



# Astoria Royals



**4, 3 & 2 BHK HOMES**

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**AT RAVET**

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## FROM THE TRUSTED

Nirman Greens is among the fastest-growing firms in the construction sector with a presence in residential & commercial real estate and expertise in industrial & specialized civil construction across Pune. Having created landmark projects that spread across 40 lacs sq. ft., Nirman Greens is currently developing 50 lacs sq. ft. of commercial, retail and residential spaces across Pune.

Focused on specific requirements of the clients and understanding the needs of a contemporary lifestyle, Nirman Greens is continuously innovating through its projects to keep pace with the changing trends and technologies.





ARTISTIC IMPRESSION



30+ YEARS OF  
EXPERIENCE



4 MILLION SQ. FT.  
LAND DEVELOPED



5 MILLION+ SQ. FT.  
DEVELOPMENT COMMITTED  
IN NEXT 5 YEARS



# A STATELY ESTABLISHMENT

Defining royal living, Astoria Royals is a luxurious project of spacious 4, 3 & 2 BHK homes. Meticulously planned for convenient living, homes here boast thoughtful layouts with optimal use of space. A massive expanse of amenities, private terraces for select few houses and a fast-developing location come together to bring you a lifestyle that is larger than life.





ARTISTIC IMPRESSION

## For Outdoor

- 1 Entrance Gate & Security Cabin
- 2 Water Feature
- 3 Plam Groove
- 4 Jogging Track
- 5 Amphi-theatre Seating
- 6 Multipurpose Club Hall
- 7 Swimming Pool
- 8 Poolside Bar
- 9 Wooden Pool Deck
- 10 Outdoor Shower
- 11 Buffet Area
- 12 Sit-out Area
- 13 Pathway/Tile Area
- 14 Event Stage
- 15 Party Lawn
- 16 Children's Play Area
- 17 Climbing Wall
- 18 Multipurpose Court
- 19 Sculpture

## For Terrace

- 1 Pathway
- 2 Feature Wall
- 3 Event Stage Area
- 4 Party Lawn
- 5 Food Counter Area
- 6 Pergola
- 7 Sit-out Area
- 8 Toddlers' Library and Games
- 9 Sunset Deck and Gazebo Area
- 10 Star Gazing Deck
- 11 Open Air Yoga & Meditation Area
- 12 Hammock Garden Zone
- 13 Amphi-theatre Seating
- 14 Multipurpose Hall
- 15 Indoor Games
- 16 Art Room
- 17 Music Room
- 18 Library Area
- 19 Gym Area
- 20 Yoga or Zumba Area



## AN UPBEAT LOCATION WITH A SERENE SIDE

At the intersection of the Pune-Mumbai Expressway and Katraj-Dehu Bypass is the fastest developing suburban neighbourhood in Pune. Ravet, a sought-after locality, boasts incredible connectivity owing to the old and new Mumbai highways, Aundh-Ravet BRTS road, Akurdi Railway Station and ever-developing physical infra that makes accessibility to other localities easier.

Be it schools, colleges, employment hubs, healthcare or entertainment centres, Ravet has it all. Some of the reputed names in educational institutions, healthcare and employment hubs are found in proximity, making everyday life convenient.



8  
GUEST  
ROOMS

3 BHK  
WITH 4  
BALCONIES

HIGH  
RISE  
TOWER

4 LEVEL  
COVERED  
CAR PARK

GENUINE 4 BHK FLATS  
NOT TYPICAL  
JODI FLATS

50+  
LIFESTYLE  
AMENITIES

ON MAIN  
RAVET  
ROAD



## A PLETHORA OF KINGLY DELIGHTS

Every feature and leisure at Astoria Royal has been designed to deliver a lifestyle worthy of your aspirations. The finely curated variety of amenities is sure to give endless opportunities to unwind and cherish moments of joy with those close to your heart.





