



SKYDALE

P U N A W A L E

www.nexuspune.in



Luxury in Every
Square Foot



SKYDALE

PUNAWALE

Nexus Skydale offers

Premium 2 BHK, Spacious 3 BHK, and Elegant

4 BHK residences designed for modern living.

Each home features smart layouts, ample natural light, and excellent ventilation, combined with quality construction and refined finishes. Enjoy lifestyle amenities, seamless connectivity, and the assurance of Nexus Group's trusted legacy, clear titles, and timely possession.

www.nexuspune.in



Proposed
Development

2, 3 & 4 BHK Homes



*Luxury in Every
Square Foot*



2, 3 & 4 BHK Homes



A romantic scene on a modern rooftop terrace at sunset. A man in a light-colored suit and a woman in a long, flowing white gown stand by the glass railing, looking out at a city skyline. The sun is low on the horizon, casting a warm, golden glow over the clouds and the city. The terrace has a tiled floor and some outdoor furniture, including a wicker chair and a glass table. The overall atmosphere is one of luxury and elegance.

Luxury That
Opens Out

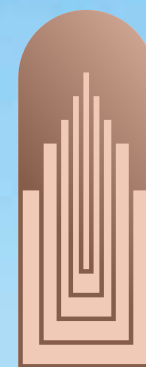




Landmark
of
Modern Living



SKYDALE
PUNAWALE



SKYDALE

PUNAWALE

Rise & Reside

2, 3 & 4 BHK Homes



Play. Laugh. Grow.

- KIDS PLAY AREA
- INDOOR GAMES
- CULTURAL ARENA
- FLAG HOSTING STAGE
- DESIGNER LANDSCAPE GARDEN
- PARTY LAWN
- COMMUNITY FLOWER GARDEN
- JOGGING TRACK
- AMPLE TREE PLANTATION
- SENIOR CITIZEN SIT-OUT
- PERGOLA SITTING





GYMNASIUM

Because

every amenity elevates your experience, and the little luxuries make a big difference

- GYMNASIUM
- MEDITATION AREA
- OPEN TO SKY GYM
- CHANGING ROOM
- SAUNA BATH
- COMMUNITY HALL
- SWIMMING POOL
- SHOWER AREA



Environmental Responsibility :

Sustainable choices that reduce impact and preserve the future. Designed with care for nature, built for long-term balance.

- Rainwater Harvesting
- Solar PV Panel (as per norms)
- Sewage Treatment Plant (STP)
- Tree Plantation
- Energy-efficient lighting systems for common areas
- EV Charging Provision (as per norms)
- Garbage Chute & Collection Point

Security:

Advanced safety systems ensuring complete peace of mind.Because your home should always feel protected and secure.

- 24x7 Security
- CCTV Surveillance (Parking, Garden, Main Gate, Lift, Entrance Lobby)
- 3-Tier Security System
- Video Door Phone

Social Responsibility:

Building communities that care, connect, and grow together. Creating spaces that uplift lives beyond just living.

- First Aid Kits
- Stretcher
- Wheelchair
- Sanitary Room
- Crèche Room
- Driver Room

Common amenities

- Common Toilet for Servants, Society Staff & Others
- Motion Sensor Lighting in Lobby & Common Passages





SKYDALE
PUNAWALE

SWIMMING POOL





INDOOR GAMES





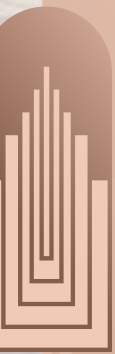
Community Hall





SKYDALE
PUNAWALE

*A Grand
Welcome Awaits*





Specifications

Structure:

- RCC Frame Structure
- Earthquake-resistant as per latest construction methods

Masonry & Plaster:

- Siporex Blocks
- Sand-faced textured external plaster
- Smooth gypsum internal plaster

Balconies:

- Aesthetic tempered glass
- Electrical points

Flooring:

- Double-charged vitrified tiles (48" x 24")
- Anti-skid tiles in bathrooms & balconies
- Waterproofing in wet areas

Plumbing & Electrical:

- Concealed plumbing & ISI-mark wiring throughout the project and flats
- Branded electrical switches

Lift:

- High-speed lifts (Schindler or equivalent)

Bathroom:

- Glazed dado tiles up to lintel level
- Geyser provision
- Hot & cold-water mixer
Kohler / Jaquar / Parryware fittings
Concealed flush valve

Kitchen:

- Ceramic kitchen slab top
- Stainless steel sink with utility tap
- Provision for water purifier and
water tap provision
- Glazed dado tiles up to 2 ft
- Appliance provisions
- Refrigerator & chimney points
Dry balcony with tile dado up to window level
- Washing Machin point in dry balcony.

Doors & Windows:

- Post-forming doors
- UPVC sliding windows with insect net
- Granite frames
- Safety grills for window
- Branded locks

Driveway :

- Trimix treatment and Paver Blocks
- Energy efficient Astatic Street lights

Bedrooms & Living:

- Living and Dining: -AC, TV, Wi-Fi, Inverter and adequate electric points
- Master Bed Room: -AC, TV and adequate electric points
- Guest Bed or Parents Bed Room: -AC, TV and adequate electric points
- Common Bed or Kids Room: -AC, and adequate electric points

Water Supply:

- PCMC connection
- UWT & OWT systems
- STP treated water reuse for flushing and Gardening use.
- Fire Fighting system water storage tanks (As per the Norms)



SKYDALE
P U N A W A L E



Because

every cozy nook and stylish detail creates lifelong comfort.

·Living & Dining:

Because every 250 sq. Ft. of space feels like Private Movie Theatre

·Bedroom & Balcony:

Because every 200 sq.Ft. of our bedroom is like 800 sq.ft. Resort like cozy Feel

·Kitchen:

Because every 80 sq.ft. of our kitchen is like CAFÉ lounge

·Balcony:

Because every 120 sq.ft. of our balcony gives Panoramic view



SKYDALE
PUNAWALE



4 BHK

101, 201, 301, 401, 501, 601,
701, 901, 1001, 1101, 1201

Area in SQ.FT

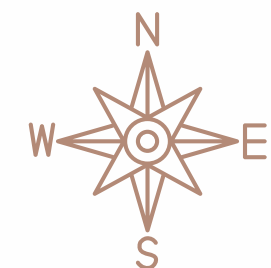
Type- 4 BHK

Carpet - 1057

Encl Balcony - 31

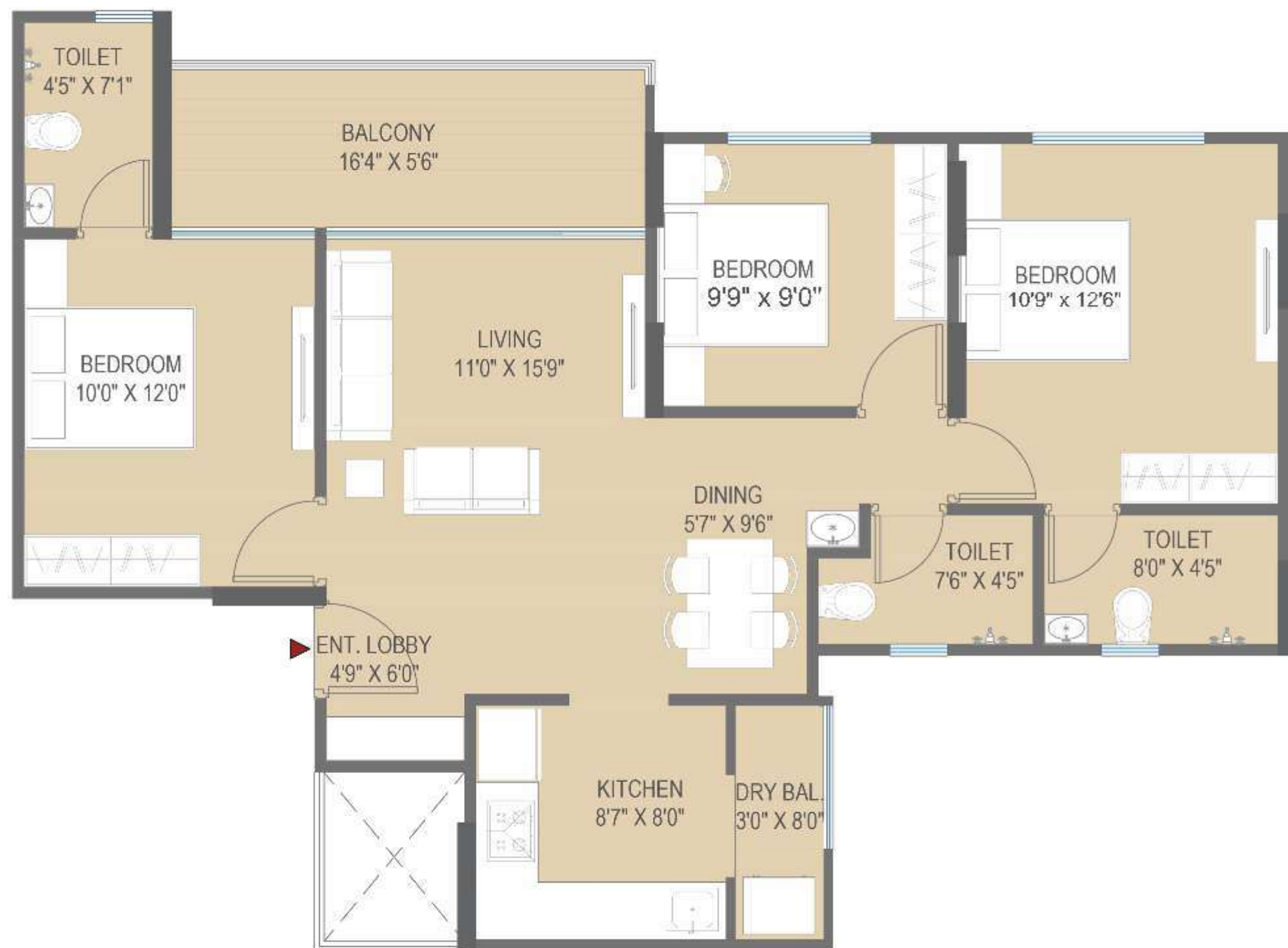
Balcony- 135

Total Usable Carpet - 1223



2, 3 & 4 BHK Homes





3 BHK

102, 202, 302, 402, 502, 602,
702, 902, 1002, 1102, 1202

Area in SQ.FT

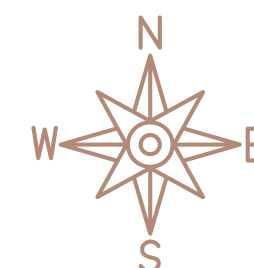
Type- 3 BHK

Carpet - 783

Encl Balcony - 55

Balcony- 90

Total Usable Carpet - 928



2, 3 & 4 BHK Homes





2 BHK

103, 203, 303, 403, 503, 603,
703, 903, 1003, 1103, 1203

Area in SQ.FT

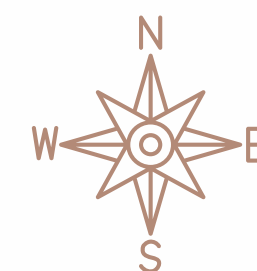
Type- 2 BHK

Carpet - 704

Encl Balcony - 27

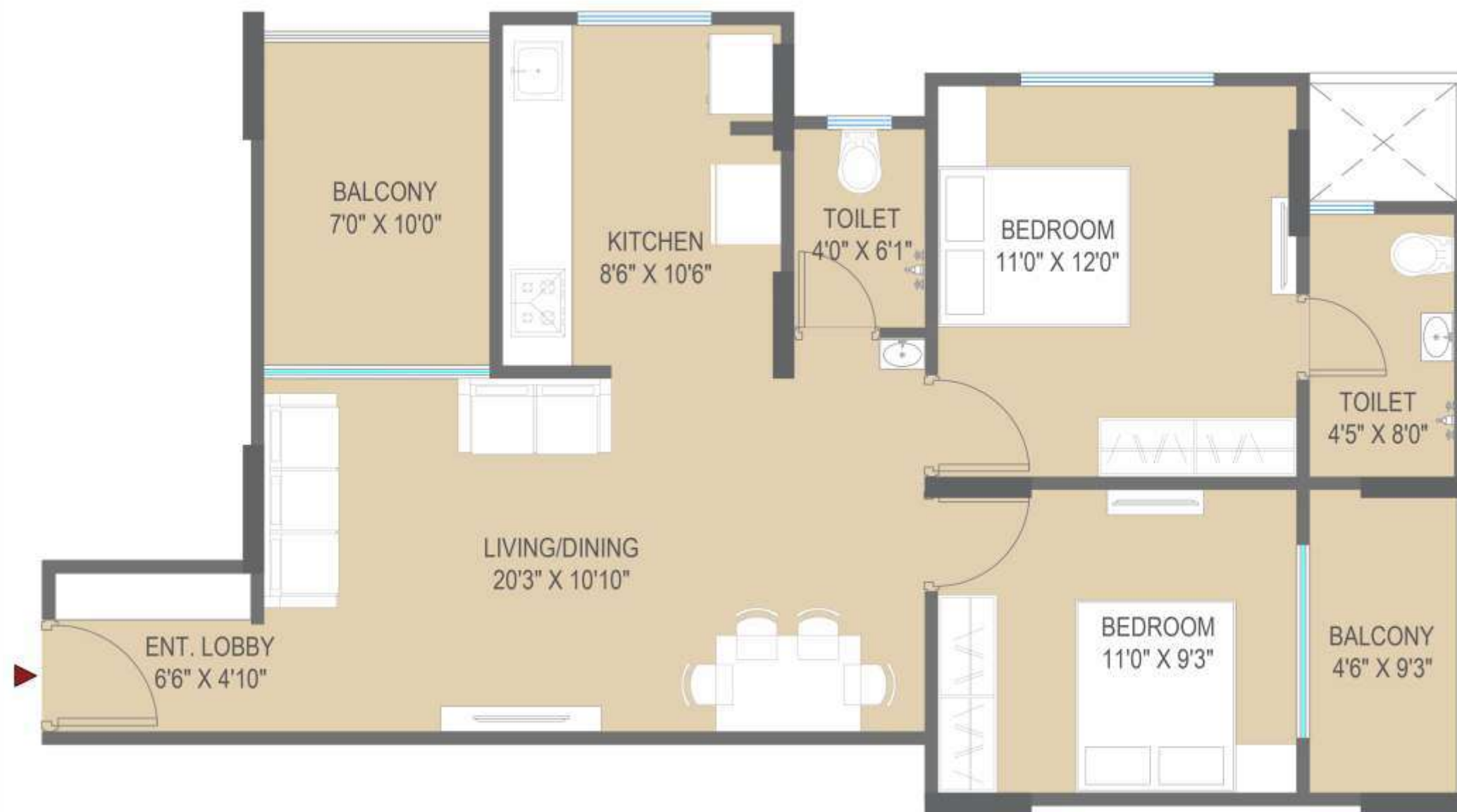
Balcony- 90

Total Usable Carpet - 821



2, 3 & 4 BHK Homes





2 BHK

104, 204, 304, 404, 504, 604,
704, 904, 1004, 1104, 1204

