



Re-Turn. Re-Live. Re-Wild.



Nature is nurture, but in our pursuit of the urban dream we have flown past our pristine environs into created and conjured cities. A hardscape of brick, glass, mortar and steel. Where we breathe with filters, travel with masks and witness behind tinted spectacles. Why build walls between us and our being?

Rekindle that old connect, reconnect with that pristine self,
reanimate those clockwork mornings, and restructure your flow of life at,
Sobha Nesara. Re-Wild your life.

Turn-off the AC,
switch on the weather.



*Re-wild at 3°C cooler than
Pune City Center.**



Artistic Image



Breathe-in
30%
cleaner air*

Located near the pristine foothills of NDA Hills, Nesara offers wide lush greens for views, a bounty of birdlife for tweets and a healthier you for the rest of your life.

Discover the nature of life.

This is the territory of the marked.

Located in the lush locales of Kothrud, the project is optimally connected to the city and the wilderness.



Airport And Railway Station

Mumbai-Pune Highway	100 Mtrs
Mumbai-Bangalore Highway	100 Mtrs
Pune Station	10.0 Kms
Pune Airport	18.0 Kms
Mumbai Airport	153 Kms

Landmarks

City Pride	5.1 Kms
University Circle	9.1 Kms
Shivaji Nagar / Swargate	9.6 Kms
Aundh / Baner	11.9 Kms
FC Road / Deccan	12.3 Kms
Hinjewadi IT Hub	17.0 Kms

Colleges & Institutions

Ambrosia School of Hotel Management	3.0 Kms
MIT School of Management	4.6 Kms
ILS Law College	6.2 Kms
SIBMT & SIMMC Campus	3.8 Kms








Schools

New India School	1.5 Kms
Bharatiya Vidya Bhavan	3.1 Kms
Millennium National School	5.4 Kms
DAV Public School	11.3 Kms

Hospitals

Borse Hospital	700 Mtrs
Bavdhan Hospital	2.0 Kms
Om Hospital	2.0 Kms
Sahyadri Hospital	2.3 Kms
Chellaram Diabetes Institute	3.4 Kms
Krishna General Hospital	3.7 Kms

Legend

 BANKS	 HOSPITALS
 PUBLIC TRANSPORT	 MALLS & AUDITORIUMS
 EDUCATIONAL INSTITUTIONS	 RETAIL
 FOOD & BEVERAGES	 METRO



Nesara, the call of the wild.



