



Luxury
Beyond Limits,

Connectivity
Beyond Compare.

Niti Aundh



Exclusive
4 Bhk Residences
for a Sophisticated
Lifestyle



Welcome to Niti Aundh, a masterpiece of elegance and modern living. These ultra-spacious 4 BHK residences at Aundh-Baner Road redefine luxury, offering you a lifestyle of comfort, convenience, and prestige.



Prime Location. Unmatched Connectivity.

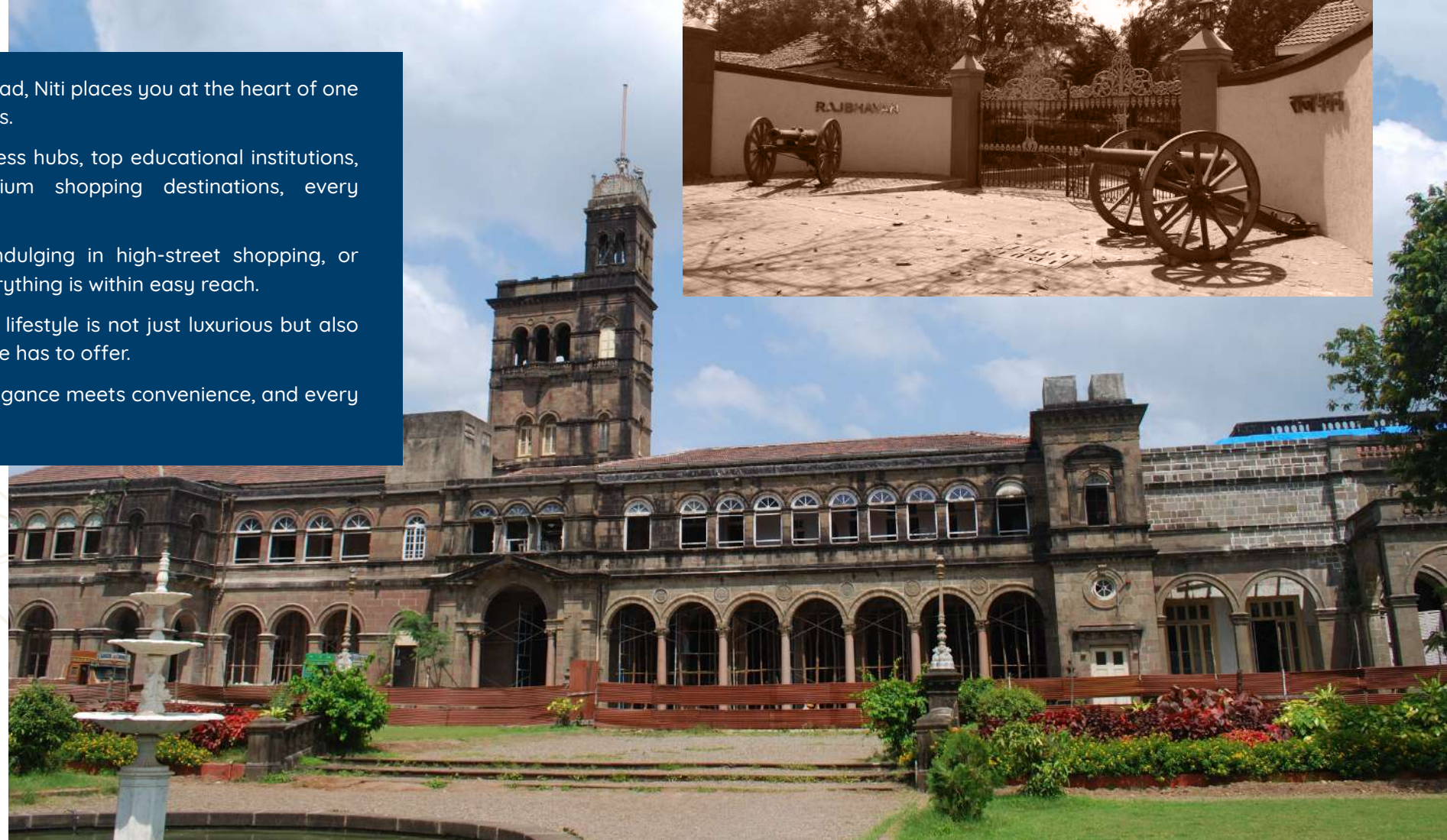
Situated right next to Aundh-Baner Road, Niti places you at the heart of one of Pune's most coveted neighborhoods.

With seamless access to major business hubs, top educational institutions, world-class healthcare, and premium shopping destinations, every convenience is just minutes away.

Whether you're heading to work, indulging in high-street shopping, or enjoying a fine dining experience, everything is within easy reach.

This prime location ensures that your lifestyle is not just luxurious but also effortlessly connected to the best Pune has to offer.

At Niti Aundh, live in a home where elegance meets convenience, and every journey is a smooth one.





World-Class Healthcare Nearby

Shashwat Hospital	- 4.3 km (~10 mins)
Sanjivani Medipoint Hospital	- 4.8 km (~10 mins)
Jupiter Hospital	- 3.2 km (~9 mins)
Medipoint Hospital	- 4.8 km (~12 mins)

Top Education & Business Hubs

Savitribai Phule Pune University	- 3.3 km
Banyan Tree International School	- 5.5 km (~13 mins)
Daffodil International School	- 4.2 km (~11 mins)

Well-connected to Pune's leading schools, IT hubs & corporate centers

Premium Shopping & Leisure

The Pavilion Mall	- 3.5 km (~14 mins)
Nexus Westend Mall	- 4.4 km (~12 mins)
Balewadi High Street	- 5.5 km (~15 mins)



Luxury Redefined



Expansive 4 BHK Residences with refined layouts

Thoughtfully designed spacious homes with well-planned layouts that maximize natural light, ventilation, and privacy, ensuring a grand and comfortable living experience.



Bespoke Design & Premium Finishes

Elevate your lifestyle with meticulously crafted interiors, featuring high-end materials, elegant flooring, designer fittings, and sophisticated aesthetics that create a timeless ambiance.



Serene Terrace Lawn

Unwind in a beautifully landscaped terrace lawn, offering a tranquil escape for relaxation, and peaceful moments.

An aerial photograph of a city skyline at sunset. The sun is low on the horizon, casting a warm orange glow over the city. Several tall skyscrapers are visible, some with construction cranes on top. The sky is filled with large, dark clouds. In the foreground, there are smaller buildings and green spaces. A blue rectangular box is overlaid on the left side of the image, containing text.

Seamless Connectivity & Urban Convenience

Nestled next to Aundh-Baner Road, enjoy effortless access to Pune's top business hubs, premium shopping destinations, world-class healthcare, and renowned educational institutions, keeping you close to everything that matters.

First floor



Second floor




Third floor



Fourth floor

P + 6 FLOORS

RERA CARPET AREA STATEMENT (SQ.FT.)						
FLAT NO.	FLAT CARPET AREA	OPEN BALCONY SIT-OUT CARPET	TERRACE	TOTAL CARPET	SALEABLE (1.35 %) SQ.FT.	
401	1577	289	0	1866	2519	
402	1401	242	0	1643	2218	

4th FLOOR PLAN

Fifth
floor



BUILT BY ABHILASHA DEVELOPERS

A NAME YOU CAN TRUST

Built by Abhilasha Developers, known for their commitment to quality and timely delivery, Niti Aundh is designed to offer a comfortable and sophisticated lifestyle in one of Pune's most sought-after locations.

Experience Luxury Like Never Before.



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