



NYATI  
**Emerald**  
— Precious Forever —

An elegantly crafted gem for your precious self.

LAVISH 2 & 3 BED RESIDENCES IN BANER

---

## A PRECIOUS LIFE AWAITS

An abode with limitless possibilities. That's Nyati Emerald. With lavish 2 and 3 bed residences, 14-acres development and approximately 2-acre of vehicle-free podium zone. Its 30+ age-wise amenities promise you a modern lifestyle, while an exclusive commercial zone at the front offers all the convenience.



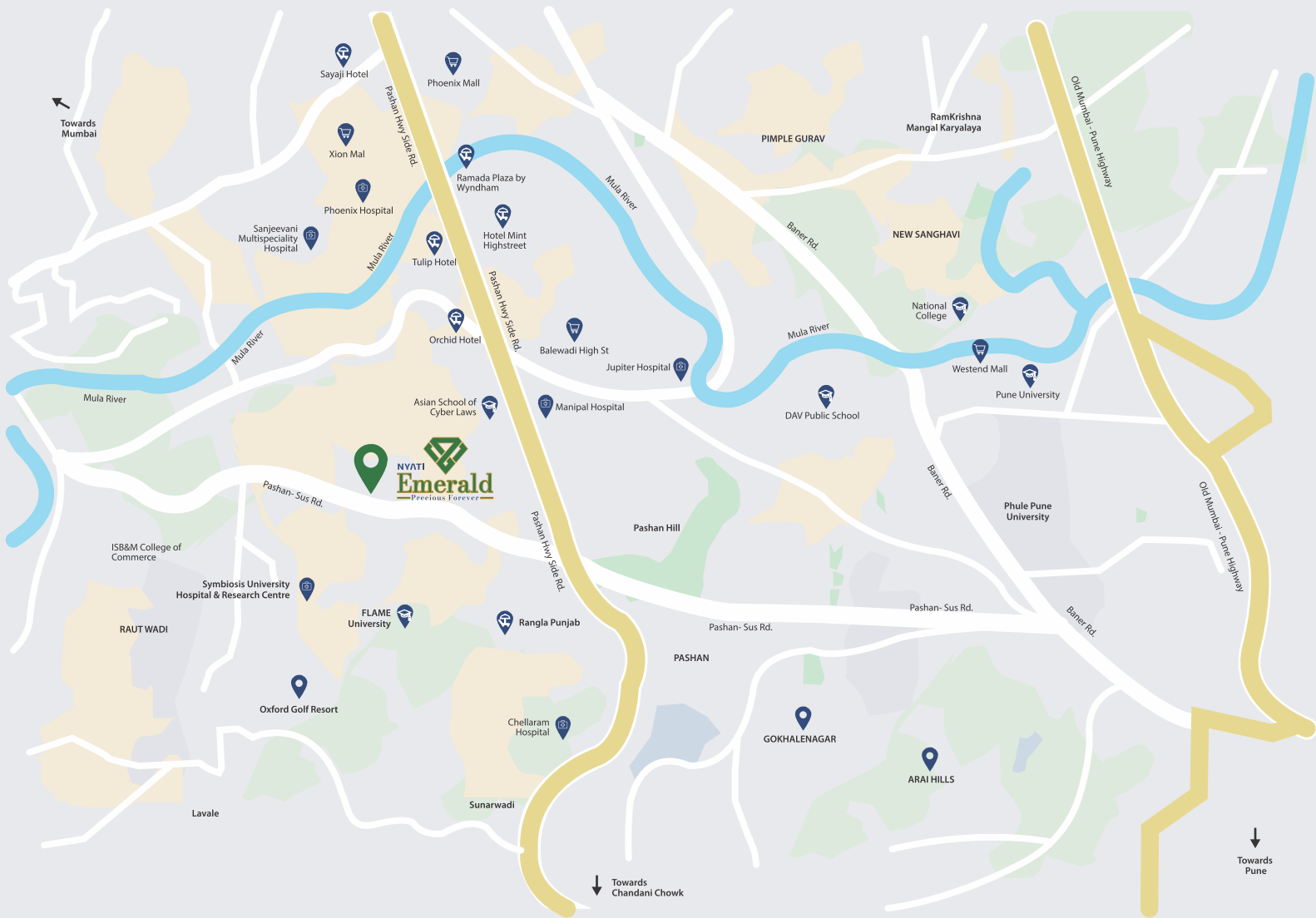
Architectural Rendition





## PROJECT MASTER LAYOUT

- |                           |                       |                   |
|---------------------------|-----------------------|-------------------|
| 1. Entrance               | 11. Swimming Pool     | 21. Pergola       |
| 2. Security Cabin         | 12. Outdoor Gym       | 22. Amphitheatre  |
| 3. Yoga Lawn              | 13. Pool Deck         | 23. Party Lawn    |
| 4. Senior Citizens' Plaza | 14. Clubhouse         | 24. Skating Rink  |
| 5. Herbal Garden          | 15. Indoor Games      | 25. Tree Garden   |
| 6. Cricket Pitch          | 16. Co -Working Space | 26. Jogging Track |
| 7. Kids' Play Area        | 17. Food Plaza        | 27. Sand Pit      |
| 8. Football Court         | 18. Outdoor Chess     | 28. Cycling Track |
| 9. Multipurpose Court     | 19. Ground Billiard   | ...and much more. |
| 10. Kids' Swimming Pool   | 20. Ludo              |                   |



Disclaimer: Distances and locations are for representational purposes only.

## BANER: WHERE THE FINE LIFE MEETS GROWTH.



### Academics

- Asian School of Cyber Laws - 900 m / 3 min
- National College - 3.5 km / 8 min
- Pune University - 4.4 km / 13 min
- ISB&M College of Commerce - 5.8 km / 15 min
- DAV Public School - 6.2 km / 15 min



### Shopping & Retail

- Balewadi High Street - 3.8 km / 8 min
- Westend Mall - 6.8 km / 16 min
- Phoenix Mall (Upcoming) - 7 km / 18 min
- Xion Mall - 7.8 km / 14 min
- The Pavillion Mall - 10.4 km / 24 Mins



### Healthcare

- Manipal Hospital - 3.6 km / 9 min
- Jupiter Hospital - 4 km / 9 min
- Chellaram Hospital - 5.3 km / 10 min
- Sanjeevani Multispeciality Hospital - 9.2 km / 15 min
- Phoenix Hospital - 9.9 km / 20 min



### Hospitality

- Orchid Hotel - 3.6 km / 8 min
- Tulip Hotel - 3.9 km / 10 min
- Hotel Mint Highstreet - 4.2 km / 12 min
- Ramada Plaza by Wyndham - 4.3 km / 12 min
- Sayaji Hotel - 6.6 km / 15 min



## AMENITIES

---



A world with infinite delights



Recharge and reconnect in your free time



Timeless landscape with ultimate comfort



