



PERFECTLY *Crafted* FOR YOU

THE *Signature* COLLECTION

Nitaara Life is an ultra-exclusive collection of luxury spaces reserved for the elite.

All the creations under this title embody the pinnacle of refined living, surpassing even the highest standards of luxury. With **Nitaara** Life, expect an unparalleled level of sophistication, elegance, and refinement that elevates your existence to unprecedented heights. A promise that every aspect of your life will be transformed for the better, and a testament to your refined taste.

NiTAARA TOWER



Nitaara Tower is the result of a remarkable partnership between ABC Corp, Mittal Group, and Success Group.

ABC Corp, with over two decades of expertise, has earned a reputation for crafting more than just buildings. They create experiences. Known for their commitment to quality, innovation, and excellence in both residential and commercial construction, ABC Corp has set new benchmarks in the industry with their pioneering projects and cutting-edge techniques.

Mittal Group has been more than just a real estate developer. It has been a trustworthy companion in the journey of homeownership for more than 30 years. With 10,000+ families happily settled in Mittal homes, this legacy is built on the foundation of trust, quality, and heartfelt connections.

Success Group is a leading real estate developer specialising in industrial, residential, and commercial projects. With a strong track record of delivering high-quality developments, the Group focuses on innovation, sustainability, and excellence. Their upcoming residential project blends luxury, convenience, and modern living to create an exceptional lifestyle experience.

Together, these companies combine their strengths and vision to bring **Nitaara Tower** to life. This is a project that promises a future of unparalleled living, blending luxury, sustainability, and innovation.



STEP INTO A CELESTIAL HAVEN



Otherworldly spaces created specifically
for those with an exclusive way of life.

AN ADDRESS OF THE STARS

Conceptual Image



Nestled in the heart of PCMC, Nigdi Pradhikaran is a haven of connectivity, tranquility, and prestige. With its seamless access to major landmarks like Bhakti Shakti Chowk, the highway, expressway, metro, lush green surroundings, and excellent infrastructure, Nigdi Pradhikaran offers the perfect blend of urban convenience and serene living. Whether it's top-tier education institutions, industrial areas, bustling commercial hubs, or recreational spaces, this coveted locale ensures you're always close to what matters the most.



