

Nexus Emerald

2 & 3 BHK Palatial Homes

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A PROJECT BY



SITE ADDRESS:

Gat No 79, Opp , Prassanna Goldfields Commercial Complex,
Near MNGL,CNG Pune, Borhadewadi ,Moshi Pune- 412 105.

CORPORATE OFFICE:

NEXUS GROUP : Plot No.P87, D-II Block, MIDC, Pimpri
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RERA REGISTRATION NUMBER :
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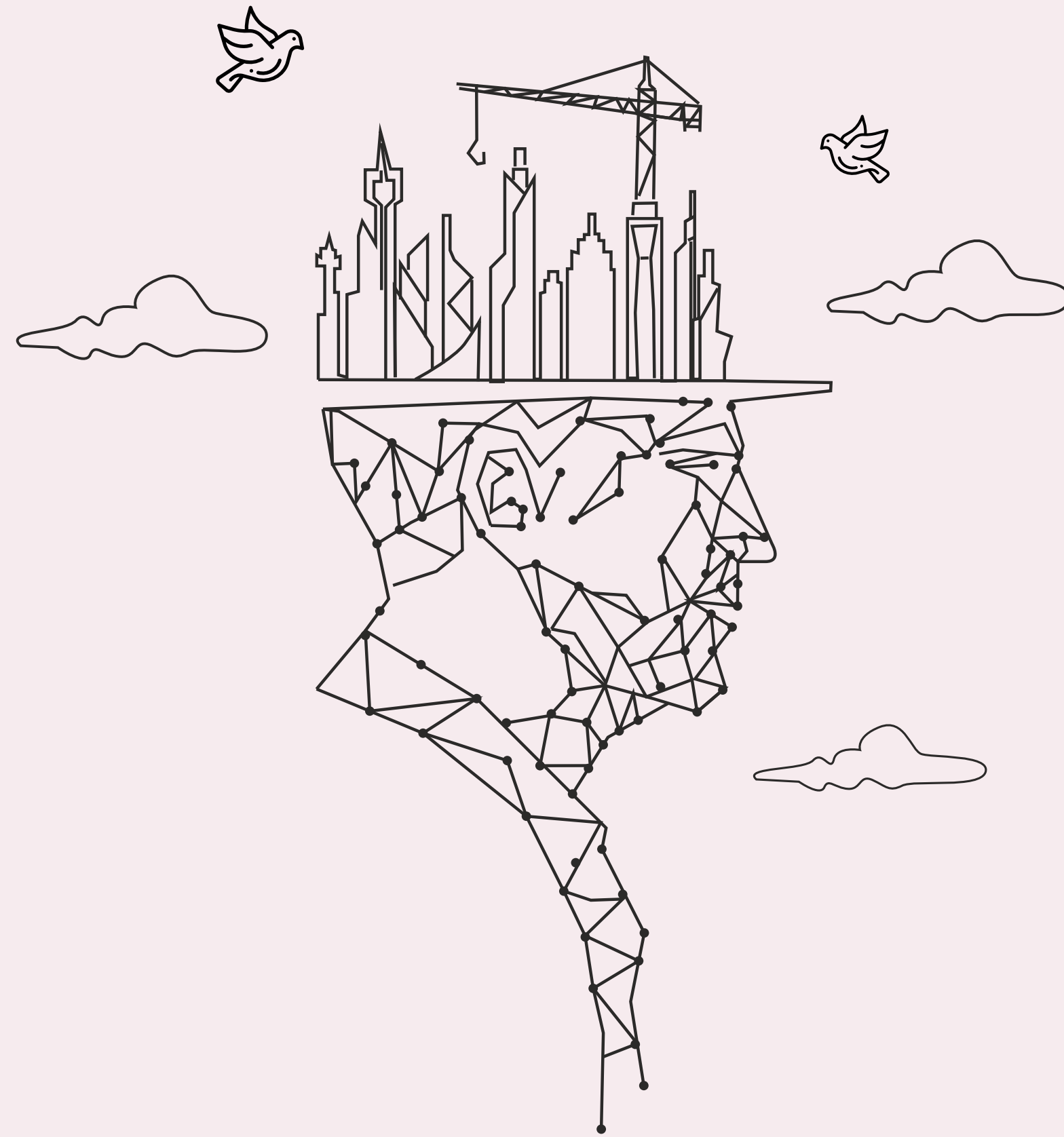


Nexus Emerald

— 2 & 3 BHK Palatial Homes —

Nexus Emerald provides 2 & 3 BHK palatial homes in Borhadewadi, Moshi. Located in the most prominent location of PCMC where connectivity offers you to spend some more time with your loved ones! A location promises abundance growth & prosperity. Homes here are thoughtfully planned with perfection every detail. Major location & work places are in close proximity which ultimately reduces your travel time.

