

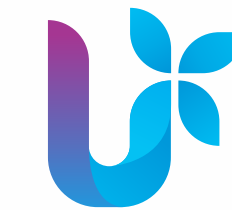




nexus®  
Vision • Innovation • Integrity

TRUST  
QUALITY  
VALUES

Since 1996 Nexus Group is a name that resonates Trust, Integrity and Values. Our Past projects have not only given people their dream home but have also helped them to enrich their lives. Nexus Group is committed to excellence & quality in all the projects that we undertake.



ULTRA  
RESIDENCY  
Reward Your Life!

1 & 2 BHK HOMES  
PRADHIKARAN ANNEXE,  
BORHADEWADI, MOSHI

#### BORHADEWADI, MOSHI: ONE OF PUNE'S FOREMOST SUBURBAN RESIDENTIAL HUB

One of Pune Foremost suburban residential areas located in the Pimpri-Chinchwad Belt with the Indrayani river passing through it. Well connected to several important areas like Hinjewadi, Lohegaon, Khadki, Nigdi and Talawade IT Park. Proposed Metro Railway connectivity to Boost the Locality. In close Proximity to Bhosari and Chakan Industrial Belt.



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**THE  
ULTRA  
LIFE  
PACKAGE!**

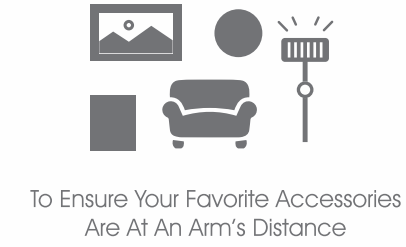


- ULTRA CONVENIENCE
- ULTRA SECURE
- ULTRA CIVILIZED
- ULTRA RECREATIVE
- ULTRA PERSONALIZED

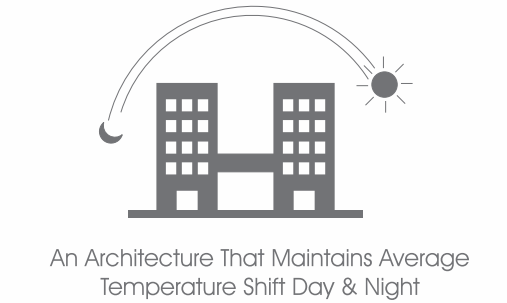
Move into the Package of a Lifetime!



### ULTRA SPACIOUS



### ULTRA VENTILATION



### ULTRA CONVENIENCE



## Kick-Start your ULTRA LIFE

A Power Packed Residential Arena that will transform ordinary living into an ULTRA Life. Unlock the ULTRA side of your Life!







# ULTRA RESIDENCY

Reward Your Life!



The  
ULTRA Life  
Awaits You!







## Kick-Start your ULTRA Life

ULTRA Residency is a synonym for Grandeur & Magnificence. Friends & Colleagues might Envy you for this ULTRA Packed Lifestyle that empowers you with complete Ease of Life! A residential space that ensures satisfaction & complete peace of mind so that you can pursue the larger purpose of Life & Live it to the fullest.







