





# LIVE SENSATIONAL AT PUNE'S COVETED ADDRESS

Nestled amidst lush greenery in the upscale and serene locality of Kalyani Nagar, Nyati Evoque is a gated estate designed to enrich your sensory journey. Offering tranquil surroundings, picturesque landscapes, thoughtful amenities, prime conveniences and an exclusive neighborhood, this enclave promises to awaken all your senses.



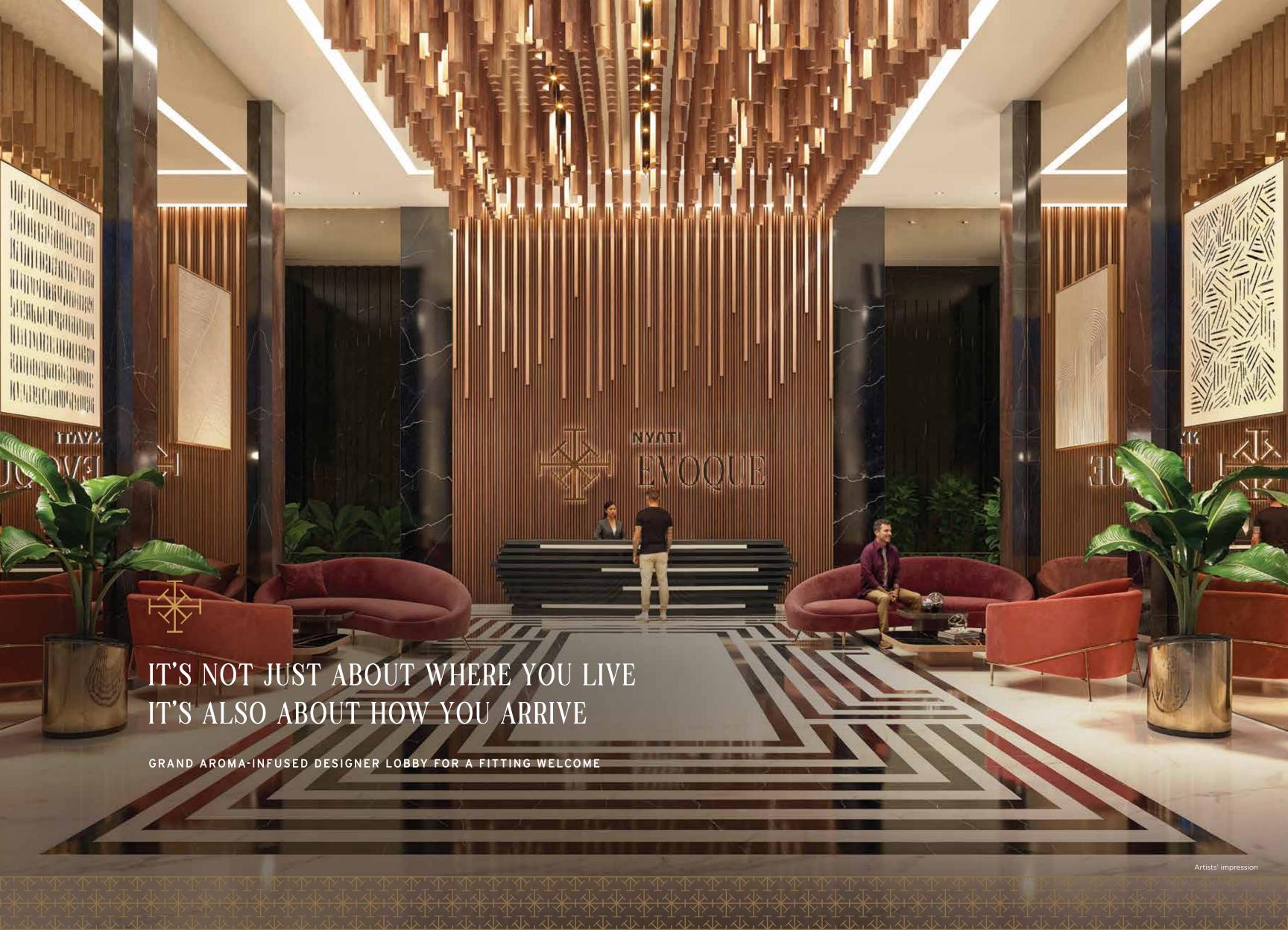


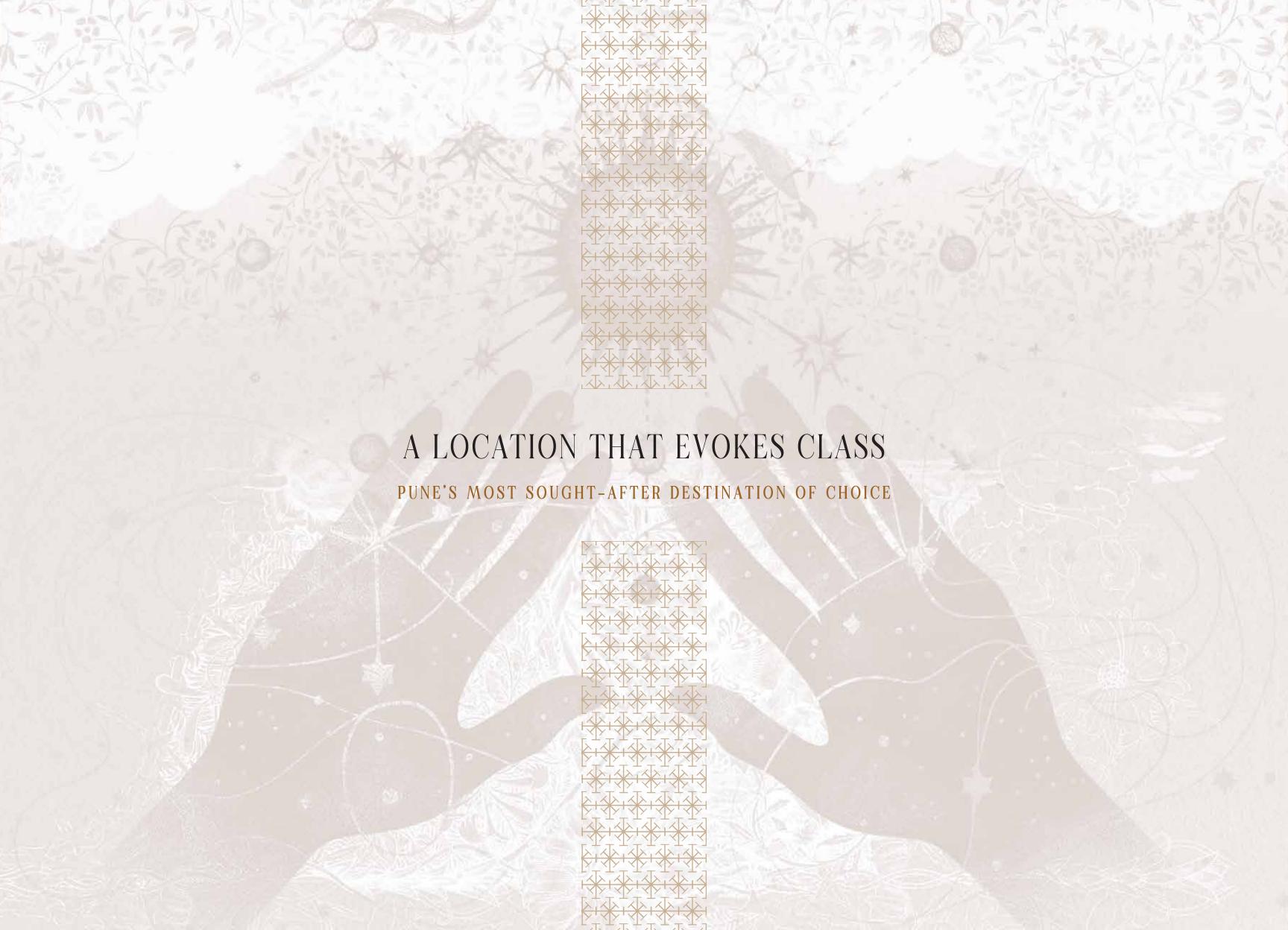


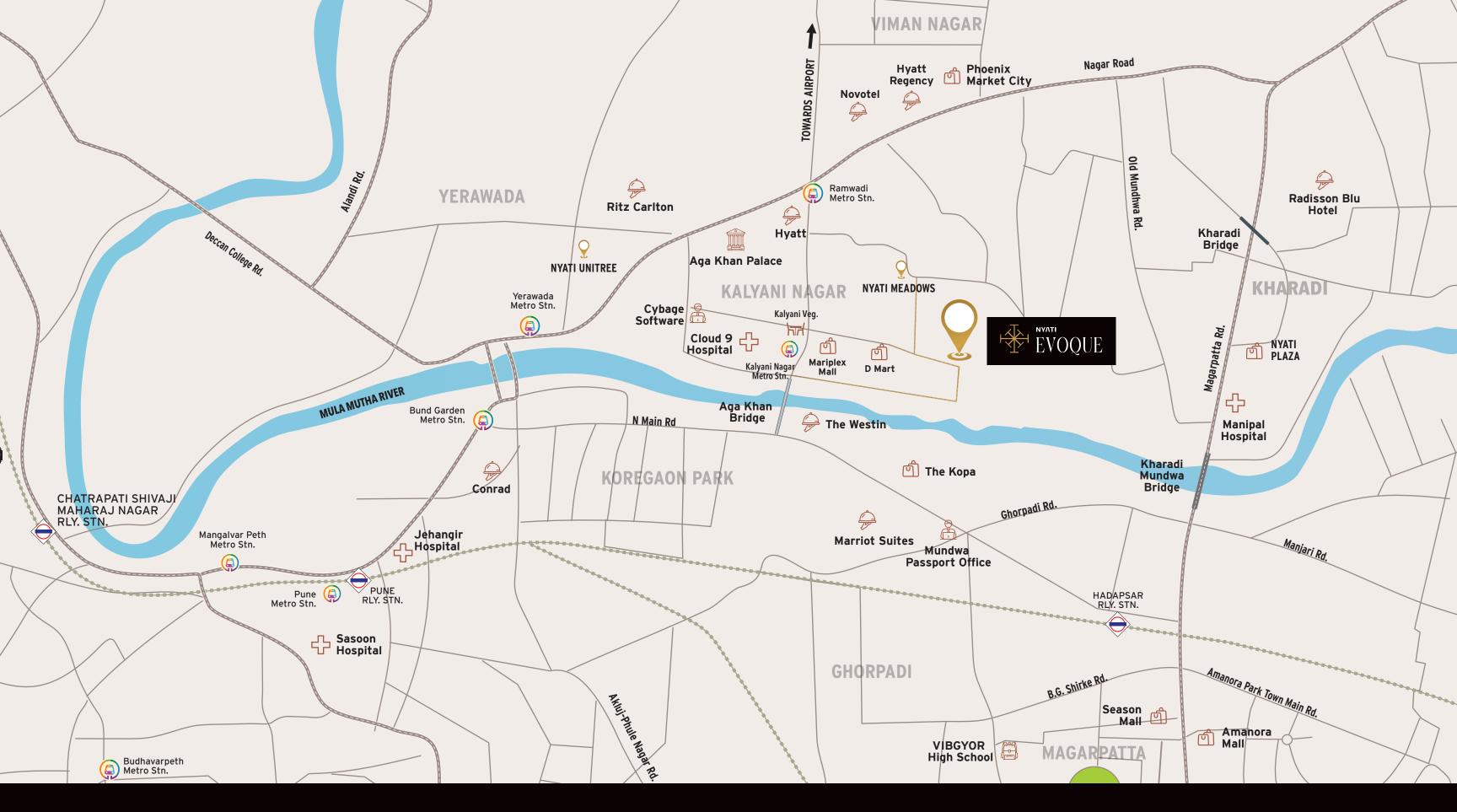
## Signature Hallmarks

- A 2-acre\* gated development
- Twin Towers of 27 storey elevating the city's skyline
- 3 & 4 BHK Bespoke Residences
- 4 apartments on each floor
- Expansive sky decks offering panoramic views
- Designer Lobby marveled with customized scents
- Elitus Club at Podium with two levels of indulgences
- Skyvie Rooftop Lounge with immersive delights
- Over 30+ curated amenities to indulge all your senses
- Retail conveniences right at your doorstep
