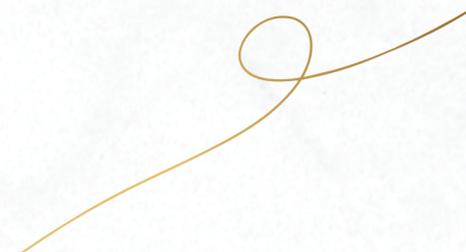


NXT IS NOW



**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.'

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.



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.

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



HOSPITALS

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



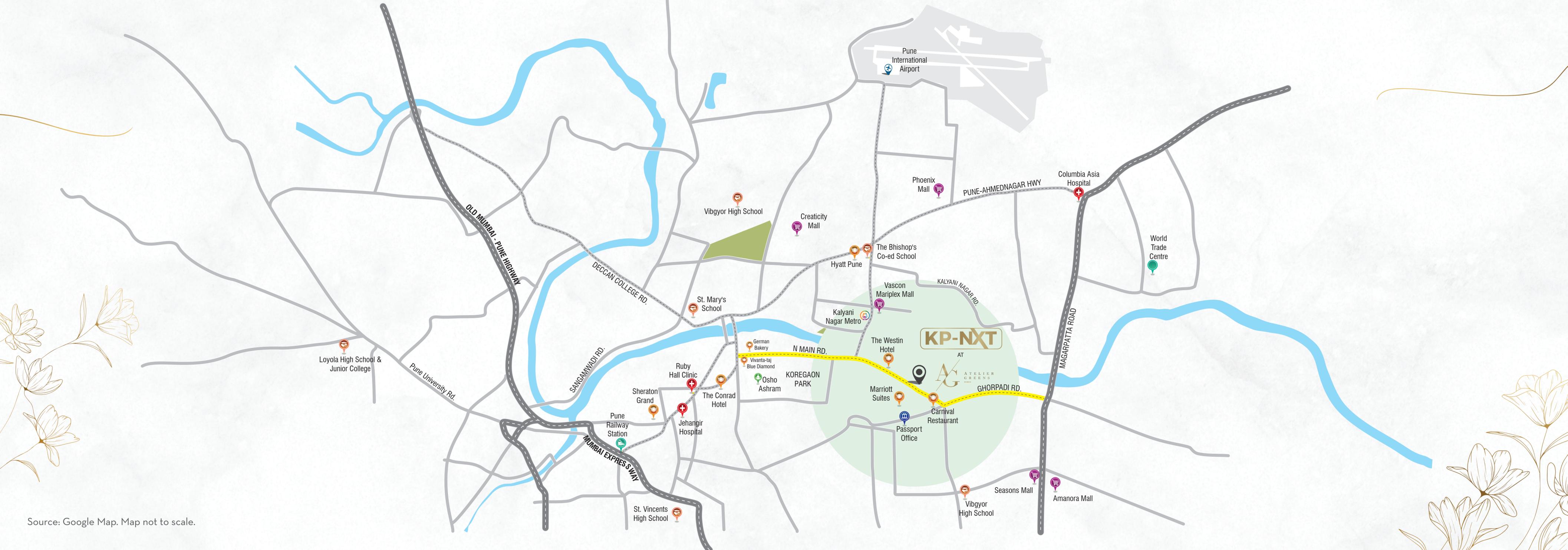
MALLS

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



HOTELS

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



Source: Google Map. Map not to scale.

PRESENTING

KP-NXT

AT

AG 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.

CHERISH THE GRAND EXPERIENCE
OF MOVIE NIGHTS AT YOUR DOORSTEP.



Vertical Gardens

Images for representation purpose only.

A WALL OF GREEN
TO KEEP THE CITY AT BAY.



20-Seater
Theatre Room



Banquet Hall

Images for representation purpose only.

