



**Corporate Office:**

**Niwas Properties (I) Pvt. Ltd.**

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**Site Office:**

Behind Nivrutti Complex, Off. Bombay-Agra Road, Dwarka Circle, Nashik - 422 001

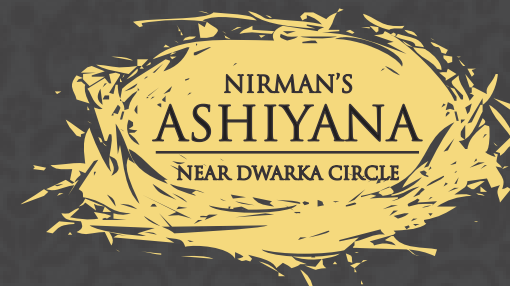
Mob: 94036 97321/90110 00721

**[www.nirman.co.in](http://www.nirman.co.in)**

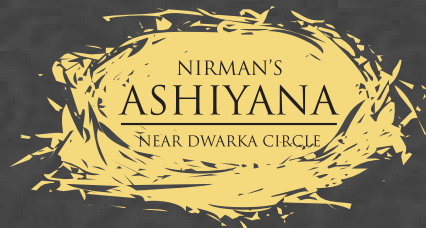
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Disclaimer- The information contained in this brochure is indicative of the kind of development that is proposed. Subject to the approval of authorities or otherwise. The developers reserve the right to make changes at their sole discretion. Final decision of Niwas properties (I) Pvt. Ltd. management will be final & binding.

**\*This offer is valid from 17th Nov 2011 for customers opting for boutique 1 & 2 BHK apartments only.  
Customers who have already booked their flats in Nirman's Ashiyana before 17th Nov 2011 can also avail this offer by paying the premium charges as applicable.**



BOUTIQUE *yet* BUDGET



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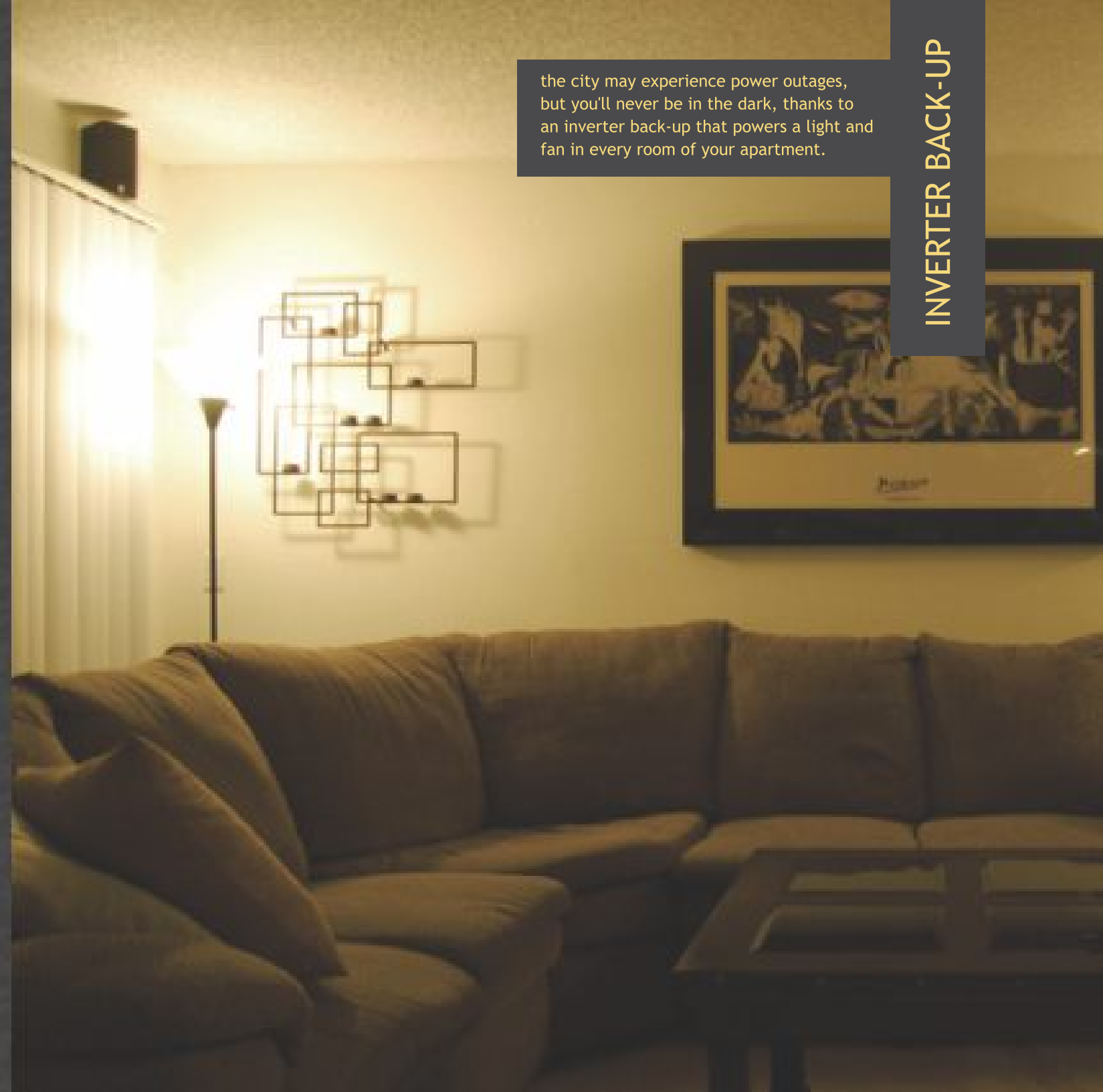
**1 & 2 BHK**  
BOUTIQUE APARTMENTS

