

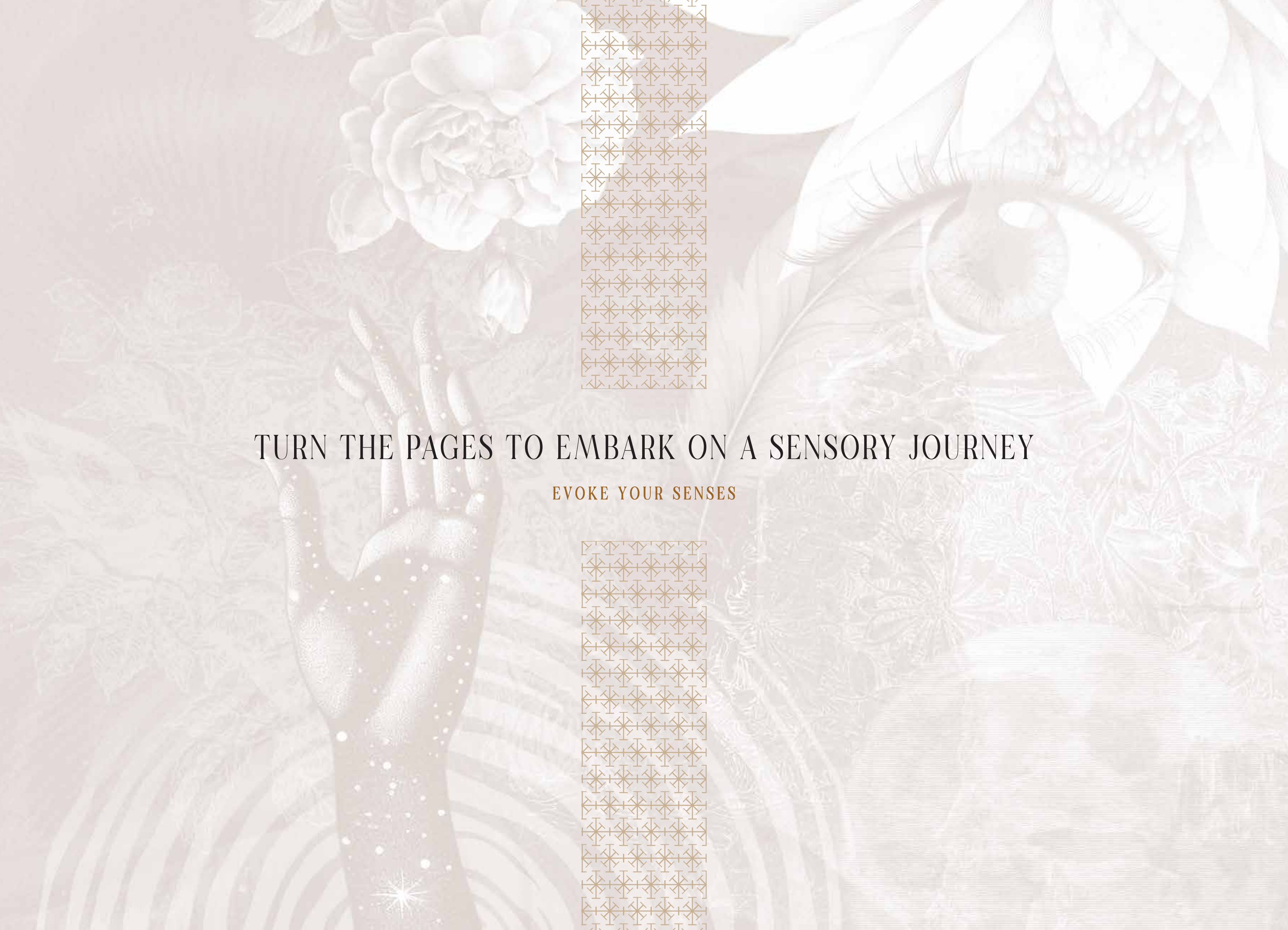
MahaRERA Registration No.
P52100056152
www.maharera.maharashtra.gov.in



NYATI
EVOQUE

SERENE SIDE OF KALYANI NAGAR



The background is a complex collage. On the left, a hand with a dark, starry pattern on the palm is raised. In the top left, there is a large, detailed white flower. On the right, a large, detailed eye with long eyelashes is visible. The entire scene is set against a background of various floral and abstract patterns in muted colors.

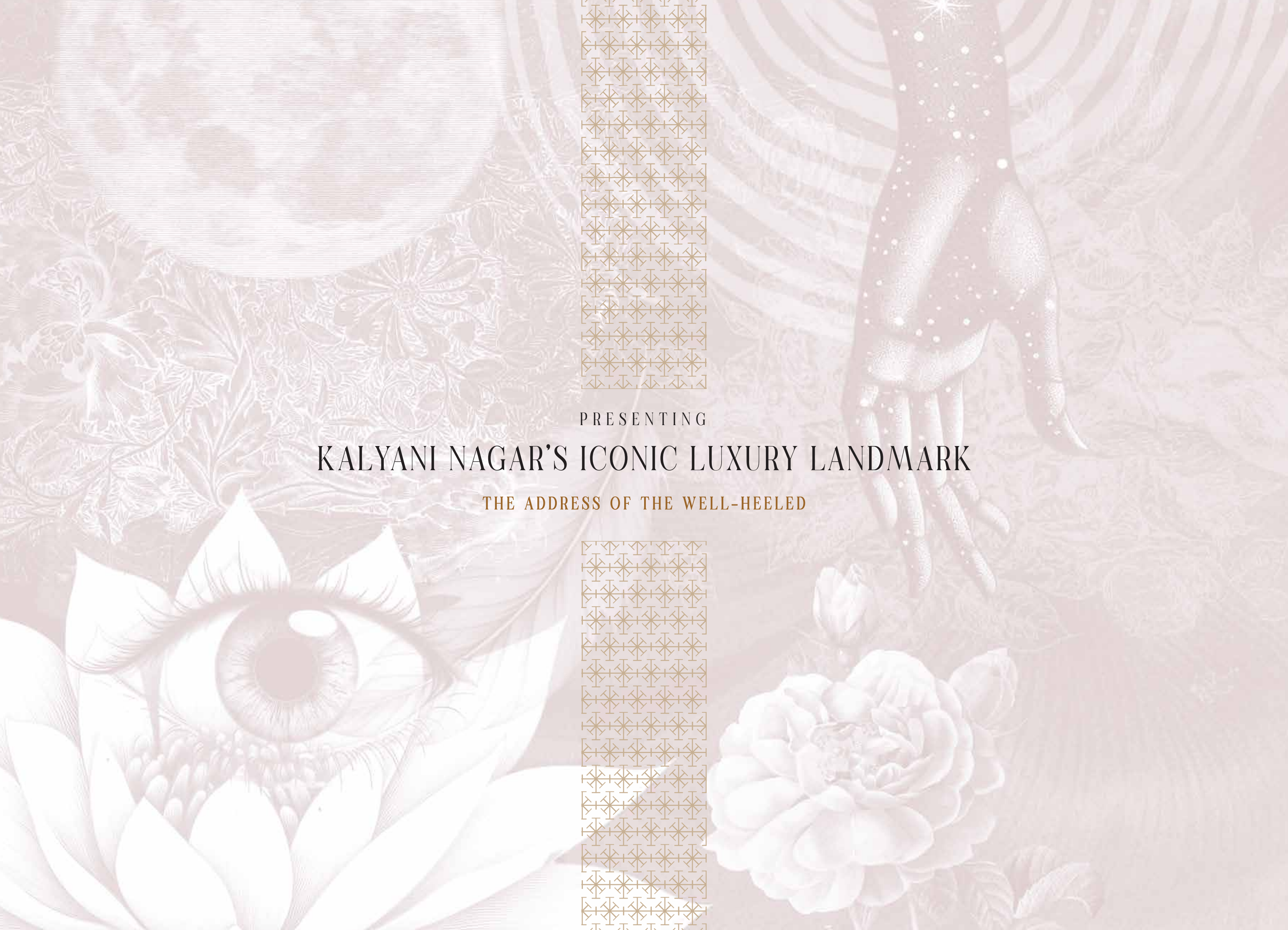
TURN THE PAGES TO EMBARK ON A SENSORY JOURNEY

EVOKE YOUR SENSES

Imagine a home that appeals to all your senses
and binds you in a tapestry of enriching moments

