



Nyati Emerald I:
P52100051235



Nyati Emerald III:
P52100055066

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An elegantly crafted gem for your precious self

LAVISH 2 & 3 BED RESIDENCES IN BANER

A PRECIOUS LIFE AWAITS

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.

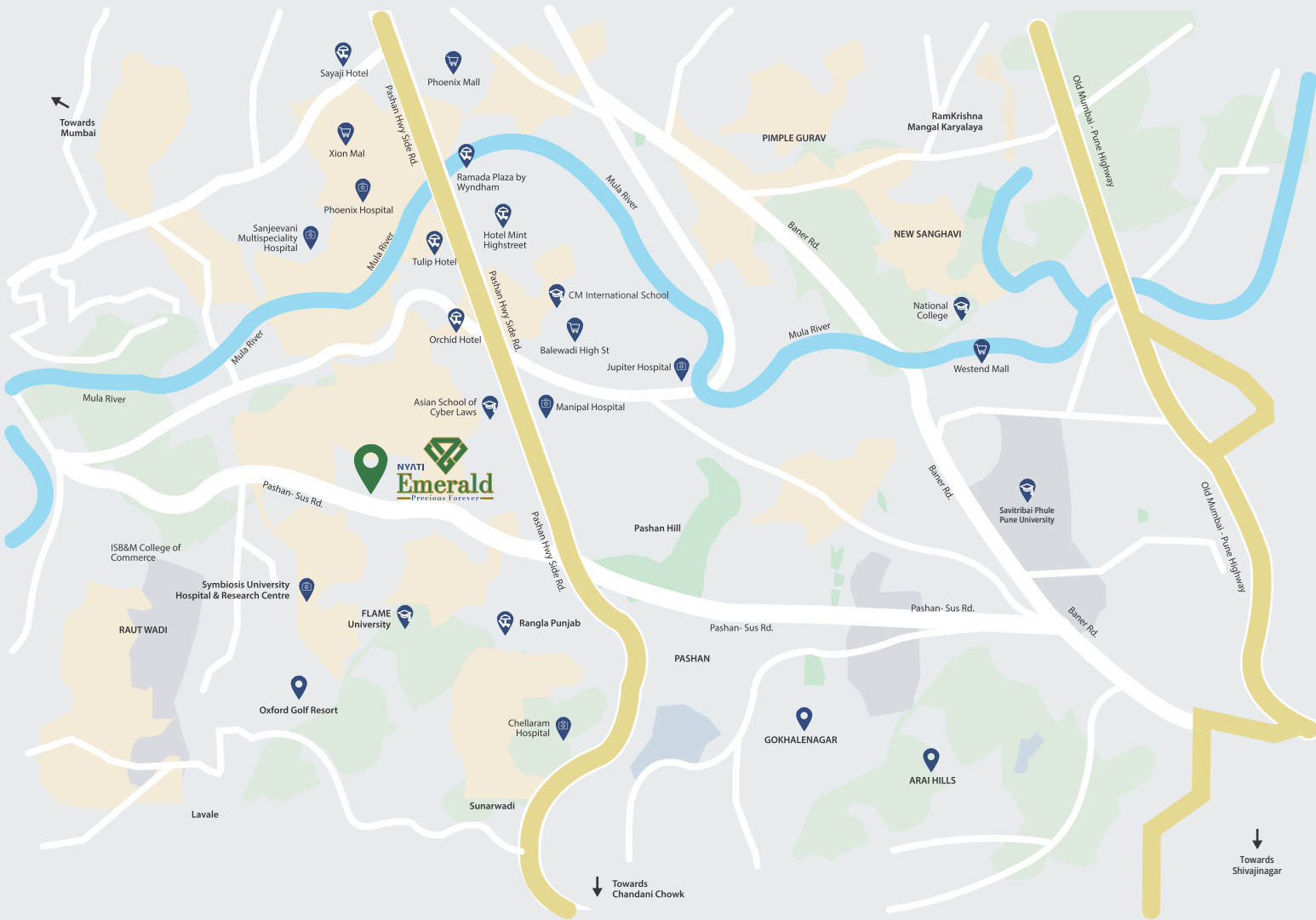


Architectural Rendition



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
 - CM International School - 3.7 km / 10 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

- 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

- 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

- 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



A world with infinite delights



Recharge and reconnect in your free time



Timeless landscape with ultimate comfort



Active lifestyle for fitness enthusiasts



Dive into relaxation and tranquility

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

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Disclaimer:

The furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a possible floor plan and do not form part of the standard specifications/amenities/services to be provided in the flat. Dimensions shown are approximate and not guaranteed to be exact. The final product may differ from the floor plan, and all specifications are subject to change. Recipients are advised to be aware of the necessary and relevant information about the project prior to making any purchase decisions. The company's official website is www.nyatigroup.com. Please do not rely on the information provided on any other websites. The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"

FLOOR PLAN

A1 | A2 | A3 | TYPICAL REFUGE FLOOR PLAN

B+Gr+Mezz/1st+29FL



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

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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

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FLOOR PLAN

B1 | B2 | B3 | TYPICAL REFUGE FLOOR PLAN

B+Gr+29FL



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

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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

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FLOOR PLAN

C1 | C2 | C3 TYPICAL REFUGE FLOOR PLAN

2B+P+29F1



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

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FLOOR PLAN

D1 | D2 | D3 TYPICAL FLOOR PLAN

2B+P+29F1



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

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FLOOR PLAN

D1 | D2 | D3 TYPICAL REFUGE FLOOR PLAN

2B+P+29F1



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

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2 BHK



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3 BHK



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Sales & Marketing, Overseas Office, Dubai:

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