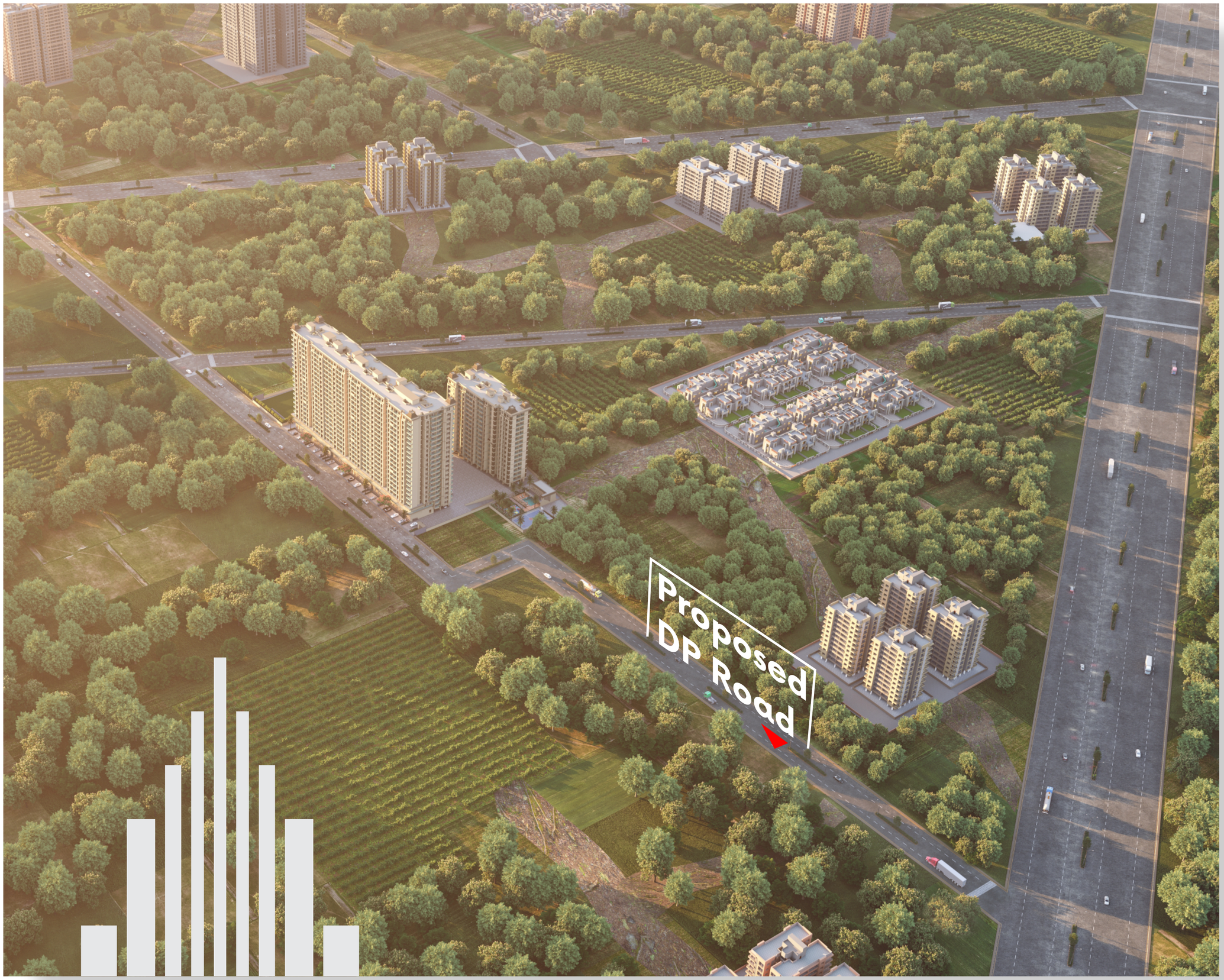
SKYDALE

PUNAWALE

YOUR SPACE, YOUR SANCTUARY,
YOUR HAVEN, YOUR ESSENCE
BECAUSE EVERY SQ. FT. COUNTS.


Proposed
DP Road


Proposed
Building
(Wing D)



Artistic Impression

Step into a world where space speaks your language, each corner a canvas of relatable moments. Discover layouts that host cozy family dinners, a quiet reading den, and vibrant game nights— your space, a haven that unfolds the chapters of your unique story because every sq. ft. counts.

nexus®

Vision • Innovation • Integrity

Because every dream we nurture builds a future of cherished memories.

Nexus Group, a venerable family-owned force in the real estate arena, has been weaving dreams for a remarkable 27 years. Pioneering since 1996, we've been the architects of enriching communities with a blend of quality, integrity, and a forward-thinking vision. Our footprint spans millions of square feet in Pune and Nashik, where we meticulously construct your future in every brick.

Rooted in 27+ years of exclusive construction expertise, we pride ourselves on delivering projects with clear titles, timely precision possessions, and showcasing Nexus' distinctive elevation and design. Experience the essence of a home that transcends mere structure, embodying our commitment to eco-friendly, well-planned living spaces.





Artistic Impression

SALIENT FEATURES OF NEXUS SKYDALE

Because every corner holds the promise of new family stories.

Skydale by Nexus Group is more than just a residential complex; it seamlessly merges luxury and functionality.

Located in Pune, it features 650+ units spread across towers A, B, C, and E, with D serving as a commercial space.

With more than 50% of expanse the 2 BHK, 3 BHK, and 4 BHK units redefine living spaces.

Each unit offers spacious living areas, emphasizing family moments.

Embracing a holistic lifestyle, Skydale provides Vastu-compliant apartments, prioritizing natural light and ventilation.

Privacy and security are ensured with features like digital locks and VDF ensuring security.

The strategic location offers excellent connectivity to key areas and convenient access to grocery shopping, making Skydale a premium living destination that exceeds expectations.