INSPIRED BY THE FIVE SENSES,
WELCOME TO AN IMMERSIVE
EXPERIENCE CALLED HOME

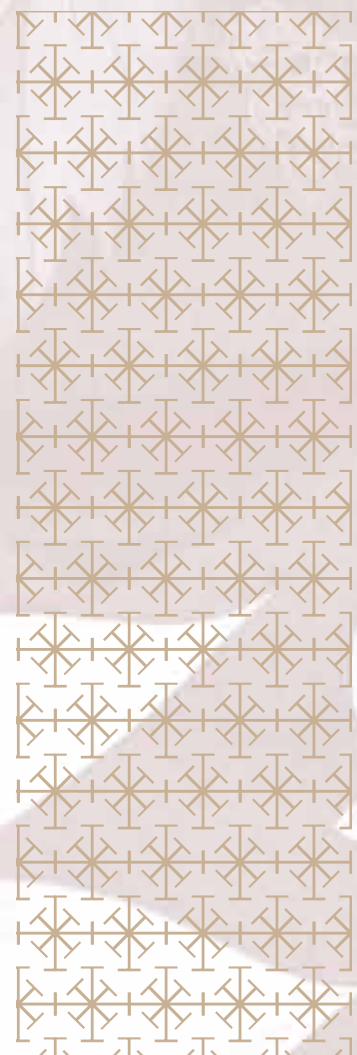




PRESENTING

KALYANI NAGAR'S ICONIC LUXURY LANDMARK

THE ADDRESS OF THE WELL-HEELED

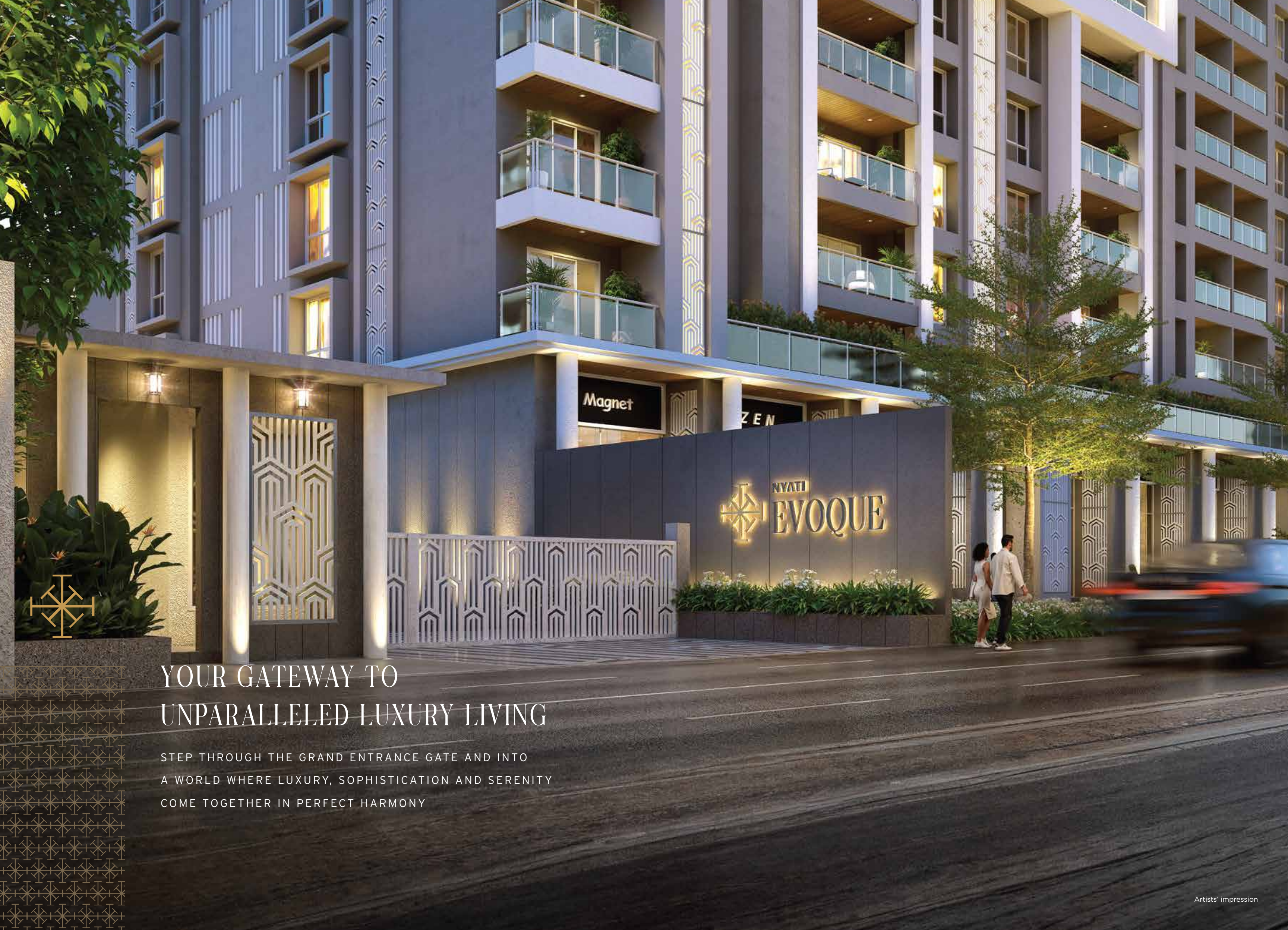


NYATI
EVOQUE



LIVE SENSATIONAL AT PUNE'S COVETED ADDRESS

Nestled amidst lush greenery in the upscale and serene locality of Kalyani Nagar, Nyati Evoque is a gated estate designed to enrich your sensory journey. Offering tranquil surroundings, picturesque landscapes, thoughtful amenities, prime conveniences and an exclusive neighborhood, this enclave promises to awaken all your senses.



YOUR GATEWAY TO UNPARALLELED LUXURY LIVING

STEP THROUGH THE GRAND ENTRANCE GATE AND INTO
A WORLD WHERE LUXURY, SOPHISTICATION AND SERENITY
COME TOGETHER IN PERFECT HARMONY



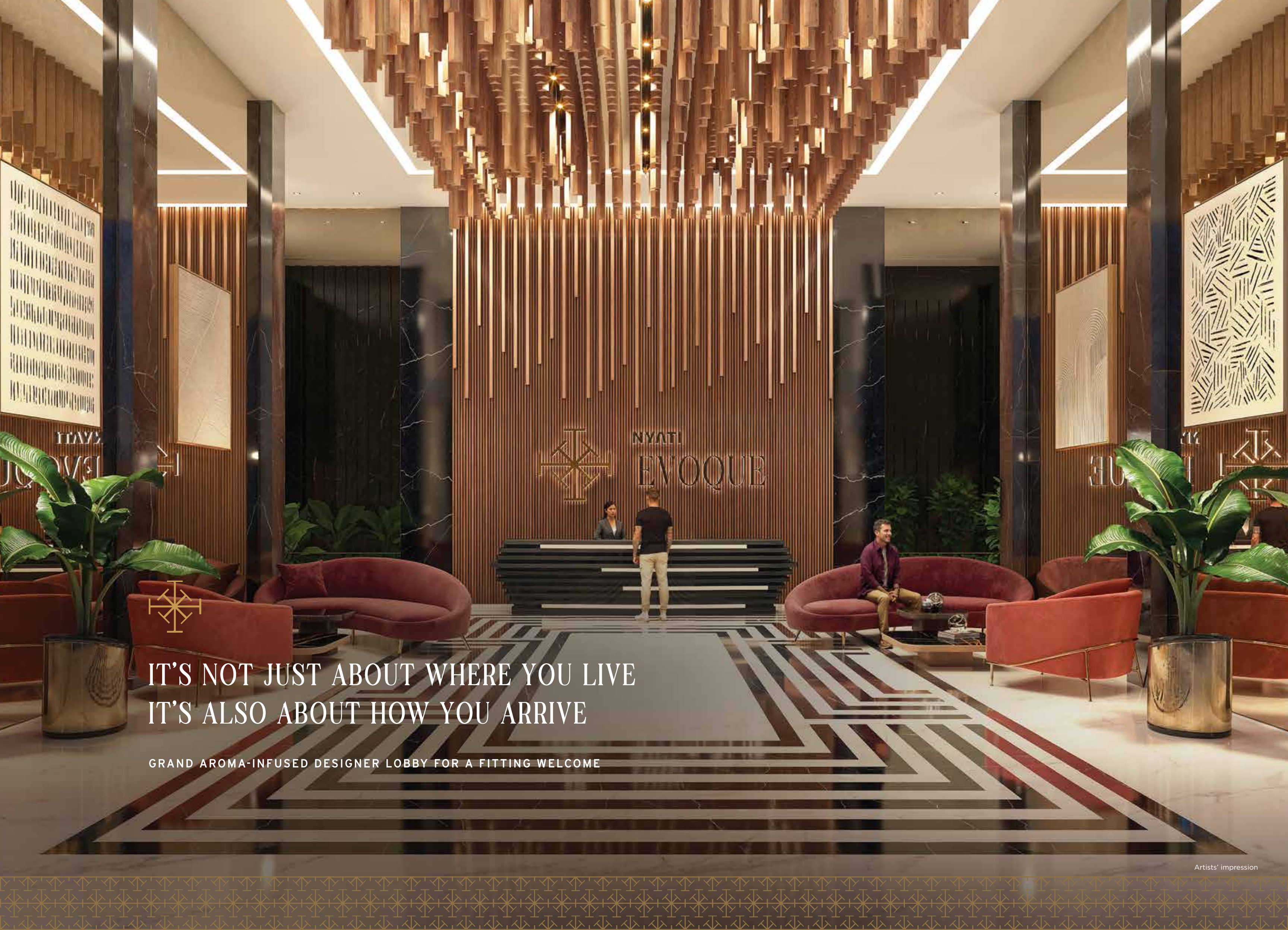
Signature Hallmarks

- A 2-acre* gated development
- Twin Towers of 27 storey elevating the city's skyline
- 3 & 4 BHK Bespoke Residences
- 4 apartments on each floor
- Expansive sky decks offering panoramic views
- Designer Lobby marveled with customized scents
- Elitus Club at Podium with two levels of indulgences
- Skyvie Rooftop Lounge with immersive delights
- Over 30+ curated amenities to indulge all your senses
- Retail conveniences right at your doorstep
- Connectivity with the finest social infrastructure

