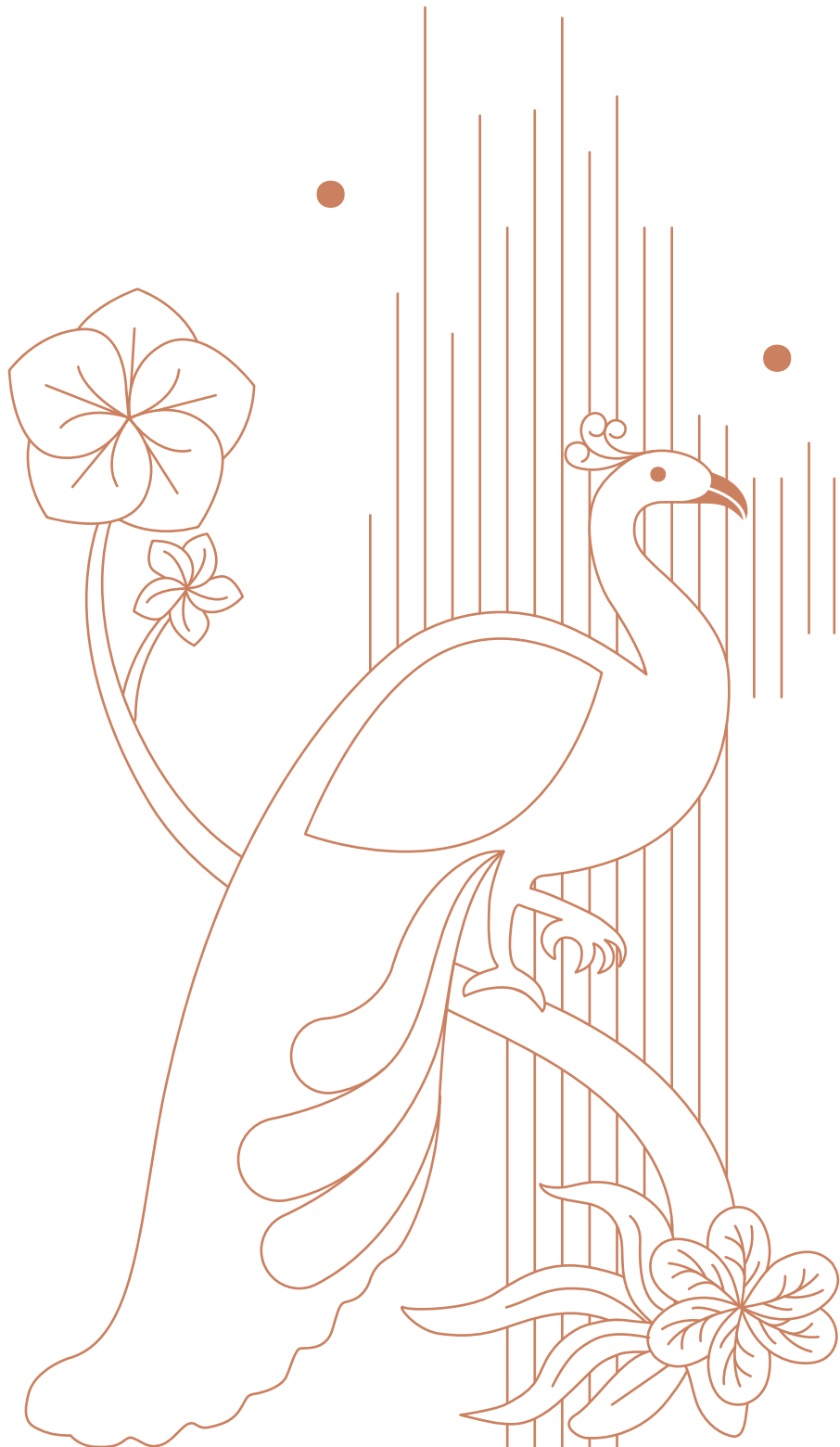


FOR THE CONNOISSEURS
OF FINE LIVING



गंदविहार



RARE LUXURY FOR THE ELITE.

