



An elegantly crafted gem for your precious self

LAVISH 2 & 3 BED RESIDENCES IN BANER

A PRECIOUS LIFE WAITS

An abode with limitless possibilities. That's Nyati Emerald. With lavish 2 and 3 bed residences, 14-acres development and approximately 2-acre of vehicle-free podium zone. Its 30+ age-wise amenities promise you a modern lifestyle, while an exclusive commercial zone at the front offers all the convenience.

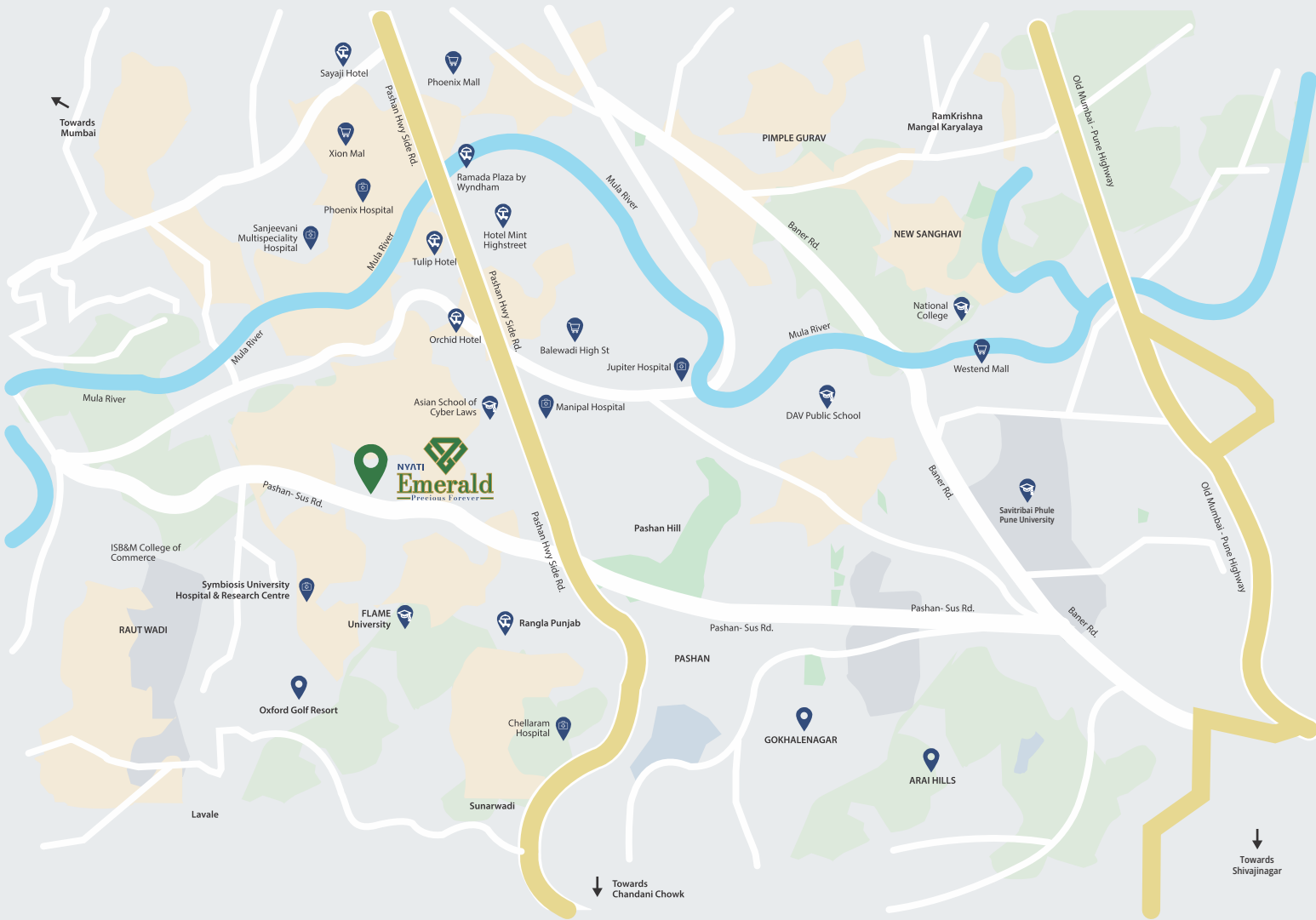


Architectural Rendition



PROJECT MASTER LAYOUT

- | | | |
|---------------------------|-----------------------|-------------------|
| 1. Entrance | 11. Swimming Pool | 21. Pergola |
| 2. Security Cabin | 12. Outdoor Gym | 22. Amphitheatre |
| 3. Yoga Lawn | 13. Pool Deck | 23. Party Lawn |
| 4. Senior Citizens' Plaza | 14. Clubhouse | 24. Skating Rink |
| 5. Herbal Garden | 15. Indoor Games | 25. Tree Garden |
| 6. Cricket Pitch | 16. Co -Working Space | 26. Jogging Track |
| 7. Kids' Play Area | 17. Food Plaza | 27. Sand Pit |
| 8. Football Court | 18. Outdoor Chess | 28. Cycling Track |
| 9. Multipurpose Court | 19. Ground Billiard | ...and much more. |
| 10. Kids' Swimming Pool | 20. Ludo | |



Disclaimer: Distances and locations are for representational purposes only.

BANER: WHERE THE FINE LIFE MEETS GROWTH.



Academics

- Asian School of Cyber Laws - 900 m / 3 min
- National College - 3.5 km / 8 min
- Pune University - 4.4 km / 13 min
- ISB&M College of Commerce - 5.8 km / 15 min
- DAV Public School - 6.2 km / 15 min



Healthcare

- Manipal Hospital - 3.6 km / 9 min