- Connectivity with the finest social infrastructure









#### A WORLD OF EXCLUSIVE PRIVILEGES & MEANINGFUL CONVENIENCES

STAR HOTELS	
Hyatt Pune	08 Mins
Royal Orchid	08 Mins
Novotel	08 Mins
The Westin	11 Mins
Ritz Carlton	11 Mins
Marriott Suites	13 Mins
Taj Blue Diamond	14 Mins
Conrad	15 Mins
Hyatt Regency	22 Mins

#### MALL EXPERIENCES

Vascon Mariplex Mall	08 Mins
Phoenix Market City	09 Mins
D'Mart	10 Mins
Creaticity	13 Mins
Kopa Mall	14 Mins
Nyati Plaza	15 Mins
Amanora Mall	17 Mins
Seasons Mall	18 Mins

#### PRESTIGIOUS CLUBS

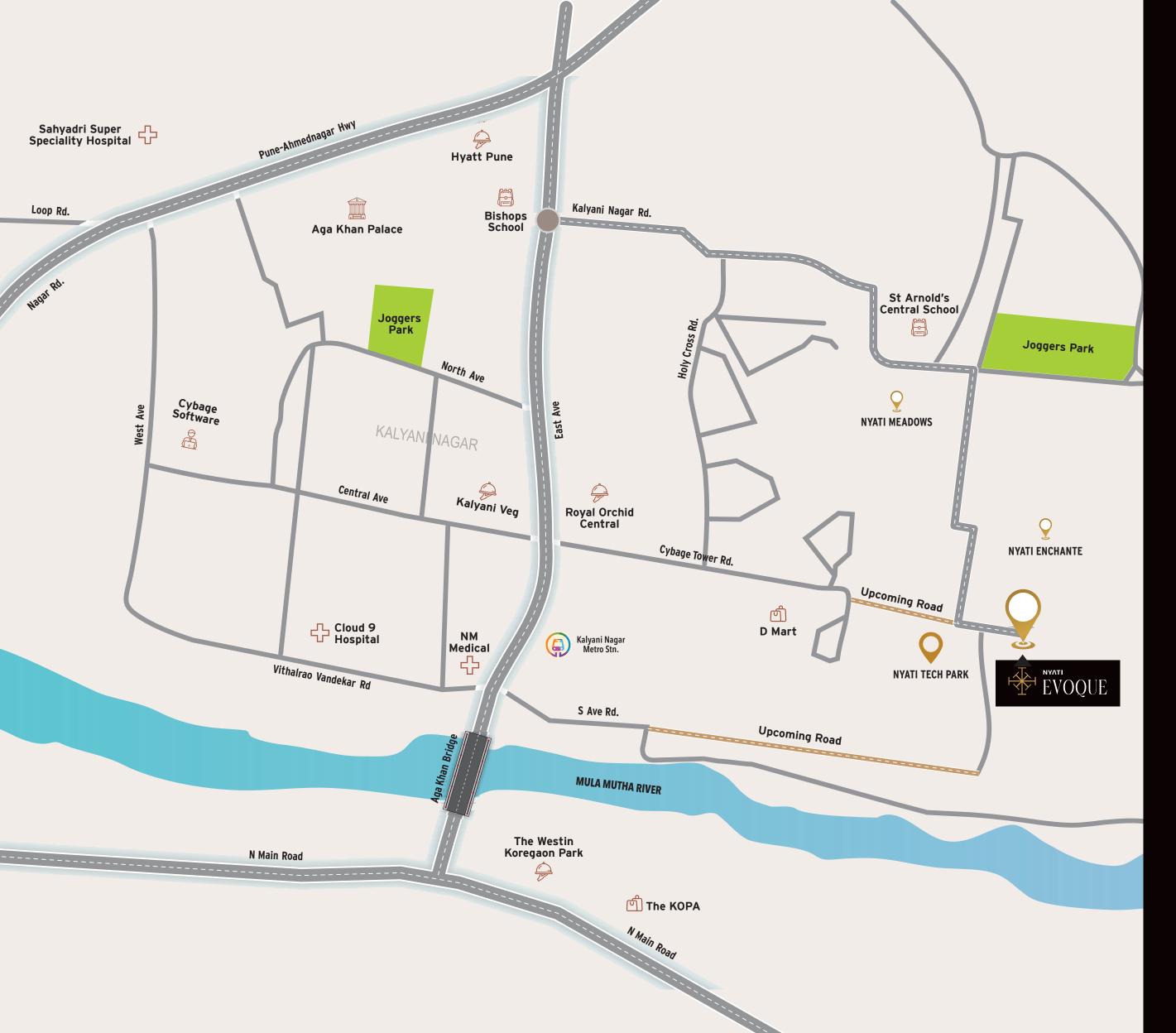
Royal Connaught Boat Club	15 Min
The Residency Club	19 Min
The Poona Club	21 Min
Royal Western India Turf Club	23 Min
The Ladies Club	23 Min

#### WORLD CLASS HEALTHCARE

Sahyadri Super-Speciality	10 Mins
Columbia Asia Hospital	12 Mins
Inlaks Hospital	16 Mins
Jehangir Hospital	20 Mins
Ruby Hall Clinic	20 Mins
Sasoon General Hospital	25 Mins
KEM Hospital	28 Mins