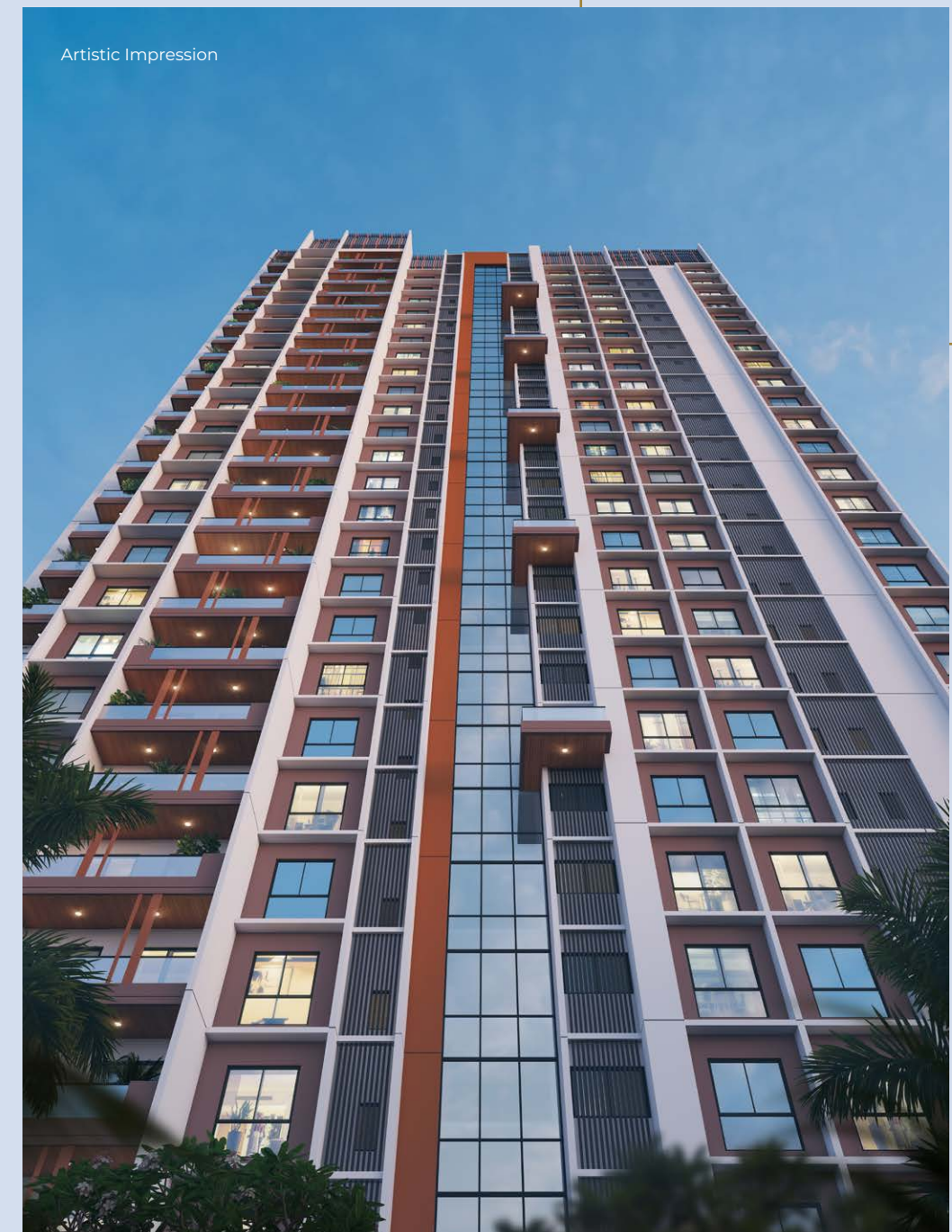
LOCATION MAP



INTRODUCING
THE TALLEST TOWER OF
NIGDI PRADHIKARAN

NiTAARA TOWER

3 & 4 BHK
ULTRA LUXURY HOMES



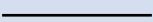
The towering structure exudes an aura of a **5-star residency**. Rising majestically to redefine PCMC's skyline, this **25-storeyed** tower is more than a residence; it is your gateway to better avenues.

With just three exclusive units per floor, privacy and grandeur are guaranteed here. The sky-level amenities pave the way for boundless lifestyle, ensuring you feel like you're amongst the stars.

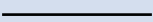
PROJECT
HIGHLIGHTS



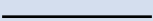
25 FLOORS OF LUXURY RESIDENCES



EXCLUSIVE INDOOR RETREAT
ON THE 26TH FLOOR



SKY-LEVEL AMENITIES



ACCESS TO HIGHWAYS



PROXIMITY TO IT PARKS, MIDC,
OTHER INDUSTRIAL AREAS,
COMMERCIAL HUBS, AND METRO

NiTAARA
TOWER

GATEFOLD





Artistic Impression

◆ A GATEWAY TO
DAZZLING AVENUES

All precious things need to be secured. Which is why **Nitaara Tower** is built in a gated expanse that ensures an uninterrupted living experience for all residents. Enjoy serene vistas all around as you venture in and out of the area.

