



**NIRVANA ZEN**

experience **zen** in your life

2 & 3 BHK Zen Homes @ Viman Nagar, Pune



## Your Quest for Tranquility, Comes to Rest

In the all-day-rush routine, the simple joy of living is dropping to a point where we have no quiet. The once indomitable human spirit is fading amidst all the commotion that surrounds us, day in, day out. But then, there's always hope for the willing – Zen Living. Contrary to common belief, Zen is not an art, neither a religion. It's a realization. A practical philosophy designed to live a fuller, happier life. Zen, in its true sense, is a way of life...

## An Ode to Harmony

With erstwhile virtue, essence of the new  
Takes shape a creation, crafted for a few

Icon of serenity, reflection of dreams  
We carved this one, brilliant & pristine

Cocoon of comfort, cherish every minute  
Moving here means 'life time of bliss'

Your heart-felt gratification is all we seek  
Allow us to introduce, a Zen masterpiece!



## Welcome to the Zen Life

Nirvana Zen is a cluster of luxurious homes at the prestigious Viman Nagar. It's a one-of-its-kind project in Pune, modelled on the concept of 'Zen Living'. Here, you will sense the presence of Zen in every amenity, right from the entrance gate to the Zen styled terrace garden with meditation zone. Spacious bedrooms, ample ventilation, branded fixtures and extra attention to details assure unmatched comfort with efficient living. Being strategically located alongside the main road, the project is enveloped with every necessity to guarantee utmost ease to its residents. An upscale neighborhood, pristine surroundings, easy access to conveniences and proximity to other delightful places make it a perfect place to dwell in. In a nutshell, these mindful homes truly belong to the connoisseurs of fine living.





