



NIRMAN  
ASTROPOLIS

AT



**NIRMAN  
DISTRICT**





An emerging suburb of Pune, Tathawade boasts excellent connectivity and a social infrastructure rich in educational institutes, banks, healthcare, entertainment and employment hubs. With more and more people being attracted to the area, the demand for a place that is self sufficient to make for a luxurious yet convenient living experience in the locality becomes imperative. And that is why Nirman District was conceptualised.

Nirman District is a well structured lifestyle that will transform the face of real estate in Tathawade. Bringing avenues like shopping, entertainment, healthcare; and everyday needs made accessible in one big vicinity, this is a project that brings a complete package of convenient and luxurious living. And we mean it when we say, it is a district

WHERE LIFE  
COMES  
TOGETHER





BIRTH OF A  
*District*

ARTISTIC IMPRESSION

The inception of Nirman District will be marked by multiple projects under one roof. Nirman Astropolis, a residential project that will mark the beginning of a luxurious lifestyle and a commercial project that will set the ball rolling for a variety of avenues that the project will witness in the near future.

A PLACE THAT  
IS A WORLD  
IN ITS OWN.



\*IMAGE FOR REPRESENTATION PURPOSE ONLY

Imagine a life that is fulfilling, convenient and comfortable. A life where everything you need is just a stroll away. Where there are ample avenues to spend leisure moments together, and there are spaces for solitude & solace.

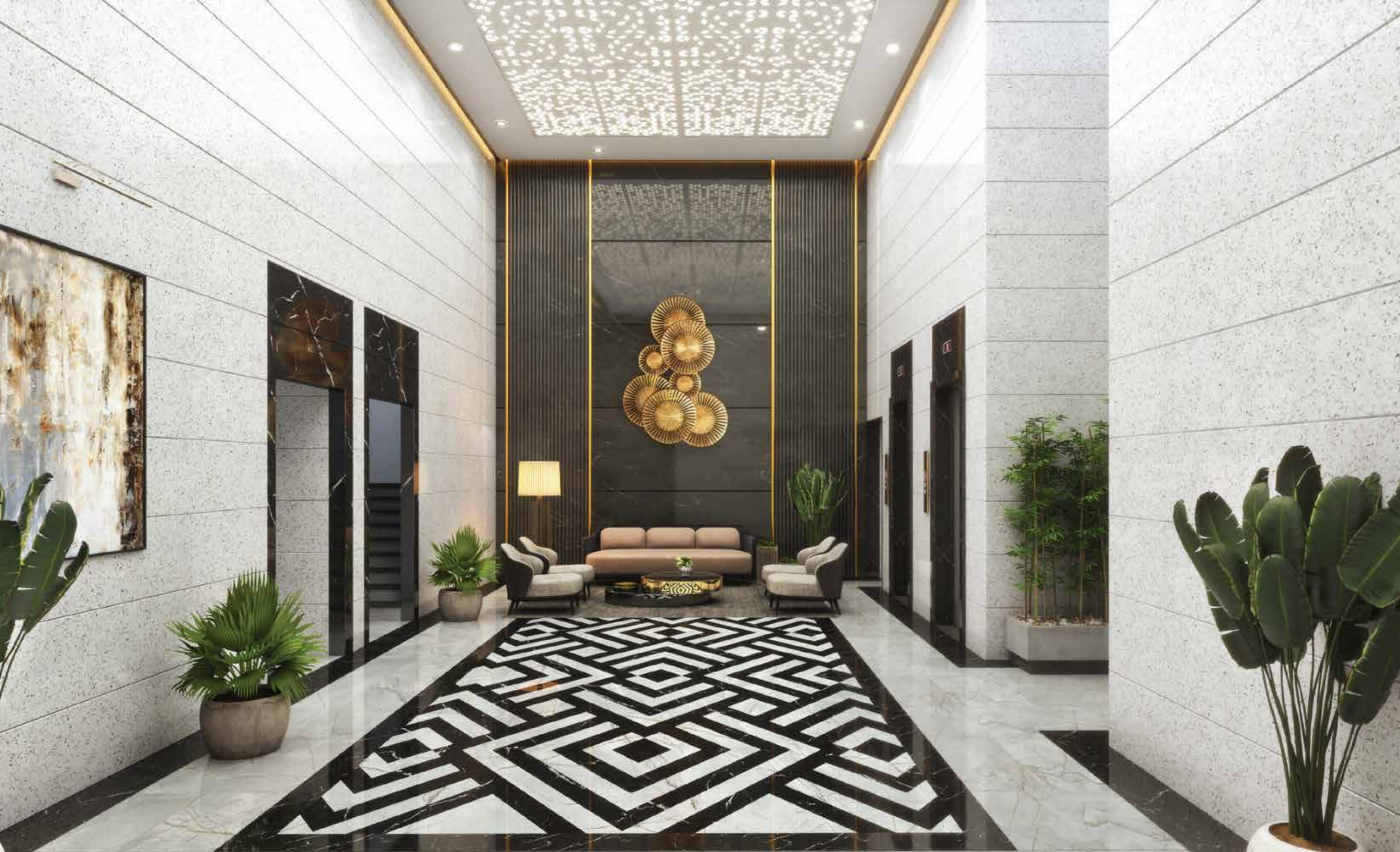
It is a place so rare it seems out of this world, a place amongst the stars, a place that has everything that you desire...A place that is a home out of your dreams...



