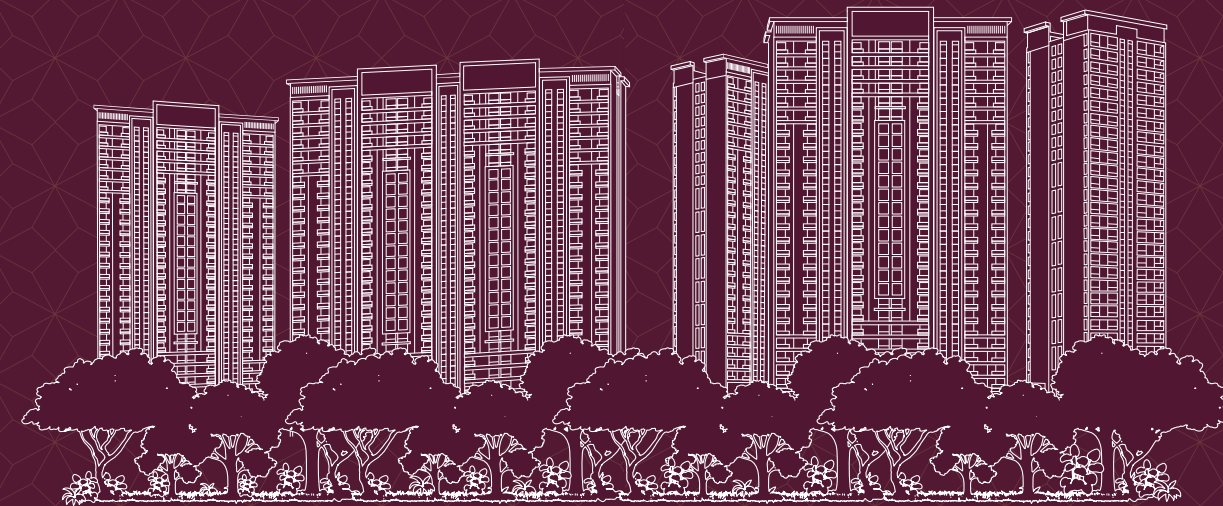




GET MORE OUT OF LIFE  
AT UNDRI.



NYATI  
ESTEBAN II



# A LANDMARK TO GET MORE OUT OF LIFE.

---

Life always offers you choices, but when it presents its best ones, make the most of it.

Embrace the great ones and select the finer side of life.

It's that rare moment of choosing the best spaces, better comforts, and best-ever life upgrade.

Let's unfold the most-awaited chapter of your life.





# LIVE LIFE TO THE FULLEST BY BEING A PART OF NYATI COUNTY FAMILY.

Nyati Esteban II is an integral part of Nyati County spread across **210 acres**, offering a green haven adorned with 70% open spaces and breathtaking views of the Sahyadri hills. A home to over **6,000+ families**, with proximity to over 8 top-notch schools, 13 reputed hospitals with world-class healthcare, 9 fine-dine restaurants, 6 huge shopping malls and a sprawling 5-star luxury resort to relax, rejuvenate and entertain. With more than 26 housing societies, all set in natural scenic splendor of more than 10,000 trees\*, discover what makes it unique and one of the most preferred addresses of Pune.



\*T&C Apply



Actual Image



EMBRACE A RICHER LIFE.  
EXPLORE THE REWARDING  
CHOICES.





*Presenting*

# NYATI ESTEBAN II

— UNDRI —

*2 & 3 Bed Residences*

Discover the essence of royal living at Esteban II.  
Where every home embodies the regal allure.  
Esteban, derived from the Spanish word for 'crown',  
presents a lifestyle that's indulgent on all counts.  
Move here and discover infinite opportunities  
to get more out of life.