#### PREMIER EDUCATIONAL INSTITUTIONS

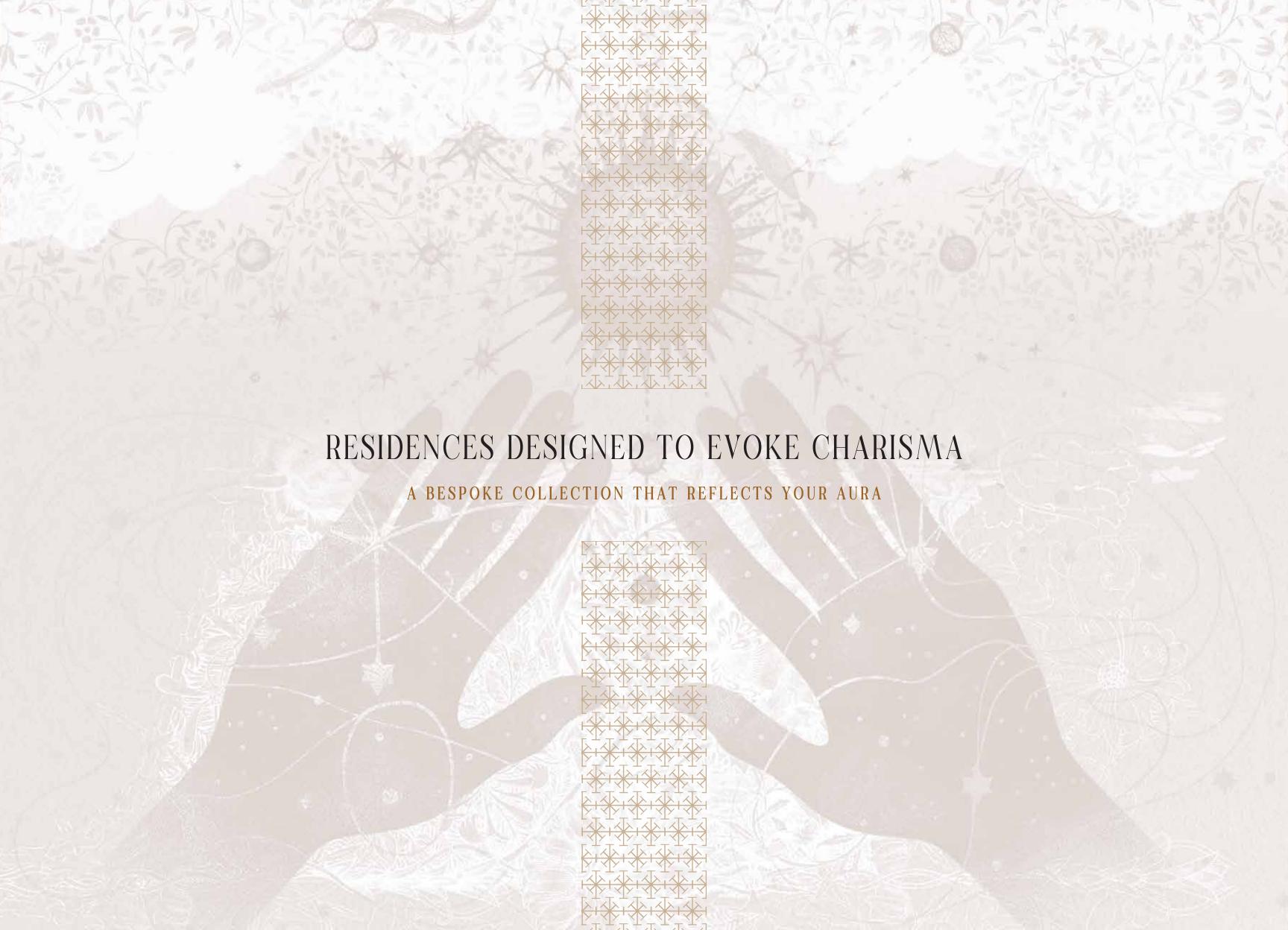
St Arnolds	04 Mins
Bishop's School	06 Mins
Christ College	07 Mins
Lexicon International	09 Mins
Nagarvala School	10 Mins
Deccan College	17 Mins
St Mary's school	17 Mins
Wadia College	19 Mins
St. Helena's School	26 Mins

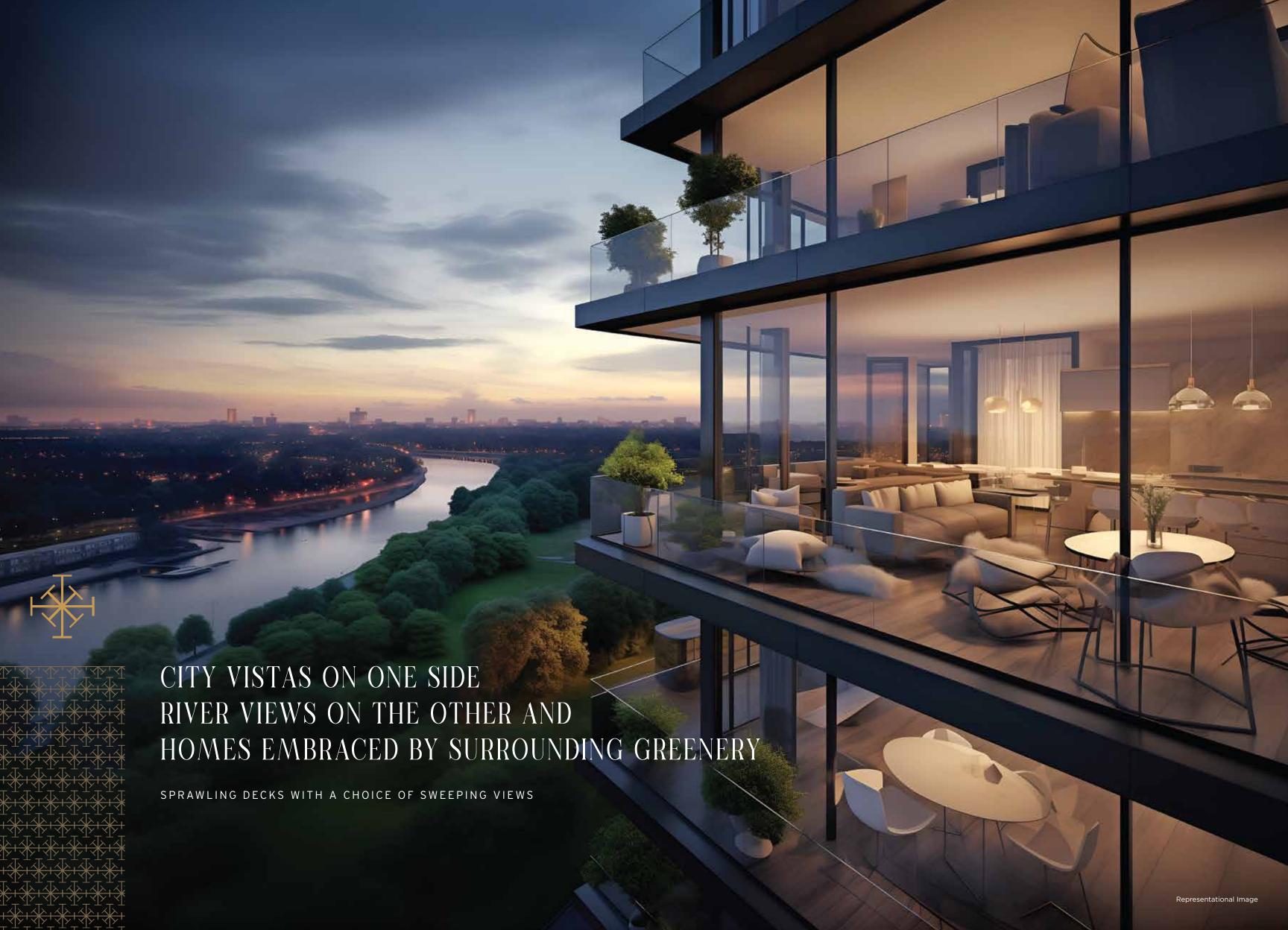




# CONNECTIVITY

Pune International Airport	4.8 KM
Pune Railway Station	7.8 KM
City Centre	8.7 KM
IT Hubs & Business Parks	300 M
Joggers Park	900 M
Phoenix Market City	3.2 KM
Shaniwar Wada	11.8 KM
Kalyani Nagar Metro Stn.	2.8 KM





