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nexus  
**गुलमोहार**  
1, 2 & 3 BHK HAPPY HOMES

A Project by



WING	MAHARERA	WING	MAHARERA
A	P52100020097	E	
B	P52100020097	F	
C		G	
D		H	

<http://maharera.mahaonline.gov.in/> RERA REGISTRATION NUMBER :

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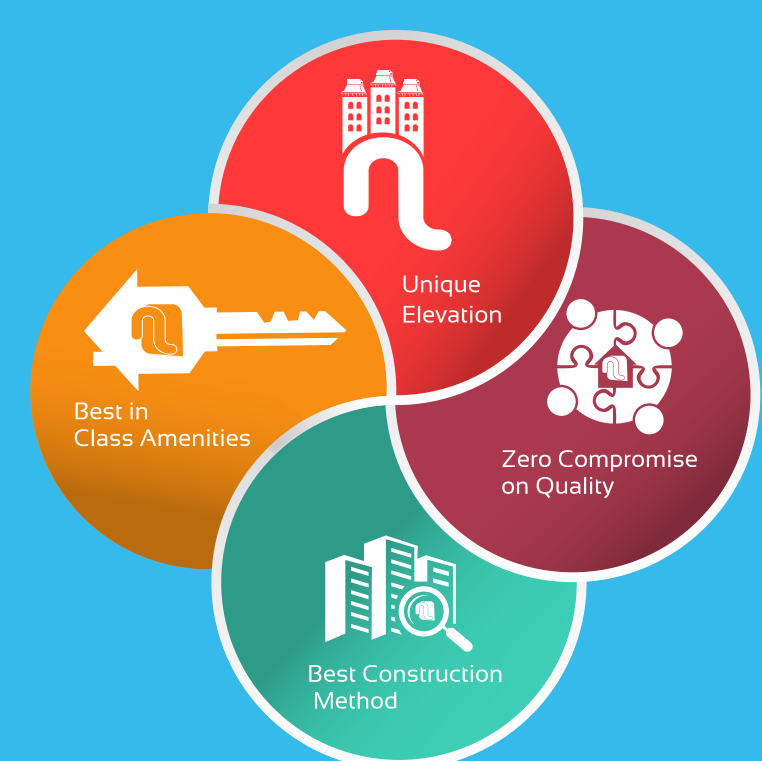




## BRAND NEXUS

Nexus Group brings the philosophy of Vision, Innovation & Integrity in real estate segment. Every project of Nexus Group delivers 25 years of Excellence, Trust, and Quality Construction with a commitment to new designs and technology. Our Past Projects have not only given people their dream home but have also helped them to enrich their lives. In recent years, Nexus Group has spread their wings in all major residential suburb of PCMC.

So, be a part of Nexus Family and upgrade your Life to a new Level!



## KEY HIGHLIGHTS OF NEXUS GROUP

Vision • Innovation • Integrity

[www.nexuspune.in](http://www.nexuspune.in)

# RISING CHARHOLI, PUNE

- Fast Developing Area of PCMC
- Well Connected to Pune City & Other major areas of PCMC
- Major IT Parks & Industrial Area
- Future Dream Destination for Living & Commercial Purpose
- 30 meter wide road development
- Pune-Alandi BRTS Route



## UP - COMING INFRASTRUCTURE

170 Km Long Ring Road around Pune & PCMC is major infrastructure project

Charholi will be the first region to receive the benefits of the proposed ring road





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**गुलमोहर**  
 1, 2 & 3 BHK HAPPY HOMES



Nexus Gulmohar is one of the most prestigious project of Nexus Group having 1, 2 & 3 BHK homes. Located at Charholi, a fastest developing area of PCMC having excellent connectivity to other parts of Pune like Pune Airport, Yerwada, Vishrantwadi, Bhosari, Moshi, Chakan, Marhal MIDC & Talegaon, etc. Divine places like Alandi & Dehu are easily accessible from the location. Proposed ring road gives excellent connectivity to Nagar Road, Lohegaon, Wagholi, etc



[www.nexusgulmohar.com](http://www.nexusgulmohar.com)





**Designed with  
Future in Mind**



Where  
Happiness Resides



nexus  
गुलमोहर  
1, 2 & 3 BHK HAPPY HOMES



तुझ्यासारख  
सुंदर घर!  
जसं तुला हवं  
होतं तसंच...

अरे वा, हो का  
सर्वात सुंदर माझं घर,  
मी खुप आनंदी आहे...