  
NIRMAN  
ASTROPOLIS

ARTISTIC IMPRESSION

Bringing a premium lifestyle to Tathawade, Astropolis is a scintillating project of 2 & 3 BHK apartments available in 6 variants detailed to perfection. With a thoughtful blend of landscaped areas and vibrant amenities, Astropolis is a beginning of a stylish, luxurious and a balanced lifestyle.



GRAND ENTRANCE LOBBY

A COMPLETE

*Lifestyle*

## GROUND LEVEL AMENITIES

- Clubhouse  
(Banquet Hall & Badminton Court)
- Reflection Pool
- Floating Lounge
- Party Lawn
- Barbecue Area
- Kids' Play Area with  
Climbing Wall and Sand Pit
- Seating Area
- Multi-purpose Sports Court

## PODIUM LEVEL AMENITIES

- Zen Garden
- Tropical Garden

## EXCLUSIVE OUTDOOR AMENITIES

- Infinity Pool
- Kids' Pool
- Jacuzzi
- Seatings along Reflexology Path
- Swing Seating

## EXCLUSIVE COVERED AMENITIES

- Guest Rooms
- Music Room
- Indoor Gym
- Library
- Co-working Space
- Crèche
- Men's and Women's Sauna  
and Changing Rooms

## TERRACE LEVEL AMENITIES

- Stargazing Deck
- Solar Pods
- Yoga Deck
- Outdoor Board Games
- Seating Plaza
- Community Farming
- Net Cricket
- Pergola Seating
- Toddlers' Play Area
- Outdoor Cinema and Amphitheatre
- Fitness Area
- Senior Citizen Area
- Sky Walk with Bridge Connecting  
Towers 1 & 2 + Towers 3 & 4



1. Entrance  
2. Tropical Garden  
3. Zen Garden  
4. Floating Lounge  
5. Clubhouse  
(Banquet Hall &  
Badminton Court)

6. Kids' Play Area  
7. Party Lawn  
8. Barbecue Area  
9. Multipurpose Sports Court  
10. Stargazing Deck  
11. Yoga Deck

12. Senior Citizen Area  
13. Sky Walk with Bridge  
Connecting Tower 3 & 4  
14. Pergola Seating &  
Reflexology Path  
15. Outdoor Cinema &  
Amphitheatre

16. Fitness Area  
17. Jacuzzi  
18. Infinity Pool  
19. Covered Deck  
20. Kids' Pool

\*21. Stargazing Deck  
\*22. Toddlers' Play Area  
\*23. Pergola Seating &  
Reflexology Path  
\*24. Net Cricket

\*25. Sky Walk with Bridge  
Connecting Tower 1 & 2  
\*26. Solar Pods  
\*27. Outdoor Board Games  
\*28. Yoga Deck  
\*29. Stargazing Deck



SITE MAP

\*Tower 1 & 2 amenities are a part of future development.  
ARTISTIC IMPRESSION



CLUBHOUSE, PARTY LAWN & MULTIPURPOSE SPORTS COURT



CLUBHOUSE, PARTY LAWN & KIDS' PLAY AREA



ZEN GARDEN

ARTISTIC IMPRESSION



PERGOLA SEATING, REFLEXOLOGY PATH & LIBRARY

The logo for Nirman Astropolis, featuring a stylized 'N' symbol above the text 'NIRMAN' and 'ASTROPOLIS'. The text is illuminated in a warm, golden glow. The logo is set against a dark background with a decorative, geometric pattern above it.