*Live the wilderness amongst
more than 50 acres of NDA hills.*

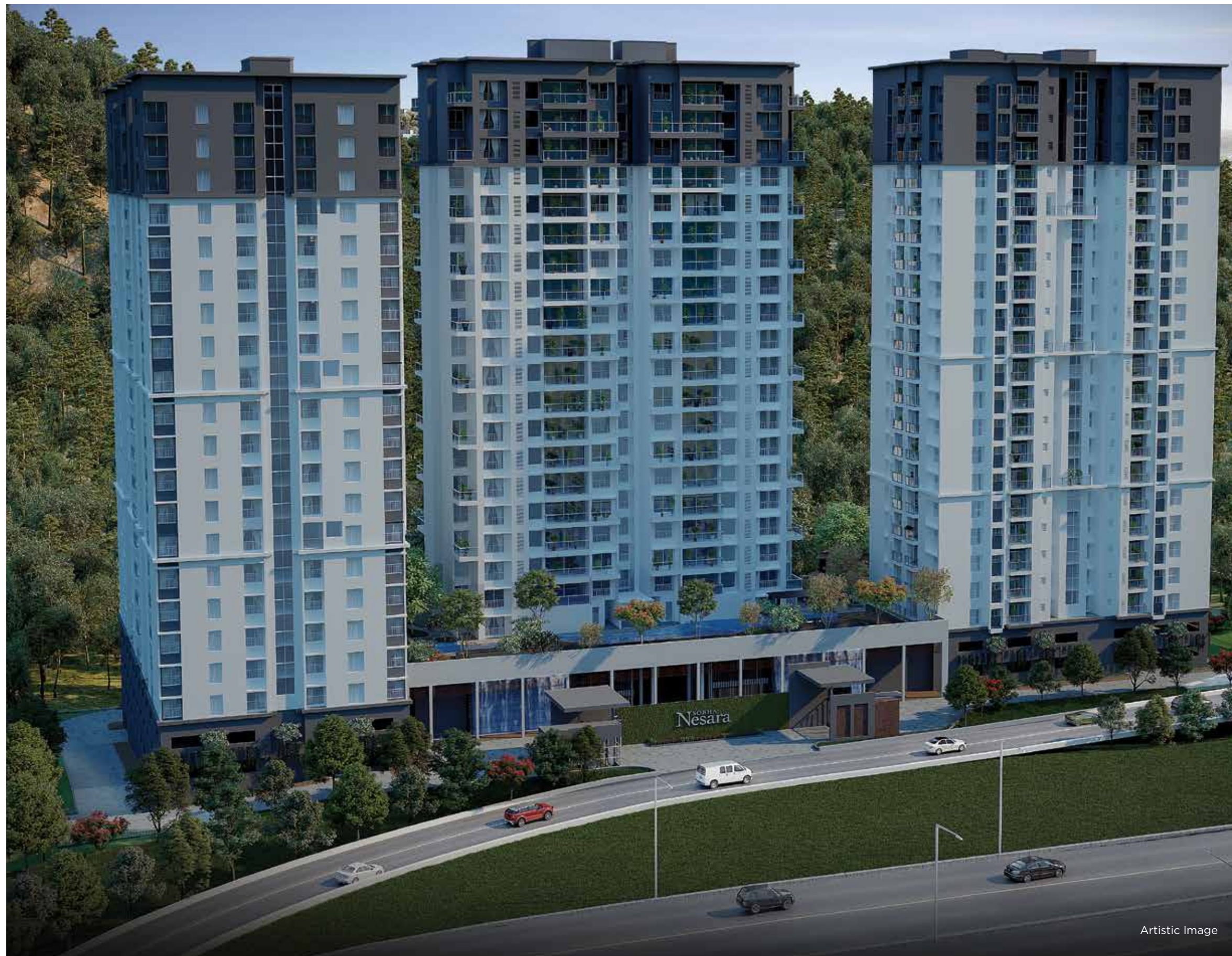


Artistic Image



The wild is where we belong, green is our pacifier, blue our cradle and earth our mother. Nesara brings the elements of nature and luxurious urban living together to design a beautiful residential space that brings you closer to your primal self. Be the best you can be.

Spread across a wide and sprawling expanse of more than 3 acres, the project offers spacious 3, 3.5 & 4.5 BHK apartments. The project additionally offers all the luxurious comforts that make for a private, non-cramped and spacious lifestyle. From infrastructure to a well-connected location, Sobha Nesara ticks all the boxes.



Artistic Image

Master-Plan

ENTERTAINMENT ZONE

- 1. Sunset Deck
- 2. Pool Bar
- 3. Sensory Garden
- 4. Multipurpose Gallery

ACTIVITY ZONE

- 5. Multi-activity Lawn
- 6. Party Lawn
- 7. Children's Play Area
- 8. Climbing Wall
- 9. Jogging Track

WATER ZONE

- 10. Leisure Pool
- 11. Kids Pool
- 12. Water Cascade

OTHERS

- 13. Drop-off Area
- 14. Pet Park



Disclaimer : The road network shown in the Master-plan is the tentative proposed network of the roads as available with concerned government authorities.

Re-Wild your regime.



*Sculpt your health at the
3241 sq. meters of Biodiversity Park Area.*



Artistic Image



*Why settle for a stroll when you can head for a trek?
Why run on the roads when you can hit the trail? We at
Nesara have just the regime for you. From gyms to pools
your fitter and fabulous avatar beckons in an environment
that's pristine and plush at the same time.*

Re-Wild yourself!



Swimming Pool size
2884 sq.ft. approx (268 sq.m.)