Nandvihar is conceptualised as a unique offering for the select few. Those special people who value a secluded lifestyle yet appreciate the advantage of living in the centre of it all.

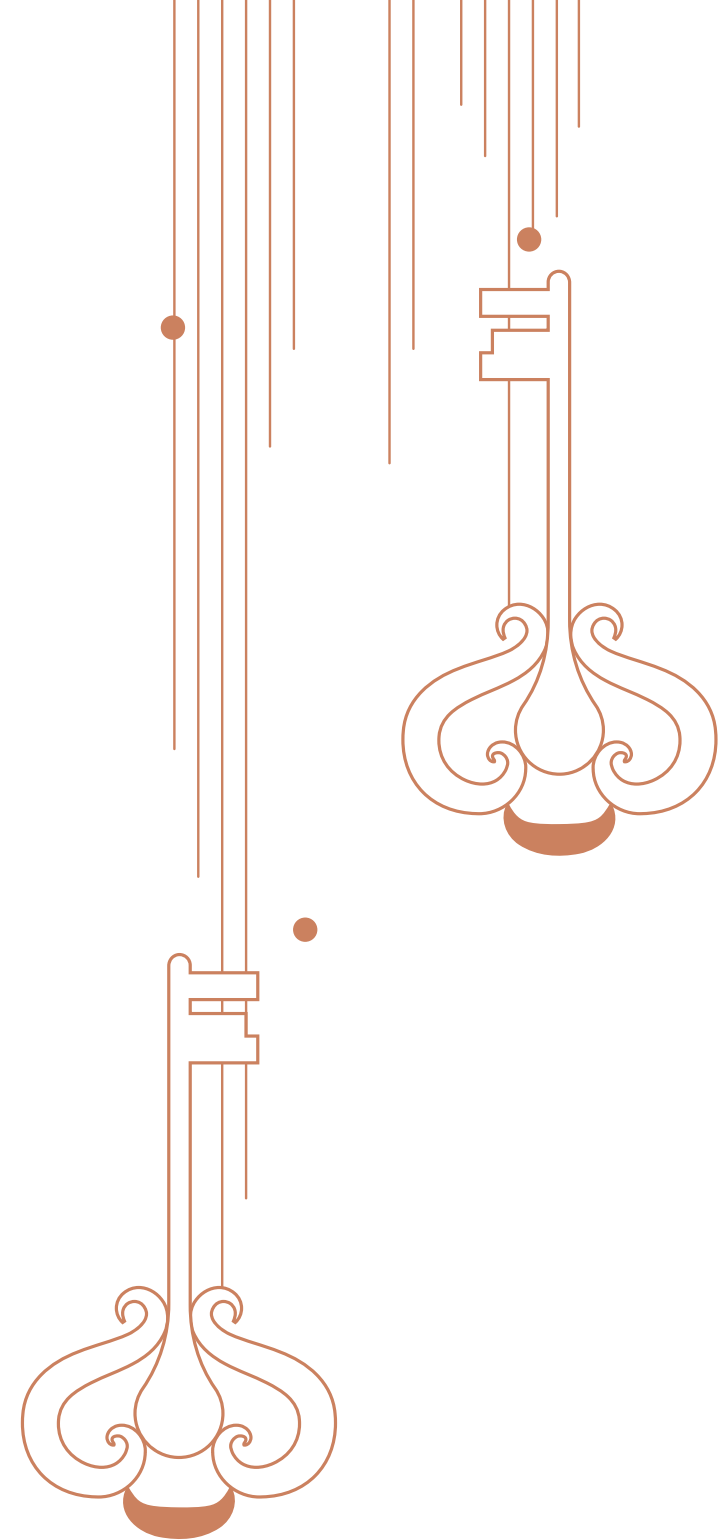
People who demand convenience and class, and select exclusivity in every aspect of life. The connoisseurs who want to celebrate life's finest moments in comfort and elegance. The sophisticated few who recognise the subtle nuances of a curated experience. Nandvihar is our premium presentation, thoughtfully planned and meticulously detailed, just for you.

YOUR HAVEN OF REFINEMENT

Nandvihar is fashioned as an exclusive haven; a little world of luxury within walls.

