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A Project by


nexus®
Vision • Innovation • Integrity



http://maharera.mahaonline.gov.in/ RERA REGISTRATION NUMBER :

WING	MAHARERA	WING	MAHARERA
A	P52100020097	E	
B	P52100020097	F	
C		G	
D		H	

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nexus

गुलमोहार

1, 2 & 3 BHK HAPPY HOMES



BRAND NEXUS

Nexus Group brings the philosophy of Vision, Innovation & Integrity in real estate segment. Every project of Nexus Group delivers 25 years of Excellence, Trust, and Quality Construction with a commitment to new designs and technology. Our Past Projects have not only given people their dream home but have also helped them to enrich their lives. In recent years, Nexus Group has spread their wings in all major residential suburb of PCMC.

So, be a part of Nexus Family and upgrade your Life to a new Level!



KEY HIGHLIGHTS OF NEXUS GROUP

Vision • Innovation • Integrity

www.nexuspune.in

RISING CHARHOLI, PUNE

- Fast Developing Area of PCMC
- Well Connected to Pune City & Other major areas of PCMC
- Major IT Parks & Industrial Area
- Future Dream Destination for Living & Commercial Purpose
- 30 meter wide road development
- Pune-Alandi BRTS Route



UP – COMING INFRASTRUCTURE

170 Km Long Ring Road around Pune & PCMC is major infrastructure project

Charholi will be the first region to receive the benefits of the proposed ring road



nexus
गुलमोहार
1, 2 & 3 BHK HAPPY HOMES



Nexus Gulmohar is one of the most prestigious project of Nexus Group having 1, 2 & 3 BHK homes. Located at Charholi, a fastest developing area of PCMC having excellent connectivity to other parts of Pune like Pune Airport, Yerwada, Vishrantwadi, Bhosari, Moshi, Chakan, Markal MIDC & Talegaon, etc. Divine places like Alandi & Dehu are easily accessible from the location. Proposed ring road gives excellent connectivity to Nagar Road, Lohegaon, Wagholi, etc



www.nexusgulmohar.com

Designed with
Future in Mind

Where Happiness Resides



nexus
गुलमोहर
1, 2 & 3 BHK HAPPY HOMES



तुझ्यासारख
सुंदर घर!
जसं तुला हवं
होतं तसंच...

अरे वा, हो का
सर्वात सुंदर माझं घर,
मी खुप आनंदी आहे...

At Nexus Gulmohar, Perfection, Elegance, and Opulence don't remain mere words, but acquire a new meaning. Right from the entrance gate to small corner in your home, you will realize this. Every small things have been taken care in this project to match your lifestyle. So, visit the whole new world of happiness.

Master Plan of Happiness

nexus
गुलमोहर
1, 2 & 3 BHK HAPPY HOMES



AMENITIES

- ENTRY:

 - Attractive Entrance Gate with Security cabin
 - Attractive & Pleasant Entrance Lobby
 - Nameplate for each flat
 - Intercom connection to each flat
- INTERNAL ROADS:

 - Internal roads with trimix / block finish
 - Street Lights with LED / CFL Fittings
- SECURITY:

 - 24x7 Security
- ENVIRONMENTAL RESPONSIBILITY:

 - Rainwater Harvesting
 - Solar Water System as per norms
 - Garbage Chute
 - Sewage Treatment Plant (STP)
 - Organic Waste Control (OWC)
- GARDEN:

 - Beautifully designed Landscaped Garden
 - Party Lawn
 - Activity Stage
 - Gazebo
- COMMON AMENITIES:

 - Club House with Multi-purpose Court
 - DG Backup for all common areas
 - Fire Fighting System
 - Letterbox
 - Energy Efficient Common Lighting
 - Sit-out for Senior Citizens
 - Gym with Indoor Games



आपल्या
जीवनशैलीला
साजेस असं घर
जसं तुला हवं
होतं तसंच...

अरे वा,
सर्व अमेनिटीज
एकाच ठिकाणी,
मी खुप आनंदी आहे...