Artistic Image



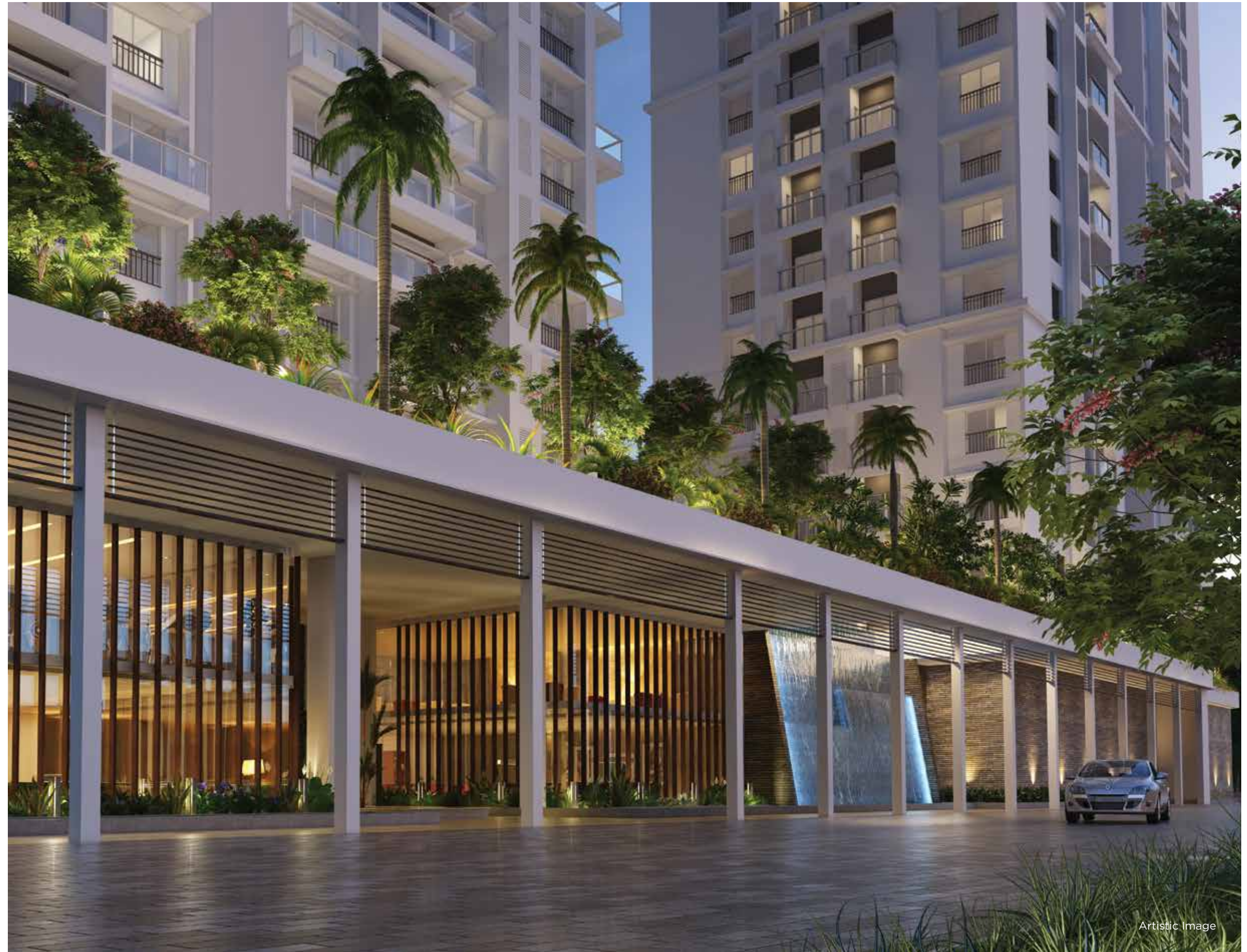
Outdoor Amenities

- Sunset Deck
- Pool Bar
- Sensory Garden
- Multipurpose Gallery
- Multi-activity Lawn
- Party Lawn
- Children's Play Area
- Climbing Wall
- Jogging Track
- Leisure Pool
- Kids Pool
- Pet Park



Indoor Amenities

- Well-equipped Gym
- Children's Play Area
- Swimming Pool
- Entrance Lobby
- Indoor Games / Recreational Space
- Multipurpose Hall
- Wellness Area
- Steam, Sauna & Jacuzzi
- Play Pen / Toddlers



Welcome to your
cave of comforts.



