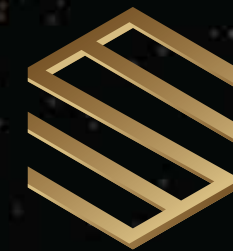




Not just better housing...but better living, for all...

PRESENTS



SHIVATMAN

Soulfully Shivajinagar



Artist's Impression

An address that is soulfully rooted.

What sets Shivatman apart?

It promises to offer a complete living experience along with all the necessary amenities within comfortable reach. With this project, Naiknavare is giving residents a chance to take advantage of Pune's most sought-after address Shivajinagar; and its culturally, socially, and economically charged character yet is located on a peaceful streetscape.

An exciting life awaits you at Shivatman.





Artist's Impression

TRANSPORT YOURSELF TO A
LIFESTYLE UNLIKE ANY OTHER

Introducing

“SHIVATMAN”

a project built to enhance its inhabitants'
human experience through visual and
physical sensations.



Artist's Impression

JULIET BALCONY

The “Juliet balcony” concept realized for “Shivatman” introduces the idea of having an outdoor space, where one could relish the sun, experience the monsoon, and spur a romance, a romance with Nature, from every room. By making windows perform as balconies the residents get a sense of extended space and an enhanced feeling of being in the nature that surrounds the building.

The full-height sliding windows increase the circulation of light and air inside each apartment. By the reintroduction of an old architectural feature such as the “Juliet balcony” in a contemporary and modern style, “Shivatman” not only brings its architecture closer to nature but also to its inhabitants, enhancing the human experience through visual and physical sensations adding value to life in a home.



LUXURIOUS 2 AND 3 BHK RESIDENCES

- Provides an unhindered view of the city.
- Well-planned apartments that bring you closer to nature.
- A traditional location meets modern architecture.



ARCHITECTURE THAT FITS WELL IN THE NATURE

- Combines old architectural features in a contemporary style.
- Connects inhabitants back to nature through the large openings.



LOCATION ADVANTAGE

- Centrally located at the conjecture of the old & new city.
- Surrounded by some of the most prestigious. educational & art institutions, malls, hospitals, etc.
- Comfort, connectivity, and convenience are all within your reach.



AMENITIES FOR A REFINED LIFESTYLE

Amenities have been selected carefully to meet the needs of every family, including those at the terrace level. The Semi-covered Gym, a Yoga Studio, Party Deck, Bar Counter, Cabana, Designer & Vertical Landscape, Table Tennis Area, Mechanical Parking and a Cosy Corner are here to rejuvenate you from everyday stress. Moreover, the Designer Entrance Lobby and Cascading Water The fountain s here to welcome you and your loved ones with an unmatched sense of pride.



Semi-covered Gym



Party Deck, Bar Counter



Designer Entrance Lobby



Cascading Water Fountain

EXEMPLARY PLANNING TO MAKE YOU FEEL AT HOME

The high-end specifications add to the X factor of the design, influencing every aspect of your lifestyle. Each floor has 3 units and all units are open on 2 sides with large doors and Juliet balconies allow seamlessly connection with the surroundings and achieves maximum light and ventilation.

To provide the community with comfort and luxury, the interiors are done as per traditional Indian preferences. The furniture layout is also done to prioritize the community's needs.

Meticulously designed 'Smart Kitchen' give maximum workspace and provision to use next-gen equipment and a 'Utility Area' to take care for your utility services.



SPECIFICATIONS

Flooring & Skirting :

- Vitrified Marble finish tiles in Living, Dining, Kitchen, Passages and Living Balcony.
- Vitrified tiles in all Bedrooms, bedroom Balconies.
- Vitrified or Ceramic designer tiles in all Toilets.
- All architectural ledges in polished kadappa as per architectural details.

Dado :

- Vitrified or Ceramic tiles in all Toilets upto soffit of false ceiling.
- Vitrified tiles in Kitchen upto 2ft above kitchen platform.