## ULTRA RECREATIVE



### Stay Fit & Socialize

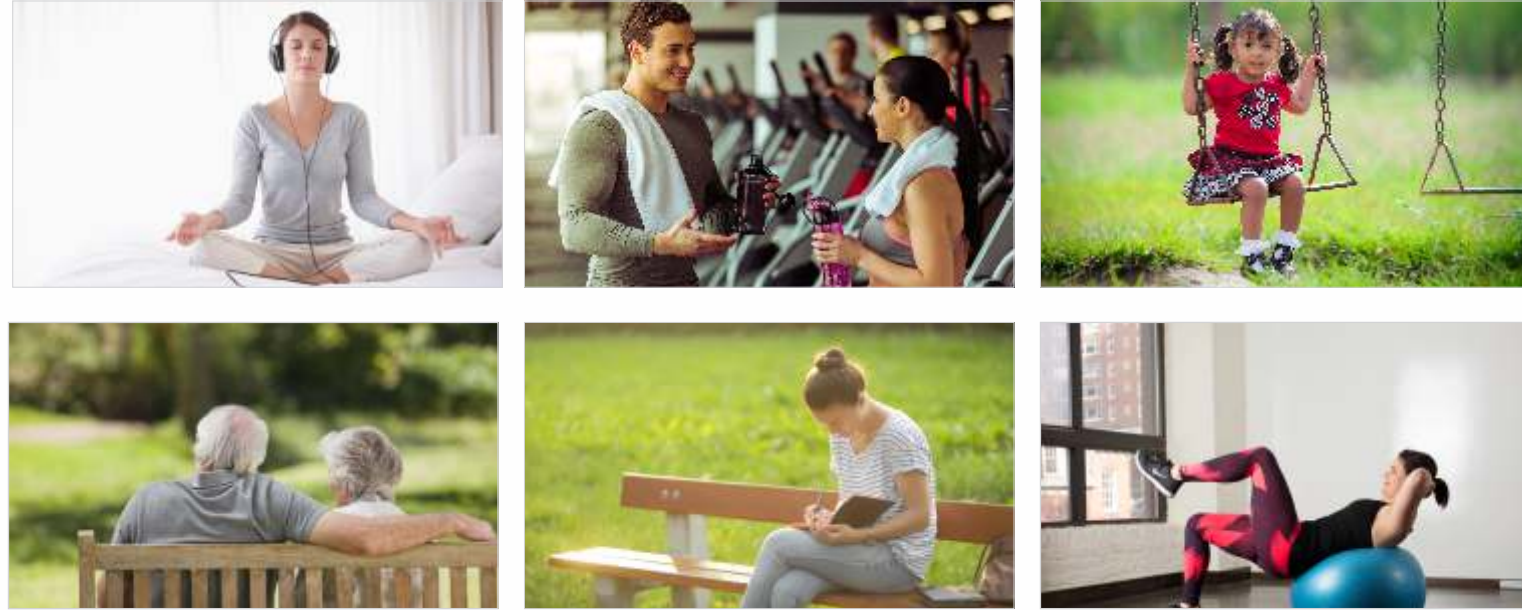
Spend some quality leisure time refreshing your mood with indoor recreational activities at the ULTRA Recreative Fitness Centre within the residency premises. A Fitness Centre that is built for keeping you fit and socializing through common interest activities. Stay Health Conscious & keep yourself fit at Fitness centre (GYM) with Quality Workout Equipments. **Indoor Games like Pool, Chess, etc have also been included.**







# AMENITIES



### ENTRY

- Attractive main gate with security cabin and intercom connection to each flat
- **Intercom facility**
- Attractive Entrance lobby
- Individual name plate on main door of each flat

### FITNESS CENTRE

- Gymnasium
- **Indoor games like Pool Table, Carrom and Chess**

### SECURITY

- CCTV surveillance camera at Parking Area, Garden & Main Gate

### ENVIRONMENTAL RESPONSIBILITY

- Solar water heater
- Water treatment plant
- Rain water harvesting
- Tree plantation



### GARDEN

- Beautiful designed landscape garden
- Seat out for senior citizen
- Kids play area with play Equipment
- Jogging track
- Activity stage
- Party lawn



### COMMON AMENITIES

- Fire - Fighting system (As per norms)
- Generator back-up for elevators, common lighting pumps of fire-fighting system

### ROADS

- Internal cement concrete with paving block road
- Chequered tile in covered parking area





# 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

- 2' X 2' vitrified **Double Charge Tiles** in all rooms with skirting.
- Mat finish tiles for all attached terrace & all bathrooms / toilets.

## KITCHEN

- Black Granite top kitchen platform with stainless steel sink and glazed/designers tiles upto lintel level and provision for exhaust fan.

## WATER SOURCES

- Provision of overhead and underground water tank with more than adequate capacity.

## ELECTRICAL

- Concealed wiring with standard ISI make wires and switches with sufficient electric points.

## DOORS

- All doors will be flush door with decorative laminate sheet having standard fittings.
- The door eye will be provided on main door.

## LIFT

- Kone, Otis, Johnson or equivalent

## WINDOWS

- Powder coated aluminium sliding windows with mosquito net and safety grills.

## PLUMBING

- Concealed plumbing with hot and cold water arrangement in bathroom with shower fixtures of **Jaquar, Parryware/Hindware** or equivalent brand.

## PAINTING

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



Live the  
ULTRA Connected Life





**1 BHK**  
**ULTRA Pride**



**2 BHK**  
**ULTRA Pleasure**







**Exclusive homes that live up to four expectations!**

**KEY DISTANCES**

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

**NEAR BY KEY LOCATION**

<b>HOSPITAL</b>	
Sainath Hospital	5 Min.
Sant Dyaneshwar Hospital	5 Min.
Astha Hospital	7 Min.
Niramaya Hospital	10 Min.
<b>MALL</b>	
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	2 Min.
Basket Ball Court	3 Min.
Vegetable Market	3 Min.
Playing Court (Sector No. 04)	5 Min.
<b>Proposed Exhibition Center</b>	
Civil Court (Proposed)	1 Min.

