



NIRMAN
COSMOPOLIS

AT



**NIRMAN
DISTRICT**





Introducing



**NIRMAN
COSMOPOLIS**

TO
NIRMAN DISTRICT

Our journey here began with Nirman Astropolis, a unique and highly sought after residential project that reflected the new face of luxurious living to the residents of Tathawade. The Nirman District is now all set to evolve further with Nirman Cosmopolis, an elite residential project of 2, 3 & 4 BHK homes that have been specifically designed for offering outstanding luxury to its residents, along with a spectacular set of amenities meant to make the whole world marvel, endlessly.



Discover THE RESPLENDENCE

Experience a splendid lifestyle of breathtaking luxury in the very heart of Tathawade - at Nirman Cosmopolis - an outstanding residential project of 2, 3 & 4 BHK luxurious apartments that makes life look and feel truly exemplary. Right from its customised landscaping, to its calm and serene spaces that let you celebrate true solitude, to its remarkably spacious areas provided for any and all leisure activities imaginable, Cosmopolis is the bridge that binds both the posh and the pristine, impeccably.



COME LIVE A *Life*

that is as graceful as it is spacious, as lofty as it is convenient. Open up to new dimensions of luxury that have heretofore remained unexplored, then revel in the endless comforts of a life that gets all the more lavish the more you traverse through it.

Imagine a life in which distances are measured in joy and moments of leisure become moments of pleasure, every single time. So come home to Nirman Cosmopolis, and

EXPERIENCE THE TRUE MAGNIFICENCE OF LIFE.