Kitchen :

- Main & Service Kitchen platforms in black granite, S.S. sink with drain- board.
- Exhaust fan in Kitchen.
- Electrical and plumbing provision for washing machine, dish washer, water purifier for all Flats as per presentation drawing.
- Electrical provision for Fridge, microwave, mixer, Hob & chimney.



Doors & Windows:

- Main door shutter laminated on both sides & plywood + laminate doorframes with night latch, Handles, eye viewer & door stopper.
- Internal door shutters laminated on both sides with plywood + laminate doorframes with cylindrical mortise lock & door stopper.
- Toilet door shutters laminated on both sides with partial granite & partial ply + laminate doorframe and cylindrical mortise lock.
- Aluminium openable sliding doors with glass shutters & mosquito net.
- Aluminium partially fixed & partially openable sliding windows with glass shutters & mosquito net.
- Toilet windows with aluminium louvers.

Plumbing & Water supply:

- Wall Hung W.C. & Semi recessed counter W.H.B. for common areas & half pedestal W.H.B. for all attached toilets.
- Fixed Glass Partitions in all attached toilets as shown in plan.
- Jaguar or equivalent CP Fittings.
- Jaguar or equivalent sanitary ware.
- Electrical and plumbing provision of Boilers for all toilets including Powder & Kitchen.
- Concealed water supply line for all area & Slung drainage system for all toilets.

Security & Safety:

- IP based video door phone for all flats.
- High speed Stretcher elevator of 13 passenger capacity.
- CCTV in common areas / campus, main entrance lobby, floor-lobbies, Top terrace.

SPECIFICATIONS

Electrification & Cabling:

- Concealed copper wiring with modular switches.
- Legrand Arteor or equivalent switches.
- Television point in Living room, all bedrooms & multiport socket for DTH.
- Telephone point in Living room only.
- Router provision for internet in all flats & cabled internet point in living room.
- Provision of sleeves for air conditioning in Living room,
- Dining & all bedrooms along with fabricated M.S. platforms in demarcated areas for outdoor units.
- Invertor connection provision for all flats.

Parking :

- 27 covered car-parks with puzzle & independent mechanical parking.

Common Amenities at Top Terrace :

- Well-designed landscaped rooftop with walkways, outdoor gym, seating Service or bar counters, pantry, water cascade, common toilet, game area, yoga area, etc..



Railing & Fabrications :

- Railing with S.S. handrail & bottom supports in M.S. for all Balconies, Architectural ledges, private terraces & common terrace.



Wall Finishes & Painting :

- Acrylic water base paint with gypsum plaster on Internal Walls.
- Acrylic texture Paint with single coat plaster on External Walls.



Celling Finishes & Painting :

- OBD paint with gypsum plaster on for all rooms.
- Metallic False ceiling for all toilets.



Common Amenities at Ground floor :

- Decorative & well ventilated double height entrance lobby at ground floor with waiting area.
- Staircase with steel grey granite flooring & railing with S.S. handrail & bottom supports in M.S.
- Two automated M.S. Gates for Entry & Exit with 2remotes / infrared tag per flat & designer compound wall.
- Security cabin at entry gate with CCTV control panel.
- Generator back-up for common lights, lifts, pumps, mechanical parking & common terrace.
- Paver blocks & outdoor vitrified tiles for driveways & parking areas as per Landscape design.
- Solar PV panels with net metering to reduce common society electricity bills.



CONNECTIVITY & CONVENIENCE, BROUGHT WITHIN YOUR REACH

Strategically located in Shivajinagar, Shivatman is fast emerging as the contemporary architectural landmark of Pune, where every convenience is literally at your doorstep.





