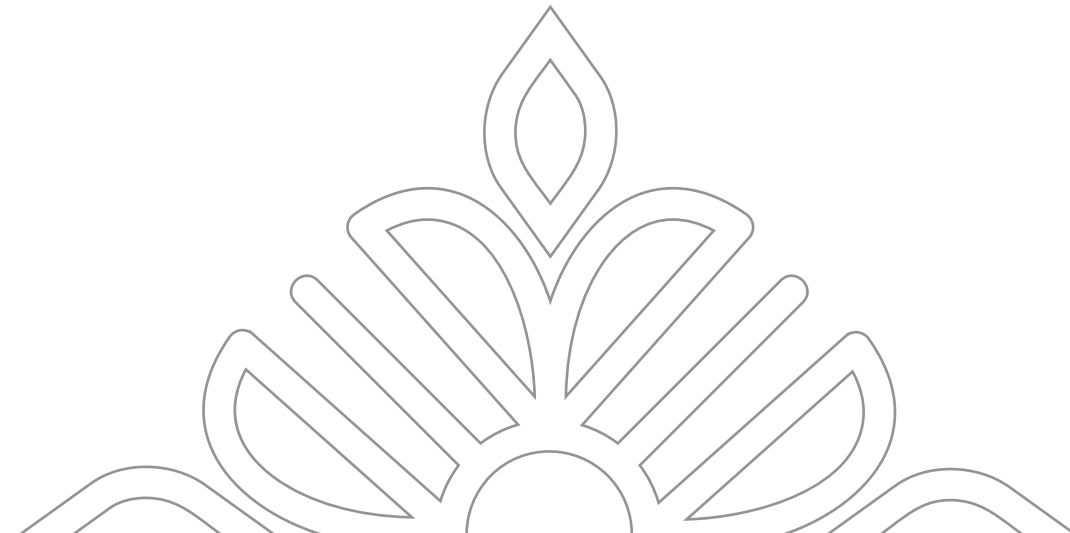




NIWANT



卐 BELVALKAR
— FUTURE • CULTURE —





Whispered calm on Prabhat's way,
Niwant stands where luxuries stay.
A nook of rest, so fine, so rare,
In Pune's embrace, beyond compare.

Walls that hum with silent song,
Promising peace the whole day long.
Here in the heart where city beats,
Niwant's retreat with serene treats.

Bask in the hush, let cares unwind,
In crafted spaces, elegantly designed.
Pune's own gem, where dreams take flight,
Niwant awaits, your respite bright.

Painting Peace on Prabhat Road



Where Legacy Meets A Landmark

Celebrated as one of the most prominent and luxurious localities in Pune, Prabhat road gives you a sound balance of zest, culture and a pleasant ambience! Dressed with a generous natural green cover, it provides a healthy and active lifestyle for the residents. With our promise of quality and innovation in tandem with such a rich locale, we present these spacious 3 & 4 BHK abodes imbued with comfort and luxury, that concurrently create a peaceful and welcoming energy!









Situated at one of Pune's most convenient and desired areas, have smooth access not only to the renowned restaurants and hospitals, but also the 'vibrant' areas of the city such as Koregaon Park, Balewadi High Street and Boat Club Road. Embraced with the best-in-class amenities and security features, it truly creates a complete lifestyle and establishes the inception of a magical creation.



Where Dreams Find Their Address.

Experience elegance with Niwant's modern designs and enhanced features-. Enjoy elevated living with personalized touches, comprehensive security, and a luminous rooftop retreat.



-  Elegant and contemporary design.
 -  Secure, smart-access lobby with a sleek finish.
 -  Comprehensive CCTV surveillance for peace of mind.
 -  Integrated video intercom for seamless communication.
-  Custom nameplates and mailboxes for every residence.
 -  Privacy ensured with a stylish boundary wall.
 -  Bright, inviting indoor and outdoor spaces.
 -  Well lit landscaped rooftop with a cozy seating area.



