

A lifestyle defines
a lot about a life

IYKYK



IYKYK

When your time
is not about commuting,
but about living...

Everything you need, **0 kms away,**
at **Central NIBM.**





IYKYK

When everyone cannot
have what you have

Single tower with
only **81 private apartments.**

A large, stylized leaf graphic in a darker shade of purple, positioned in the top left corner of the page. It has several oval-shaped holes or veins cut out of it.

IYKYK

When privacy is not a feature,
but a lifestyle

Only 4 corner apartments a floor,
and **rooftop amenities** for that **privé** experience





CODE NAME
THE EXCLUSIVES

3 Bed Privè Homes

At the heart of NIBM, a corner turns into some quiet exclusivity, a masterpiece for a select few. 1 brilliant tower, 22 floors of magnificence, elevated lifestyle with the best of amenities, and graciously planned 3BHK private residences.

As the name suggests, The Exclusives is here for your elevated lifestyle.







Exclusivities
that
translate into
a lifestyle





A single magnificent tower

A 22-storey high living towering towards the sky embraced with elegance that touches anyone who even glances at it.

Only 81 exclusive apartments

Some things aren't meant for everyone. And this lifestyle is such. It's not meant to be crowded, an exclusive lifestyle for a chosen few.

Privacy to cherish

Only 4 corner apartments on every floor, with covered balconies. An infinity edge pool, at the rooftop of a 22-storied masterpiece. When we say privacy, we mean it.

Only 3 BHK apartments

The pleasure of having like-minded neighbours is a sign of a nuanced lifestyle. The Exclusives promises just that.

Brilliantly planned living

More space with the living room and the balcony attached, great privacy for all 3 bedrooms, and a walk-in wardrobe make this vastu-compliant living perfect.



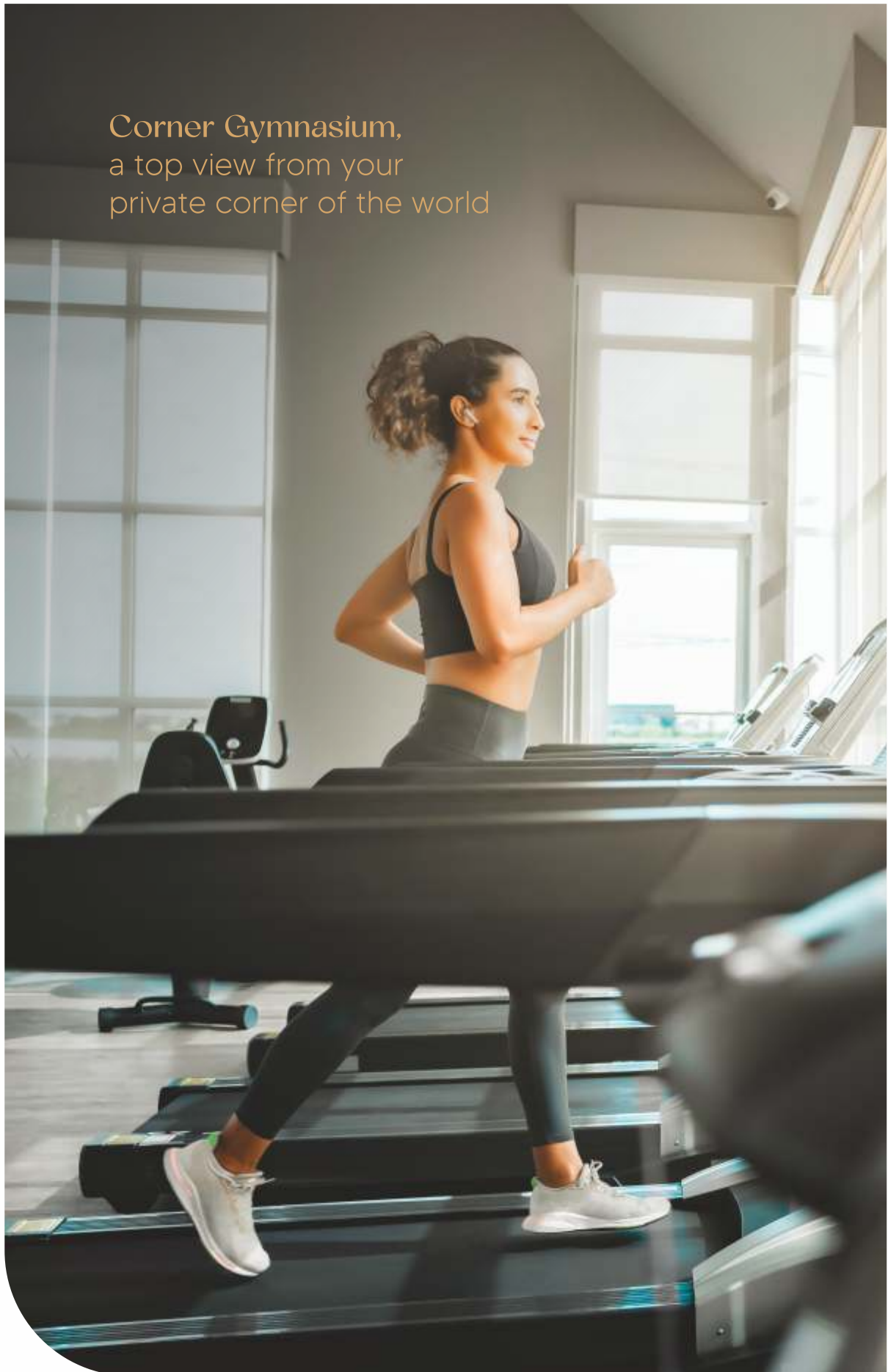
A photograph of an infinity pool at sunset. The sun is low on the horizon, creating a warm orange and yellow glow across the sky and reflecting on the water. A person's arm and hand are visible in the foreground, resting on the dark, textured edge of the pool. The background shows a distant city skyline across the water, with several tall buildings visible. The overall mood is serene and luxurious.