MUSEUMS, PARKS, SPORTS, AND THEATER

Bal Gandharva Ranga Mandir – 6 mins
Mahatma Phule Museum of Industry – 8 mins
Deccan Gymkhana – 14 mins
Chhatrapati Sambhaji Park – 12 mins
Vetal Hill and Hanuman Hill – 18 mins
City Pride Mangala Cinema Theatre
City Pride Theatre – 24 mins
Rahul 70 mm Cinema Theatre
E-Square Theatre – 11 mins



UNIVERSITIES AND COLLEGES

Savitribai Phule Pune University – 25 mins
Indian Law Society's Law College – 19 mins
Marathwada Mitra Mandal College of Commerce – 11 mins
Fergusson College – 13 mins
Brihan Maharashtra College of Commerce – 16 mins
Symbiosis College – 18 mins
Modern College – 4 mins
Hotel Management College – 4 mins
College of Engineering – 5 mins
Agricultural College – 7 mins
GIPE – Gokhale Institute of Politics And Economics – 14 mins



EDUCATION

Modern School (Pune) – 10 mins
Bharatiya Vidya Bhavan – 6 mins
Vidya Bhavan High School and Junior College – 4 mins
Symbiosis International School – 29 min
Shri Shivaji Preparatory Military School (Pune) – 12 mins



SHOPPING

The Pavilion – 8 mins
Pune Central Mall – 17 mins
Rainbow Plaza – 23 mins
City Mall – 7 mins
Deccan 99 – 11 mins
Sagar Arcade – 14 mins



HOSPITAL

Sancheti Hospital – 9 mins
Deccan Hardikar Hospital – 13 mins
Deendayal Memorial Hospital – 8 mins
Manorama Ogale Memorial Hospital – 5 mins
Navjeevan Children's Hospital – 6 mins
Phadke Hospital – 11 mins



TYPICAL FLOOR PLAN 1ST TO 5TH FLOOR

2 BHK TYPICAL



FLAT NO.	FLAT TYPE	RERA CARPET AREA		TERRACE CARPET AREA		USABLE CARPET AREA		TOTAL CARPET AREA	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101,201,301,401,501	3BHK COMFORT	93.30	1004.28	0.00	0.00	12.28	132.16	105.58	1136.44
102,202,302,402,502	3BHK STANDARD	82.93	892.66	0.00	0.00	6.24	67.21	89.17	959.87
103,203,303,403,503	2BHK	62.30	670.60	0.00	0.00	6.33	68.14	68.63	738.73