Active lifestyle for fitness enthusiasts



Dive into relaxation and tranquility

---

**Play Zones:** Toddlers' Play Area | Sand Pit | Kids' Play Area | Ludo | Skating Rink

**Work and Workout:** Co-Working Space | Outdoor Gym | Football Court | Pool Deck | Cricket Pitch | Jogging Track | Cycling Track | Swimming Pool | Indoor Games | Multipurpose Court | Amphitheatre

**Rejuvenate:** Herbal Garden | Yoga Lawn | Party Lawn | Food Plaza | Pergola | Tree Garden | Senior Citizens' Plaza

---

# THE FINEST INGREDIENTS. BECAUSE NOTHING LESS WOULD DO.



## Structure, Masonry Walls & Plaster/Paints

- RCC composite shear wall structure and AAC blocks
- External wall with textured and acrylic paint
- Internal walls & ceiling – Gypsum finished walls & putty finished ceiling



## Flooring Tiles

- Living/passage, kitchen, bedrooms - Vitrified tiles flooring with skirting.
- Toilets and terraces –Matte finish ceramic flooring.



## Dado Tiles

- Toilet - Ceramic tile Dado up to louvered window top level.
- Kitchen - Ceramic glazed tile Dado up to 0.6 m above kitchen platform.



## Kitchen Area

- CPVC concealed plumbing lines
- Granite top kitchen or full body tile top kitchen platform, with S.S. Sink
- Piped gas outlet



## Toilets

- Concealed plumbing with hot and cold arrangement inside master toilet for wall mixer & washbasin
- Concealed plumbing inside common/bedroom toilet for washbasin, with hot & cold arrangements for wall mixer
- CP fittings. Sanitary ware
- Solar water heating system to master bedroom toilet only. (time, temperature and quantum of hot water subject to climate conditions)



## Painting

- Internal walls & ceiling - Oil bound distemper
- External walls - Acrylic paint
- Inside toilet & ceiling - Oil paint above tile Dado



## Electrification & Cabling

- Concealed copper wiring with modular switches in all flats
- Provision of internet point in the living Room
- TV point in living Room and master bedroom
- Electrical points for AC in all rooms
- Electrical points for washing machine, water purifier and refrigerator
- Generator back-up for the entire flat excluding 15 amp electrical points



## Doors

- Main door frame – Laminated plywood
- Main door shutter - Both side laminated with accessories
- Bedroom frame & doors - laminated door shutters with ply laminated door frame
- Toilet doors – laminated door shutters with granite door frame
- UPVC or aluminium profile 3 track sliding doors with mosquito net



## Automation and Security

- Lights and fan operated on touch screen panels.
- Main door security having video phone with access control.



