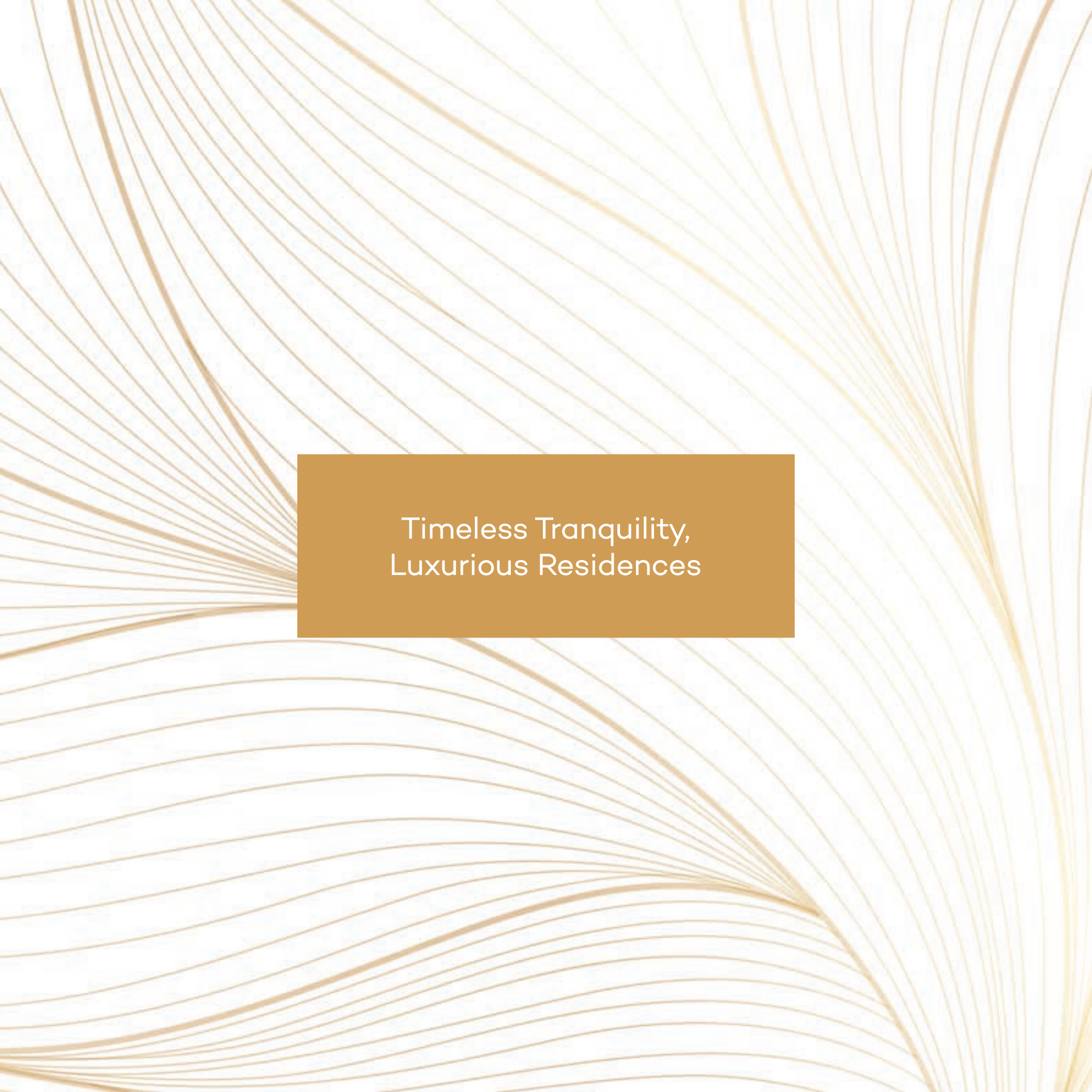


The background of the image is a light cream color, overlaid with numerous thin, flowing lines in a warm golden-brown hue. These lines originate from various points and curve gracefully across the frame, creating a sense of movement and elegance. In the center, there is a solid, medium-toned golden-brown rectangle. Inside this rectangle, the text "Timeless Tranquility, Luxurious Residences" is written in a clean, white, sans-serif font, centered both horizontally and vertically.

Timeless Tranquility,
Luxurious Residences







Abhilasha Niti



Abhilasha Niti



Abhilasha Niti

Luxurious Homes

Embrace a lifestyle where luxury and tranquility converge in perfect harmony.

At **Abhilasha-Niti**, luxuriously designed residences become more than a home—they become your personal retreat in the heart of Aundh, Pune.