Artistic Impression

INTERIORS

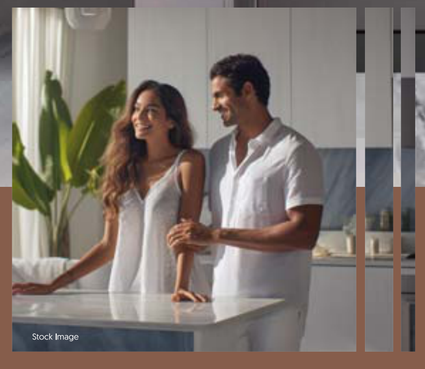
Because every cozy nook and stylish detail creates lifelong comfort.



Because every 220 sq. ft. of our Living space is like 1000 sq. ft. of the Public Club.

LIVING ROOM

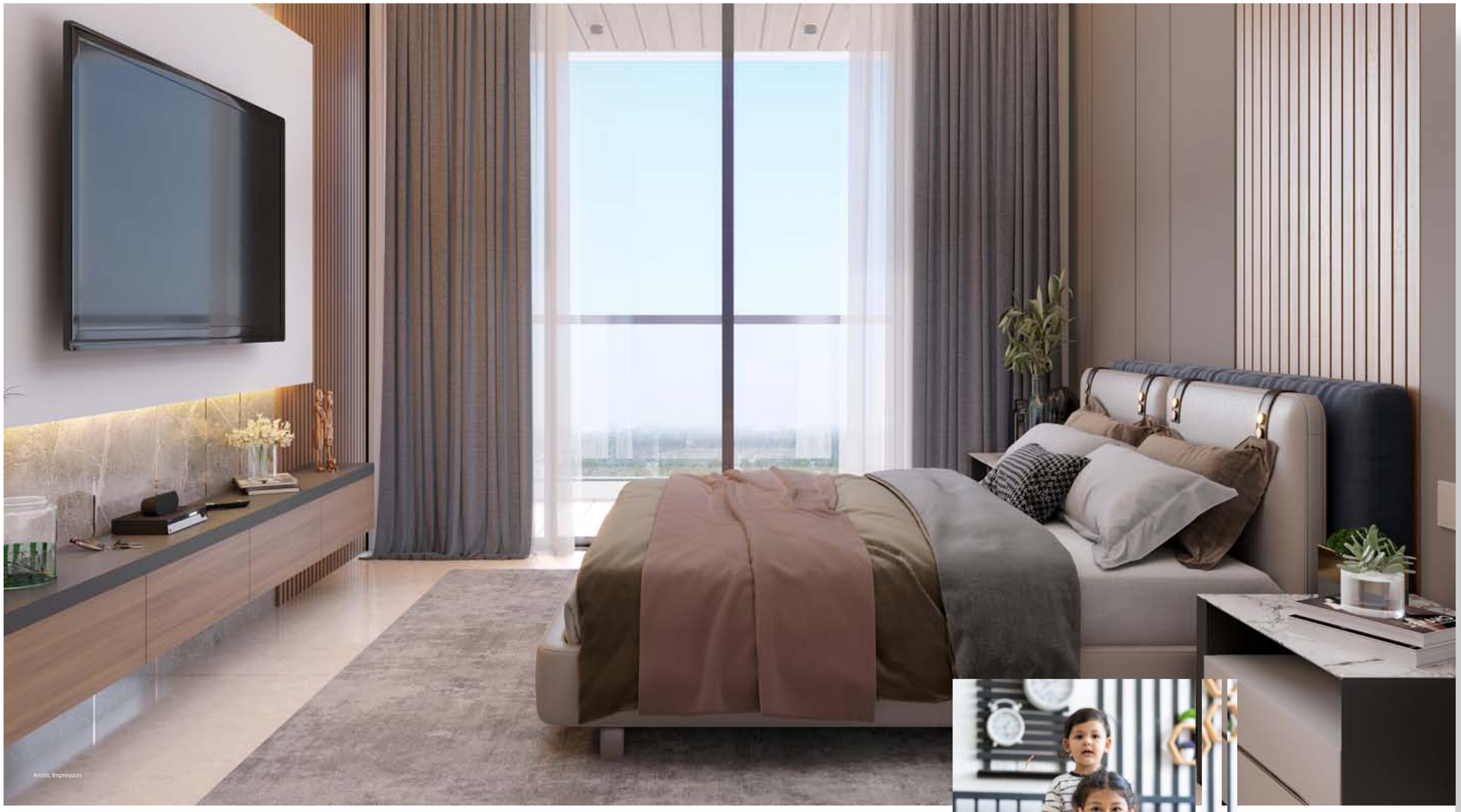
Stock Image



Stock Image

KITCHEN

Because every 120 sq. ft. of our Kitchen is like 500 sq. ft. of Art2Day.



Because every 160 sq. ft. of our Bedroom is like 800 sq. ft. of the E Square Carnival.

BEDROOM



BALCONY

Because every 128 sq. ft. of our Balcony is like 400 sq. ft. of Urban Foundry.



Every sq. ft. of our Kid's Play Area ensures comfort, privacy, and seamless transitions.