**TURN YOUR MOMENTS
INTO GRAND CELEBRATIONS.**

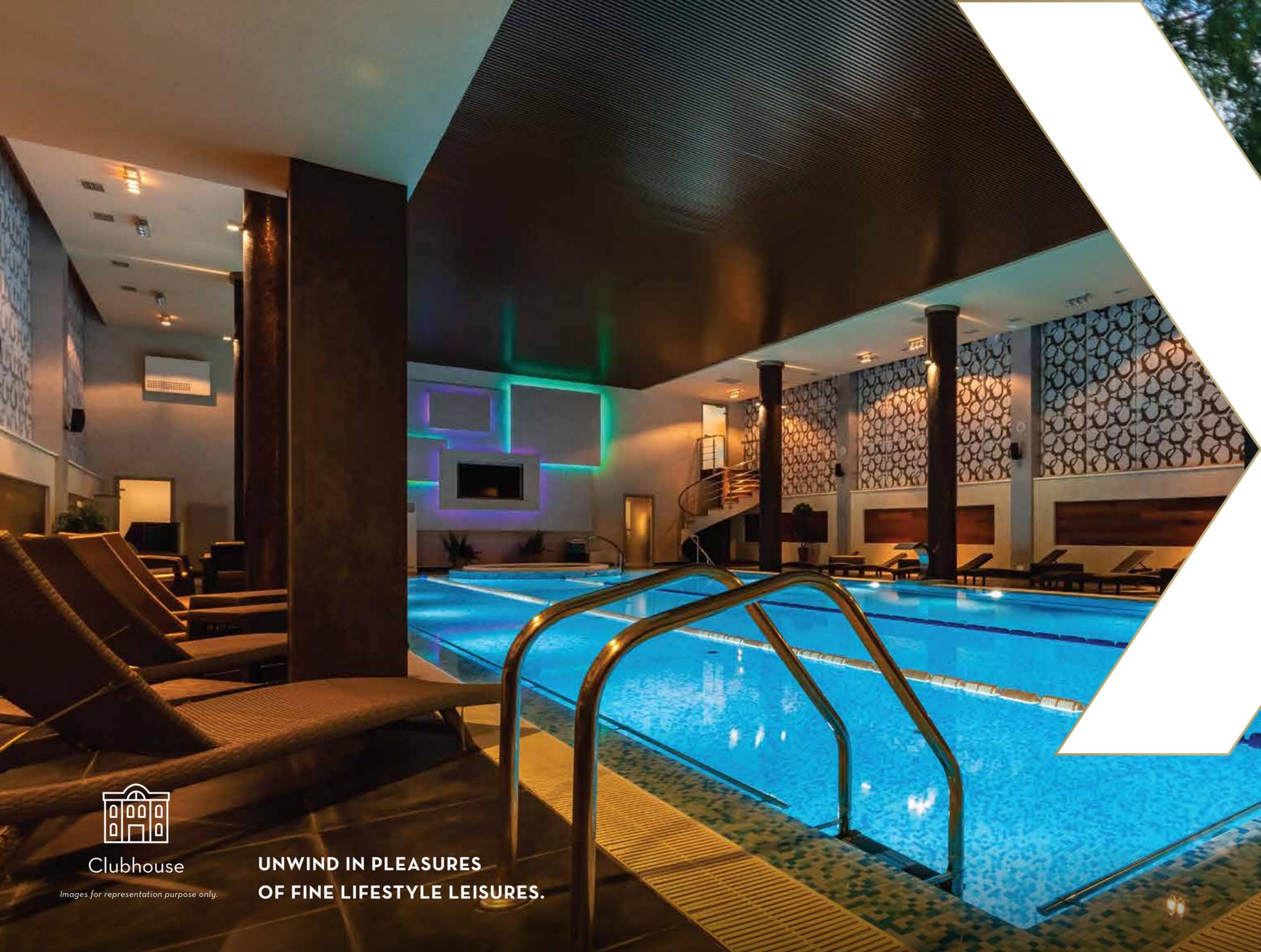


**A PERFECT SIT-OUT
FOR YOUR HANG OUTS TO CHILL & REST.**



Sit-out Corner

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.

