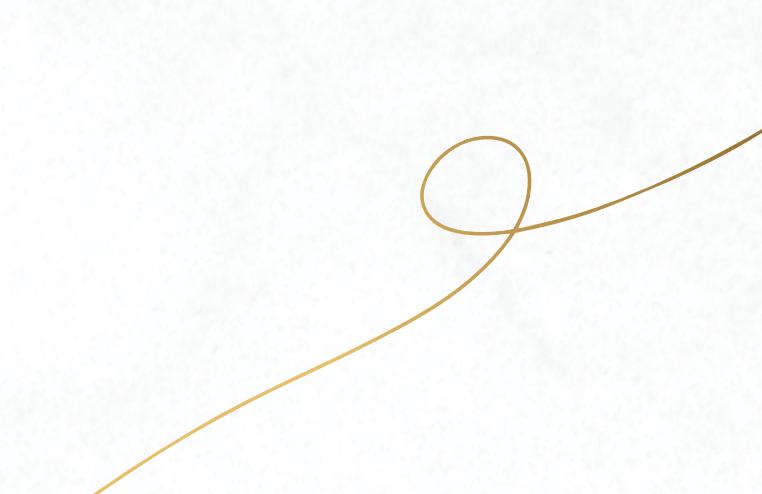




NXT IS NOW



**YOU'VE ALWAYS  
HEARD THE TERM  
WHAT'S NXT**



**NOW SEE  
WHAT'S NXT FOR YOU**



**NXT LEVEL OF LIVING  
IS ABOUT TO LEAVE YOU ASTONISHED**



## A NAME THAT BUILDS ITS OWN REPUTATION

Adani Realty has been at the forefront of creating luxurious residential properties and state-of-the-art commercial properties in the top cities across the country. With a commitment to getting India at par with the world, Adani Realty is one of the youngest arms of India's top infrastructure and development conglomerate.

## TOWERING WITH NATION-WIDE EXCELLENCE

At Adani Realty, we believe that life is defined by your home and it surrounds you as much as your accomplishments. We believe that life should be grand and not limited by the mundane. Life really begins where you stop living small and start living big. We want you to experience 'The Good Life.'

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### COMMITTED TO GREATNESS

---



12+ Years  
Young



15 Mn. Sq. Ft.  
Delivered



18+ Mn. Sq. Ft.  
Under Development



40+ Awards  
Won



7000+ Happy  
Families

# A PLACE WHERE YOU CAN EXPERIENCE LIFE JUST HOW YOU IMAGINED IT

What if every moment in life is worthwhile? Where you wake up to an urban edge, reside in nature's backyard, lavish on the choicest of luxuries, and stay connected to prime avenues. It's no more a dream what will soon define your way of life! Discover a landmark offering you unparalleled conveniences and connectivity. A luxury living experience that brandishes shades of sophistication, your lifestyle is bound to raise brows and drop jaws in admiration. Own your luxury residence in Pune's most sought-after address. **KP NXT** enjoys being at one of the prime locations, bringing the best from the world to your doorstep. It's time to make your mark of arrival.



Images for representation purpose only.



*Images for representation purpose only.*

## A LOCATION THAT COMMANDS RESPECT, BY NATURE

Your **NXT** choice of address, and probably the last you would ever want to proudly own, is here. At Koregaon Park NX - Pune's sought after, often dreamt pincode, you would find your finest dreams of upscale living come true. A connoisseur's true choice when it comes to the pristine greenery, high-class neighbourhood and the hub of rising aspirations.

# THE DESTINATION THAT HAS IT ALL

Presenting a timeless landmark, paving the way into Pune's most coveted address - **Koregaon Park**.

A thriving destination favoured with a progressive spirit, high-speed connectivity, and technological preparedness uplifting one's leisurely pursuits with superior avenues. The renowned educational institutes, reputed healthcare facilities, top-notch software companies, posh hotels & restaurants, a vast range of shopping malls and entertainment zones highlight the lifestyle quotient of this golden landmark. Reside at one of the most desirable destinations & make life a testimonial of signature living with the trust of **Adani Realty**.



## LOCATION & CONNECTIVITY

Well-connected to Kalyani Nagar, Magarpatta City, Dhole Patil Road, Bund Garden Road, Viman Nagar.

Easy access to M.G Road, Shivajinagar and Deccan.

6 km from Pune International Airport.

4 km from Pune Railway Station.

\*Distance and Time are tentative and approx as per Google Maps, traffic & infrastructure conditions apply.

## ROBUST SOCIAL INFRASTRUCTURE



### SCHOOLS

1. The Bishop's Co-Ed School
2. VIBGYOR High School, Magarpatta
3. St. Mary's School
4. St. Vincent's High School
5. Loyola High School & Junior School