**NIRMAN**  
**ASTROPOLIS**

JACUZZI & INFINITY POOL



YOGA DECK

ARTISTIC IMPRESSION



SEATING AREA

ARTISTIC IMPRESSION





STARGAZING DECK

ARTISTIC IMPRESSION



OPEN AIR CINEMA / AMPHITHEATRE

ARTISTIC IMPRESSION

# 2 BHK



**A** LOBBY

**B** LIVING ROOM/DINING

**C** BALCONY

**D** KITCHEN

**E** PASSAGE

**F** BALCONY

**G** TOILET

**H** DRY BALCONY

**I** M.BEDROOM

**J** TOILET

# 3 BHK



- |                             |                  |                      |                    |
|-----------------------------|------------------|----------------------|--------------------|
| <b>A</b> LOBBY              | <b>D</b> KITCHEN | <b>G</b> BEDROOM     | <b>J</b> BALCONY   |
| <b>B</b> LIVING ROOM/DINING | <b>E</b> BEDROOM | <b>H</b> TOILET      | <b>K</b> M.BEDROOM |
| <b>C</b> BALCONY            | <b>F</b> TOILET  | <b>I</b> DRY BALCONY | <b>L</b> TOILET    |

# 3 BHK



- |                             |                  |                      |                  |
|-----------------------------|------------------|----------------------|------------------|
| <b>A</b> LOBBY              | <b>D</b> KITCHEN | <b>G</b> M. BEDROOM  | <b>J</b> BEDROOM |
| <b>B</b> LIVING ROOM/DINING | <b>E</b> BEDROOM | <b>H</b> TOILET      |                  |
| <b>C</b> BALCONY            | <b>F</b> TOILET  | <b>I</b> DRY BALCONY |                  |

# Specifications



## TILINGS

- Italian finish vitrified flooring in full flat
- Wooden finish tiles in the sit-out area
- Premium designer wall tiles in washrooms

## WASHROOM

- Washroom CP fittings of Jaquar / Grohe / Kohler or equivalent brand
- Washroom sanitary fittings from Jaquar / Cera / American Standard or equivalent brand
- Panic button in washrooms
- Anti-skid tiles for washrooms
- Provision of exhaust fan for all washrooms
- False ceiling if slung plumbing

## DOORS / WINDOWS

- Laminated main door with digital lock
- All washroom door shutters laminated on both sides
- Three-track aluminium windows with mosquito mesh
- Toughened heat-soaked glass railings / fabrication for attached balcony in all the apartments
- Designer laminated flush doors with tubular locks for bedrooms
- Full height windows in bedrooms
- Sliding door for balcony attached to living
- Quartz stone window sill on all sides



## ELECTRICAL

- Premium quality modular electrical switches
- Fire-resistant concealed wiring
- AC point in living & all bedrooms
- TV point in living & all bedrooms
- Switch brands Legrand / Anchor or equivalent brand
- Provision for inverter with power backup for designated points in the apartment
- MCB and RCCB protection
- Security system
- Security cabin with monitoring system
- CCTV for the entire campus and entrance lobby
- CCTV surveillance for crèche and kids' play area
- Fire fighting systems
- Video door phone in all apartments
- Kitchen with sprinkler and gas leak detector

## KITCHEN

- Quartz stone kitchen platform with acrylic sink
- Semi-modular kitchen unit
- Water purifier in every kitchen
- Provision for exhaust fan

## PAINTING/WALL FINISH

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

## 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

## DRINKING WATER

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

## PARKING

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

## 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 LUCRATIVE *Location*

Excellent connectivity, proximity to educational institutes, employment hubs, healthcare & entertainment and increased interest of the real estate developers, makes Tathawade a lucrative location. With a consistently developing infrastructure, this suburb is appreciating and growing rapidly, which makes it a locality to look forward to



# KEY *Distances*

## SCHOOL & COLLEGES

- The Academy School 01 Min
- The Orchid Int. School 05 Min
- Akshara International School 11 Min
- D. Y. Patil Engg. College 09 Min
- Indira Comm. & Science College 11 Min

## HOSPITALS

- Aditya Birla Hospital 09 Min
- Sai Jyoti Hospital 07 Min

## BRT BUS STOP

- Pawar Wasti 01 Min
- Dange Chowk 05 Min

## BANKS

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

## SHOPPING

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

## CONNECTIVITY

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



FROM THE  
*Trusted*

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

Focused on specific requirements of the clients and understanding the needs of a contemporary lifestyle, Nirman Greens is continuously innovating through its projects to keep pace with the changing trends and technologies.



## CREDITS

### ARCHITECT

VK: a ARCHITECTURE

### R.C.C. CONSULTANT

G. A. BHILARE CONSULTANTS

### LANDSCAPE DESIGN

VK: a LANDSCAPE

### MEP CONSULTANT

MEP SOLUTIONS

### 3D & MEDIA CONSULTANT

SQUARE ONE

### LEGAL ADVISOR

ADV. KADEKAR

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## SITE ADDRESS

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## CORPORATE ADDRESS

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