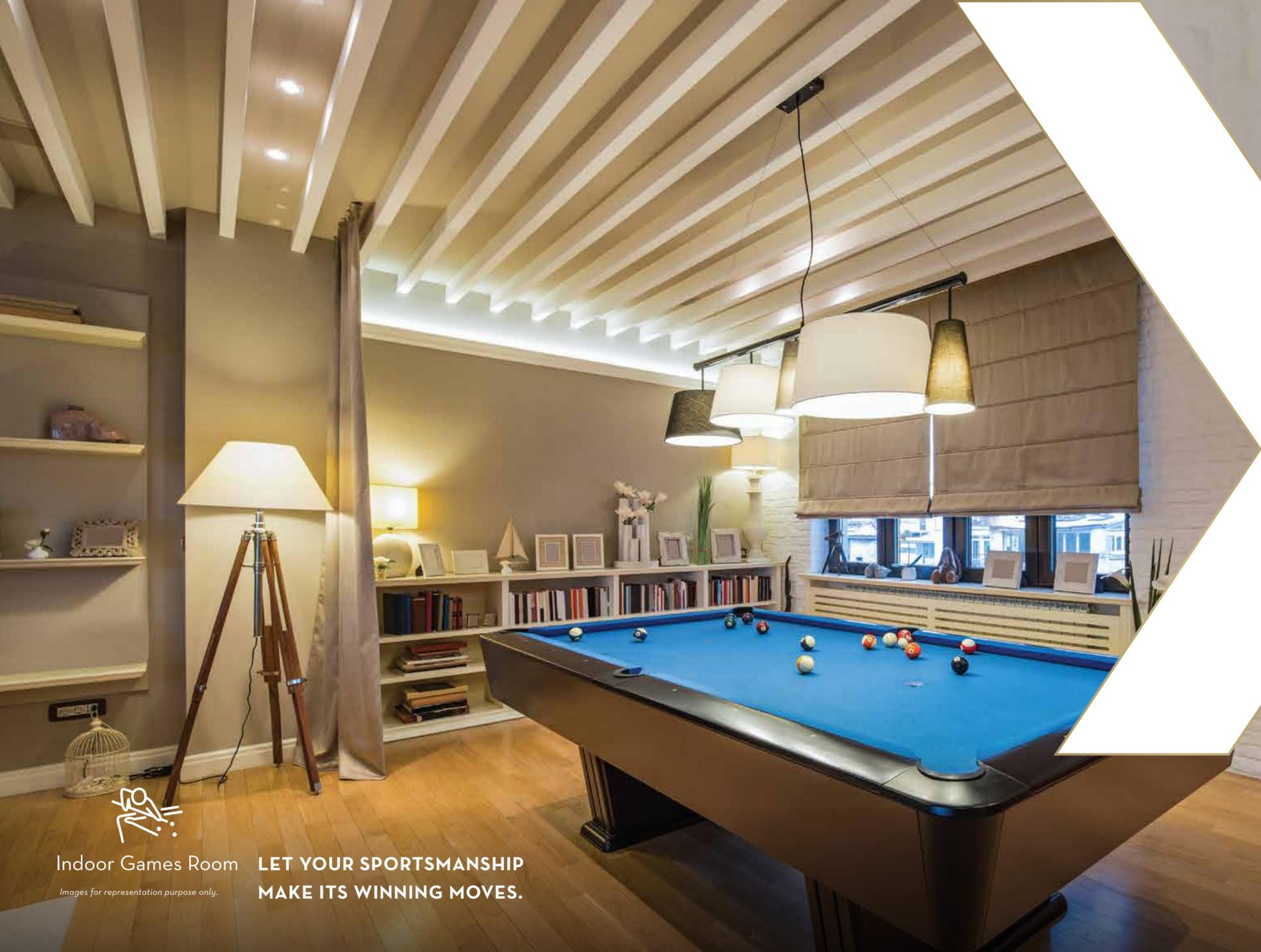
**STEP IN THE GATEWAYS
OF NATURE'S DELIGHT.**



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



Gymnasium



 Indoor Games Room **LET YOUR SPORTSMANSHIP
MAKE ITS WINNING MOVES.**

Images for representation purpose only.



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



Yoga Room

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



Reflexology Path

Images for representation purpose only.

EMBARK ON THE PATHWAYS
OF HEALING & RELAXATION.



