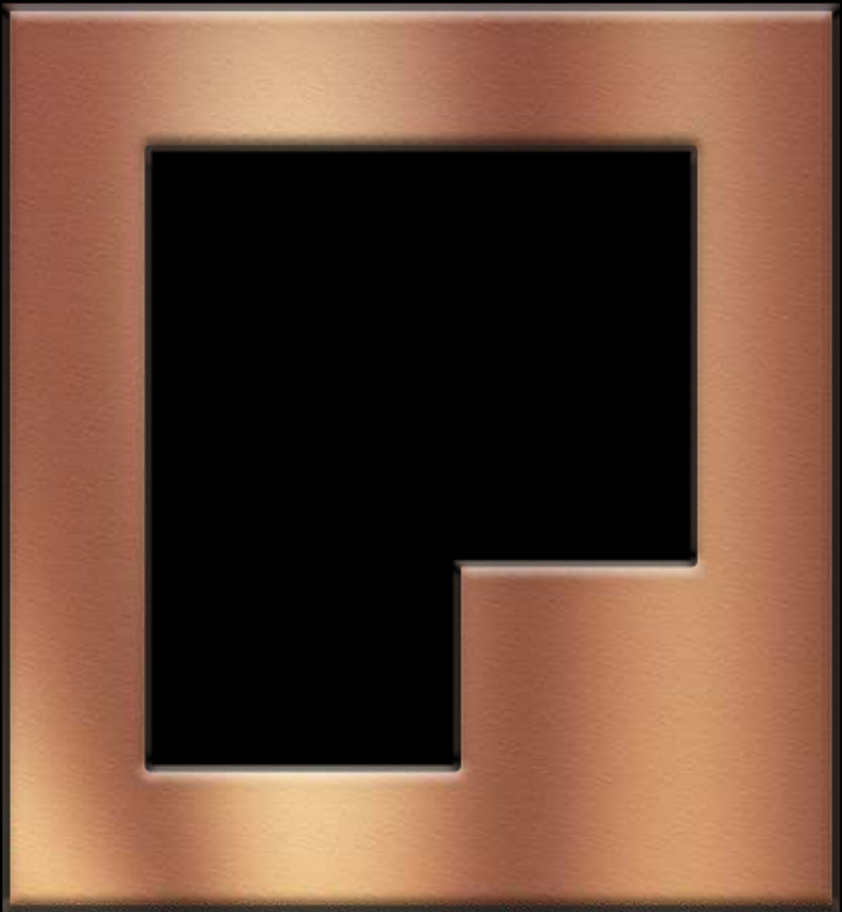


Nexus

PRIME SQUARE



Disclaimer:
This Brochure does not constitute an offer / acceptance / contract / agreement or disclosure under any statue of any nature whatsoever. This Brochure shall not be considered as our offer/promise/commitment of any nature in respect of the Project. This Brochure is merely conceptual and is not a legal document and the Developer reserve the right to change, amend and modify the contents and shall not be liable to any intending purchaser or any one for the changes/ alterations/ improvements so made. The contents, pictures, images, renderings, maps and pictorial representations contained are used to indicate a conceptual lifestyle and same are purely indicative in nature and may be the creative imagination and the actual product may vary / differ from what is indicated herein. The common areas and amenities that have been shown herein are for the entire Project and not specific for any particular building or phase and the common areas and amenities may not be available on completion of the first phase of the Project and may be developed in a phase-wise manner, over a period of time and will be completed and may be handed over after all phases in the Project are completed. The specifications and amenities mentioned in this brochure and promotional documents are only representational and informative. The Developer reserves rights to make additions, deletions, alterations or amendments as and when it deem fit and proper, without any prior notice.

