



— N I R M A N —
A S T R O P O L I S

AT



**NIRMAN
DISTRICT**





NIRMAN DISTRICT

An emerging suburb of Pune, Tathawade boasts excellent connectivity and a social infrastructure rich in educational institutes, banks, healthcare, entertainment and employment hubs. With more and more people being attracted to the area, the demand for a place that is self sufficient to make for a luxurious yet convenient living experience in the locality becomes imperative. And that is why Nirman District was conceptualised.



Nirman District is a well structured lifestyle that will transform the face of real estate in Tathawade. Bringing avenues like shopping, entertainment, healthcare; and everyday needs made accessible in one big vicinity, this is a project that brings a complete package of convenient and luxurious living. And we mean it when we say, it is a district

**WHERE LIFE
COMES TOGETHER**



BIRTH OF A *District*

The inception of Nirman District will be marked by multiple projects under one roof. Nirman Astropolis, a residential project that will mark the beginning of a luxurious lifestyle and a commercial project that will set the ball rolling for a variety of avenues that the project will witness in the near future.

Imagine a life that is fulfilling, convenient and comfortable. A life where everything you need is just a stroll away. Where there are ample avenues to spend leisure moments together, and there are spaces for solitude & solace.

It is a place so rare it seems out of this world, a place amongst the stars, a place that has everything that you desire...A place that is a home out of your dreams...

A PLACE
THAT IS
A WORLD
IN ITS OWN.





NIRMAN
ASTROPOLIS

Bringing a premium lifestyle to Tathawade, Astropolis is a scintillating project of 2 & 3 BHK apartments available in 6 variants detailed to perfection. With a thoughtful blend of landscaped areas and vibrant amenities, Astropolis is a beginning of a stylish, luxurious and a balanced lifestyle.





GRAND ENTRANCE LOBBY

ARTISTIC IMPRESSION

A COMPLETE

Lifestyle

GROUND LEVEL AMENITIES

- Clubhouse
(Multipurpose Hall/
Badminton Court)
- Party Lawn
- BBQ Area
- Kids' Play Area
- Seating Area
- Multipurpose Court

PODIUM LEVEL AMENITIES

- Zen Garden
- Tropical Garden
- Bamboo Garden

EXCLUSIVE OUTDOOR AMENITIES

- Infinity Pool with Sunken Seating
- Kids' Pool
- Covered Deck
- Pergola Seating & Reflexology Path
- Library & Swing Seating

EXCLUSIVE COVERED AMENITIES

- Guest Rooms
- Crèche
- Indoor Games Room
- Billiards Room
- Men's & Women's Spa Room
- Indoor Gym
- Toilet & Changing Rooms
for Men & Women

TERRACE LEVEL AMENITIES

- Star Gazing Deck
- Senior Citizen Area
- Community Farming
- Yoga / Meditation Deck
- Co-working Space / Solar Seating Pod
- Sky Walk & Bridge Connecting
Tower 1 & 2 and Tower 3 & 4

- 1. Entrance
- 2. Tropical Garden
- 3. Zen Garden & Bamboo Garden
- 4. Seating Area
- 5. Clubhouse
(Multipurpose Hall/Badminton Court)

- 6. Kids' Play Area
- 7. Party Lawn
- 8. BBQ Area
- 9. Multipurpose Court
- 10. Star Gazing Deck

- 11. Yoga & Meditation Deck
- 12. Senior Citizen Area
- 13. Sky Walk & Bridge
Connecting Tower 3 & 4
- 14. Pergola Seating & Reflexology Path
- 15. Open Air Cinema / Amphitheatre

- 16. Outdoor Gym
- 17. Jacuzzi
- 18. Infinity Pool with Sunken Seating
- 19. Covered Deck
- 20. Kids' Pool

- *21. Star Gazing Deck
- *22. Toddlers' Play Area
- *23. Pergola Seating & Reflexology Path
- *24. Net Cricket
- *25. Sky Walk & Bridge
Connecting Tower 1 & 2

- *26. Solar Seating Pod
- *27. Outdoor Chess Board
- *28. Outdoor Snakes and Ladders
- *29. Yoga Deck
- *30. Star Gazing Deck





CLUBHOUSE, PARTY LAWN & MULTIPURPOSE COURT



CLUBHOUSE, PARTY LAWN & KIDS' PLAY AREA

ARTISTIC IMPRESSION




ZEN GARDEN

ARTISTIC IMPRESSION



PERGOLA SEATING, REFLEXOLOGY PATH & LIBRARY




NIRMAN
ASTROPOLIS

JACUZZI & INFINITY POOL

ARTISTIC IMPRESSION



INFINITY POOL

ARTISTIC IMPRESSION



YOGA & MEDITATION DECK

ARTISTIC IMPRESSION



SEATING AREA

ARTISTIC IMPRESSION



STAR GAZING DECK

ARTISTIC IMPRESSION



OPEN AIR CINEMA / AMPHITHEATRE

ARTISTIC IMPRESSION

Specifications

TILINGS

- Italian finish vitrified flooring in full flat
- Wooden finish tiles in the sit-out area
- Premium designer wall tiles in washrooms