At Nexus Gulmohar, Perfection, Elegance, and Opulence don't remain mere words, but acquire a new meaning. Right from the entrance gate to small corner in your home, you will realize this. Every small things have been taken care in this project to match your lifestyle. So, visit the whole new world of happiness.



# Master Plan of Happiness

nexus  
**गुलमोहर**  
1, 2 & 3 BHK HAPPY HOMES





# AMENITIES

## ENTRY:

- Attractive Entrance Gate with Security cabin
- Attractive & Pleasant Entrance Lobby
- Nameplate for each flat
- Intercom connection to each flat

## INTERNAL ROADS:

- Internal roads with trimix / block finish
- Street Lights with LED / CFL Fittings

## SECURITY:

- 24x7 Security

## ENVIRONMENTAL RESPONSIBILITY:

- Rainwater Harvesting
- Solar Water System as per norms
- Garbage Chute
- Sewage Treatment Plant (STP)
- Organic Waste Control (OWC)

## GARDEN:

- Beautifully designed Landscaped Garden
- Party Lawn
- Activity Stage
- Gazebo

## COMMON AMENITIES:

- Club House with Multi-purpose Court
- DG Backup for all common areas
- Fire Fighting System
- Letterbox
- Energy Efficient Common Lighting
- Sit-out for Senior Citizens
- Gym with Indoor Games



आपल्या  
जीवनशैलीला  
साजेस असं घर  
जसं तुला हवं  
होतं तसंच...

अरे वा,  
सर्व अमेनिटीज  
एकाच ठिकाणी,  
मी खुप आनंदी आहे...



SINGLE MULTI-PURPOSE  
COURT FOR VOLLEYBALL,  
BASKETBALL & BADMINTON



Taking care  
of every detail

## SPORTS AMENITIES



KID'S PLAY AREA  
WITH PLAY EQUIPMENT'S



CRICKET PITCH



JOGGING TRACK



CLIMBING WALL &  
ACUPRESSURE TRACK



OPEN GYM





# SPECIFICATIONS

## STRUCTURE

- R.C.C. frame structure with specifications as per latest building code
- Good quality masonry
- External plaster will be sand faced and internal areas will be Smooth finish

## FLOORING

- 24"X24" vitrified tiles in all rooms with skirting
- Mat / Anti skid tiles for all attached terraces & toilets

## BATHROOM & TOILET

- Glazed tiles dado up to Lintel level in all Toilet
- Provision for geyser in both Toilet
- Hot & Cold mixer with concealed Plumbing

## KITCHEN

- Granite top kitchen platform with stainless steel sink and glazed/designers 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 Invertor

## DOORS

- All doors will be flush door with decorative laminate sheet having standard fittings
- The door eye will be provided on main door
- 3 Track Sliding door with mosquito net will be provided for Living & Bedroom terraces

## LIFT

- Auto Door Lift in each building

## WINDOWS

- 3 Track Powder coated aluminum sliding window with mosquito net & safety grills in Living & Bedroom
- 2 Track Powder coated aluminum sliding window in Kitchen

## PLUMBING

- Concealed plumbing with hot and cold water arrangement in toilet
- Branded Sanitary ware & CP Fittings
- Solar Water in Master Toilet

## PAINTING

- Oil bond distemper paint in all rooms
- Water resistant paint on external walls

