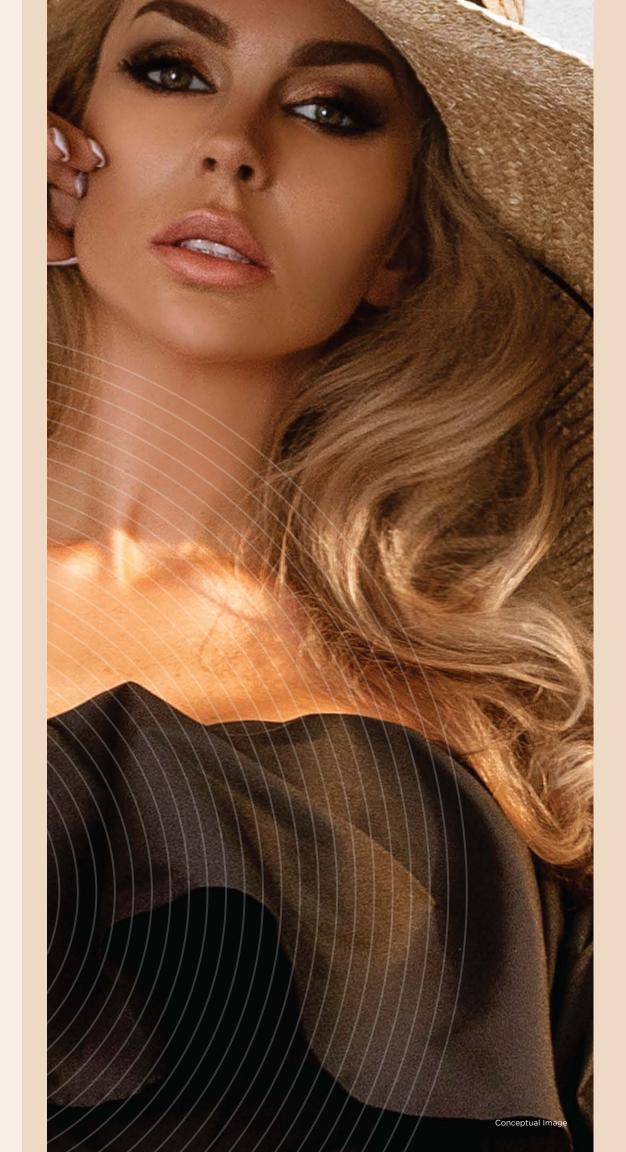
AN ODETO GRACEFUL LIVING

NIRMAN Serenopolis





Completing the triad

Nirman District is a well structured lifestyle that is transforming 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 through its projects- *Astropolis, Cosmopolis and now, Serenopolis.*







WHERE SERENITY FALLS RIGHT INTO PLACE.

THE JOURNEYTO SERENELIVING BEGINSWHERE SIMPLICITY MEETS MODERNITY!





A serene breeze, a calming vibe, and a tranquil way of life are coming to Tathawade!