*Live the breezy life with unobstructed
free flowing Southwest winds.*



Artistic Image



Living Room

Step into a living room that is an embodiment of the concept of spacious living in a true sense. You like to live your life grand. We are giving you just that - spacious homes that bring the elements of nature, with scenic hill views. The dining room comes with a 220 to 500 sq.ft. area with floor to floor height of 3.15 m. And while you live the primal life, we have made sure that privacy isn't something that is left behind. Your tryst with nature and wild living is a solitude reserved only for you.





Bedroom

Your bedroom is your haven reserved for your private moments together. We have made it more special by designing every apartment in a way that each of them opens up to a scenic view. Every master bedroom has a wooden flooring. Double heightened windows (approx. 7ft. size) open up to vistas of green mountains. Imagine waking up every morning to rich landscaping, water bodies, and open spaces. It can't get any better than this!



It's Sobha,
by design.



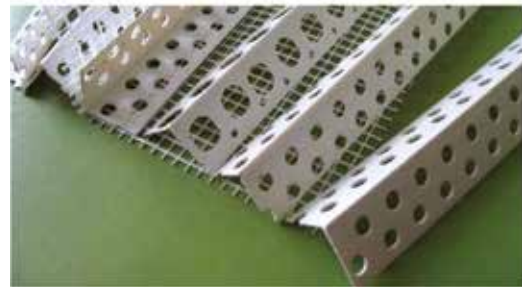
The art where perfection meets precision.



Artistic Image



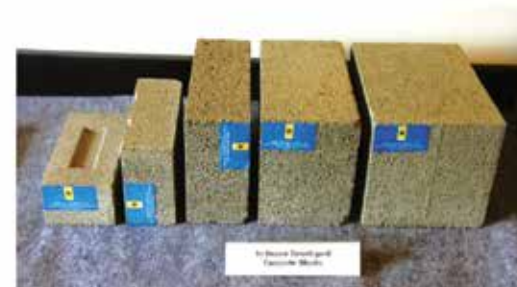
German Imported Tools



Corner Beading



Superior Sliding Doors



In-house Developed Concrete Blocks



GI Mesh



In-house Developed Hollow Blocks



Advanced Waterproofing Solutions



German Imported Tools

Backward Integration - A key differentiator

Sobha Limited is India's largest and only real estate company to have a full-fledged Backward Integration Model (BIM) in place. The BIM enables Sobha Limited to manufacture all the key components that are used in construction, in-house; from concrete blocks to aluminum windows. The components are manufactured to exacting standards in state-of-the-art

factories spread over 60,000 sq. ft. across the country. This unique model of stringent quality control in every aspect and at every stage of your Sobha home ensures the timely completion of all our projects. Experience the unique features of BIM and the joys of world-class craftsmanship at Sobha Nesara.



A commitment to excellence.

With over 35 years of building monarchical palaces, stunning villas and hotels in the Middle-East, Mr. P.N.C. Menon embarked on his entrepreneurial journey in India in the year 1994. In an era when the construction industry was in anascent stage, Mr. Menon revolutionised the industry by introducing world-class quality construction at truly affordable prices every single time.

Mr. Menon helped shape the future of the real estate sector with a great eye for detail. His toil and his perseverance for quality work left an indelible mark on the skyline of the cities he touched.

The year 2016 marks the completion of 22 years of Mr. Menon's steadfast commitment to excellence. What began as a small enterprise in Bangalore two decades ago is now an industry trendsetter revolutionising the realty sector itself by raising the bar several notches up, every year. We are proud to say that the values set by Mr. Menon – the builder extraordinaire, are already a part of our Group's DNA and is for all to witness and experience in the work we do and the way we conduct ourselves.