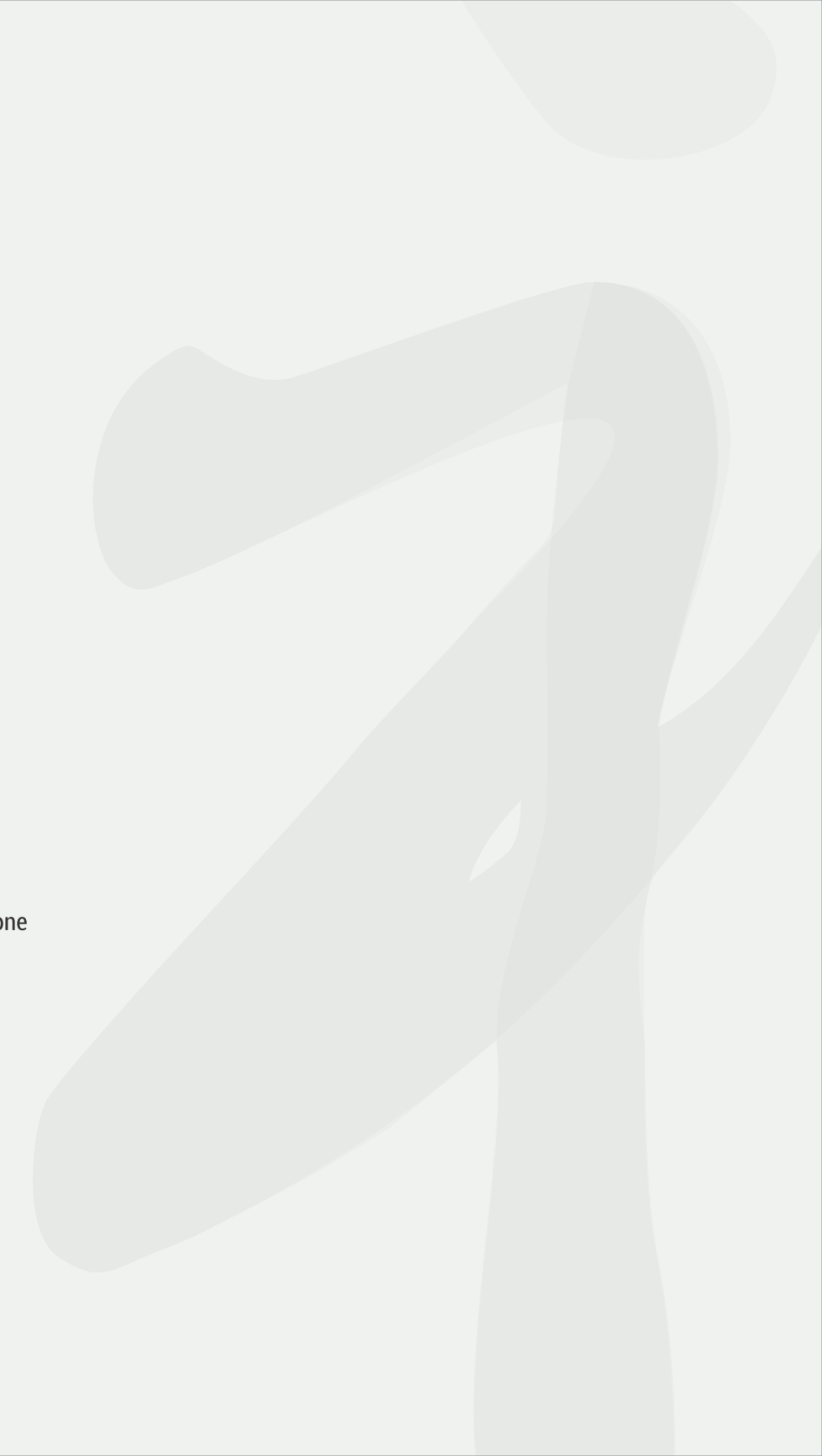
## Bask in the Zen Experience

After all is said and done, life is but a search for solace. That's what exactly you will acquaint with, at Nirvana Zen. Thoughtfully designed features, green abundance and luxury elements not only complement your lifestyle but are in sync with your aspirations. In here, every day is simply a new discovery.



## Layout Plan

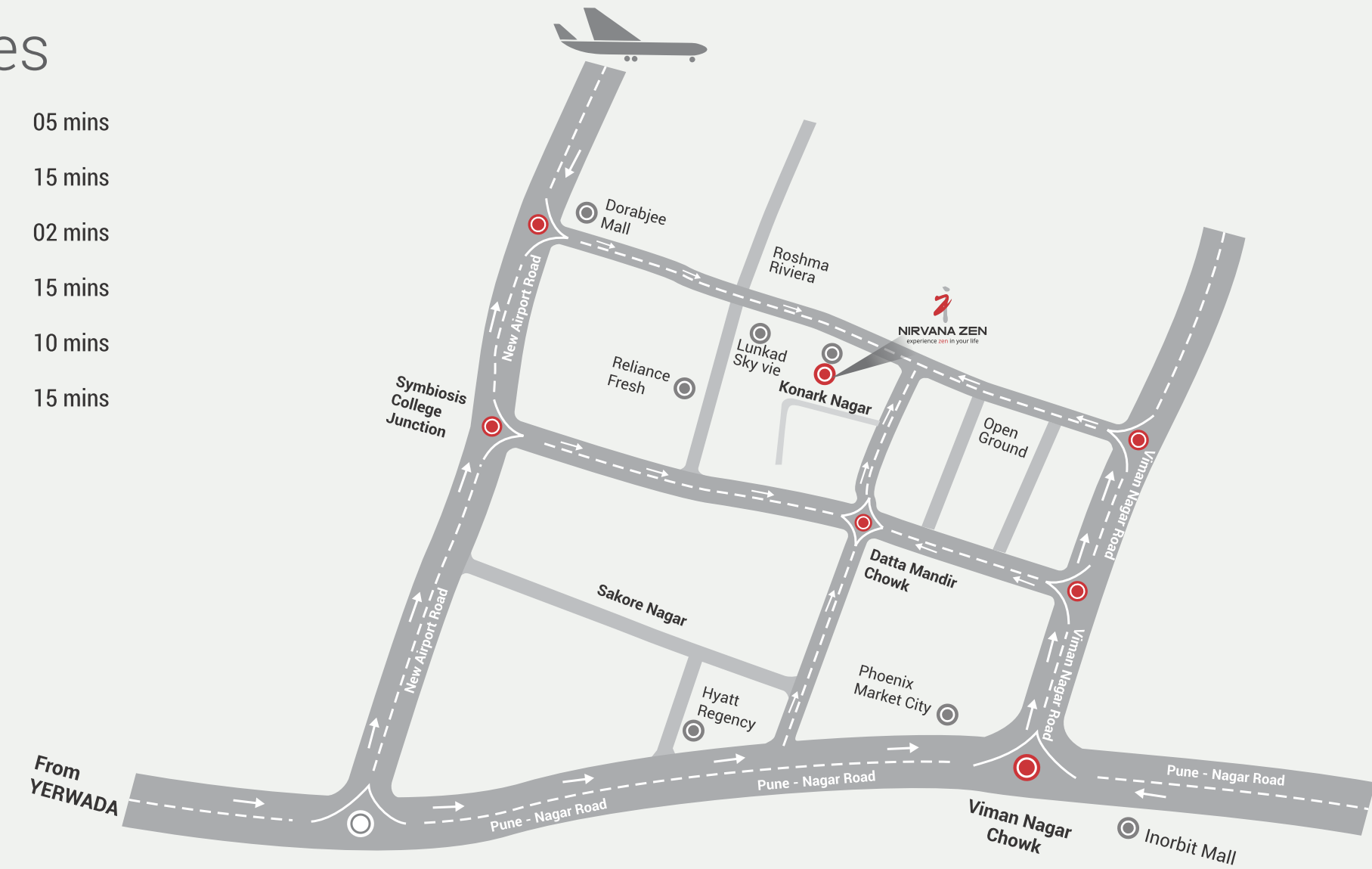
- |                   |                                    |
|-------------------|------------------------------------|
| 1) Main Road      | 6) Water Body                      |
| 2) Entrance Gate  | 7) Zen Place / Buddha Statue       |
| 3) Driveway       | 8) Party Lawn                      |
| 4) Gazebo         | 9) Kids Play Zone                  |
| 5) Terrace Garden | 10) Waterwall with Meditation Zone |