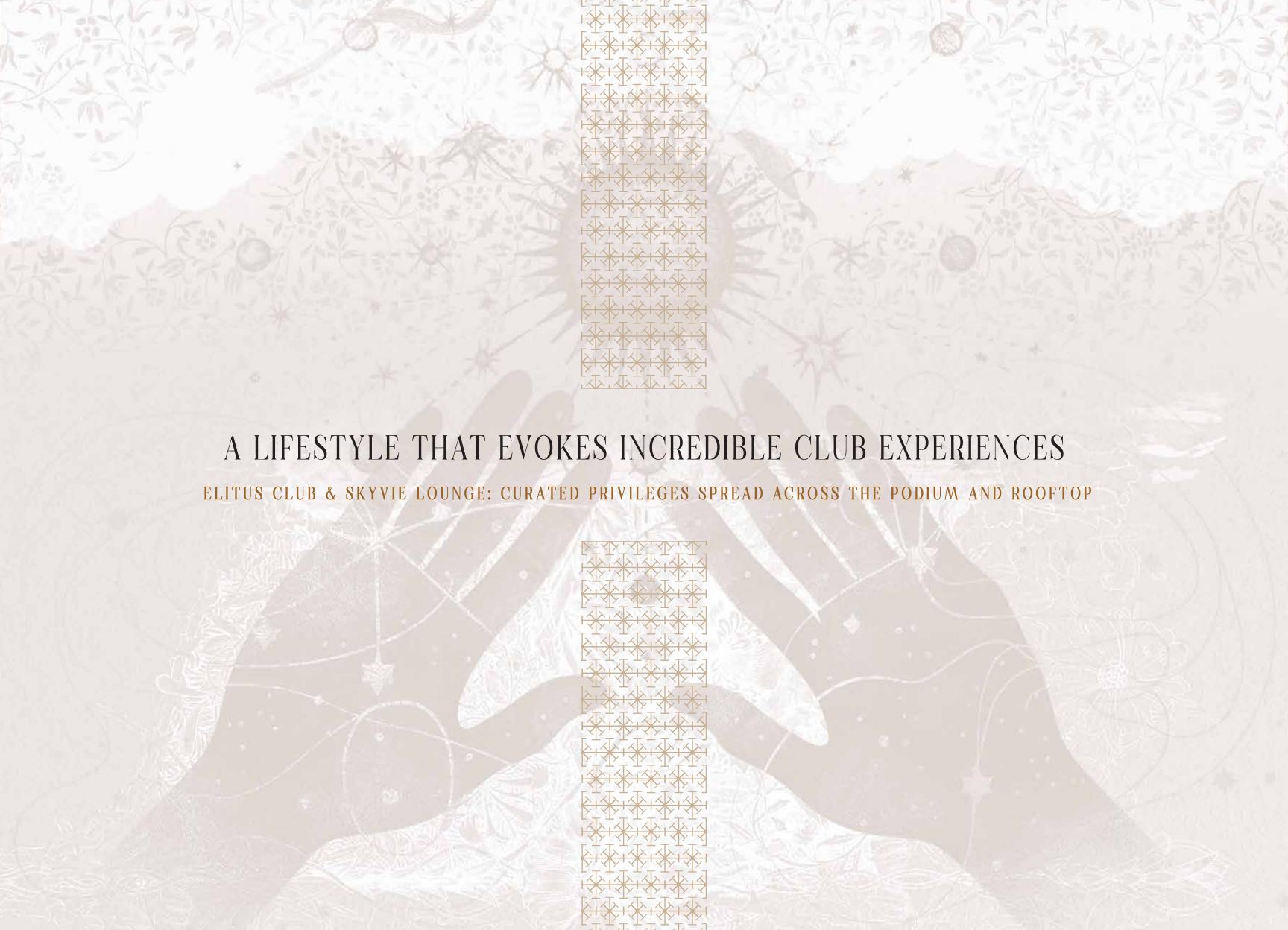




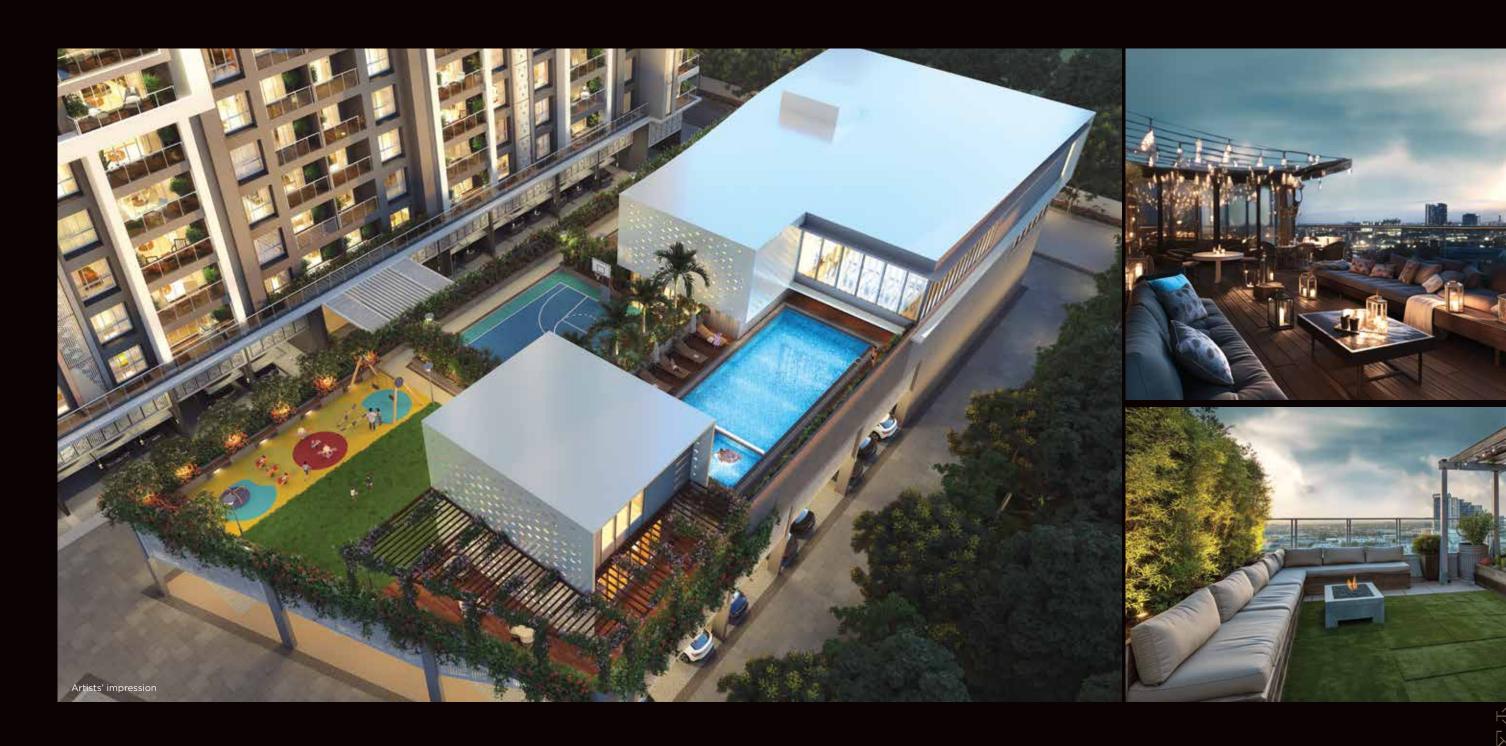












## 2 LEVELS OF EXTRAVAGANT INDULGENCES, 30 + SUPERLATIVE EXPERIENCES

### ELITUS CLUB (PODIUM LEVEL)

#### LEVEL 1 – OUTDOOR

Swimming Pool with Deck & Pergola

Kids Pool & Jacuzzi

Children's Play Area

Half Basketball Court

Landscaped Garden with Seating Area

Jogging Track

Acupressure Pathway

#### LEVEL 1 – INDOOR

Multipurpose Hall with Party Lawn

Double-height Badminton Court

Game Zone

#### LEVEL 2 - INDOOR

Mini Theater

Gymnasium

Squash Court

Yoga Room

### SKYVIE LOUNGE (ROOFTOP LEVEL)

Yoga lawn with Pavilion

Seating Plaza

Outdoor Gymnasium

Bowling Alley

Floor Games Area

Zumba Area

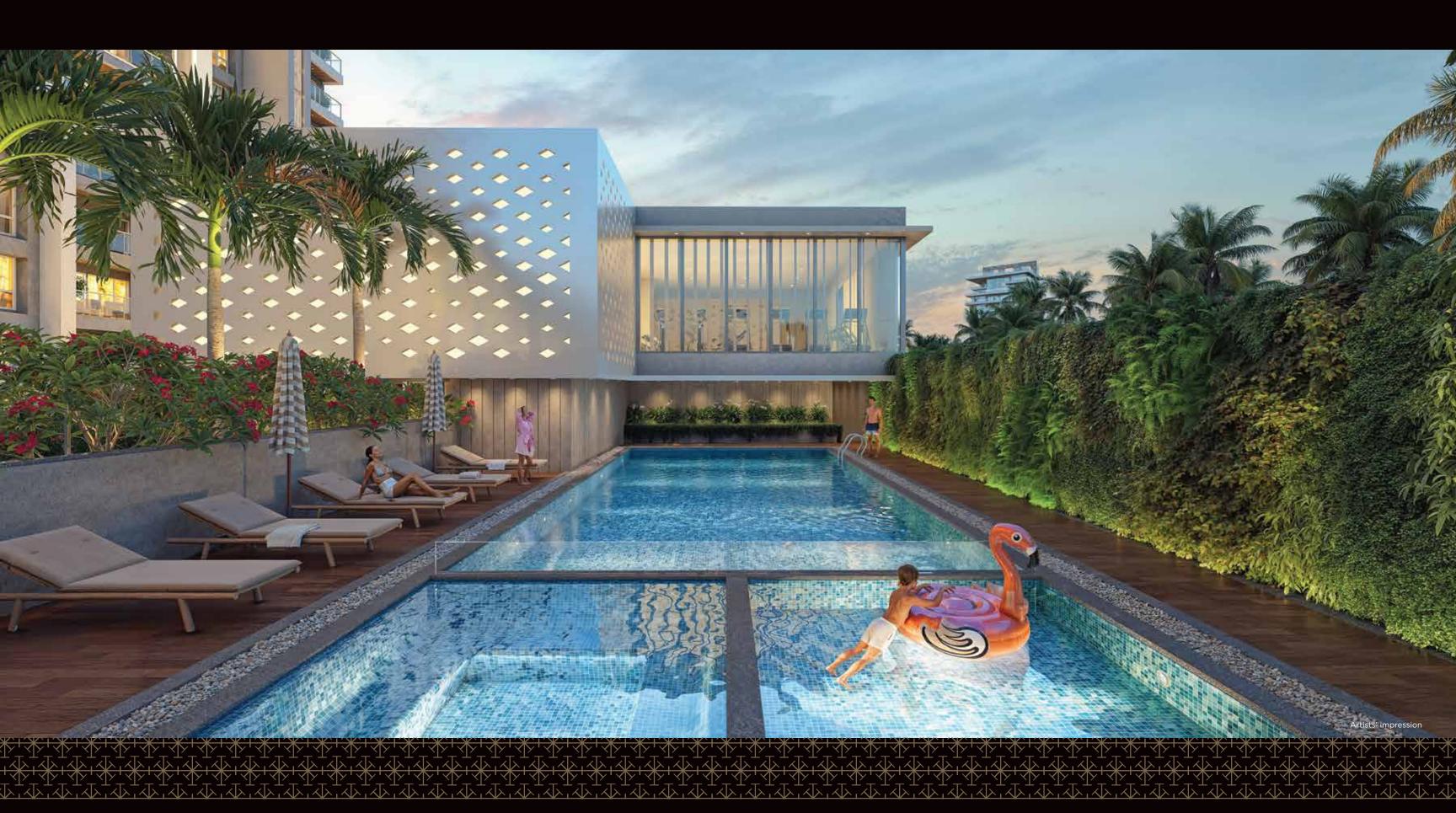
Net Cricket

**Board Games Area** 

Terrace Seating

Sky gazing deck

## ELITUS CLUB | PODIUM LEVEL 1 | OUTDOOR



SWIMMING POOL, KIDS POOL AND JACUZZI WITH DECK AND PERGOLAS Azure blues for leisurely laps and dips