# OUTDOOR AMENITIES

- Toddlers' Play Area with Rubber Flooring
- Multipurpose Court
- Sculpture
- Crèche Area
- Climbing Wall
- Buffet Area
- Festive Area
- Flower Garden
- Multipurpose Club Hall
- Convenience Trolley
- Wheel Chair Facility
- Water Feature
- Security Cabin
- Entrance Gate
- Sit-out Area
- Jogging Track
- 2 Level Clubhouse
- Feature Wall
- Temperature Controlled Swimming Pool
- Wooden Pool Deck
- Poolside Bar
- Event Stage
- Party Lawn
- Gymnasium
- Amphitheatre Seating







ARTISTIC IMPRESSION

Temperature Controlled Swimming Pool





# TERRACE AMENITIES

- Skywalk
- Feature Wall
- Event Stage Area
- Party Lawn
- Food Counter Area
- Pergola
- Sit-out
- Children's Play Area
- Star Gazing Deck
- Open Air Yoga & Meditation Area
- Amphi Seating
- Multipurpose Hall
- Indoor Games - *Table Tennis, Chess, Card Games, Board Games, Hula Hoop, Foosball*
- Art Room
- Music Room
- Gym Area
- Yoga or Zumba Area
- Co-working Space
- Library Area
- Sunset Deck and Gazebo Area
- Sunrise Deck
- Hammock Zone
- Toddlers' Library and Games
- 8 Guests Rooms (on Refuge Floors)





ARTISTIC IMPRESSION

Children's Play Area

CHERISH THE CHILDHOOD MOMENTS



ARTISTIC IMPRESSION

Party Lawn

MAKE CELEBRATIONS MEMORABLE



ARTISTIC IMPRESSION

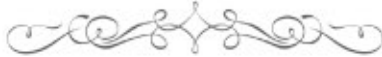
Sunset Deck & Gazebo Area

ENJOY THE STARTLIT SKIES



PRESSION

Yoga / Zumba



TAKE TIME TO CONNECT WITH YOURSELF



ARTISTIC IMPRESSION

Hammock Garden Zone

INDULGE IN PEACEFUL FAMILY TIME





ARTISTIC IMPRESSION

Pergola / Sit-Out

SPEND SOME REFRESHING QUIET TIMES

YES you can host your get togethers without anyone peeping from top!  
 #privateBalcony



YES you can easily accommodate 8 people in your living room, as you can see!