*Project Attributes*

12 Towers of Brilliance | 30 Floors of Imagination  
70% Open Spaces | 40+ Exclusive Indulgences



# A LOCATION WHERE CONVENIENCE MEETS COMFORT.

Discover a residence at the epicenter of bustling activity yet miles ahead in connectivity. This prime location boasts unparalleled road connectivity, offering you a fine blend of opportunities and possibilities. Not only is it close to important institutions, shopping and entertainment centers, it's also in close proximity to the national and state highways, major IT parks, hospitals and schools.

**Road Connectivity:**

- Mumbai-Bangalore Highway
- Pune-Solapur Highway

**Rail Connectivity**

- Pune Railway Station: 12 kms

**Air Connectivity**

- Airport: 17 kms

## Location Map



PROJECTS:  ONGOING

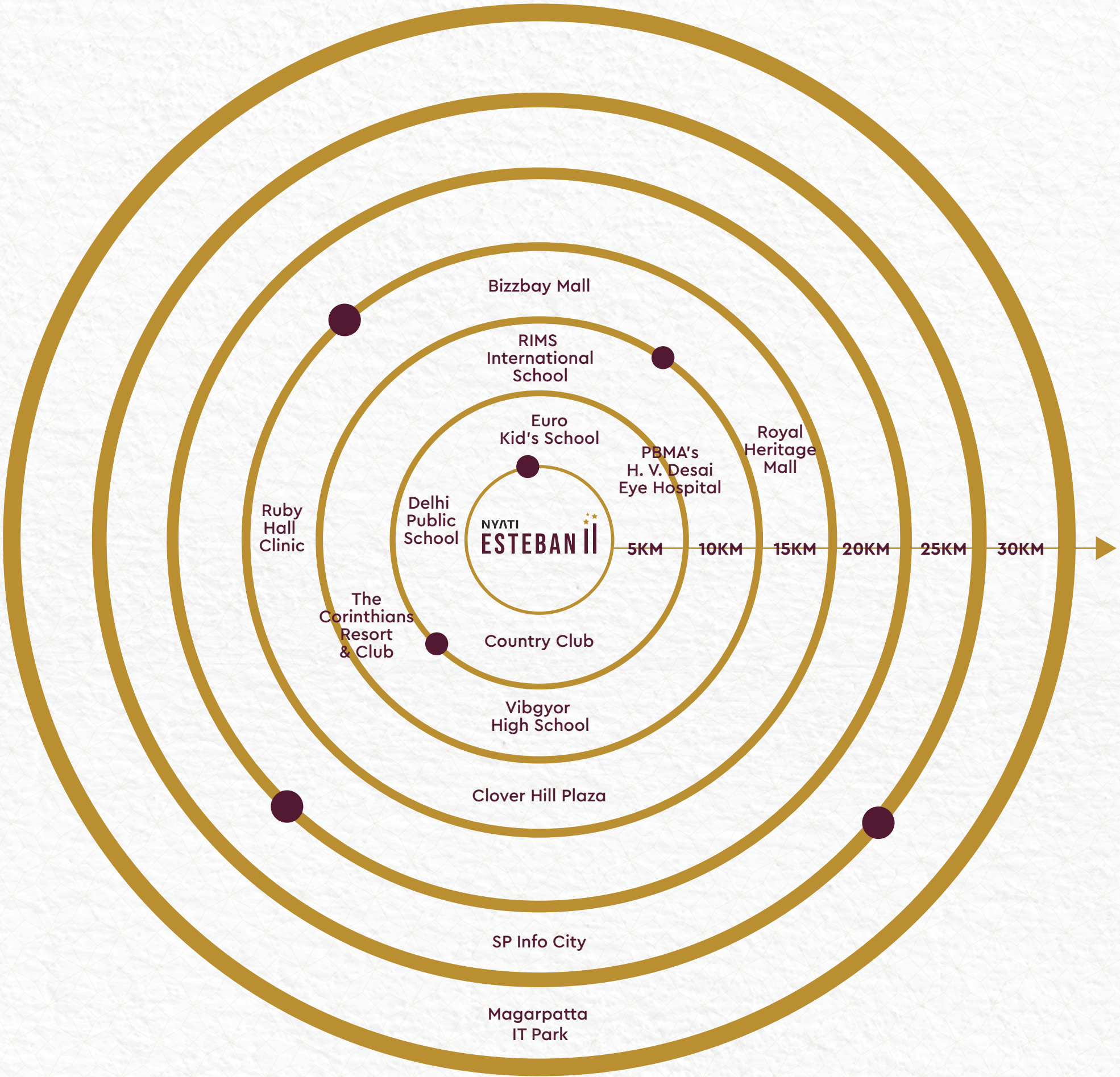
\*NOT TO SCALE



# A HOLISTIC LIFESTYLE FOR A WHOLE NEW START.

Whether it's a quick drive to the city's vibrant cultural scene or easy access to essential amenities like shopping centers, educational institutions, and healthcare facilities, this location puts you at the forefront of convenience.

- Schools:**
  - Euro Kid's School: 5 Mins.
  - Delhi Public School: 5 Mins.
  - RIMS International School: 9 Mins.
  - Vibgyor High School: 10 Mins.
- Malls:**
  - Royal Heritage Mall: 10 Mins.
  - Bizzbay Mall: 11 Mins.
  - Clover Hill Plaza: 11 Mins.
- Hospitals:**
  - PBMA's H. V. Desai Eye Hospital: 7 Mins.
  - Ruby Hall Clinic: 14 Mins.
- Clubs:**
  - Country Club: 4 Mins.