NIRMAN COSMOPOLIS

COLLECTION

URBAN

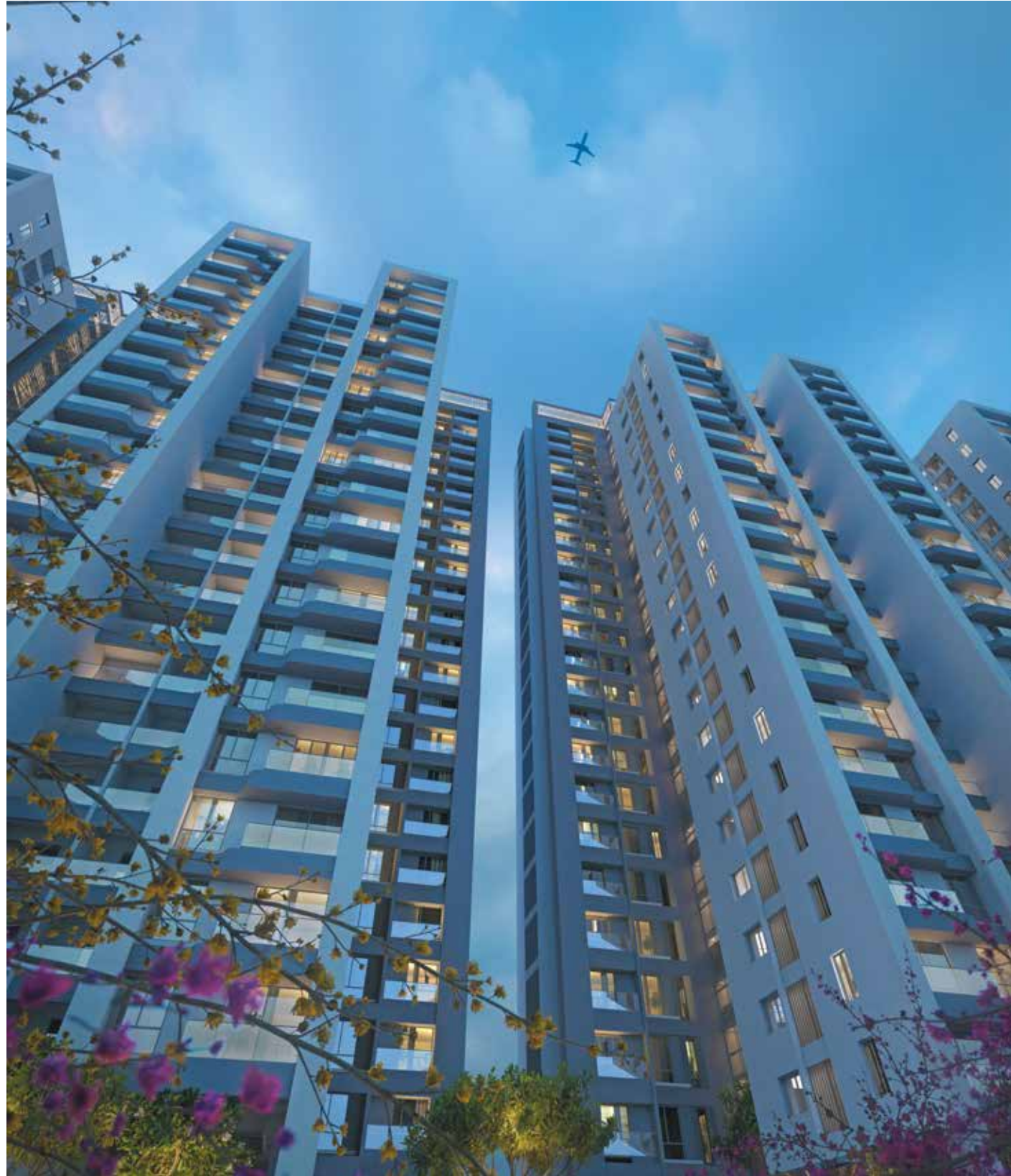
HANGERS

COLLECTION

AVENUE

NIRMAN
DRIVE

GRAND ENTRANCE



THE ELITE
Destination





NEXUS
COSMOPOLIS

Future
Expansion

BIRD'S EYE VIEW

Artistic Impression



A COMPLETE

Lifestyle

GROUND LEVEL AMENITIES

- Entrance Gate
- Multipurpose Sports Court
- Covered Sitout
- Seating Plaza
- Kids' Play Area
- Pet Park
- Delivery Pick-up Point

WORK ZONE

- Deck
- Pod Seating
- Business Lounge
- AV Room
- Co-working Area + Library + Study
- Café Seating

LEISURE ZONE

- Indoor Games Zone (Pool Table, Table Tennis)
- Squash Court
- Mini Golf Area
- Toddlers' Play Area
- Crèche
- Graffiti Wall
- Tropical Garden
- Outdoor Board Games
- Pre-function Lounge
- Multipurpose Hall
- Open Air Lounge
- Barbecue Area

TERRACE LEVEL AMENITIES

- Solar Panels
- Jogging Track

ZEN ZONE

- Yoga Deck
- Guest Rooms
- Pergola Seating
- Meditation Pods
- Panaroma Deck

FITNESS ZONE

- Swimming Pool Lounge Deck
- Kids' Pool
- Lap Pool (Half Olympic Size)
- Swimming Pool Deck
- Jacuzzi
- Outdoor Fitness Area
- Spa + Changing Rooms + Sauna
- Feature Wall
- Senior Citizens' Area
- Indoor Gym
- Yoga / Zumba Area

GROUND LEVEL AMENITIES

1. Entrance Gate
2. Multipurpose Sports Court
3. Covered Sitout
4. Seating Plaza
5. Kids' Play Area
6. Pet Park

PODIUM LEVEL AMENITIES

7. Deck
8. Pod Seating
9. Tropical Garden
10. Business Lounge
11. AV Room
12. Co-working Area + Library + Study
13. Café Seating
14. Lobby
15. Indoor Games Zone (Pool Table, Table Tennis)
16. Squash Court
17. Mini Golf Area
18. Toddlers' Play Area
19. Crèche
20. Graffiti Wall
21. Outdoor Board Games
22. Pre-function Lounge

23. Multipurpose Hall
24. Open Air Lounge
25. Barbecue Area
26. Swimming Pool Lounge Deck
27. Kids' Pool
28. Lap Pool (Half Olympic Size)
29. Swimming Pool Deck
30. Jacuzzi
31. Lobby

32. Outdoor Fitness Area
33. Spa + Changing Rooms + Sauna
34. Lobby
35. Feature Wall
36. Senior Citizens' Area
37. Indoor Gym
38. Yoga / Zumba Area
39. Yoga Deck
40. Guest Rooms

41. Pergola Seating
42. Lobby
43. Meditation Pods
44. Panaroma Deck
45. Delivery Pick-up Point





ENTRANCE PORCH



KIDS' PLAY AREA & PET PARK



YOGA DECK



SWIMMING POOL



MINI GOLF

Artistic Impression



MULTIPURPOSE SPORTS COURT



OPEN AIR PARTY LOUNGE



NETFLIX

NETFLIX

THE FRIENDS REUNION SPECIAL

ORANGE IS THE NEW BLACK

THE SCORCHING CHAIR

ANOTHER LIFE

DORY

BREAKING BIRD

THE LEAGUE

AV ROOM

Artistic Impression



BUSINESS LOUNGE



INDOOR GYM

Artistic Impression



SQUASH COURT



SEATING PODS & OPEN CAFÉ

Specifications

TILINGS

- Italian finish vitrified flooring in kitchen, living and dining rooms
- Premium designer wall tiles in washroom