PRESENTING NIRMAN Serenopolis

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SERENOPOLIS BY THE NUMBERS

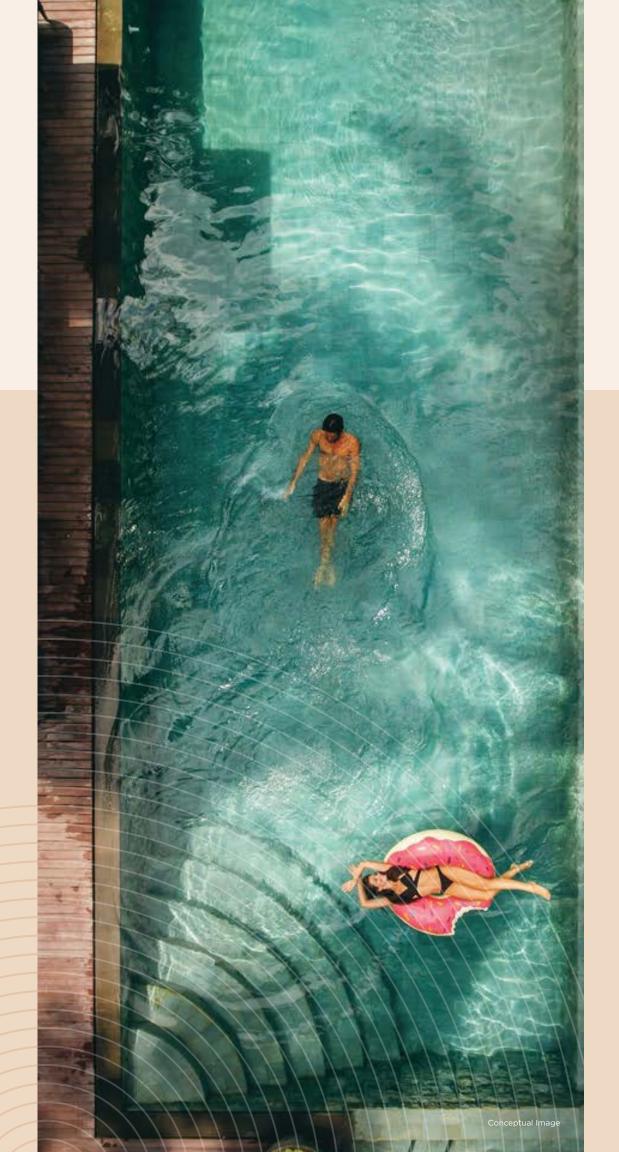


TOWER TOWER A MENITIES FLOORS



Experience serene comforts tailored to your leisurely needs!

With amenities that strike the perfect balance between the indoors and outdoors, every recreational desire is thoughtfully catered to.



GROUND LEVEL AMENITIES

LOBBY

- 1. Planter Along The Column
- 2. Cladded Column
- 3. Reception Desk
- 4. Feature Wall/Backdrop
- 5. Sofa/Furniture
- 6. Loose Pots

OPEN SPACE

- 1. Entrance/Exit
- 2. Watchmen Cabin
- 3. Four Wheeler Parking
- 4. Two Wheeler Parking
- 5. Drive Way
- 6. Jogging Track
- 7. Edge Plantation

C 03 04

PODIUM LEVEL AMENITIES

- 1. Entrance Lobby
- 2. Indoor Game Area
- 3. Indoor Gym Area
- 4. Changing Room And Toilets 10. Kids Pool
- 5. Meditation/Yoga Deck
- 6. Step Seating

7. Deck

- 9. Swimming Pool
- 11. Edge Plantation

- TERRACE LEVEL AMENITIES
- 1. Entrance Lobby 2. Seating Area
- 3. Kids Play Area
- 4. Toddlers Play Area With Seating
- 5. Star Gazing Deck With Seating
- 6. Senior Citizen Seating

- 7. Stepping Stone Pathway
- 8. Multipurpose Lawn
- 9. Stage
- 10. Pergola Seating
- 11. Open Cinema
- 12. Outdoor Game Area
- 13. Seat
- 14. Edge Plantation



 WELCOME

 TO A LIFE

 OF CALM

 & PURPOSE.



S L I P I N T O S E R E N I T Y T H A T S T R E T C H E S E N D L E S S L Y .

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THRIVING ISN'T A GOAL; IT'S A HABIT HERE.



AN ELEGANT BACKDROP FOR CELEBRATING UNDER THE SKY.

ULKALI





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AN IMPOSING STRUCTURE, RISING WITH POISE.





Every element reflects meticulous attention to detail









- 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 of Jaquar/Cera/American Standard or equivalent brand
- Anti-skid tiles for all washrooms
- Provision of exhaust fan for all washrooms

DOORS/WINDOWS

- Laminated main door with digital lock
- All washroom door shutters laminated on both sides
- Three track aluminium windows with mosquito mesh
- M.S. Railing (powder coated) 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 room
- Granite window frame

PAINTING/WALL FINISH

- Gypsum/POP finished walls
- OBD/plastic emulsion or equivalent on internal walls & ceiling

ELECTRICAL

- Premium quality modular electrical switches
- AC point in living & all bedrooms
- TV point in living & all bedrooms
- Switch brands Legrand/Anchor or equivalent brand
- MCB and RCCB protection
- CCTV for the entire campus & entrance lobby
- Fire fighting system
- Kitchen with sprinkler and gas leak detector
- Provision for inverter with power backup for designated point in the apartments

KITCHEN

- Granite kitchen platform with SS sink
- Fully modular kitchen (upper & lower cabinet, chimney, water purifier)
- Provision for exhaust fan

COMMON FEATURES

- AC in master bedroom (Haier/LG/Voltas or equivalent brand)
- Grand entrance lobby
- Elevators of Schindler/Otis/Johnson/Kone or equivalent brand
- False celling in living room