Area in SQ.FT

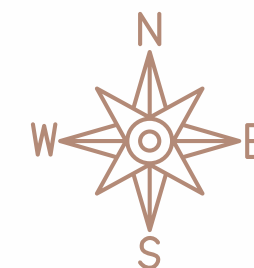
Type- 2 BHK

Carpet - 650

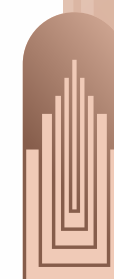
Encl Balcony - 26

Balcony- 110

Total Usable Carpet - 786



2, 3 & 4 BHK Homes





3 BHK

105, 205, 305, 405, 505, 605,
705, 905, 1005, 1105, 1205

Area in SQ.FT

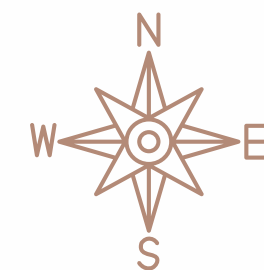
Type- 3 BHK

Carpet - 877

Encl Balcony - 26

Balcony- 133

Total Usable Carpet - 1036



2, 3 & 4 BHK Homes





3 BHK

106, 206, 306, 406, 506, 606,
706, 906, 1006, 1106, 1206

Area in SQ.FT

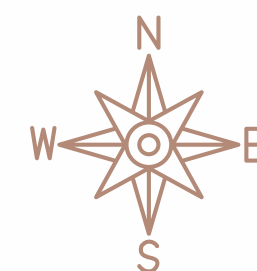
Type- 3 BHK

Carpet - 820

Encl Balcony - 57

Balcony- 88

Total Usable Carpet - 965



2, 3 & 4 BHK Homes



3 BHK

107, 207, 307, 407, 507, 607,
707, 907, 1007, 1107, 1207

Area in SQ.FT

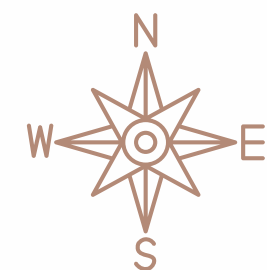
Type- 3 BHK

Carpet - 809

Encl Balcony - 89

Balcony- 88

Total Usable Carpet - 986



2, 3 & 4 BHK Homes





4 BHK

108, 208, 308, 408, 508, 608,