SINGLE MULTI-PURPOSE
COURT FOR VOLLEYBALL,
BASKETBALL & BADMINTON



Taking care
of every detail

SPORTS AMENITIES



KID'S PLAY AREA
WITH PLAY EQUIPMENT'S



CRICKET PITCH



JOGGING TRACK



CLIMBING WALL &
ACUPRESSURE TRACK



OPEN GYM

SPECIFICATIONS

STRUCTURE

- R.C.C. frame structure with specifications as per latest building code
- Good quality masonry
- External plaster will be sand faced and internal areas will be Smooth finish

FLOORING

- 24"X24" vitrified tiles in all rooms with skirting
- Mat / Anti skid tiles for all attached terraces & toilets

BATHROOM & TOILET

- Glazed tiles dado up to Lintel level in all Toilet
- Provision for geyser in both Toilet
- Hot & Cold mixer with concealed Plumbing

KITCHEN

- Granite top kitchen platform with stainless steel sink and glazed/designers tiles upto lintel level
- Provision for Water Purifier & Exhaust fan

WATER SOURCES

- Provision of overhead and underground water tank with adequate capacity

ELECTRICAL

- Concealed wiring with standard ISI make wires and switches with sufficient electric points
- Provision for AC point in Master Bedroom
- Provision for Invertor

DOORS

- All doors will be flush door with decorative laminate sheet having standard fittings
- The door eye will be provided on main door
- 3 Track Sliding door with mosquito net will be provided for Living & Bedroom terraces

LIFT

- Auto Door Lift in each building

WINDOWS

- 3 Track Powder coated aluminum sliding window with mosquito net & safety grills in Living & Bedroom
- 2 Track Powder coated aluminum sliding window in Kitchen

PLUMBING

- Concealed plumbing with hot and cold water arrangement in toilet
- Branded Sanitary ware & CP Fittings
- Solar Water in Master Toilet

PAINTING

- Oil bond distemper paint in all rooms
- Water resistant paint on external walls

1 BHK

- A** Entry
- B** Living Room
- C** Bedroom
- D** Kitchen
- E** Common Toilet
- F** Attached Toilet
- G** Attached Terrace to Bedroom & Kitchen



2 BHK

- A** Entry
- B** Living Room
- C** Master Bedroom
- D** Attached Toilet
- E** Bedroom
- F** Kitchen
- G** Common Toilet
- H** Terrace
- I** Dry Terrace
- J** Attached Terrace Bedroom



