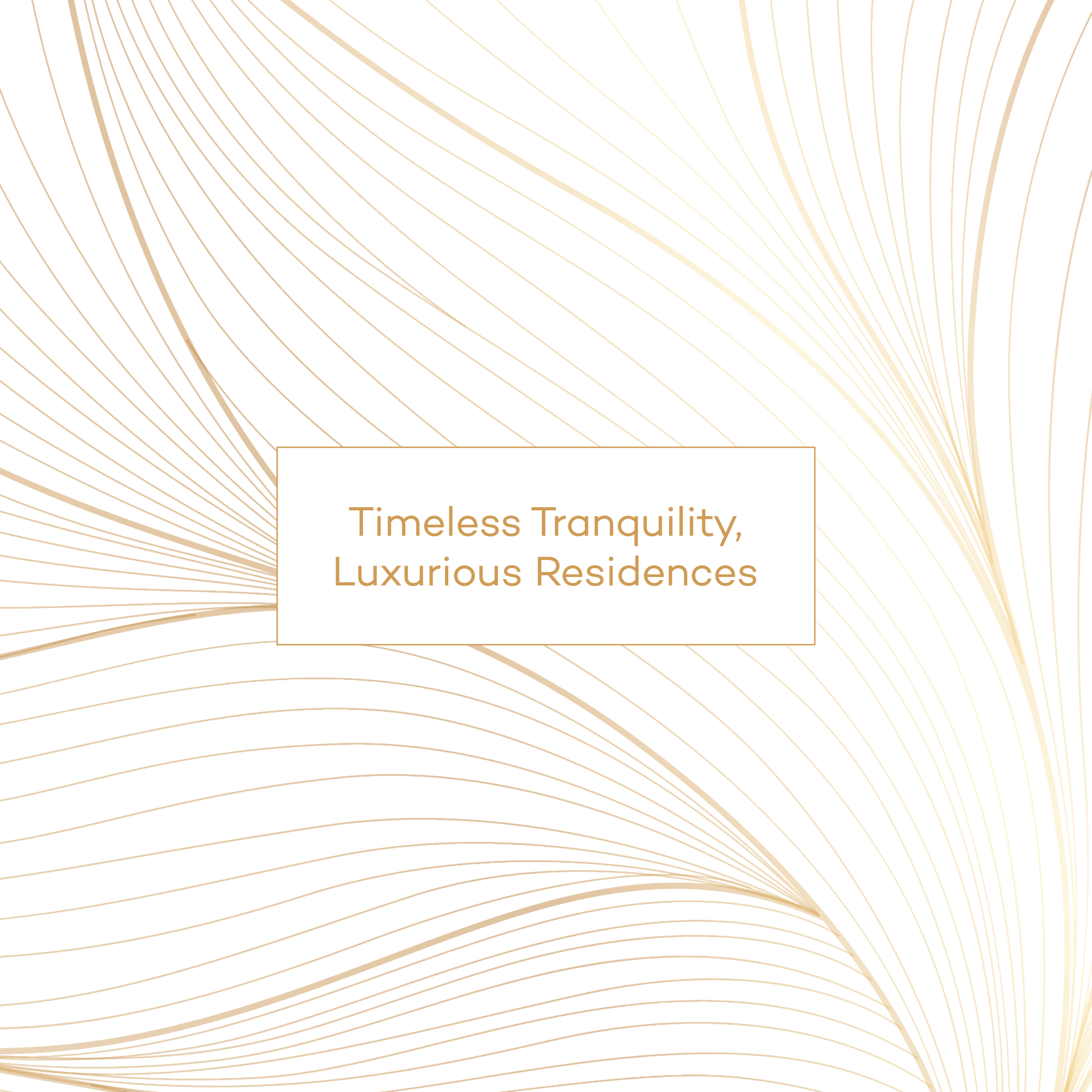


The background of the image is a light cream color, overlaid with a complex pattern of thin, flowing golden lines. These lines originate from various points and curve gracefully across the frame, creating a sense of movement and elegance. In the center, a white rectangular box with a thin golden border contains the text.