From the spacious rooms and balconies to the meticulous planning that maximizes natural light and ventilation - your Nandvihar home is conceived for splendor and sophistication. There's ample space for hosting guests, yet warm and inviting for family moments.

Nandvihar offers 3-bedroom & 2-bedroom residences per floor. With the inviting lobby, captivating rooftop terrace, curated amenities, and overall aesthetics - it offers an exceptional setting for a luxurious lifestyle.





- Pavillion Mall: 2.3 km
- Centro Mall Shivajinagar : 950 m
- Westside Deccan Mall - 1.9 km

- Symbiosis College Of Arts & Commerce: 2.6 km
- Pune University: 4.4 km
- ILS Law College: 2.9 km
- Fergusson College: 2.8 km
- Gokhale Institute of Politics and Economics: 2 km
- Symbiosis Primary & Secondary School: 3.1 km

- PVR Icon, Pavillion Mall: 2.3 km
- E-Square ELite Xion Mall: 1.9 km
- Balagandharv Rang Mandir: 2.1 km

- Shivaji Nagar Metro Station: 1.1 km
- Pune Junction Railway Station: 3.4 km
- Pune Airport: 11 km
- Mumbai - Pune Highway: 14 km



Shopping



Education



Entertainment



Connectivity

THE WORLD

ESSENTIAL COMPONENTS



AROUND YOU.

FOR LUXURY LIVING

Fitness/Sports



Hospital



Restaurants



Business Center



- PYC Hindu Gymkhana: 2.2 km
- Deccan Gymkhana: 2.6 km
- Ramamani Iyengar Memorial Yoga Institute: 1 km

- Deccan Hardikar Hospital: 900 m
- Oyster & Pearl Hospitals(ONP Hospitals): 650 m
- Sancheti Hospital: 1 km
- Deenanath Mangeshkar Hospital: 4.9 km
- Ratna Memorial Hospital: 1.6 km

- JW Marriott Hotel Pune: 2.5 km
- Vaishali: 1.6 km
- Wadeshwar: 1.9 km
- Hotel Shreyas: 2 km
- YANA Sizzlers: 200 m
- FC Social: 250 m

- ICC Trade Tower: 2.5 km
- B-Zone Shivaji Nagar: 1 km





EXPERIENCES
TO SAVOUR
EVERY DAY.



Our 'True Sense' philosophy guides us to design with sensitivity and mindful attention to detail. We re-imagine the simple natural pleasures that many of us have lost touch with, and recreate them to make life rich and fulfilling

The 'True Sense' approach is all about mindful living; about rediscovering simple joys and sensory pleasures.

Our 'True Sense' homes are crafted as little islands of peace and enriching experiences that refresh the senses, and uplift the soul.

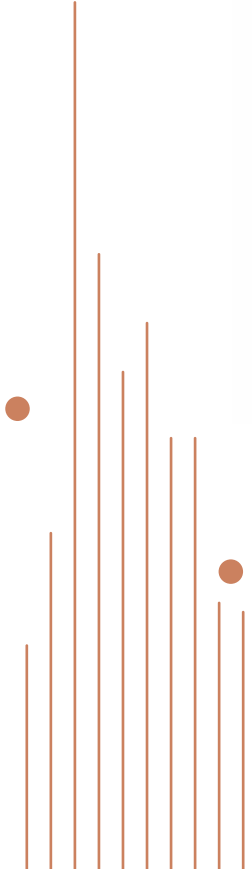
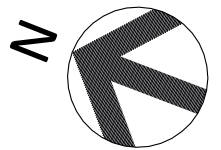