Headquartered in Bangalore, Sobha is primarily focused on residential and contractual projects. The Company's residential projects include presidential apartments, villas, row houses, luxury and super luxury apartments, and plotted developments along with amenities such as a clubhouse, swimming pools and shopping complexes. As of January 2019, Sobha has completed 129 real estate projects and 301 contractual projects covering about 96.48 million square feet for a formidable list of clients that include Infosys, Taj Group, Dell, HP, Timken, Biocon, Institute of Public Enterprises (IPE), Bosch, Hotel Leela Ventures and others. Multiple laurels have also been showered on the founder and Chairman Emeritus, Mr. P.N.C. Menon which include 'Pravasi Bharatiya Samman Puraskar' conferred by the Government of India and 'Lifetime Achievement Award for Real Estate' by NDTV.

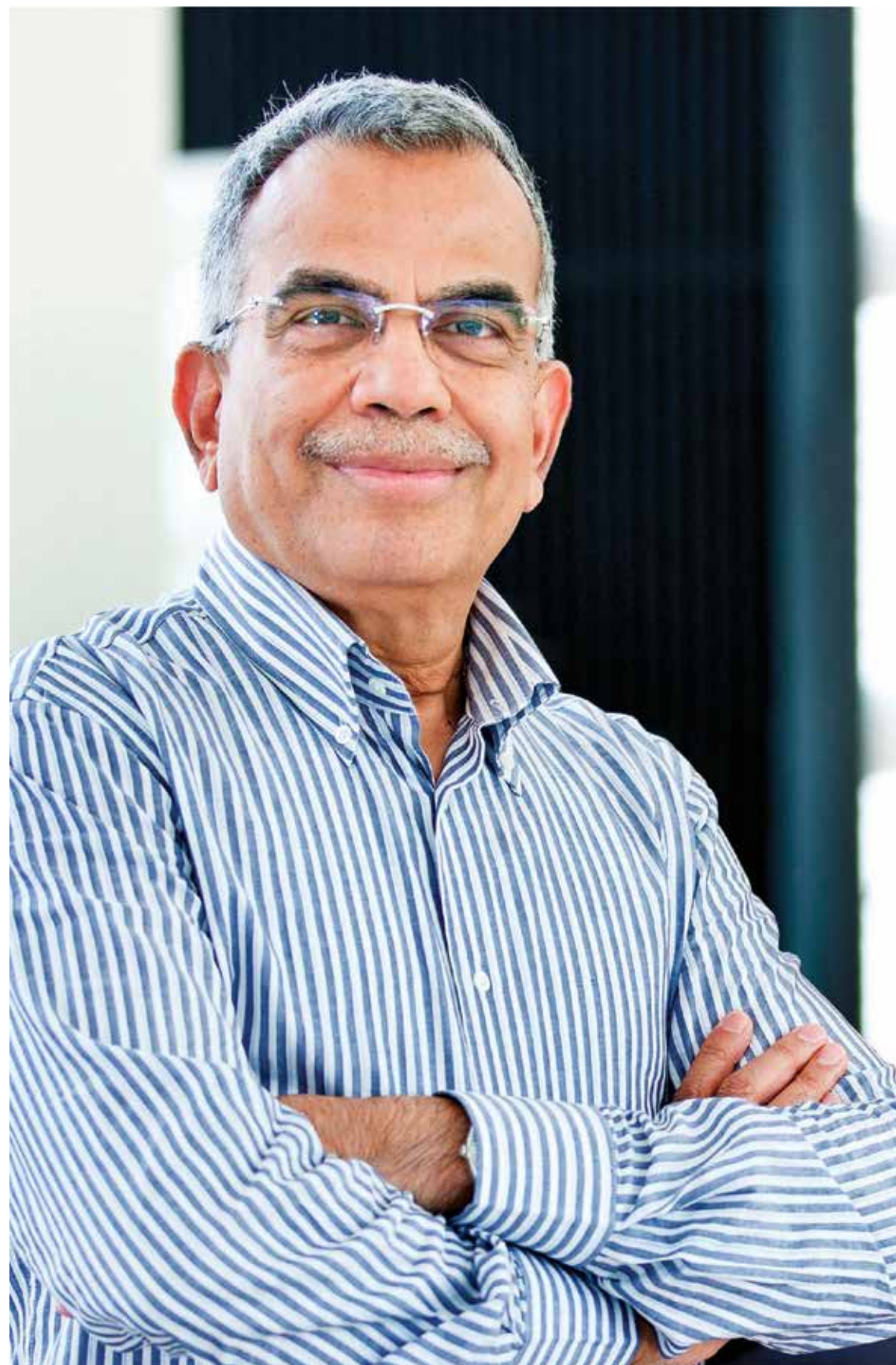
Sobha is an organisation where quality meets excellence, technology meets aesthetics and passion meets perfection.