  - The Corinthians Resort & Club: 6 Mins.
- Corporates:**
  - SP Info City: 24 Mins.
  - Magarpatta IT Park: 26 Mins.





# GRANDNESS AT A GLANCE.

---





Project Master Layout



\*FUTURE DEVELOPMENT

Wellness Zone

- Jogging Track
- Outdoor Gym
- Jungle Gym
- Indoor Gym
- Acupressure Pathway
- Reflexology Pathway
- Cycling Zone
- Rock Climbing Zone
- Yoga Zone
- Meditation Zone

Recreational Activities

- Net Cricket
- Tennis Court
- Swimming Pool
- Life-Size Board Games
- Billiards Room
- Table Tennis Room
- Croquet

Grand Outdoors

- Nature Trail
- Mini Forest Trail
- Sit Out
- Amphitheater
- Pergola
- Camping Zone
- Flag Hoisting Zone
- BBQ Party Deck
- Sun Bathing Deck
- Bonfire Court

Leisure Area

- Rendezvous Plaza
- Senior Citizen Plaza
- Multipurpose Court
- Theme Wall
- Party Lawn
- Mini Theatre
- Library / Reading Zone
- Clubhouse with Indoor Games

Kids' Circle

- Children's Play Area
- Toddler's Play Area
- Tree House
- Kids Pool
- Sand Pit

Parks & Garden

- Pet's Park
- Butterfly Park
- Herbal Garden
- Zen Garden

\*Layout is subject to change as per sanctions





# A SYMPHONY OF SPACE.

*70% open spaces\**  
*100% peace of mind*

Enjoy the canvas where 70% of open spaces redefine what it means to truly breathe, unwind amidst 40+ amenities and stunning Sayhadri hill views. Spanning basement to 30 habitable floors, find solace in this blend of nature and modernity. Embrace tranquility within lush greenery, where possibilities abound amidst architectural marvels.