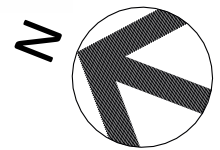
2 BHK

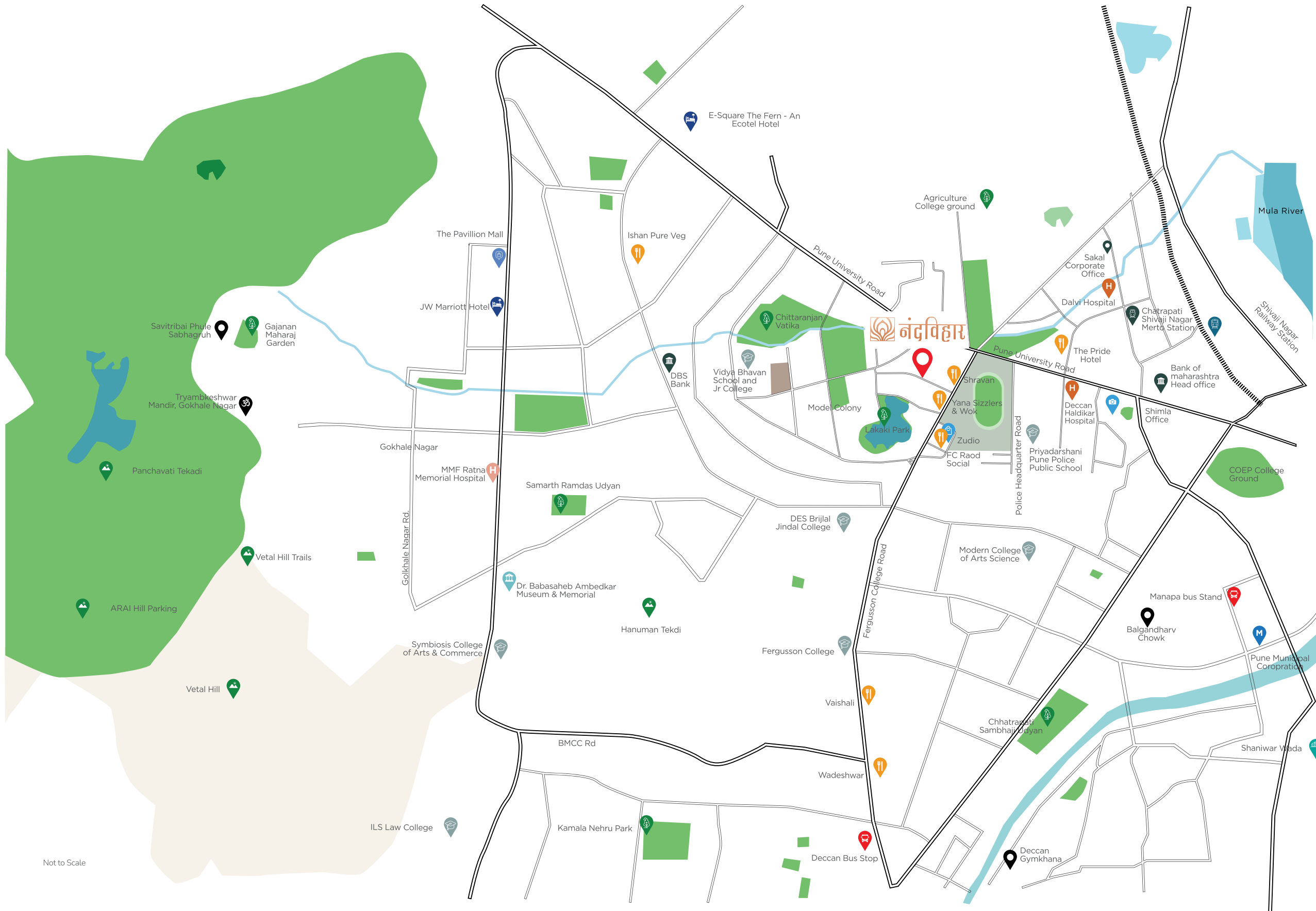
3D PLAN



3 BHK

3D PLAN





नंदविहार

Not to Scale

ELEGANCE IN EVERY ASPECT

Walls

- 125mm AAC Blocks Masonry with POP/Gypsum finishes for Internal Walls.
- Plastic emulsion for all internal walls.

Ceiling

- RCC Slab with POP/Gypsum finishes for Ceiling with Plastic Emulsion Paint (Asian Paints/ Nerolac).

Flooring

- 1800X1200 mm Glazed vitrified tiles in all rooms.
- Wooden flooring of reputed brand in master bedroom.
- Anti-skid flooring in all the other sit - outs and dry balcony.