PERFECTLY
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NiTAARA TOWER



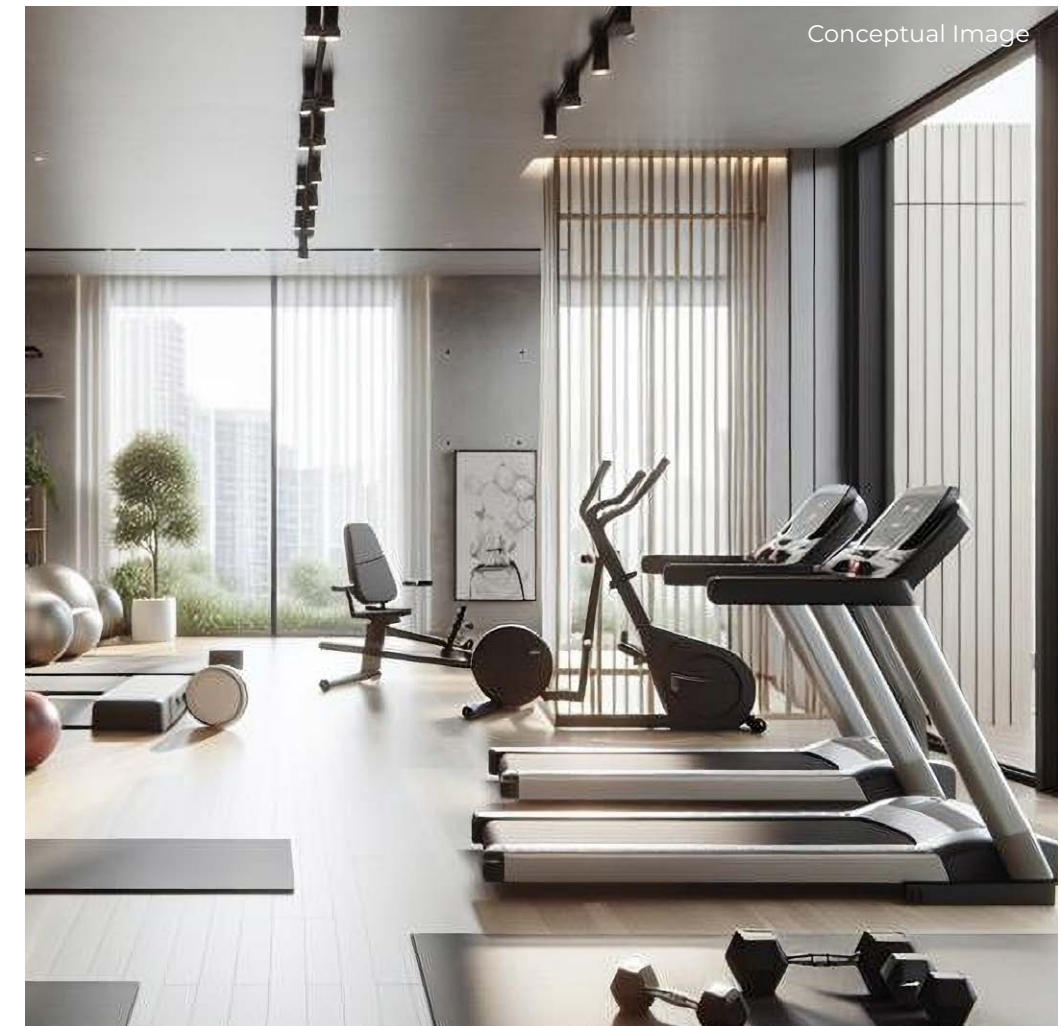


◆ STEP INTO ELEGANCE

From the moment you step into its premises, **Nitaara Tower** greets you with an ambiance of starry opulence. Designed to impress, the grandeur of spaces here stays with you right from the first glance.

INDULGENCES AT RECREATIONAL FLOOR

THOUGHTFULLY
CRAFTED
EXPERIENCES



- » Gymnasium
- » Indoor Games
- » Kids' Play Area with Soft Flooring
- » Co-working Space
- » Creche
- » Toddlers' Play Area
- » His & Her Sauna with Shower and Changing Room
- » Society Office
- » His & Her Toilets