- Jupiter Hospital - 4 km / 9 min
- Chellaram Hospital - 5.3 km / 10 min
- Sanjeevani Multispeciality Hospital - 9.2 km / 15 min
- Phoenix Hospital - 9.9 km / 20 min



Shopping & Retail

- Balewadi High Street - 3.8 km / 8 min
- Westend Mall - 6.8 km / 16 min
- Phoenix Mall - 7 km / 18 min
- Xion Mall - 7.8 km / 14 min
- The Pavillion Mall - 10.4 km / 24 Mins



Hospitality

- Orchid Hotel - 3.6 km / 8 min
- Tulip Hotel - 3.9 km / 10 min
- Hotel Mint Highstreet - 4.2 km / 12 min
- Ramada Plaza by Wyndham - 4.3 km / 12 min
- Sayaji Hotel - 6.6 km / 15 min

AMENITIES



Play Zones: Toddlers' Play Area | Sand Pit | Kids' Play Area | Ludo | Skating Rink

Work and Workout: Co-Working Space | Outdoor Gym | Football Court | Pool Deck | Cricket Pitch | Jogging Track | Cycling Track | Swimming Pool | Indoor Games | Multipurpose Court | Amphitheatre

Rejuvenate: Herbal Garden | Yoga Lawn | Party Lawn | Food Plaza | Pergola | Tree Garden | Senior Citizens' Plaza

THE FINEST INGREDIENTS. BECAUSE NOTHING LESS WOULD DO.



Structure, Masonry Walls & Plaster/Paints

- RCC composite shear wall structure and AAC blocks
- External wall with textured and acrylic paint
- Internal walls & ceiling – Gypsum finished walls & putty finished ceiling



Flooring Tiles

- Living/passage, kitchen, bedrooms – Vitrified tiles flooring with skirting.
- Toilets and terraces –Matte finish ceramic flooring.



Dado Tiles

- Toilet - Ceramic tile Dado up to louvered window top level.
- Kitchen - Ceramic glazed tile Dado up to 0.6 m above kitchen platform.