Kid's Play Area



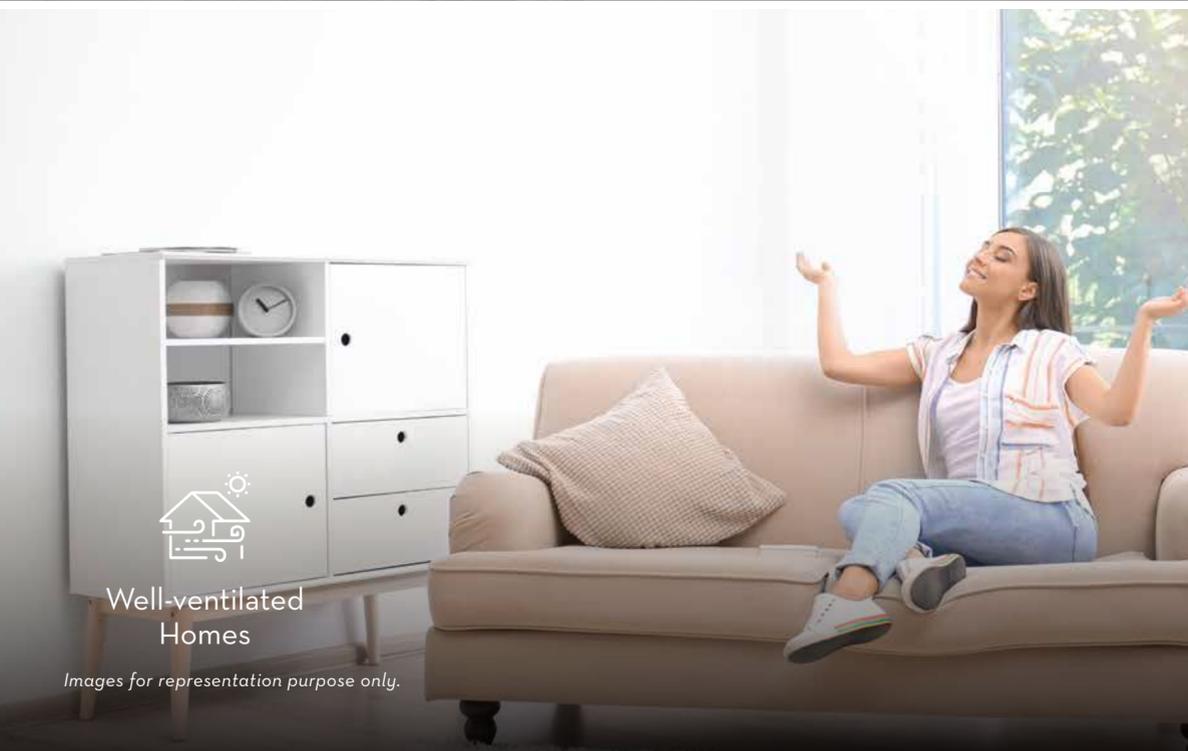
Vastu Compliant Residences



Large French Windows

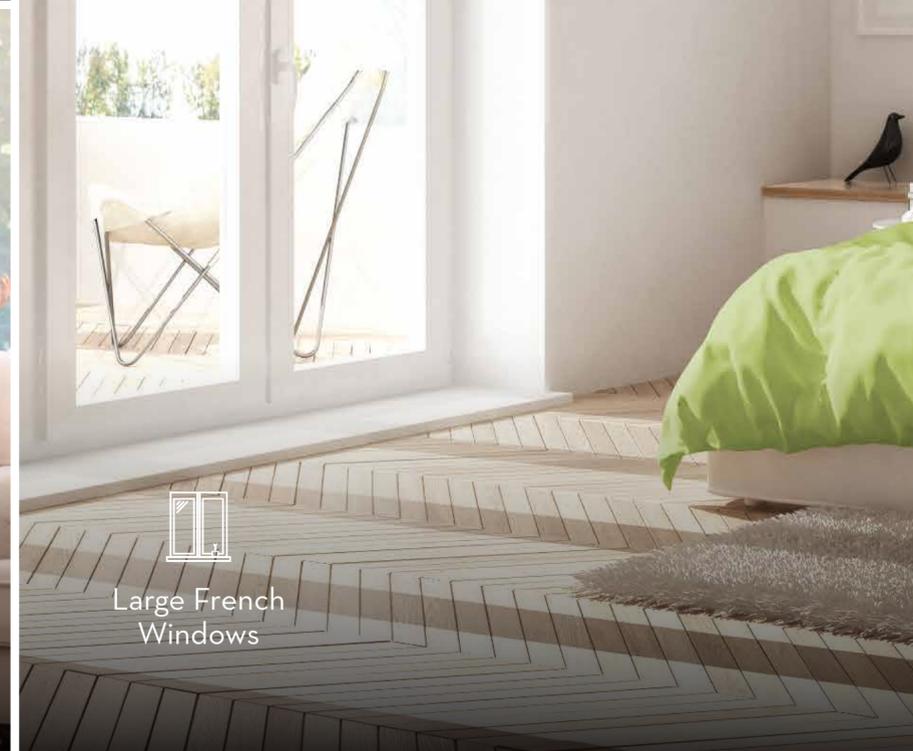


Balcony Sit-outs



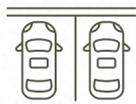
Well-ventilated Homes

Images for representation purpose only.



East-West Facing Home

DISCOVER FEATURES THAT GO BEYOND YOUR RESIDENCE



Ample parking
space



Wi-Fi in common
area*



IGBC Gold Rated
Green Building

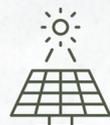


Solar powered lights
in common areas



24X7 DG Power Back-up
in lifts and lobbies

ELEGANT YET ECO-FRIENDLY



Solar Panels



Rainwater Harvesting



Vertical Garden



UNIT PLANS





TOWER A3

2 BHK 1304- 1504



KEY PLAN

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



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



TOWER A3

2 BHK 201-1201



KEY PLAN

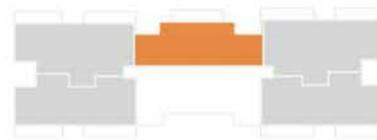
RERA CARPET AREA	: 83.64 SQM. / 900 SQFT.
RERA BALCONY AREA	: 14.62 SQM. / 157 SQFT.
TOTAL	: 98.26 SQM. / 1058 SQFT.