### MALLS

1. Seasons Mall
2. Amanora Mall
3. Phoenix Mall
4. Creaticity Mall
5. Vascon Mariplex Mall



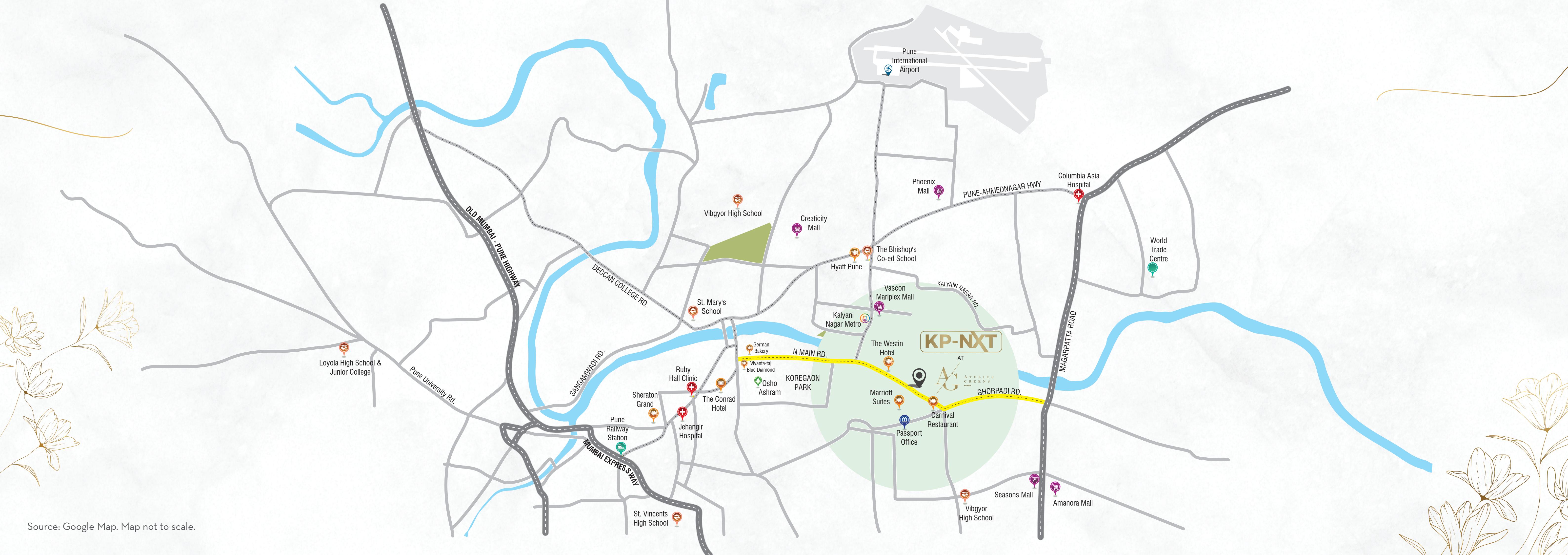
### HOSPITALS

1. Columbia Asia Hospital
2. Ruby Hall
3. Jehangir Hospital
4. Noble Hospital
5. Inamdar Multispeciality Hospital



### HOTELS

1. The Westin Hotel
2. Vivanta Blue Taj Diamond
3. Hyatt Pune
4. Conrad
5. Sheraton Grand



PRESENTING

**KP-NXT**

AT



ATELIER  
GREENS

KOREGAON PARK, NX

A PLACE WHERE  
YOU CAN CREATE  
THE LIFE OF YOUR DREAMS



YOUR VERY OWN  
URBAN OASIS AT



Atelier Greens by Adani Realty is an upcoming luxury gated community in Koregaon Park NX, aimed at transforming Pune's luxury living quotient. Providing the choice of world-class amenities, and offering the convenience of being located in one of Pune's most sought-after and well-connected neighbourhoods, the project offers a world of options, activities, and experiences that truly let you design every aspect of your day-to-day life. Centrally located amidst renowned international lifestyle options, transport infrastructure, and other prime Pune neighbourhoods.



### Vertical Gardens

Images for representation purpose only.

A WALL OF GREEN  
TO KEEP THE CITY AT BAY.

CHERISH THE GRAND EXPERIENCE  
OF MOVIE NIGHTS AT YOUR DOORSTEP.



20 -Seater  
Theatre Room



Banquet Hall

Images for representation purpose only.

TURN YOUR MOMENTS  
INTO GRAND CELEBRATIONS.



Sit-out Corner

A PERFECT SIT-OUT  
FOR YOUR HANG OUTS TO CHILL & REST.

SET THE STAGE FOR THE  
CHOICEST OF LIVE EXPERIENCES.



Clubhouse

Images for representation purpose only.

UNWIND IN PLEASURES  
OF FINE LIFESTYLE LEISURES.



Open Amphitheatre



#### Nature Walk Trails

Images for representation purpose only.

**STEP IN THE GATEWAYS  
OF NATURE'S DELIGHT.**



#### Gymnasium

**FLEX & FOCUS TO LEVEL UP  
YOUR LIFESTYLE IN FITNESS.**



Indoor Games Room

Images for representation purpose only.

LET YOUR SPORTSMANSHIP  
MAKE ITS WINNING MOVES.



Yoga Room

EMBRACE THE AURA OF REJUVENATION  
& POSITIVITY OF A HEALTHY LIFE.



### Reflexology Path

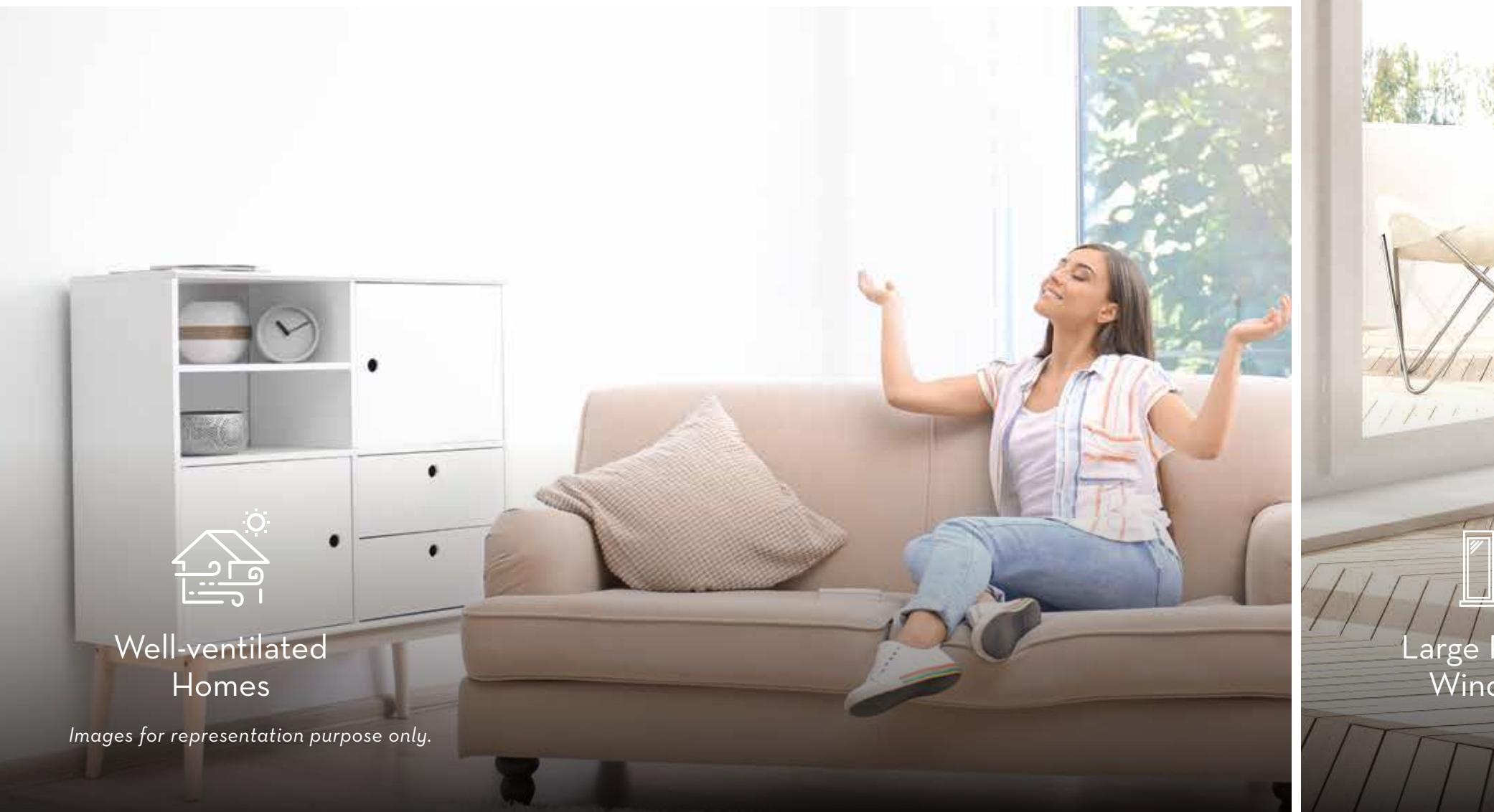
Images for representation purpose only.