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Planned
to Perfection



A Lifestyle
of your
Dreams

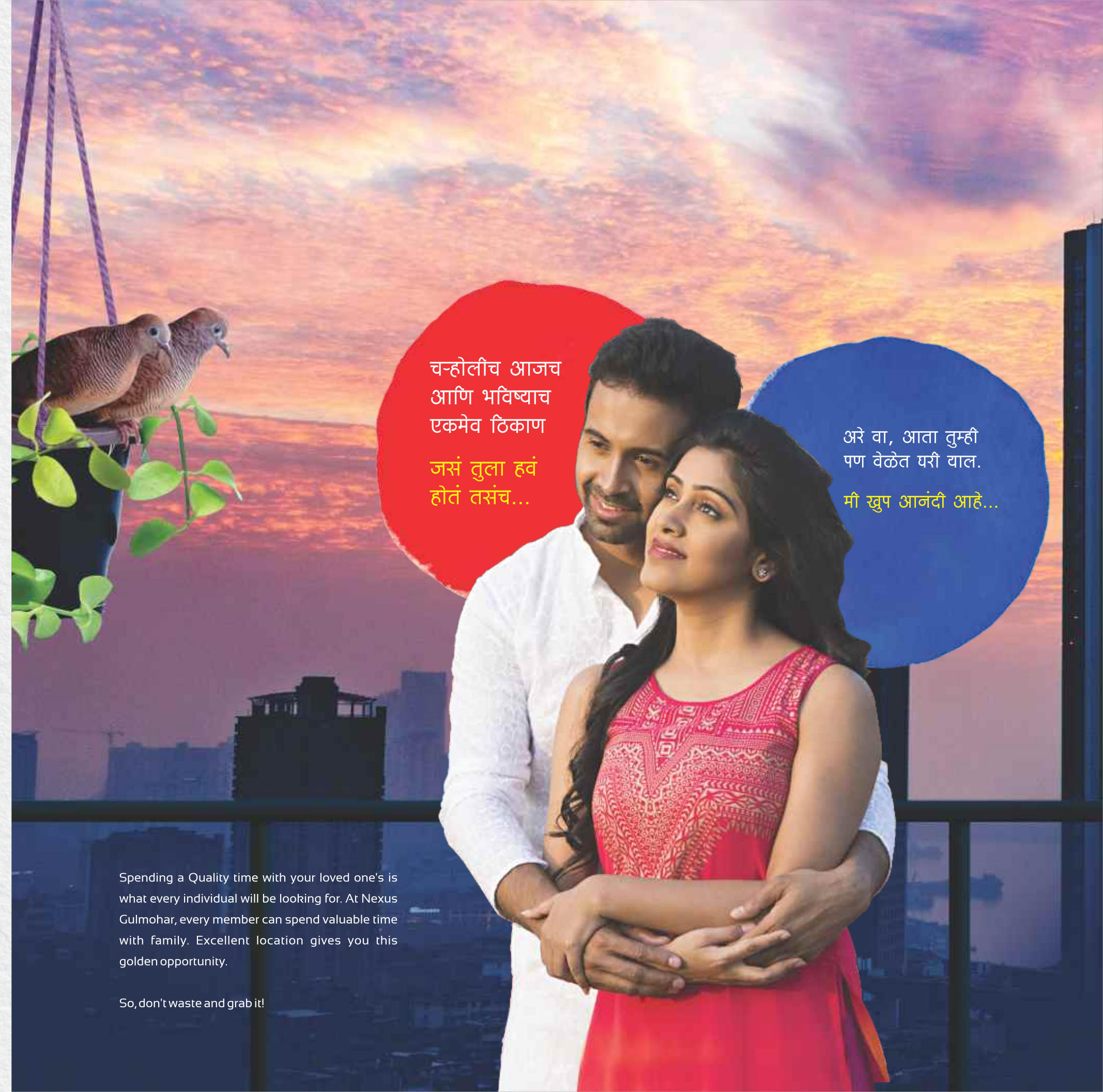
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You'll be Tempted
to Live here

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चन्होलीच आजच
आणि भविष्याच
एकमेव ठिकाण

जसं तुला हवं
होतं तसंच...

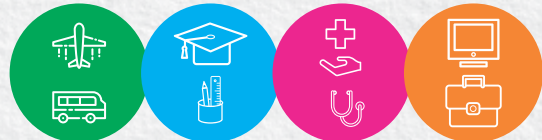
अरे वा, आता तुम्ही
पण वेळेत घरी याल.
मी खुप आनंदी आहे...

Spending a Quality time with your loved one's is what every individual will be looking for. At Nexus Gulmohar, every member can spend valuable time with family. Excellent location gives you this golden opportunity.

So, don't waste and grab it!



KEY PLACES



IT HUBS

Yerwada (Commerzone IT Park) -----14.1 Kms
EON-IT Park -----17.6 Kms
Kalyani Nagar -----15.1 Kms
Hinjewadi IT Park-----24.3 Kms
Talwade IT Park----- 14.6 Kms

Pune Airport -----10.7 Kms
Pune Station -----17.7 Kms
Shivaji Nagar -----20.8 Kms
Viman Nagar -----12.4 Kms
Vishrantwadi -----12.5 Kms
Nashik Phata -----13.9 Kms

HOSPITAL

Deokar Hospital -----0.5 Kms
Om Hospital -----3.2 Kms

MIDC AREA

Bhosari MIDC -----15 Kms
Chakan MIDC -----26.4 Kms

Nagar Road -----15.7 Kms
Bhosari -----8.8 Kms
Mumbai Pune Expressway -----24 Kms
Big Bazaar, Vishrantwadi -----13.1 Kms
Phoenix Market City -----13.8 Kms

EDUCATION

RKL School -----3.4 Kms
Radcliffe School -----3.5 Kms
D.Y. Patil Scool & College -----5.5 Kms
AIT College -----8.5 Kms



A Project by



CREDITS

Legal	Architect	RCC Consultant	Design:
Mr. Amit Chaudhary	Dreamspace Architect	R.K.Randhave Consultant	J & J Design Associates