



प्रभात

3 BHK Cozy Nests

◆ PRABHAT ROAD ◆

सौरभ

The Nest Constructions, a renowned construction company in Pune, who has successfully completed 45 residential, commercial, industrial and special structure projects in Pune, has brought to you a luxurious residential project, Saurabh, on Prabhat Road...

Prabhat Road, a road named after the legendary Prabhat Studios, is now better known as the up market living.

Some of the important places located near Prabhat Road includes, Deccan & PYC Gymkhana, Symbiosis school, Garware college, BMCC college, Joshi Hospital, Datta Mandir and a well known landmark, Kamla Nehru Park.

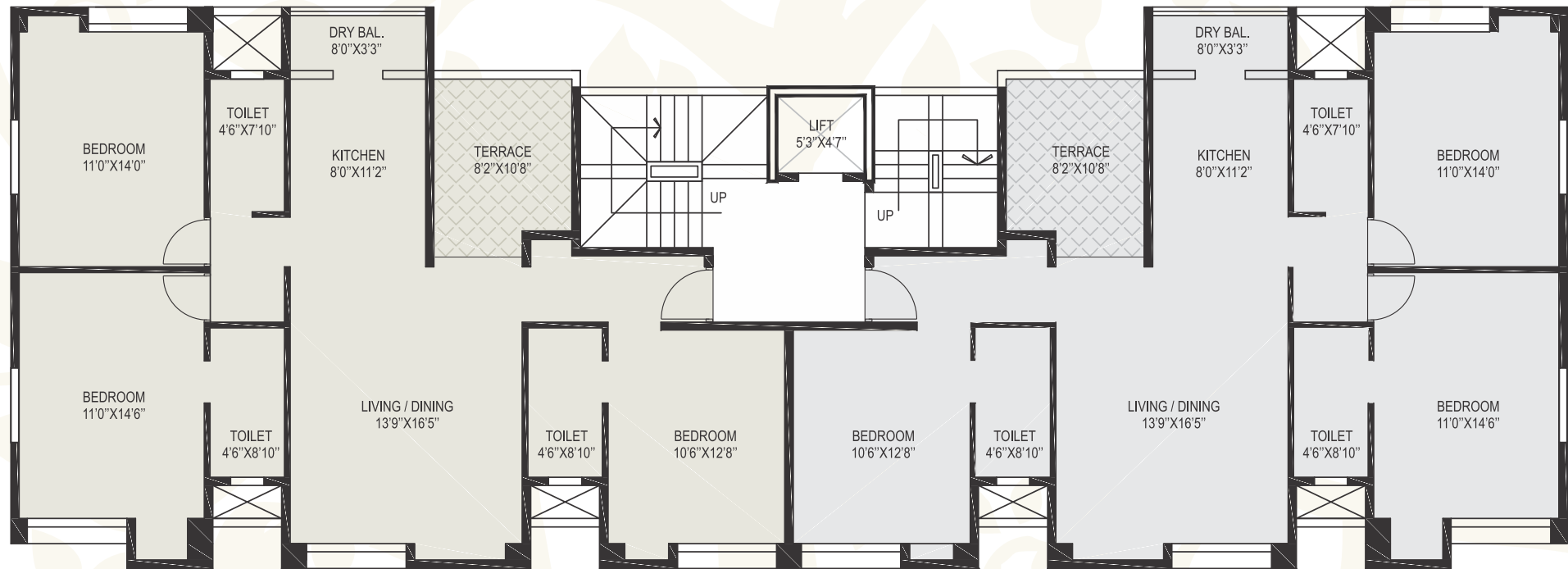
Saurabh is ideally located at just 2 minutes walk from Kamla Nehru Park, which has a Jogging track to keep you fit, Playground for your kids, a fountain and lawns for relaxing.

So, how one would not settle for Saurabh, which is located amongst the most quiet yet happening area in Pune.

Come, stay at Saurabh to rejuvenate yourself.







TYPICAL FLOOR PLAN

FLAT NO.	CARPET	TERRACE	SALEABLE (After 30 % Loading)
101, 102	1008 Sq. Ft.	83 Sq. Ft.	1418 Sq. Ft.