**EMBARK ON THE PATHWAYS  
OF HEALING & RELAXATION.**

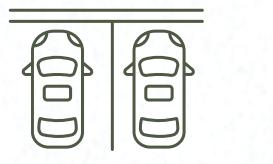


### Kid's Play Area

**CHERISH THE FUN, LAUGHTER  
& INNOCENCE OF YOUR TINY-TOTS.**



## DISCOVER FEATURES THAT GO BEYOND YOUR RESIDENCE



Ample parking  
space



Wi-Fi in common  
area\*



IGBC Gold Rated  
Green Building



Solar powered lights  
in common areas

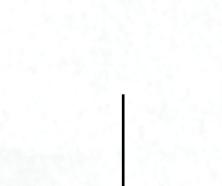


24X7 DG Power Back-up  
in lifts and lobbies

## ELEGANT YET ECO-FRIENDLY



Solar Panels



Rainwater Harvesting



Vertical Garden

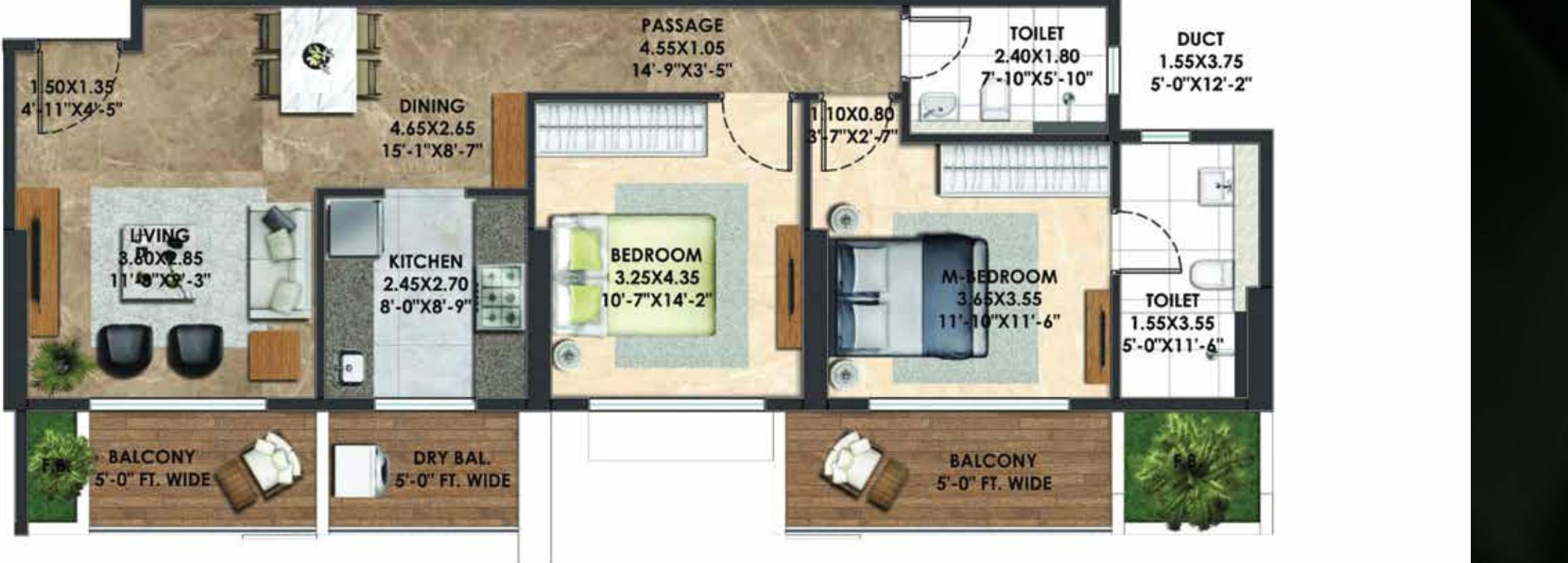


Images for representative purpose only.

# UNIT PLANS

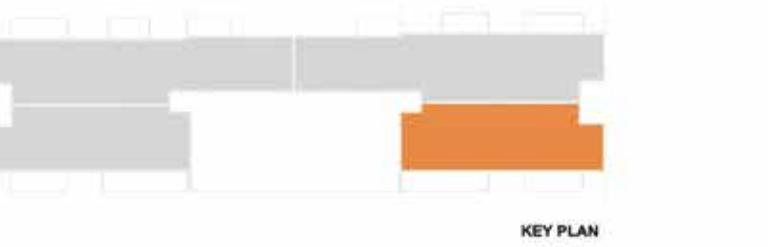
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**TOWER A3**

**2 BHK 1304- 1504**



THIS IS A PROPOSED UNIT PLAN AND ARE SUBJECT TO APPROVAL FROM CONCERNED AUTHORITY. THE FURNITURE, FIXTURES AND FITTINGS ETC. ARE FOR REPRESENTATIVE PURPOSES AND DOES NOT CONSTITUTE PART OF THE FINAL PRODUCT OR ANY PART THEREOF. THE ROOM MEASUREMENTS ARE MENTIONED IN FEET & METERS

RERA CARPET AREA	: 78.22 SQM. / 842 SQFT.
RERA BALCONY AREA	: 12.68 SQM. / 136 SQFT.
TOTAL	: 90.90 SQM. / 978 SQFT.