KIDS PLAY AREA

Artistic Impression



Stock Image

COMMUNITY HALL

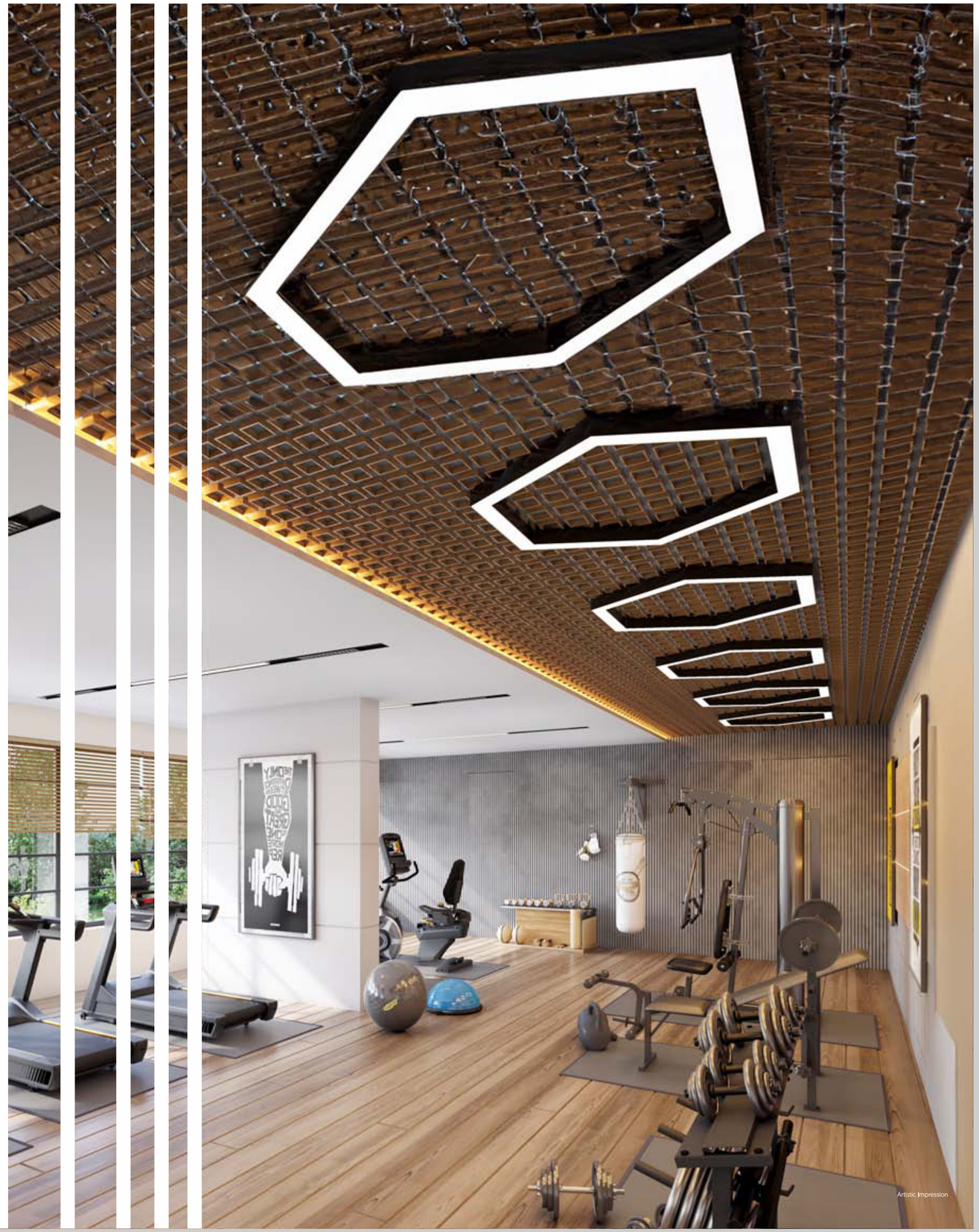
Every sq. ft. of our Community Hall resonates with unity, laughter, and shared memories.

EXCLUSIVE

AMENITIES

Because every amenity elevates your experience, and the little luxuries make a big difference.

- GYMNASIUM
- YOGA MEDITATION AREA
- COMMUNITY HALL
- CULTURAL ARENA FOR FESTIVAL CELEBRATION



Artistic Impression



- SWIMMING POOL WITH SUN BATH SHACKS
- SHOWER AREA
- CHANGING ROOMS
- PARTY LAWN
- COMMUNITY FLOWER GARDEN
- BEAUTIFULLY DESIGNED LANDSCAPE GARDEN

- JOGGING TRACK
- KID'S PLAY AREA WITH PLAY EQUIPMENTS
- SENIOR CITIZEN SEAT OUT
- INDOOR GAMES
- MULTIPURPOSE SPORTS COURT
- OPEN TO SKY GYMNASIUM



Artistic Impression



Artistic Impression

COMMON
AMENITIES

- Common Toilet for Servants
- Society Staff & Others
- Automated Lighting in Lobby
- Car Washing Provision
- Driver Room