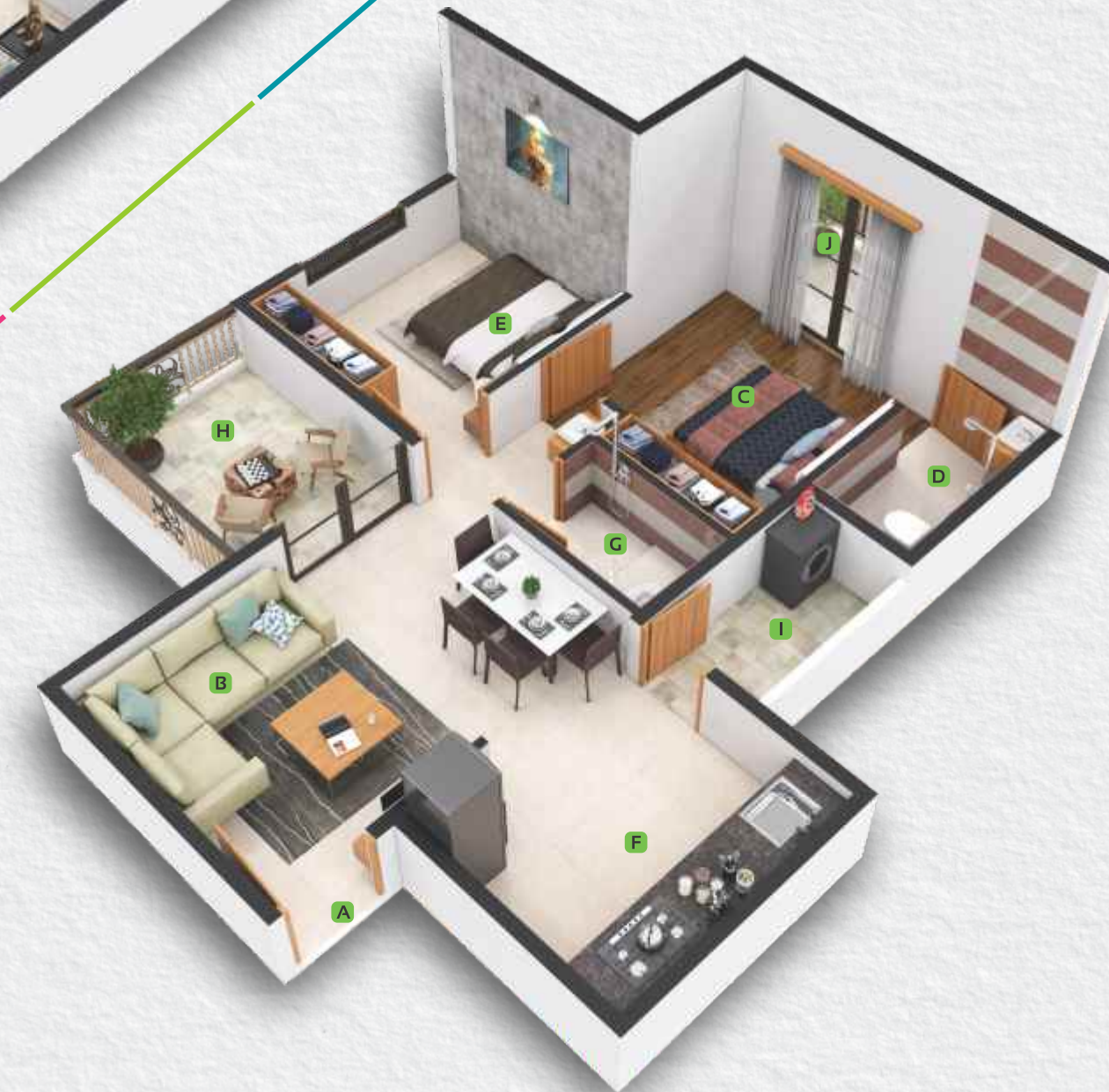
## 1 BHK

- A Entry
- B Living Room
- C Bedroom
- D Kitchen
- E Common Toilet
- F Attached Toilet
- G Attached Terrace to Bedroom & Kitchen



## 2 BHK

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



[www.nexusgulmohar.com](http://www.nexusgulmohar.com)







Planned  
to Perfection



nexus  
**गुलमोहर**  
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A Lifestyle  
of your  
Dreams