## CHILDREN'S PLAY AREA

A wonderland of play and joy



### LANDSCAPED GARDENS WITH SEATING CORNERS

A retreat of green for relaxed evenings

## ELITUS CLUB | PODIUM LEVEL 1 | OUTDOOR



An inviting track for invigorating strolls or jogs

### ACUPRESSURE PATHWAY WITH SEATING

Tranquil pathway with seating for mini-breaks

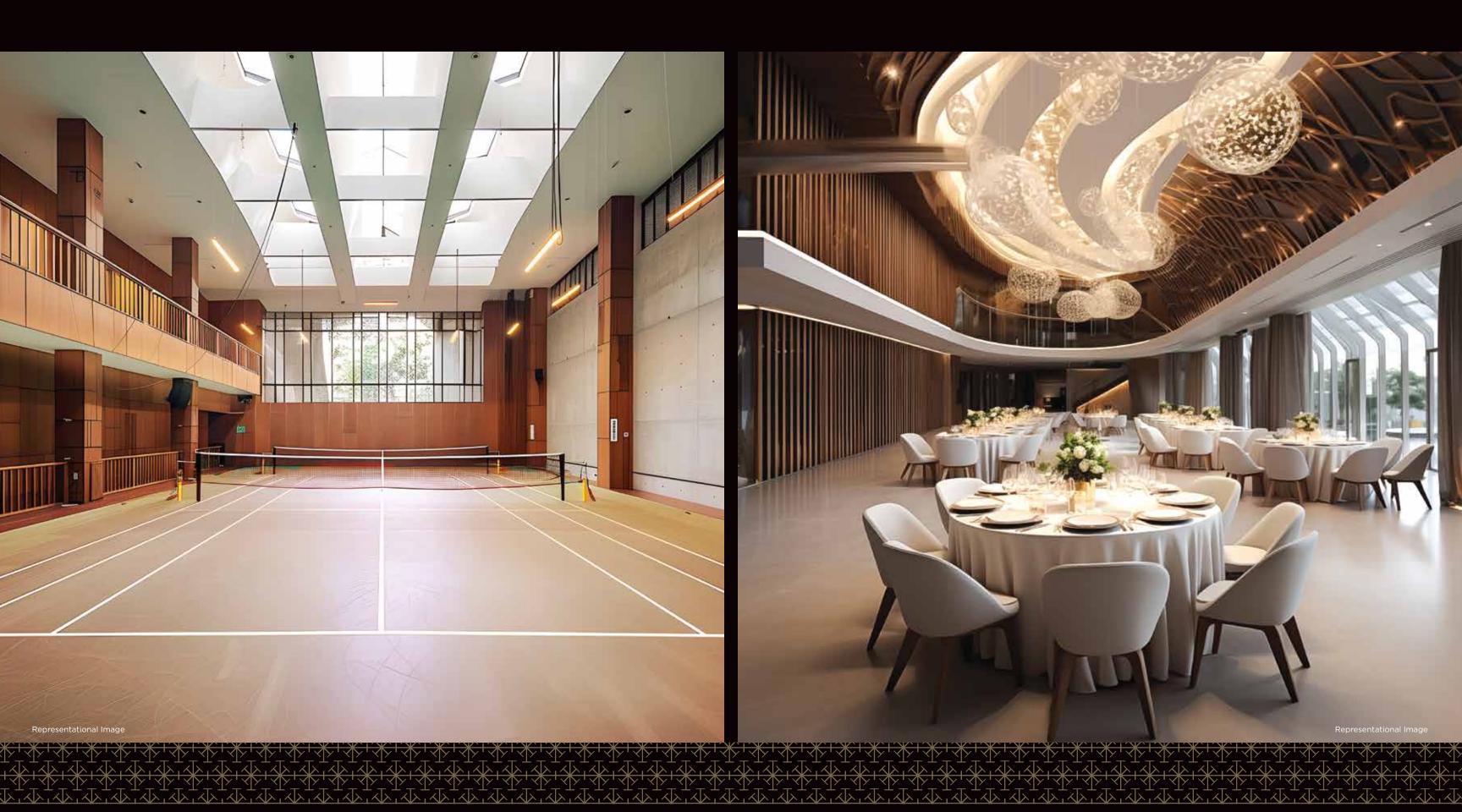
## ELITUS CLUB | PODIUM LEVEL 1 | INDOOR