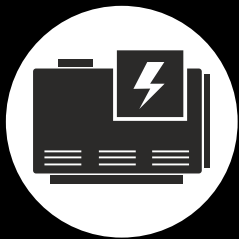


Nexus Group brings the Philosophy of "Vision, Innovation & Integrity in Real Estate sector. Having 26 + years of Extensive Experience, our project delivers Excellence, Trust & Superior Quality Construction with a commitment to new design & technology. Our past projects have not only given people their dream home but have also helped them to enrich their lives. In recent years, brand Nexus has spread their wings in all major residential suburb of PCMC. Nexus Group is all set to achieve & surpass many milestones ahead! Let's be a part of Nexus Group & "upgrade your life to a new level.

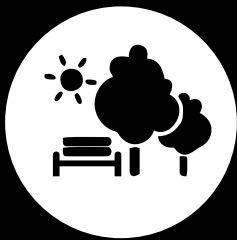
Nexus
PRIME SQUARE



Exclusive Facilities
at Prime Square



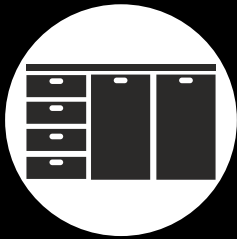
24 Hrs Power
Backup
for Each Flats



**Multiple Amenities
Spaces**
Podium Level
and Ground Level



Swimming Pool
Saperat for Childs
and Senior



Kitchen
Trolley- Sleek
make from
Asian Paints



Charging
Provision
for Electric
Vehicles



2 Balcony
for each flat



Ventilation & Sunlight-
(one can feel it in all the flats)



Premium & Unique
Elevation



Dedicated
Wardrobe Space



Ample
Parking Space



Vastu Complaint
Homes



Branded Fittings &
Fixtures



Ample Drinking Water
and Usable Water



Excellent
Construction Quality



Modern Amenities



Video Door
Phone



Concealed Flush
System in WC



Landscape Garden
(Party lawn and many more)



Easy
Connectivity



Italian Marble
Designed Double
Charged Floor Tile



Door Step Grocery



A Lifestyle
Close To Dreams

Nexus **PRIME SQUARE**

———— 2 & 3 BHK Opulent Homes ————

Nexus Prime Square offers opulent 2 & 3 BHK homes at the center of everything i.e. Moshi, Pradhikaran. A location promises high growth and a class apart connectivity to a city so that you can spend more luxury time with your family. 2 & 3 BHK homes are thoughtfully planned with perfection in every detail. Major MIDC's & IT Parks are in close proximity while reputed schools and retail markets are located nearby project.

So, reserve your square today at Prime Square!

Nexus
PRIME SQUARE

Welcome to the World
Closer to Your Dreams!

Discover A Residence. Where you will be
transported to a world of serenity and comfort,
close to the lushness that you deserve.

Nexus
PRIME SQUARE



Nexus
PRIME SQUARE

The Centrepiece Connecting the City & You.

Nexus Prime square stands tall at the central point of Moshi, PCMC's epicentre of pride. With the promise of giving the residents the real benefit of staying close to this glittering stretch of development, an upcoming International Exhibition Centre is being developed near the Prime Square.

When you are Connected to the City...

You Get Master Work - Life Balance
due to less travel time

Live Seamlessly
with - swift access to every place

Live Well-Connected
to all modes of transportation

Reside in Comfort
because all conveniences are nearby

2 & 3 BHK Opulent Homes



Nexus
PRIME SQUARE

Podium
Amenities



2 & 3 BHK Opulent Homes



COMMUNITY HALL



**Claim the World
Around You.**

Reserve your Square
at Prime Square!



FITNESS ZONE



INDOOR GAMES

Nexus
PRIME SQUARE

Breathe in the
Freshness of More
Open Space



———— 2 & 3 BHK Opulent Homes ————



Let Leisure

Rediscover it's
Exotic Charm
at Prime Square.



Nexus
PRIME SQUARE

Be Mesmerized
by the Views of
Tranquil-Sphere

———— 2 & 3 BHK Opulent Homes ————



When Luxury Gets Close to Serenity you Discover...