*Approx

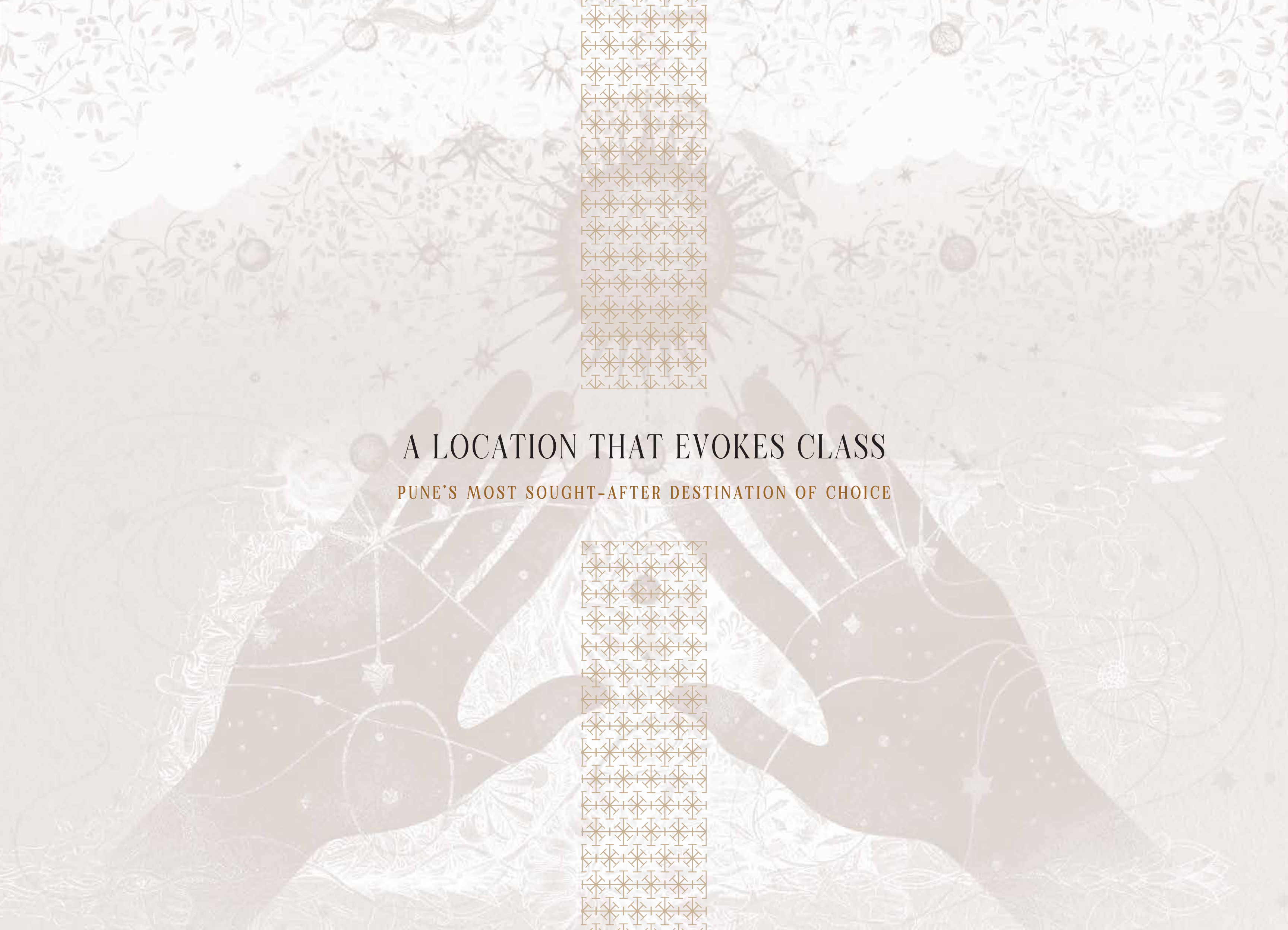


Artists' impression



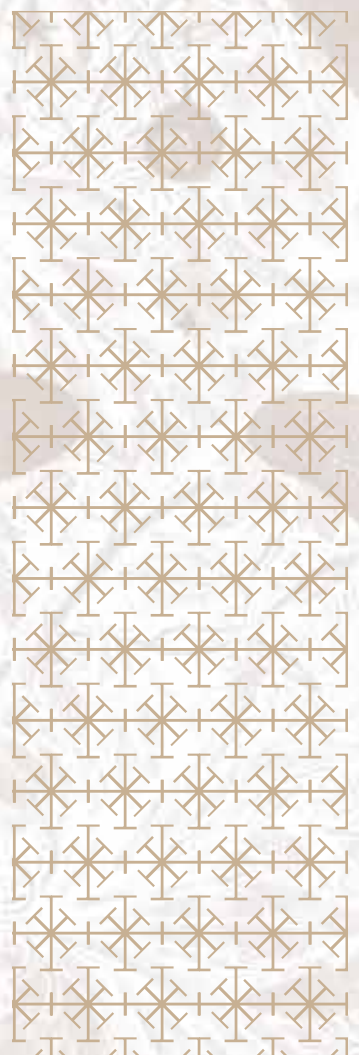
IT'S NOT JUST ABOUT WHERE YOU LIVE
IT'S ALSO ABOUT HOW YOU ARRIVE

GRAND AROMA-INFUSED DESIGNER LOBBY FOR A FITTING WELCOME



A LOCATION THAT EVOKES CLASS

PUNE'S MOST SOUGHT-AFTER DESTINATION OF CHOICE





A WORLD OF EXCLUSIVE PRIVILEGES & MEANINGFUL CONVENIENCES

STAR HOTELS		MALL EXPERIENCES		PRESTIGIOUS CLUBS		WORLD CLASS HEALTHCARE		PREMIER EDUCATIONAL INSTITUTIONS	
Hyatt Pune	08 Mins	Vascon Mariplex Mall	08 Mins	Royal Connaught Boat Club	15 Mins	Sahyadri Super-Speciality	10 Mins	St Arnolds	04 Mins
Royal Orchid	08 Mins	Phoenix Market City	09 Mins	The Residency Club	19 Mins	Columbia Asia Hospital	12 Mins	Bishop's School	06 Mins
Novotel	08 Mins	D'Mart	10 Mins	The Poona Club	21 Mins	Inlaks Hospital	16 Mins	Christ College	07 Mins
The Westin	11 Mins	Creaticity	13 Mins	Royal Western India Turf Club	23 Mins	Jehangir Hospital	20 Mins	Lexicon International	09 Mins
Ritz Carlton	11 Mins	Kopa Mall	14 Mins	The Ladies Club	23 Mins	Ruby Hall Clinic	20 Mins	Nagarvala School	10 Mins
Marriott Suites	13 Mins	Nyati Plaza	15 Mins			Sasoon General Hospital	25 Mins	Deccan College	17 Mins
Taj Blue Diamond	14 Mins	Amanora Mall	17 Mins			KEM Hospital	28 Mins	St Mary's school	17 Mins
Conrad	15 Mins	Seasons Mall	18 Mins					Wadia College	19 Mins
Hyatt Regency	22 Mins							St. Helena's School	26 Mins



CONNECTIVITY

Pune International Airport	4.8 KM
Pune Railway Station	7.8 KM
City Centre	8.7 KM
IT Hubs & Business Parks	300 M
Joggers Park	900 M
Phoenix Market City	3.2 KM
Shaniwar Wada	11.8 KM
Kalyani Nagar Metro Stn.	2.8 KM