Electrification & Power backup

- 4 light points, 1 fan point, 2 – 5 Amp plug points in Each Room.
- Inverter Power backup covering 1 light point & 1 fan point in all rooms and One Light Point in Toilet/Power backup from common DG set.
- Cable/Wiring – (Polycab/Finolex)
- Switches – (Anchor/Legrand)

Windows

- Aluminium windows with Mosquito nets (where ever possible) and MS Grills (Brand – Tostem or equivalent).

Doors

- Plywood door frames with laminate finish door shutters for all internal doors (32mm Thick).
- Main door and Safety door to be Veneer, Brass fittings & Night Latch (35mm Thick).
- Granite Door frames for toilets.

Kitchen & dry Balcony

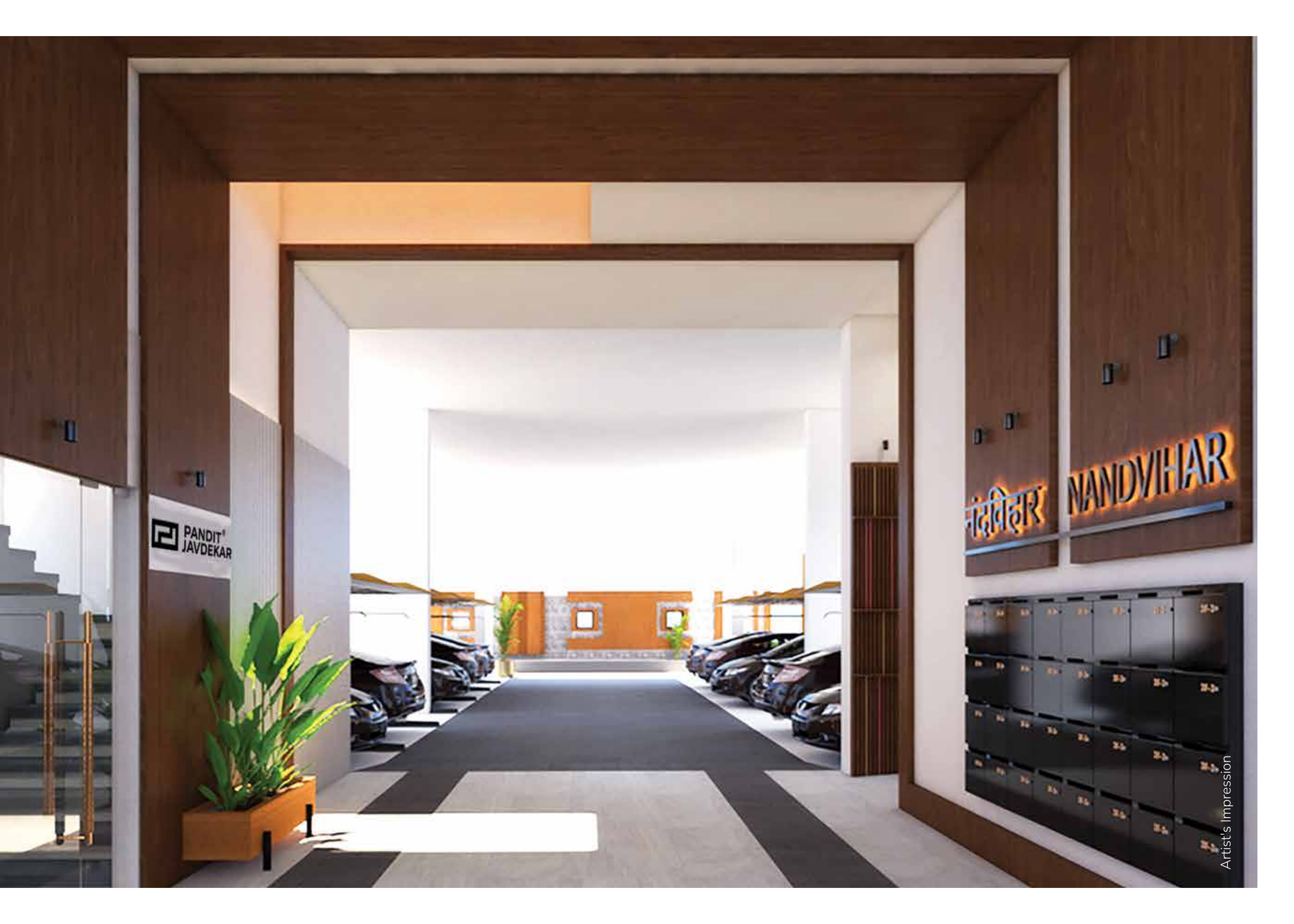
- Granite / Double charged Vitrified Kitchen platform with Dado up to 2ft and SS Sink .
- Two 15 Amp Point for Refrigerator, Mixer/Microwave & induction in Kitchen.
- One 15 Amp Point for Washing Machine in Dry Balcony.