◆ CO-WORKING SPACE



◆ INDOOR GAME

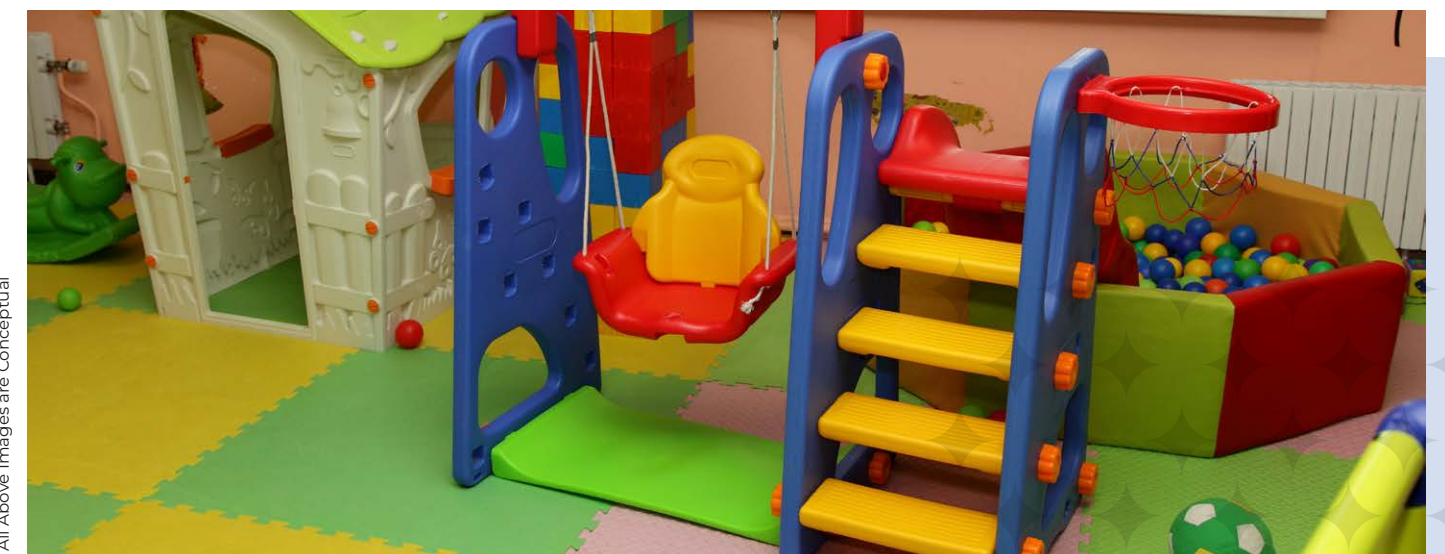
◆ TOILET



◆ CRECHE



◆ SAUNA WITH SHOWER



◆ TODDLERS' PLAY AREA

All Above Images are Conceptual

LEISURE
BEYOND THE
AZURE EXPANSE



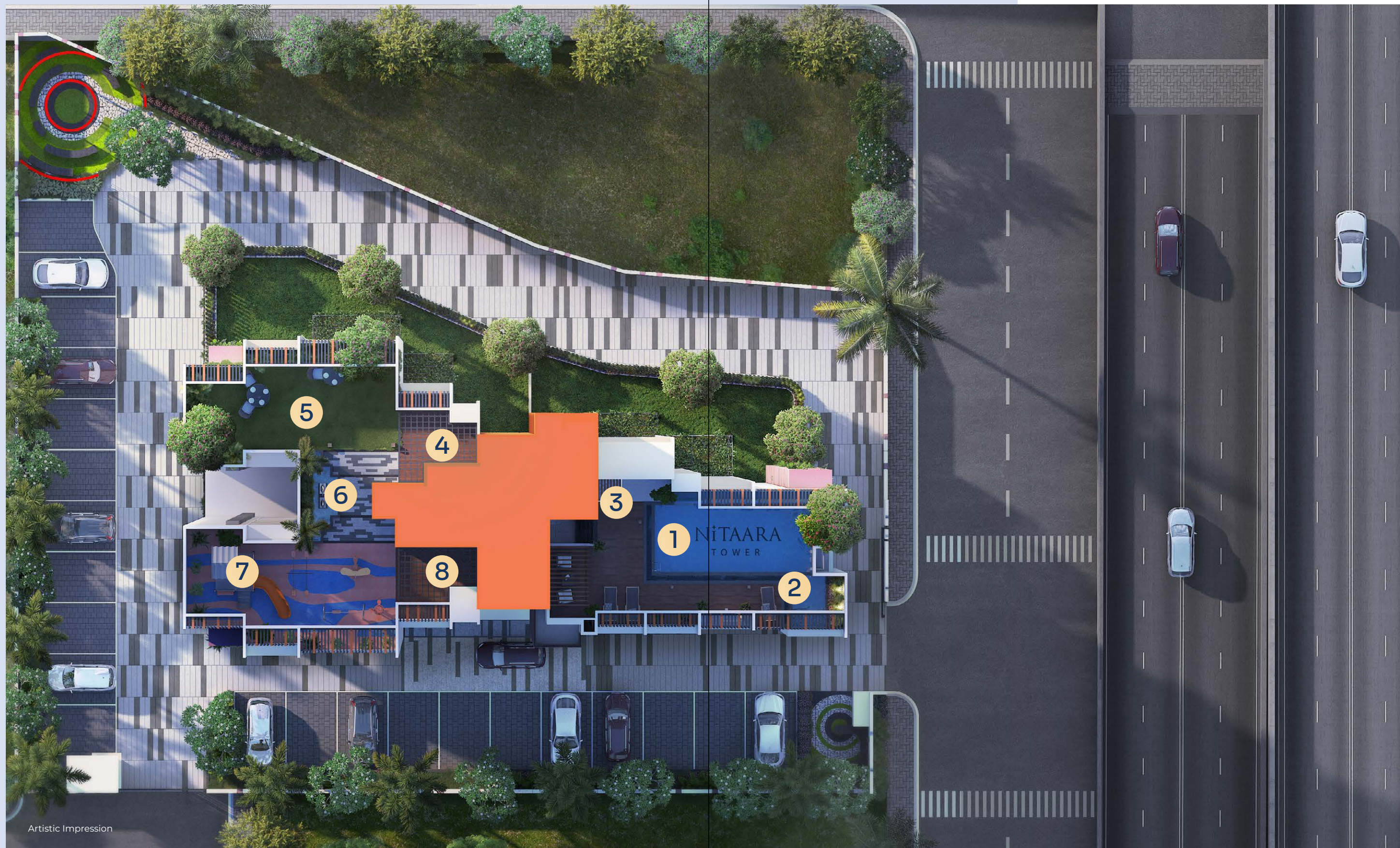
THE ABODE OF 5-STAR LUXURIES

At **Nitaara Tower**, the sky is no longer the limit. It's your personal retreat. The sky-level indulgences are perfectly crafted to be your sanctuary of recreation, meticulously designed for moments that linger. Swim under the stars in the pristine pool, find your inner peace on the serene yoga deck.

Every detail is crafted to offer you a celestial living experience, where luxury and leisure reach their pinnacle.