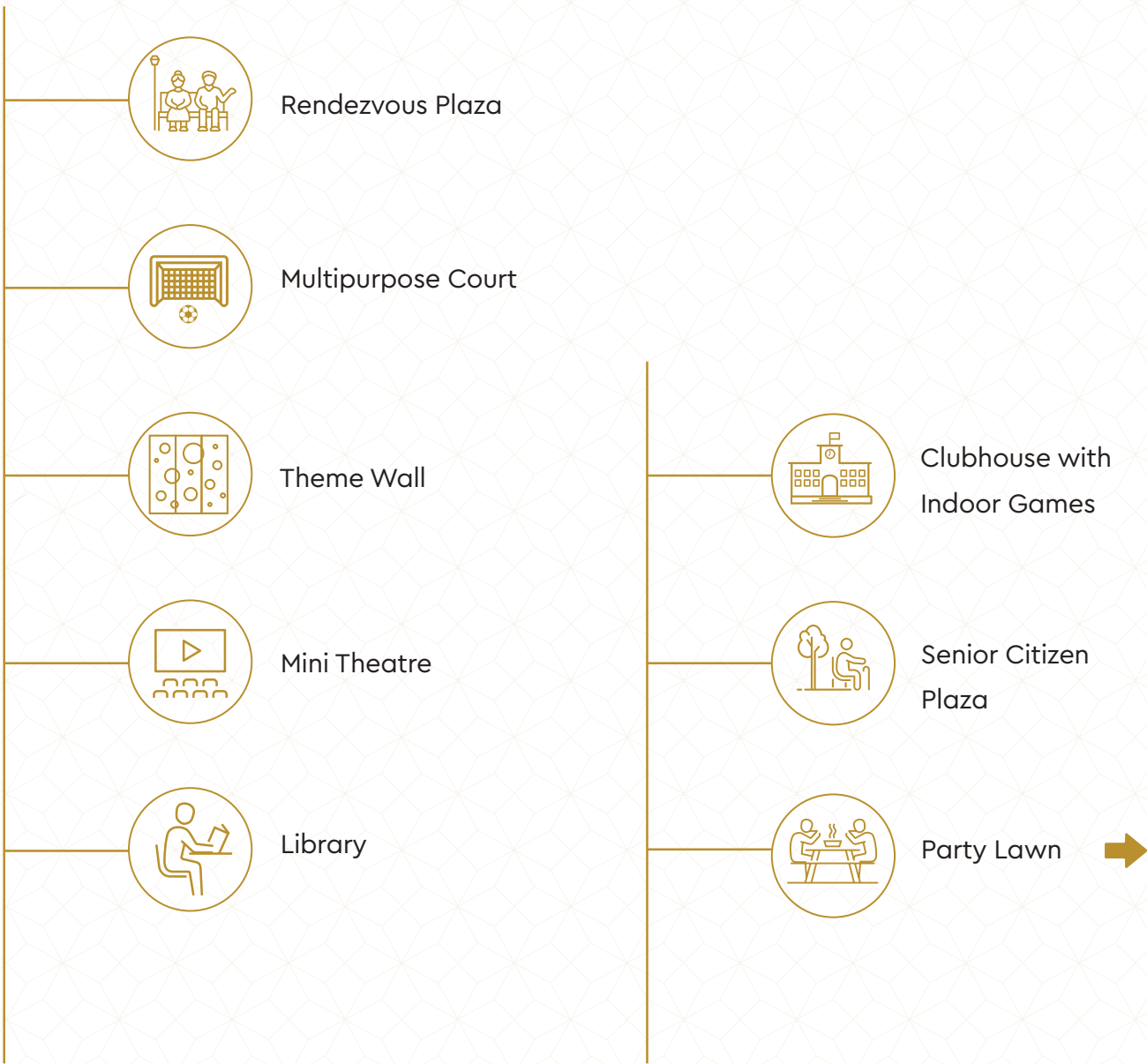
Architectural rendition



# RELAX. REJOICE. REPEAT.

Savour moments of leisure as you prepare for the next phase. Enjoy precious time with loved ones to discover the brighter side of life. Get ready for inspiring new endeavours.

## Leisure Area





# *Club House*







# PRIVATE PARADISE TO UNWIND AND EXPLORE.

Delve into a world of excitement that takes you far beyond the ordinary and much above the everyday lifestyle. Live an exotic weekend life for all days of the week.