WASHROOM

- Washroom CP fittings of premium quality
- Washroom sanitary fittings of premium quality
- Anti-skid tiles for all washrooms
- Exhaust fans for all attached washrooms
- Glass partition in all attached washrooms
- False ceilings in all attached washrooms and common washroom

DOORS / WINDOWS

- Laminated main door with digital locks
- All washroom door shutters laminated on both sides
- Three-track aluminium windows with mosquito mesh
- Toughened heat-soaked glass railings/ fabrications for attached balconies in all apartments
- Designer laminated flush doors with tubular locks for bedrooms
- Full height windows in bedrooms
- Sliding door for balcony attached to livingroom.
- Quartz Stone window sills

COMMON FEATURES

- AC in living room and master bedroom (Haier / LG / Voltas or equivalent brand)
- Grand entrance lobby
- Elevators of Schindler / Otis / Johnson or equivalent brand
- Multi-level car parking
- Earthquake resistant structure

ELECTRICAL FIXTURES

- Home automation in living room and master bedroom (Lighting ON/OFF switch & provision for curtain control in livingroom)
- Premium quality modular electrical switches
- Fire-resistant concealed wiring
- TV point in livingroom & all bedrooms
- Branded switches of premium quality
- Provision for inverter with power backup for designated points within the apartment
- MCB and RCCB protection
- Security system
- Security cabin with monitoring system
- CCTV for entire campus and entrance lobby area
- CCTV surveillance for crèche and kids' play area
- Fire-fighting systems
- Video door phones in all apartments
- Kitchen with sprinkler and gas leak detector

PAINTING / WALL FINISH

- Gypsum / POP finished walls
- Textured paint finish for the exterior of the building
- OBD / plastic emulsion or equivalent on internal walls & ceiling

PARKING

- Sufficient designated car parking
- Well-designed & spacious parking levels

KITCHEN

- Quartz stone kitchen platform with acrylic sink
- Modular kitchen cabinetry
- Water purifier in every kitchen
- Provision for exhaust fan

DRINKING WATER

- Separate storage space for drinking water
- Separate supply system for drinking water in kitchen

GO GREEN

- Provision for EV charging station in every parking
- Solar panels on rooftop
- Rainwater harvesting and sewage treatment plant (STP)
- Organic waste converter



A LOCATION THAT'S A *Landmark*

Nirman District is now a well established landmark in Tathawade, not only for the sheer convenience and luxury that it offers its residents, but also for its incredible connectivity with leading IT hubs, healthcare providers, entertainment avenues, and so much more. Thanks to the ever expanding infrastructure and opportunities within the locale, Nirman District is now more than just a real estate address -- it's a real estate destination.

KEY

Distances

CONNECTIVITY

- Mumbai-Bengaluru Highway 10 Mins
- Akurdi Railway Station 10 Mins
- Pune Railway Station 30 Mins
- Pune Airport-Lohegaon 55 Mins

HEALTHCARE

- Sai Jyoti Hospital 07 Mins
- Aditya Birla Hospital 09 Mins
- Lifepoint Hospital 09 Mins