Bedroom

- Television and Telephone Point in Master Bedroom.
- 15 Amp Point for Air Conditioner in all bedrooms.

Toilets

- Provision for Hot water through Common Solar Heating System in all Toilets.
- 600 x 1200mm dado tiles in all Toilets (Kajaria/Simpolo/Asian).
- Single lever bath fittings in toilets (Brand– Jaquar or equivalent).
- Glass shower partition.
- Exhaust fan in toilets.
- False ceiling in toilets.



 PANDIT[®]
JAVDEKAR

नंदविहार
NANDVIHAR

Artist's Impression

ESSENTIAL COMPONENTS FOR LUXURY LIVING



One lift – 5 passenger and one lift – 8 passenger , Auto-Door Elevator of reputed make (Kone/ Schindler).



Staircase with Decorative railing.



Granite/Marble for treads, risers and landings.



Decorative Entrance Lobby.



Video door phone access and Intercom Facility.



Solar Water Heater System.



Power Backup for Lift, Common Lighting and Water Pump (Kirloskar/Kohler/Cooper).



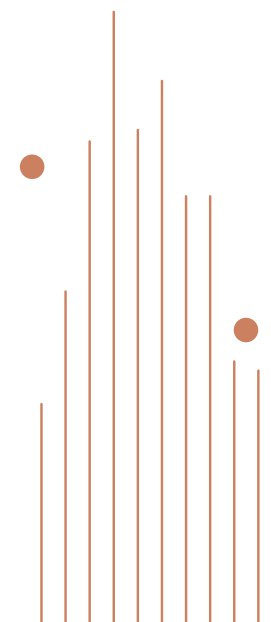
Drivers Toilet in parking.



CCTV cameras in common areas.



Barrier-free Accessible Common Areas for the Elderly People with Provision of Wheelchair.



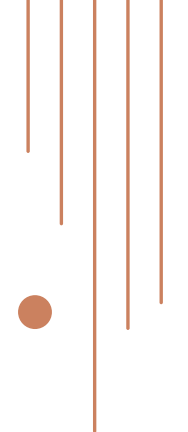


REIMAGINE THE FUTURE WITH



With the vision and commitment to building eloquent spaces, opulent abodes, and strong-sincere associations with clients, Pandit Javdekar is synonymous with extraordinary living. Since 2003, Pandit Javdekar has been crafting prominent structures and landmark redevelopment.

Keeping the customer at the center of all their endeavours, for the last two decades, every single Pandit Javdekar creation is a testimony of the finest quality, craftsmanship, and artistry. The grandeur and prominence of Prabhat Road speak volumes for this developer, with 36 out of 80+ projects here and the others at elite addresses spread across Pune, such as Model Colony, Aundh, Baner, Karve Nagar, Kothrud and Mitra Mandal.





+91 95450 94355 | +91 86989 05828 | sales@panditjavdekar.com

Corporate Office Address - 101, Vijaydurg, 115C, Prabhat Road, Erandwane, Pune, 411004.

Site Address - Plot No. 520, Model Colony, Near Shravan Hotel, Shivajinagar, Pune, 411005.

 MAHARERA Registration No. P52100055797 / maharera.mahaonline.gov.in.



Disclaimer:

This brochure is an imaginary concept and not be to scaled. All plans are subject to accommodate the changes as per the sanctioning authorities. All amenities and specifications are as per availability of the developer, images shown are artistic impressions.