



AVANEESH

@

Nigdi Pradhikaran

*2 & 3 bhk
lavish residences*



*An exclusive collection
of luxury and lavish residence
in the heart of
the idyllic Pune city*







*To be embraced in a million joys everyday,
effortlessly, in a home that brings your definition
of peace and elegance to life is one of the greatest
virtues of living luxuriously.
With Avneesh, we have custom-designed this virtue
with vibrant shades of happiness and exclusivity!*



an address *that exudes premiumness!*



Avaneesh introduces you to a premium world, shared by a few exceptional families, that interweaves the beauty of an elite central locale with modern living, flawlessly. Every corner of every home and the amenities at Avaneesh are

designed to offer a remarkable quality that go a long way in augmenting the lifestyles of its residents. Located in the serene yet impeccably connected and convenient part of Nigdi, it is a crème de la crème address aspired by many.

a home *replete with every* *sense of luxury!*

The 2 & 3 bedroom homes at Avaneesh are generous in every way. Spacious and lavishly ventilated, your plush abode here is designed to be your peaceful sanctuary as well as an urban retreat you can boast of.

All your experiences at Avaneesh are complemented with enchanting views that are made more serene from your personal sitouts.

Come home to a place filled with laughter & content; an address that welcomes you into its blissful world and lets you be you, unapologetically!





a locale that has it all!

Life's simpler and relaxing when all that you need is just around the corner.

Risen to be one of the most opulent cosmo areas of PCMC, Nigdi has witnessed relentless development in the last few years without losing its verdant charm.

Complementing the grandeur of this scenic neighbourhood further, Avaneesh places you right next to everything you need, strategically. Revel in the bounties of nature while enjoying the splendours of a contemporary life!

Close proximity to:



Renowned schools, colleges, banks, hospitals and more.



Food, hospitality & leisure destinations



IT & commercial hubs of PCMC, Aundh, Wakad, etc.



Major industrial areas in & around Pune

location map

Bhakti Shakti Garden ●

Nigadi ●

Nigdi
Bus Stop ●

Nigdi
Chowk ●

Lokmanya
Hospital ●

Old Mumbai Rd

Bajaj Auto ●

Dhanwantari
Hospital ●

Dr. D.Y. Patil College ●

City Pride
School ●

Avaneesh

Akurdi ●

INOX ●

Pradhikaran Rd

Nigdi Chikhli Rd

* Map not to scale



a lifestyle *enriched with comfort*

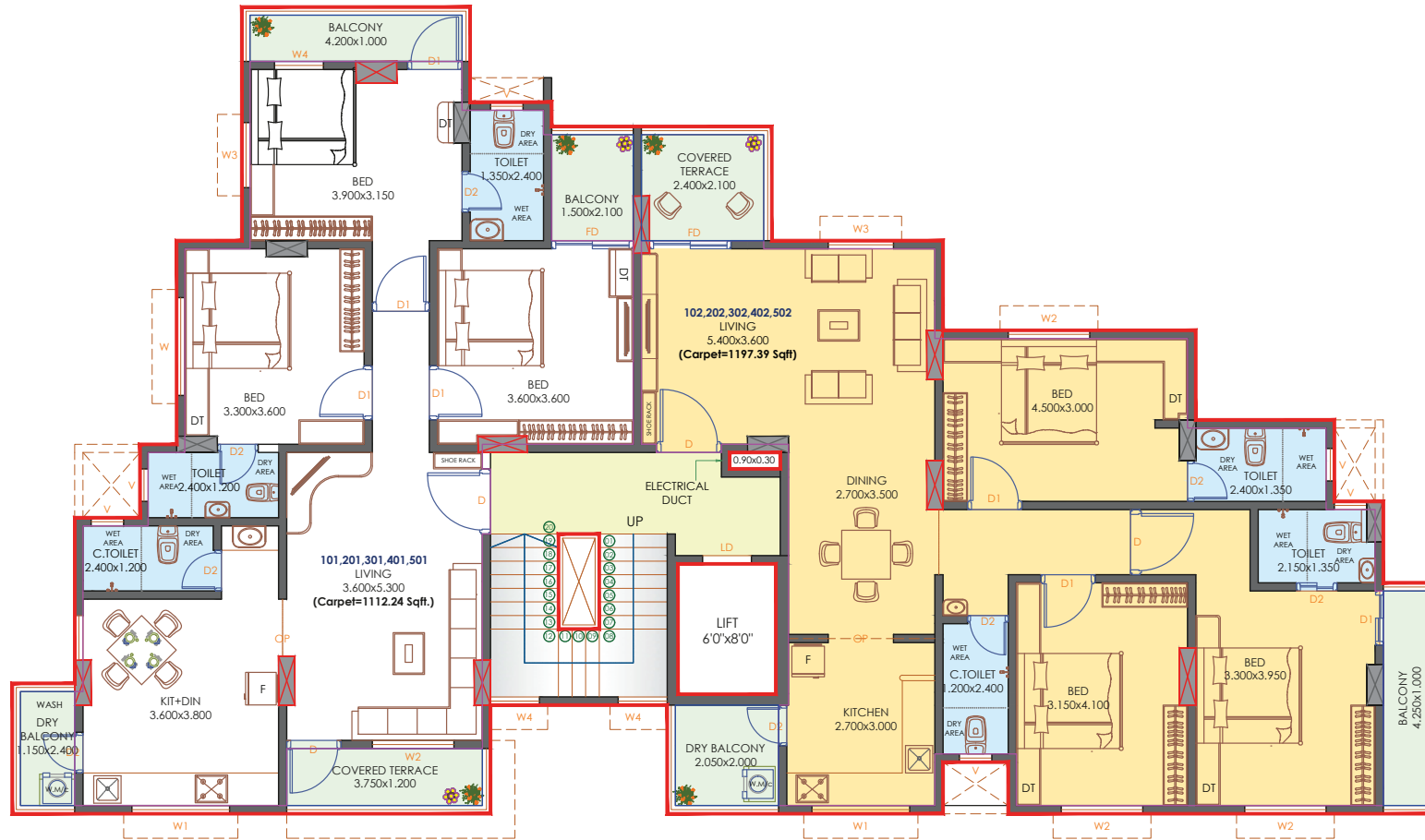
Luxury and comfort permeates in every detail of your home at Avaneesh.