## Windows

- UPVC or aluminum profile 3 track sliding windows with mosquito net
- Al frames with PVC louvered windows for all toilets



## Lifts

- Lifts as per plan

# FLOOR PLAN

## A1 | A2 | A3 TYPICAL FLOOR PLAN

B+Gr+Mezz/1st+29FL



TYPICAL 2<sup>ND</sup> TO 7<sup>TH</sup>, 9<sup>TH</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup> TO 17<sup>TH</sup>, 19<sup>TH</sup> TO 22<sup>ND</sup>, 24<sup>TH</sup> TO 27<sup>TH</sup>, 29<sup>TH</sup> FLOOR PLAN

MahaRERA No: Nyati Emerald E: P52100051235

Note :- The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"  
 Furniture Disclaimer:- Furniture layout is only for indicative purposes and not part of the flat.



**A1 | A2 | A3 TYPICAL REFUGE FLOOR PLAN**

B+Gr+Mezz/1st+29FL



TYPICAL 8<sup>TH</sup>, 13<sup>TH</sup>, 18<sup>TH</sup>, 23<sup>RD</sup>, 28<sup>TH</sup> FLOOR PLAN

MahaRERA No: Nyati Emerald I: P52100051235

Note :- The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"  
 Furniture Disclaimer:- Furniture layout is only for indicative purposes and not part of the flat.



# FLOOR PLAN

## B1 | B2 | B3 | TYPICAL FLOOR PLAN

B+Gr+29FL



TYPICAL 1<sup>ST</sup> TO 7<sup>TH</sup>, 9<sup>TH</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup> TO 17<sup>TH</sup>, 19<sup>TH</sup> TO 22<sup>ND</sup>, 24<sup>TH</sup> TO 27<sup>TH</sup>, 29<sup>TH</sup> FLOOR PLAN

MahaRERA No: Nyati Emerald E: P52100051235

Note :- The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"

Furniture Disclaimer:- Furniture layout is only for indicative purposes and not part of the flat.

**B1 | B2 | B3 | TYPICAL REFUGE FLOOR PLAN**

B+Gr+29FL



TYPICAL 8<sup>TH</sup>, 13<sup>TH</sup>, 18<sup>TH</sup>, 23<sup>RD</sup>, 28<sup>TH</sup> FLOOR PLAN

MahaRERA No: Nyati Emerald I: P52100051235

Note :- The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"  
 Furniture Disclaimer:- Furniture layout is only for indicative purposes and not part of the flat.

## 2 BHK



MahaRERA No.: Nyati Emerald I: P52100051235

Note :-The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"

Furniture Disclaimer:- Furniture layout is only for indicative purposes and not part of the flat.



## 3 BHK



MahaRERA No.: Nyati Emerald I: P52100051235

Note :-The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"

Furniture Disclaimer:- Furniture layout is only for indicative purposes and not part of the flat.

With over 25 years of excellence in real estate and engineering, Nyati Group has been bringing together integrity and transparency, design and aesthetics, and globally benchmarked construction technology to deliver the finest residential, commercial, retail, hospitality, corporate and industrial spaces for a pan-India and overseas clientele.

**Real Estate | Engineering | Infrastructure | Hospitality | Healthcare | Nyati Foundation**

**40+** million sq.ft.  
developed

**68+** delivered  
projects

**14000+**  
happy families



**Site Address:**

Nyati Emerald, S. No. 55, Mohan Nagar Co. Op. Society, Baner, Pune - 411045.

Call: 76200 66000 | [www.nyatigroup.com](http://www.nyatigroup.com)

**Corporate Address, Pune:**

6<sup>th</sup> Floor, Nyati Unitree, Nagar Road, Yerawada, Pune - 411006.

**Sales & Marketing, Mumbai:**

804, Landmark Platinum, Junction of Road and 34<sup>th</sup> Road, Khar (W), Mumbai - 400050.

**Sales & Marketing, Overseas Office, Dubai:**

Nyati Overseas Real Estate, 102, Burlington Tower, Opp. Oberoi Hotel, Business Bay, Dubai, UAE.

MahaRERA No: Nyati Emerald I: P52100051235

Disclaimer: This brochure is not a legal offering. The developers reserve the right to alter the brochure at their discretion. The rendered images displayed are for representational purposes only.  
Note: the dimension of the unit as mentioned are from 'Bare Wall' to 'Bare Wall'.



Scan here  
to get site location



Scan for  
MahaRERA details