WASHROOM

- Washroom CP fittings of Jaquar / Grohe / Kohler or equivalent brand
- Washroom sanitary fittings from Jaquar / Cera / American Standard or equivalent brand
- Panic button in washrooms
- Anti-skid tiles for washrooms
- Provision of exhaust fan for all washrooms
- False ceiling if slung plumbing

DOORS / WINDOWS

- Laminated main door with digital lock
- All washroom door shutters laminated on both sides
- Three-track aluminium windows with mosquito mesh
- Toughened heat-soaked glass railings / fabrication for attached balcony in all the apartments
- Designer laminated flush doors with tubular locks for bedrooms
- Full height windows in bedrooms
- Sliding door for balcony attached to living
- Quartz stone window sill on all sides

PAINTING / WALL FINISH

- Gypsum / POP finished walls
- Textured paint finish for the exterior of the building
- OBD / plastic emulsion or equivalents on internal walls & ceiling

ELECTRICAL

- Premium quality modular electrical switches
- Fire-resistant concealed wiring
- AC point in living & all bedrooms
- TV point in living & all bedrooms
- Switch brands Legrand / Anchor or equivalent brand
- Provision for inverter with power backup for designated points in the apartment
- MCB and RCCB protection
- Security system
- Security cabin with monitoring system
- CCTV for the entire campus and entrance lobby
- CCTV surveillance for crèche and kids' play area
- Fire fighting systems
- Video door phone in all apartments
- Kitchen with sprinkler and gas leak detector

KITCHEN

- Quartz stone kitchen platform with acrylic sink
- Semi-modular kitchen unit
- Water purifier in every kitchen
- Provision for exhaust fan

COMMON FEATURES

- AC in living room and master bedroom (Haier / LG / Voltas or equivalent brand)
- Grand entrance lobby
- Elevators of Schindler / Otis / Johnson or equivalent brand
- Multi-level car parking
- Earthquake resistant structure

DRINKING WATER

- Separate storage for drinking water
- Separate supply system for drinking water in kitchen

PARKING

- Sufficient designated car parking
- Well-designed & spacious parking levels

GO GREEN

- Provision for EV charging station in every parking
- Solar panels on rooftop
- Rainwater harvesting and sewage treatment plant (STP)
- Organic waste converter

KEY

Distances

SCHOOL & COLLEGES

- The Academy School 01 Min
- The Orchid Int. School 05 Min
- Akshara International School 11 Min
- D. Y. Patil Engg. College 09 Min
- Indira Comm. & Science College 11 Min

HOSPITALS

- Aditya Birla Hospital 09 Min
- Sai Jyoti Hospital 07 Min

BRT BUS STOP

- Pawar Wasti 01 Min
- Dange Chowk 05 Min



BANKS

- State Bank of India 05 Min
- Axis Bank 06 Min
- ICICI Bank 08 Min

SHOPPING

- D-Mart (Ravet) 09 Min
- One Mall 08 Min
- Elpro City Square Mall 13 Min
- Upcoming Phoenix Mall 14 Min
- Spot 18 Shopping Mall 11 Min

CONNECTIVITY

- Mumbai-Bengaluru Highway 10 Min
- Akurdi Railway Station 10 Min
- Pune Railway Station 30 Min
- Pune Airport-Lohegaon 55 Min



A LUCRATIVE *Location*

Excellent connectivity, proximity to educational institutes, employment hubs, healthcare & entertainment and increased interest of the real estate developers, makes Tathawade a lucrative location. With a consistently developing infrastructure, this suburb is appreciating and growing rapidly, which makes it a locality to look forward to

FROM THE
Trusted

Nirman Greens is among the fastest-growing firms in the construction sector with a presence in residential & commercial real estate and expertise in industrial & specialized civil construction across Pune. Having created landmark projects that spread across 40 lacs sq. ft., Nirman Greens is currently developing 50 lacs sq. ft. of commercial, retail and residential spaces across Pune.

Focused on specific requirements of the clients and understanding the needs of a contemporary lifestyle, Nirman Greens is continuously innovating through its projects to keep pace with the changing trends and technologies.



A PROJECT BY



CREDITS

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VK: a ARCHITECTURE

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G. A. BHILARE CONSULTANTS

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VK: a LANDSCAPE

MEP CONSULTANT

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