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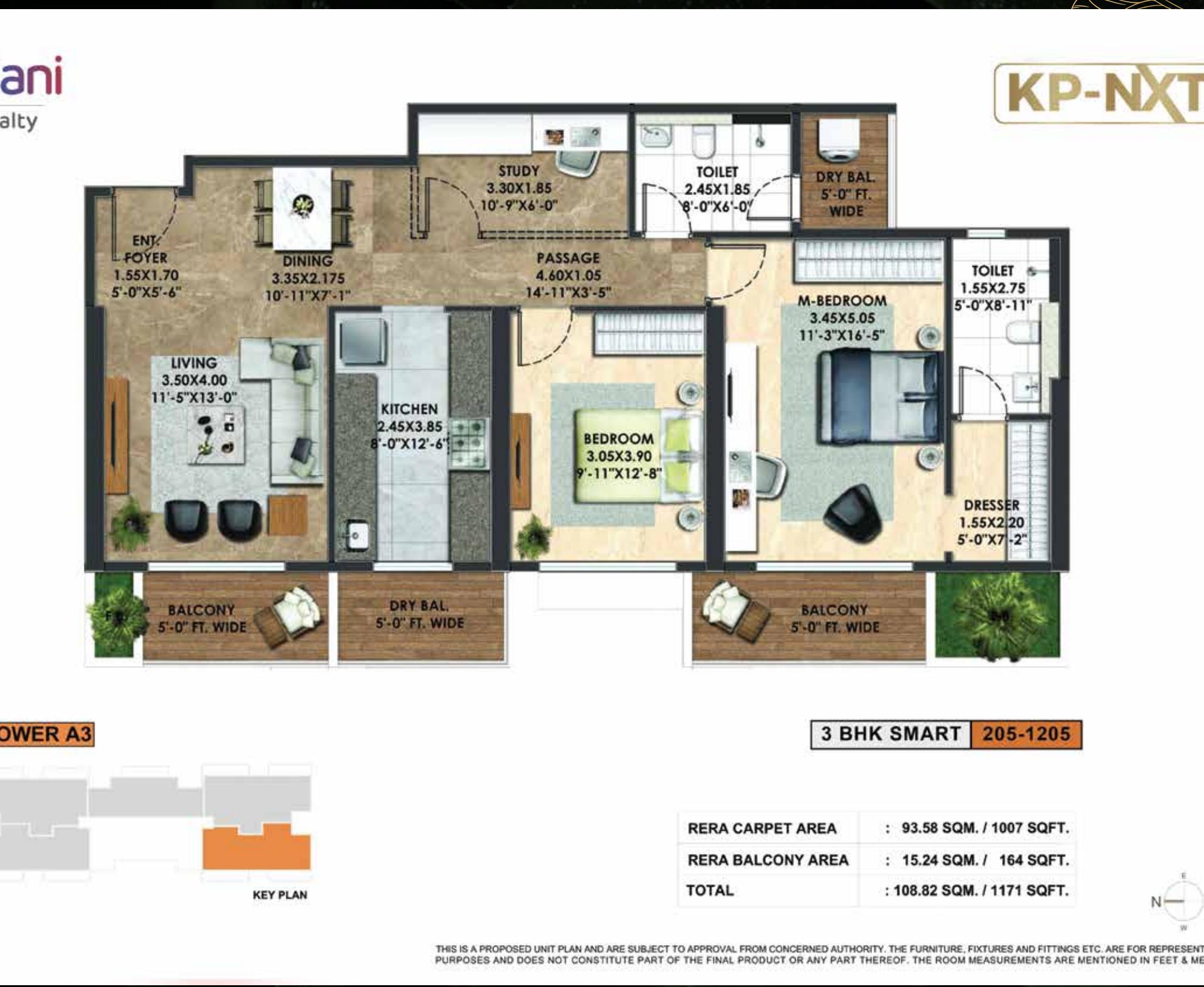
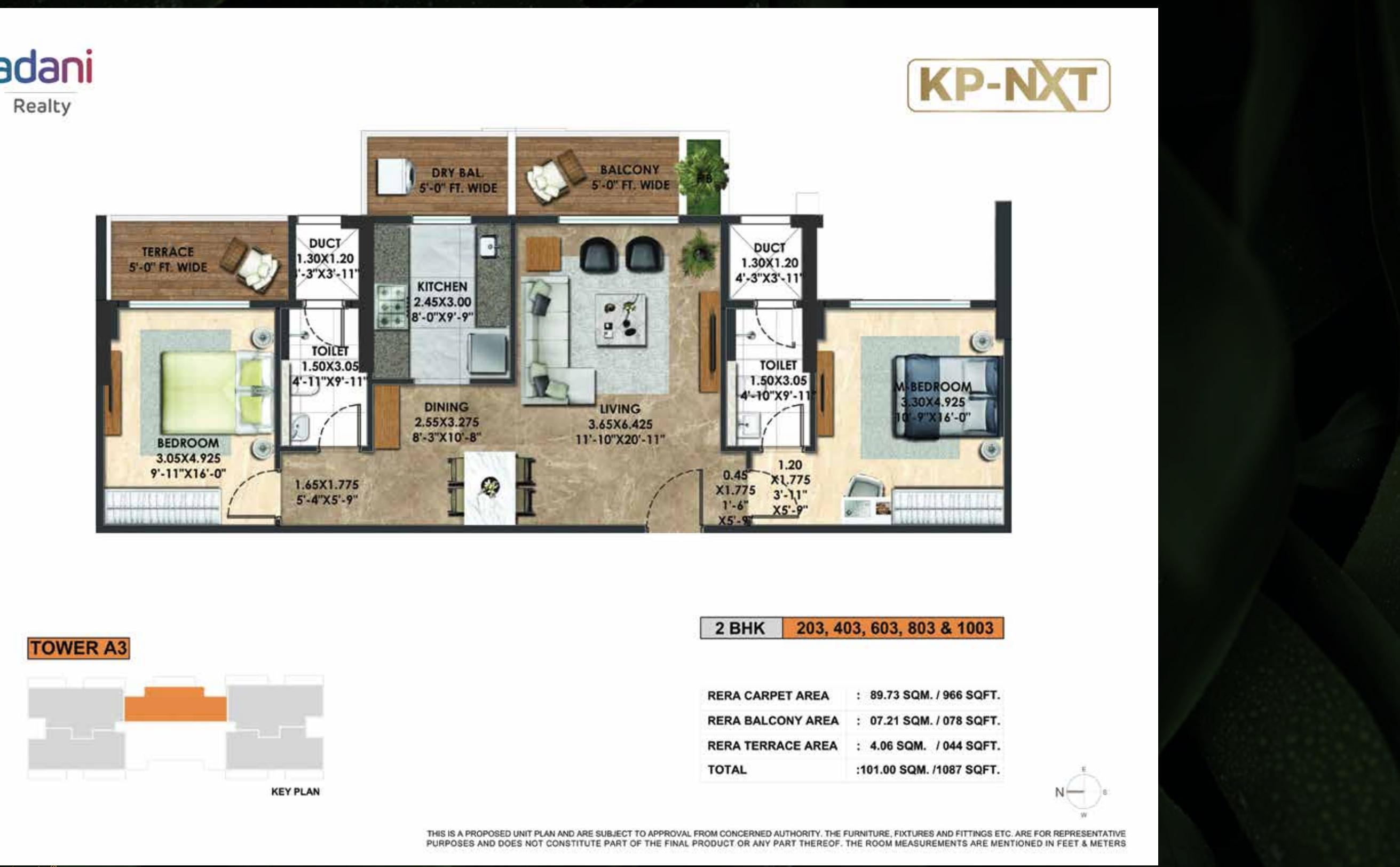
**TOWER A3**