## Key Distances

Airport :	05 mins
Pune Station:	15 mins
Shopping Malls:	02 mins
Magarpatta IT Park:	15 mins
EON IT Zone:	10 mins
Amanora Town Centre:	15 mins



# Project Highlights

## RCC

- Earthquake resistant structure

## Brickwork

- Internal & external 6" thick Bricks

## Kitchen

- Black Granite kitchen Platform
- Glazed ceramic dado tiles
- Provision for Exhaust fan in kitchen
- Stainless sink and dado up to lintel level

## Flooring and Wall Finish

- Living & Dining Italian Marble flooring
- 1m X 1m tiles in Kitchen & all Bedroom areas
- Glazed tiles for dado in toilets
- External sand faced & internal sand with Gypsum plaster
- POP finish ceiling
- Luster paint
- Wooden flooring in Master Bedroom

## Bathroom

- Jaguar/ Grohe/ Kohler or equivalent C.P. fittings
- Designer dado tiles upto ceiling level in all toilets and bathrooms & anti skid tiles for flooring
- Shower panel in One master bedroom toilet
- Counter wash basin in master bathroom
- Hot/Cold water mixer for all shower areas
- High design toilet tiles
- Finest quality sanitary ware







## Project Highlights

### Doors

- Wide Wooden door frames
- Marble frames with FRP good quality doors for bathrooms
- Flush door with laminate on both sides good quality doors
- 3 track powder coated doors for terrace

### Windows

- Large windows for better ventilation & view
- Powder coated aluminum sliding windows with mosquito mesh
- MS grills for safety & security
- Natural stone window frame

### Terrace

- Attractive antiskid flooring in all attached terraces

### Electrical

- Concealed copper wiring
- Fire resistant cabling
- TV / cable points for living and bedrooms
- Each flat with ELCB for electrical safety
- Genset backup for common lighting and one point for light in flat

### Elevators

- Schindler or equivalent make automatic passenger elevator

### Fire Fighting

- PMC compliant fire fighting equipment

### Security

- 24 hours security
- Video door phone
- Panic alarm switch
- Intercom facility
- CCTV camera in common areas with 24/7 recording backup

### Common Amenities

- Back up for lifts, pumps & common areas
- Fire fighting system
- Automatic water pumping system
- Intercom system for safety
- Use of eco-friendly construction material
- Solar System
- Internal roads of Trimix
- Attractive entrance gate
- Decorative entrance lobby
- Rain water harvesting

### Rooftop Amenities

- Gazebo
- Terrace Garden
- Gup-Shup area
- Water Body
- Zen Place / Buddha Statue
- Party Lawn
- Kids Play Zone
- Waterfall with Meditation Zone

Typical 2 BHK Cut Section ▼



▼ Typical 3 BHK Cut Section



# Typical Odd Floor Plan ▼

## AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET-C SQ.FT.	TERRACE CARPET(TC) SQ.FT.	SALEA. AREA SQ.FT.
101,301,501	2 BHK	757	51.90	1092
102,302,502	2 BHK	757	51.90	1092
103,303,503	3 BHK	1116	203.38	1782
TOTAL		2630	307.18	3966



# Typical Even Floor Plan ▼



## AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET-C SQ.FT.	TERRACE CARPET(TC) SQ.FT.	SALEA. AREA SQ.FT.
201,401	2 BHK	757	51.90	1092
202,402	2 BHK	757	51.90	1092
203,403	3 BHK	1111	184.44	1749
TOTAL		2625	288.24	3933



## Crafting Art in Realty



Over the years, Nirvana Developers has carved its unique brand of quality in the property arena. Our firm is a professional outfit having passion to create the best product suitable for the end users and investors in real estate. We strive to achieve balance in providing the best value for the people who believe in our capabilities. Our every activity is focused on customer satisfaction and innovation, which is readily reflected in our endeavors. We interpret modern generation, their requirements and deliver the best possible solutions. The core belief of Nirvana Developers is to establish long-lasting relationship with customers and creations both, on the cornerstones of reliability, ethics and best business practices.

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A project by



**NIRVANA**

Towards Ultimate Creativity

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