The infinity edge pool

The infinity edge pool is sunset-facing, it is a private affair at the top of the tower, with an attached party deck – this space will be your favourite for life.

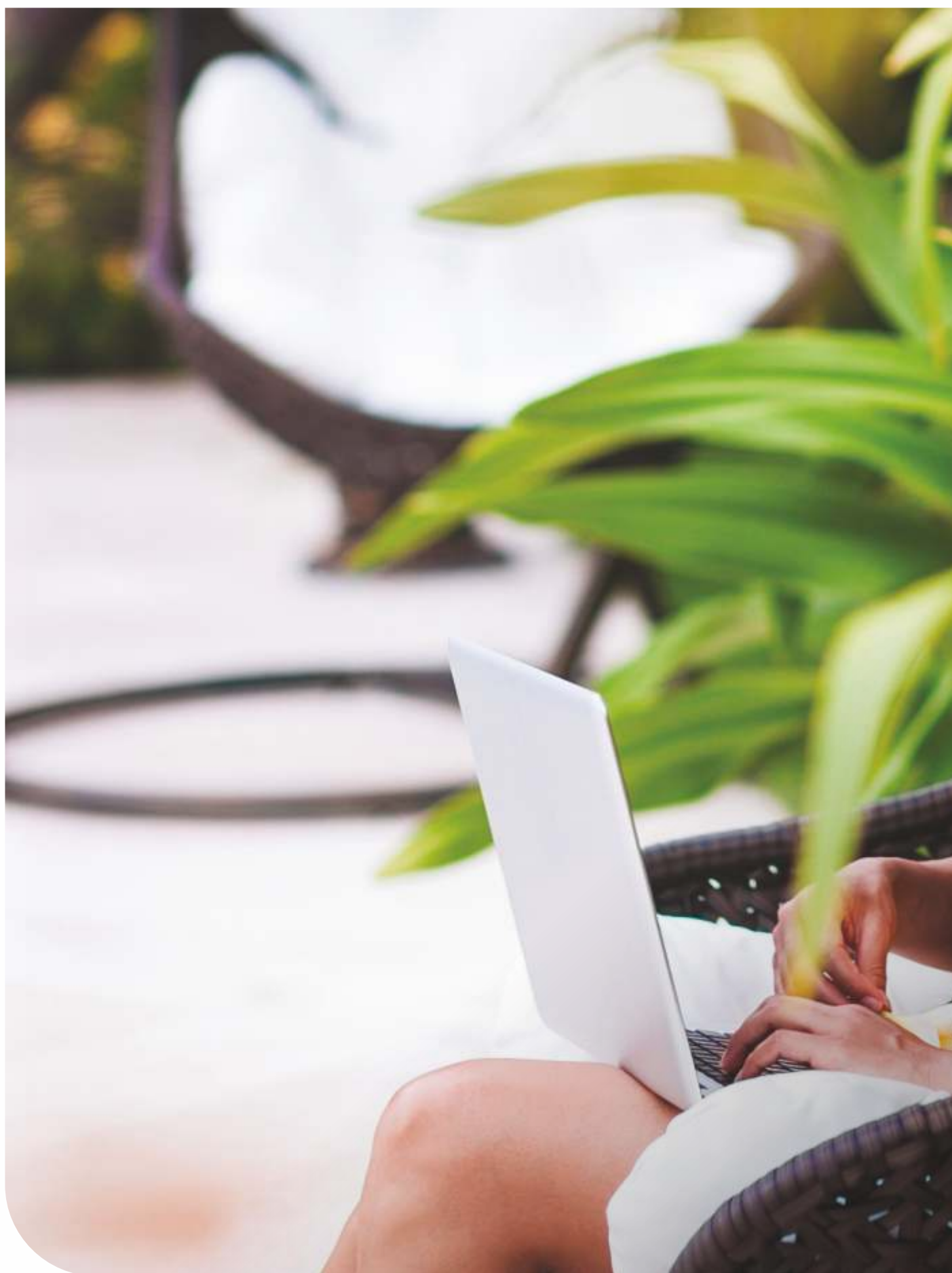


Corner Gymnasium,
a top view from your
private corner of the world



Yoga Lounge
for those calm moments







A Business Lounge right above the world

A rooftop Business Lounge to create different perspectives for everything you do. There's nothing common place in this exclusive lifestyle.



Outdoor

- Multi-purpose court
- Kids' outdoor play area
- Gazebo
- Jogging track
- Screen plantation
- Feature wall
- A mini high street

Indoor

- Gymnasium
- Indoor games lounge
- Library / Co-working space
- Creche
- Toddlers' play area
- Yoga / Aerobics lounge
- Viewing gallery





Roof Top

- Infinity edge swimming pool
- Pool party deck
- Men's & Women's changing rooms
- Outdoor exercise station
- Lounge area





NIBM