## Grand Outdoors



Architectural rendition



# PLAY YOUR BEST INNINGS.

Be the champion of your favorite sport and make friends while you play your heart out. Elevate your game and enter the big league.

## Recreational Activities



Net Cricket



Life-Size Board Games



Croquet



Billiards Room



Table Tennis Room



Swimming Pool







Representative illustration

# ENJOY BLISS THAT SETS YOU APART.

Experience a holistic approach to wellbeing at an address that has it all.  
Nourish yourself with healthy living that brings out the finest in you in every possible way.

## Wellness Zone





# A KINGDOM FOR YOUR TINY TOTS.

We have tailored the world for your young minds. With spaces that encourage curiosity, creativity, and learning in a playful environment, let your kids enjoy & explore while they make new friends.

## *Kid's Circle*



Toddler's Play Area



Tree House



Kids Pool



Sand Pit



Children's Play Area







# LIFE ROOTED IN GREENS.

Welcome to a space where peaceful living comes into reality amidst the park and garden retreats that wait for your arrival. Let thrill and tranquility surprise you at every corner.

## *Parks & Garden*

Herbal Garden



Zen Garden



Butterfly Park



← Pet's Park



*Representative illustration*



# NYATI ESTEBAN II

## The Finest Design



### STRUCTURE, MASONARY WALLS & PLASTER/PAINTS

- RCC composite shear wall structure and AAC blocks
- External wall with textured and acrylic paint
- Internal walls & ceiling – Gypsum finished walls & Putty finished ceiling



### FLOORING TILES

- Living/passage, Kitchen, Bedrooms – Vitrified tiles flooring with skirting – as per IS code 15622
- Toilets and terraces – Matte finish Ceramic flooring - as per IS code 15622



### DADO TILES

- Toilet – Ceramic tile dado up to louvered window top level – as per IS code 15622
- Kitchen – Ceramic glazed tile dado up to 0.6 m above kitchen platform – as per IS code 15622



### KITCHEN AREA

- CPVC concealed plumbing lines
- Granite top kitchen platform "OR" full body tile top Kitchen platform, with S.S. sink
- Piped gas outlet



### TOILETS

- Concealed plumbing with hot and cold arrangement inside master Toilet for wall mixer & Wash Basin
- Concealed plumbing inside Common/Bedroom Toilet for Wash Basin & with hot & cold arrangements for wall mixer only
- C P fittings
- Sanitary wares
- Solar water heating system to Master Bedroom Toilet only. (Time, temperature and quantum of hot water subject to climate conditions)



### ELECTRIFICATION & CABLING

- Concealed copper wiring with modular switches in all flats
- Provision of telephone point in Hall
- TV point in Hall and Master Bedroom
- Electrical points for AC in all Rooms
- Electrical points for washing machine, water purifier and fridge
- Generator back – up for entire flat excluding 15 amp electrical points



### DOORS

- Main door frame – Plywood – laminated
- Main door shutter – both side laminated main door shutter with accessories
- Bedroom frame & doors – laminated door shutters with Ply laminated door frame
- Toilet doors – laminated door shutters with Granite door frame
- UPVC or Aluminium profile 3 track sliding doors with mosquito net



### WINDOWS

- UPVC or Aluminum profile 3 track sliding windows with mosquito net
- Al frames with PVC louvered windows for all Toilets



### PAINTING

- Internal walls & ceiling – oil bound distemper
- External walls – acrylic paint
- Inside Toilet & ceiling – oil paint above tile dado



### LIFTS

- Lifts as per plan



### AUTOMATION AND SECURITY

- Lights and fan operated on touch sensitive buttons
- Main door security having video phone with access control