RESIDENCES DESIGNED TO EVOKE CHARISMA

A BESPOKE COLLECTION THAT REFLECTS YOUR AURA



CITY VISTAS ON ONE SIDE
RIVER VIEWS ON THE OTHER AND
HOMES EMBRACED BY SURROUNDING GREENERY

SPRAWLING DECKS WITH A CHOICE OF SWEEPING VIEWS



GRANDEUR OF LIVING SPACES CLASS AND STYLE IN EQUAL MEASURE

THOUGHTFUL LIVING & DINING SPACES WITH MAJESTIC CARPETS



LIVING SPACES ATTACHED WITH EXPANSIVE DECKS

DECKS OFFERING VIEWS OF THE SURROUNDING GREENERY



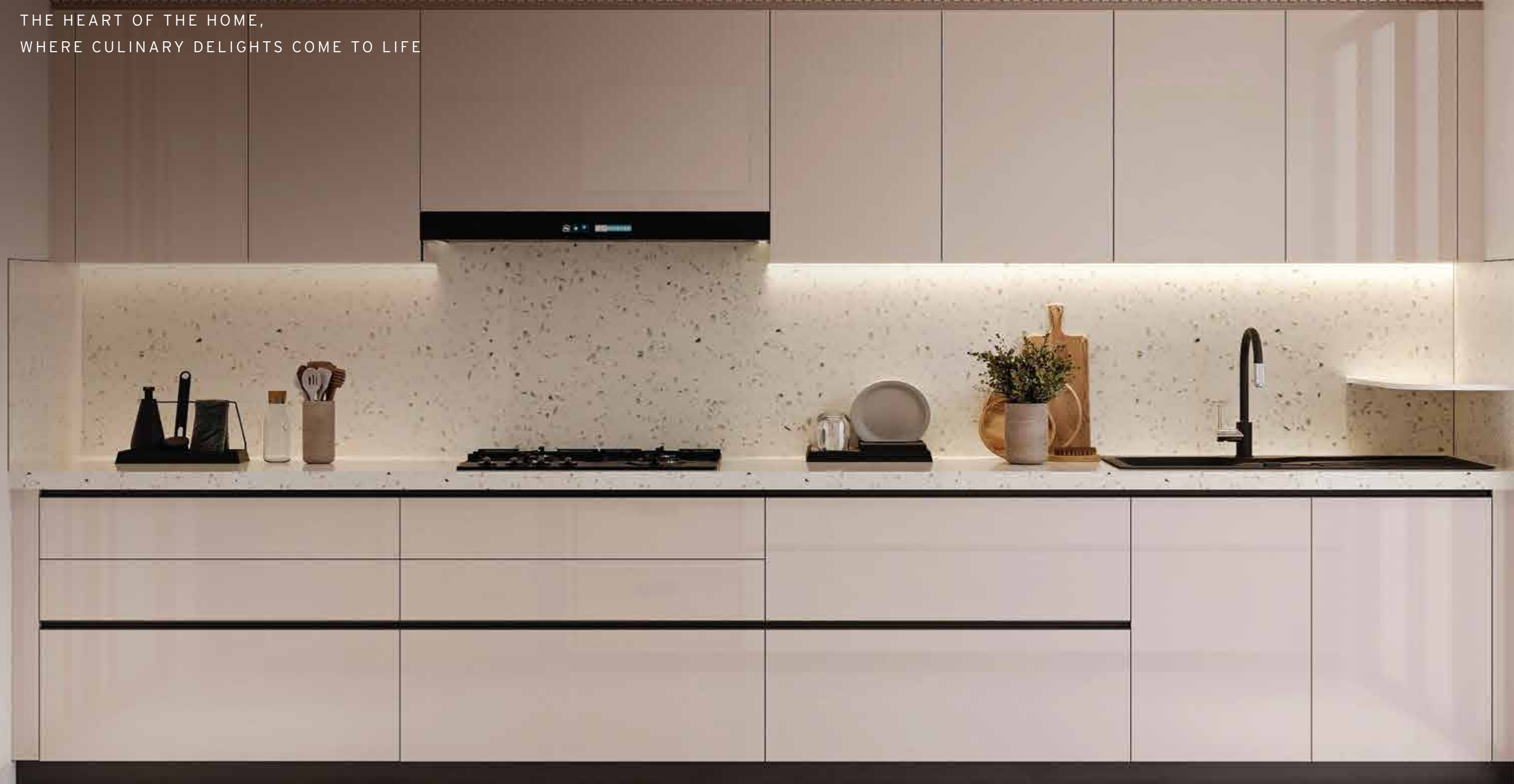


VASTU-COMPLIANT LAVISH BEDROOMS

A TRANQUIL RETREAT FOR REST AND PRIVACY

SIGNATURE KITCHEN WITH MODULAR FITTINGS

THE HEART OF THE HOME,
WHERE CULINARY DELIGHTS COME TO LIFE

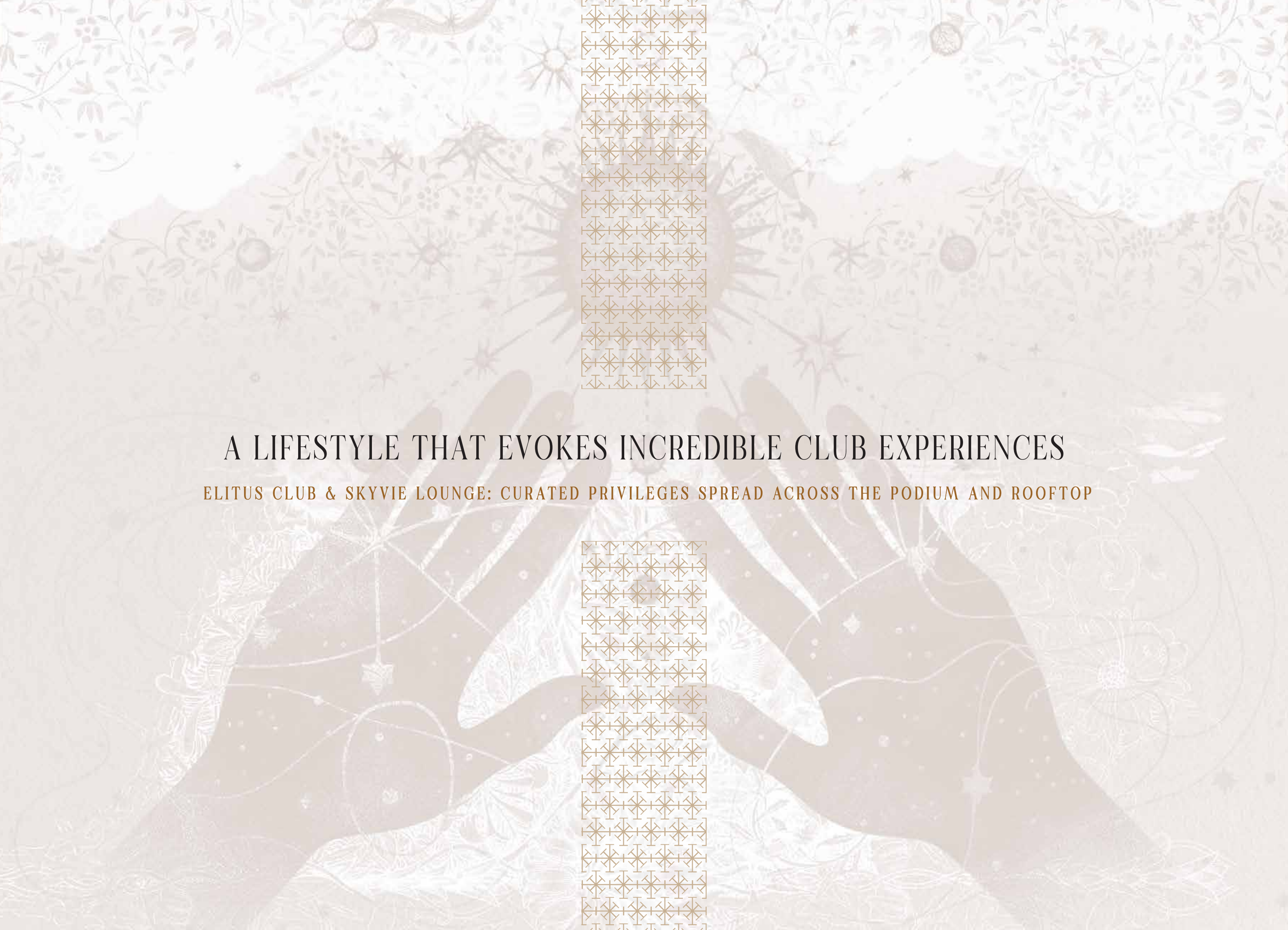




VANITY BATHROOMS WITH BRANDED SANITARY WARE

A SERENE SANCTUARY FOR PAMPERING AND SELF-CARE





A LIFESTYLE THAT EVOKES INCREDIBLE CLUB EXPERIENCES

ELITUS CLUB & SKYVIE LOUNGE: CURATED PRIVILEGES SPREAD ACROSS THE PODIUM AND ROOFTOP

EVOQUE MASTER LAYOUT



Artists Impression



2 LEVELS OF EXTRAVAGANT INDULGENCES, 30 + SUPERLATIVE EXPERIENCES

ELITUS CLUB (PODIUM LEVEL)

LEVEL 1 – OUTDOOR

Swimming Pool with Deck & Pergola
Kids Pool & Jacuzzi
Children's Play Area
Half Basketball Court
Landscaped Garden with Seating Area
Jogging Track
Acupressure Pathway

LEVEL 1 – INDOOR

Multipurpose Hall with Party Lawn
Double-height Badminton Court
Game Zone

LEVEL 2 – INDOOR

Mini Theater
Gymnasium
Squash Court
Yoga Room

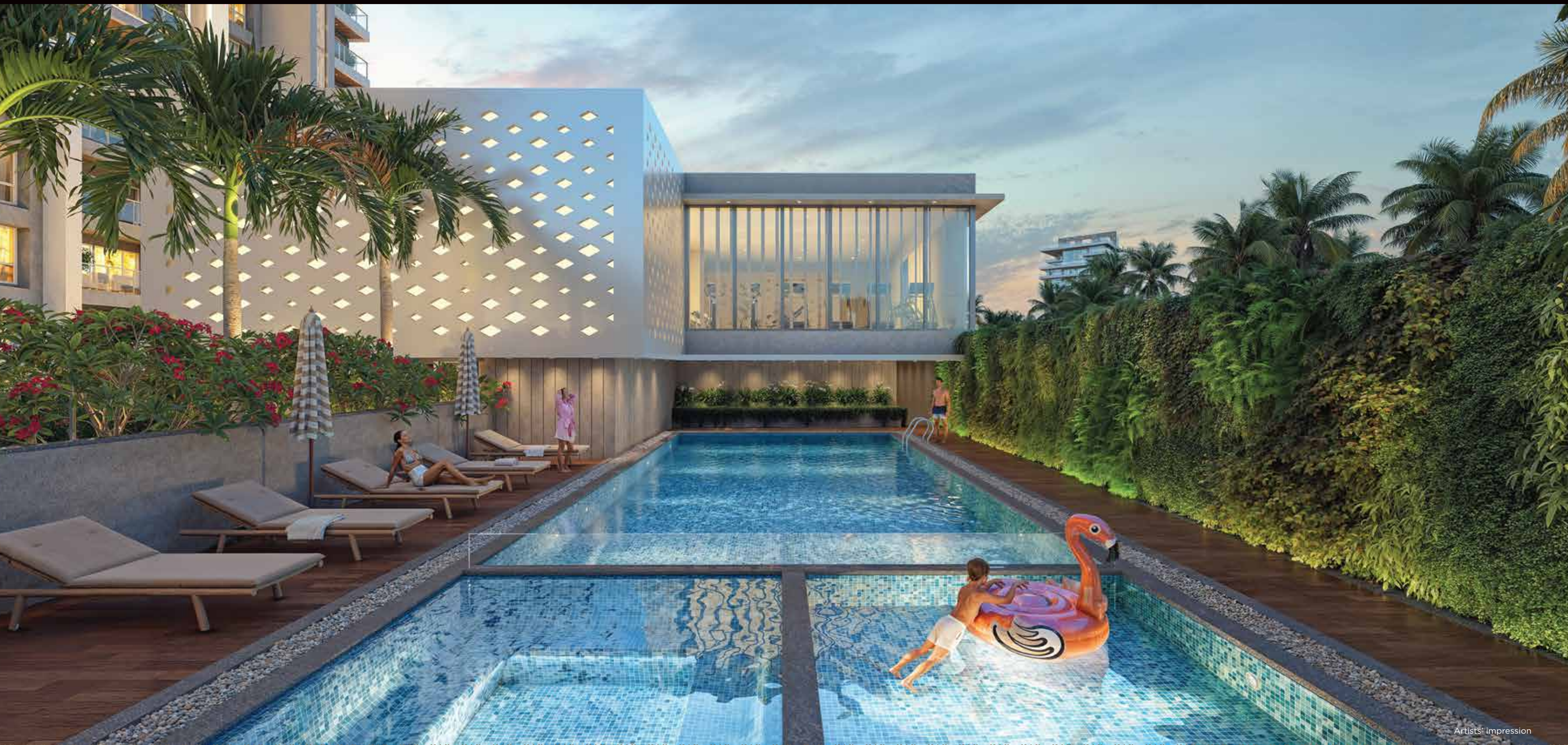
SKYVIE LOUNGE (ROOFTOP LEVEL)

Yoga lawn with Pavilion
Seating Plaza
Outdoor Gymnasium
Bowling Alley

Floor Games Area
Zumba Area
Net Cricket
Board Games Area
Terrace Seating
Sky gazing deck



ELITUS CLUB | PODIUM LEVEL 1 | OUTDOOR



Artists' impression

SWIMMING POOL, KIDS POOL AND JACUZZI WITH DECK AND PERGOLAS
Azure blues for leisurely laps and dips