The new, contemporary, green lifestyle stretch of Pune like the classic areas of **Koregaon Park, Boat Club Road, and Camp.**



Party places such as Corinthians Resort, FML, Agent Jack's, and a lot many pubs within a km. So whenever there's a party plan, you are always in!

Party longer





Premium schools close by



7 schools nearby make kids' life easy and yours, worry-free.

Bishop's, Oyster International School, Swan International School, RIMS, Sanskriti, Delhi Public School... within a km. And of course, VIBGYOR School right across the street!



Minus the effort, multiply the joy!
Clover Hills Plaza, Tribeca Highstreet,
Bizzbay, Puma, Decathlon, all within
500 mtrs. And Dorabjee's Royal
Heritage Mall is right beside us.

Retail therapy is now doubly effective!





If food makes you happy, you'll be the happiest here.



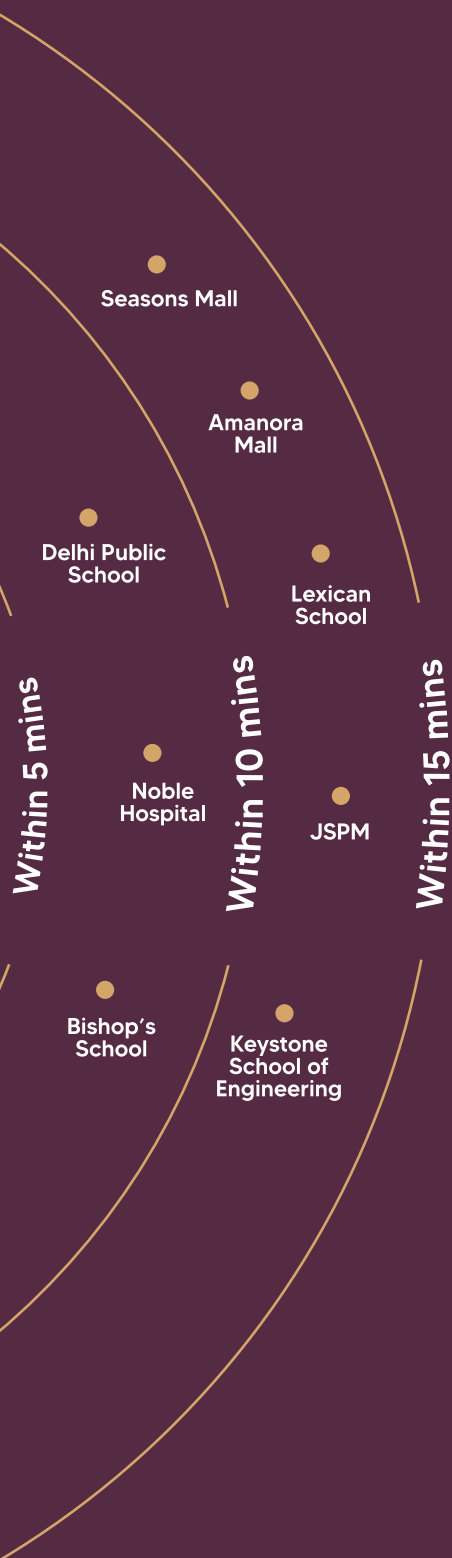
Premium eateries, some of the finest restaurants, and most exclusive lounges are within walking distance. Cafe Peter, BBQ Nation and more.