So visit the Emerald and brighten up your Life!



Nexus Group brings the Philosophy of "Vision, Innovation & Integrity in Real Estate sector. Having 26 + years of Extensive Experience, our project delivers Excellence, Trust & Superior Quality Construction with a commitment to new design & technology. Our past projects have not only given people their dream home but have also helped them to enrich their lives. In recent years, brand Nexus has spread their wings in all major residential suburb of PCMC. Nexus Group is all set to achieve & surpass many milestones ahead! Let's be a part of Nexus Group & "upgrade your life to a new level.



Project At A Glance

Nexus Emerald

24 Hrs Power Backup for Each Flats

Kitchen Trolley- Sleek make from Asian Paints

Charging Provision for Electric Vehicles

2 Balcony for each flat

Dedicated Wardrobe Space

Branded Fittings & Fixtures

Modern Amenities

Landscape Garden (Party lawn and many more)

Ventilation & Sunlight- (one can feel it in all the flats)

Ample Parking Space

Ample Drinking Water and Usable Water

Video Door Phone

Easy Connectivity

Premium & Unique Elevation

Vastu Complaint Homes

Excellent Construction Quality

Concealed Flush System in WC

Italian Marble Designed Double Charged Floor Tile

Nexus Emerald

2 & 3 BHK Palatial Homes



Prime Location.
A Few will Own it.
The City will admire it.



Nexus
Emerald
— 2 & 3 BHK Palatial Homes —





Nexus Emerald

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Enviably Connected.
A Few will Own it,
The City will admire it.

Well developed Infrastructure makes this location as a Residential Hot spot.

Supremely connected to Industrial hubs like Chakan, Bhosari, Markal, Talawade IT Park, Hinjewadi IT Park, etc.



Nexus
Emerald
2 & 3 BHK Palatial Homes

Superb Architecture.

A Few will

Own it.

The City will

admire it.





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Emerald
— 2 & 3 BHK Palatial Homes —



Privileged Lifestyle.
A Few will Own it.
The City will admire it.

Nexus Emerald

— 2 & 3 BHK Palatial Homes —



AMENITIES

ENTRY

- Attractive Entrance with Security Cabin.
- Attractive & Pleasant Entrance Lobby.
- Name Plate on Main Door.
- Intercom Connection to Each Flat.

CLUB HOUSE

- Gymnasium.

INTERNAL ROADS

- Internal Roads with Trimix / Block Finish.
- Street Lights with LED / CFL Fittings.
- Chequered Tiles / Trimix in Covered Parking Area.

ENVIRONMENTAL RESPONSIBILITY

- Rainwater Harvesting.
- Solar Water System (As per norms).
- Sewage Treatment Plant (STP).
- Tree Plantation.

COMMON AMENITIES

- Generator Back - Up For Elevators
Common Lighting & Pumps of
Fire-Fighting System.
- Fire Fighting System (As per norms).
- Letter Box.
- Energy Efficient Common Lighting.

GARDEN

- Beautifully designed
Landscaped Garden.
- Party Lawn.
- Activity Stage.
- Jogging Track.
- Kid's Play Area
with Play Equipment's.

SECURITY

- 24x7 Security.
- CCTV surveillance camera at
Parking Area, Garden & Main Gate.



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SPECIFICATIONS

STRUCTURE

- R.C.C. Frame Structure with Specifications as per Latest Building Code.
- Masonry & Plaster : 6" External Wall and 4" Internal Wall.
- External Plaster will be Sand Faced and Internal Areas will be Gypsum Finish.

