



NIRMAANN
Estrellaa

AN INFINITE LIVING EXPERIENCE



NIRMAANN

Estrellaa



GET READY FOR AN INFINITE
Living Experience...

Joy



Fun



Leisure



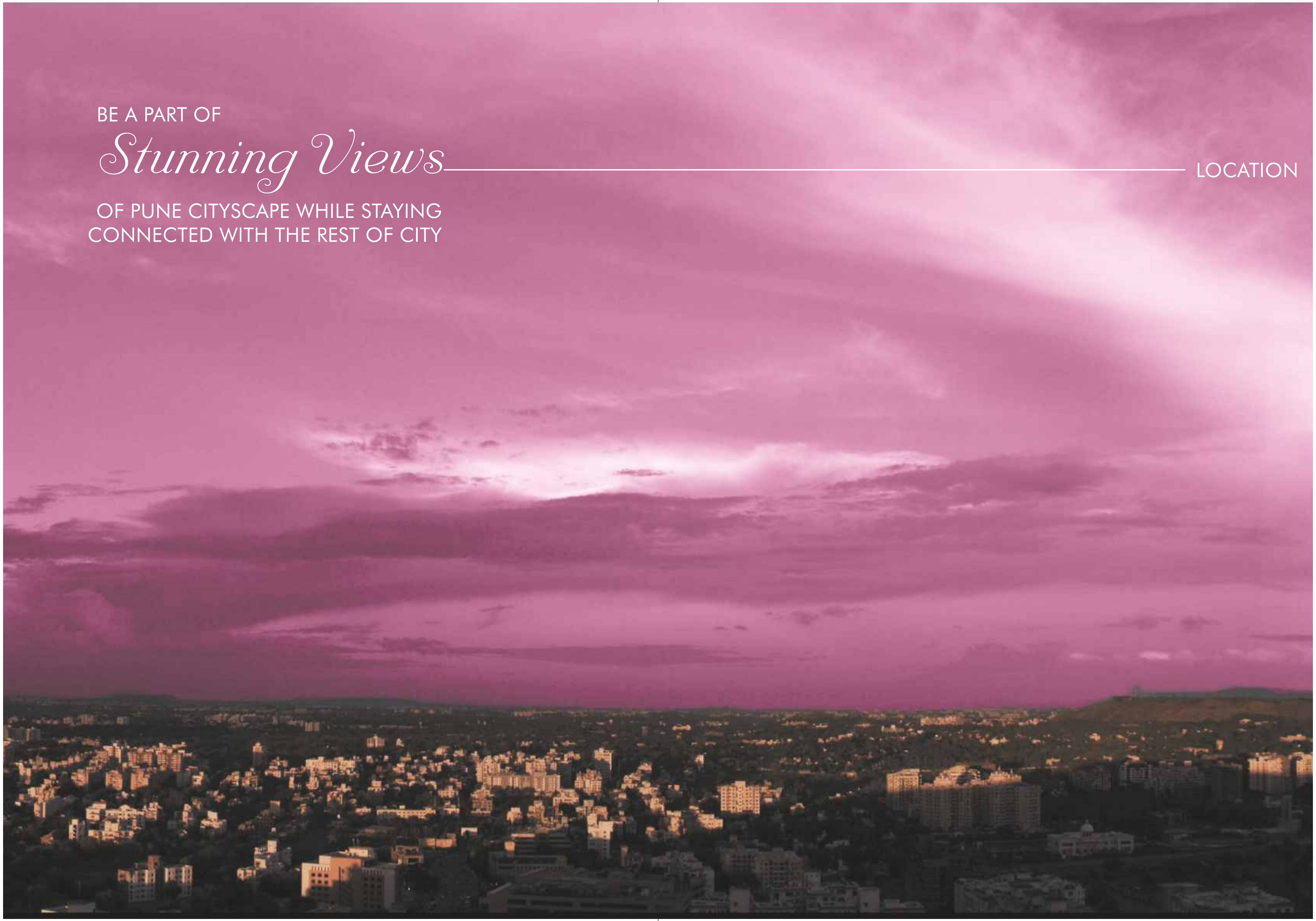
Luxury

BE A PART OF

Stunning Views

OF PUNE CITYSCAPE WHILE STAYING
CONNECTED WITH THE REST OF CITY

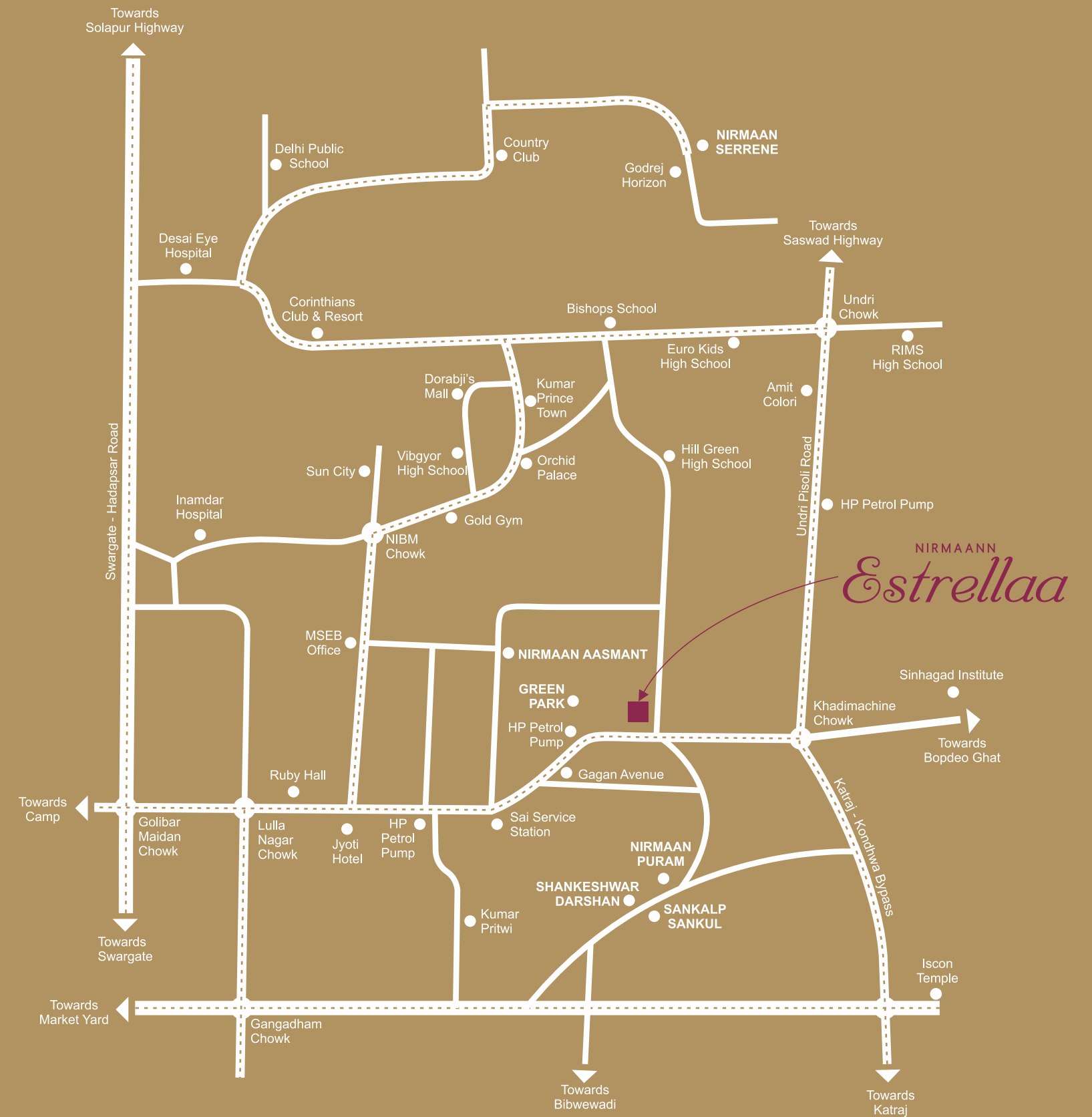
LOCATION



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CALL IT RESIDENTIAL HUB
OR CALL IT EDUCATIONAL HUB.
ALL THE DAILY NECESSITIES
ARE JUST A STONE'S THROW AWAY...

- PUNE STATION 8.0 KM
- CAMP 5.0 KM
- SWARGATE 6.0 KM
- ISKON TEMPLE 1.0 KM
- AIRPORT 12.0 KM
- KATRAJ 2.0 KM
- EDUCATIONAL CAMPUS 5.0 KM
- ENTERTAINMENT / MALL 3.0 KM



INTRODUCTION

FOR THOSE WITH A FLAIR FOR THE
Extravagance

NIRMAANN CORPORATIONS OPENS
A DOOR TO THE LIFE OF OPULENCE





WELCOME TO NIRMAANN ESTRELLAA

Nirmaann Estrellaa is ideally located to cater a myriad of lifestyle possibilities in a blessed environment. Here, find serenity in the midst of a bustling hub. Nirmaann Estrellaa has been created to give fast paced Pune, a place to put up its heels and relax.

The heaven on Earth means an unforgettable
life filled with all the conveniences at one
place, all the joys in the heart.
Simply put, Nirmaann Estrellaa.



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AN IDEAL SETTING FOR THE

Urban Living

A VIEW FOR CHOSEN FEW
AN OUTLOOK, EVERYDAY A NEW

LIFESTYLE





Perfection is a persistent betterment and that is what Nirmaann Estrellaa is about; perfection taken one step forward, an unparalleled lifestyle.



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— SITE LAYOUT

LEGEND'S —————

- | | | |
|------------------|-----------------|--------------|
| Ⓐ Entrance | Ⓓ Amphitheater | Ⓒ Pathway |
| Ⓑ Terrace Garden | Ⓔ Club House | Ⓗ Sit-Out |
| Ⓓ Podium Garden | Ⓕ Swimming Pool | Ⓘ Water Body |

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An extraordinary elevation, which rather than just blending with the surroundings, heightens the aesthetic appeal to a new level.