708, 908, 1008, 1108, 1208

Area in SQ.FT

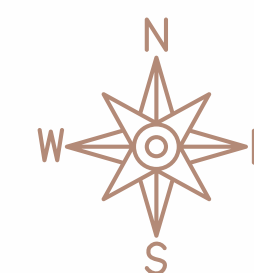
Type- 4 BHK

Carpet - 1089

Encl Balcony - 31

Balcony- 149

Total Usable Carpet - 1269



2, 3 & 4 BHK Homes





SKYDALE

PUNAWALE

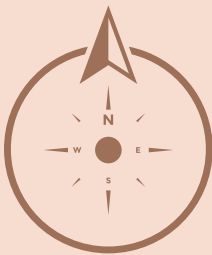
2, 3 & 4 BHK

E WING



2, 3 & 4 BHK Homes







Seamless Connections



Education:

Adhira International School Punawale	1.8 kms
Poddar Jumbo Kids	1.5 kms
EuroKids Wakad	7.7 kms
Vibgyor School	7.3 kms
Lotus Business School, Punawale	1.1 kms
Blossom Public School	2.7 kms
Indira College of Commerce & Science, Tathawade	3 kms.
Symbiosis, Kiwale	5.5 kms
JSPM College. Tathawarde	2.1 kms
IBMR Collage	5.2 kms



Transportation:

Nh48	900 m
Akurdi Railway Station	4.5 kms
Chinchwad Junction	7.9 kms
Mukai Chowk BRT Station	4.1 kms
Pune Railway Station	21 kms
Shivaji Nagar Bus Terminus	19 kms
Pune Airport	26 kms
Metro Station (Upcoming)	
Bhumkar Chowk	3.8 kms