### GAME ZONE - CARROM, TABLE TENNIS, SNOOKER

Indoor entertainment arena offering classic indoor games

## ELITUS CLUB | PODIUM LEVEL 1 | INDOOR



Spacious court for intense badminton contests

### MULTIPURPOSE HALL WITH LAWN

Versatile indoor-outdoor venue for occasions



### MINI THEATRE

Entertainment hub for exclusive movie screenings

## ELITUS CLUB | PODIUM LEVEL 2 | INDOOR



### INDOOR GYMNASIUM

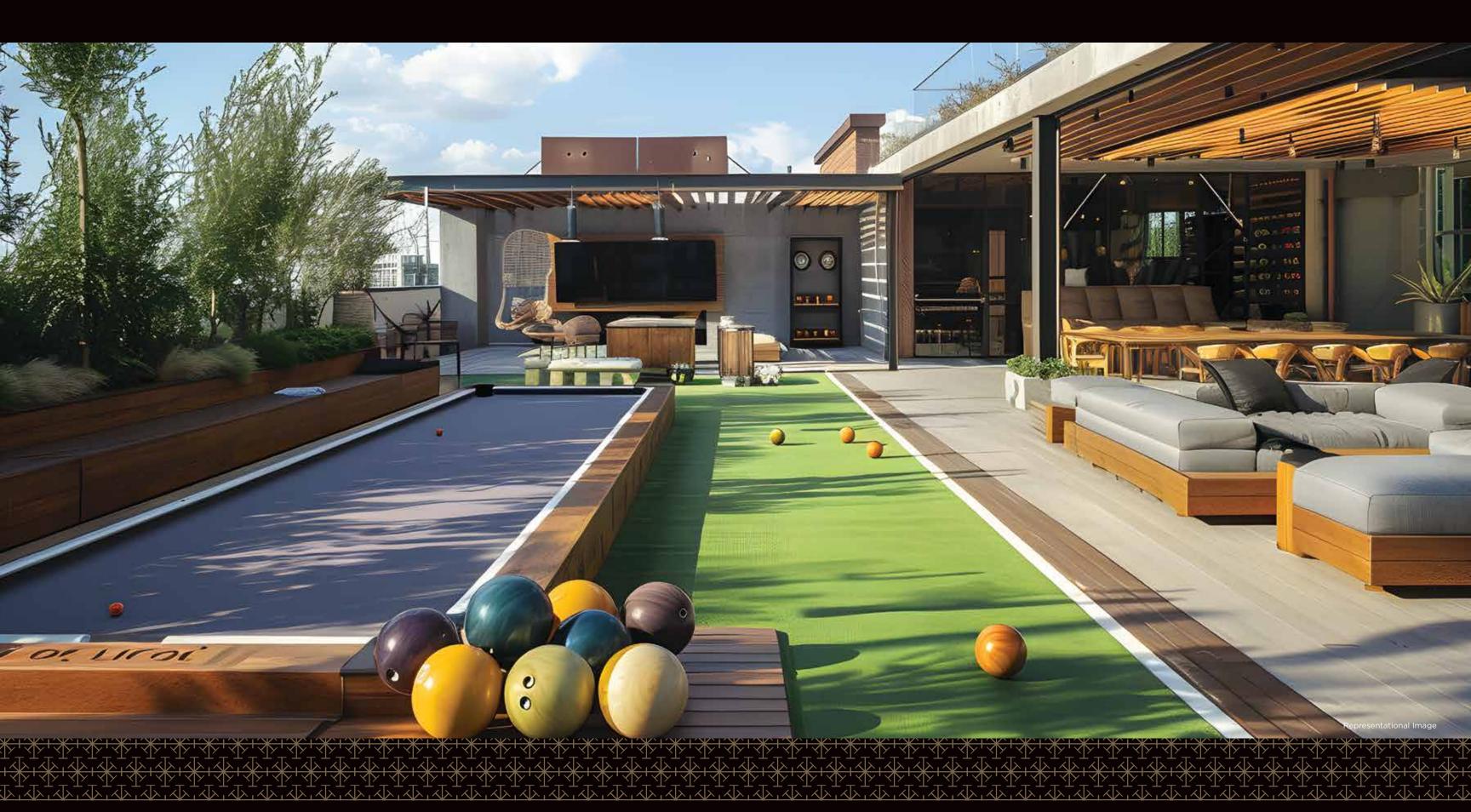
A fitness arena for workout enthusiasts

## ELITUS CLUB | PODIUM LEVEL 2 | INDOOR









### BOWLING ALLEY

An alley fostering friendly competition and enjoyment



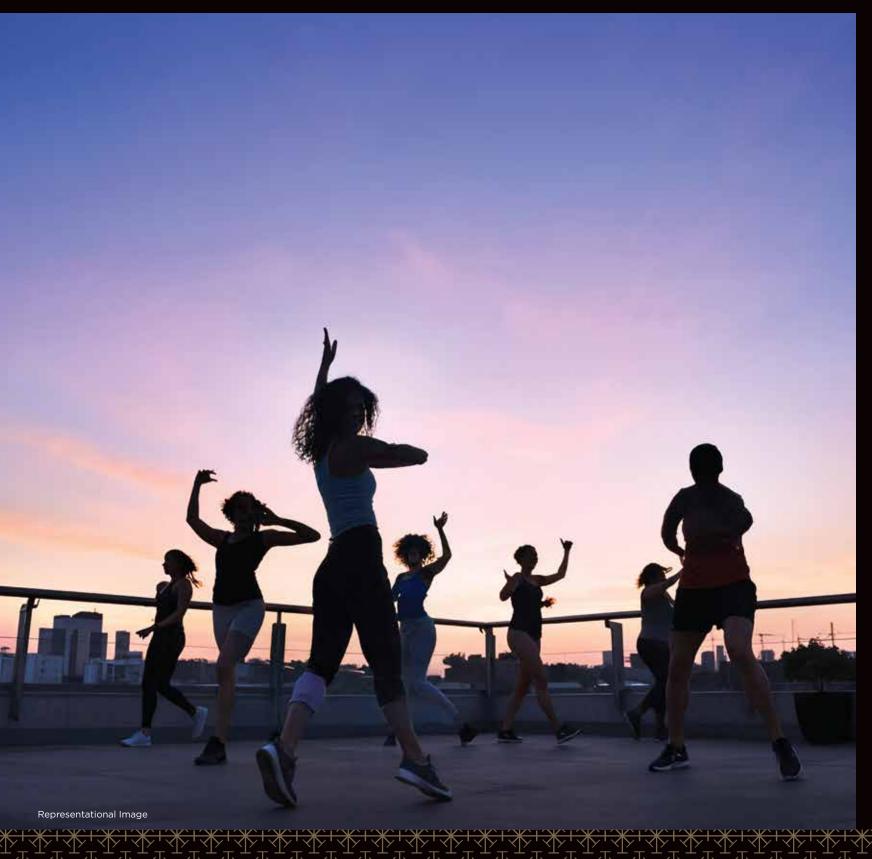


### FLOOR GAMES AREA



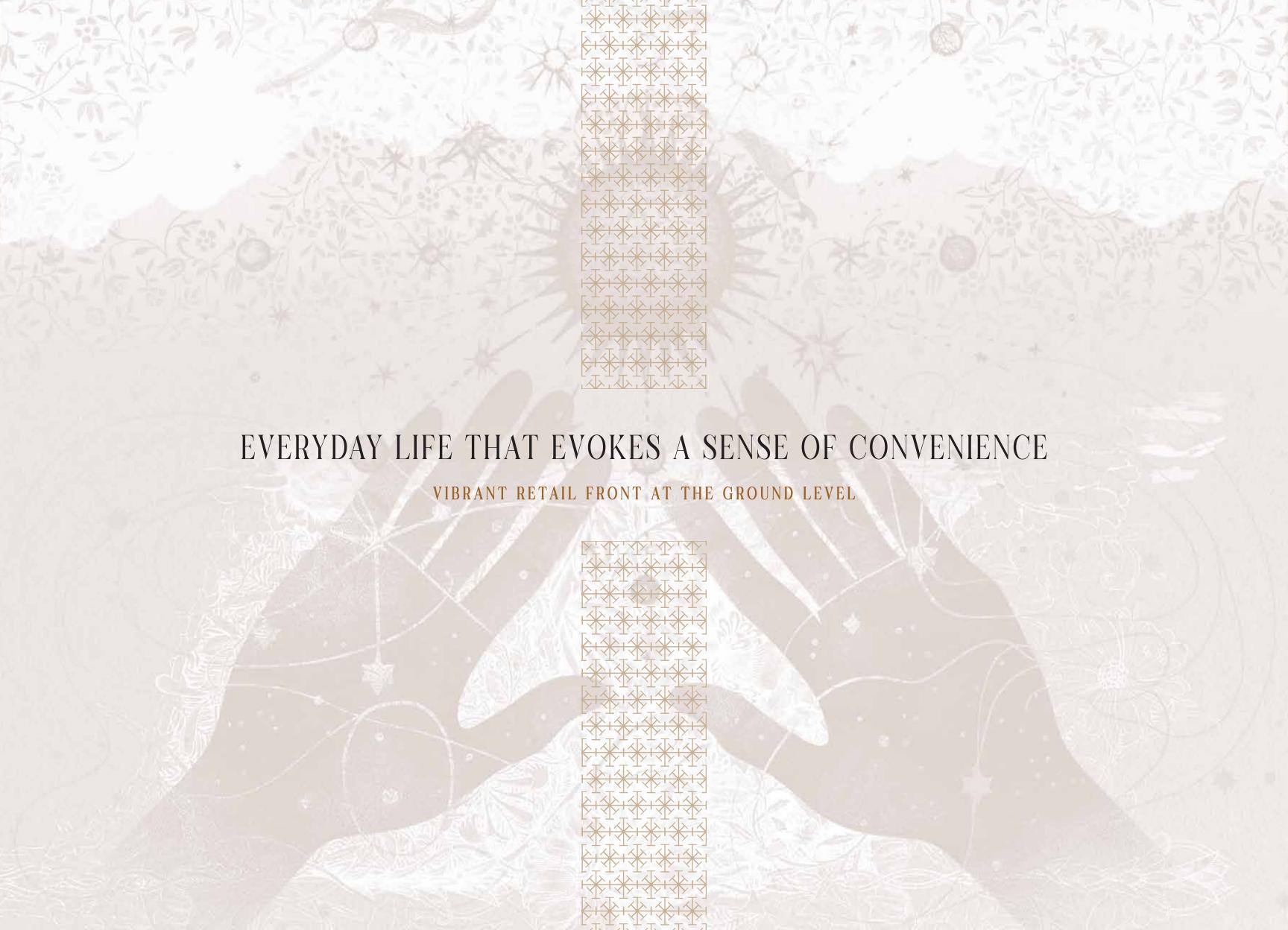
### NET CRICKET

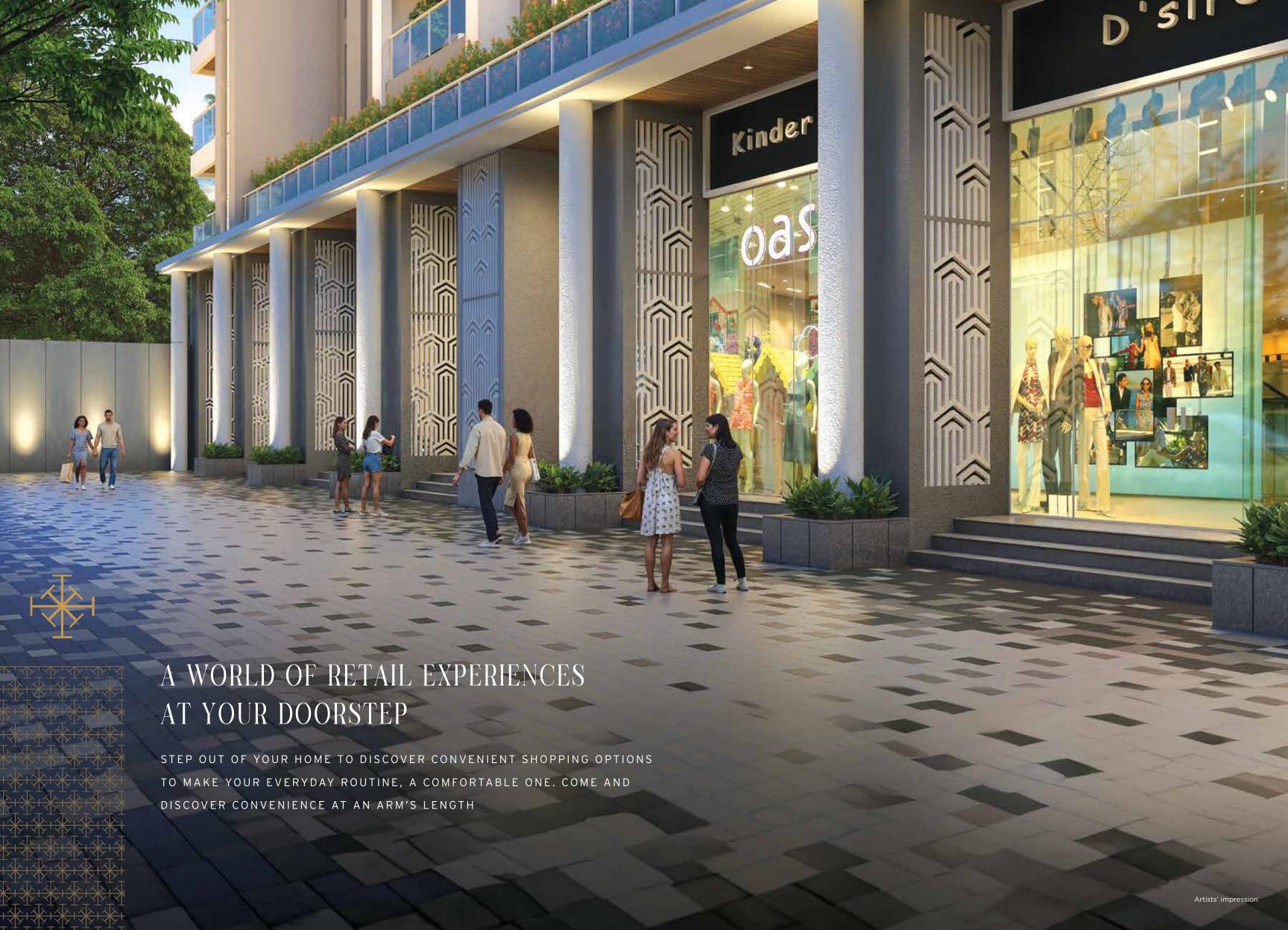
Cricket setup with nets for regular practice or casual matches