Artists' impression

CHILDREN'S PLAY AREA
A wonderland of play and joy



LANDSCAPED GARDENS WITH SEATING CORNERS
A retreat of green for relaxed evenings



Representational Image

1.5 METRE WIDE JOGGING TRACK

An inviting track for invigorating strolls or jogs

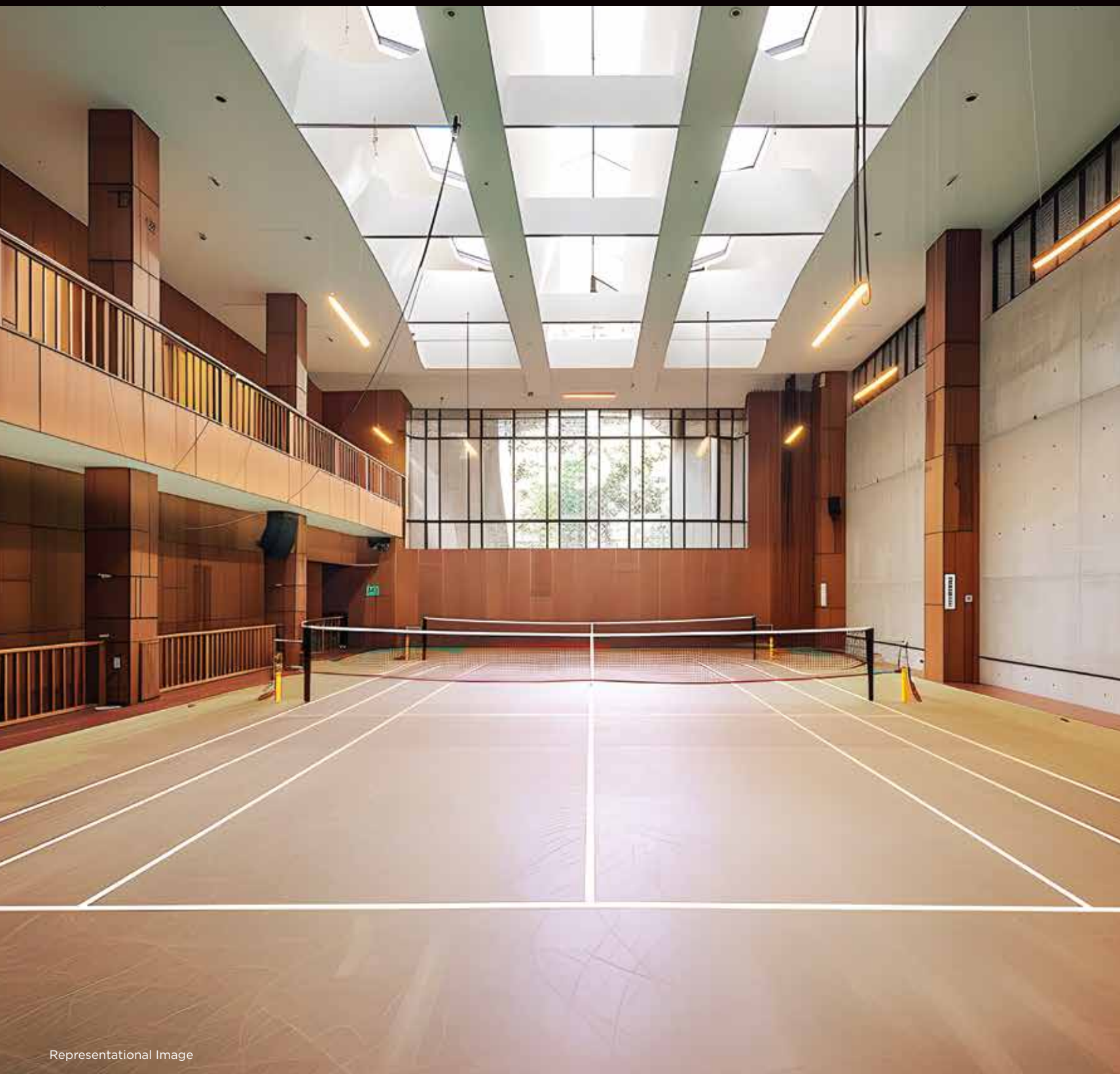
ACUPRESSURE PATHWAY WITH SEATING

Tranquil pathway with seating for mini-breaks

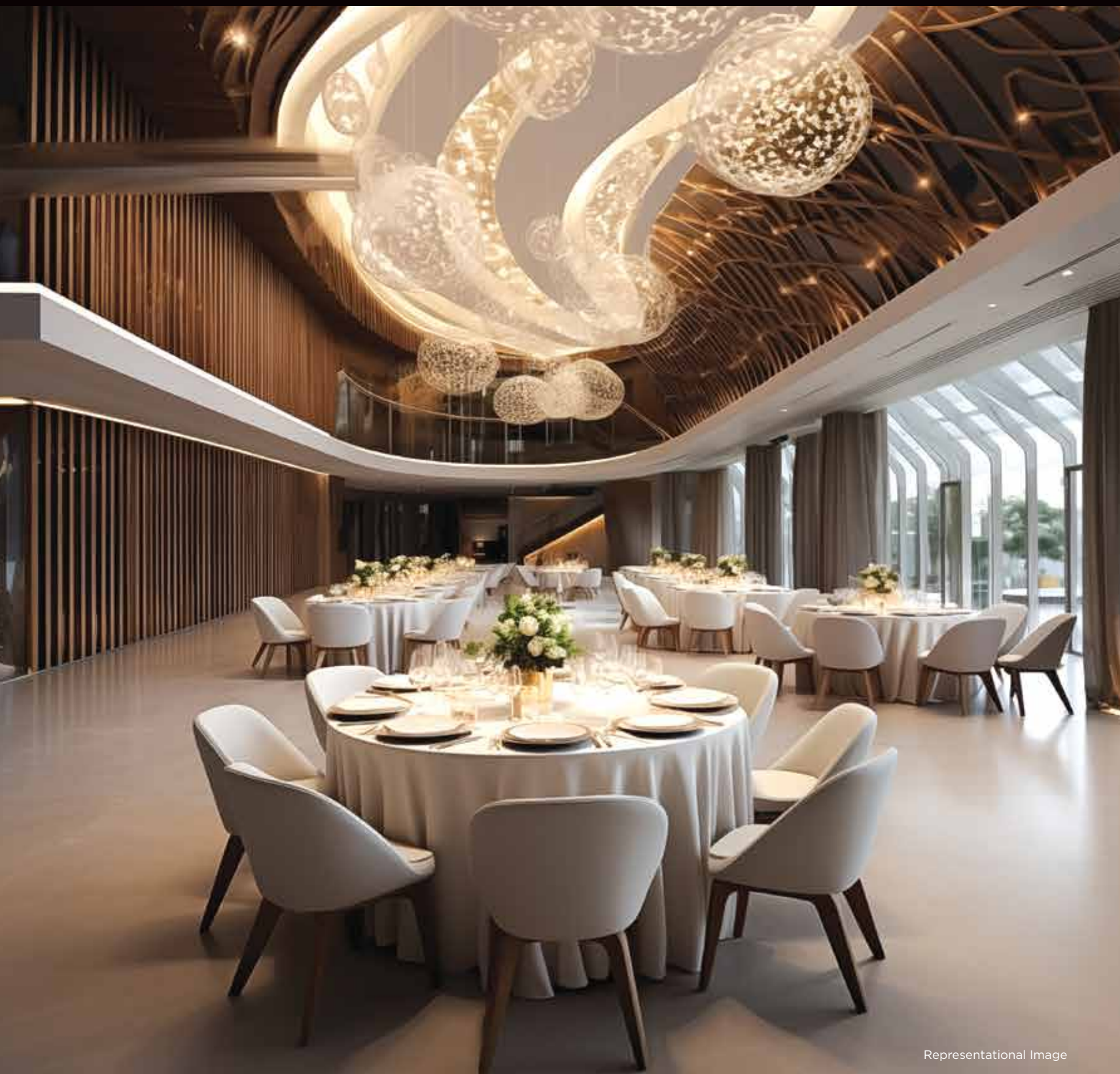


Artists' impression

GAME ZONE - CARROM, TABLE TENNIS, SNOOKER
Indoor entertainment arena offering classic indoor games