The Calmness Inducer

calms & soothes us from within

Emotional Healing

it improves our emotional health

The Fitness Builder

preserves our overall health

The Oxygen Booster

enhances our oxygen absorption
through ions in the surrounding air





A M E N I T I E S

ENTRY

- Attractive Entrance with Security Cabin.
- Attractive & Pleasant Entrance Lobby.
- Name Plate on Main Door.
- Intercom Connection to Each Flat.

CLUB HOUSE

- Gymnasium.

INTERNAL ROADS

- Internal Roads with Trimix / Block Finish.
- Street Lights with LED / CFL Fittings.
- Chequered Tiles / Trimix in Covered Parking Area.

ENVIRONMENTAL RESPONSIBILITY

- Rainwater Harvesting.
- Solar Water System (As per norms).
- Sewage Treatment Plant (STP).
- Tree Plantation.

COMMON AMENITIES

- Generator Back - Up For Elevators Common Lighting & Pumps of Fire-Fighting System.
- Fire Fighting System (As per norms).
- Letter Box.
- Energy Efficient Common Lighting.

GARDEN

- Beautifully designed Landscaped Garden.
- Party Lawn.
- Activity Stage.
- Jogging Track.
- Kid's Play Area with Play Equipment's.

SECURITY

- 24x7 Security.
- CCTV surveillance camera at Parking Area, Garden & Main Gate.

Nexus
PRIME SQUARE



SPECIFICATIONS

STRUCTURE

- R.C.C. Frame Structure with Specifications as per Latest Building Code.
- Masonry & Plaster : 6" External Wall and 4" Internal Wall.
- External Plaster will be Sand Faced and Internal Areas will be Gypsum Finish.

FLOORING

- 48"X24" OR 32"X32" **Double Charged Vitrified Tiles** in all Rooms with Skirting.
- Mat / Anti Skid Tiles for all Attached Terraces & Bathroom.

BATHROOM & TOILET

- Glazed Tiles Dado up to Lintel Level in all Bathroom.
- Provision for Geyser in Both Bathroom.
- Hot & Cold Mixer with Concealed Plumbing.

KITCHEN

- Granite Top Kitchen Platform with Stainless Steel Sink and Glazed/designer Tiles upto Lintel Level.
- Provision for Water Purifier & Exhaust fan.

WATER SOURCES

- Provision of Overhead and Underground Water Tank with Adequate Capacity.

ELECTRICAL

- Concealed Wiring with Standard ISI Make Wires and Switches with Sufficient Electric Points.
- Provision for AC Point in Master Bedroom.
- Provision for Invertor.

DOORS

- All Doors will be Flush Door with Decorative Laminate Sheet Having Standard Fittings.
- The Door Eye will be Provided on Main Door.

LIFT

- Schindler, Kone or Otis Make Only.

WINDOWS

- 3 Track Powder Coated Aluminum Sliding Window with Mesquite Net.
- 2 Track Powder Coated Aluminum Sliding Window in Kitchen.

PLUMBING

- Concealed Plumbing with Hot and Cold Water Arrangement in Bathroom with Shower Fixtures.
- CP Fittings of **Kohler, Jaquar , Parryware** or equivalent Brand.
- Concealed Flush valve in all baths.

PAINTING

- Oil Bond Distemper Paint in all Rooms
- Water Resistant Paint on External Walls.