ENVIRONMENTAL

RESPONSIBILITY

Rainwater Harvesting

Solar Water System or Solar PV Panel

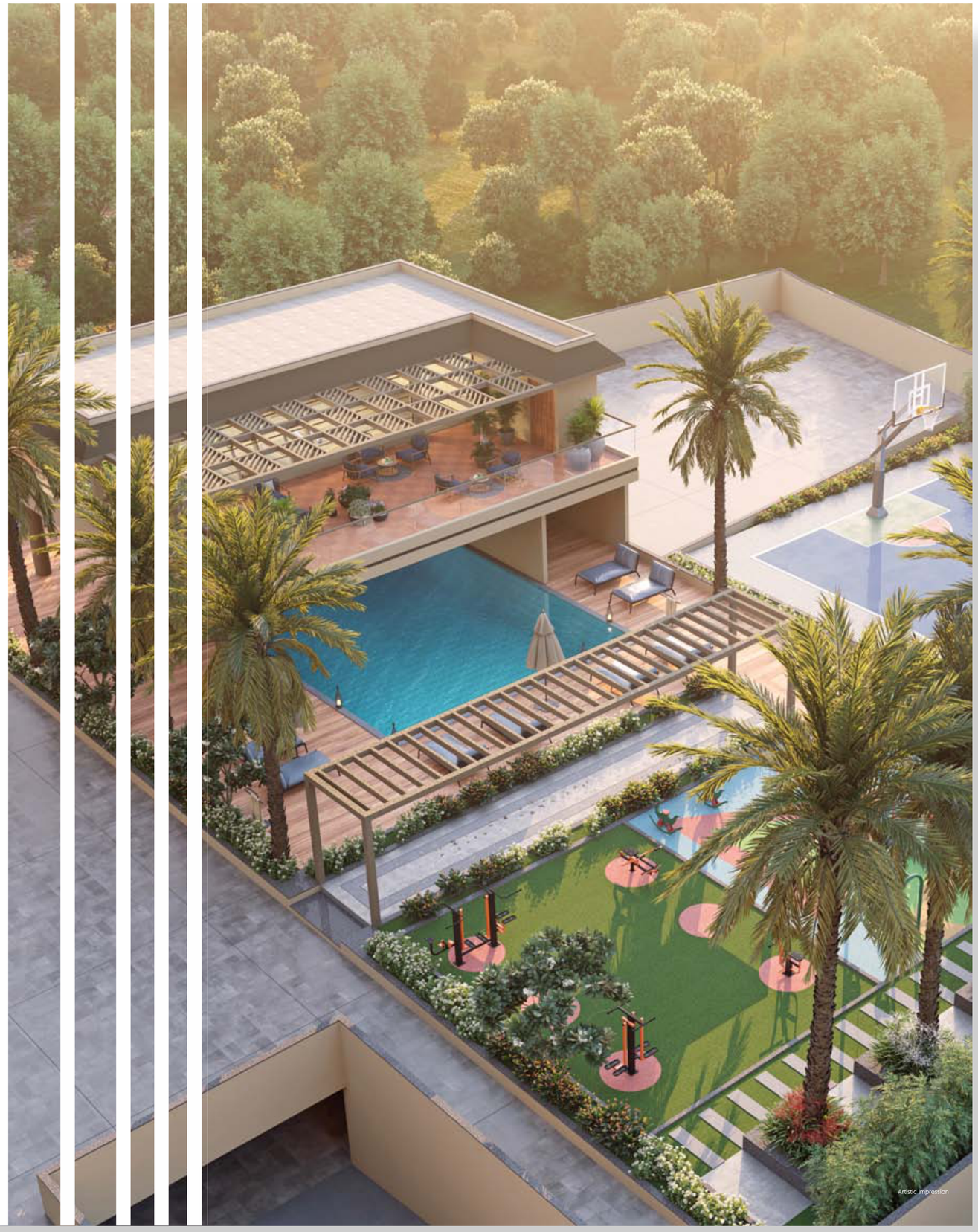
Sewage Treatment Plant

Tree Plantation

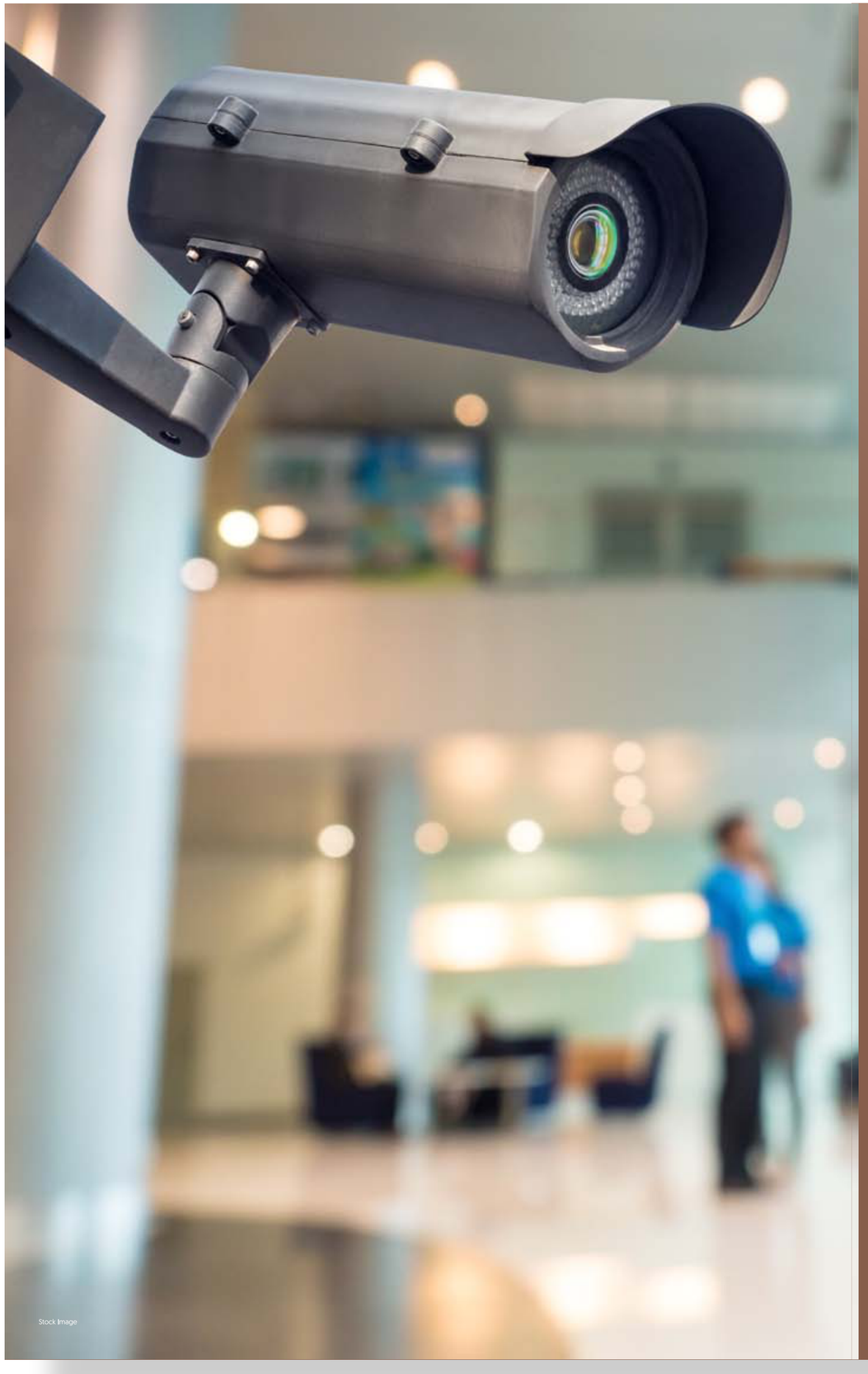
Energy-Efficient Lightning Systems

EV Charging Provision

Garbage Chute & Garbage Collection Point



Artistic Impression



Stock Image

SECURITY

24X7 Security

Video
Door Phone

Digital Lock
on Main Door

3 Tier
Security System

CCTV Surveillance
Cameras at the Parking Area, Garden,
Main Gate and Lift, Entrance Lobby

SOCIAL
RESPONSIBILITY

First Aid Kits,
Stretcher

Sanitary Room

Wheel Chair in
the Society
Office





Artistic Impression


Artistic Impression

SPECIFICATIONS

Structure:

R.C.C. Frame Structure with Specifications
as per Latest Building Code, Earthquake resistance.