SPECIFICATIONS



Structure :

- Seismic resistant RCC structure.



Masonry :

- External Walls: Eco-friendly masonry with 125mm AAC blocks and fly-ash bricks
- Internal Walls: Eco-friendly masonry with 125mm AAC blocks/fly-ash bricks



Plaster :

- External Walls: Sand face plaster with waterproofing chemicals
- Internal Walls: Gypsum finish and P.O.P for the ceiling



Plumbing :

- Concealed plumbing with premium C.P. fittings from brands like Jaguar, Kohler, or equivalent
- Wall-hung European WC from Parryware, Jaguar, Simpolo, or equivalent



Paint :

- Internal Walls: Satin finish paint by Asian Paints, Nerolac, or Nippon
- External Walls: Acrylic paint by Asian Paints, Nerolac, Berger, or Nippon



Solar Water Supply :

- Individual solar water heating systems installed on the terrace



Flooring :

- 800x800 double-charged vitrified tiles in all rooms
- Ceramic dado tiles up to full height in Kitchen & toilets
- Anti-skid ceramic flooring in toilets, balconies and bathrooms
- Granite Kitchen platform with stainless steel sink



Doors and Windows :

- Main door: Veneer finish door with Melamine polish fitted on Veneer finish plywood frames, S S fittings and night latch
- Internal doors: Both side laminated shutter with SS fittings and cylindrical lock fitted on Laminated frames
- Toilet & dry balcony doors: Both side laminated shutter with SS fittings and cylindrical lock fitted on natural stone frames
- Balcony/Terrace doors: GI powder coated folding door with safety grill
- UPVC 3 track sliding windows with mosquito net and glass panels
- Oil painted safety grills for windows