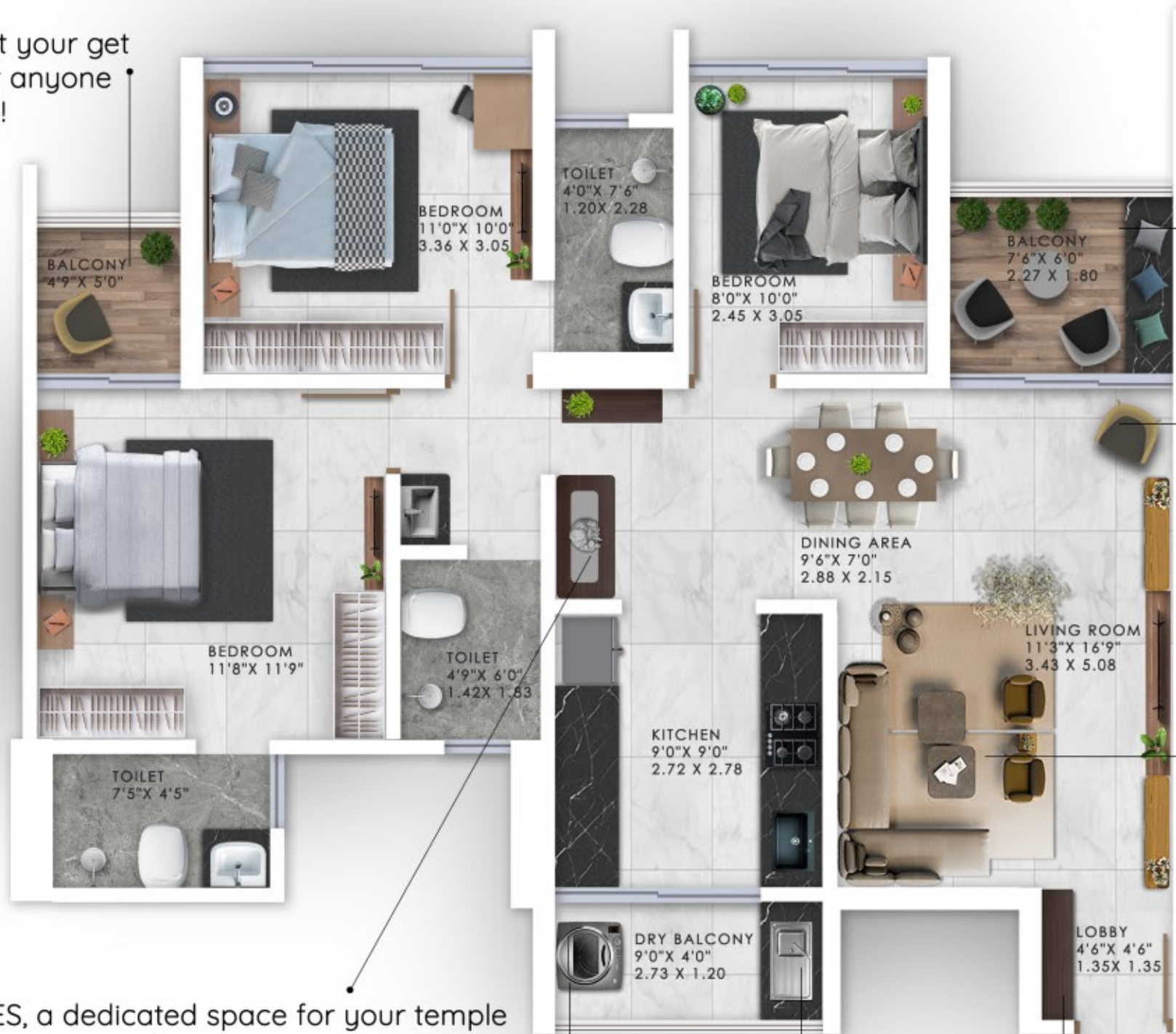
YES your master room comes with an extra balcony, so that's 2 balconies for your 2bhk!

YES we have space for drying clothes seperately, cause clean clothes and cooking don't go together!

YES an extra sink for all your soiled utensils so that your kitchen stays clean.

**2 BHK**  
**717 sqft carpet**

YES you can host your get togethers without anyone peeping from top!  
#privateBalcony



YES, over 8 people can comfortably sit in your living balcony. So party for 18 please?

YES, finally a dedicated corner for those who love to have a library.. or a reading corner.

YES you can easily accommodate 8 people in your living room, as you can see!

YES, a dedicated space for your temple #nocompromise

YES we have space for drying clothes seperately, cause clean clothes and cooking don't go together!

YES an extra sink for all your soiled utensils so that your kitchen stays clean.

YES, your shoes are precious & they belong in your home, dedicated space for shoe cabinet. Also complete privacy guaranteed!

**3 BHK**  
**973 sqft carpet**

YES, your shoes are precious & they belong in your home, dedicated space for shoe cabinet. Also complete privacy guaranteed!

YES we have space for drying clothes seperately, cause clean clothes and cooking don't go together!

YES an extra sink for all your soiled utensils so that your kitchen stays clean.

YES you can easily accommodate 8 people in your living room, as you can see!

YES, finally a dedicated corner for those who love to have a library.. or a reading corner.

YES, over 10 people can comfortably sit in your living balcony. So party for 20 please?

What's better than 3 balconies? 4 balconies!