DRINKING WATER

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

PARKING

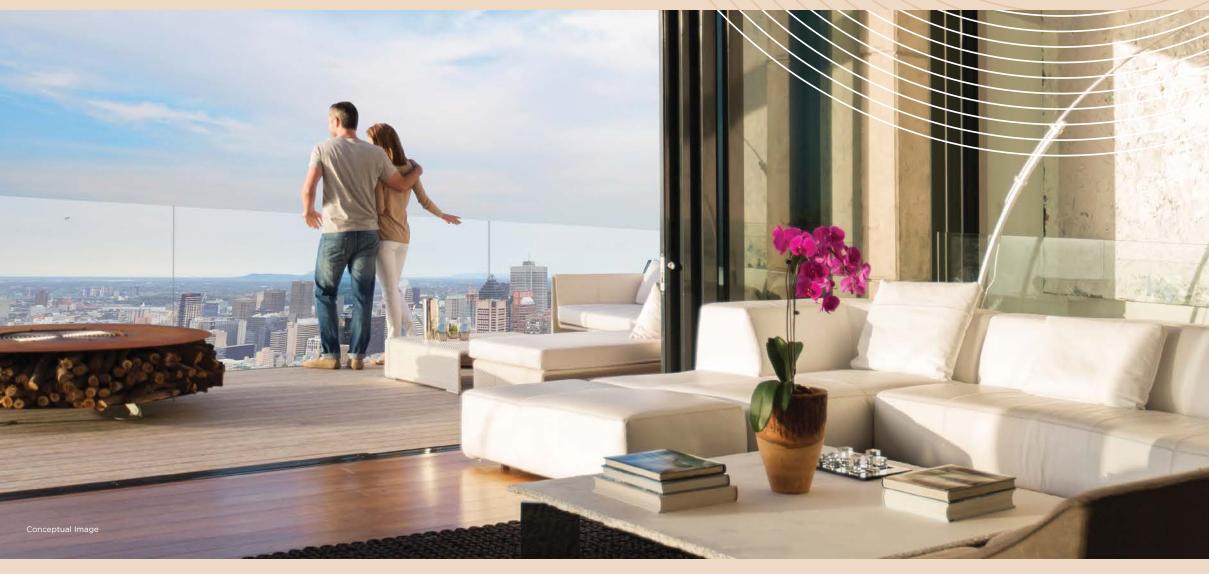
- Sufficient designated car parking
- Well-designed & spacious parking levels

GREEN FEATURES

- Rainwater harvesting and sewage treatment plant (STP)
- Organic waste converter



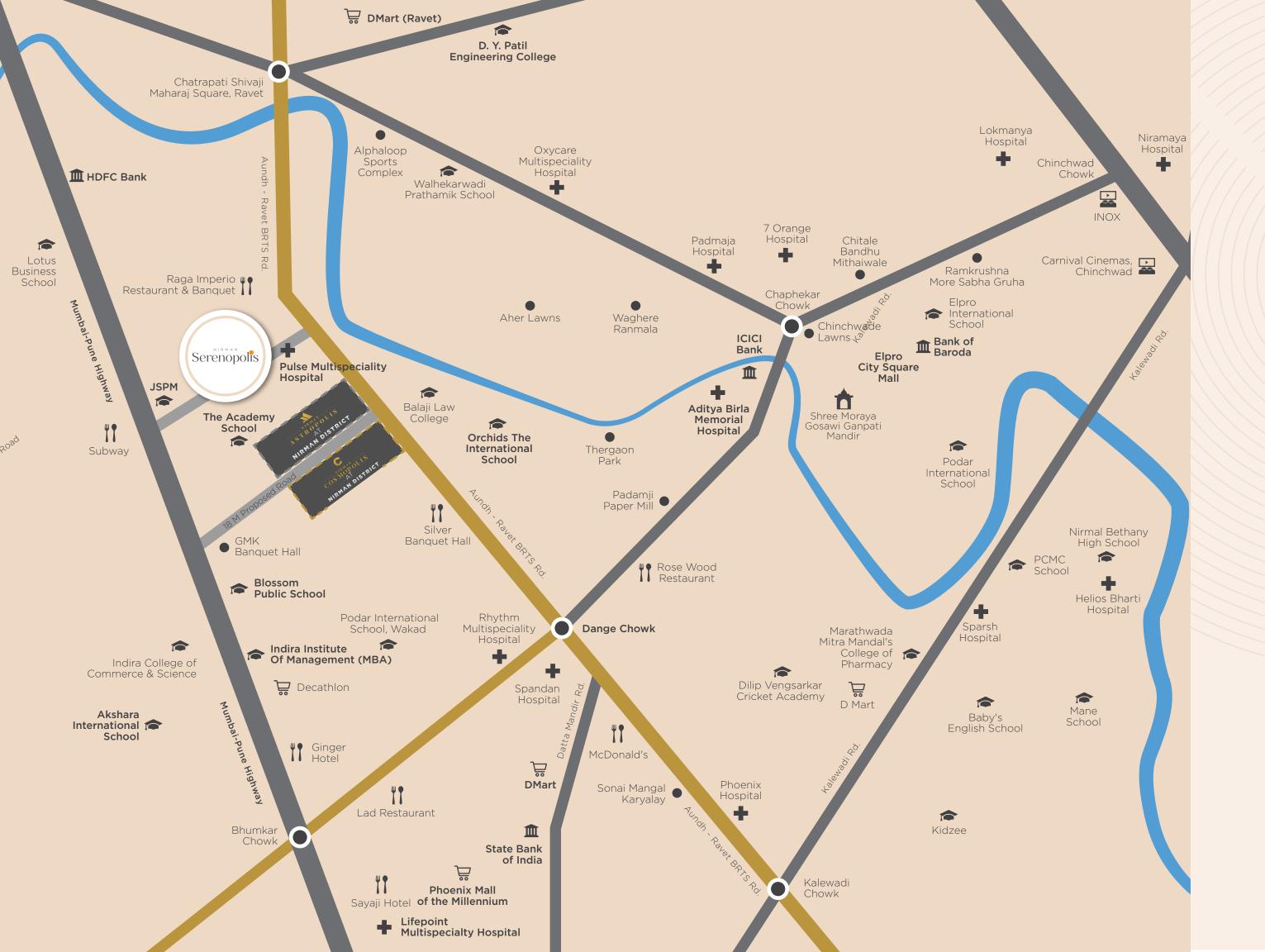
A location that makes you stand out from the rest!