This exclusive enclave offers an unparalleled fusion of refined living and enduring peace.



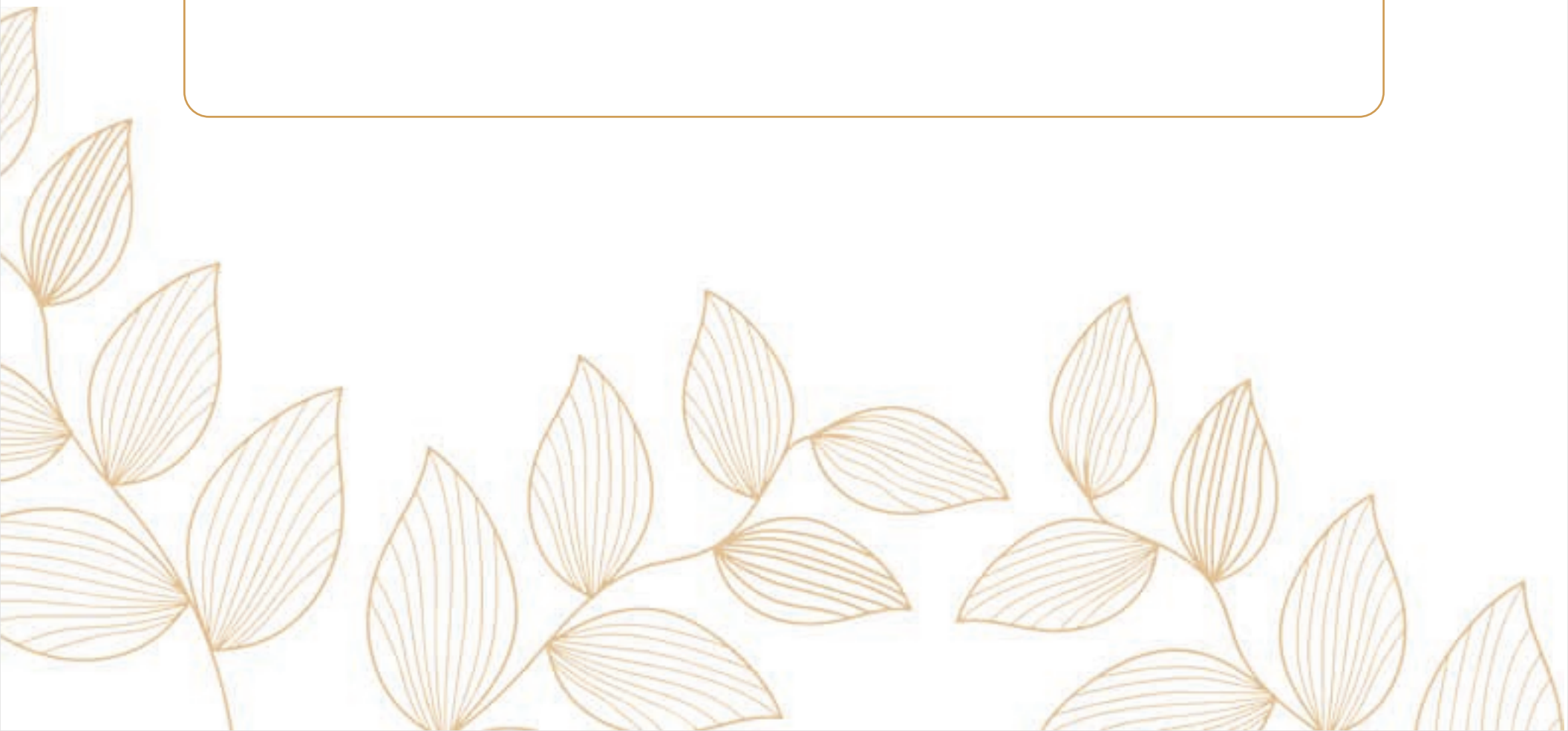
Serene & Prestigious Location

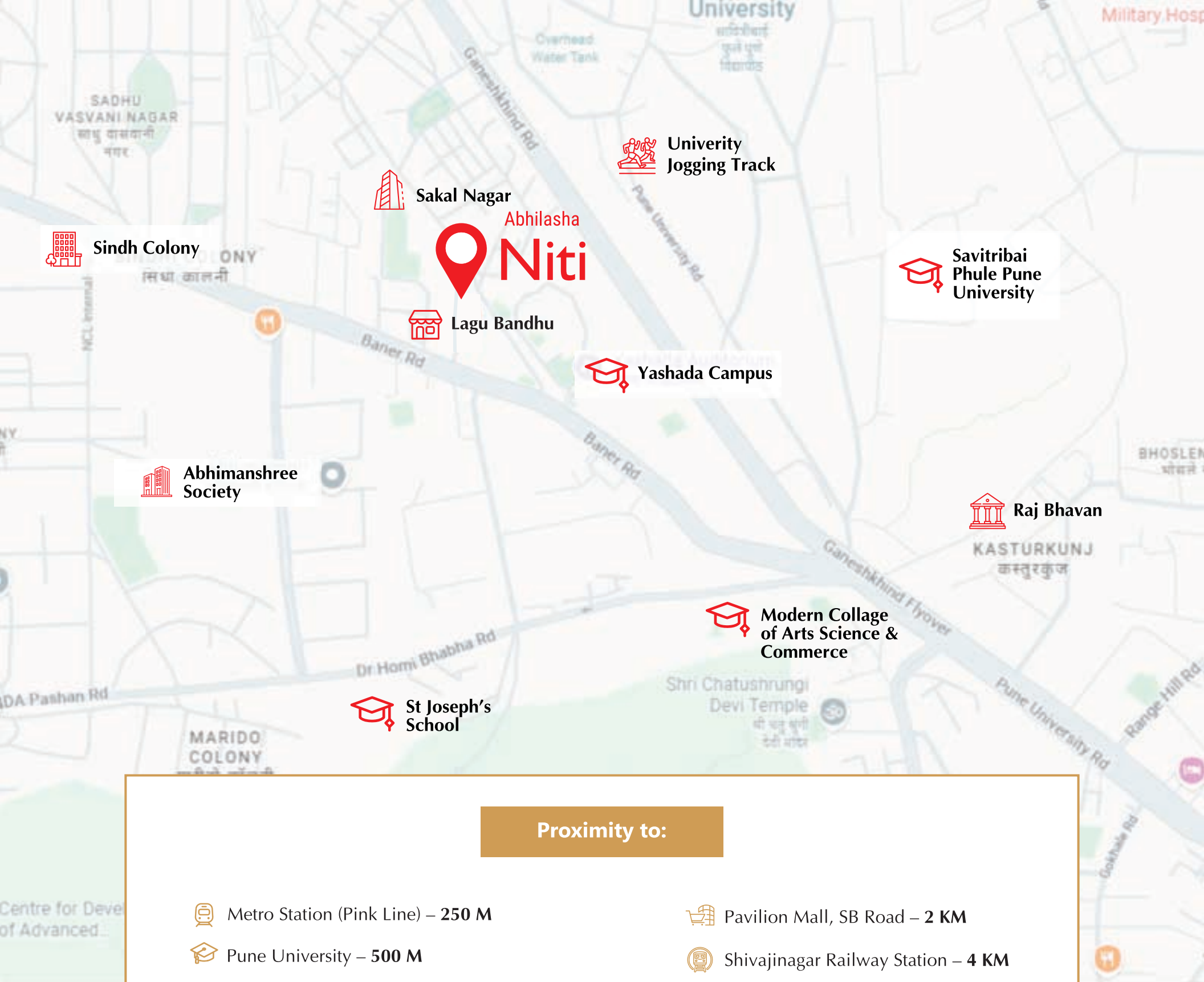


Nestled in a tranquil lane of Pune's coveted Aundh suburb, **Abhilasha-Niti** enjoys uninterrupted views of the neighboring Yashada campus's sprawling greenery and Raj Bhavan's verdant expanse.

This rare setting ensures privacy, fresh breezes, and a perpetual sense of calm just minutes from the city's finest dining, schools, and shopping.

Start your day with a brisk walk through the Pune University campus trail or simply sip your morning cuppa sitting in the balcony amid the thick tree cover. Drive to ITI Road for quick shopping or choose to unwind at the Westend mall in the evening. A host of convenience stores, cafes and other recreational options are in proximity for you.





Proximity to:

-  Metro Station (Pink Line) – 250 M
-  Pune University – 500 M
-  Abhimanshree Society - 250 M
-  Parihar Chowk, Aundh – 2 KM

-  Pavilion Mall, SB Road – 2 KM
-  Shivajinagar Railway Station – 4 KM
-  Mumbai-Bengaluru Highway – 8 KM

Spacious 3 & 4-Bedroom Homes



The home offers liberal living spaces that are intelligently designed, offering expansive room for family, work, and leisure.