Representational Image



Representational Image

DOUBLE-HEIGHT BADMINTON COURT
Spacious court for intense badminton contests

MULTIPURPOSE HALL WITH LAWN
Versatile indoor-outdoor venue for occasions

ELITUS CLUB | PODIUM LEVEL 2 | INDOOR



Representational Image

MINI THEATRE

Entertainment hub for exclusive movie screenings



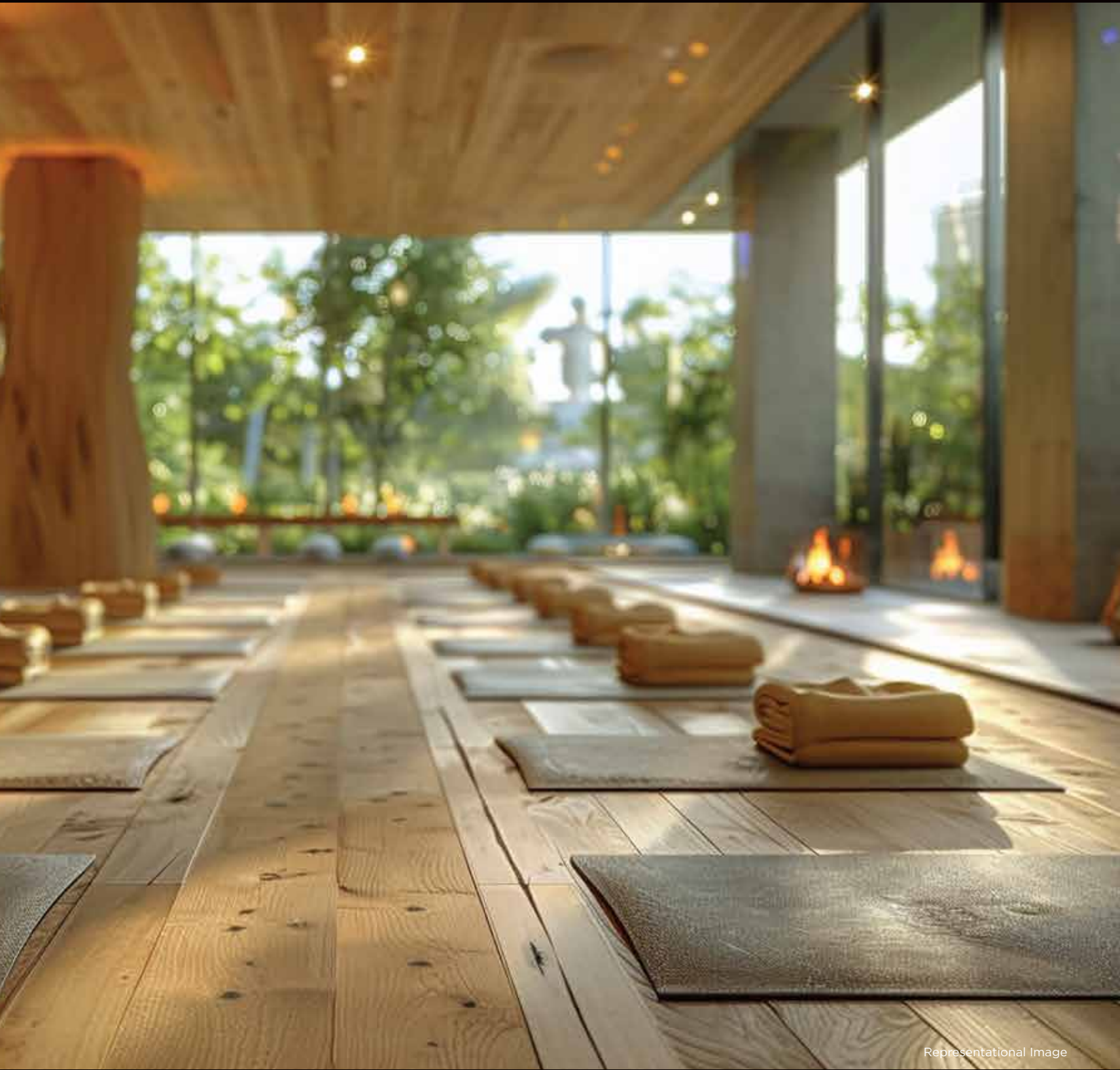
Artists' impression

INDOOR GYMNASIUM

A fitness arena for workout enthusiasts



Representational Image



Representational Image

SQUASH COURT

A dynamic court for competitive squash duels

YOGA ROOM

A zone to reconnect with your inner self

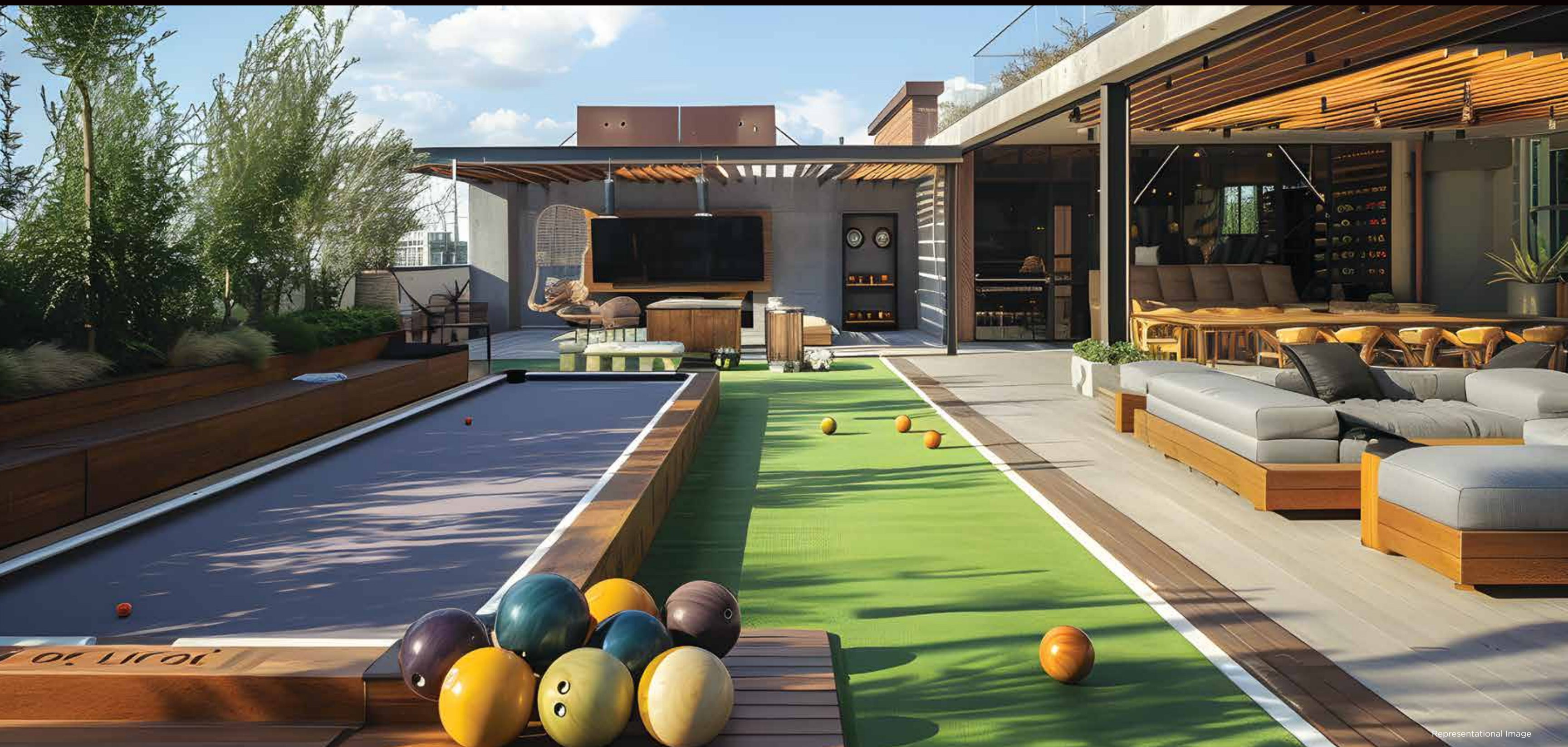


SKYVIE ROOFTOP LOUNGE

OPEN-AIR DELIGHTS



SKYVIE ROOFTOP LOUNGE | OUTDOOR



Representational Image

BOWLING ALLEY

An alley fostering friendly competition and enjoyment



Representational Image



Representational Image

OUTDOOR GYM
Fitness area with outdoor workout equipment

FLOOR GAMES AREA
Versatile space for a variety of fun games and social interaction