Actual Photograph



Artistic Impression

ROOFTOP

1. Azure Swimming Pool
2. Kids' Pool
3. Open Shower
4. Party Deck Covered with Pergola

5. Party Lawn
6. Water Body with Sculpture
7. Kids' Play Area
8. Meditation Area Covered with Pergola

LEGEND



Artistic Impression

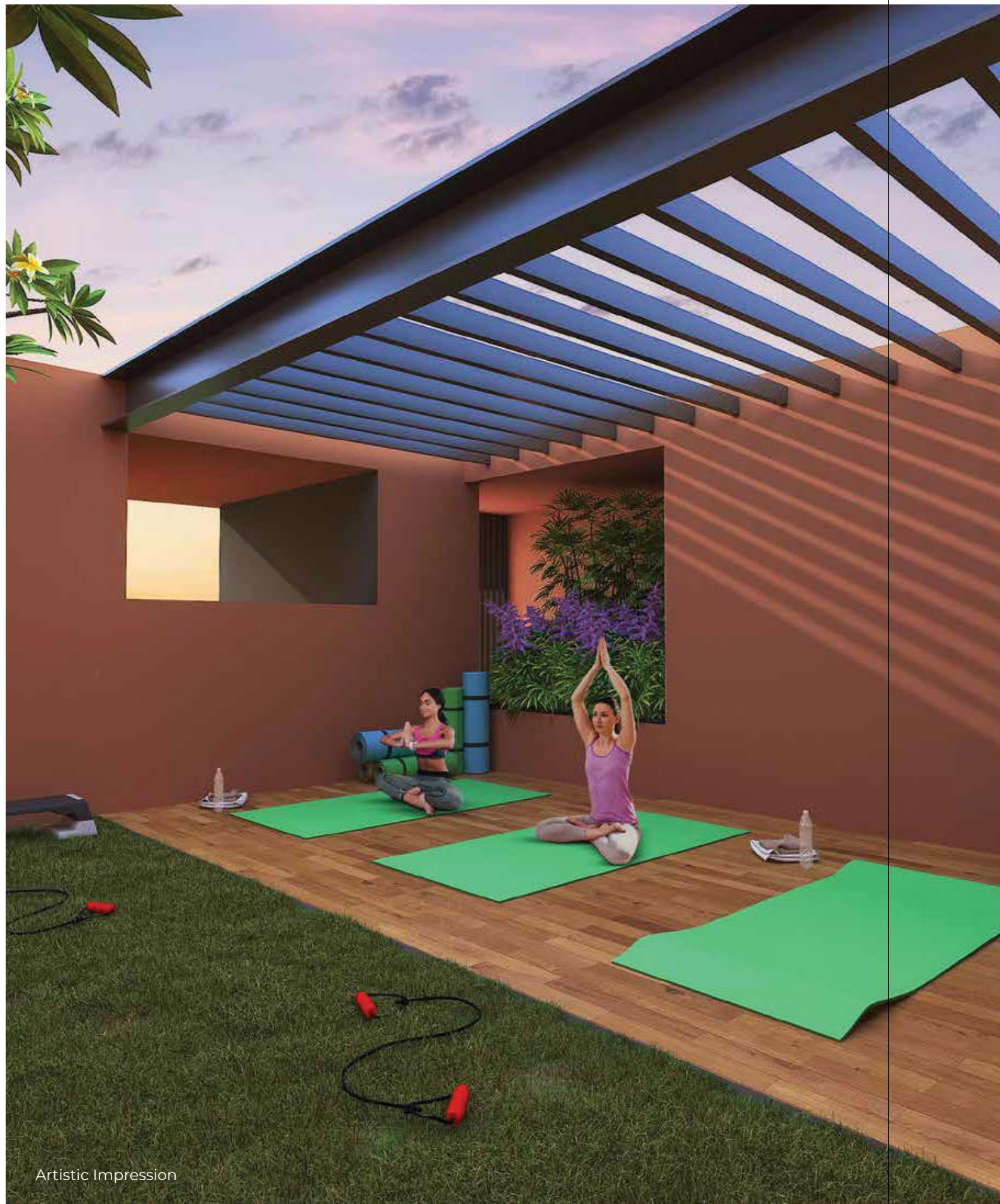


✦ A DIP INTO
HEAVENLY RECREATION

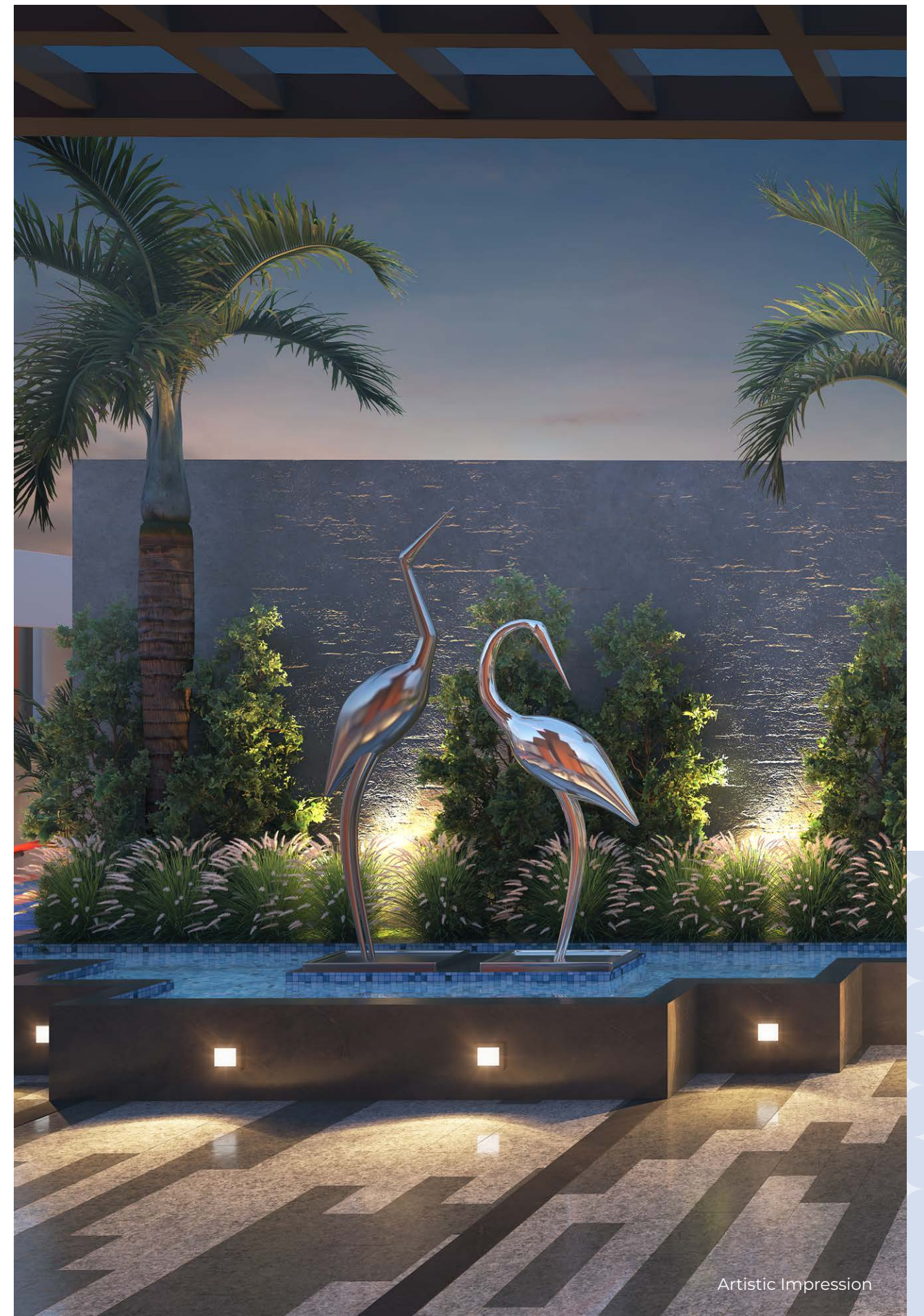