Tathawade's appeal stems from its flawless connectivity, proximity to educational institutions, employment centres, healthcare facilities, and entertainment & lifestyle destinations!

This has sparked interest among homebuyers and investors alike. Thanks to its continuously improving infrastructure, Tathawade is experiencing rapid growth and appreciation, making it a locality with a promising future.





KEY DISTANCES

HEALTHCARE

Pulse Hospital	03 Mins.
Aditya Birla Hospital	10 Mins.
Lifepoint Multispecialty Hospital	10 Mins.

CONNECTIVITY

Mumbai-Bengaluru Highway	/ 03 Mins.
Metro Station	10 Mins.
Pune Railway Station	45 Mins.
Pune Airport-Lohegaon	45 Mins.

BANKS

State Bank of India	06 Mins.
Bank of Baroda	10 Mins.
HDFC Bank	10 Mins.
ICICI Bank	10 Mins.

EDUCATION

JSPM College	03 Mins.
Blossom Public School	04 Mins.
The Academy School	05 Mins.
The Orchid International School	05 Mins.
Indira Institute of Management MBA	05 Mins.
D. Y. Patil Engineering College	09 Mins.
Akshara International School	13 Mins.

BRT BUS STOPS

Pawar Wasti	05 Mins.
Dange Chowk	07 Mins.
SHOPPING	
D-Mart (Wakad)	08 Mins.

