

# The Opulent Green



3 BHK LUXURIOUS APARTMENTS  
PRABHAT ROAD



The Nest constructions is a partnership firm registered in 1996. It has five partners amongst which Mr Charudatta D Joshi, a qualified engineer is the managing partner, who has been the secretary MBVA for a tenure of 3 years. In the last 20 years of our business, we have provided quality homes to 600 families in and around Pune and continue the same.

The Nest Constructions continuous success attributes to:

- Strong engineering team that maintains highest quality of work.
- A transparent interaction with customers, understanding their needs and adapting to it.

We, at Nest believe in owning social responsibility to help economically weaker section of society. In the year 2009 – 2010, Nest undertook a residential project in Kothrud to provide homes at a breakeven price.



Hublikar constructions is the outcome of three generations of excellence in the field of construction spanning across the timeline for over 60 years and counting.

Mr Pradip Hublikar has been the pioneer in successfully completing over 52 projects across Pune, Nashik and Shirval.

Now the legacy is carried forward in the family baton by Mr Pratik Hublikar who is a civil engineer by profession, aspiring to accomplish a customer oriented enterprise, well defined work ethics, commitment to quality and service and Deepika Hublikar, who aims to be a bridge between construction and technology, ushering in new age practices and processes.

We at Hublikar Constructions strive for excellence and stand true to the highest quality standards that we provide to our customers.

Welcome to our landmark tower **‘Vaibhavi’** in the heart of Prabhat Road, adorned with the best in class amenities and premium specifications.

The elegant **‘Vaibhavi’** situated on the main Prabhat road overlooking the Deccan Gymkhana boasts to be the emerald of this upscale neighborhood.

Its proximity to the trending restaurants, malls and multiplexes is the cherry on the top.

The 7 apartments across 7 floors are specially designed to give you an exclusive feel on each floor with all sides open and no common walls.

With utmost attention to detail, the elevation and layout is second to none making it hard to miss as you pass by!

We welcome you to be a part of the handful to witness grandeur and prosperity at **‘Vaibhavi’**.



# Amenities

- **Two covered Car Parking** spaces in a mechanized car parking system to each owner.
- **Designer made Entrance Lobby** having false ceiling and marble usage.
- **Elevator** of KONE / OTIS.
- **100% Generator / Invertor Power Back Up** to the Lift, Common Lighting in parking and lobbies / passages.
- **Excellent Elevation** for aesthetic look of the building with top most quality Asian / Jotun brand water resistant durable external paint.
- Double Coat **External Sand finished Plaster** with **Recron Fibres**.
- PMC compliant **Fire Fighting System**.
- **UGWT** (Under Ground Water Tank) of adequate capacity with additional plumbing arrangement to use Bore Well water as well with Kirloskar Brand Pump and a stand by Pump.
- **OHWT** (Over Head Water Tank) with adequate capacity and additional storage reservoir for firefighting.
- Individual **Letter Boxes** at parking level.
- **Bore Well** shall be provided with plumbing arrangements and additional reservoir for efficient usage.
- **Decorative Compound Wall** to the plot.
- **Solar Water System**
- **Rain Water Harvesting**
- **Vermi-compost system** for waste disposal



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Actual View from Site





# Specifications

**POP / Gypsum** finish for Siporex internal walls and ceiling.

**Polished Glazed** Vitrified Tiles of **Italian Marble Design**.

**Wooden Flooring** in One Bedroom.

**Anti-Skid Flooring** (Matt finish) in the Toilets.

**Veneer finish Main Door** with electronic lock.  
All other doors having laminate finish.

**Windows** of UPVC make with 3 tracks including Mosquito Net.

**SS Railings** with glass partitions to balconies.

**Granite Window Sills** shall be provided.

**Granite** top main otta with SS sink. In addition, the service otta 18" wide underneath full white tiles for cleanliness shall be provided.

**C.P. Fittings** of **Jaquar** or equivalent.

**Sanitary ware in Toilets** would be of **Toto / Duravit**.

**Glass partition** in master toilet.

**Concealed electrical wiring** of **Polycab** Company or equivalent through conduit with switch boards of **Legrand** or equivalent shall be provided.  
The electrical wiring additionally for **inverter supply** in each room (one light point and one fan point) shall be provided.

**Internal walls** shall have **Luster paint / Plastic Emulsion**.

**S.S. Name Plate** shall be provided on the main door.



A precious home for an affluent lifestyle



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# Typical Floor Plan

## Salable Area Statement (Sq.ft.)

Flat Carpet+ Dry Balc.	Open Balc.	Total	Saleble
1047	309	1357	1831





# Location Map



# Credits

Architect  
A Design Studio

RCC Consultant  
VM Consultants

Legal Consultant  
Adv. Dilip Athavale



A Project by:

**JOSHI-HUBLIKAR PROPERTIES**



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[www.nestconstructions.in](http://www.nestconstructions.in) | [www.hublikarconstructions.in](http://www.hublikarconstructions.in)

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