



निहिग

3 BHK NESTS

Where Grace *Resides...*



Carefully Built, ✨
Trustfully
Yours...



The Nest Constructions is a registered partnership firm in the year 1996. Mr Charudatta D. Joshi, a qualified engineer, is the managing partner. The firm conducts its business as a Promoter, Developer and Builder in the field of real estate development. Mr Joshi also entrusted the responsibility as a "Secretary" of Marathi Bandhkam Vyavasayik Associations (MBVA), having 300 builders/developers as members. In the last 28 years, the firm has provided quality homes to 1000+ families in the suburbs of Pune City. In addition to owning residential flat constructions, Nest Constructions has successfully completed industrial, commercial, and special structure projects in and around Pune.

50+
COMPLETED
PROJECTS

6
ONGOING
PROJECTS

8
UPCOMING
PROJECTS

CREDITS

ARCHITECT
A DESIGN STUDIO

RCC CONSULTANT
JRCC CONSULTANTS

LEGAL CONSULTANT
ADV. DILIP ATHAVALE

CHARTERED ACCOUNTANT
DINESH GANDHI



Welcome to


निहिरा
3 BHK NESTS

Nihira meaning pure, radiant, and untouched, is a name that reflects grace, peace, and a life beautifully unburdened. A creation by Nest Construction, this boutique residential offering is designed for those who value refinement, calm, and comfort in equal measure. With well-crafted spaces, curated finishes, and modern comforts, this is not just a home, it's a heartfelt experience. A place where everyday living transforms into moments of quiet luxury and joy.





A Life of Quiet ✨
✨ *Elegance...*



Where Serenity Meets *Sophistication...*

Thoughtfully tucked away in a peaceful neighborhood, Nihira invites you into a world where every corner speaks of elegance and every detail echoes care. It is a sanctuary for the soul, where the rhythm of life flows gently amidst tasteful surroundings and essential conveniences.

Nest Construction brings you a home where functionality meets finesse, and every detail reflects thoughtfulness. At Nihira, you don't just live, you thrive in an environment built for comfort, security, and sustainability.

◆
One Flat Per Floor

◆
**Peaceful Location in
Prime Kothrud**

◆
**Spacious Rooms with
Ample Natural Light**

◆
**Modern Amenities for
Urban Living**



◆ Smart Layouts. ◆
Serene Living.



3 BHK

AREA STATEMENT



FLAT NO.	FLAT CARPET + DRY BALC. (SQ.MT.)	OPEN BALC. (SQ.MT.)	TERRACE (SQ.MT.)	TOTAL CARPET (SQ.MT.)	TOTAL CARPET (SQ.FT.)
401, 501, 601, 701	117.01	14.79	0.00	131.80	1419



3 BHK

EXCLUSIVE AMENITIES



Attractive Façade



Double Coat Plaster



Durable Exterior Paint



Mechanized Car Parking



Access Control System



Designer Lobby



Branded Elevator



Power Backup



CCTV Surveillance



Fire Safety System



Borewell Water Supply



Solar Water Heating



Rainwater Harvesting



Decorative Compound Wall



MNGL Gas Provision

Specifications



Internal Walls

- Walls in AAC blocks
- Gypsum finish plaster for walls and ceiling
- Plastic emulsion paint for walls



Windows

- uPVC windows with mosquito net
- MS grills
- Granite window sills



Toilets

- Designer crafted tile patterns
- Single-level diverter with overhead shower, spout and basin mixer
- Glass Partition in Master Toilet
- Branded sanitary ware- basins and water closet with soft close seat cover
- Granite counter for basin



Kitchen

- Two granite kitchen platforms (main & service)
- Stainless steel sink



Electrical

- Branded concealed copper wiring and modular switchboards
- Provision for one light point, one fan point, and one 5A socket in every room
- Provision for refrigerator, microwave, water purifier, mixer, and washing machine