### SKY GAZING DECK

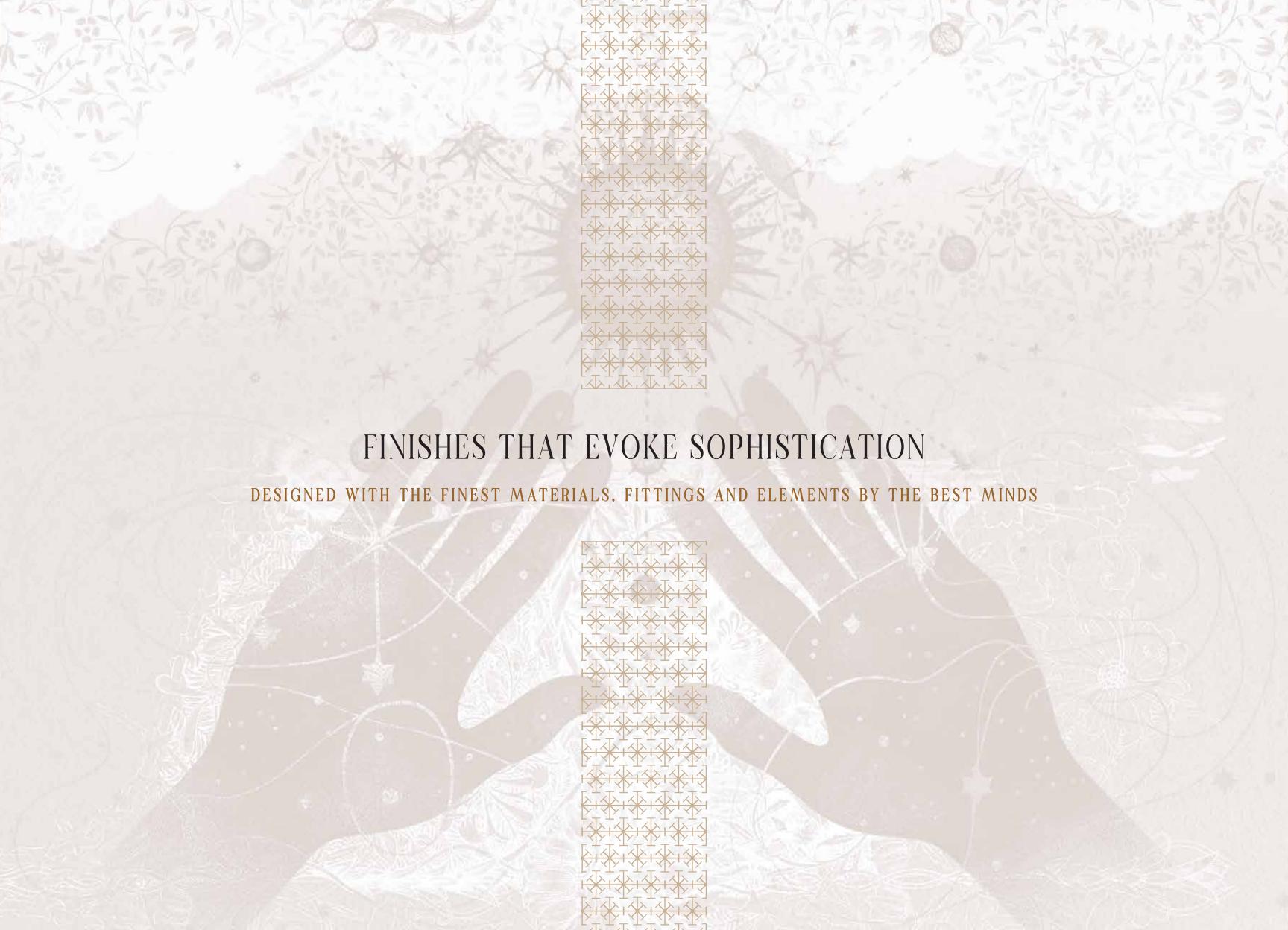






# HIGH-STREET COMMERCIAL SPACES

Ideal for retail businesses like Grocery Stores, Pharmacies, Gift Shops, ATMs, etc.





# LIFE AT EVOQUE

DESIGNED FOR THE SENSES

A project centered on the theme of five senses

COVETED ADDRESS Located in Pune's upscale neighbourhood of Kalyani Nagar

ICONIC DEVELOPMENT
A gated development amidst 2 acres of bliss overlooking the river

TOWERING HIGHRISE Twin Towers of 27 floors each rising above the city skyline

REGAL SPACES
Exquisite 3 & 4 BHKs with just 4 residences on each floor

ENCHANTING LOBBY

Designer Arrival Lobby marveled with customized scents

CURATED INDULGENCES 30+ amenities at Elitus Club (Podium level) and Skyvie Lounge (Rooftop Level)

EVERYDAY CONVENIENCE Retail conveniences right at your doorstep for daily essentials

SUPREME CONNECTIVITY
Exceptional connectivity with the finest social infrastructure



## RESIDENCE SPECIFICATIONS

#### STRUCTURE & COMMON AREAS

- Construction: Alu-form RCC frame composite structure with AAC block walls.
- External Walls: 150mm thick RCC walls with textured finish and acrylic paint.
- Internal Walls: 125mm thick AAC block walls with gypsum finish and acrylic emulsion paint.

#### LIVING - DINING AREA & PASSAGE

- Flooring: Imported marble.
- Walls: Acrylic emulsion paint.
- Ceiling: False ceiling with acrylic emulsion paint.
- Main Door: Engineered veneer finish door with biometrics/digital lock on a post-form door frame.
- Home Automation: Biometric lock, video door phone (VDP), AC control, provision for Fan on/off and for curtain motor.
- Air Conditioning: LG/Samsung or equivalent make one-way cassette unit AC.

#### KITCHEN

- Flooring: Vitrified tiles.
- Wall Dado: Full-body/ vitrified tile.
- Ceiling: Acrylic emulsion paint.
- Counter: Full-body tile/Granite/Quartz kitchen platform with Franke/Carysil or equivalent make sink.
- Utility Area: Full body tile/Granite top platform, provisions for dishwasher and washing machine.
- Sliding Door: From kitchen to utility area.
- Kitchen cabinets: Under and over the counter modular type cabinets.
- · Appliances: Hob and chimney.

#### BALCONY

- Flooring: Vitrified Matt tiles.
- Ceiling: Wooden finish PVC ceiling.
- Doors: Aluminum frame sliding door with mosquito net.
- Railing: Aluminum profile with laminated safety glass.

#### BEDROOMS

- Flooring: Vitrified tiles.
- Walls: Acrylic emulsion paint.
- Ceiling: False ceiling with acrylic emulsion paint.
- Lighting: Hybec/La-fit/Legaro or equivalent make LED ceiling lights.
- Doors: Post-form door frame with engineered veneer finish shutters on both sides.
- Windows: Aluminum framed system windows with mosquito net.
- Air Conditioning: LG/Samsung or equivalent make one-way cassette unit AC.
- Home Automation: Light dimming, AC control, Fan on/off. and provision for curtain motor.

#### **TOILETS**

- Walls: Vitrified tile dado.
- · Ceiling: Metal false ceiling with inline exhaust fan.
- Doors: Post-form door frame/WPC door frame with laminate finish shutters on both sides.
- Fittings/Fixtures: Kohler/Hansgrohe or equivalent CP and sanitary fittings, under-counter vanity, and provision for geyser.
- Hot Water Provision: For both washbasin and shower except PR toilet.
- Sensor-Based Lights: For added convenience.