GET MORE THAN YOU DREAMED  
FOR LESS THAN YOU IMAGINED.

Live the boutique life, where every comfort you need  
is close at hand, and every convenience a matter of style.

the city may experience power outages,  
but you'll never be in the dark, thanks to  
an inverter back-up that powers a light and  
fan in every room of your apartment.

INVERTER BACK-UP





from cook to master chef; an elegant kitchen, fitted with kitchen trolleys, to showcase your culinary skills.

MODULAR KITCHEN



experience the rich, comforting warmth of fine wood beneath your feet in a bedroom designed for the master of the house.

WOODEN FLOORING



elegant style aptly reflected in the high grade 32"X32" vitrified tiled flooring that adorns your home.

VITRIFIED TILES



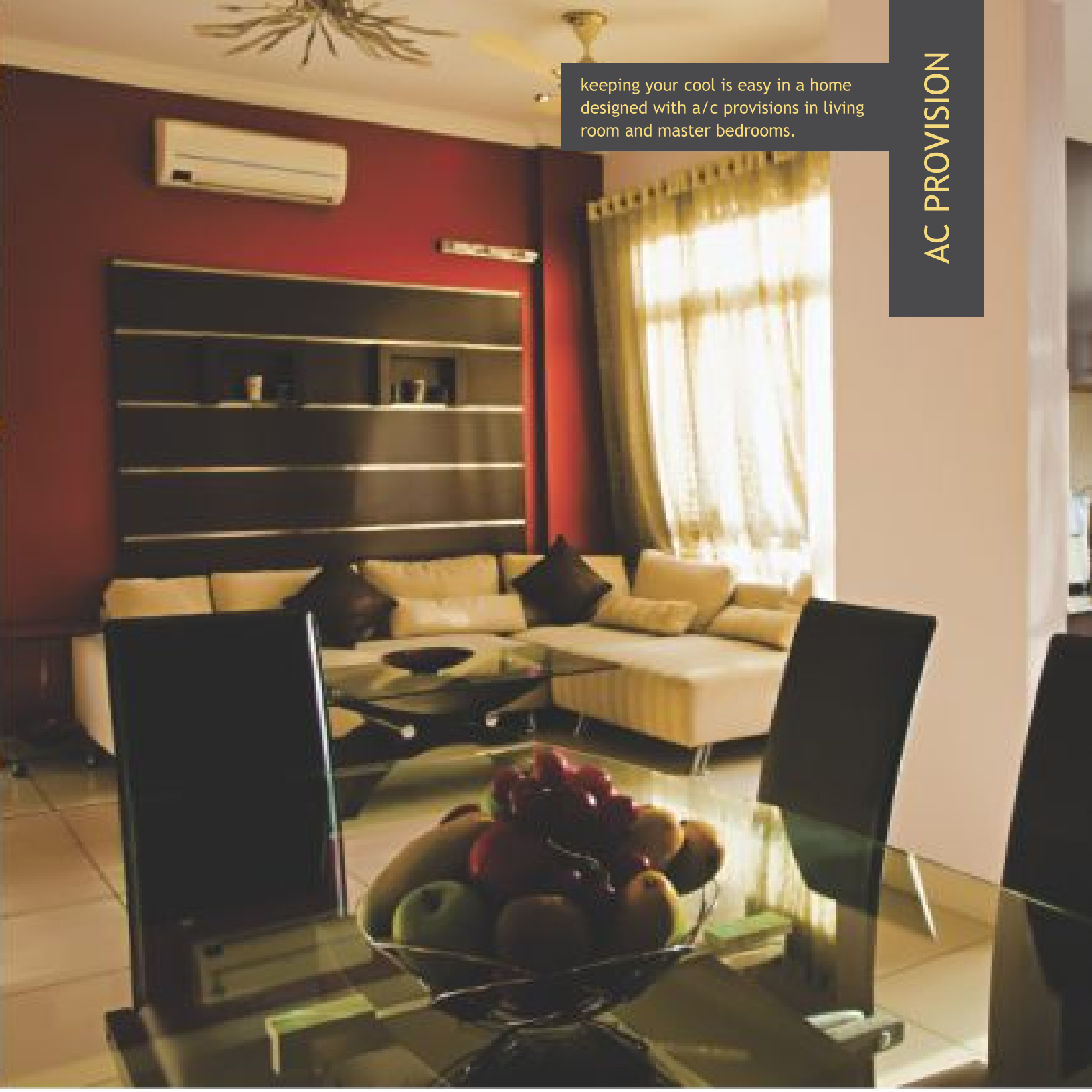
finished to perfection, with a gleaming coat of lustre that compliments the graciousness of your home.

LUSTRE PAINT



safety comes first, with a security system that includes a video door phone; all the better to keep uninvited visitors at bay.

VIDEO DOOR PHONE



keeping your cool is easy in a home designed with a/c provisions in living room and master bedrooms.

AC PROVISION

## GENERAL AMENITIES

- Landscaped garden
- Senior citizens' sitting area
- Lift with battery back-up
- Children's play area
- Rooftop party area
- Ample parking
- Gymnasium
- 24X7 security with intercom
- Designer lobby with waiting area



## LOCATION MAP



## KEY DISTANCES

C B S -	3 km.	K. K. Wagh Engg. College -	2.5 km.
Nashik Road Railway Station -	6 km.	Holy places - Panchavati -	1 km.
Ozhar Airport -	18 km.	Tapovan -	1.5 km.
Old Rangoobai Junnare School -	0.5 km.	Wokhart Hospital -	0.5 km.
Podar International School -	2 km.	Lifeline Hospital -	1 km.
Panchavati College -	0.5 km.	Reliance Fresh -	2.5 km.
Dental College -	0.5 km.	The Loot -	2.5 km.
		Fame Theatre -	2.5 km.