

NANDAN
ACE
DEFINING YOU

NANDAN
ACE
Residences

LUXURIOUS 3 BHK HOMES
THAT DEFINE YOU!





HARNESS THE POWER IN YOU WHEN DESTINY AWAITS YOUR ACHIEVEMENTS AT NANDAN ACE!

Enlighten the greatness of Ace within you, by winning over this magnificent piece of excellence at Nandan Ace!

Let others play the different cards, define your victory as an Ace by conquering one of the best architectural marvels of Balewadi.

Indulge in a 3 BHK home that will enhance the living experience of every member of the family & bring balance to your life.



ICON

Signature



THE WORLD FORMED
WITH LOVE



PASSION IS ENERGY THAT
FUELS YOUR PURPOSE



HEALTH IS VALUED OVER
ANYTHING



THE REAL MEASURE OF
YOUR SUCCESS



Exquisite





Design





CHOOSE *A Lifestyle*



THE PROWESS OF ACE, PARALLEL TO NONE!

The best is in your hands to mind every moment, enhancing the living experience of your family that is spectacularly designed at Nandan Ace. Enjoy your spectrum destiny with sun-drenched balconies, lush green spaces, athletic-minded outdoor activities and residences designed especially for extravagant living.



Capacious





Interior





Mr. Shamkant Kotkar

FROM MD'S DESK
NANDAN BUILDCON

The grace emblem of Nandan Ace Residences represents the perfect mix of space and technology of the opulent homes. The success mark of modern luxuries is designed for destiny writers like you to upscale the brand of apartments without sacrificing square footage.



Mr. Anup Jhamtani

FROM MD'S DESK
JHAMTANI GROUP

Nandan Ace Residences offer an extraordinary design, aesthetic interiors and a proud feeling of having owned the best place like an Ace. Planned, focused development and immaculate execution have made it a lifestyle destination that is second to none.



1149 sq.ft.

3D FLOOR PLAN



1419 sq.ft.

3D FLOOR PLAN



AMENITIES WITH A PANORAMIC VIEW



- Spacious Multi-Purpose Hall With Party Area
- Interesting Indoor & Outdoor Sports Zone
- Collaborative Work Space
- Society Office On The Top Floor
- First In Segment 25-Passenger Service Lift
- Double Height Designer Entrance Lobby With Waiting Area
- Relaxing Yoga & Meditation Space
- Aesthetic Glass Façade Elevations
- State-of-the-art Gymnasium & Zumba With Air Conditioning
- Luxurious Guest Suites With Waiting & Pantry Area For Your Close Ones
- 3-Side Open Building Structure For Ventilation



SPECIFICATIONS

Internal Finish

- Glazed Vitrified Tiles Flooring
- Gypsum Finish Walls With Plastic Emulsion Paint

Doors/Windows

- Powder Coated Aluminium Sliding Windows With Mosquito Net
- Aluminium Adjustable Louvers For Bathroom
- Veneer Finish Main Entrance Door

Bathroom

- Concealed Plumbing With Bathroom Fixtures & Sanitary Fittings
- Boilers For All Bathrooms Except Common Bathroom
- Solar Water Heater Supply For Common Bathroom
- Dado To Walls & Mat Finish Flooring To All Bathrooms
- False Ceiling In All Bathrooms
- Glass Partition In Master Bed Bathroom