An exclusive location looks like this









Just a few steps to anywhere, literally!

Ever so rarely comes a location as beautiful as this. It boasts of closeness to all places that matter and also, a silence that comes with exclusivity.

From schools to malls to multiplexes, from party places to swanky restaurants, all daily necessities are within walking distance, literally.



Specifications



WALLS:

- AAC Blocks Masonry with POP/Gypsum finishes for Internal Walls and Ceiling.
- External Walls - 125 mm with Acrylic Paint (Asian Paints/ Nerolac)
- Internal Walls - 125 mm with Plastic Emulsion Paint (Asian Paints/ Nerolac)
- Plastic Emulsions for all internal walls



FLOORING

- 600X600mm Vitrified Tiles in all rooms.



ELECTRIFICATION & POWER BACK-UP

- Concealed Electrical Piping
- Cable/Wiring - Polycab/ Finolex equivalent
- Switches - Legrand/ Schneider equivalent



CEILING

- RCC Slab with POP/Gypsum finishes for Ceiling with Plastic Emulsion Paint (Asian Paints/Nerolac)



WINDOWS

- UPVC/Aluminum Sliding Windows.





DOORS

- Internal Door with laminate finish (All internal doors 32mm Thick)
- Main Door with Veneer, Brass Fittings and Night Latch. (Main Door 35mm Thick)
- Sliding/Sliding Folding Doors to Sit-Out/Balcony



KITCHEN & DRY BALCONY

- Granite/Artificial Stone Kitchen Platform with 4' Height Dado and SS Sink.
- Anti-skid/Vitrified Tiles in Dry Balcony.
- 15 Amp Point for Refrigerator & Mixer/Microwave in Kitchen, Washing Machine in Dry Balcony.
- Provision for Exhaust.



TOILETS

- Concealed Piping in all Toilets.
- 600 x 600mm designer dado tiles in all Toilets.
- Single lever bath fittings in toilets. (Brand – Hans Grohe /Jaquar equivalent)
- Sanitary ware – Toto / American standard equivalent
- 15 Amp Point for Boiler/Geyser.
- Provision for Exhaust.



OTHER

- Secured Decorative Entrance Lobby.
- Video door phone access and Intercom Facility.
- Solar PV cell for common lighting.
- Power backup for Lift, Common lighting and water pump.
- Drivers toilet in parking





We are a next-generation brand that is driven by transparency, commitment, and trust. Over the years, we have mastered the art of knowing customers and understanding their needs, aspirations and ambitions. The values that form the very foundation of our identity, our passion for building luxurious homes and building relationships beyond project deliveries, come together at The Exclusives.

A rich and full experience of

10+ years | 1 million sq.ft. | 3+ projects

A project by



UNITARY
PROPERTIES



ESSON
LANDMARKS

Site: Survey 25/1, NIBM Annex Road, Next to VIBGYOR School, Central NIBM, Pune - 411 060.

Office: A-420, Marvel Vista, Gera Junction, Lullanagar, Pune, Maharashtra - 411 040.

 **74101 09920**

Disclaimer: Please note that there are 88 apartments in the project. The design, images, specifications, and other details are purely indicative in nature. The intended recipient should understand that this information is provisional and subject to change. We reserve the right to modify, amend, or alter any aspect of the contract. The printed material, including images and content, is for representation purposes only. Any party interested in the project must enter into a sales agreement.

Strategic Partner



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