**2 BHK 201-1201**



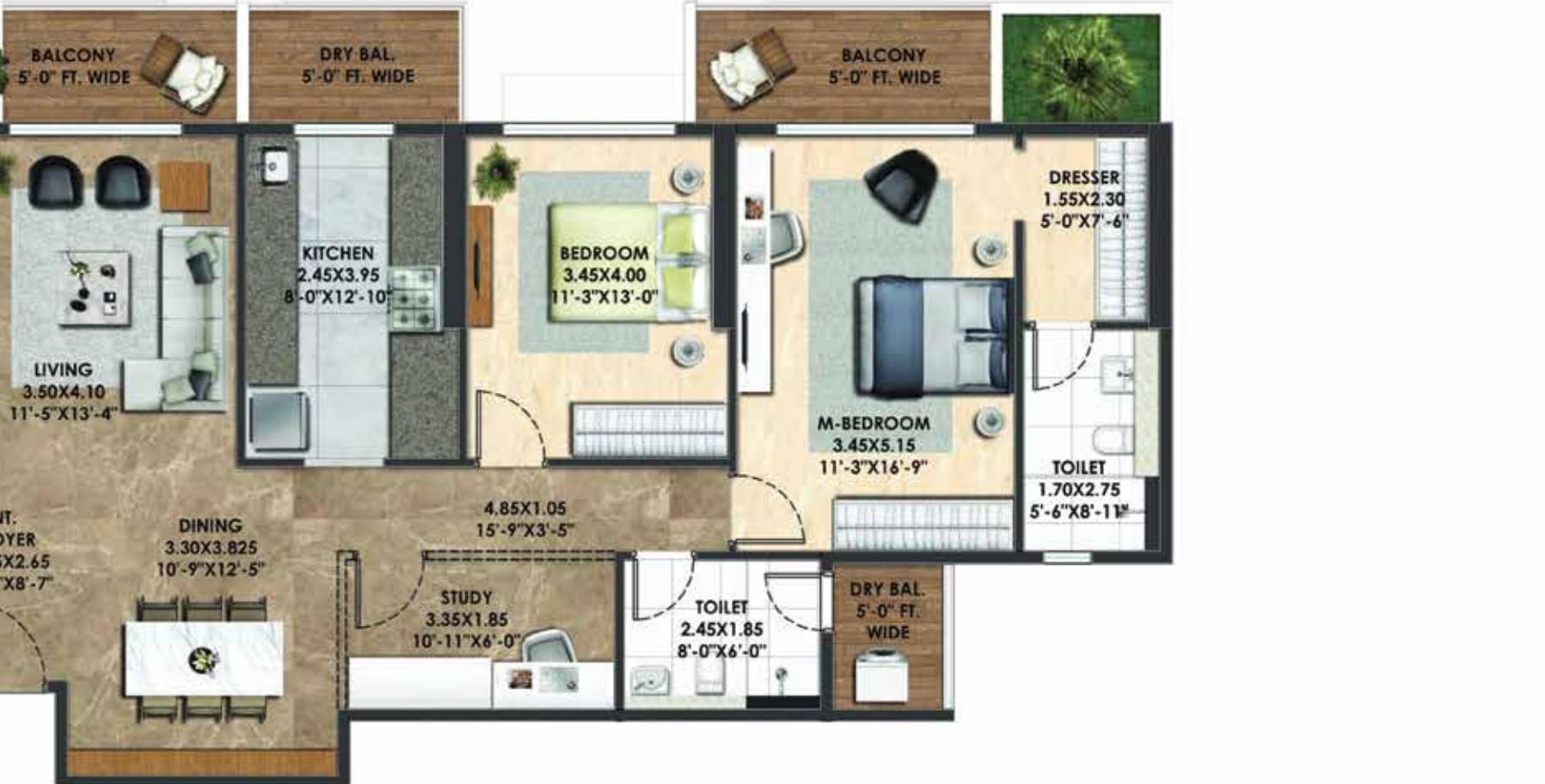
RERA CARPET AREA	: 83.64 SQM. / 900 SQFT.
RERA BALCONY AREA	: 14.62 SQM. / 157 SQFT.
TOTAL	: 98.26 SQM. / 1058 SQFT.

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**TOWER A3**

**3 BHK SMART 204-1204**

RERA CARPET AREA	: 101.87 SQM. / 1097 SQFT.
RERA BALCONY AREA	: 15.24 SQM. / 164 SQFT.
<b>TOTAL</b>	<b>: 117.11 SQM. / 1261 SQFT.</b>