“Here we have with us Mr. P.N.C. Menon, probably the finest builder that India has seen in the last 100 years. I don't know of any other person who has emphasized on quality as Mr. Menon has done.”

Mr. N.R. Narayana Murthy
Chairman & Chief Executive Officer, Infosys
14th January, 2003, Hyderabad



The Infosys Global Education Centre at Mysore built by Sobha Limited.



“We, at Sobha, persevere to achieve the highest level of quality and workmanship in all our products. We imbibe the best principles of equity, honesty and integrity in all that we do, which works as our moral compass - our guiding force. We continuously strive to nurture our philosophy of ‘Passion at Work’ to become one of the most admired companies.”

Mr. P.N.C. Menon,
Chairman Emeritus, Sobha Limited



Awards & Accolades

Sobha has been honoured with over 160 prestigious awards by various institutions of repute.

Sobha Limited Awards

- Builder of the Year**
CNBC Awaaz Real Estate awards 2013
- Top Indian Real Estate Company**
Dun & Bradstreet Corporate Awards 2013 in June, 2013
- Excellent Developer of the Year**
CMSB Awards 2013
- Asia's Best Investor Relations Company (Property Category) – second place**
Institutional Investor Magazine
- Best Ultra Luxury Residential Project, Bangalore (100% Complete) to Sobha Lifestyle**
CNBC Awaaz Real Estate Awards 2013
- Most Reliable Real Estate Developer**
CNBC Awaaz Real Estate Awards 2012
- Muthiah Kasi Award for Best Value Engineering Organisation**
(Construction & Infrastructure Segment) – INVEST

Kondhwa Campus Awards

- Best Residential Project Mid Segment, for Sobha Garnet, Pune**
CNBC Awaaz Real Estate Awards (2015)
- Premium Apartment Project of the Year (West) for Sobha Ivory, Pune**
NDTV Property Awards (2014)
- Well Built Structure of the Year, for Sobha Garnet, Pune**
BAI Awards (2015)
- Outstanding Concrete Structure of Pune in Residential Category, for Sobha Garnet, Pune**
ICI (Pune) Birla Super Awards (2015)
- Residential Property of the Year (West), for Sobha Garnet, Pune**
Realty Plus Conclave Excellence Awards (2015)

Site Address

S. No. 77/1, Paud Road,
Next to Ved Bhavan, Kothrud,
Pune - 411 038

Regional Office

Sobha Limited 5th Floor,
Parakh House, Sr. No. 1, Plot No. 255,
Boat Club Road, Pune - 411 001

T: 020-6625 1444

punemarketing@sobha.com

www.sobha.com



RERA NO. : P52100020034, P52100020057, P52100020062 | [https:// maharera.mahaonline.gov.in](https://maharera.mahaonline.gov.in) The views shown are artisits impression only, Sobha ltd reserve the right to change these specifications & amenities without prior notice in the interest of Quality & timely delivery. We assure that any such changes made will not, in any way, be detrimental to the quality of the building. *Based on scientific measurement of Air Quality Index at city center (Shivajinagar) & project Site Location conducted by an NABL Accredited laboratory.