*NOTE : USABLE CARPET AREA INCLUDES OPEN BALCONY & USABLE ARCHITECTURAL LEDGE / PROJECTION



3 BHK
STANDARD



3 BHK
COMFORT

6TH FLOOR

*NOTE : USABLE CARPET AREA INCLUDES OPEN BALCONY & USABLE ARCHITECTURAL LEDGE / PROJECTION



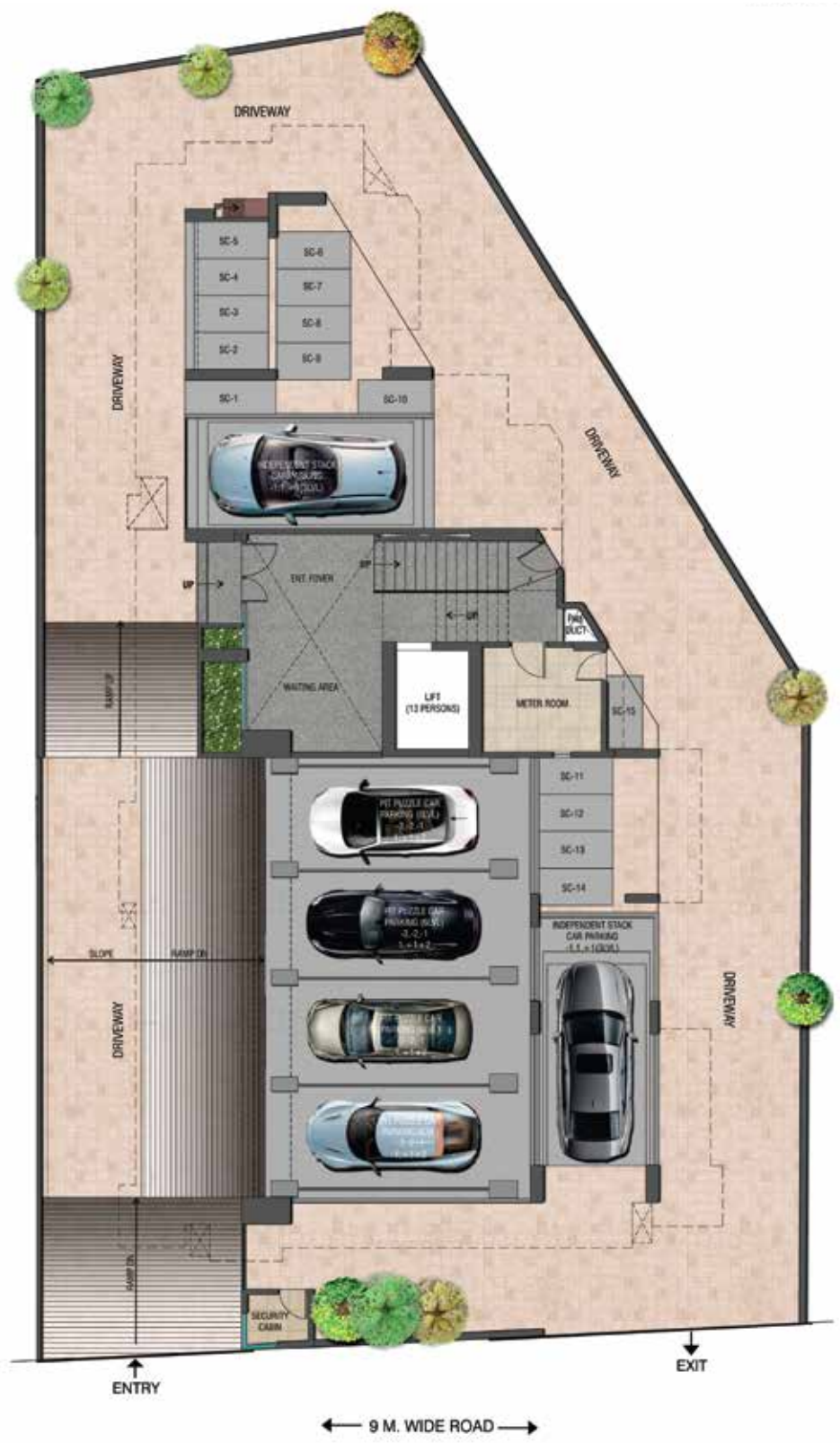


6TH FLOOR
2 BHK -
TERRACE

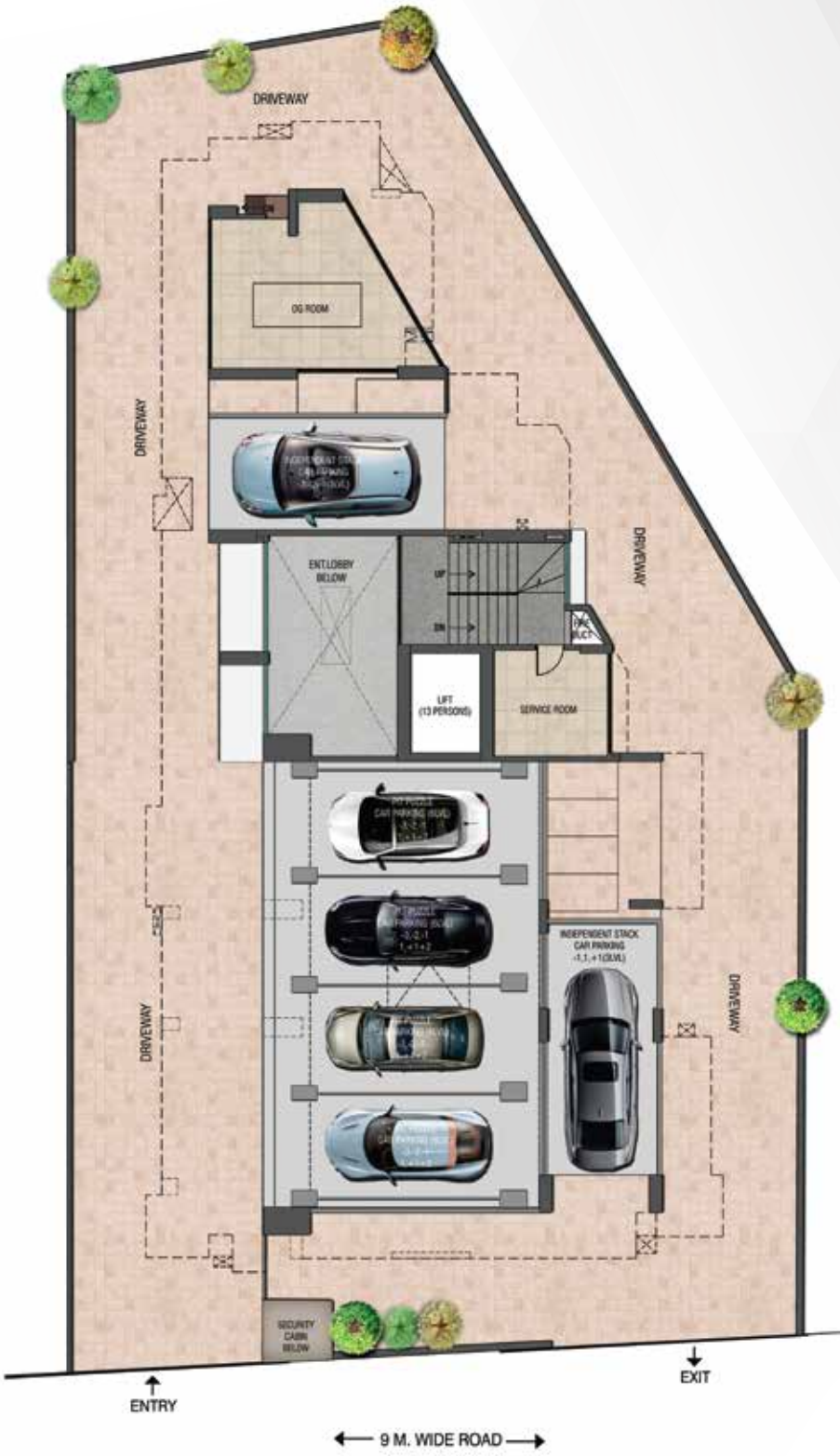
6TH FLOOR
3BHK -
TERRACE



PARKING, GROUND FLOOR PLAN



INTERMEDIATE FLOOR





Not just better housing...but better living, for all...

A LEGACY OF TRUST AND TRANSPERANCY

Naiknavare Developers Pvt. Ltd., holds the title of one of Pune's most trusted developers for over 3 decades now. Founded in Pune, it has spread its wings across cities & industry segments. With developments ranging from SRA Housing to Uber luxury homes, Commercial & Hospitality, Naiknavare Developers holds its presence in five cities.