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N — E  
W — S

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**TOWER A3**

**3 BHK SMART 202-1202**

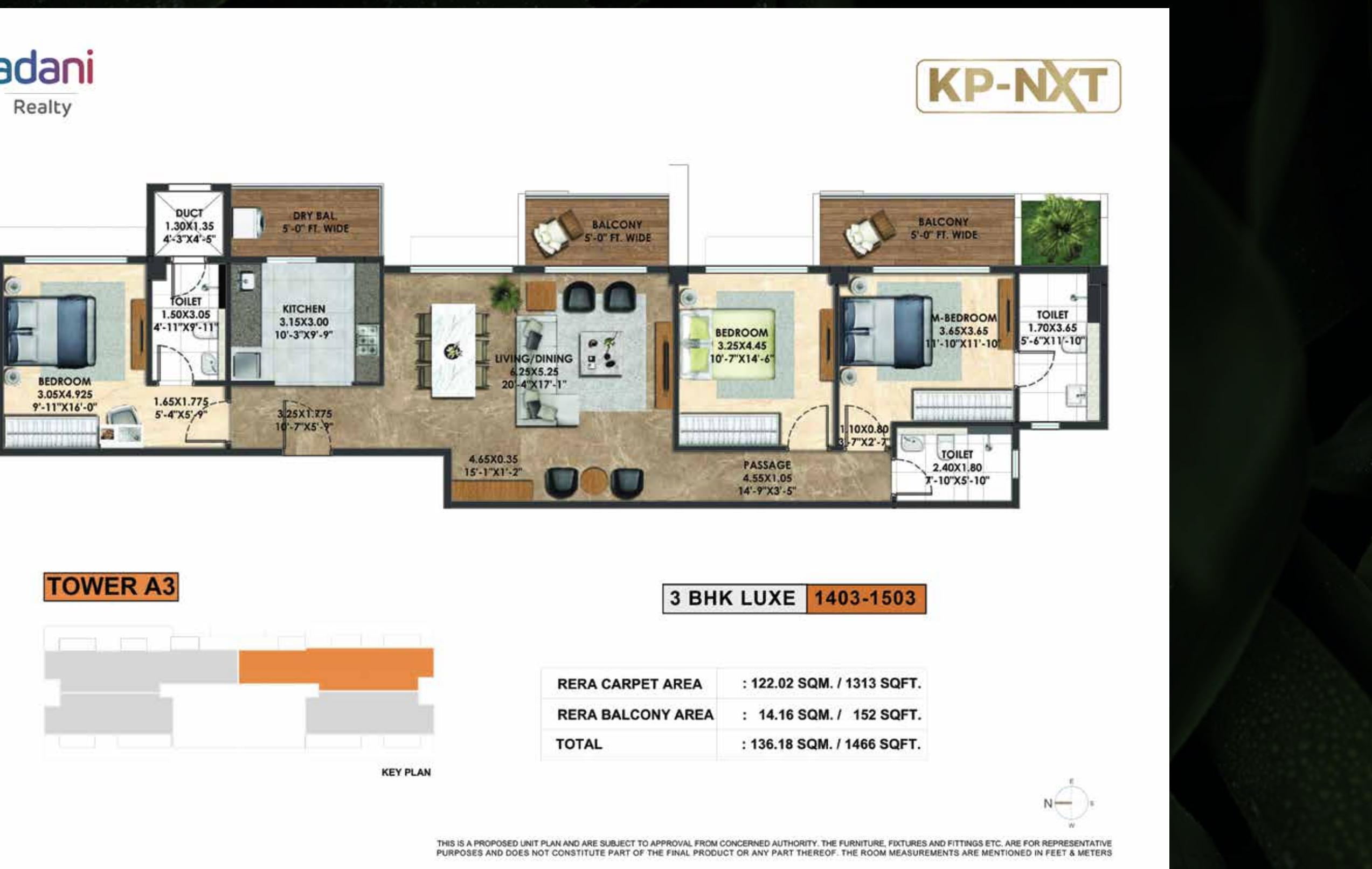
RERA CARPET AREA	: 108.98 SQM. / 1173 SQFT.
RERA BALCONY AREA	: 14.62 SQM. / 157 SQFT.
<b>TOTAL</b>	<b>: 123.60 SQM. / 1330 SQFT.</b>

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N — E  
W — S

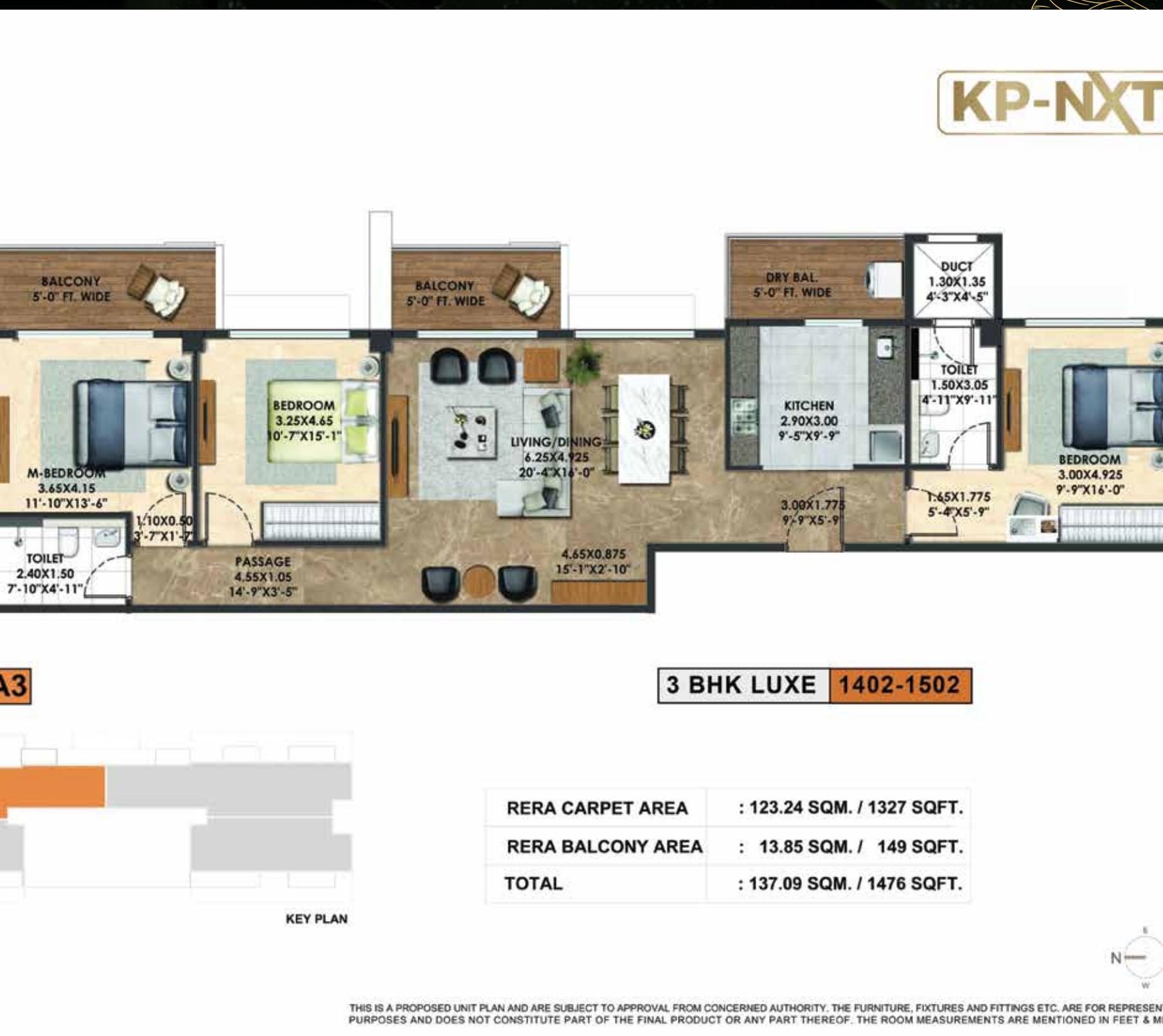
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**TOWER A3**