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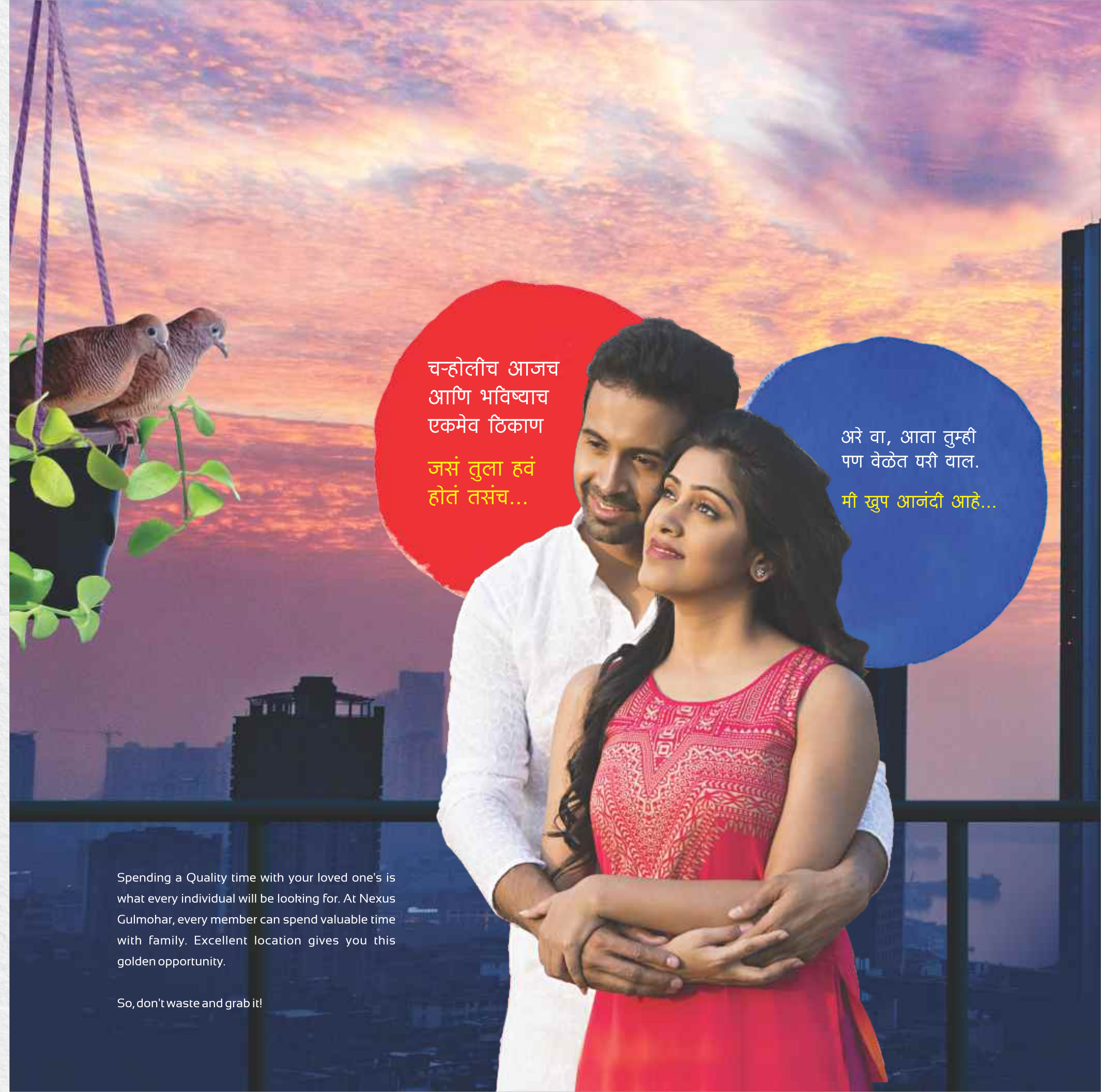






You'll be Tempted  
to Live here

[www.nexusgulmohar.com](http://www.nexusgulmohar.com)



चन्होलीच आजच  
आणि भविष्याच  
एकमेव ठिकाण

जसं तुला हवं  
होतं तसंच...

अरे वा, आता तुम्ही  
पण वेळेत घरी याल.  
मी खुप आनंदी आहे...

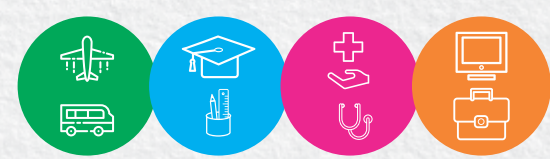
Spending a Quality time with your loved one's is what every individual will be looking for. At Nexus Gulmohar, every member can spend valuable time with family. Excellent location gives you this golden opportunity.

So, don't waste and grab it!





**KEY PLACES**



Pune Airport -----10.7 Kms	Nagar Road -----15.7 Kms
Pune Station -----17.7 Kms	Bhosari -----8.8 Kms
Shivaji Nagar -----20.8 Kms	Mumbai Pune Expressway -----24 Kms
Viman Nagar -----12.4 Kms	Big Bazaar, Vishrantwadi -----13.1 Kms
Vishrantwadi -----12.5 Kms	Phoenix Market City -----13.8 Kms
Nashik Phata -----13.9 Kms	

**IT HUBS**

Yerwada (Commerzone IT Park) -----14.1 Kms
EON-IT Park -----17.6 Kms
Kalyani Nagar -----15.1 Kms
Hinjewadi IT Park -----24.3 Kms
Talwade IT Park -----14.6 Kms

**HOSPITAL**

Deokar Hospital -----0.5 Kms
Om Hospital -----3.2 Kms

**MIDC AREA**

Bhosari MIDC -----15 Kms
Chakan MIDC -----26.4 Kms

**EDUCATION**

RKL School -----3.4 Kms
Radcliffe School -----3.5 Kms
D.Y. Patil Scool & College -----5.5 Kms
AIT College -----8.5 Kms

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**CREDITS**

Legal	Architect	RCC Consultant	Design:
Mr. Amit Chaudhary	Dreamspace Architect	R.K.Randhave Consultant	J & J Design Associates