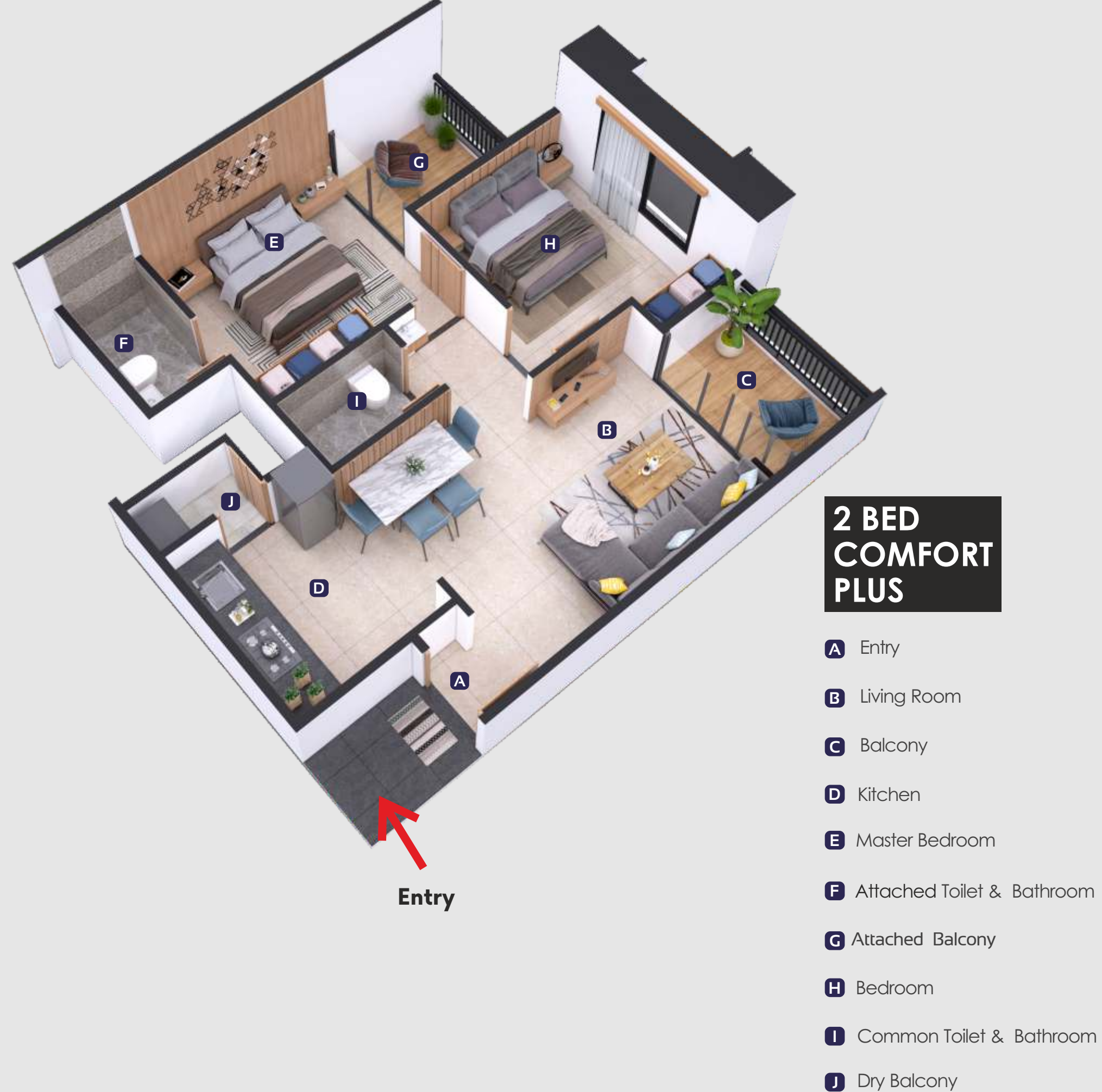
2 BED COMFORT

- A** Entry
- B** Living Room
- C** Balcony
- D** Kitchen
- E** Master Bedroom
- F** Attached Toilet & Bathroom
- G** Attached Balcony
- H** Bedroom
- I** Common Toilet & Bathroom
- J** Dry Balcony

Nexus PRIME SQUARE

2 & 3 BHK Opulent Homes





3 BED
PRIME

- A Entry
- B Living Room
- C Balcony
- D Kitchen
- E Master Bedroom 1
- F Attached Toilet & Bathroom
- G Attached Balcony
- H Master Bedroom 2
- I Attached Toilet & Bathroom
- J Bedroom
- K Common Toilet & Bathroom
- L Dry Balcony



