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A PROJECT BY NAIKNAVARE CONSTRUCTIONS PVT. LTD.



Maharashtra Reg. No. Eagle's Nest
Project 1 - P52100002118 | Project 2 - P52100002090
Project 3 - P52100002090 | Project 4 - P52100002268
Project 5 - P52000026654 | maharashtrarealestate.gov.in

Site Add: Sr. No-126/127, NH-04,
Wadgaon Maval Taluka-Maval,
Dist-Pune Wadgaon, Maval,
Maharashtra 412106

naiknavare.com/eaglenest

DISCLAIMER: The developer reserves the right to amend the layout, plans, dimensions, elevations, amenities and specifications. While every care has been taken in providing the information, the developer cannot be held responsible for any inaccuracies.



A Perfect Plot For Life

**Ready-to-build
NA Plots with Sanctioned
Bungalow Plans**





Perfect location in the lap of convenience

5mins from Talegaon Toll Plaza Expressway

Naiknavare presents serene NA plots with sanctioned bungalow plans in Eagle's Nest, one of the most desired multi-development projects in Talegaon! Top-it-all with an unbelievable FSI. Starting from 2005 sq.ft., these bungalow plots present you with the opportunity of a lifetime in a setting that's spectacularly beautiful yet exceptionally well-connected. With Expressway at a stone's throw, it's also enveloped with a reserve forest on one side and the Indrayani valley stretching out on the other. Rest assured, a plot in Eagle's Nest shall never lack for natural splendour, mesmerising views and an express 3600 accessibility.



A Life of Extraordinary Pleasures



SWIMMING POOL & POOL DECK



CLUB HOUSE

Ready-to-use Amenities

With a plethora of resort-like-amenities at your disposal, life at Eagle's Nest is all set to be exquisitely exciting. Indulge into the grandeur of the clubhouse or soak-up the sun in the chaise lounges alongside the swimming pool. Add to it the sporty pleasures of a multi-activity play court and many other rejuvenating facilities including an open-air amphitheatre .



AMPHITHEATER



MULTI-ACTIVITY PLAY COURT

Well planned infrastructure with concrete roads, tree-lined walkways & street-lighting, along with ready water and electricity connections make for a life of exceptional convenience. What's best is that you can start using all the amenities immediately after booking your plot irrespective of you living here or no

A Life of Extraordinary Pleasures



ENTRANCE GATE



KOI POND



SENIOR CITIZEN PLAZA



KIDS PLAY AREA

Plots within a residential landmark

starting from
2005 sq. ft



A ENTRANCE GATEWAY

B CLUBHOUSE

C PARTY LAWN

D SWIMMING POOL &
KID'S POOL

E POOL DECK AREA

F AMPHITHEATER

G KID'S PLAY AREA

H MULTI-ACTIVITY PLAY COURT

I SENIOR CITIZEN AREA

1 DUPLEX APARTMENT
BUILDING 01&02 (G+3 FLOOR)

2 APARTMENT BUILDING
D3&D4 (G+3 FLOOR)

3 3 BHK ROW HOUSE
(RH-11) (1 TO 7)

4 3.5 BHK TOWN HOUSE
(TH-11) (8 TO 14)

Building A1
(P+9 FLOOR, 3
BHK APARTMENT)

5 BUILDING A2
(P+9 FLOOR, 2 BHK APARTMENT)

6 PLOT-C LAYOUT OF
PLOTS FOR BUNGALOWS

7 PLOT-D LAYOUT OF
PLOTS FOR BUNGALOWS

8 PLOT-E LAYOUT OF
PLOTS FOR BUNGALOW

9 PLOT-F FREESALE PLOT

10 Non BUILDABLE AREA

11 VISITOR'S PARKING

A Gamut of Advantages

- Situated within a unique community of Apartments, Villas, Bungalow Plots.
- F.S.I. development charges for sanctioned area have been paid for.
- Plot-owners can change sanctioned building plans and get revised sanction by appointing his / her own architect. The revision will allow use of balance F.S.I. per plot on payment of additional common development charges to the authority.

Disclaimer: Areas under steep slope within some plots are non-buildable and may be used by the plot-owner for plantation, access way, etc. Internal roads and green landscape spaces with (*) mark shall be continued into roads/ plots/ buildings in future development as planned by the Developer. Club house, Open space developments and Internal roads shall remain common for Plots A to E as well as future development by the Developer.

