



NIVASA
UDAAN

HOMES THAT DELIVER YOUR ASPIRATIONS

1 & 2 BHK Apartments @ LOHEGAON



LIFE IS ALL ABOUT ASPIRATIONS...

ASPIRATIONS to live a life brimming with luxury...

ASPIRATIONS to spend beautiful moments with loved ones...

ASPIRATIONS to find convenience and comfort everywhere...

To breath the serene, fresh air and

To live life to the fullest...

Every **ASPIRATION** makes our life meaningful & beautiful...



NIVASA UDAAN...

Let 'us' give wings to your...

ASPIRATIONS

Here, all your
ASPIRATIONS
will be fulfilled...



Connected Locale



Opulent Lifestyle



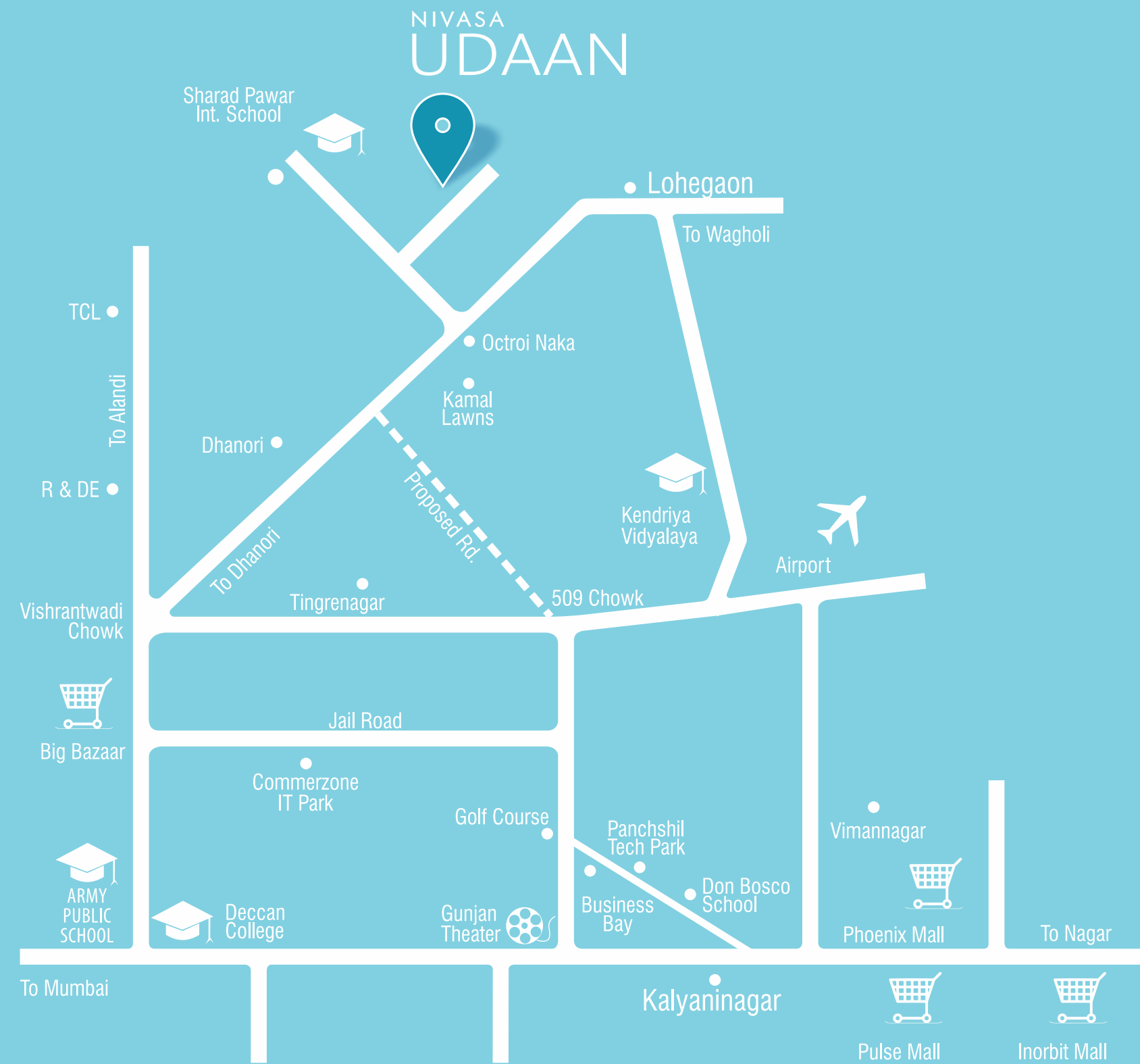
Finest Leisures



Healthy Freshness



Unmatched Details



An ideal location
that promises
easy connectivity!

- D Y PATIL INSTITUTE
- SHARAD PAWAR INT. SCHOOL
- DON BOSCO SCHOOL
- RUBY HOSPITAL
- COLOMBIA ASIA
- LOHEGAON AIRPORT
- PHOENIX MALL, INORBIT MALL
- COMMERZONE IT PARK
- BUSINESS BAY
- PANCHSHIL TECH PARK





WELCOME TO
NIVASA UDAAN...

This is where the journey towards
fulfilled aspirations starts. This is
where aspirations are realised.





AN ICONIC
ARCHITECTURE...

Magnificent architecture is what
creates an instant impression of
a class apart rich elegance.





LEGEND

- 1 ENTRANCE GATE
- 2 JOGGING TRACK
- 3 WATER BODY
- 4 FEATURE WALL
- 5 CHILDREN'S PLAY AREA
- 6 SENIOR CITIZEN AREA
- 7 BARBEQUE AREA
- 8 PARTY LAWN
- 9 SWIMMING POOL
- 10 WOODEN DECK
- 11 CLUB HOUSE
- 12 MULTIPURPOSE COURT



THE EPITOME OF PLANNING

Nivasa Udaan is the true mark of brilliance, planned for simplicity, planned with intuition.



THE REALISED
DREAM OF RICH LIVING...

Filled with all the modern amenities, life here instantly becomes an epitome of comfortable urbane lifestyle.