BANKS

- State Bank of India 05 Mins
- Axis Bank 06 Mins
- ICICI Bank 08 Mins

EDUCATION

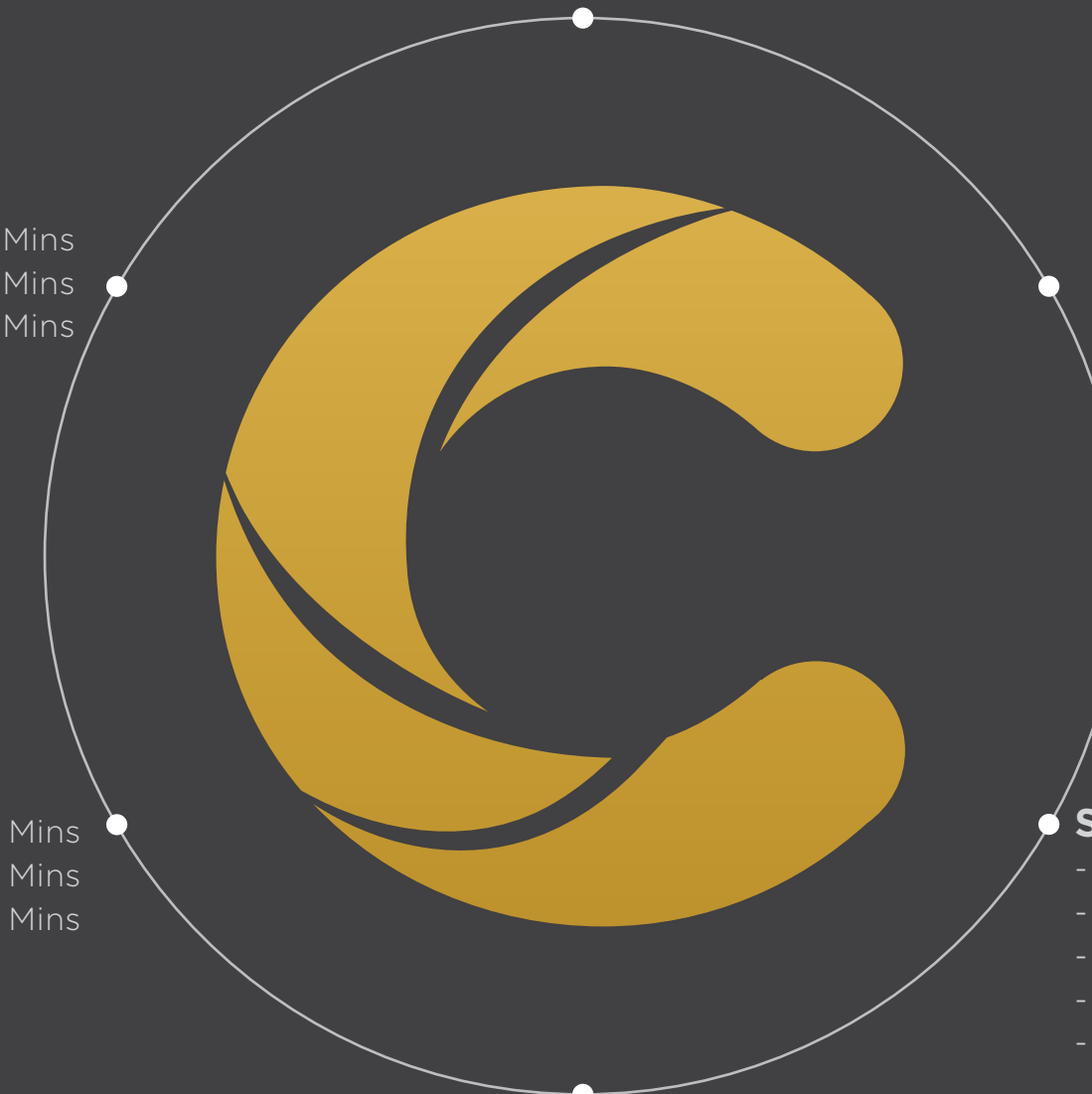
- The Academy School 01 Min
- The Orchid Intl. School 05 Mins
- JSPM College 05 Mins
- Blossom Public School 06 Mins
- D. Y. Patil Engg. College 09 Mins
- Akshara Intl. School 11 Mins
- Indira Comm. & Sci. College 11 Mins

BRT BUS STOP

- Pawar Wasti 01 Min
- Dange Chowk 05 Mins

SHOPPING

- One Mall 08 Mins
- D-Mart (Ravet) 09 Mins
- Spot 18 Shopping Mall 11 Mins
- Elpro City Square Mall 13 Mins
- Upcoming Phoenix Mall 14 Mins



FROM THE
Trusted

Nirman Greens is amongst the fastest-growing firms within the construction sector with a presence in residential & commercial real estate and an expertise in industrial & specialized civil constructions all across Pune. Having created landmark projects spread across 40 lacs sq. ft., Nirman Greens is currently developing 50 lacs sq. ft. of commercial, retail and residential spaces all across Pune.

Strongly focused on meeting specific client requirements and understanding people's contemporary lifestyle needs, Nirman Greens is continuously innovating through its projects to keep pace with changing trends and technologies every where.





SITE ADDRESS

Nirman Cosmopolis, Sr. No. 29/1A & 29/1B, Aundh-Ravet BRTS Rd.,
Opp. HP Petrol Pump, Tathawade, Pune

CORPORATE ADDRESS

Nirman Greens, Amar Business Zone, B Wing,
Office No. 902, Sr. No. 87/1A & 87(Part), Baner, Pune 411045

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