#### MASTER BEDROOM TOILET

- Walls: Vitrified tile dado with acrylic paint.
- Ceiling: Metal false ceiling with inline exhaust fan.
- Doors: Post-form WPC door frame with engineered veneer finish shutters on both sides.
- · Shower Cubicle: Included.
- Fittings: 3 fixtures.
- Fixtures: Kohler/Hansgrohe or equivalent coloured CP and sanitary fittings, under-counter vanity, and provision for geyser.
- Sensor-Based Lights: For automated illumination.
- Hot Water Provision: For both washbasin and shower.

#### PLUMBING

- Water Supply: Concealed CPVC piping inside bathrooms and kitchens.
- Stacks: UPVC pipes.

#### ELECTRICAL

- Fixtures/Fittings: Modular switches, concealed copper wiring.
- Lighting: Ceiling lights in the kitchen, bathrooms, bedrooms, balconies, and passages.
- Power Backup: 100% for all apartments except 15A points.
- Air Conditioning: LG/Samsung or equivalent make one-way cassette unit AC.

#### TYPICAL FLOOR LIFT LOBBY

- Flooring: Vitrified tiles.
- Walls: Acrylic emulsion paint/full-body tile/granite cladding.

#### FIRE FIGHTING SYSTEM

• Sprinklers, smoke detectors, and alarms are installed as per fire safety norms.

#### COMMON STAIRCASES

- Flooring: Granite/Vitrified Matt tiles.
- Walls: Oil-bound distemper.
- Railing: MS railing.

#### SECURITY SYSTEM

- Gated Community: Secured access control at entrances.
- CCTV: Installed for parking areas, entrance lobby, and other common areas.

#### BASEMENT

- Flooring: Tri-mix with epoxy paint.
- Walls: Oil-bound distemper.
- · Parking: Mechanical parking.

#### MAIN ENTRANCE LOBBY

- Design: Designer finish.
- Features: Concierge services, waiting lounge, speakers, and security.
- Flooring: Vitrified tiles.
- Walls: Wall cladding for aesthetic appeal.

#### COMMON AMENITIES & FACILITIES

- Entrance Gate: With security cabin and compound wall.
- Landscaped Garden: With lawns and flower beds.
- Power Backup: Generator backup for elevators, pumps, common lights, and the clubhouse.
- Lighting: LED fixtures for common areas.
- Driveway: Internal tri-mix concrete with epoxy paint.
- Water Treatment Plant (WTP): As per statutory requirements.
- Sewage Treatment Plant (STP): STP recycled water for gardening and flushing.
- Garbage Disposal: Organic waste converter (OWC) for wet garbage.
- Fire Safety: Compliant with statutory requirements.
- Rainwater harvesting.
- Piped Gas provision.
- Garbage Chute
- Provision of common EV station for charging.



# AT A GLANCE

## SIGNATURE HALLMARKS

- A 2-acre\* gated development overlooking the river
- Twin Towers of 27 floors elevating the city's skyline
- 3 & 4 BHK Bespoke Residences
- 4 apartments on each floor
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- Elitus Club at Podium with two levels of indulgences
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- Over 30+ curated amenities to indulge all your senses
- Retail conveniences right at your doorstep

# ELITUS CLUB (PODIUM LEVEL)

### LEVEL 1 - OUTDOOR

- Swimming Pool with Deck & Pergola
- Kids Pool & Jacuzzi
- · Children's Play Area
- Half Basketball Court
- Landscaped Garden with Seating Area
- Jogging Track
- Acupressure Pathway

## LEVEL 1 - INDOOR

- Multipurpose Hall with Party Lawn
- Double-height Badminton Court
- Game zone

## LEVEL 2 – INDOOR

- Mini Theater
- Gymnasium
- Squash Court
- Yoga Room

### SKYVIE ROOFTOP LOUNGE

- Yoga lawn with Pavilion
- Seating Plaza
- Outdoor Gymnasium
- Bowling Alley
- Floor Games Area

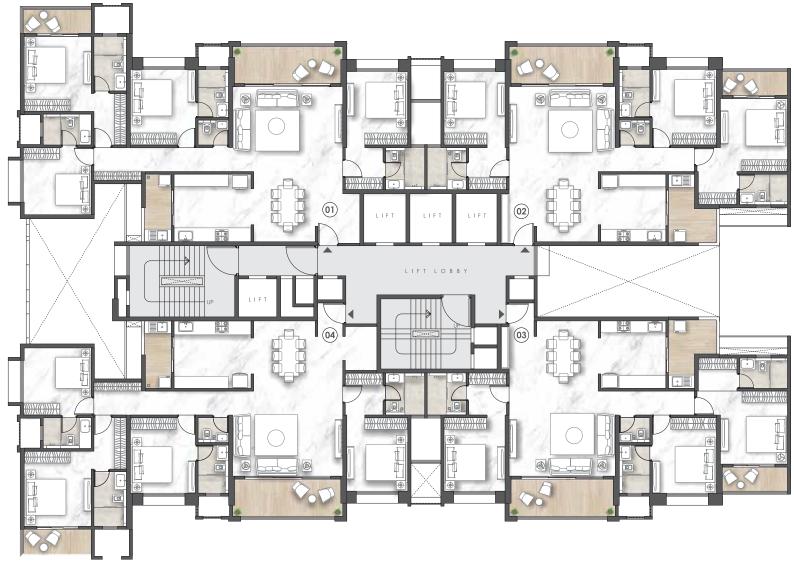
- Zumba Area
- Net Cricket
- Board Games Area
- Terrace Seating
- Sky gazing deck



### TYPICAL FLOOR PLAN - TOWER AI

2<sup>ND</sup> TO 6<sup>TH</sup>, 8<sup>TH</sup> TO 11<sup>TH</sup>, 13<sup>TH</sup> TO 16<sup>TH</sup>, 18<sup>TH</sup> TO 21<sup>ST</sup>, 23<sup>RD</sup> TO 26<sup>TH</sup>





Unit 01	4 BHK	1780 sq.ft.
Unit 02	3 BHK	1519 sq.ft.
Unit 03	3 BHK	1553 sq.ft.
Unit 04	4 BHK	1836 sq.ft.



Key Plan

RIVER SIDE

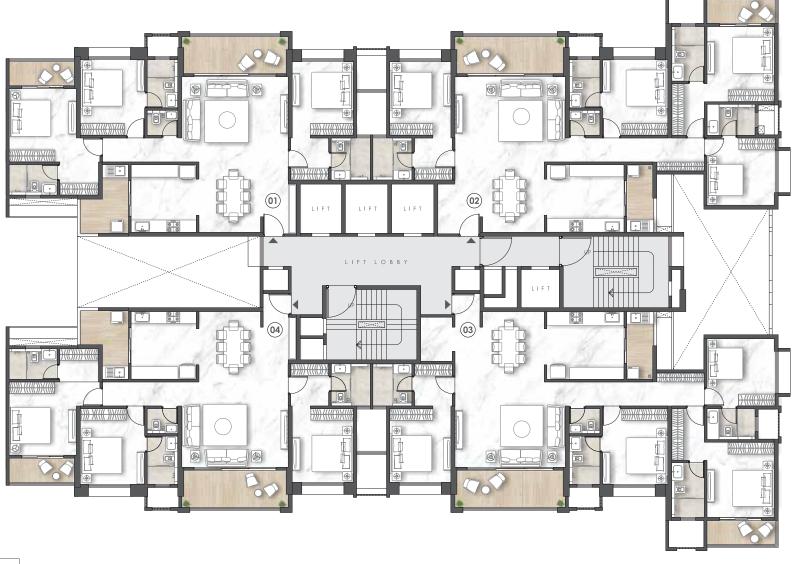


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### TYPICAL FLOOR PLAN - TOWER A2

2<sup>ND</sup> TO 6<sup>TH</sup>, 8<sup>TH</sup> TO 11<sup>TH</sup>, 13<sup>TH</sup> TO 16<sup>TH</sup>, 18<sup>TH</sup> TO 21<sup>ST</sup>, 23<sup>RD</sup> TO 26<sup>TH</sup>





Unit 01	3 BHK	1519 sq.ft.
Unit 02	4 BHK	1780 sq.ft.
Unit 03	4 BHK	1836 sq.ft.
Unit 04	3 BHK	1553 sq.ft.



Key Plan

RIVER SIDE



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WING A1 - 4 BHK - T1





	RERA CARPET	BALCONY AREA	UTILITY AREA	TOTAL CARPET AREA		
	TYPE	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
	4 BHK - T1	146.59	14.25	4.52	165.36	1780





Key Plan

WING A1 - 4 BHK - T2





	RERA CARPET	BALCONY AREA	UTILITY AREA	TOTAL CARPET AREA	
TYPE	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
4 BHK - T2	151.82	14.25	4.52	170.59	1836





Key Plan

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WING A1 - 3 BHK - T1





	TYPE	RERA CARPET	BALCONY AREA	UTILITY AREA	TOTAL CARPET AREA	
		SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
	3 BHK - T1	120.87	13.92	6.29	141.08	1519





Key Plan

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WING A1 - 3 BHK - T2





	TYPE	RERA CARPET	BALCONY AREA	UTILITY AREA	TOTAL CARPET AREA	
		SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
	3 BHK - T2	124.10	13.92	6.29	144.31	1553





Key Plan

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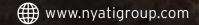






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