YES you can host your get togethers without anyone peeping from top! #privateBalcony

YES, a dedicated space for your temple #nocompromise



**3 BHK**  
**1080 sq.ft carpet**



**4 BHK**  
**1747 sqft carpet**



# SPECIFICATIONS



## DOORS/WINDOWS

- Both Side Laminated Main Door with Digital Lock
- Both Side Laminated Doors for All Washrooms
- 3-track Aluminium Windows with Mosquito Mesh
- Toughened Glass Railings for Attached Terraces in all the Apartments
- Designer Laminated Flush Doors in All Rooms
- Big Size Windows in Bedrooms
- 3-track Aluminium Sliding Doors with Mosquito Mesh in the Living Room Terrace
- 3-track Aluminium Sliding Doors/French Door in Bedroom Terrace



## SAFETY & SECURITY SYSTEM

- Boom Barrier at Entrance Gate
- Security Cabin with Monitoring System
- CCTV for Campus and Entrance Lobby
- CCTV Surveillance for Crèche & Kids' Play Area
- Fire Fighting Systems
- Video Door Phone in All Apartments
- Biometric Digital Locks for Every Apartment
- Gas Leak Detection Sensors in Kitchen
- Sprinkler System in Every Apartment
- Smoke Detectors in Every Flat



## COMMON FEATURES

- Grand Entrance Lobby
- 4 High-speed Elevators Of Schindler/Otis/Johnson or Equivalent Make
- ALU-form Technology Construction
- 4 Floors of Covered Car Parks
- Earthquake Resistant Structure
- Rainwater Harvesting & Sewage Treatment Plant (STP)
- Organic Waste Converter
- Provision for Wi-Fi in the Apartments
- Garbage Chute
- Drivers' Toilets



## KITCHEN

- Kitchen Platform with Acrylic Sink
- Granite Platform in Dry Balcony and SS Sink in Dry Balcony
- Semi-modular Kitchen Unit
- Piped Gas Line Provision
- Designer Wall Tiles
- Provision for Water Purifier
- Provision for Exhaust Fan
- Independent Supply System for Drinking Water in Kitchen



## ELECTRICAL

- Premium Quality Electrical Switches
- Fire Resistant Concealed Wiring
- AC Point in Living & All Bedrooms
- TV Point in Living & All Bedrooms
- Branded Switches Like Legrand/Anchor/GM/Great White etc.
- Provision for Inverter
- MCB & RCCB Protection
- Electric Plug Point in Living & Master Balcony



## WASHROOM

- Washroom CP Fittings of Jaquar/Grohe/Kohler or Equivalent Make
- Washroom Sanitary Fittings from American Standard/Jaquar/Grohe or Equivalent Brand
- Anti-skid Tiles
- Provision for Exhaust Fan
- False Ceiling in Washrooms
- Huge Granite Platform in Bathrooms



## TILINGS

- Italian-finish Vitrified Flooring in the Entire Flat
- Wooden-finish Anti-skid Tiles in the Sit-out Area
- Anti-skid Vitrified Tiles for Dry Balcony