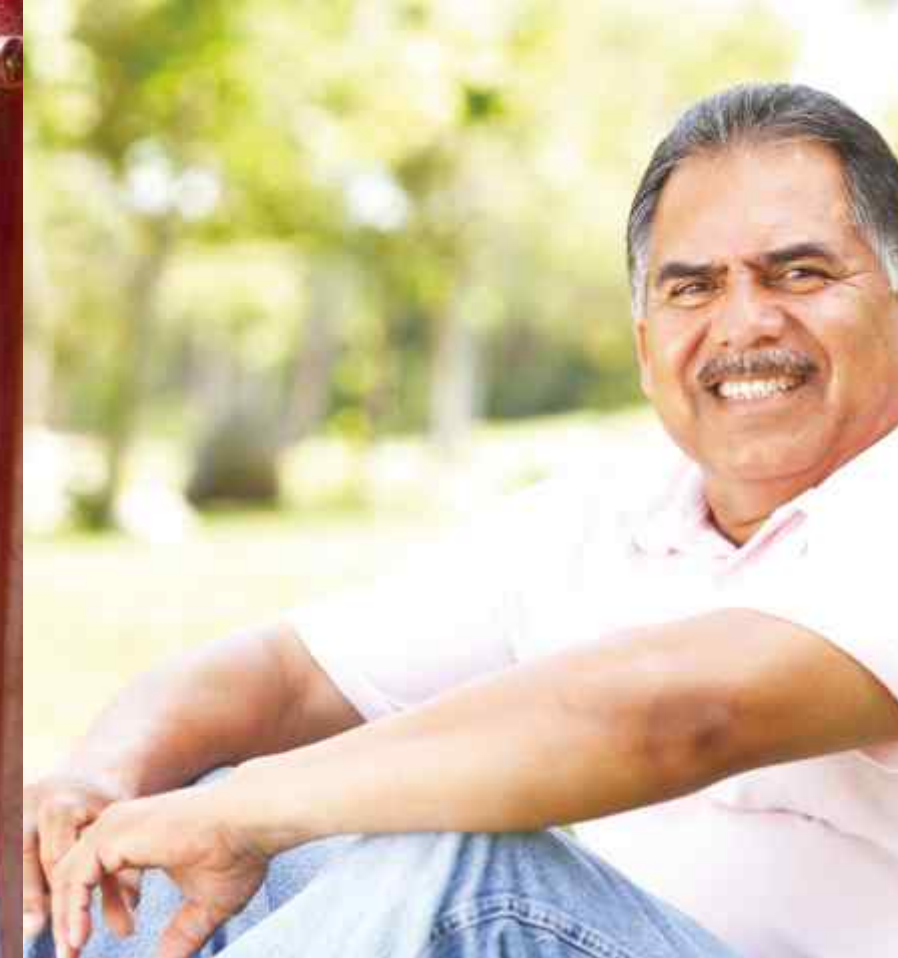


INNOCENT ASPIRATIONS...



Unobstructed wandering...

When the play areas are safely away from swimming pool, kids get to wander freely without worrying the parents. That's how it should be... a sense of relaxed enjoyment for both.



Playing under the watchful eyes

In these thoughtfully planned homes, even the amenities reflect intuitiveness. The senior citizen area is right next to the children's playground to make sure of safety.





Enjoying every moment, savouring every pleasure..



REFRESHING ASPIRATIONS...



The most precious moments in life consist of enchanting serenity and peace of mind. Experience those, while taking a dip in this inimitable heaven of aquatic joy.



ENERGETIC ASPIRATIONS...



Being healthy without hassles...

In today's world, where pursuing every goal leaves everyone exhausted, here are the few amenities that make the pursuit of health, a pleasure.



A whole new level of amenities...

The elevations of these areas are what set them apart from the rest. Experience the celebrations without interfering in the activities of others.

RECREATIVE ASPIRATIONS...



Untroubled celebrations...

The jolly festivities and special occasions most of the times tend to become nuisance for others. Not anymore. The party lawn away from the common areas means celebrating without troubling others.



YOGA / MEDITATION AREA



INDOOR GAMES



JOGGING / WALKING TRACK

ASPIRATIONS OF HEALTH AND WELL-BEING...



AN OPEN SECRET TO DELIGHTFUL LIVING...

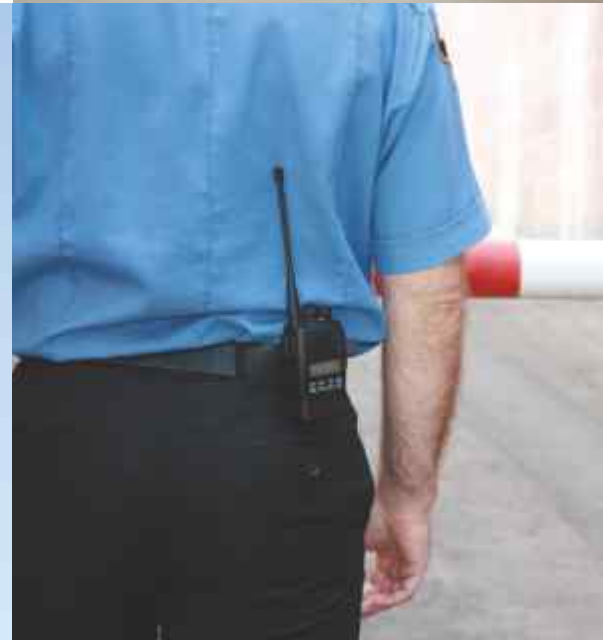
The living spaces adorned with amenities and comforts for everyone is a rare luxury. No matter what your age is or what your hobby is... Here you will always find something that delights your heart.