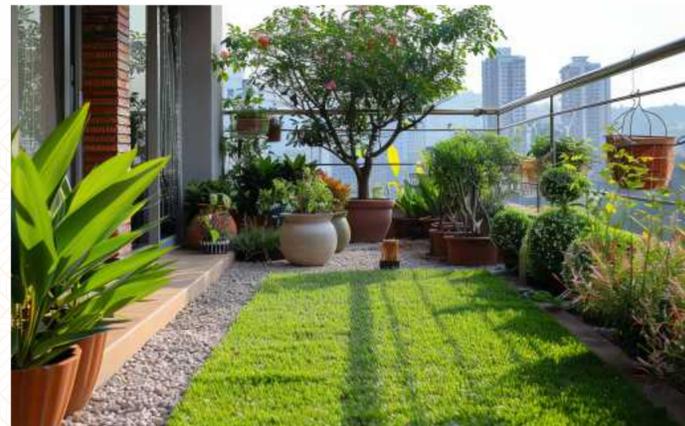
Doors

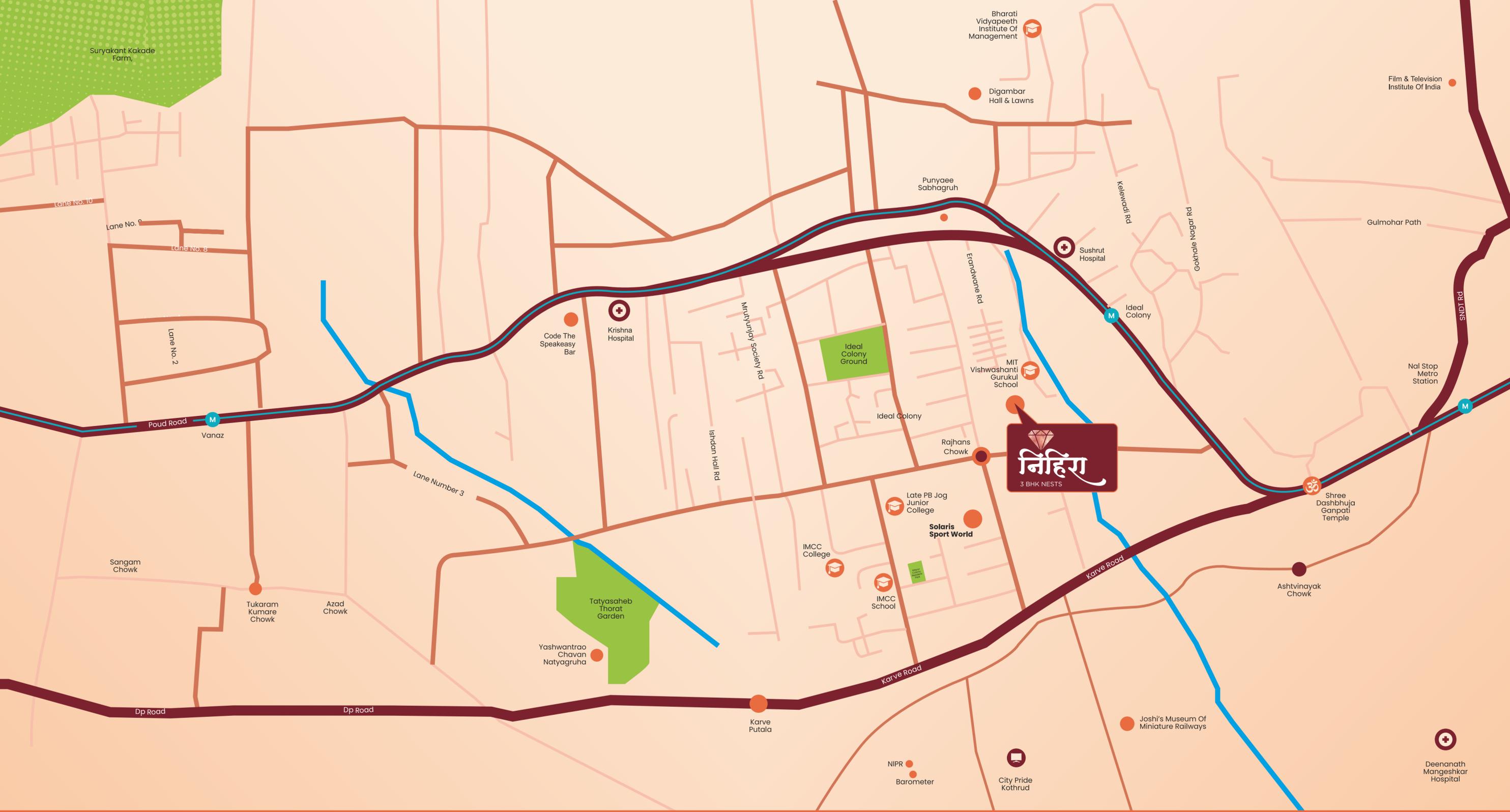
- Safety door or electronic lock for the main door
- Main door with brass fittings
- All other doors with a laminate finish
- Laminated door frames for other doors
- Granite frames for toilet doors



Flooring

- 1600 × 800 mm vitrified tiles of a reputed
- Matt-finish tiles in toilets and balconies





Location Map

CONNECTIVITY

Ideal Colony Metro St.	1.5 Km
Anand Nagar Metro St.	2.0 Km
Kothrud	2.7 Km
Deccan Gymkhana	4.1 Km

ENTERTAINMENT

Digambar Hall & Lawns	1.1 Km
Kothrud Central Mall	2.6 Km
TRENDS	4.3 Km
The Pavilion Mall	5.4 Km
Lifestyle	4 Km
Croma	4.2 Km
Reliance Mall	4 Km
CityPride Multiplex	4.3 Km

HOSPITALS

Deenanath Mangeshkar Ho.	3.7 Km
Sushrut Hospital	1.9 Km
Krishna Hospital	2.9 Km
Sahyadri Hospital	3.3 Km

RESTAURANTS

Solaris Café	4.3 Km
NIPR	4.3 Km
Barometer	4.5 Km
Wadeshwar	4.1 Km



Map Not To Scale

PROJECT BY



📞 98508 99976

SITE ADDRESS: "Nihira", S.No.127/3A, Plot No. 8B, CTS No. 833/B/5, Near Solaris, Kothrud, Pune - 411038.

E-MAIL: office@nestconstructions.in

The content of this brochure is purely conceptual and has no legal binding on the Developer, and reserves all rights to amend floor plans, layout plans, number of flats/units, number of floors, building elevation, colour schemes, etc, without prior notice/consent of the purchasers. In case a particular specification or amenity is not easily available or has been discontinued or has reports of malfunction, or the Developer has any reservations as to its quality, then in such a case, the Developer shall have the sole right to use any other brand, colour, specification, or amenity which is similar to the agreed one.

MEMBER OF