3 BED
COMFORT
PLUS

- A Entry
- B Living Room
- C Balcony
- D Kitchen
- E Master Bedroom 1
- F Attached Toilet & Bathroom
- G Attached Balcony
- H Master Bedroom 2
- I Attached Toilet & Bathroom
- J Bedroom
- K Common Toilet & Bathroom
- L Dry Balcony





———— 2 & 3 BHK Opulent Homes ————



NEAR BY KEY LOCATIONS

SCHOOLS

- SNBP International School -----1 Kms
- Priyadarshani School-----1.5 Kms
- City Pride School Moshi-----1.4 Kms
- Sri Sri Ravishankar Vidya Mandir-----4.8 Kms
- Vishwakalyan English School-----4.0 Kms
- AHP School-----4.6 Kms
- Sadhu Vaswani International School----7.4 Kms

HOSPITALS:

- Lotus Multispeciality Hospital-----3.4 Kms
- Sainath Hospital-----7.0 Kms
- SDH Hospital-----7.0 Kms
- YCM Hospital-----9.4 Kms
- Lokmanya Hospital-----9.5 Kms
- Aditya Birla Memorial Hospital-----12 Kms

COLLEGES

- Modern College-----2.8 Kms
- IIBM College of Hotel Management-----4.4Kms
- D Y Patil College – Pimpri-----9.2 Kms
- MIT Arts, Commerce & Science College -----8.7 K ms
- Pimpri-Chinchwad College of Engineering (PCCOE)-----13 Kms

MALLS / RETAIL MARKET

- D-Mart, Moshi:-----2.4 Kms
- Prasanna Gold Fields Complex:-----4.2 Kms
- Spine City Mall:-----7 Kms
- City One Mall -----9.3 Kms
- Central Mall-----9.3 Kms
- Big Bazaar Chinchwad: -----10 Kms

IT PARKS /MIDC:

- Bhosari MIDC:-----9.5 Kms
- Talawade IT Park: -----6.8 Kms
- Chinchwad MIDC:-----9.0 Kms
- Chakan MIDC: -----15.0 Kms
- Hinjewadi IT Park: -----19.0Kms

CINEMAS

- Carnival Cinema, Spine City Mall---7.0 Kms
- PVR Cinema -----9.3 Kms
- Carnival Cinema, Chinchwad-----10.0 Kms
- Vishal E-Square, Pimpri-----9.7 Kms

KEY PLACES

- Chikhali Bus Stop:-----3.0 Kms
- Spine Road:-----5.0 Kms
- Tata Motors: -----5.4 Kms
- Proposed ICC:-----5.4 Kms
- KSB Chowk:-----7.0 Kms
- Pune Nashik Highway: -----7.8 Kms
- Telco Road:-----7.7 Kms
- Thermax Chowk-----7.6 Kms
- Mumbai Pune Highway-----10.0 Kms
- Nigdi-----11.0 Kms
- Chinchwad-----9.2 Kms
- Akurdi-----9.9 Kms
- Nashik Phata-----13.0 Kms



CREDITS

LEGAL ADVISOR
Potghan & Associate

ARCHITECT
Ar. Uday Kulkarni

RCC CONSULTANT
M/S Sarva Siddhant
Structural Engineers Pvt Ltd

A PROJECT BY



SITE ADDRESS:

Sr.No 643/44Laxman Sadashiv Alhar Marg,
Borhadewadi, Moshi Pune:412105

CORPORATE OFFICE:

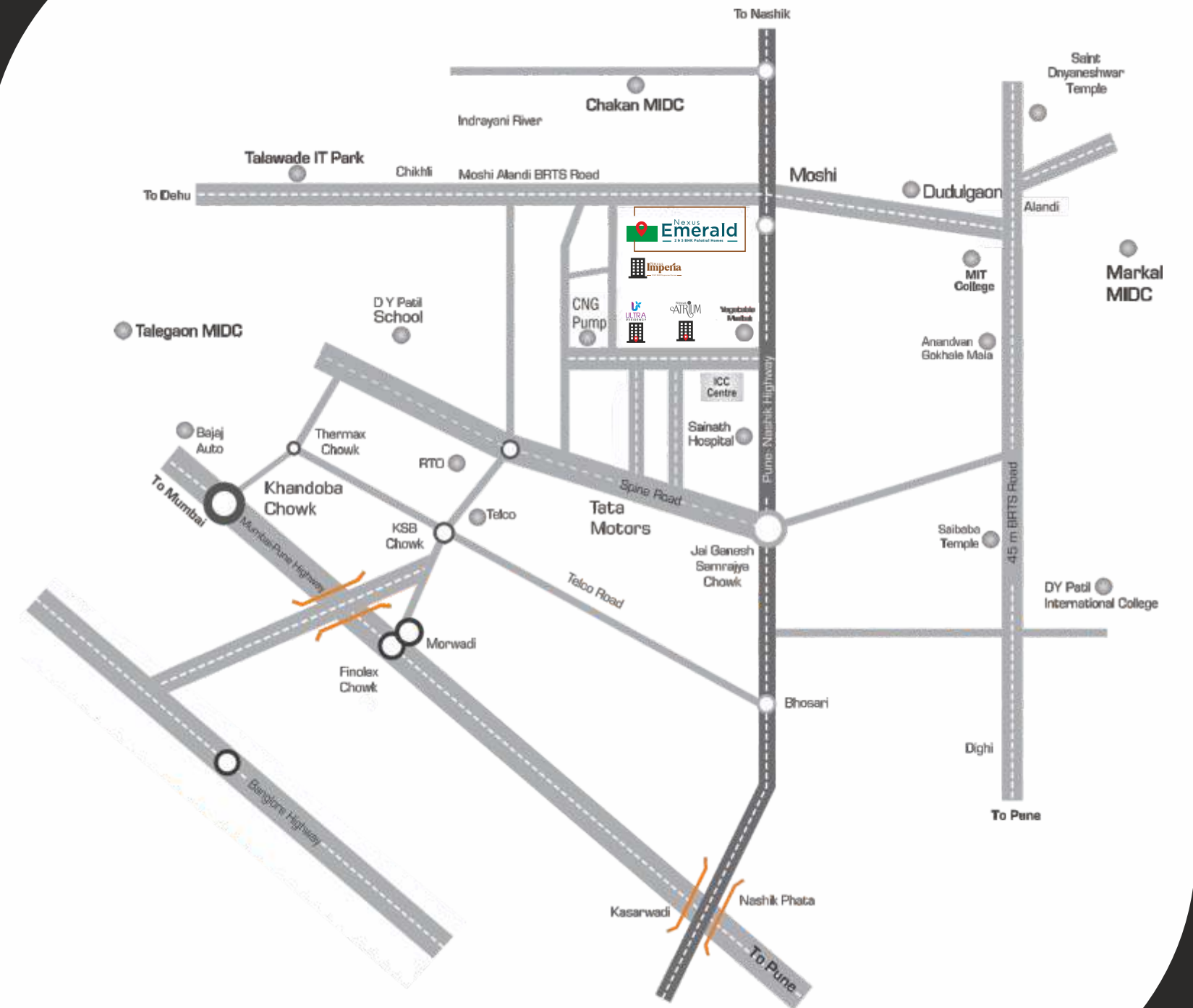
NEXUS GROUP : Plot No.P87, D-II Block, MIDC, Pimpri
Industrial Area, Near Wonder Cars Showroom,
Chinchwad , Pune -411 019.

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Website: www.nexuspune.in
follow us on: [f](#) [t](#) [in](#) [v](#) [g+](#)

Phone: 800 70 70 144



RERA REGISTRATION NUMBER :
<http://maharera.mahaonline.gov.in/>



LOCATION MAP