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BIRD'S EYE VIEW

GET READY EXCLUSIVE FUN OF..

Retail Therapy

ALL THE HIGH-END GOODIES
RIGHT AT YOUR DOORSTEP

— SHOPPING





AN AMALGAMATION OF
EVERYTHING YOU DESIRE

Nirmaann Estrellaa gives out an aura of truly unequalled genius. The harmonic blend of modern amenities, state of the art residences and a facilitation nifty shops, is a reflection of modern lifestyle comprising of ease, comfort and luxury.

AN IDEAL PLACE WHERE YOU FIND
MANY WAYS TO EXPLORE YOUR

Happiness

RECREATION





CLUB HOUSE

LIFE THAT THRIVES
WITH ABUNDANCE

It is the abundance that make the life exciting. At Nirmaann Estrella, the comforts and the luxuries are not present just for the sake of exhibiting. These have been crafted to ensure the abundance of life.



CLUB HOUSE & LANDSCAPE

EXPLORE THE UTOPIA
AT NIRMAANN ESTRELLA

The living at Nirmaann Estrella is not just blessed with peaceful lifestyle. These are the abodes that offer not only the serenity but also the amenities to enjoy the life and replenish the soul.



Conveniences

OF THE MODERN TIMES AT
YOUR FINGERTIPS



3 BHK | APARTMENTS



2.5 BHK | APARTMENTS



2 BHK | APARTMENTS



LEGEND

- (A) ENTRANCE
- (B) LIVING
- (C) KITCHEN
- (D) DINING
- (E) DRY BALCONY
- (F) BATHROOM
- (G) BEDROOM
- (H) JULIET BALCONY
- (I) TERRACE



NEXT GENERATION FEATURES
AT..

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- Designer entrance gate with 24X 7 security
- Entrance plaza with signage
- Featured wall with water fountain at entrance area
- Well laid out space for commercial units
- Stepped garden
- Club house facilities with multipurpose hall
- Landscaped garden with children's play area
- Stepped planters
- Sand pit in children's play area
- Covered seating area for senior citizen's in landscaped garden
- Acupressure path and jogging tracks in garden
- State of art gym with aerobics, yoga and meditation hall
- Table tennis & pool table
- Water cascade with small pond at entrance of the garden
- Two elevators for each building
- CCTV cameras in all common areas
- Inverter/ Gen-set back up for common areas
- Internal concrete road with street lights.
- Video door phone with intercom facility
- Anti rust letter boxes, name plates and boards at entrance lobby
- Sewage Treatment Plant
- Fire fighting system
- Rain water harvesting
- Ample car parking space

FINEST FEATURES &
FINISHES AT

NIRMAANN
Estrellaa

STRUCTURE

- 3 parkings + 13 storeyed RCC frame structure
- Brick/concrete block masonry walls
- Covered car parks in ground level & stack parking at 1st 2nd level
- Earthquake resistant structure

TOILETS

- Ceramic wall tiles
- Combination anti skid & ceramic floor tiles
- Quality sanitary wear (Hindware, Parryware, Rak or equivalent)
- Quality CP fittings (Jaquar or equivalent)
- H & C mixer with head and hand showers
- Concealed plumbing
- Provision for exhaust fans in all toilet units
- Marble fascia for door openings
- Counter basin for master bedroom toilet & common toilet

KITCHEN

- Granite top kitchen platform with S. Steel sink
- Cockroach preventive trap
- Wall tiles over kitchen platform (size 300x450mm)
- Provision for water purifier

UTILITY AREA

- provision for washing machine, water & drain line

FLOORING

- High quality vitrified tiles flooring with skirting
- (Sunheart, Nitco, Asian or equivalent)
- High quality anti skid ceramic tiles for terraces

ELECTRICALS

- Concealed copper wiring
- Sufficient light and electrical points with modular switches (Legrand or equivalent)
- T.V. And telephone points in living and all bedrooms
- Earth leakage circuit breakers
- Provision for exhaust fans in kitchen.
- Provision for inverter in all flats

DOORS, WINDOWS AND BALCONY

- Designer main door with premium fittings
- Other flush doors with premium fittings
- External powder coated aluminium sliding doors for terraces (Jindal or equivalent)
- Powder coated aluminium windows with grills and mosquito net (Jindal or equivalent)
- Marble/granite window sills on aluminium doors and windows
- Glass railing for all terraces

INTERNAL FINISH AND PAINT

- Internal walls finished with smooth gypsum plaster
- Acrylic/semi acrylic paints for external walls
- Emulsion paints for internal walls and ceiling

- A PROJECT BY -



AN ISO 9001:2008 CERTIFIED COMPANY

YOU IMAGINE. WE DELIVER

C R E D I T S

Architect
VISHWAS KULKARNI

RCC Consultant
PARAG CHOPDA
(SPECTRUM CONSULTANT)

Legal Advisor
ADV ANIL SIRDESAI

Architectural Visualisation, Media & Graphics
SQUARE ONE

- SITE -

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