## COMMON AREAS, AMENITIES & FACILITIES OF "NYATI ESTEBAN"

- Main entrance gate with security cabin & compound wall
- Landscaped garden with lawns and flower beds
- Generator backup for passenger elevators, pumps and common lights and Club House
- Club House with Swimming Pool & Gymnasium
- Children's play area with play equipment
- LED fixtures for common areas
- Internal tremix concrete driveway with paver blocks
- WTP as per statutory requirements
- STP as per statutory requirements
- STP recycled water for gardening and flushing
- Organic Waste Converter
- Rain water harvesting
- Fire fighting as per statutory requirements
- Stack car parking
- Garbage chute as per plan
- EV charging points



# A LEGACY OF ELEVATING LIVES AND EXCEEDING EXPECTATIONS.

Nyati Esteban II is yet another milestone in the history of Nyati Group, a renowned name in Pune's real estate scenario since its inception in 1997. With Transparency, Value Creation and Innovation as its core values, the Nyati Group has built some of the finest projects in the sectors of residential, commercial, hospitality, educational, IT and ITES office spaces. Nyati Group's success story grows with more accolades and projects.

26+

Years of Experience

|

40+

Million Sq.Ft. Delivered

68+

Delivered Projects

|

14000+

Happy Families

Diversified Portfolio Of Nyati Group  
Real Estate | EPC | Hospitality | Healthcare | Wellbeing

<div><div></div><div>NYATI UNITREE</div><div>LEED INDIA (CORE &amp; SHELL) PLATINUM INDIAN GREEN BUILDING COUNCIL (IGBC) CERTIFICATION 2016</div></div>	<div><div></div><div>NYATI WINDCHIMES</div><div>CNBC AWAAZ - 11<sup>TH</sup> REAL ESTATE AWARDS BEST RESIDENTIAL PROJECT LUXURY SEGMENT - PUNE 2016 - 2017</div></div>	<div><div></div><div>NYATI ELAN</div><div>CNBC AWAAZ REAL ESTATE AWARDS VALUE FOR MONEY HOMES 2017 - 2018</div></div>	<div><div></div><div>NYATI UNITREE</div><div>AESA PRESIDENT'S AWARD 2018</div></div>
<div><div></div><div>NYATI UNITREE</div><div>ASIA PACIFIC PROPERTY AWARDS BEST BUILDING IN COMMERCIAL PROJECTS IN INDIA 2018 - 2019</div></div>	<div><div></div><div>NYATI GROUP</div><div>THE ESTATE AGENTS ASSOCIATION OF PUNE APPRECIATION AWARD</div></div>	<div><div></div><div>NITIN NYATI &amp; PIYUSH NYATI</div><div>FEATURE - REAL ESTATE ICONS OF PUNE TIMES OF INDIA 2019</div></div>	<div><div></div><div>PIYUSH NYATI</div><div>INSIGHTS SUCCESS MAGAZINE FEATURE - THE 30 YOUNG AND DYNAMIC ENTREPRENEURS TO WATCH IN 2019</div></div>
<div><div></div><div>NYATI ELYSIA</div><div>10<sup>TH</sup> REALTY PLUS EXCELLENCE AWARDS RESIDENTIAL PROJECT OF THE YEAR 2019</div></div>	<div><div></div><div>NYATI EVOLVE</div><div>BEST RESIDENTIAL PROJECT OF THE YEAR 12<sup>TH</sup> REALTY + CONCLAVE &amp; EXCELLENCE AWARDS - WEST 2020</div></div>	<div><div></div><div>NYATI GROUP</div><div>EXCELLENCE IN DELIVERY 11<sup>TH</sup> REALTY PLUS AWARDS 2020</div></div>	<div><div></div><div>NITIN NYATI</div><div>ACHIEVERS OF MAHARASHTRA (REAL ESTATE) SAKAL – 2020</div></div>
<div><div></div><div>NYATI GROUP</div><div>BEST DEVELOPER OF THE YEAR TIMES REALTY ICONS 2021</div></div>	<div><div></div><div>HARISH SHROFF</div><div>DIRECTOR - SALES, MARKETING &amp; BUSINESS DEVELOPMENT REALTY+ 50 MARKETING MINDS 2021</div></div>	<div><div></div><div>NYATI GROUP</div><div>PUNE'S TOP REAL ESTATE BRAND 2022 PUNE MIRROR - REAL ESTATE ICONS 2022</div></div>	<div><div></div><div>NYATI GROUP</div><div>LEGACY BRAND OF THE YEAR 2022 THE TIMES REALTY ICONS PUNE 2022</div></div>
<div><div></div><div>NYATI EMPRESS</div><div>COMMERCIAL PROJECT - RETAIL (METRO: ONGOING) THE ECONOMIC TIMES REAL ESTATE AWARDS 2023   WEST</div></div>	<div><div></div><div>NYATI ENTHRAL</div><div>COMMERCIAL PROJECT - MIXED USE (METRO: ONGOING) THE ECONOMIC TIMES REAL ESTATE AWARDS 2023 WEST</div></div>	<div><div></div><div>HARISH SHROFF</div><div>DIRECTOR - SALES, MARKETING &amp; BUSINESS DEVELOPMENT EXCELLENCE IN THE REAL ESTATE SECTOR TIMES POWER BRAND 2023</div></div>	<div><div></div><div>NYATI GROUP</div><div>MAHABRAND OF MAHARASHTRA (REAL ESTATE CATEGORY) SAKAL MAHABRAND AWARDS 2023</div></div>
<div><div></div><div>NYATI GROUP</div><div>BEST DEVELOPER IN PUNE LOKMAT INTERNATIONAL AWARDS 2023</div></div>	<div><div></div><div>NYATI GROUP</div><div>ET EDGE BEST BRANDS 2023</div></div>	<div><div></div><div>NYATI GROUP</div><div>ET BUSINESS AWARDS LEGACY BRAND IN REAL ESTATE 2023</div></div>	<div><div></div><div>NYATI GROUP</div><div>APEX INDIA OH &amp; S PLATINUM AWARD 2023</div></div>