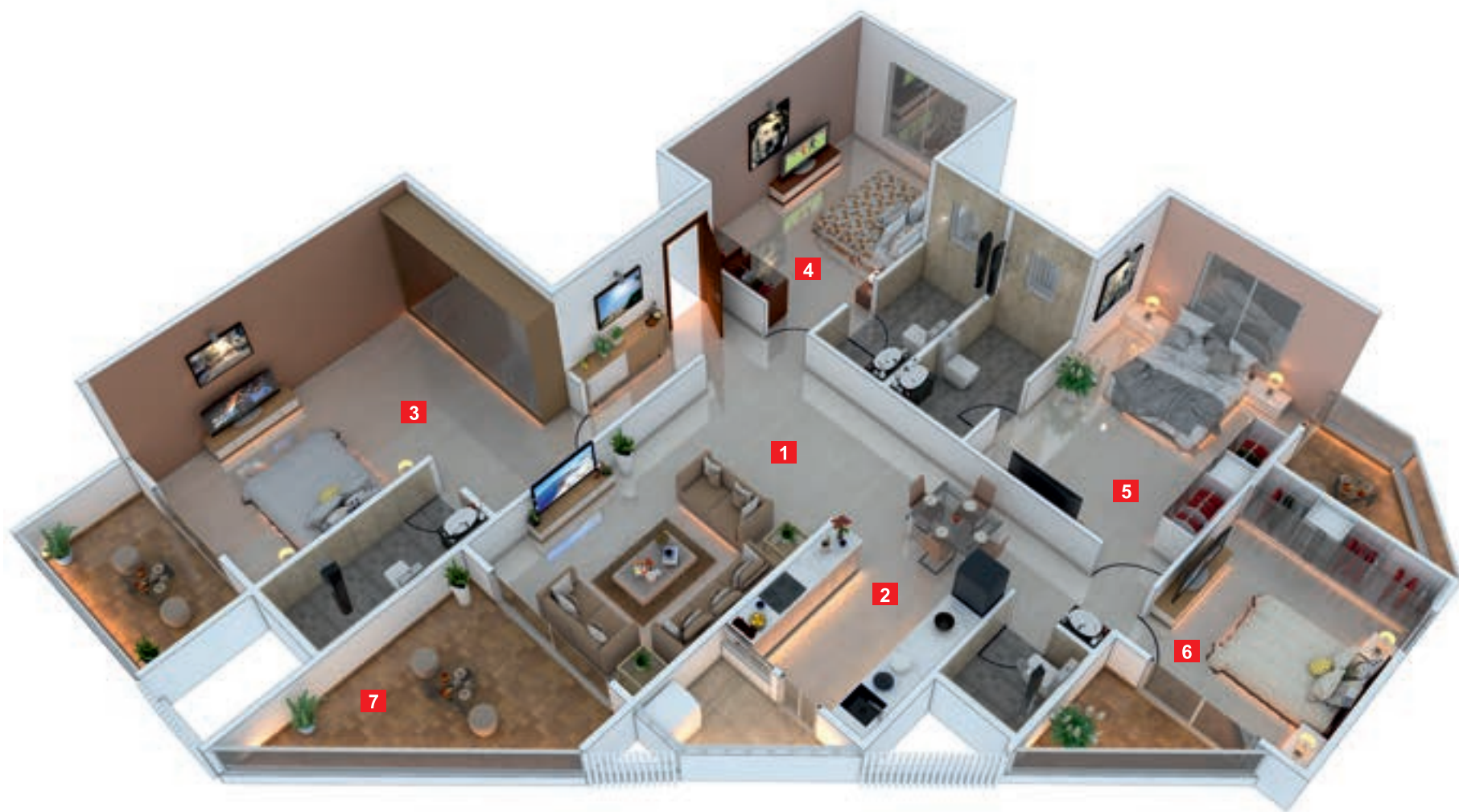
- Large bedroom spaces
- Well-appointed bathrooms
- Open-plan living and dining area adjoining the terrace
- Large private balconies overlooking lush landscapes





ISOMETRIC VIEW

Apartment #102
4-Bedroom
Carpet Area: 1779 sq. ft.



1. Living Room
2. Kitchen & Dining
3. Bedroom - 1 with attached Bath & Balcony
4. Bedroom - 2 with attached Bath
5. Bedroom - 3 with attached Bath & Balcony
6. Bedroom - 4 with attached Balcony
7. Terrace



ISOMETRIC VIEW

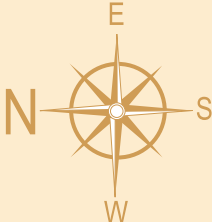
Apartment #301
4-Bedroom
Carpet Area: 2125 sq. ft.