Kitchen Area

- CPVC concealed plumbing lines
- Granite top kitchen or full body tile top kitchen platform, with S.S. Sink
- Piped gas outlet



Toilets

- Concealed plumbing with hot and cold arrangement inside master toilet for wall mixer & washbasin
- Concealed plumbing inside common/bedroom toilet for washbasin, with hot & cold arrangements for wall mixer
- CP fittings. Sanitary ware
- Solar water heating system to master bedroom toilet only. (time, temperature and quantum of hot water subject to climate conditions)



Painting

- Internal walls & ceiling - Oil bound distemper
- External walls - Acrylic paint
- Inside toilet & ceiling - Oil paint above tile Dado



Electrification & Cabling

- Concealed copper wiring with modular switches in all flats
- Provision of internet point in the living Room
- TV point in living Room and master bedroom
- Electrical points for AC in all rooms
- Electrical points for washing machine, water purifier and refrigerator
- Generator back-up for the entire flat excluding 15 amp electrical points



Doors

- Main door frame – Laminated plywood
- Main door shutter – Both side laminated with accessories
- Bedroom frame & doors - laminated door shutters with ply laminated door frame
- Toilet doors – laminated door shutters with granite door frame
- UPVC or aluminium profile 3 track sliding doors with mosquito net



Automation and Security

- Lights and fan operated on touch screen panels.
- Main door security having video phone with access control.



Windows

- UPVC or aluminum profile 3 track sliding windows with mosquito net
- Al frames with PVC louvered windows for all toilets



Lifts

- Lifts as per plan

FLOOR PLAN

A1 | A2 | A3 TYPICAL FLOOR PLAN

B+Gr+Mezz/1st+29FL



TYPICAL 2ND TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND, 24TH TO 27TH, 29TH FLOOR PLAN

MahaRERA No: Nyati Emerald I: P52100051235

Note :- The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"

Furniture Disclaimer:- Furniture layout is only for indicative purposes and not part of the flat.

FLOOR PLAN

A1 | A2 | A3 TYPICAL REFUGE FLOOR PLAN

B+Gr+Mezz/1st+29FL



TYPICAL 8TH, 13TH, 18TH, 23RD, 28TH FLOOR PLAN

MahaRERA No: Nyati Emerald I: P52100051235

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FLOOR PLAN

B1 | B2 | B3 | TYPICAL FLOOR PLAN

B+Gr+29FL



TYPICAL 1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND, 24TH TO 27TH, 29TH FLOOR PLAN

MahaRERA No: Nyati Emerald I: P52100051235

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FLOOR PLAN

B1 | B2 | B3 TYPICAL REFUGE FLOOR PLAN

B+Gr+29FL



TYPICAL 8TH, 13TH, 18TH, 23RD, 28TH FLOOR PLAN

MahaRERA No: Nyati Emerald I: P52100051235

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FLOOR PLAN

C1 | C2 | C3 TYPICAL FLOOR PLAN

2B+P+29F1



TYPICAL 1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22TH, 24TH TO 27TH, 29TH FLOOR PLAN

MahaRERA No: Nyati Emerald III: P52100055066

Note :- The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"

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FLOOR PLAN

C1 | C2 | C3 TYPICAL REFUGE FLOOR PLAN

2B+P+29F1



TYPICAL 8TH, 13TH, 18TH, 23RD, 28TH FLOOR PLAN

MahaRERA No: Nyati Emerald III: P52100055066

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2 BHK



MahaRERA No: Nyati Emerald I: P52100051235 | Nyati Emerald III: P52100055066

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3 BHK



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40+ million sq.ft.
developed

68+ delivered
projects

14000+
happy families



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Sales & Marketing, Overseas Office, Dubai:

Nyati Overseas Real Estate, 102, Burlington Tower, Opp. Oberoi Hotel, Business Bay, Dubai, UAE.

MahaRERA No: Nyati Emerald I: P52100051235 | Nyati Emerald III: P52100055066

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Note: the dimension of the unit as mentioned are from 'Bare Wall' to 'Bare Wall'.



Scan here
to get site location



Scan for
Nyati Emerald I



Scan for
Nyati Emerald III

PROJECT IS FUNDED BY
AND MORTGAGED WITH
TATA CAPITAL
HOUSING FINANCE LIMITED