# Wing-D1 (Pearl) Typical Floor Plan

6<sup>TH</sup>, 11<sup>TH</sup>, 16<sup>TH</sup>, 21<sup>ST</sup>, 26<sup>TH</sup> FLOOR PLAN



B+PODIUM +STILT+25 FL. (Sanctioned) | B+PODIUM +STILT+30 FL. (Proposed)

**Furniture Disclaimer :** Furniture layout is only for indicative purposes and not part of the flat. **Note :** The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"





# Wing-D1 (Pearl) Typical Floor Plan

1<sup>ST</sup>, 2<sup>ND</sup>, 3<sup>RD</sup>, 4<sup>TH</sup>, 5<sup>TH</sup>, 7<sup>TH</sup>, 8<sup>TH</sup>, 9<sup>TH</sup>, 10<sup>TH</sup>, 12<sup>TH</sup>, 13<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup>, 17<sup>TH</sup>, 18<sup>TH</sup>, 19<sup>TH</sup>, 20<sup>TH</sup>, 22<sup>ND</sup>, 23<sup>RD</sup>, 24<sup>TH</sup>, 25<sup>TH</sup>, 27<sup>TH</sup>, 28<sup>TH</sup>, 29<sup>TH</sup>, 30<sup>TH</sup> FLOOR PLAN



B+PODIUM +STILT+25 FL. (Sanctioned) | B+PODIUM +STILT+30 FL. (Proposed)

**Furniture Disclaimer :** Furniture layout is only for indicative purposes and not part of the flat. **Note :** The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"





# Wing-D2 (Garnet) Typical Floor Plan

6<sup>TH</sup>, 11<sup>TH</sup>, 16<sup>TH</sup>, 21<sup>ST</sup>, 26<sup>TH</sup> FLOOR PLAN



B+PODIUM +STILT+25 FL. (Sanctioned) | B+PODIUM +STILT+30 FL. (Proposed)

**Furniture Disclaimer :** Furniture layout is only for indicative purposes and not part of the flat. **Note :** The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"