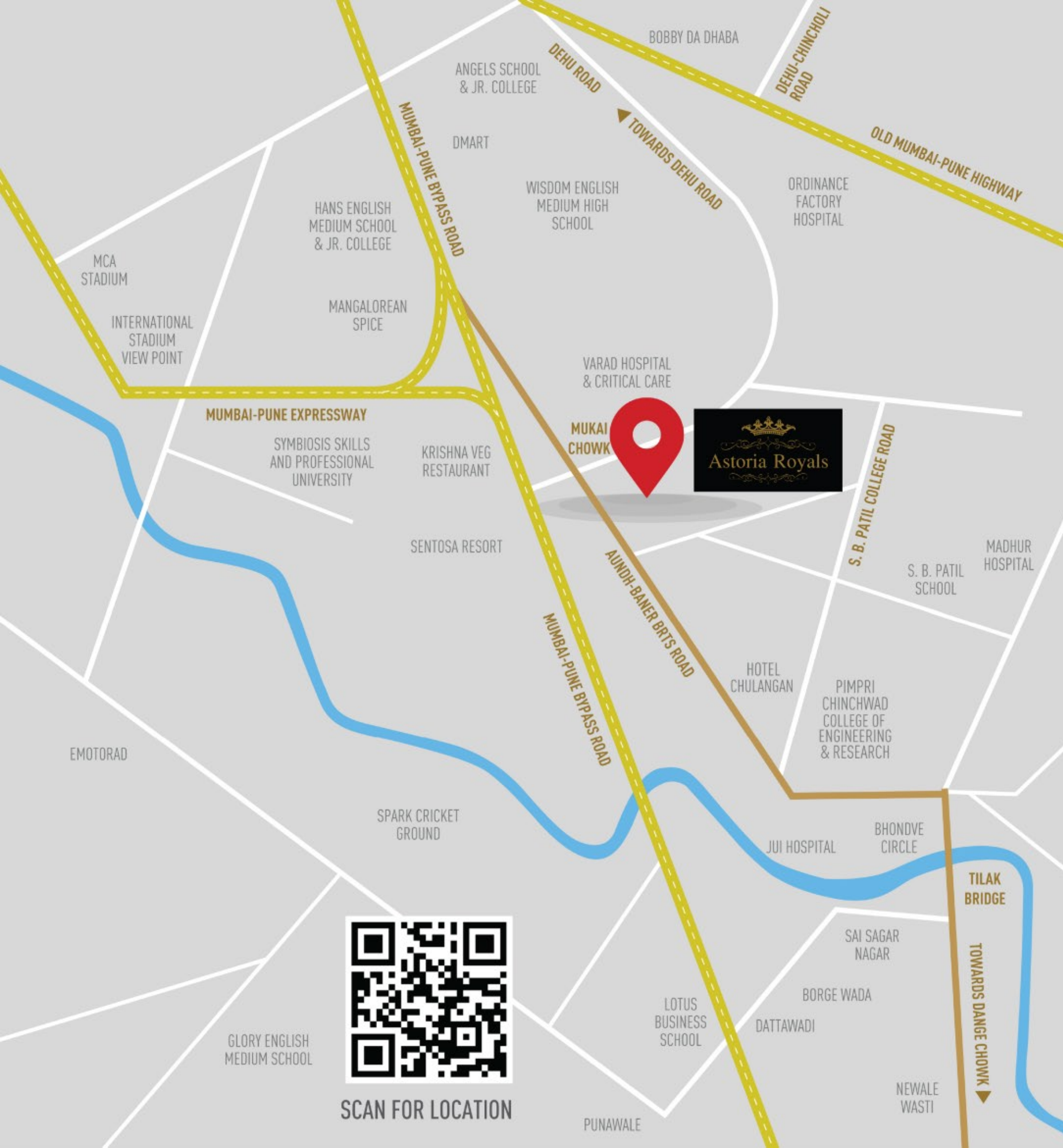
## PAINTING

- Gypsum/POP Finished Walls
- Textured Finish for the Exterior of the Building
- OBD/Plastic Emulsion on Internal Walls & Ceiling



ROYALTY THAT  
REACHES  
NEW HEIGHTS





SCAN FOR LOCATION

# KEY DISTANCES

- Mukai Chowk 0.5 KM
- Reliance Smart 02 KM
- Sentosa Resort, Ravet 02KM
- Balaji Temple 02 KM
- HP Petrol Pump 02 KM
- Lotus Business School 04 KM
- HDFC Bank, Punawale 04 KM
- Adhira International School 05 KM
- Domino's Pizza 05 KM