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TOWER A3



KEY PLAN

2 BHK 203, 403, 603, 803 & 1003

RERA CARPET AREA	: 89.73 SQM. / 966 SQFT.
RERA BALCONY AREA	: 07.21 SQM. / 078 SQFT.
RERA TERRACE AREA	: 4.06 SQM. / 044 SQFT.
TOTAL	:101.00 SQM. /1087 SQFT.



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TOWER A3



KEY PLAN

3 BHK SMART 205-1205

RERA CARPET AREA	: 93.58 SQM. / 1007 SQFT.
RERA BALCONY AREA	: 15.24 SQM. / 164 SQFT.
TOTAL	: 108.82 SQM. / 1171 SQFT.



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TOWER A3

3 BHK SMART 204-1204



KEY PLAN

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



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TOWER A3

3 BHK SMART 202-1202



KEY PLAN

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

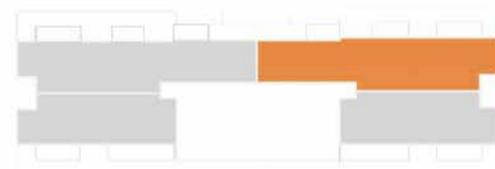


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TOWER A3

3 BHK LUXE 1403-1503



KEY PLAN

RERA CARPET AREA	: 122.02 SQM. / 1313 SQFT.
RERA BALCONY AREA	: 14.16 SQM. / 152 SQFT.
TOTAL	: 136.18 SQM. / 1466 SQFT.

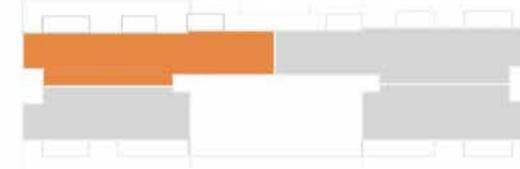


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TOWER A3

3 BHK LUXE 1402-1502



KEY PLAN

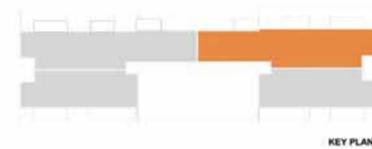
RERA CARPET AREA	: 123.24 SQM. / 1327 SQFT.
RERA BALCONY AREA	: 13.85 SQM. / 149 SQFT.
TOTAL	: 137.09 SQM. / 1476 SQFT.



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TOWER A3



3 BHK LUXE 1303

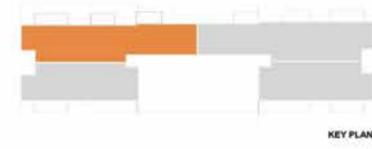
RERA CARPET AREA	: 122.42 SQM. / 1318 SQFT.
RERA BALCONY AREA	: 17.80 SQM. / 192 SQFT.
TOTAL	: 140.22 SQM. / 1509 SQFT.



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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.
TOTAL	: 141.20 SQM. / 1520 SQFT.



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TOWER C 3 BHK LUXE 101-601 / 801-1101

RERA CARPET AREA	: 156.71 SQM. / 1687 SQFT.
RERA BALCONY AREA	: 20.95 SQM. / 226 SQFT.
TOTAL	: 177.66 SQM. / 1912 SQFT.



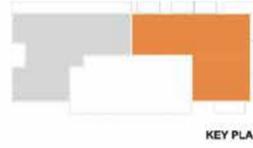
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TOWER C 3 BHK LUXE 302, 502, 902, & 1102

RERA CARPET AREA	: 150.97 SQM. / 1625 SQFT.
RERA BALCONY AREA	: 31.64 SQM. / 341 SQFT.
TOTAL	: 182.61 SQM. / 1966 SQFT.

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TOWER C 3 BHK LUXE 102

RERA CARPET AREA	: 151.42 SQM. / 1630 SQFT.
RERA BALCONY AREA	: 36.26 SQM. / 390 SQFT.
TOTAL	: 187.68 SQM. / 2020 SQFT.

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KP-NXT

adani
Realty

RERA number: P52100018596 maharera.mahaonline.gov.in

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

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