Others

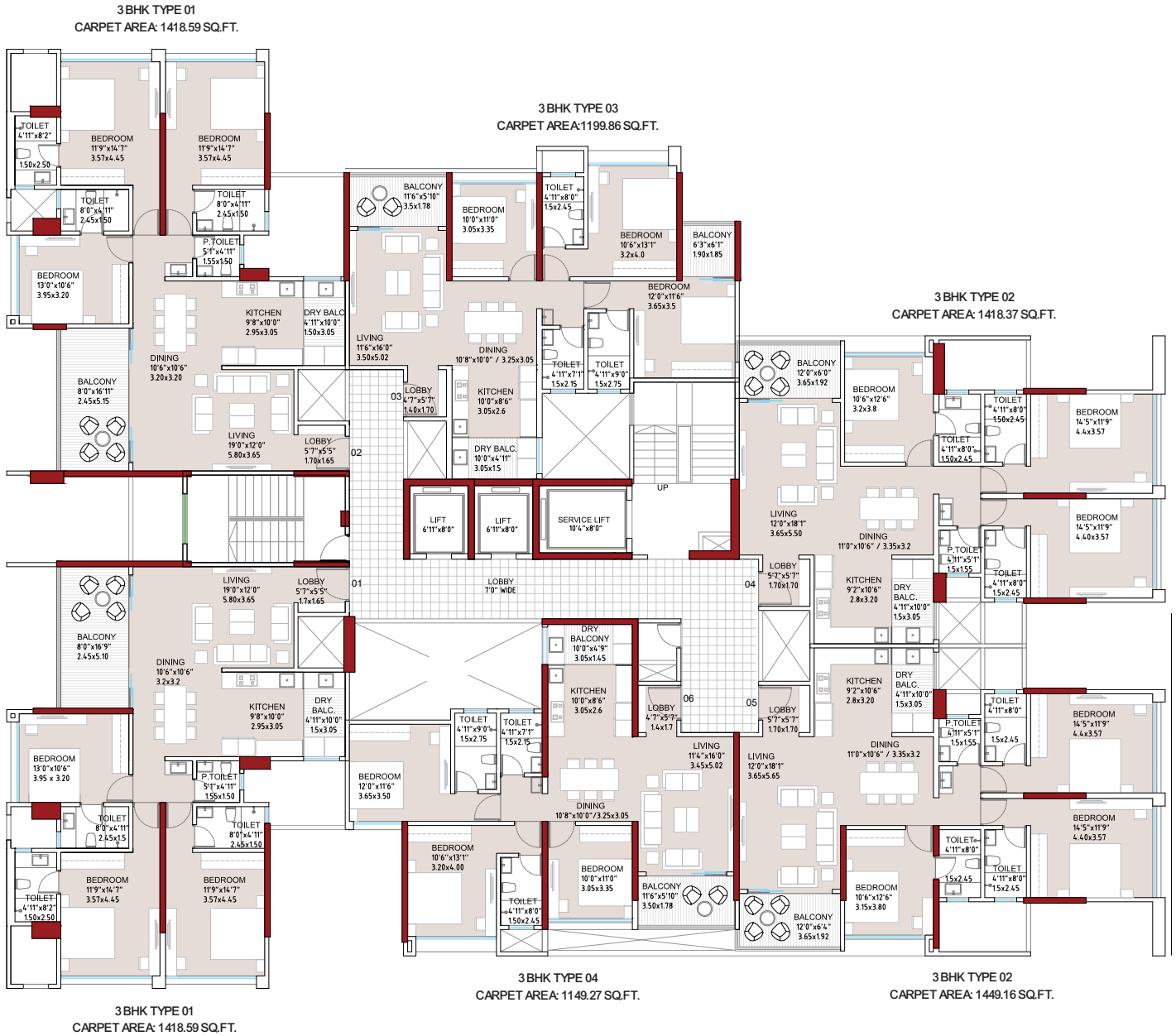
- Earthquake Resistant Building Design
- DG Back-Up For Common Areas, Lifts & Services

Kitchen

- Granite Kitchen Platform With Stainless Steel Sink
- Modular Kitchen Cabinets With Chimney & Hob
- Water Purifier
- Glazed Ceramic Dado Tiles
- Dry Balcony With Platform & Sink
- Provision For Washing Machine & Dishwasher

Electrification

- Concealed Copper Wiring With Circuit Breakers
- DG Backup To Support Limited Light Points & Fan In Each Room
- Adequate Electrical Points With Modular Switches
- Cable & Telephone Points In Living Room & All Bedrooms
- Broadband Provision
- Foot Lamps In All Bedrooms
- AC Provision In Living Room & Bedrooms
- Light & Fan Fittings In All Rooms
- EV Charging Point In Parking Slot



TYPICAL FLOOR PLAN



RESIDENTIAL CARPET AREA [AS PER RERA]							
FLOOR	FLAT TYPE	FLAT NO.	CARPET AREA	OPEN/DRY BALCONY CARPET AREA	ENCLS.BALCONY CARPET AREA	TOTAL CARPET AREA	TOTAL CARPET AREA
			SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.
TYPICAL FLOOR PLAN	3BHK TYPE 01	01	104.31	17.56	9.92	131.79	1418.59
	3BHK TYPE 01	02	107.98	17.55	6.24	131.77	1418.37
	3BHK TYPE 02	04	107.52	11.58	6.24	125.34	1349.16
	3BHK TYPE 02	05	104.95	11.58	8.82	125.35	1349.27
	3BHK TYPE 03	03	97.16	14.31	0	111.47	1199.86
	3BHK TYPE 04	06	92.85	10.56	3.36	106.77	1149.27