Wing-D2 (Garnet) Typical Floor Plan

1<sup>ST</sup>, 2<sup>ND</sup>, 3<sup>RD</sup>, 4<sup>TH</sup>, 5<sup>TH</sup>, 7<sup>TH</sup>, 8<sup>TH</sup>, 9<sup>TH</sup>, 10<sup>TH</sup>, 12<sup>TH</sup>, 13<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup>, 17<sup>TH</sup>  
18<sup>TH</sup>, 19<sup>TH</sup>, 20<sup>TH</sup>, 22<sup>ND</sup>, 23<sup>RD</sup>, 24<sup>TH</sup>, 25<sup>TH</sup>, 27<sup>TH</sup>, 28<sup>TH</sup>, 29<sup>TH</sup>, 30<sup>TH</sup> FLOOR PLAN



B+PODIUM +STILT+25 FL. (Sanctioned) | B+PODIUM +STILT+30 FL. (Proposed)

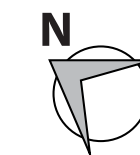
**Furniture Disclaimer :** Furniture layout is only for indicative purposes and not part of the flat. **Note :** The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"





# Wing-D3 (Diamond) Typical Floor Plan

6<sup>TH</sup>, 11<sup>TH</sup>, 16<sup>TH</sup>, 21<sup>ST</sup>, 26<sup>TH</sup> FLOOR PLAN



B+PODIUM +STILT+25 FL. (Sanctioned) | B+PODIUM +STILT+28 FL. (Proposed)  
**Furniture Disclaimer :** Furniture layout is only for indicative purposes and not part of the flat. **Note :** The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"



Wing-D3 (Diamond) Typical Floor Plan

1<sup>ST</sup>, 2<sup>ND</sup>, 3<sup>RD</sup>, 4<sup>TH</sup>, 5<sup>TH</sup>, 7<sup>TH</sup>, 8<sup>TH</sup>, 9<sup>TH</sup>, 10<sup>TH</sup>, 12<sup>TH</sup>, 13<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup>, 17<sup>TH</sup>  
18<sup>TH</sup>, 19<sup>TH</sup>, 20<sup>TH</sup>, 22<sup>ND</sup>, 23<sup>RD</sup>, 24<sup>TH</sup>, 25<sup>TH</sup>, 27<sup>TH</sup>, 28<sup>TH</sup> FLOOR PLAN



B+PODIUM +STILT+25 FL. (Sanctioned) | B+PODIUM +STILT+28 FL. (Proposed)  
**Furniture Disclaimer :** Furniture layout is only for indicative purposes and not part of the flat. **Note :** The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"





# NYATI ESTEBAN II

PUNE'S MOST PREFERRED REAL ESTATE BRAND

 MAHA RERA Number: P52100053440 | Website: maharera.mahaonline.gov.in

[www.nyatigroup.com](http://www.nyatigroup.com)

**Site Address:** Nyati Esteban II, next to Nyati Esteban I, Undri Marg, Near Country Club, Undri, Pune- 411060.

**Corporate Address:** 6th Floor, Nyati Unitree, Nagar Road, Yerwada, Pune - 411006, India.

**Mumbai Office:** 804, Landmark Platinum, Junction of SV Road and 34th road, Khar (W), Mumbai - 400050, India.

**Dubai Office:** Nyati Overseas Real Estate Suite # 102, Burlington Tower, Opp. Anantara Hotel, Business Bay, Dubai, UAE.

 **76200 33000**



RERA QR

Disclaimer: The information on this advertisement is provided 'as is' without any warranties, express or implied, including but not limited to the implied warranties for a particular purpose, or non-infringement. Nyati Group makes no representation or warranty that the information contained on this site will be timely or error-free. Nyati Group have not reviewed all the sites that may be linked to its sites and does not endorse and is not responsible for the content of any off-site pages or any other sites linked to these sites. Your linking to such sites is at your own risk. \*T&C apply.