**3 BHK LUXE** **1303**

RERA CARPET AREA	: 122.42 SQM. / 1318 SQFT.
RERA BALCONY AREA	: 17.80 SQM. / 192 SQFT.
<b>TOTAL</b>	<b>: 140.22 SQM. / 1509 SQFT.</b>

KEY PLAN



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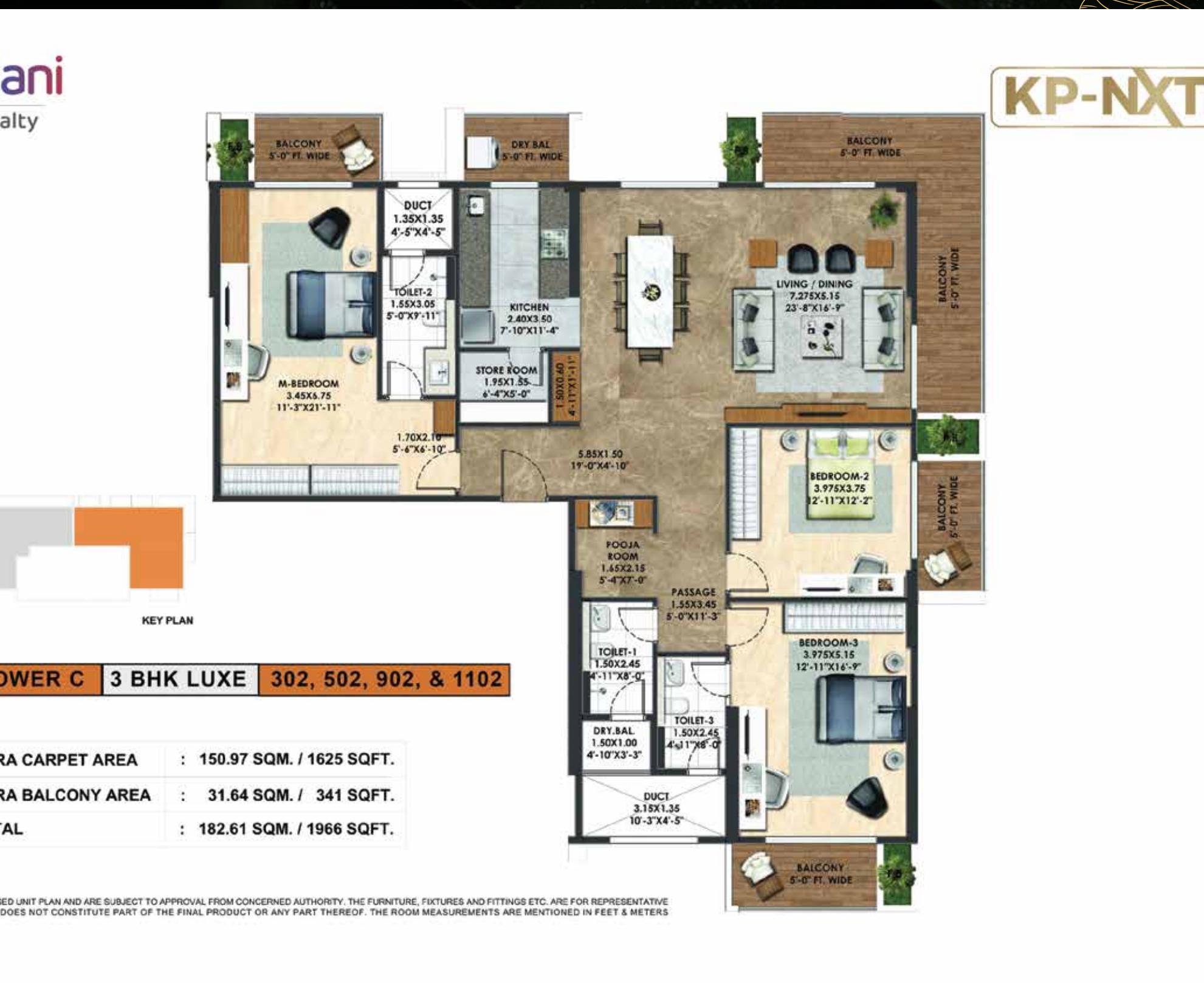
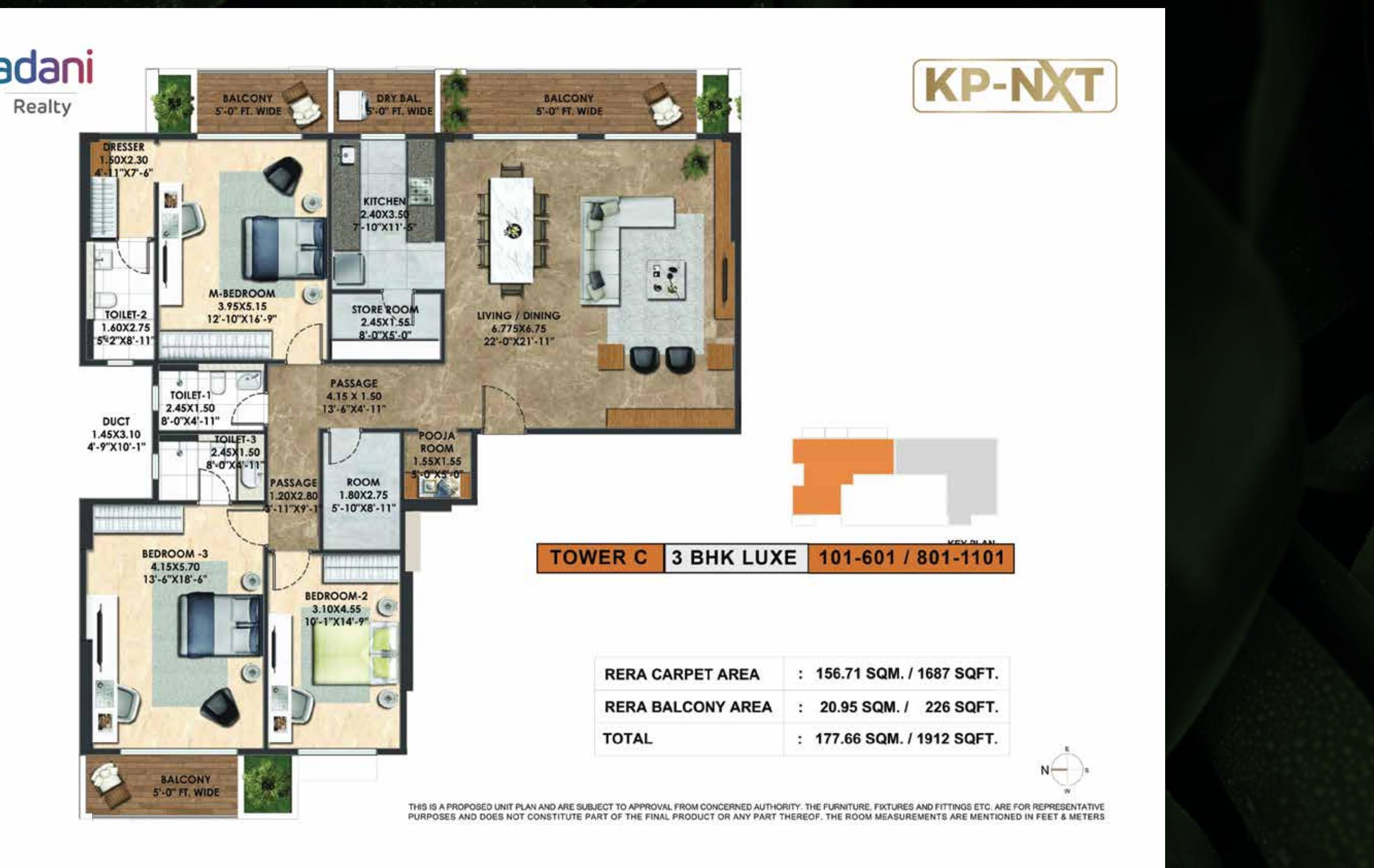
**TOWER A3**