Masonry & Plaster:

Wall with Siporex Blocks and External Plaster
of Sand Faced and Texture Plaster and
Internal Plaster of Gypsum Finished.

Balconies:

Aesthetic Tempered Glass,
Electric Points.

Flooring:

Italian Marble Designed Tile (Double Charged Vitrified
Tiles 48" x 24" Flooring Tiles),
Anti-Skid Tiles in Balconies and Bathrooms,
Waterproofing in Wet Areas.

Bathroom:

Geyser Provision, Hot & Cold Mixer,
Kohler / Jaquar / Parryware Fittings, Concealed Flush Valve.

Kitchen:

Ceramic Slab Top,
Stainless Steel Sink, Glazed Tiles,
Provision for Appliances (Mixer, Microwave, etc)

Doors & Windows:

Modular Doors, UPVC Windows and Sliding Doors, Safety Grill for Windows, Branded Locks.

Bedrooms:

AC Point only in Master Bedroom with TV Point.

Living & Dining:

Provisions for AC, Inverter, Wi-Fi, and TV.



Artistic Impression



Plumbing:

Concealed Plumbing.

Electrical:

ISI Standard Concealed Wiring
with Branded Switches.

Water Sources:

Underground and Overhead Tanks,
Fire Emergency Tank.

Painting:

Internal walls with Oil Bond Distemper and
External with Weather Coat Paint.

Lift:

Kone / Schindler / Otis.

ADDITIONAL
FACILITIES

Water Treatment Plant

Solar Water System, Sewage Treatment Plant, Tree Plantation

Fire-Fighting System

Generator Back Up for Lifts, Common Lights, Water Pumps & Fire-Fighting System

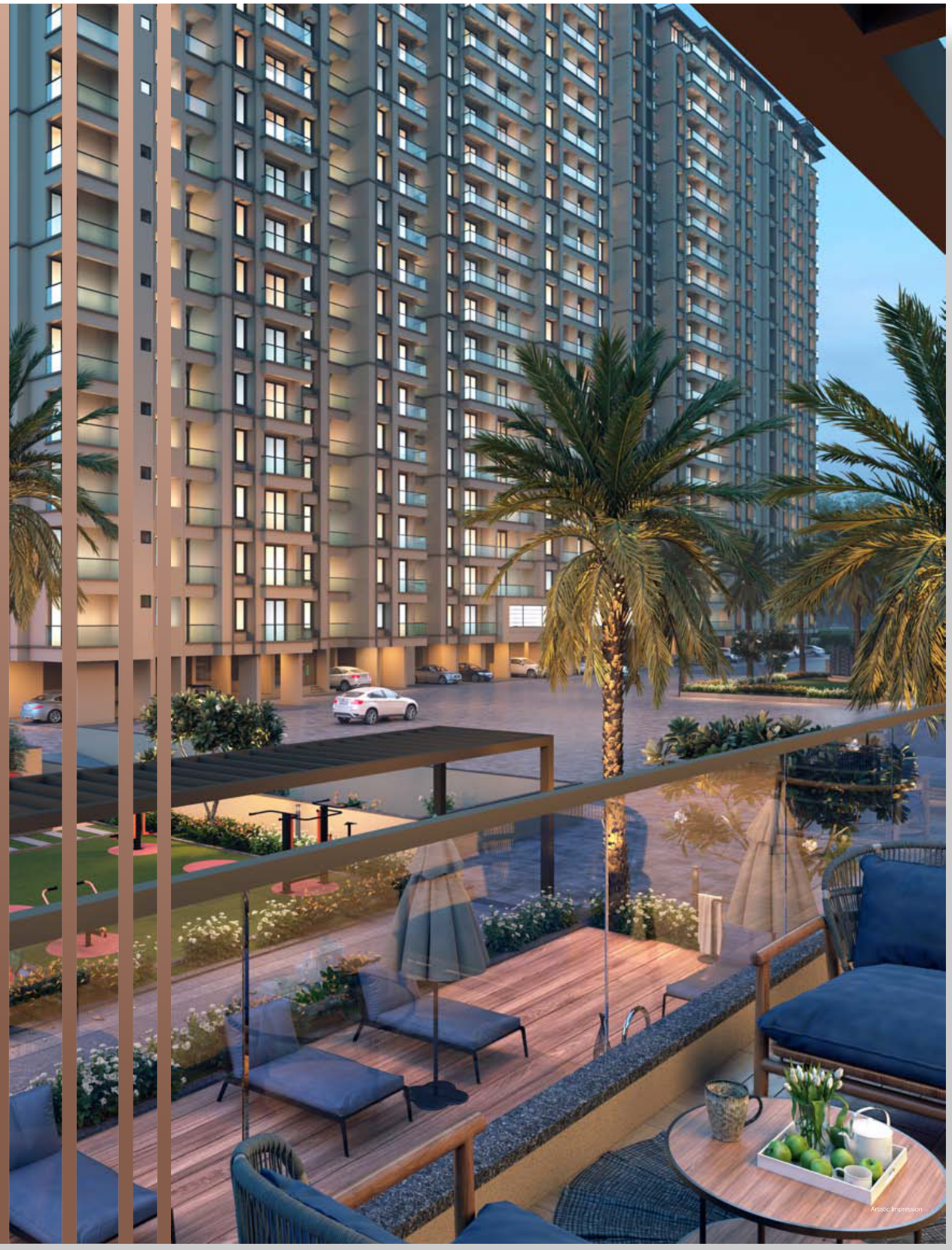
Energy Efficient Lighting

Letter Box with Name Plate

Trimix / Block Finish in Driveway

LED / CFL Street Lights

Chequered Tiles / Trimix in Covered Parking Area





Artistic Impression

CONNECTIVITY

Because every wellness corner and community space fosters joy and connection.



