Covered Swimming Pool with Deck
- Cascading Waterfall
- Vegetable Garden
- Drinking Water Fountain



Social & Entertainment Zone

Representative Image

- Senior Citizen Sit-Out
- Pergola
- Deck Area with Sit-Out
- Skating Roller Park
- Cabanas with Waterfall
- Multi Purpose Hall
- Performance Stage
- Amphi-Seating
- Dog Park
- Summer House
- Multi-activity Lawn
- Party Lawn
- Yoga and Meditation Area
- Musical Events Area
- Buffet Area
- Flag Hoisting Post
- Festive Area



Designed for the *Senses*



Representative Image



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RECEPTION

Grand Entrance Lobby























Artistic impression

Baby Pool













Salient *Specifications*



STRUCTURE

- Earthquake-resistant RCC structure
- AAC Block Walls



WALLS

- Autoclaved Aerated Blocks (AAC) External and Internal Brickwork
- Sand Faced Plaster on External walls
- Oil Based Distemper Paint for internal walls
- Semi-acrylic paint for external walls
- Internal walls gypsum finished



TILING

- Vitrified tiles in toilet up to false ceiling
- Skid resistant ceramic tiles in toilet and terrace floor
- Vitrified tiles for flooring



DOORS

- Main Door Lock (Digital)
- 3 - track aluminum sliding door for terrace with mosquito mesh shutter
- Granite door frames for toilet
- Laminated flush doors



KITCHEN

- Granite platform with stainless steel sink
- Provision for water purifier
- UPVC concealed plumbing line
- Ceramic/Glazed tiles above kitchen platform of 2'
- 2 - track Aluminum windows with mosquito mesh shutter



BATHROOM

- Jaquar CP fittings for all bathroom
- Jaquar sanitaryware for all bathrooms including counter top wash basin and wall hung commode
- Provision for exhaust fans in bathrooms



INTERNAL ELECTRIFICATION

- Concealed copper wiring with adequate light points in all rooms with L&T modular switches and sockets
- Provision for AC point in all bedrooms except common room.
- Provision of Television point in Living Room and Master Room.
- Provision for inverter point
- Provision of LAN/Wi-Fi point in living room
- Branded MCB & ELCB
- Generator backup for common areas and lifts



PAINT

- Semi-acrylic paint for external walls
- Oil bound Distemper for Internal Paint

SYSTEM WINDOWS



- Aluminum ventilator with louvers for washroom
- Granite frame for windows
- 3 - track Aluminum windows with mosquito mesh shutter



PLUMBING

- Concealed plumbing and drainage system
- Provision for washing machine in dry balcony



SECURITY SYSTEM

- VDP provided
- CCTV in common area and entrance lobbies



SOLAR WATER

- Solar heated water (Limited usage) in master toilets



OTHERS

- Rain Water Harvesting System
- Society Office
- Sewage treatment plant
- Security Guard Cabin

Unit Plans

4 BHK UNIT PLAN



AREA STATEMENT					
FLAT TYPE	CARPET AREA			TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
	FLAT CARPET	DRY BALCONY	BALCONY AREA		
4 BHK	117.38	3.67	8.10	129.15	1390

3 BHK UNIT PLAN



AREA STATEMENT					
FLAT TYPE	CARPET AREA			TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
	FLAT CARPET	DRY BALCONY	BALCONY AREA		
3 BHK	87.81	2.23	6.88	96.94	1043

2.5 BHK UNIT PLAN



AREA STATEMENT					
FLAT TYPE	CARPET AREA			TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
	FLAT CARPET	DRY BALCONY	BALCONY AREA		
2.5 BHK	74.88	2.51	8.50	85.89	925

2 BHK UNIT PLAN



AREA STATEMENT					
FLAT TYPE	CARPET AREA			TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
	FLAT CARPET	DRY BALCONY	BALCONY AREA		
2 BHK	66.40	2.23	6.89	75.52	813



*Let the green surround.
Let your senses bloom.
Come, breathe in the feeling.*

Project by



JV Land Partner



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