Timeless Tranquility,
Luxurious Residences





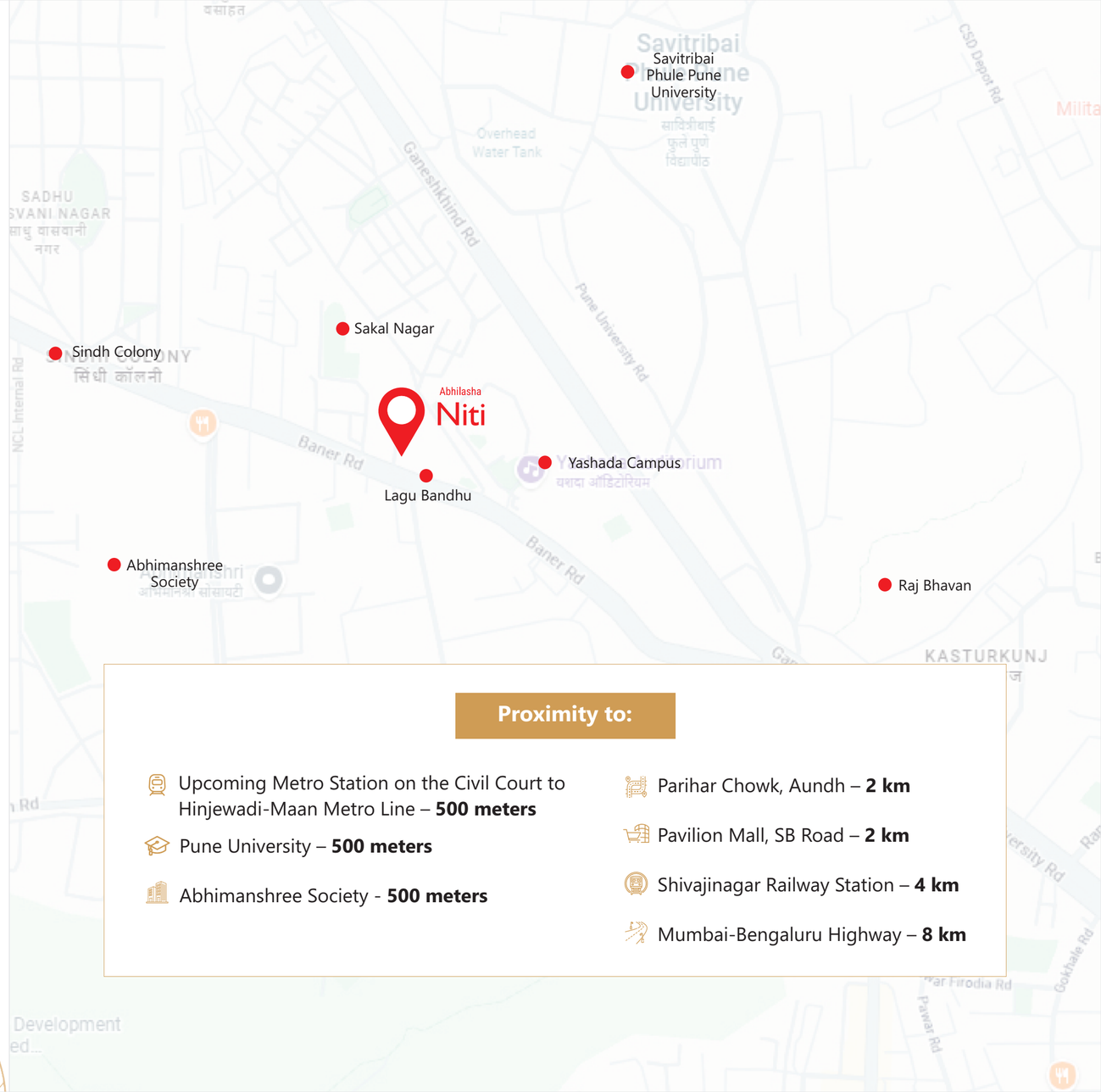
Abhilasha Niti

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

Masonary
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

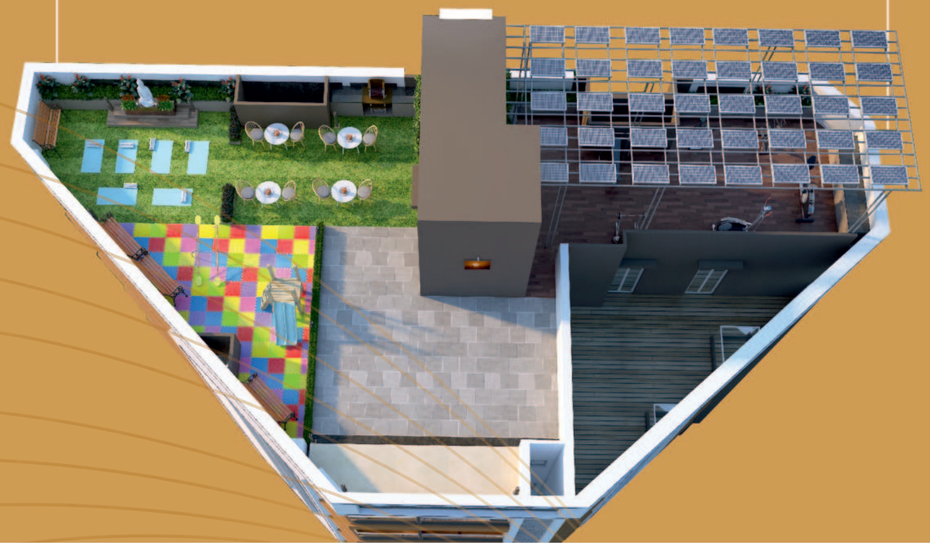
Lift
Lift of Standard make with 6 passengers – OTIS /OMEGA /Opel.

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

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

Shreyas Laghate GROUP | NEEL GROUP

FOLLOW Us:

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.

MAG REALTY

BUILDING TRUST. CREATING VALUE.

FOR ENQUIRIES, CONTACT:

MAHENDRA RANE

+91 98609 83434

MAHARERA REGISTERED
REAL ESTATE ADVISOR

REGISTRATION NO.

A01126240509

www.magrealty.in

Pune, Maharashtra

MAG REALTY