Hospital:

Ashraya Hospital	5.4 kms
Punawale Multispecialty Hospital	1.2 kms
Life Care Multispecialty Hospital	1.1 kms
Rubi Hall Clinic	8.9 kms
Golden Care Hospital	5.4 kms

Other Hotspots/Proximities:

Gold Gym Ravel	4.3 kms
Bhumkar Chowk	4.8 kms
MCA International Stadium, Gahunje	7.8 kms
Hinjawadi IT Park	11 kms
Mukai Chowk	4.1 kms



Business Hub:

Pushpak BusinessHub	6.8 kms
Fmbassy Quadron Rusiness Park	13 kms
World Trade Center [WTC] Tathawacie [Upcoming]	1.2 kms
Vison One Mali Wakad	3.5 kms
Eon IT Park (Upcoming). Tathawade	4.8 kms



Shopping & Entertainment:

Phoenix Mall Waked	5.3 kms
Decathion, Tathawade	4.5 kms
D-Mart Ready Punawale	150 m
D-Mart Ravet	3.7 kms
Elpro Mall Chaphekar Chowk	6.7 kms
XION Mall Hinjwadi	7.6 kms



Restaurants & Hotels:

KFC	750 m
Domino's Pizza	1.8 kms
Pizza Hut	1.7 kms
New Sagar Restaurants	1.2 kms
Satguru's Punjabi Rasol	3.2 kms
Sayaji Hotel	5.2 kms
Tiptop International	5.8 kms
Sentosa Resort, Ravel	3.5 kms
Hotel Sandip	600 m
COCO Resort	1.5 kms

Ravet	4.3 kms
Aundh	13 kms
Baner	10 kms

Proposed DP Road connected to NH 4 Mumbai-Banglore Highway.
Proposed DP Road to Hingwadi IT Park Phase 2



SKYDALE
PUNAWALE

Living at a
*Higher
Level*

www.nexuspune.in

OUR TEAM

ARCHITECT

Kalparachana

STRUCTURAL ENGINEER RCC CONSULTANT

M/S Sarvasiddhant

CHARTERED ACCOUNTANT

Vinit D Achha and Associates
chartered accountants

LEGAL ADVISOR

Legal Realty LLP

LANDSCAPE ARCHITECT

Manthan Architects

A Project by



+91 - 973030 2843

Site Address: Survey No 14, 10, Pandhare Wasti Road, Kate Wasti, Punawale, Pimpri Chinchwad, Pune, Maharashtra 411 033. | E-Mail:-skydale@nexuspune.in

Office Address: Plot No.P87, D- Block, MIDC, Pimpri Industrial Area, Near Wonder Cars Showroom, Chinchwad, Pune 411019.



MahaRERA Reg No.
Pm1261012501491
<https://maharera.mahaonline.gov.in>

Disclaimer: This Brochure does not constitute an offer / acceptance / contract / agreement or disclosure under any statute of any nature whatsoever. This Brochure shall not be considered as our offer/promise/commitment of any nature in respect of the Project. This Brochure is merely conceptual and is not a legal document and the Developer reserve the right to change, amend and modify the contents and shall not be liable to any intending purchaser or any one for the changes/ alterations/ improvements so made. The contents, pictures, images, renderings, maps and pictorial representations contained are used to indicate a conceptual lifestyle and same are purely indicative in nature and may be the creative imagination and the actual product may vary / differ from what is indicated herein. The common areas and amenities that have been shown herein are for the entire Project and not specific for any particular building or phase and the common areas and amenities may not be available on completion of the first phase of the Project and may be developed in a phase-wise manner, over a period of time and will be completed and may be handed over after all phases in the Project are completed. The specifications and amenities mentioned in this brochure and promotional documents are only representational and informative. The Developer reserves rights to make additions, deletions, alterations or amendments as and when it deem fit and proper, without any prior notice.