Education:

- *Lotus Business School, Punawale – 1.1 kms*
- *Podar Jumbo Kids - 1.5 kms*
- *Adhira International School, Punawale - 1.8 kms*
- *JSPM College, Tathawade - 2.1 kms*
- *Blossom Public School - 2.7 kms*
- *Indira College of Com. & Science, Tathawade – 3 kms*
- *IBMR Collage – 5.2 kms*
- *Symbiosis, Kiwale – 5.5 kms*
- *Vibgyor School- 7.3 kms*
- *EuroKids Wakad- 7.7 kms*

Hospital:

- *Life Care Multispecialty Hospital – 1.1 kms*
- *Punawale Multispecialty Hospital - 1.2 kms*
- *Ashraya Hospital - 5.4 kms*
- *Golden Care Hospital - 5.4 kms*
- *Aditya Birla Hospital - 6.5 kms*
- *Rubi Hall Clinic - 8.9 kms*

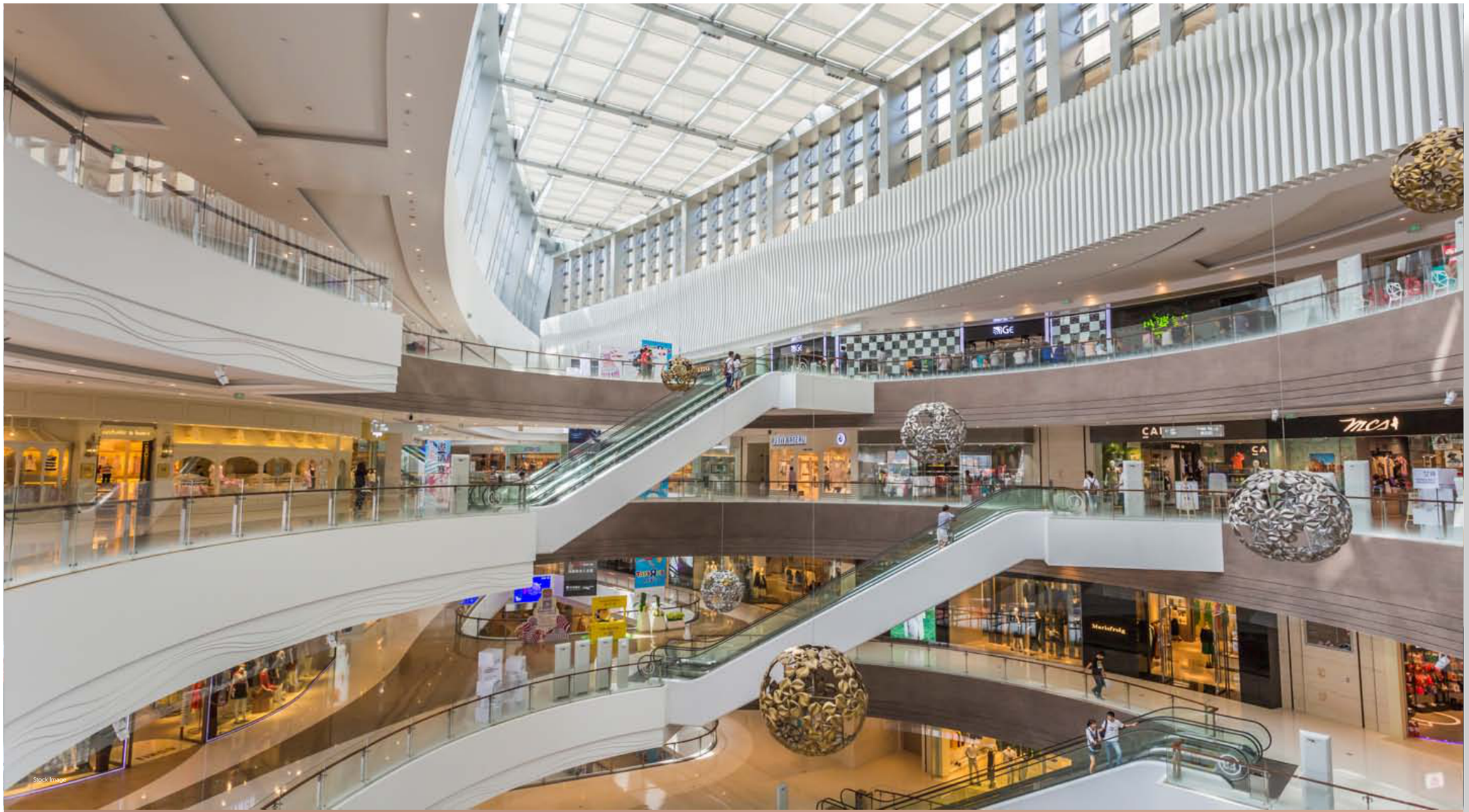


Business Hub:

- *World Trade Center (WTC) Tathawade (Upcoming) – 1.2 kms*
- *Vison One Mall Wakad – 3.5 kms*
- *Eon IT Park (Upcoming), Tathawade – 4.8 kms*
- *Pushpak Business Hub – 6.8 kms*
- *Embassy Quadron Business Park - 13 kms*

Transportation:

- *NH 48 - 900m*
- *Metro Station (Upcoming) Bhumkar Chowk – 3.8 kms*
- *Mukai Chowk BRT Station – 4.1 kms*
- *Akurdi Railway Station - 4.5 kms*
- *Chinchwad Junction - 7.9 kms*
- *Shivaji Nagar Bus Terminus – 19 kms*
- *Pune Railway Station – 21 kms*
- *Pune Airport – 26 kms*



Restaurants & Hotels:

- *KFC – 750 m*
- *New Sagar Restaurants - 1.2 kms*
- *Pizza Hut – 1.7 kms*
- *Domino's Pizza – 1.8 kms*
- *Satguru's Punjabi Rasoi – 3.2 kms*
- *Sentosa Resort, Ravet – 3.5 kms*
- *Sayaji Hotel – 5.2 kms*
- *Tiptop International – 5.8 kms*

Shopping & Entertainment

- *D-Mart Ready Punawale – 150 m*
- *D-Mart Ravet – 3.7 kms*
- *Decathlon, Tathawade – 4.5 kms*
- *Phoenix Mall Waked – 5.3 kms*
- *Elpro Mall Chaphekar Chowk – 6.7 kms*
- *XION Mall Hinjwadi – 7.6 kms*



Other Hotspots/ Proximities:

- *Nitrro Gym 24/7 – 0.6 kms*
- *Mukai Chowk – 4.1 kms*
- *Gold Gym Ravet – 4.3 kms*
- *Ravet – 4.3 kms*
- *Bhumkar Chowk – 4.8 kms*
- *MCA International Stadium, Gahunje – 7.8 kms*
- *Baner – 10 kms*
- *Hinjawadi IT Park – 11 kms*
- *Aundh – 13 kms*

Proposed DP Road connected to NH 4 Mumbai-Banglore Highway.