GYMNASIUM

MULTI LEVEL SECURITY

- 24HR. CCTV SURVEILLANCE
- VIDEO DOOR PHONE IN EVERY APARTMENT
- INTERCOM FACILITY THROUGHOUT CAMPUS



ECO-FRIENDLY LIVING

- SEWAGE TREATMENT PLANT
- RAIN WATER HARVESTING
- SOLAR WATER HEATER
- FLY ASH BRICKS/CEMENT BLOCKS
- ENERGY EFFICIENT LIGHT FITTINGS



PROPOSED SPECIFICATIONS

- | | |
|------------|--|
| STRUCTURE | <ul style="list-style-type: none"> • Earthquake resistant R.C.C. structure |
| ELECTRICAL | <ul style="list-style-type: none"> • Adequate electrical points with modular switches • Concealed copper wiring with circuit breaker • Switch of standard make • Inverter provision in every apartment • Cable TV & telephone point in living room & master bedroom |
| BATHROOM | <ul style="list-style-type: none"> • Decorative glazed tiles dado up to 7' height • Provision for exhaust fans and geyser • Sanitary ware and C.P. fittings of reputed make in all toilets |
| KITCHEN | <ul style="list-style-type: none"> • Granite counter with stainless steel sink • Decorative glazed tiles dado up to 4' height • Attached dry balcony with provision for washing machine • Provision for exhaust fan |
| DOORS | <ul style="list-style-type: none"> • Laminated main door with security night latch and fittings • Internal laminated doors with S.S. fittings • Cylindrical locks in bedroom doors • PVC Door in bathrooms with granite frames |
| FLOORING | <ul style="list-style-type: none"> • Good Quality Vitrified flooring in all rooms • Anti-skid ceramic tiles for all bathrooms and terrace |
| PLASTER | <ul style="list-style-type: none"> • External - Sand faced plaster • Internal - Gypsum / POP plaster |
| WINDOWS | <ul style="list-style-type: none"> • 3 track powder coated aluminium windows with mosquito net • Marble / Granite sills for all windows • M.S. safety grills for all windows |
| PAINTING | <ul style="list-style-type: none"> • Internal walls in OBD paint • External walls in Apex Paint |

PROPOSED AMENITIES

- | | |
|-------------------------|---|
| LEISURE ACTIVITIES | <ul style="list-style-type: none"> • Infinity swimming pool • Yoga / Meditation area • Jogging and Walking Track • Party lawn • Barbeque area • Children's play area • Basketball practice/ Multi-purpose court • Gymnasium • Indoor game room • Ample seating and conversation areas |
| ECO-FRIENDLY AMENITIES | <ul style="list-style-type: none"> • Sewage treatment plant • Rain water harvesting • Solar Water Heater • Fly ash bricks/Cement Blocks • Energy efficient light fittings |
| CONVENIENCE AND COMFORT | <ul style="list-style-type: none"> • Grand entrance with circular traffic planning system • Generator/Power backup for common areas, lifts & pumps • 2 automatic elevators/Wing • Common toilets for drivers and domestics |
| HEALTH AND SAFETY | <ul style="list-style-type: none"> • 24hr. CCTV Surveillance • Video Door phone in every apartment • Fire-fighting System • Intercom facility throughout campus |



1 BHK Apartment

LEGEND

- | | |
|-------------------------|------------------|
| A ENTRANCE LOBBY | F BEDROOM |
| B LIVING AREA | G BATH |
| C DINING AREA | H TOILET |
| D KITCHEN | I TERRACE |
| E DRY TERRACE | |



2 BHK Apartment

LEGEND

- | | |
|-------------------------|---------------------|
| A ENTRANCE LOBBY | F BEDROOM |
| B LIVING AREA | G M. BEDROOM |
| C DINING AREA | H M. BATH |
| D KITCHEN | I BATH |
| E DRY TERRACE | J TERRACE |

- A PROJECT BY-



C R E D I T S

Architect	RCC Consultant	Legal	Landscape	J V Partner	Associate	Architectural Visualisation, Graphics & Media
VINOD DHUSIA ARCHITECTS	G.A BHILARE CONSULTANTS PVT. LTD.	LEGAL STRIDE	MAHESH CHINCHALKAR & ASSOCIATES	NIMBALKAR FAMILY	ABROL ASSOCIATES	SQUARE ONE

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NIVASA
UDAAN

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