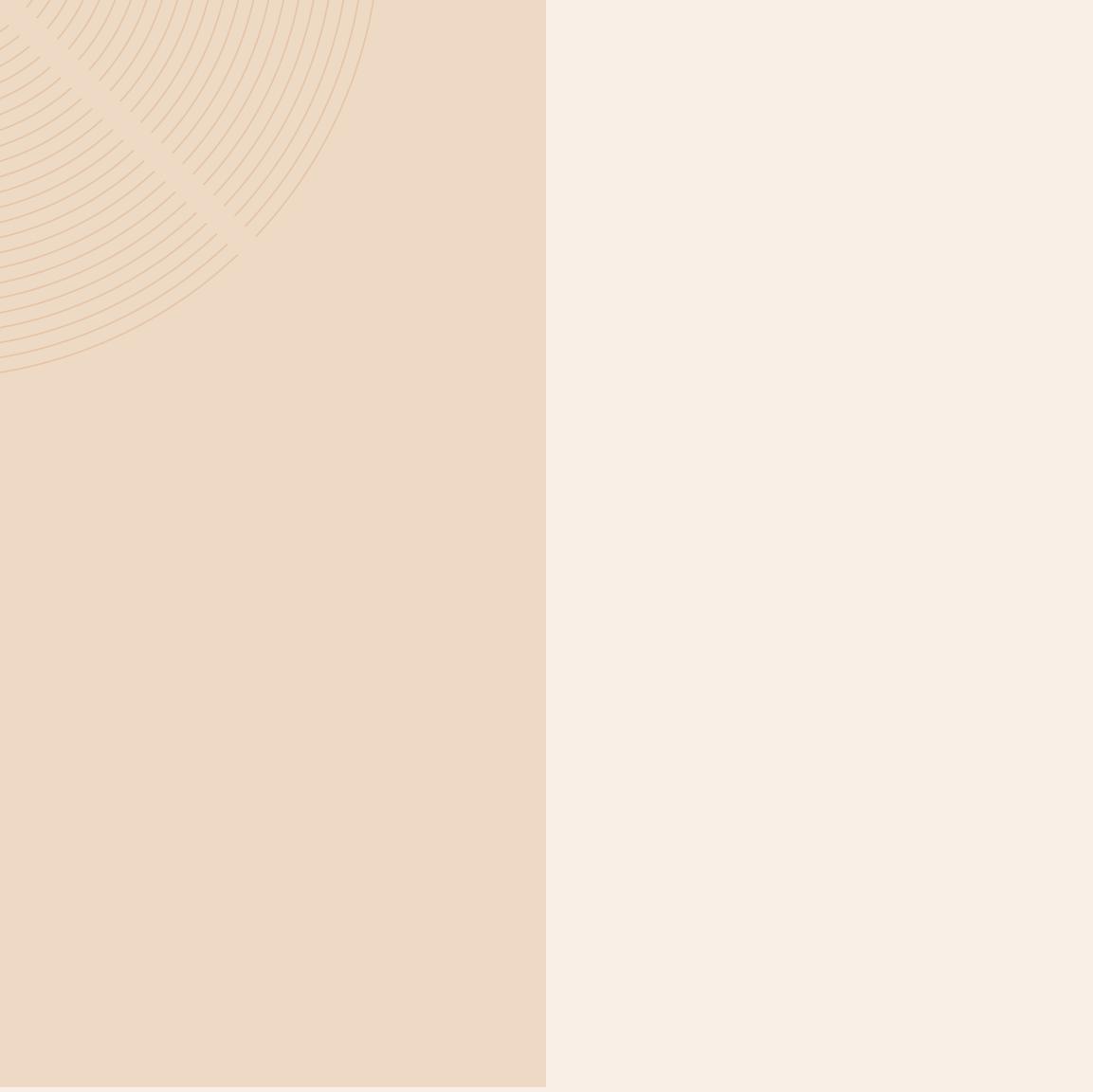
D-Mart (Ravet)	09 Mins
Phoenix Mall of the Millenium	10 Mins.
Spot 18 Shopping Mall	11 Mins.
Elpro City Square Mall	15 Mins.

Crafting a legacy of trust and luxury!

Since its inception in 1993, Nirman Greens has been at the forefront of Pune's real estate revolution. With a legacy spanning over 30 years, the brand has built captivating spaces across more than 15 million sq. ft. of land in Pune and Pimpri-Chinchwad. Nirman Greens has become synonymous with trust, quality, and uncompromising luxury. Each brick laid reflects its zero-debt status and unwavering commitment to shaping a greener, eco-conscious future.







Embrace serenity in its purest form at Nirman District's latest attraction



RERA No: P52100080004 Maharera.maharashtra.gov.in

A PROJECT BY



CREDITS

SANJAY T. AGARWAL ADVOCATE

SKYLINE MEP CONSULTANTS MEP - CONSULTANT

VKA ARCHITECTURE ARCHITECT

SQUARE ONE 3D & MEDIA CONSULTANT G.A. BHILARE CONSULTANT PVT. LTD. RCC

VKA ARCHITECTURE LANDSCAPE

SITE ADDRESS

Survey No. 140/1/1 & 140/1/2, Link Road, Ashok Nagar, Next to Sharayu Toyota, Tathawade, Pimpri-Chinchwad, Maharashtra - 411033

CORPORATE ADDRESS

Nirman Greens LLP, Amar Business Zone, B Wing, Office No. 902, S No. 87/1A & 87 (Part), Baner, Pune - 411045

sales.serenopolis@nirmangreens.com

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www.nirmangreens.com

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