

LOCATION MAP



KEY DISTANCES

TRAVEL AND COMMUTE

Pune International Airport	2.5 km
Pune Railway Station	9.6 km
Ramwadi Metro Station	6.4 km

SHOPPING DESTINATIONS

Zudio	2.2 km
Reliance Smart	2.3 km
Aeromall	2.4 km
Phoenix Marketcity	5.2 km
D-Mart, Kalyani Nagar	6.7 km

HEALTHCARE CENTRES

Vimal Multispeciality Hospital	1.2 km
Orchid Hospital	1.6 km
CT Nursing Home	1.9 km
Jehangir Hospital	8.8 km

WORKSPACES

Cybage	6.7 km
Commerzone IT Park	6.7 km
Business Bay	7.8 km
World Trade Center	10 km
EON IT Park	10.6 km

SCHOOLS

Symbiosis International School & College	2.8 km
D.Y. Patil International School	3.9 km
Don Bosco School	6 km
Kaveri International School	6.1 km
The Bishop's Co-Ed School	6.2 km
Vibgyor High School	6.9 km

NIVASA ANANYA

AN 'AHA' LIFESTYLE FOR THE DISCERNING

Introducing Nivasa Ananya, your gateway to a life enriched by thoughtful design and elevated experiences. Nestled in the heart of Khese Park-Lohegaon, Nivasa Ananya offers a collection of exquisite 2, 2.5, and 3 BHK residences, each crafted for modern comfort and exceptional living.

ROOFTOP AMENITIES | **THOUGHTFUL LAYOUT** | **SEAMLESS CONNECTIVITY** | **GATED COMMUNITY WITH SECURITY FEATURES**



NIVASA GROUP

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12 Years of Record of Accomplishment	1 Million Sq.Ft. Successfully Delivered	1.4 Million Sq.Ft. Ongoing Projects
1400+ Happy Families	Projects Near IT Hubs, Schools & Hospitals	Track Record of Timely Possession

CREDITS

Project Architect:
Cubix Architects Associates

RCC Consultant:
G.A. Bhilare Consultants Pvt. Ltd.

MEP Consultant:
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Landscape Consultants:
Design Terra Landscape Consultants



NIVASA ANANYA
KHESE PARK - LOHEGAON

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SCAN TO LOCATE



MEMBER
CREDAI
PUNE METRO

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BELONG TO LOHEGAON'S

'AHA'

LIFESTYLE

10 min. from Viman Nagar

NIVASA ANANYA
KHESE PARK - LOHEGAON

2, 2.5 & 3 BHK HOMES



LIFESTYLE AMENITIES

AN 'AHA' LEISURE FOR THE CHOSEN FEW

Representative image

ACTIVE ZONE

- Temperature-controlled Swimming Pool
- Pool Deck Area
- Indoor Gym
- Open Gym
- Multipurpose Court
- Kids' Play Area
- Indoor Games

SOCIAL ZONE

- Designer Club House
- Multipurpose Hall
- Party Lawn
- Stage with Flag Hoisting Pole
- Open Air Amphitheater

UNWIND ZONE

- Viewing Deck
- Pergola with Seaters
- Senior Citizens' Area
- Yoga & Meditation Deck

COMFORT ZONE

- Feature Wall with Water Spout
- Pantry / BBQ Area
- Changing Room
- Signage Wall with Themed Plants
- Bus Waiting Area
- Designer Gate with Security Cabin
- Entrance Court with Pergola
- Society Office



LIVE SMART

WITH CONVENIENCE & COMFORT FACILITIES

- Attractive Entrance with Security Cabin
- Generator / Power backup for Common Areas, Lift and Pumps
- Elevators per Wing
- Common Toilets for Drivers and Domestic Help
- Common DTH Connection

LIVE GREEN

WITH ECO-FRIENDLY FACILITIES

- Solar Water Heater for Master Bedroom
- Rainwater Harvesting
- Energy-efficient Light Fittings
- Sewage Treatment Plant
- AAC Blocks
- Provision for Electric Charging Points in the Common Areas
- Organic Waste Converter

LIVE SAFE

WITH HEALTH AND SAFETY FACILITIES

- 24 hr. CCTV Surveillance
- Visitor Management App
- Fire-fighting System
- Biometric Lock

'AHA' SPECIFICATIONS

STRUCTURE

- Earthquake-resistant RCC frame structure

WALLS

- 5" AAC blocks for external & internal walls
- External ready-mix double coat plaster
- Internal gypsum finish

DOORS

- Main Door: Laminated flush door with biometric lock
- Other Doors: Laminated flush doors

WINDOWS

- Euro series aluminium sliding windows with mosquito net

KITCHEN

- Dado tiles up to 2' above the platform
- Black granite platform with S.S. sink
- Provision for water purifier
- Provision for washing machine

FLOORING

- 800 x 800 vitrified tiles in all rooms
- Anti-skid tiles in toilets & balconies

TOILET

- 1200 x 600 vitrified designer tiles
- CP fittings: Jaquar or equivalent brand
- Sanitary-ware: Jaquar or equivalent brand

ELECTRICAL

- Concealed fire-resistant copper wiring
- Provision for A.C. in living room, common bedroom & master bedroom
- Provision for exhaust fans in kitchen & bathrooms
- Provision for T.V. in living room and master bedroom, and Wi-fi connection in living room
- Provision for inverter

PAINTING

- External: Apex paint
- Internal: Tractor emulsion paint