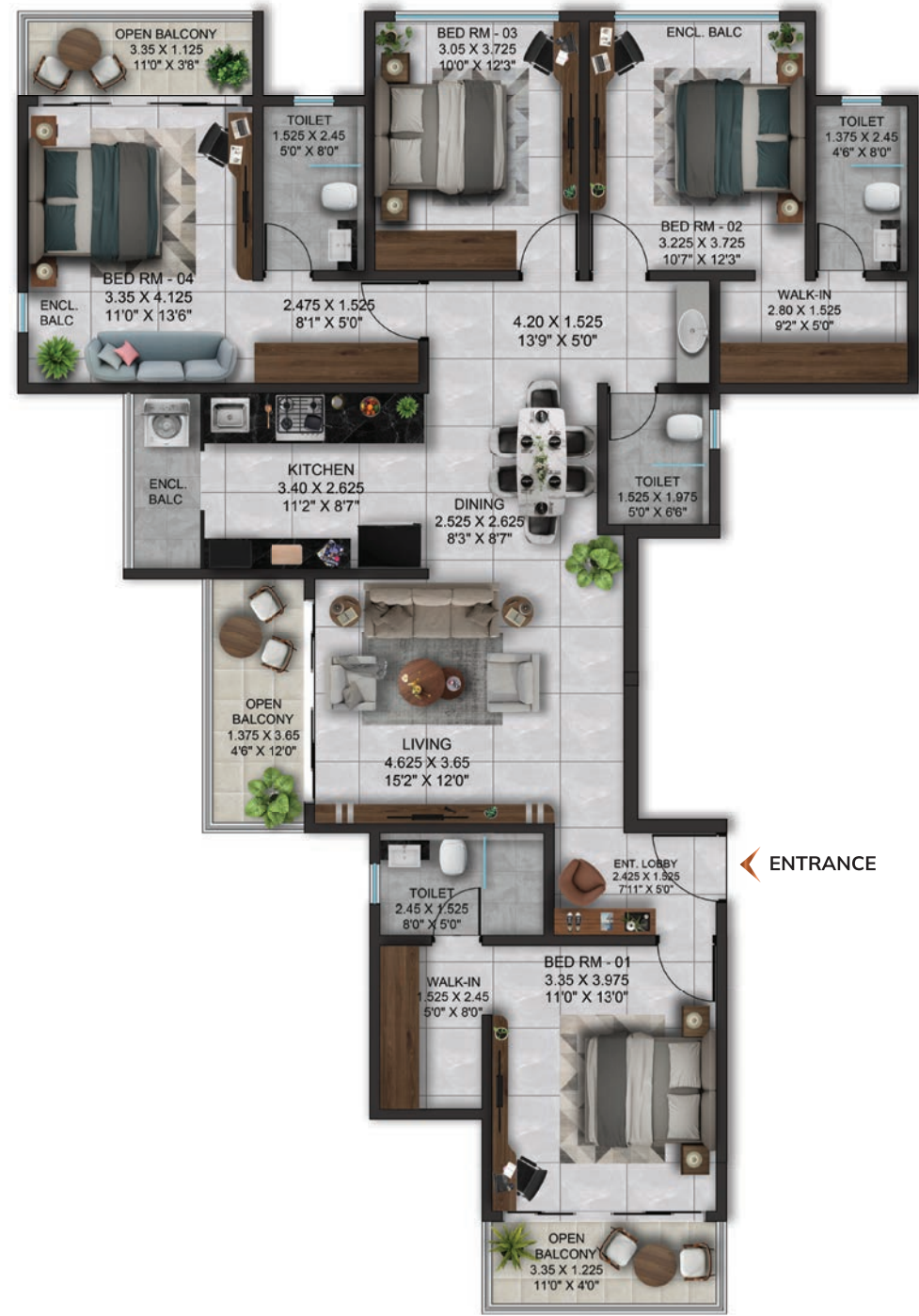


Railing :

- Glass railing with SS handrail



FLAT TYPE	RERA CARPET	DRY BALCONY	OPEN BALCONY	TOTAL CARPET
	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
3 BHK	1233	28	125	1386



FLAT TYPE	RERA CARPET	DRY BALCONY	OPEN BALCONY	TOTAL CARPET
	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
4 BHK	1379	28	138	1545



FLAT TYPE	RERA CARPET	DRY BALCONY	OPEN BALCONY	TOTAL CARPET
	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
4 BHK PREMIUM	1783	26	116	1925



 **ROOFTOP AMENITIES**

- 1. GYMNASIUM
- 2. KIDS PLAY AREA
- 3. COMMUNITY LAWN
- 4. SITOUT
- 5. PANTRY
- 6. PARTY DECK
- 7. SOLAR DECK



Crafting the Luxury of Togetherness

Where real luxury weaves into the fabric of family. In the heart of Prabhat Road, find your sanctuary—crafted with care, secured with sophistication, and illuminated by the warmth of community. Welcome home to Niwant, where every detail echoes your family's harmony.



Embrace the Solace of Niwant

In the quiet corners of Niwant, solitude becomes a statement of luxury. Here on Prabhat Road, personal space is redefined, offering a rare luxury – the time and tranquility to be alone with your thoughts. Niwant celebrates the richness of quiet moments, the opulence of alone time. Welcome to your private interlude in luxury.



NIWANT

35 / 16, LANE NO. 8, PRABHAT ROAD, PUNE 411004

Kothrud : 020 2998 5824
2ND floor, Kakade complex,
Karve Road, Kothrud, Pune-411038

Erandwane : 020 2545 6200
1175/1, 4th Floor, Nirmity Eminence,
Near Mehendale Garage, Erandwane, Pune - 411004

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Disclaimer : The brochure is an artistic impression of the proposed project and not a legal offering. The developer reserves all absolute rights to change, amend, cancel any plans/layout, no. of floors, amenities/specifications etc. at any time without assigning any prior notice. The final agreement to sale will supercede all offerings made here.



MAHA RERA NO. P52100051502