



Come home to a signature lifestyle



SOBHA NESARA

— KOTHRUD —

4.5, 3.5 & 3 BED LUXURY RESIDENCES



# SOBHA NESARA

KOTHRUD

Nestled in the pristine environs of NDA Hills, SOBHA Nesara is spread across a sprawling expanse of more than 3 acres. The project offers ultra-premium 4.5, 3.5 & 3 bed residences - the most exquisitely designed homes in Kothrud and a par excellence lifestyle that gives its residents the perfect blend of nature's delights and urban comforts.

In addition, 3° cooler temperature and 30% cleaner air ensures pleasant environs\*. It's no wonder then, that the development has been awarded as the "Residential Project of the Year" by the 11<sup>th</sup> Realty + Excellence Awards 2019 - West^ & PropTech Construction Award of the Year 2020, India.

- More than 50 acres of NDA Hill views
- Clubhouse sprawling across more than 22,000 sq. ft.
- Project adorned with greenery spread over 1.5 acres
- Grand arrival experience with 2-level water cascades
- 30+ lifestyle amenities





2-level water cascades and designer landscapes.



Artist's Impression

Pune's largest residential swimming pool with kids' pool\*.



Representative image

Well-equipped Outdoor Children's Play Area - Friends to play with, joys to explore.



Representative image

A Scenic Joggers Park – Enjoy a pleasant jog amidst nature.



Representative image

Fascinating Patio and Garden Area - Relish an enchanting experience.

\* Considering the ongoing residential projects in PMC limits.



Artist's impression



Representative image

Patio & Garden Area - Bask in mesmerising evenings.



Representative image

Rejuvenating Steam and Sauna with a Jacuzzi - Indulge in a rejuvenating lifestyle.



Representative image

A State-of-the-art Gymnasium - Love your fitness routine



Representative image

Adorable Pet's Park - For unlimited fun with your four-legged buddies



Representative image

Indulging Indoor Games - Cherish every moment.



Representative image

Wellness Area - Meditate, discover peace.

## SOBHA: The most trusted realty brand in India

SOBHA is the glorious brainchild of Mr. P.N.C. Menon, a visionary with over 35 years of experience in building monarchical palaces, extravagant villas and palatial hotels in the Middle East under his belt. Mr. Menon introduced world-class quality constructions to the Indian market, yet in its nascent stage, in 1994. Under his expert tutelage, SOBHA has since become synonymous with elegance, innovation and above all, impeccable quality. Over the course of two illustrious decades, Mr. Menon has stood head and shoulders above the crowd and truly transformed the face of luxury and affordable real estate in the country. That's why, in a SOBHA home, your life is blessed with countless comforts crafted by loving hands to ensure you get the perfect home and enjoy a hassle-free lifestyle.



### Backward Integrated Construction Model

A true visionary, SOBHA ensures stringent quality control with their unique Backward Integrated Construction Model – India's first. Everything from precision engineering to aesthetic design, to high-class interiors is done in-house, and with utmost finesse.

### Passion at Work

For us, 'passion at work' is our core value which guides everything that we do. It serves as a compass in our mission of creating world class quality products and workmanship. It guides us to be transparent in all our dealings and adhere to delivery on time.

### 1600+ Pre-Handover Quality Checks

If the home isn't absolutely perfect, we won't let you move in. Yet another factor that ensures quality control is our pre-handover quality checks. With 1665 individual checks, we ensure everything from the walls, to the corners, to the smallest fitting is worthy of you.

### 100 Million sq.ft. of Excellence

SOBHA has helped shaped the skylines Bangalore, Chennai, Delhi NCR, Cochin and Mysore – just to name a few. What's more, SOBHA has successfully delivered projects internationally, with premium townships, villas and apartments in Dubai and UAE.

# The perfect blend of peace and convenience

On the cusp of Chandni Chowk and Paud Road, Nesara enjoys the best of Kothrud as well as excellent connectivity to the rest of the city. It is propitiously located within seamless reach of premium hospitals, schools, colleges as well as fine dining and entertainment avenues.



## The Neighbourhood

Bavdhan - 2 mins | Kothrud Depot - 6 mins | Bhugaon - 7 mins | Mumbai-Bangalore highway - 8 mins  
 Vanaz Corner - 10 mins | Mayur Colony - 15 mins | Law College Road - 20 mins | Prabhat Road - 20 mins  
 Hinjewadi - 25 mins | Pirangut - 25 mins | Shivaji Nagar - 30 mins

**Call: 020 6625 1444**

Visit: Survey No. 77/1, Plot No. 1, Paud Road,  
 Near Chandni Chowk, Kothrud, Pune – 411038  
[salespune@sobha.com](mailto:salespune@sobha.com) | [www.sobha.com](http://www.sobha.com)

MahaRERA No: BLOCK 1: P52100020057, BLOCK 2: P52100020034, BLOCK 3: P52100020062.  
 Available at [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)



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