NET CRICKET

Cricket setup with nets for regular practice or casual matches

SKYVIE ROOFTOP LOUNGE | OUTDOOR



Representational Image



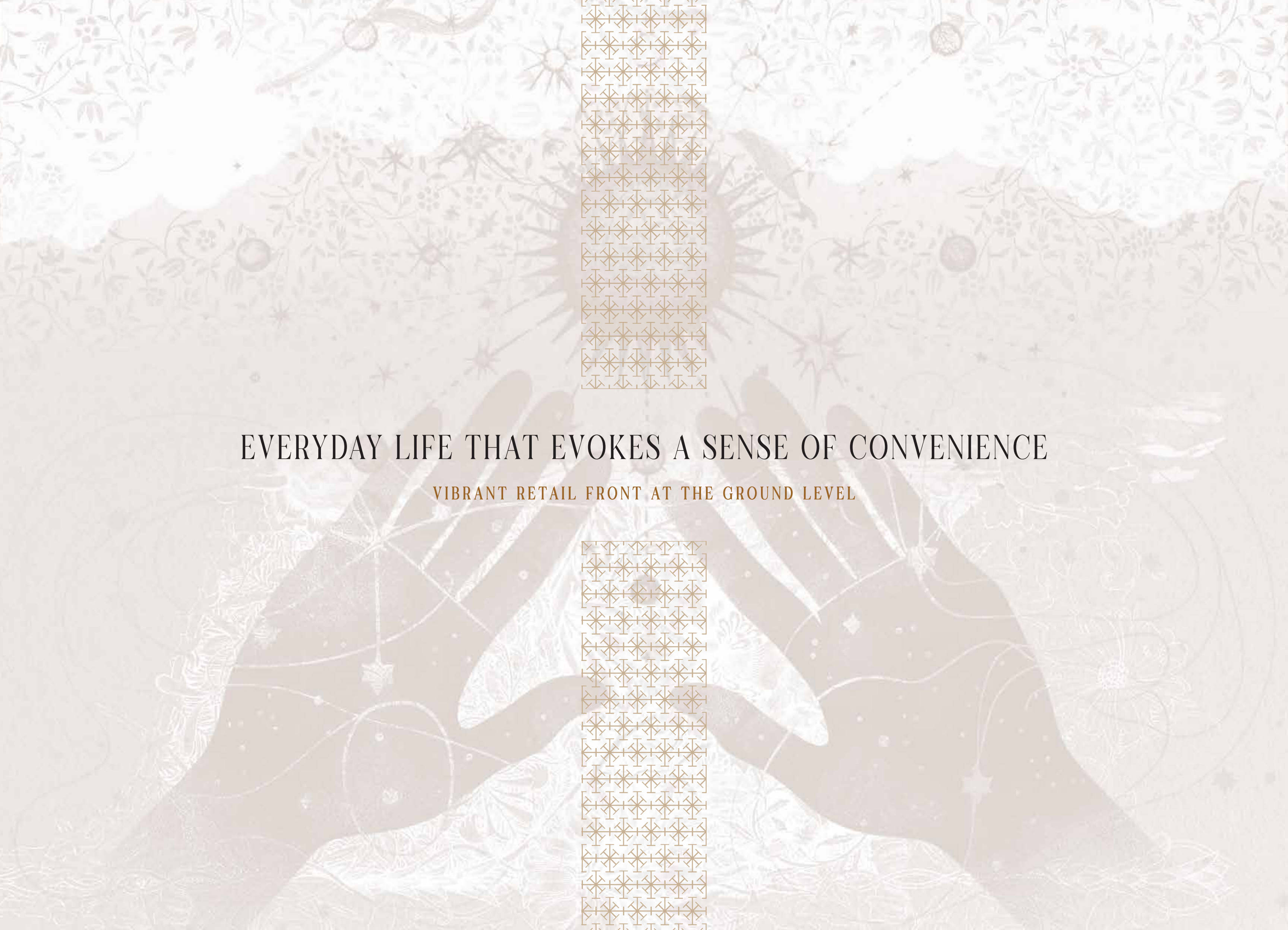
Representational Image

ZUMBA AREA

Space for energetic fitness sessions through dance-based workouts

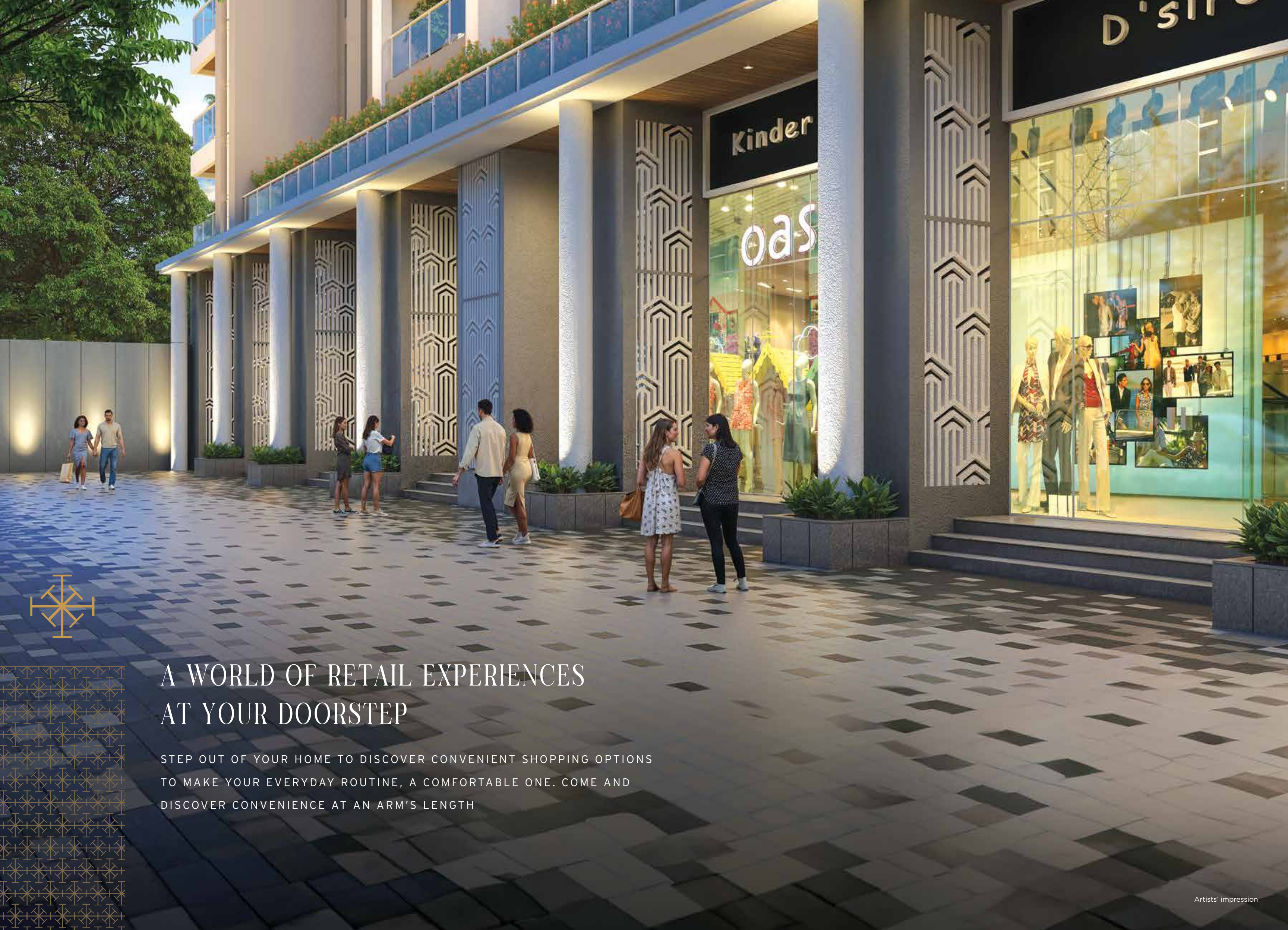
SKY GAZING DECK

Elevated platform to embark on a celestial odyssey



EVERYDAY LIFE THAT EVOKES A SENSE OF CONVENIENCE

VIBRANT RETAIL FRONT AT THE GROUND LEVEL



A WORLD OF RETAIL EXPERIENCES AT YOUR DOORSTEP

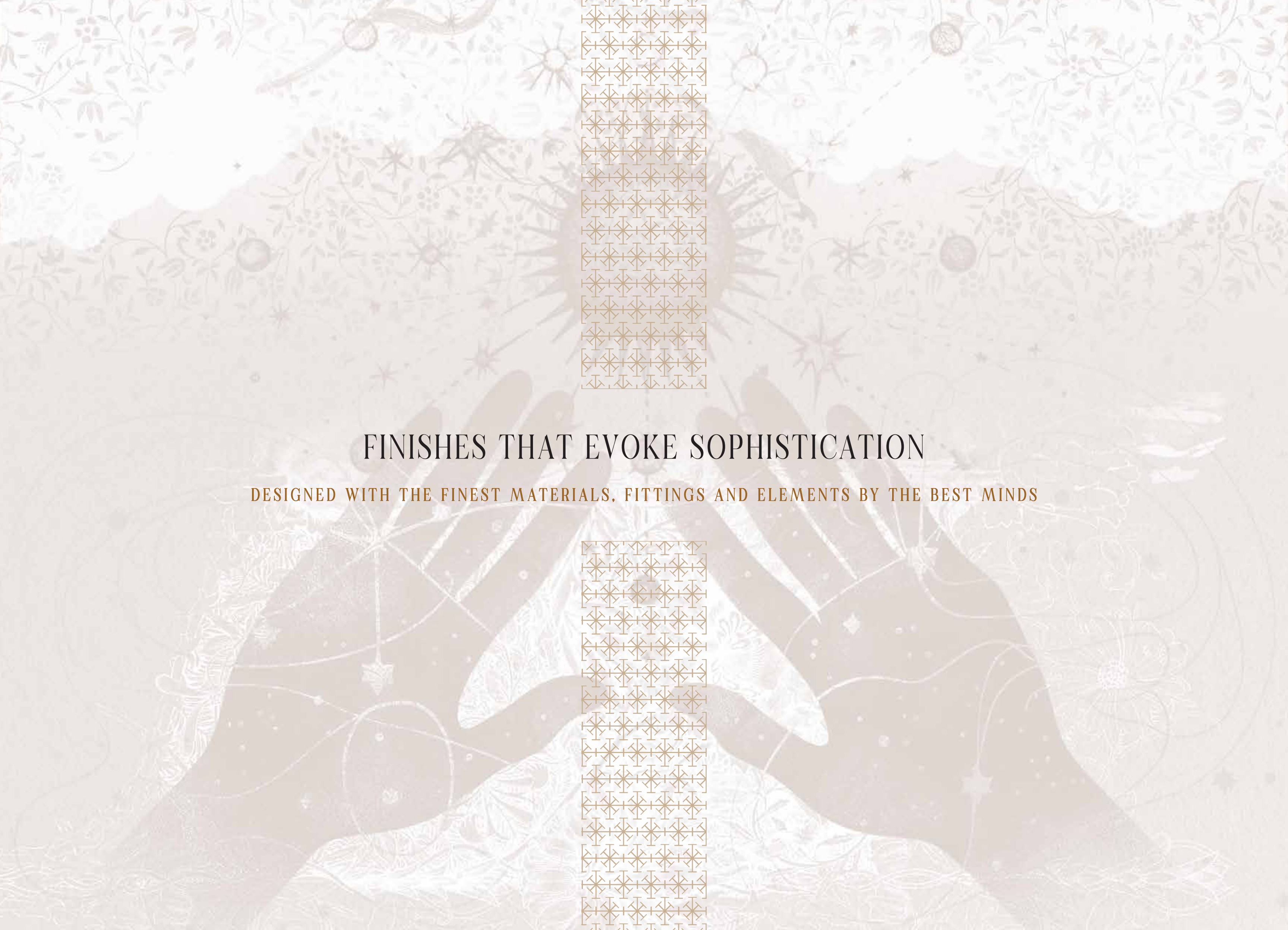
STEP OUT OF YOUR HOME TO DISCOVER CONVENIENT SHOPPING OPTIONS
TO MAKE YOUR EVERYDAY ROUTINE, A COMFORTABLE ONE. COME AND
DISCOVER CONVENIENCE AT AN ARM'S LENGTH



Artists' impression

HIGH-STREET COMMERCIAL SPACES

Ideal for retail businesses like Grocery Stores, Pharmacies, Gift Shops, ATMs, etc.



FINISHES THAT EVOKE SOPHISTICATION

DESIGNED WITH THE FINEST MATERIALS, FITTINGS AND ELEMENTS BY THE BEST MINDS



LIFE AT EVOQUE

DESIGNED FOR THE SENSES

A project centered on the theme of five senses

COVETED ADDRESS

Located in Pune's upscale neighbourhood of Kalyani Nagar

ICONIC DEVELOPMENT

A gated development amidst 2 acres of bliss overlooking the river

TOWERING HIGHRISE

Twin Towers of 27 floors each rising above the city skyline

REGAL SPACES

Exquisite 3 & 4 BHKs with just 4 residences on each floor

ENCHANTING LOBBY

Designer Arrival Lobby marveled with customized scents

CURATED INDULGENCES

30+ amenities at Elitus Club (Podium level) and Skyvie Lounge (Rooftop Level)

EVERYDAY CONVENIENCE

Retail conveniences right at your doorstep for daily essentials

SUPREME CONNECTIVITY

Exceptional connectivity with the finest social infrastructure



Artists' impression

RESIDENCE SPECIFICATIONS

STRUCTURE & COMMON AREAS

- Construction: Alu-form RCC frame composite structure with AAC block walls.
- External Walls: 150mm thick RCC walls with textured finish and acrylic paint.
- Internal Walls: 125mm thick AAC block walls with gypsum finish and acrylic emulsion paint.

LIVING – DINING AREA & PASSAGE

- Flooring: Imported marble.
- Walls: Acrylic emulsion paint.
- Ceiling: False ceiling with acrylic emulsion paint.
- Main Door: Engineered veneer finish door with biometrics/digital lock on a post-form door frame.
- Home Automation: Biometric lock, video door phone (VDP), AC control, provision for Fan on/off and for curtain motor.
- Air Conditioning: LG/Samsung or equivalent make one-way cassette unit AC.

KITCHEN

- Flooring: Vitrified tiles.
- Wall Dado: Full-body/ vitrified tile.
- Ceiling: Acrylic emulsion paint.
- Counter: Full-body tile/Granite/Quartz kitchen platform with Franke/Carysil or equivalent make sink.
- Utility Area: Full body tile/Granite top platform, provisions for dishwasher and washing machine.
- Sliding Door: From kitchen to utility area.
- Kitchen cabinets: Under and over the counter modular type cabinets.
- Appliances: Hob and chimney.

BALCONY

- Flooring: Vitrified Matt tiles.
- Ceiling: Wooden finish PVC ceiling.
- Doors: Aluminum frame sliding door with mosquito net.
- Railing: Aluminum profile with laminated safety glass.

BEDROOMS

- Flooring: Vitrified tiles.
- Walls: Acrylic emulsion paint.
- Ceiling: False ceiling with acrylic emulsion paint.
- Lighting: Hybec/La-fit/Legaro or equivalent make LED ceiling lights.
- Doors: Post-form door frame with engineered veneer finish shutters on both sides.
- Windows: Aluminum framed system windows with mosquito net.
- Air Conditioning: LG/Samsung or equivalent make one-way cassette unit AC.
- Home Automation: Light dimming, AC control, Fan on/off. and provision for curtain motor.

TOILETS

- Walls: Vitrified tile dado.
- Ceiling: Metal false ceiling with inline exhaust fan.
- Doors: Post-form door frame/WPC door frame with laminate finish shutters on both sides.
- Fittings/Fixtures: Kohler/Hansgrohe or equivalent CP and sanitary fittings, under-counter vanity, and provision for geyser.
- Hot Water Provision: For both washbasin and shower except PR toilet.
- Sensor-Based Lights: For added convenience.

MASTER BEDROOM TOILET

- Walls: Vitrified tile dado with acrylic paint.
- Ceiling: Metal false ceiling with inline exhaust fan.
- Doors: Post-form WPC door frame with engineered veneer finish shutters on both sides.
- Shower Cubicle: Included.
- Fittings: 3 fixtures.
- Fixtures: Kohler/Hansgrohe or equivalent coloured CP and sanitary fittings, under-counter vanity, and provision for geyser.
- Sensor-Based Lights: For automated illumination.
- Hot Water Provision: For both washbasin and shower.

PLUMBING

- Water Supply: Concealed CPVC piping inside bathrooms and kitchens.
- Stacks: UPVC pipes.

ELECTRICAL

- Fixtures/Fittings: Modular switches, concealed copper wiring.
- Lighting: Ceiling lights in the kitchen, bathrooms, bedrooms, balconies, and passages.
- Power Backup: 100% for all apartments except 15A points.
- Air Conditioning: LG/Samsung or equivalent make one-way cassette unit AC.

TYPICAL FLOOR LIFT LOBBY

- Flooring: Vitrified tiles.
- Walls: Acrylic emulsion paint/full-body tile/granite cladding.

FIRE FIGHTING SYSTEM

- Sprinklers, smoke detectors, and alarms are installed as per fire safety norms.

COMMON STAIRCASES

- Flooring: Granite/Vitrified Matt tiles.
- Walls: Oil-bound distemper.
- Railing: MS railing.

SECURITY SYSTEM

- Gated Community: Secured access control at entrances.
- CCTV: Installed for parking areas, entrance lobby, and other common areas.

BASEMENT

- Flooring: Tri-mix with epoxy paint.
- Walls: Oil-bound distemper.
- Parking: Mechanical parking.

MAIN ENTRANCE LOBBY

- Design: Designer finish.
- Features: Concierge services, waiting lounge, speakers, and security.
- Flooring: Vitrified tiles.
- Walls: Wall cladding for aesthetic appeal.