Timeless Tranquility,  
Luxurious Residences





# Abhilasha Niti

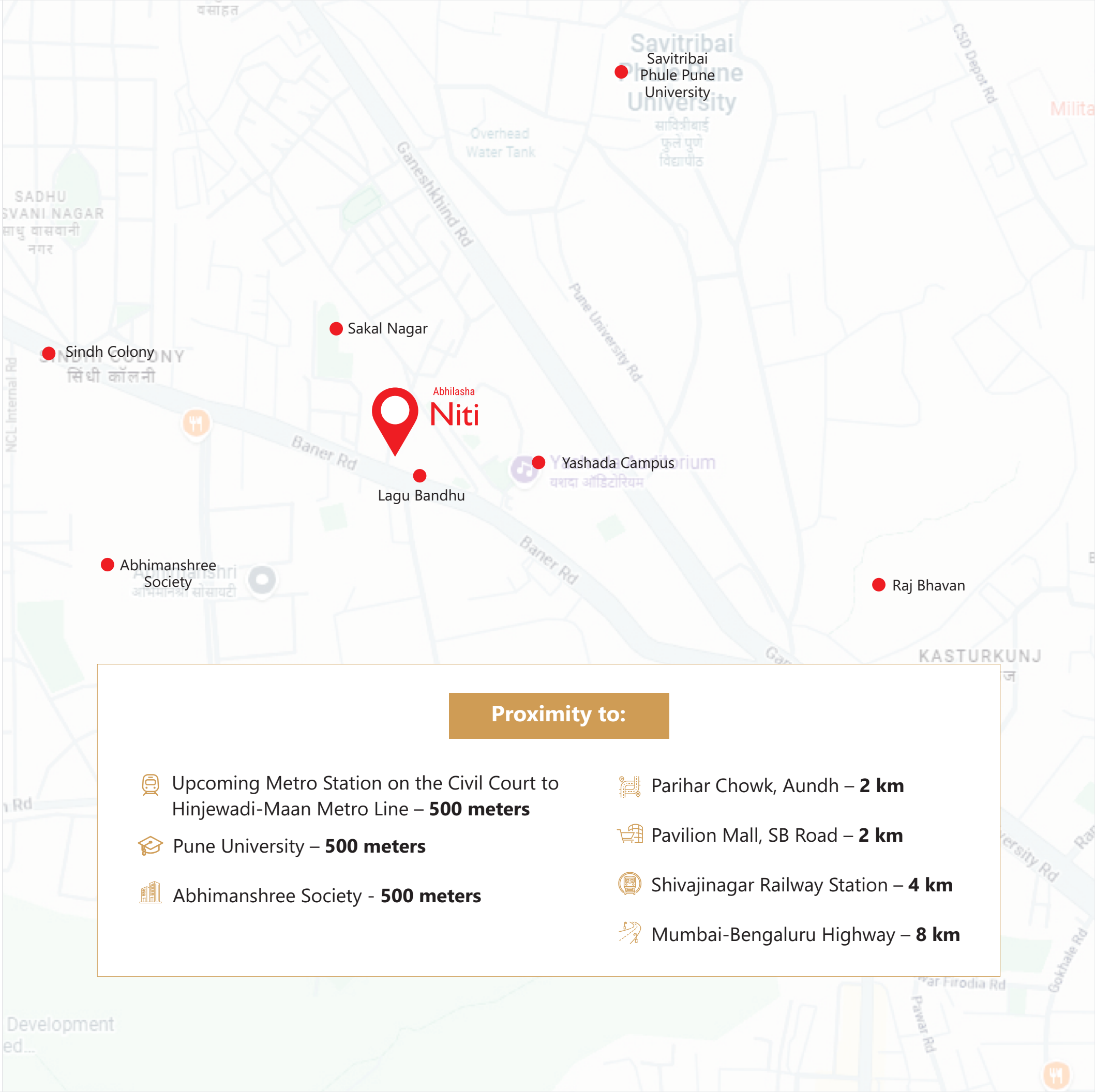
## Luxurious Homes

---

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.



Proximity to:

-  Upcoming Metro Station on the Civil Court to Hinjewadi-Maan Metro Line – **500 meters**
-  Pune University – **500 meters**
-  Abhimanshree Society - **500 meters**
-  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  
Area: 1779 sq. ft.



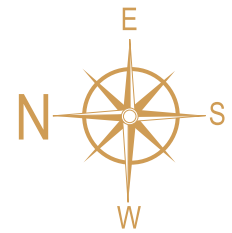
| RERA CARPET STATEMENT (IN SQ.FT.) |       |             |                       |            |
|-----------------------------------|-------|-------------|-----------------------|------------|
| FLAT NO.                          | TYPE  | CARPET AREA | ENCLOSED BALCONY AREA | TOTAL AREA |
| 102                               | 4 BHK | 1506        | 273                   | 1779       |



ISOMETRIC VIEW  
Apartment #202  
4-Bedroom  
Area: 1780 sq. ft.



| RERA CARPET STATEMENT (IN SQ.FT.) |       |             |                       |            |
|-----------------------------------|-------|-------------|-----------------------|------------|
| FLAT NO.                          | TYPE  | CARPET AREA | ENCLOSED BALCONY AREA | TOTAL AREA |
| 202                               | 4 BHK | 1506        | 273                   | 1780       |



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



| 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  
Area: 1642 sq. ft.



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



ISOMETRIC VIEW  
Apartment #501  
4-Bedroom  
Area: 2124 sq. ft.



| RERA CARPET STATEMENT (IN SQ.FT.) |       |             |            |
|-----------------------------------|-------|-------------|------------|
| FLAT NO.                          | TYPE  | CARPET AREA | TOTAL AREA |
| 501                               | 4 BHK | 2124        | 2124       |



ISOMETRIC VIEW  
Apartment #502  
3-Bedroom  
Area: 1382 sq. ft.



| RERA CARPET STATEMENT (IN SQ.FT.) |       |             |            |
|-----------------------------------|-------|-------------|------------|
| FLAT NO.                          | TYPE  | CARPET AREA | TOTAL AREA |
| 502                               | 3 BHK | 1382        | 1382       |



## 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.



### 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

---



Maha RERA No.  
P52100080956

**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



FOLLOW Us:



[www.sl-group.in](http://www.sl-group.in)

DISCLAIMER: This Brochure is conceptual in nature and is by no means a legal offering.  
The promoters reserve the right to change, delete or add any specification or plan mentioned here in.



BUILDING TRUST. CREATING VALUE.

FOR ENQUIRIES, CONTACT:



**ATHARV**

**+91 98609 13838**



**MAHENDRA**

**+91 98609 83434**



**MAHARERA REGISTERED  
REAL ESTATE ADVISOR**



REGISTRATION NO.

**A011262400509**



[www.magrealty.in](http://www.magrealty.in)



Pune, Maharashtra