Proposed DP Road to Hingwadi IT Park Phase 2



CONNECTIVITY

Education

Adhira International School, Punawale	1.8 kms
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Hospital

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Business Hub

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Transportation

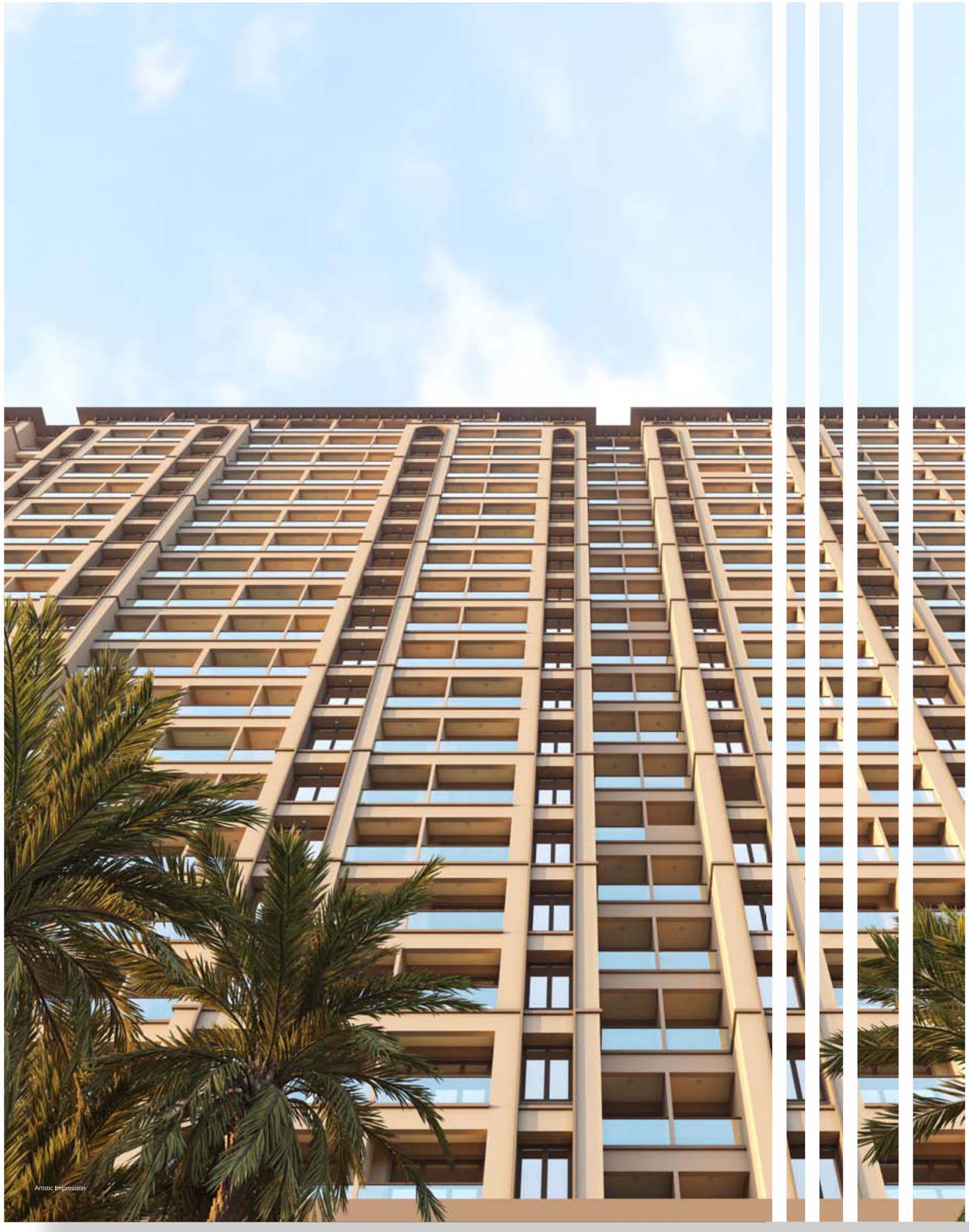
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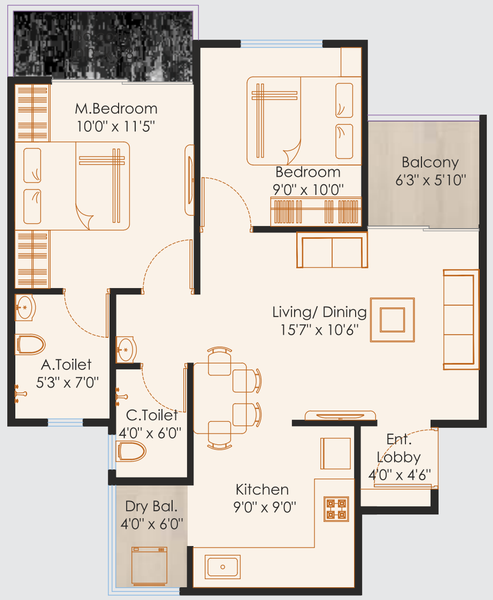


Artistic Impression

FLOOR PLANS

Because every layout is a canvas for your unique life.