FLOORING

- 48"X24" OR 32"X32" **Double Charged Vitrified Tiles** in all Rooms with Skirting.
- Mat / Anti Skid Tiles for all Attached Terraces & Bathroom.

BATHROOM & TOILET

- Glazed Tiles Dado up to Lintel Level in all Bathroom.
- Provision for Geyser in Both Bathroom.
- Hot & Cold Mixer with Concealed Plumbing.

KITCHEN

- Granite Top Kitchen Platform with Stainless Steel Sink and Glazed/designer Tiles upto Lintel Level.
- Provision for Water Purifier & Exhaust fan.

WATER SOURCES

- Provision of Overhead and Underground Water Tank with Adequate Capacity.

ELECTRICAL

- Concealed Wiring with Standard ISI Make Wires and Switches with Sufficient Electric Points.
- Provision for AC Point in Master Bedroom.
- Provision for Inverter.

DOORS

- All Doors will be Flush Door with Decorative Laminate Sheet Having Standard Fittings.
- The Door Eye will be Provided on Main Door.

LIFT

- Schindler, Kone or Otis Make Only.

WINDOWS

- 3 Track Powder Coated Aluminum Sliding Window with Mesquite Net.
- 2 Track Powder Coated Aluminum Sliding Window in Kitchen.

PLUMBING

- Concealed Plumbing with Hot and Cold Water Arrangement in Bathroom with Shower Fixtures.
- CP Fittings of **Kohler, Jaqaur , Parryware** or equivalent Brand.
- Concealed Flush valve in all baths.

PAINTING

- Oil Bond Distemper Paint in all Rooms
- Water Resistant Paint on External Walls.



2 BHK

- A** Entry
- B** Living Room
- C** Balcony
- D** Kitchen
- E** Master Bedroom
- F** Attached Toilet & Bathroom
- G** Bedroom
- H** Common Toilet & Bathroom

Entry



3 BHK

- A** Entry
- B** Living Room
- C** Balcony
- D** Kitchen
- E** Master Bedroom 1
- F** Attached Toilet & Bathroom
- G** Attached Balcony
- H** Master Bedroom 2
- I** Attached Toilet & Bathroom
- J** Bedroom
- K** Common Toilet & Bathroom
- L** Dry Balcony

Entry

2 BHK

- A** Entry
- B** Living Room
- C** Balcony
- D** Kitchen
- E** Master Bedroom
- F** Attached Toilet & Bathroom
- G** Bedroom
- H** Attached Balcony
- I** Common Toilet & Bathroom
- J** Dry Balcony



3 BHK

- A** Entry
- B** Living Room
- C** Balcony
- D** Kitchen
- E** Master Bedroom 1
- F** Attached Toilet & Bathroom
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Palatial Homes suits to your Lifestyle!

KEY DISTANCES

Spine Road -----2 Min.	Moshi -----5 Min.	Nigdi -----15 Min.
TATA Motors -----2 Min.	Bhosari MIDC -----6 Min.	Talwade IT Park-----20 Min.
Pune Nashik Highway-----3 Min.	Thermax Chowk-----8 Min.	Chakan MIDC-----25 Min.
Telco Road -----5 Min.	Chinchwad -----10 Min.	Hinjewadi IT Park-----40 Min.
KSB Chowk -----5 Min.	Mumbai Pune Highway-----10 Min.	

NEAR BY KEY LOCATION

HOSPITAL

Sainath Hospital-----5 Min.
Sant Dyaneshwar Hospital -----5 Min.
Astha Hospital-----7 Min.
Niramaya Hospital-----10 Min.

MALL

Prasanna Goldfields Complex-----0 Min.
Spine Mall-----4 Min.
D- Mart Moshi-----5 Min.
D- Mart Chinchwad-----10 Min.
Big Bazar Chinchwad-----10 Min.

SCHOOLS

Beacon High School-----3 Min.
Ravi Shankar Vidhya Mandir-----3 Min.
Abhishek International School-----5 Min.
Sadhu Vashwani School-----6 Min.

KEY PLACES

Proposed Exhibition Center-----1 Min.	Basket Ball Court-----3 Min.	Playing Court (Sector No. 04)-----5 Min.
Civil Court (Proposed)-----1 Min.	Vegetable Market-----3 Min.	

LOCATION MAP