KIDS' POOL ✦



Relax to your heart's content by the sprawling pool beneath the skies. Indulge in a leisurely swim or lounge around on the yoga deck. Here, you will find plenty of ways to unwind and engage the energetic spirit within.



✦ MEDITATION AREA
WITH PERGOLA



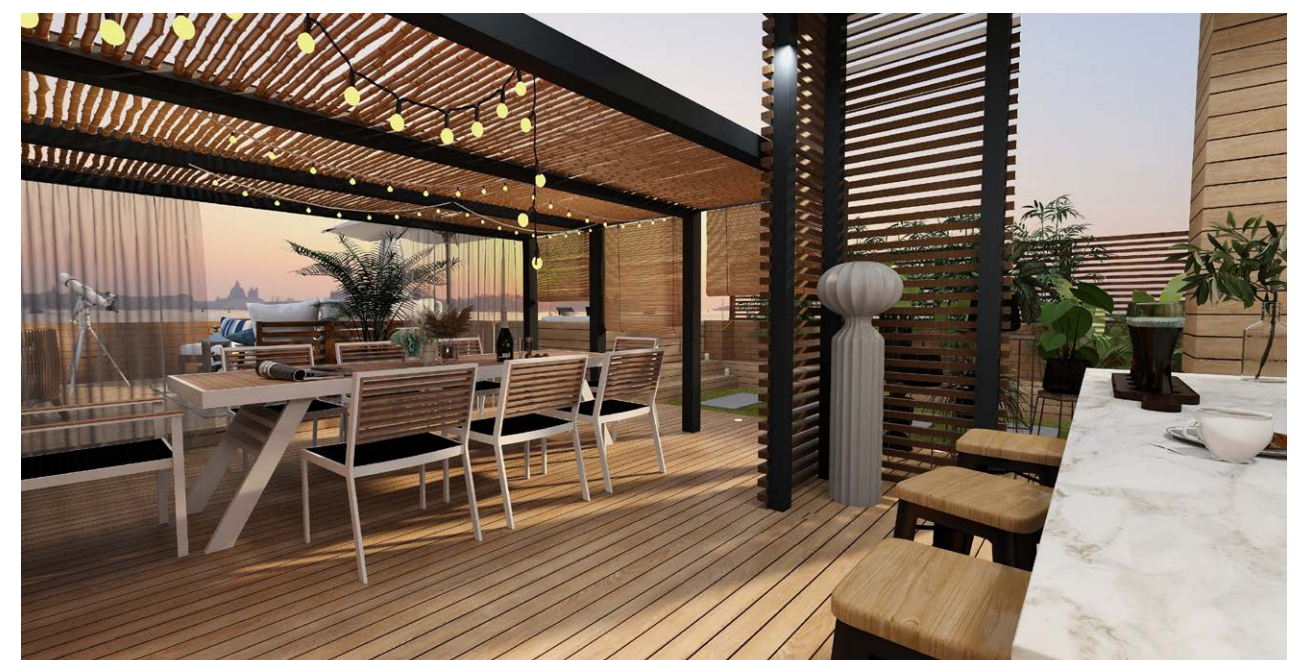
✦ WATER BODY WITH
SCULPTURE

◆ KIDS' PLAY AREA



Artistic Impression

OPEN SHOWER ◆



◆ PARTY DECK
WITH PERGOLA



PERFECTLY
CRAFTED TO
STAND OUT

NiTAARA TOWER



Artistic Impression

SPECIFICATIONS



STRUCTURE

- » Aluform Structure

FLOORING

- » Vitrified / GVT flooring - 1200 mm X 1800 mm in living, dining, and in all bedrooms & kitchen
- » Anti-skid / Matte finished flooring in all bathrooms and all balconies