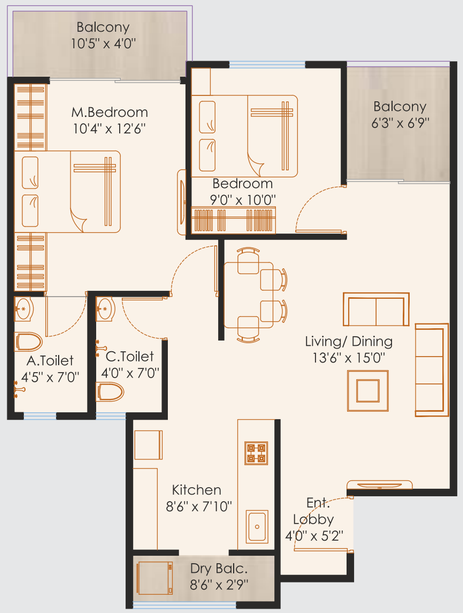
Wing A - 302

Type - 2 BHK

Carpet Area - 680 SQ. FT.

Important Note: Furniture Layout serves as a conceptual plan and can be subject to change and adjust according to the Direction of the flat, Column Positions, Electrical and Plumbing Work.





Wing A - 304

Type - 2 BHK

Carpet Area - 751 SQ. FT.

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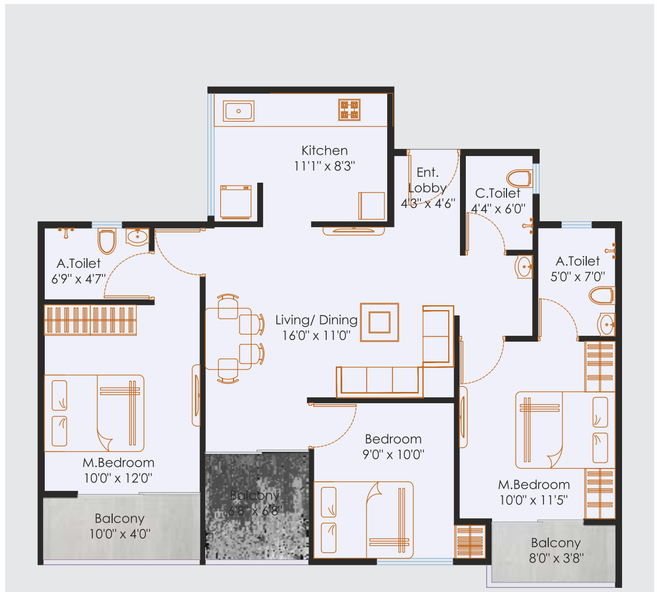
Wing A - 305

Type - 3 BHK

Carpet Area - 947 SQ. FT.

Important Note: Furniture Layout serves as a conceptual plan and can be subject to change and adjust according to the Direction of the flat, Column Positions, Electrical and Plumbing Work.





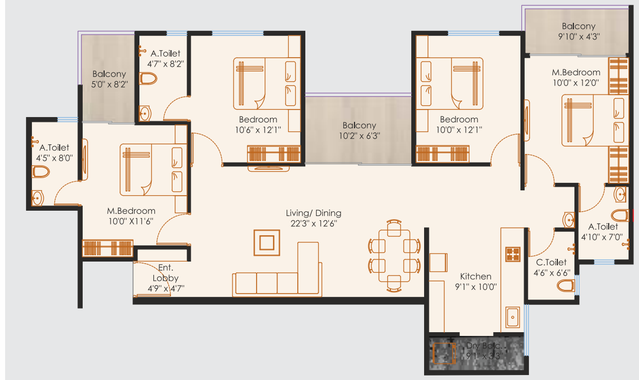
Wing A - 311

Type - 3 BHK

Carpet Area - 934 SQ. FT.

Important Note: Furniture Layout serves as a conceptual plan and can be subject to change and adjust according to the Direction of the flat, Column Positions, Electrical and Plumbing Work.





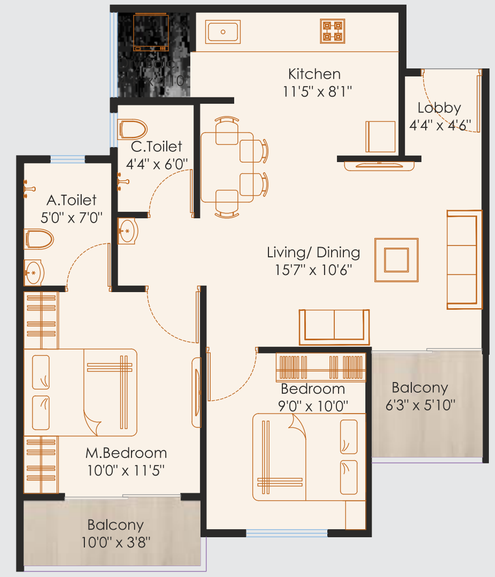
Wing B - 302

Type - 4 BHK

Carpet Area - 1332 SQ. FT.

Important Note: Furniture Layout serves as a conceptual plan and can be subject to change and adjust according to the Direction of the flat, Column Positions, Electrical and Plumbing Work.





Wing B - 306

Type - 2 BHK

Carpet Area - 691 SQ. FT.

Important Note: Furniture Layout serves as a conceptual plan and can be subject to change and adjust according to the Direction of the flat, Column Positions, Electrical and Plumbing Work.

A Project by

nexus®

Vision • Innovation • Integrity

OUR TEAM

ARCHITECT

Kalparachana

STRUCTURALENGINEER / RCC CONSULTANT

M/S SarvaSiddhant

CHARTERED ACCOUNTANT

Vinit D Achha and Associates
Chartered Accountants

LEGAL ADVISOR

Legal Realty LLP
Landscape Architect
Manthan Architects

LANDSCAPE ARCHITECT

Manthan Architects

Site Address: Survey No 14, 10, Pandhare Wasti Road, Kate Wasti, Punawale, Pimpri Chinchwad, Pune, Maharashtra 411 033.

Corporate Address: Plot No.P87, D- Block, MIDC, Pimpri Industrial Area, Near Wonder Cars Showroom, Chinchwad, Pune 411019.

Corporate ID: info@nexuspune.in | Sales Operations: skydale@nexuspune.in

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MahaRERA Registration No.: P52100055009

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