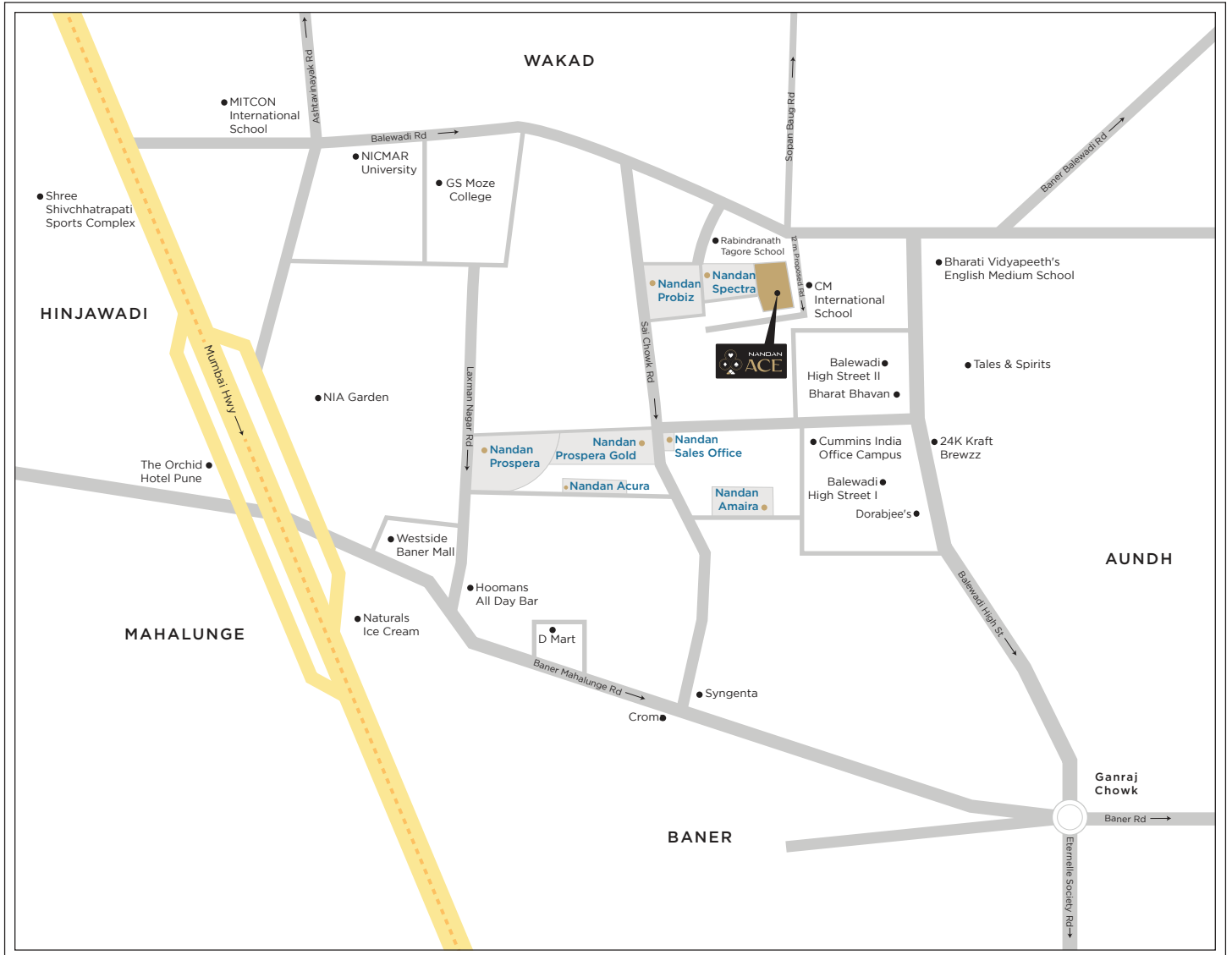


AMENITY FLOOR PLAN





MASTER LAYOUT PLAN



Map Not To Scale

SOAK IN EVERY INCH OF PERFECTION

Your win as an Ace defines your value and importance at Nandan Ace, making you live proudly in your own perfect home.

A Project By



ABHIJIT - 985 009 6777

Corporate Office - Amar Business Park, Office No. 406/407, Baner Road,
Opposite Sadanand Estate, Pune - 411 045, Ph. - 020 6719 9777

Sales Office Address - Nandan Sales Office, Off Balewadi High Street Road,
Opposite Nandan Prospera Gold, Balewadi, Pune - 411 045

CREDITS

Architect - A B Architects

Liasoning Architect - M. B. Chaudhari & Associates

Structural Design - G. A. Bhilare Consultants Pvt. Ltd.

Disclaimer: This brochure is purely conceptual. The pictures, images are for representative purpose only. The areas, prices, elevation & visuals are proposed and indicative and are subject to change. The areas, prices, elevation and specifications in the Sale Agreement signed between you and the Company shall be final and binding. This brochure does not constitute any form of offer, the purchaser is governed by T&Cs of Sale Agreement. Booking is subject to confirmation and acceptance of T&Cs.

Note: 1) The carpet area of the unit mentioned is the flat area, after excluding external walls, but including the area under internal partition wall, as defined in the real estate (Regulation and Development) Act. as illustrated in circular no 4/2017 (MahaRera/Secy/File No. 27/84/2017) of MahaRERA
2) Internal room dimensions written in sale/ Marketing plan are from Un-finished wall to wall, to match with sanction plans.



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