ELECTRICAL

- » Legrand, Schneider or equivalent electrical switches
- » Concealed wiring in Polycab or equivalent
- » Power backup for designated lighting points up to 2 AMP for each flat
- » Provision for television and DTH point in all bedrooms and living room
- » AC points in living room and all bedrooms

LIFTS

- » Lifts from Otis / Fujitec or equivalent brand

SECURITY SYSTEM

- » Security personnel at entry and exit points
- » Security Cabin with monitoring system
- » CCTV cameras at key points in the project
- » Fire Hydrants around the building and on each floor
- » Video Door Phone for each residence
- » Access control for entrance lobby
- » Smart society management app

DOORS / WINDOWS

- » Premium quality main door with digital lock.
- » Premium Polyflex / Laminated doors with mortise lock for all bathrooms and bedrooms
- » Premium quality aluminium windows with mosquito net
- » Toughened glass railing for balconies

BATHROOM

- » Premium CP fittings from Grohe or equivalent brand
- » Premium Sanitary Fittings from TOTO, Duravit, or equivalent brand
- » Anti-skid / Matte finished tiles in all bathrooms
- » Dado tiles in bathrooms up to lintel level
- » Provision for exhaust fan and geyser for all bathrooms
- » Single lever hot and cold diverter with overhead shower - Grohe or equivalent

KITCHEN

- » Premium vitrified tiles for platform with SS Sink
- » Tiles for dado up to lintel level above Kitchen platform
- » Provision for water purifier
- » Provision for ductless wall hung chimney
- » Drinking water connection

UTILITY

- » Inlet / outlet provision for washing machine
- » Platform with SS Sink
- » Provision for dish washer

COMMON FEATURES

- » Impressive main gate
- » Curated entrance lobby with access control
- » Guest seating in entrance lobby
- » Well-lit lobbies and common areas
- » Fire staircase and refuge area for emergency evacuation
- » Seismic resistant design
- » Landscaped green spaces
- » Sanitation facility for drivers

GREEN FEATURES

- » Common EV charging facility
- » Solar heated water connection in one bathroom
- » Rainwater harvesting

PAINT FINISHES

- » Internal walls with emulsion paint
- » External texture paint

LIVING AREA



The heart of your home, designed to invite warmth
so your conversations flow effortlessly.

Artistic Impression

BALCONY



Artistic Impression

Experience captivating views of the city, framed by the quiet elegance of your private balcony.

Artistic Impression

MASTER BEDROOM

Your peaceful escape from the world, designed for rest, rejuvenation, and for your dreams to unfold.

GUEST BEDROOM



Artistic Impression

Make your guests feel at home with refined comfort and understated elegance.



KITCHEN

Artistic Impression



The culinary hub where flavours are brought to life
and memories are crafted, one recipe at a time.

3 BHK TYPE 1



3 BHK TYPE 2



4 BHK



CREDITS

Architect

The Code Studio

Landscape Architect

SBA Architects & Designers Pvt. Ltd.

RCC Consultant

Delcon Structural Consultant

Project Management Consultant

GENSYS

Electrical Consultant

AMGEE Consulting Electrical Engineer

Communication Partner

Filament Communique

Plumbing Consultant

Apex Consultants





MahaRERA No.: **P52100050692**
<https://maharera.mahaonline.gov.in>



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Disclaimer: The perspective images in this brochure are Artistic impressions / Schematic representations of the project. Many items shown in the images are not included in the standard offering and are only an indication of how the units can be used. Viewers confirm that they have not taken his / her decision to purchase / book by viewing these perspective images on this brochure. The finish and colours or items demonstrated as part of the standard offering is subject to minor variations as we are dependent on other companies / vendors for procuring the same.