1. Living Room
2. Kitchen & Dining
3. Bedroom - 1 with attached Bath & Balcony
4. Bedroom - 2 with attached Study, Bath & Balcony
5. Bedroom - 3 with attached Bath
6. Bedroom - 4 with attached Bath & Balcony
7. Terrace



RERA CARPET STATEMENT (IN SQ.FT.)				
FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	TOTAL AREA
301	4 BHK	1803	321	2125



ISOMETRIC VIEW

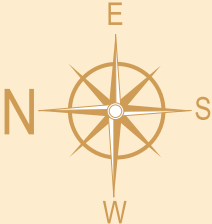
Apartment #402
4-Bedroom
Carpet Area: 1642 sq. ft.



1. Living Room & Dining
2. Kitchen with Dry Balcony
3. Bedroom - 1 with attached Balcony
4. Bedroom - 2 with attached Bath
5. Bedroom - 3 with attached Bath & Balcony
6. Bedroom - 4 with attached Balcony
7. Terrace



RERA CARPET STATEMENT (IN SQ.FT.)				
FLAT NO.	TYPE	CARPET AREA	ENCLOSED BALCONY AREA	TOTAL AREA
402	4 BHK	1401	241	1642



Specifications & Amenities



Structure

Earthquake Resistant RCC Framed Structure



Masonry

External 6" and Internal 4" AAC blocks.



Plaster

Internal POP Gypsum, External Sand Faced Plaster.



Door

Main Doors with elegant Laminate Finish
Fire Proof Flush Doors.

Bathroom Doors – Water Proof Marine
Laminate Finished Doors.



Windows

Anodised Aluminum Section windows with
mosquito nets. All windows will have safety grill.



Kitchen

- Black Granite Platform with Steel Sink.
- Special Kitchnettes will be provided.
- Dry Balcony – Will have a Platform with Kitchen Sink.
- Provision for Washing Machine and Dish washer.
- Electrical point for water purifier and exhaust fan/
Chimney will be provided.
- Tile dado above the kitchen otta will be upto the
lintel level.



Painting

External Apex Paint and High quality for internal walls.



Electrical points

Concealed copper wiring. Adequate electrical points in all rooms.
Switches of Legrand Make. Electrical wires of Polycab make or
Finolex make or equivalent will be used. [TV and Telephone
connections will be provided in Living room and all bedrooms.]
AC points will be provided in all the Rooms.



Bathrooms

- Tiles of Asian/ Johnson/ Kajaria with exclusive colour and design
combinations will be used.
- Jaguar High quality CP fittings – LAGUNA Make with Glass
partitions separating the Shower and the dry areas.
- High Grade Jaguar make Sanitary Fittings will be provided.
Provision for Exhaust Fan and boiler CPVC water supply lines.
UPVC external drainage. Wherever possible Shower will be
segregated by Partitions.



Security

Video Door Phone facility for each flat will be
provided. Common Access Control System for
entrance lobbies will be provided. CCTV cameras
for the entire plot areas. Security Cabin with
intercom connectivity to each flat



Lift

Lift of Standard make with 6 passengers – OTIS /OMEGA /Opel.

Amenities

- Name plates for each flat. Name board on the ground floor. Postal boxes on the ground floor. Paper and milk baskets for each flat at the main entrance.
- Common Toilet on the ground floor.
- Decorative entrance lobby with adequate sitting and lighting.
- Solar system for bathroom water heating will be provided.
- Provision for Common Gas pipeline if provided by MNGL.
- Generator Back up for lifts and common lights.
- Firefighting system will be provided.
- Pedestrian gate will be provided.
- Glass railing will be provided to balconies of Living Rooms.
- Rain water Harvesting and Vermiculture systems will be provided as per PMC norms.
- All internal pathways/ roads will be done in paving blocks.

Terrace Retreat

Common top terrace with beautiful landscaping and sit-outs to offer a pleasant retreat for the residents. Adequate electrical points and wash basin will be provided.



Limited Collection & Exclusive Opportunity

With just a handful of luxurious apartments available, this is a one-time chance to secure a premium home that balances urban convenience with unrivaled tranquility.

For guidance on bespoke interiors, our planning team is ready to tailor every detail to your vision.





Abhilasha
Niti
Luxurious Homes



P52100080956

www.maharera.maharashtra.gov.in



Site Address:

Niti Apartment, Moreshwar Society, 84/2, Baner Rd,
Sakal Nagar, Aundh, Pune, Maharashtra 411007, India

A Project By

Abhilasha
DEVELOPERS

A Partnership Venture of



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Pandurang Colony, Erandwane, Pune, Maharashtra 411004

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