COMMON AMENITIES & FACILITIES

- Entrance Gate: With security cabin and compound wall.
- Landscaped Garden: With lawns and flower beds.
- Power Backup: Generator backup for elevators, pumps, common lights, and the clubhouse.
- Lighting: LED fixtures for common areas.
- Driveway: Internal tri-mix concrete with epoxy paint.
- Water Treatment Plant (WTP): As per statutory requirements.
- Sewage Treatment Plant (STP): STP recycled water for gardening and flushing.
- Garbage Disposal: Organic waste converter (OWC) for wet garbage.
- Fire Safety: Compliant with statutory requirements.
- Rainwater harvesting.
- Piped Gas provision.
- Garbage Chute
- Provision of common EV station for charging.





AT A GLANCE

SIGNATURE HALLMARKS

- A 2-acre* gated development overlooking the river
- Twin Towers of 27 floors elevating the city's skyline
- 3 & 4 BHK Bespoke Residences
- 4 apartments on each floor
- Expansive sky decks offering panoramic views
- Designer Lobby marveled with customized scents
- Elitus Club at Podium with two levels of indulgences
- Skyvie Rooftop Lounge with immersive delights
- Over 30+ curated amenities to indulge all your senses
- Retail conveniences right at your doorstep

ELITUS CLUB (PODIUM LEVEL)

LEVEL 1 – OUTDOOR

- Swimming Pool with Deck & Pergola
- Kids Pool & Jacuzzi
- Children's Play Area
- Half Basketball Court
- Landscaped Garden with Seating Area
- Jogging Track
- Acupressure Pathway

LEVEL 1 – INDOOR

- Multipurpose Hall with Party Lawn
- Double-height Badminton Court
- Game zone

LEVEL 2 – INDOOR

- Mini Theater
- Gymnasium
- Squash Court
- Yoga Room

SKYVIE ROOFTOP LOUNGE

- Yoga lawn with Pavilion
- Seating Plaza
- Outdoor Gymnasium
- Bowling Alley
- Floor Games Area
- Zumba Area
- Net Cricket
- Board Games Area
- Terrace Seating
- Sky gazing deck

*Approx



Artists' impression

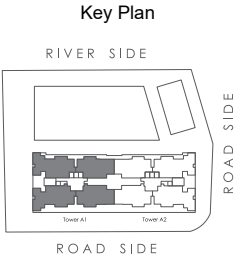
TYPICAL FLOOR PLAN - TOWER A1

2ND TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH



Unit 01	4 BHK	1780 sq.ft.
Unit 02	3 BHK	1519 sq.ft.
Unit 03	3 BHK	1553 sq.ft.
Unit 04	4 BHK	1836 sq.ft.

FURNITURE DISCLAIMER : FURNITURE LAYOUT IS FOR INDICATIVE PURPOSE ONLY. NOTE : THE DIMENSIONS OF THE UNIT MENTIONED ARE FROM UNFINISHED WALL TO WALL.



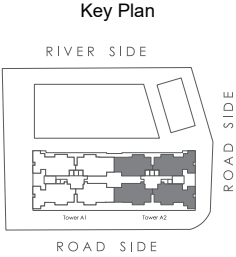
TYPICAL FLOOR PLAN - TOWER A2

2ND TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH



Unit 01	3 BHK	1519 sq.ft.
Unit 02	4 BHK	1780 sq.ft.
Unit 03	4 BHK	1836 sq.ft.
Unit 04	3 BHK	1553 sq.ft.

FURNITURE DISCLAIMER : FURNITURE LAYOUT IS FOR INDICATIVE PURPOSE ONLY. NOTE : THE DIMENSIONS OF THE UNIT MENTIONED ARE FROM UNFINISHED WALL TO WALL.



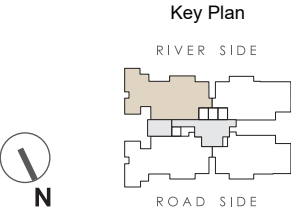
TYPICAL UNIT PLAN

WING A1 - 4 BHK - T1



TYPE	RERA CARPET	BALCONY AREA	UTILITY AREA	TOTAL CARPET AREA	
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
4 BHK - T1	146.59	14.25	4.52	165.36	1780

FURNITURE DISCLAIMER : FURNITURE LAYOUT IS FOR INDICATIVE PURPOSE ONLY. NOTE : THE DIMENSIONS OF THE UNIT MENTIONED ARE FROM UNFINISHED WALL TO WALL.

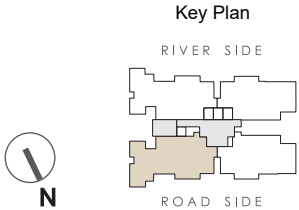


TYPICAL UNIT PLAN
WING A1 - 4 BHK - T2



TYPE	RERA CARPET	BALCONY AREA	UTILITY AREA	TOTAL CARPET AREA	
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
4 BHK - T2	151.82	14.25	4.52	170.59	1836

FURNITURE DISCLAIMER : FURNITURE LAYOUT IS FOR INDICATIVE PURPOSE ONLY. NOTE : THE DIMENSIONS OF THE UNIT MENTIONED ARE FROM UNFINISHED WALL TO WALL.

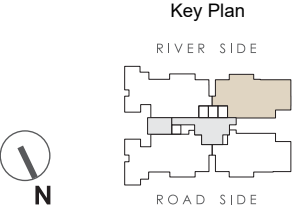


TYPICAL UNIT PLAN
WING A1 - 3 BHK - T1

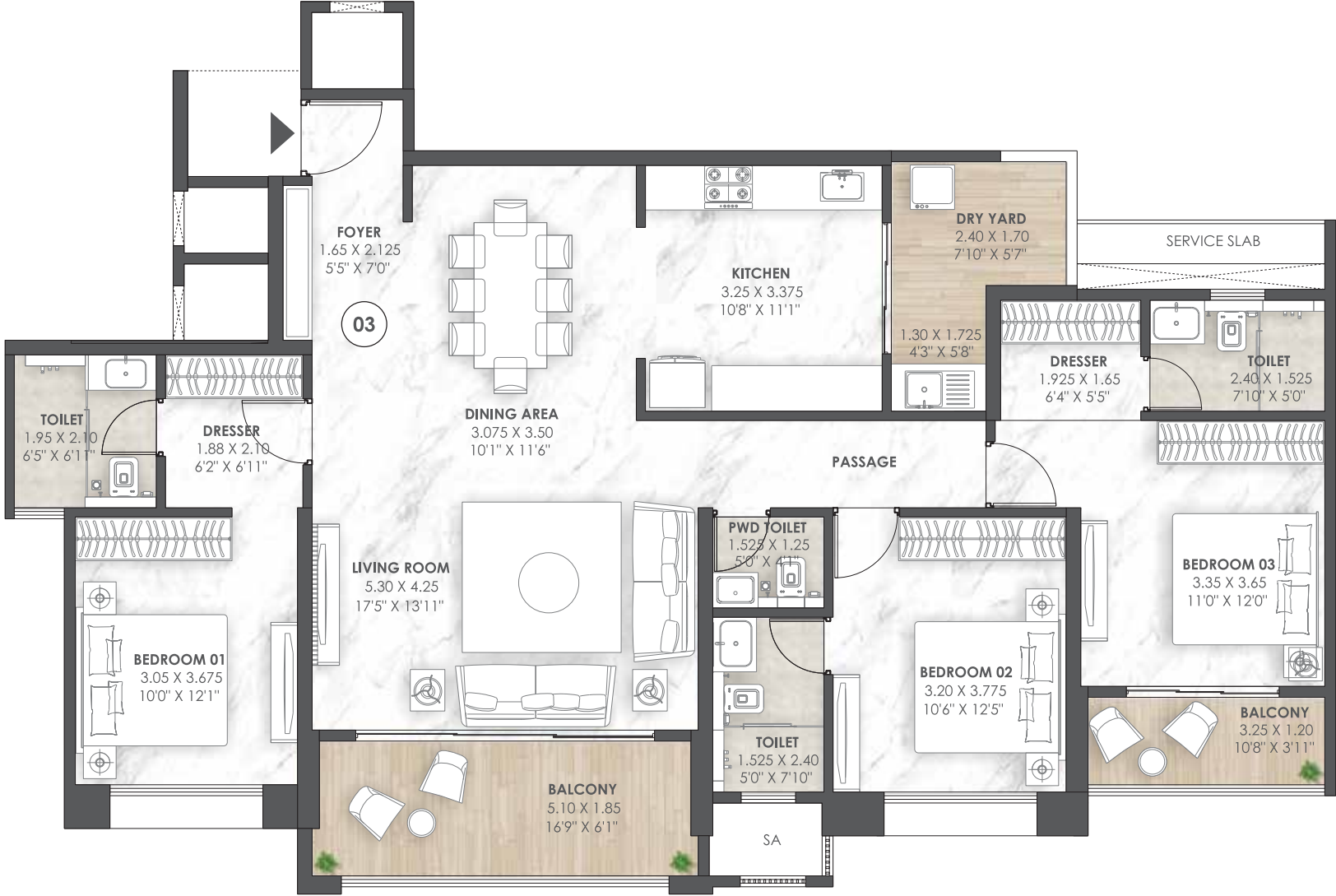


TYPE	RERA CARPET	BALCONY AREA	UTILITY AREA	TOTAL CARPET AREA	
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
3 BHK - T1	120.87	13.92	6.29	141.08	1519

FURNITURE DISCLAIMER : FURNITURE LAYOUT IS FOR INDICATIVE PURPOSE ONLY. NOTE : THE DIMENSIONS OF THE UNIT MENTIONED ARE FROM UNFINISHED WALL TO WALL.

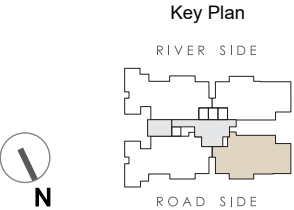


TYPICAL UNIT PLAN
WING A1 - 3 BHK - T2



TYPE	RERA CARPET	BALCONY AREA	UTILITY AREA	TOTAL CARPET AREA	
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
3 BHK - T2	124.10	13.92	6.29	144.31	1553

FURNITURE DISCLAIMER : FURNITURE LAYOUT IS FOR INDICATIVE PURPOSE ONLY. NOTE : THE DIMENSIONS OF THE UNIT MENTIONED ARE FROM UNFINISHED WALL TO WALL.





LET THE
SENSORY JOURNEY BEGIN!

MahaRERA Registration No.
P52100056152
www.maharera.maharashtra.gov.in



RESS: Opp. Nyati Enchante, Digambar Nagar, Kalyani Nagar, Pune - 411014 | **CORPORATE ADDRESS:** 6th Floor, Nyati Unitree, Nagar Road, Yerwada, Pune - 411006

+91 8956 42 4444 | www.nyatigroup.com

Disclaimer: This brochure is not a legal offering. The developers reserve the rights to alter the brochure at their discretion. The rendered images displayed are for representational purposes only.
Note: The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"

PROJECT IS FUNDED BY
AND MORTGAGED WITH