Dining

Master Bedroom

Restroom

Living Room

Children Bedroom

Restroom

Master Bedroom

Entrance Lobby

Terrace

Kitchen

Restroom

Dry Balcony



Common Amenities:

Parking

Parking with adequate power saving LEDs and necessary electrical points

Entrance Lobbies

Excellent decorative lobbies at all levels

Lift

Branded company lift (KONE/OTIS), Automatic door, Gear-less Elevator for 6 persons 6 stops, V3F Drive with imported Auto door and auto switch over system in case of MSEDCL Supply failure

Back Up

100% Generator Power Back up to Lift, Common Lighting in parking, lobbies and Pump

Elevation and Painting

Excellent Elevation and top most quality (Asian/Berger) water resistant durable paint

Fire Fighting System

PMC Complaint Fire Fighting System

UGWT /OHWT

Under Ground Water Tank and Overhead Water Tank with adequate capacity with branded pump. Additional Standby Pump will be provided

Site Development

- Pest Control to be done at the beginning
- Set Back area to be concreted by Tremix for long life usage
- Letter boxes at Parking Level
- The name "Saurabh" to be fitted with casted letters on building

Luxury with Nature

Efforts for beautification and sincere attempt to save existing grown trees

Common Toilet

Toilet with W. C. at Ground floor will be provided for helpers, drivers etc.

Bore Well

Additional water source in form of Bore Well with plumbing arrangements

Solar Boiler

Every Flat Owner shall be provided with individual solar water boiler on top terrace

Internal Specifications of Flat:

Walls

Internal walls shall be finished with Gypsum plaster for high finish. To optimize the Carpet area, the customized ordered Fly-Ash/CLC brick blocks from the factory shall be used. The efforts in RCC design shall be made to avoid the off sets in the room as far as possible. This will increase carpet area and save on interior's cost

Flooring

Branded company's (Kajaria /Johnson /Nitco) vitrified tiles 600 x 600 mm in Bed Rooms, Kitchen and Passages

Doors & Windows

- Polished Seasoned Wood door frames for main doors
- Rest all doors with laminated skin and cylindrical locks
- SS railings with glass partitions to attached terraces
- Granite window sills (broad enough) shall be provided
- Glass Panels with 3 tracks Anodized Powder coated Sliding Windows with mosquito nets

Kitchen

- Granite top main otta with SS sink with drain board provided
- The provision for water filter, exhaust fan shall be done
- The pipe gas piping shall be done under Gas company's supervision

Dry Balcony

The Dry Balcony will have provision for washing utensils, washing machine and drying clothes. Louvered Windows shall be provided

Toilets / Bathrooms

Plumbing fittings and sanitary wares of Branded Company, Jaquar OR equivalent. The Concealed plumbing with high density CPVC pipes with branded company plumbing hardware shall be provided

- Exhaust Fan in Toilets
- The counter sunk basin/ attractive hand wash basin
- Antiskid designer's tiles in toilets and attached terraces. The branded company's (Kajaria, Johnson, Nitco) full height dado tiles shall be provided with designer's theme
- The provision for Solar Water (Hot & Cold) with single lever diverters in toilets and all wash basins will be provided. The wall mounted showers in toilets shall be provided. The provision of piping & electrical point for additional Boiler/Geysers fitment

Electrical Fittings / Inverter Provisions

- Concealed electrical wiring (Polycab Company) through conduit with switch boards of branded company like Anchor/ Roma or higher standard shall be provided
- Electrical wiring additionally for inverter supply in each room (one point) shall be provided
- The provision of fitment of Air conditioner in Master Bed Room with its electrical wiring and 15 Amp. Point shall be done. Adequate electrical points/switches shall be provided. The provision of Cable & Telephone connection in all bedrooms & Living room shall be done

Paint

Interior painting of Asian/Berger brand satin finish luster

Name Plate

Each flat shall be provided SS name plate on the main door with lord Ganesha's tile at appropriate place at entrance





Credits:

Architect: Ar. Ramesh Hulgeri & Ar. Arun Joshi

RCC Consultant: En. Vikas Waghmare

Legal Advisor: Adv. Dilip Athavale

Creative Design: Deep Blue Designs P. Ltd.

Site Address:

“Saurabh” Apartment, Plot no. 93/4B, Final Plot no. 127/4B, Gangote Path,
Near Kamla Nehru Park, Erandawane, Prabhat Road, Pune - 411 004.

☎ 97640 42265 | 97637 20011 ✉ thenestconstructions@gmail.com

www.nestconstructions.in

a project by