NAIKNAVARE DEVELOPERS LEGACY

50+

Projects Completed

3+ DECADES

of Industry Leadership

3.1 MILLION

Sq. Ft. Under Construction

4.8 MILLION

Sq. Ft. Under Planning

15 MILLION

Sq. Ft. of Built Assets

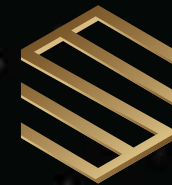
300+

Skilled Professionals

5 CITY PRESENCE

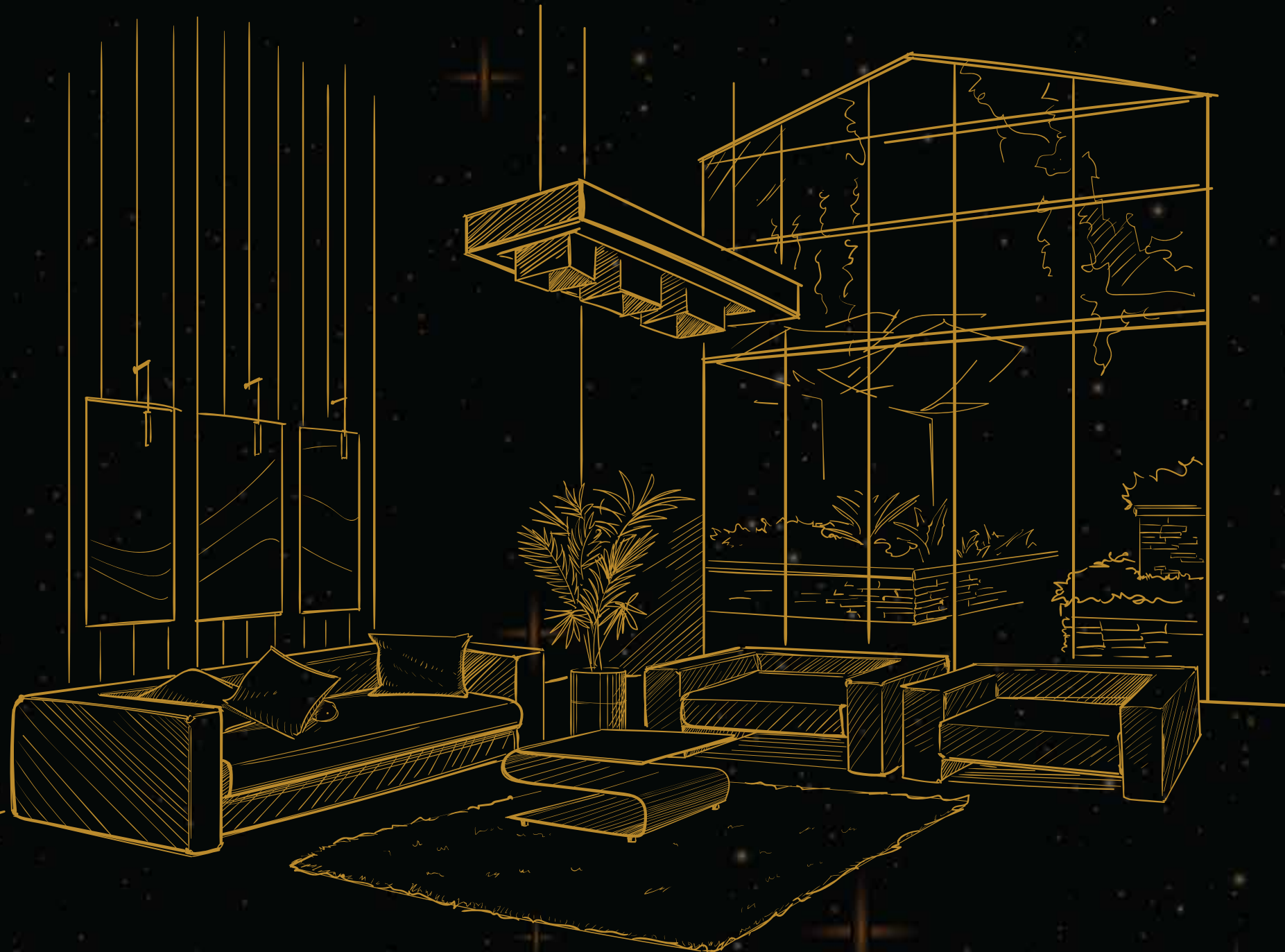
Pune, Navi Mumbai, Mumbai, Kolhapur & Goa

A MODERN LIFE IN A
SOULFUL PLACE
AWAITS YOU AT



SHIVATMAN

Soulfully Shivajinagar





Not just better housing...but better living, for all...



+91 20 41471111



www.naiknavare.com

Site Address:

Shivatman by Naiknavare

Rambhau K Kamble Path, Narveer Tanaji Wadi,

Shivajinagar, Pune, Maharashtra - 411005



RERA No.: P52100047570

<https://maharera.mahaonline.gov.in/>