From private balconies to top-tier security and landscaped gardens, every element and aspect here is thoughtfully planned with finesse to upgrade your quality of living.

Rejuvenate, relax & rejoice in the ultimate comfort of your home!



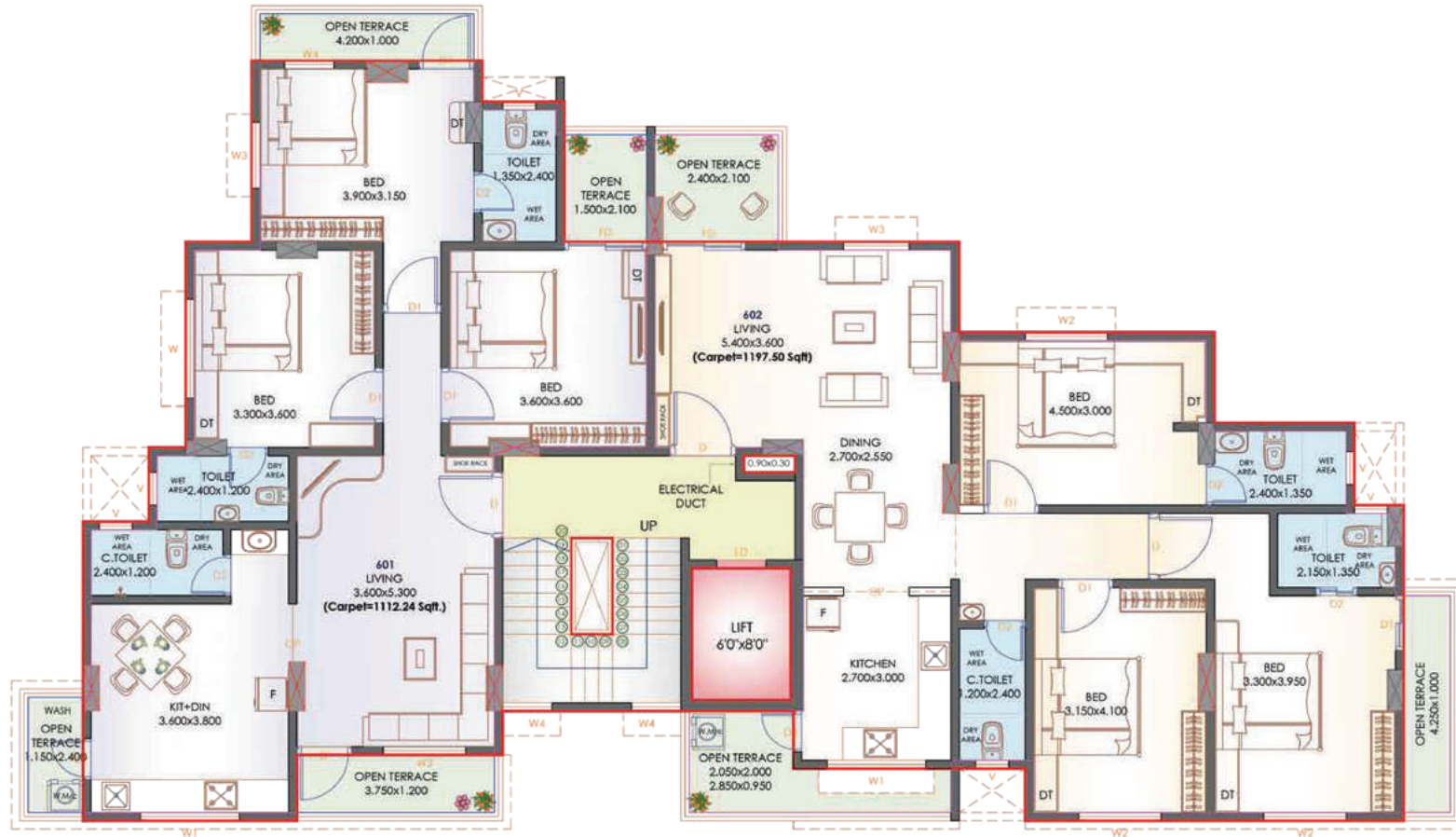
Floor Plan 1, 2, 3, 4, 5



CARPET AREA STATEMENT (IN Sqft)

FLAT NO	CARPET AREA		BALCONY AREA		COV. TERRACE		OPEN TO SKY TERRACE AREA		TOTAL CARPET AREA		SALEABLE AREA (35%)
	Sqm.	Sqft.	Sqm.	Sqft.	Sqm.	Sqft.	Sqm.	Sqft.	Sqm.	Sqft.	
101,201,301,401,501	91.21	981.78	8.34	89.77	3.78	40.69	0.00	0.00	103.33	1112.24	1501.52
102,202,302,402,502	99.99	1076.29	6.87	73.95	4.38	47.15	0.00	0.00	111.24	1197.39	1616.48

Floor Plan 6



CARPET AREA STATEMENT (IN Sqft)

FLAT NO	CARPET AREA		BALCONY AREA		COV. TERRACE		OPEN TO SKY TERRACE AREA		TOTAL CARPET AREA		SALEABLE AREA (35%)
	Sqm.	Sqft.	Sqm.	Sqft.	Sqm.	Sqft.	Sqm.	Sqft.	Sqm.	Sqft.	
601	91.21	981.78	0.00	0.00	0.00	0.00	12.12	130.46	103.33	1112.24	1501.52
602	97.70	1051.64	0.00	0.00	0.00	0.00	13.56	145.96	111.26	1197.60	1616.76

Floor Plan 7



CARPET AREA STATEMENT (IN Sqft)

FLAT NO	CARPET AREA		BALCONY AREA		COV. TERRACE		OPEN TO SKY TERRACE AREA		TOTAL CARPET AREA		SALEABLE AREA (35%)
	Sqm.	Sqft.	Sqm.	Sqft.	Sqm.	Sqft.	Sqm.	Sqft.	Sqm.	Sqft.	
701	65.51	705.15	0.00	0.00	0.00	0.00	21.52	231.64	87.03	936.80	1264.68
702	81.33	875.44	0.00	0.00	0.00	0.00	14.90	160.38	96.23	1035.82	1398.36

*a vision
to build a luxurious, relaxing &
green tomorrow!*



Kher-Laghate-Sahastrabudhe - The KLS Group has been at the forefront of redevelopment & building luxury residential & commercial spaces across central and West Pune.

We have been an emblem of exclusive living for over 3 decades and continue to build spaces that define comfort, quality & excellence in a whole new light.



From being meticulous about every detail we incorporate in our projects, be it safety, convenience, leisure, indulgences or security, we have also focused on the environment around and inside your homes. All your experiences at a KLS home are complete with a hint of natural bliss, lush surroundings and sustainable practices. At the nexus of all our designs and processes are our clients. Their trust and commitment is what we treasure and incorporate thoughtfully in every space we curate.

Having been a well-known name in redeveloping homes, lives & experiences in key locales like Narayan Peth, Kothrud, Erandwane and more, we have also forayed into the ever-growing cosmo locales such as Balewadi, Pashan, etc. With Avaneesh, we envision to take the quality of living, bliss and modern comforts to a level anew in a premium and fulfilling area of Nigdi.





AVANEESH

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