# OTHER PROXIMITIES

- Mumbai-Pune Expressway 01 KM
- Symbiosis, Kiwale 02 KM
- City Pride School 03 KM
- S. B. Patil School 03 KM
- Hanging Bridge, Ravet 04 KM
- MCA International Stadium, Gahunje 04 KM
- JSPM College, Tathawade 05 KM
- D Mart, Ravet 06 KM
- Decathlon, Tathawade 07 KM
- Upcoming WTC & Eon IT Park in Tathawade 07 KM
- Bhumkar Chowk 08 KM
- Indira College & JSPM College, Tathawade 08 KM
- Life Point Hospital, Wakad 09 KM
- Life Republic 09 KM
- Hotel TipTop International, Wakad 09 KM
- Hinjawadi Connectivity from Ravet via Life Republic 09 KM
- Phoenix Mall, Wakad 10 KM
- Balewadi High Street 13 KM

📍 On Main Aundh-Ravet BRTS Road



# TYPICAL FLOOR PLAN

## B - BUILDING

2<sup>ND</sup>, 3<sup>RD</sup>, 4<sup>TH</sup>, 6<sup>TH</sup>, 7<sup>TH</sup>, 8<sup>TH</sup>, 9<sup>TH</sup>, 11<sup>TH</sup>, 12<sup>TH</sup>, 13<sup>TH</sup>, 14<sup>TH</sup>,  
16<sup>TH</sup>, 17<sup>TH</sup>, 18<sup>TH</sup>, 19<sup>TH</sup>, 21<sup>ST</sup>, 22<sup>ND</sup> & 23<sup>RD</sup> FLOOR



### AREA STATEMENT

UNIT NO.	UNIT TYPE	CARPET AREA SQ. FT.	E. BALCONY SQ. FT.	OPEN BALCONY SQ. FT.	DRY BALCONY SQ. FT.	TOTAL USEABLE SQ. FT.
01	2 BHK	582.44	29.60	75.03	29.06	716.13
02	2 BHK	583.52	29.60	75.03	29.06	717.21
03	3 BHK	812.25	56.30	68.89	35.20	972.64
04	3 BHK	813.54	56.30	67.60	35.20	972.64
05	3 BHK	814.19	56.30	73.84	35.20	979.52
06	4 BHK	1511.91	0.0	181.48	53.82	1747.21
07	3 BHK	919.89	0.0	128.85	31.32	1080.06
08	3 BHK	919.89	0.0	128.85	31.32	1080.06
09	3 BHK	919.89	0.0	128.85	31.32	1080.06



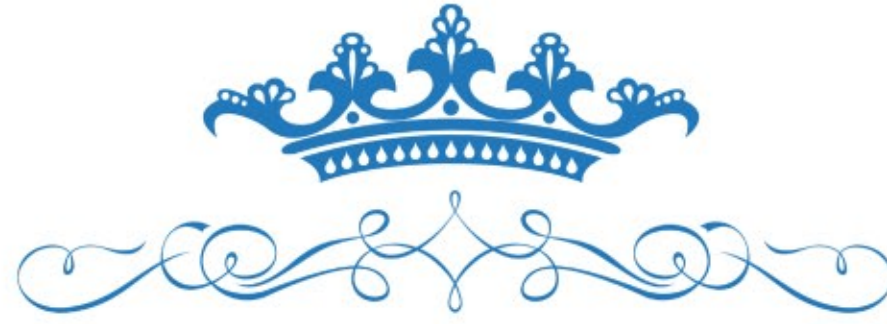
# REFUSE FLOOR PLAN

**B - BUILDING**  
5<sup>TH</sup>, 10<sup>TH</sup>, 15<sup>TH</sup> & 20<sup>TH</sup> FLOOR



## AREA STATEMENT

UNIT NO.	UNIT TYPE	CARPET AREA SQ. FT.	E. BALCONY SQ. FT.	OPEN BALCONY SQ. FT.	DRY BALCONY SQ. FT.	TOTAL USEABLE SQ. FT.
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09	3 BHK	919.89	0.0	128.85	31.32	1080.06



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