EAGLE NEST BUNGALOW PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ABOUT NAIKNAVARE DEVELOPERS

Naiknavare Developers has a diversified real estate portfolio lead by its core vision of housing and better living for all strata of society. It's versatility in creating value for affordable, middle and high-income housing, slum rehabilitation, commercial and retail, education and hospitality projects has been demonstrated. Over the last 34 years, the group has left a sizeable footprint on India's western coast in metropolises such as Pune, Mumbai, Kolhapur, Navi Mumbai and Goa.



50+
projects
completed

34 years
of industry
leadership



10 million sq ft
of built assets



3.1 million sq ft
under construction



4.8 million sq ft
under planning



300
professionals devoted
to customer service

Key competitive advantages that have led the brand to grow its market position over the years include an experienced technical top management, multiple proficiencies in construction technology, cost and quality management systems. Deep at its core, the group embraces change as a permanent phenomenon and hence imbibes the need to re-learn every step of the way while creating better living for all in contemporary India.

Long before the housing for all mandate of the current government, our organisation has worked with public and private institutions to execute affordable housing and slum rehabilitation in strategic locations. We are of the belief that formal housing is a basic human value that needs to be protected at all costs in populous metropolitan and peri-urban areas of future megacities.



5%
Commercial



15%
Luxury
housing



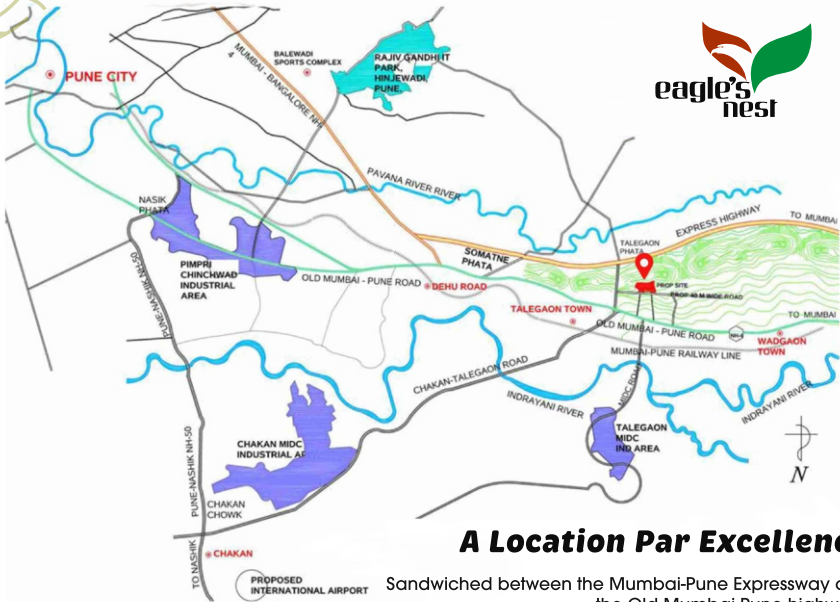
23%
middle-income



26%
devoted to
SRA



31%
devoted to
affordable housing



A Location Par Excellence

Sandwiched between the Mumbai-Pune Expressway and the Old Mumbai-Pune highway.

Schools :

Emprios International School : 7.3 KM
Kendriya Vidyalay : 4.1 KM
Poddar International School : 3.5 KM
Jain English School and Junior college : 6.4 KM

Connectivity :

Somatane Phata - 4KM
Vadgaon Station - 2.5 KM
Talegaon Station - 3.5KM
Hinjawadi Phase 1 - 18KM

Institutes :

MIMER Medical college : 5.3 KM
Dr. D.Y. Patil Educational Federation : 7.7KM
RUDSET Institute : 7KM

Entertainment :

Fun Square Multiplex : 6.1 KM

Hospitals :

Matoshree Hospital : 2KM
Pioneer Hospital : 11.3 KM
Talegaon General Hospital : 5.2KM
Sai Jeevan Children's Hospital : 10.9 KM

Why Eagle's Nest Plots?

A UNIQUE COMMUNITY OF APARTMENTS, VILLAS & BUNGALOW PLOTS

Eagle's Nest by Naiknavare is an integrated housing project that boasts of a vast array of housing options: apartments, row houses and villas. The NA plots have been added to this mix to provide yet another alternative. As opposed to other plotting projects, which bear an isolated look, Eagle's Nest is offering you NA plots in a housing project that is already bubbling with life. This enables you to own a plot within a bustling neighbourhood that is nestled, quite literally, in the lap of nature.