**3 BHK LUXE** **202-1202**

RERA CARPET AREA	: 123.64 SQM. / 1331 SQFT.
RERA BALCONY AREA	: 17.56 SQM. / 189 SQFT.
<b>TOTAL</b>	<b>: 141.20 SQM. / 1520 SQFT.</b>

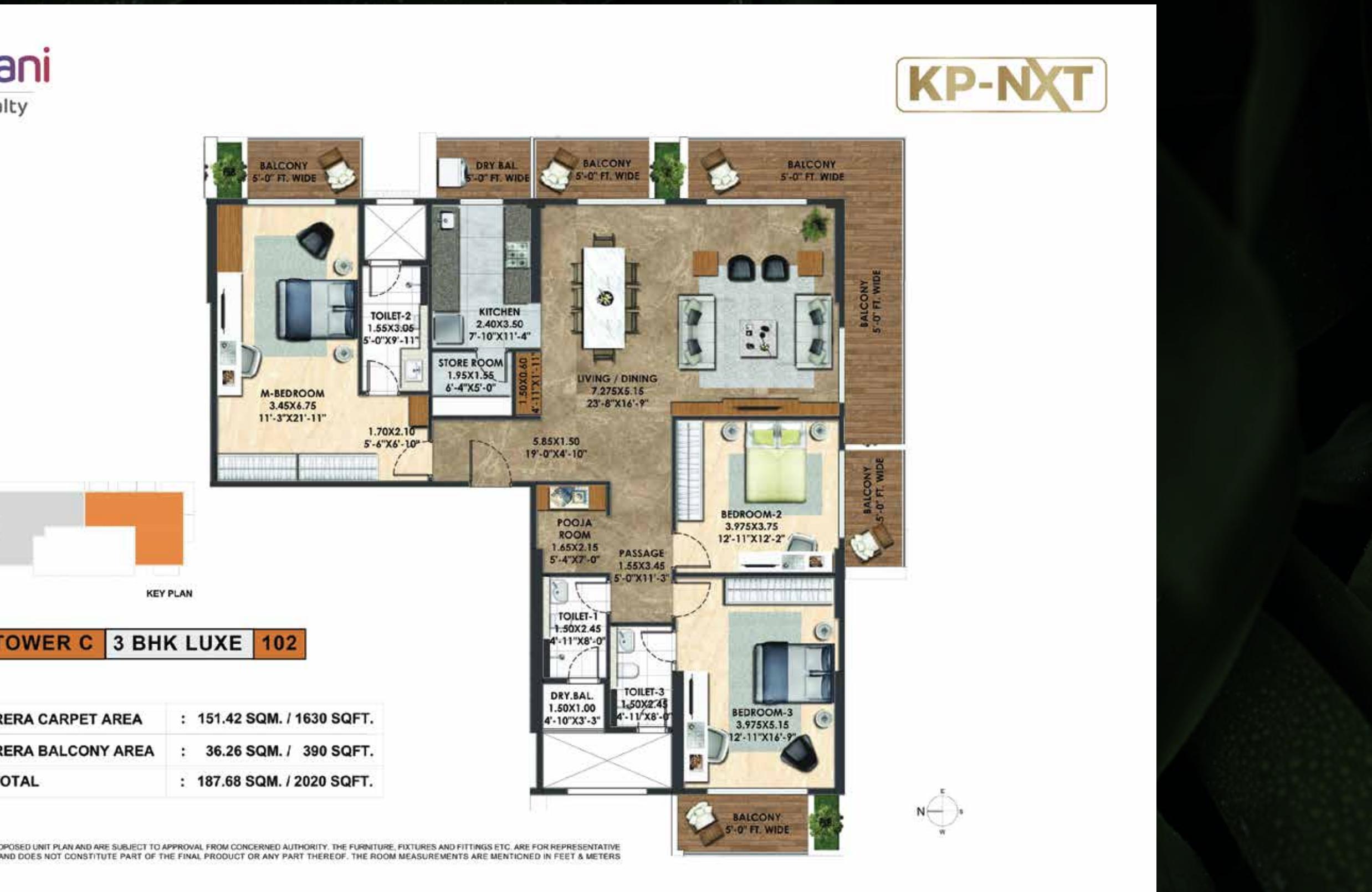
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RERA number: P52100018596 [maharera.mahaonline.gov.in](https://maharera.mahaonline.gov.in)

Site Address: Lane R, Koregaon Park Annexe, Mundhwa, Pune, Maharashtra 411001.

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**Disclaimer:** The project has been registered under MahaRERA registration number P52100018596 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Booking is subject to acceptance of T&Cs of Application Form and Agreement for Sale. The Project is funded by ICICI Bank