

A project by



Strategic Partner



MIRAYA





FULFILL EVERY DESIRE

TO THOSE WHO SEEK LUXURY
BEYOND THE ORDINARY,
WE BRING A RARE EXPERIENCE

Pradhikaran's Elite
4 BED SUITES

“

Where desire
meets luxury at its core,

A home designed for
the city's roar.

In the heart of life,
where success is near,

Live your dream,
with ambition clear



Where
Desire Meets
**INFINITE
LUXURY**



Image is for representation purpose only

Nestled in the heart of Pimpri-Chinchwad's most prestigious location, this ultra-luxury 4 BHK community offers more than just a home—it's a testament to your success. With every element designed to exceed expectations, your new home is a space where ambition, sophistication, and comfort seamlessly converge. Here, your aspirations aren't just imagined—they're realized.

Where
Connectivity Meets
**YOUR
DESIRE**



Image is for representation purpose only

Nestled in the heart of Nigdi, Miraya offers unparalleled access to the upcoming metro station, ensuring seamless connectivity to the entire city. With close proximity to major business hubs like Talawade IT Park, Bhosari MIDC, and the Pune-Mumbai Highway, this prime location brings everything you desire within easy reach—effortless travel, work, and luxury living.

A Foundation for FUTURE DESIRES



Image is for representation purpose only

At Miraya, we offer more than just a home—we create an environment where your children's aspirations can flourish. With ample space to play, learn, and grow, every corner of your home is designed to nurture their dreams and support their journey. Here, they'll have the freedom to explore their potential and the luxury to live life on their own terms, right from childhood.

Where
Desire Meets
PRESTIGE



Image is for representation purpose only

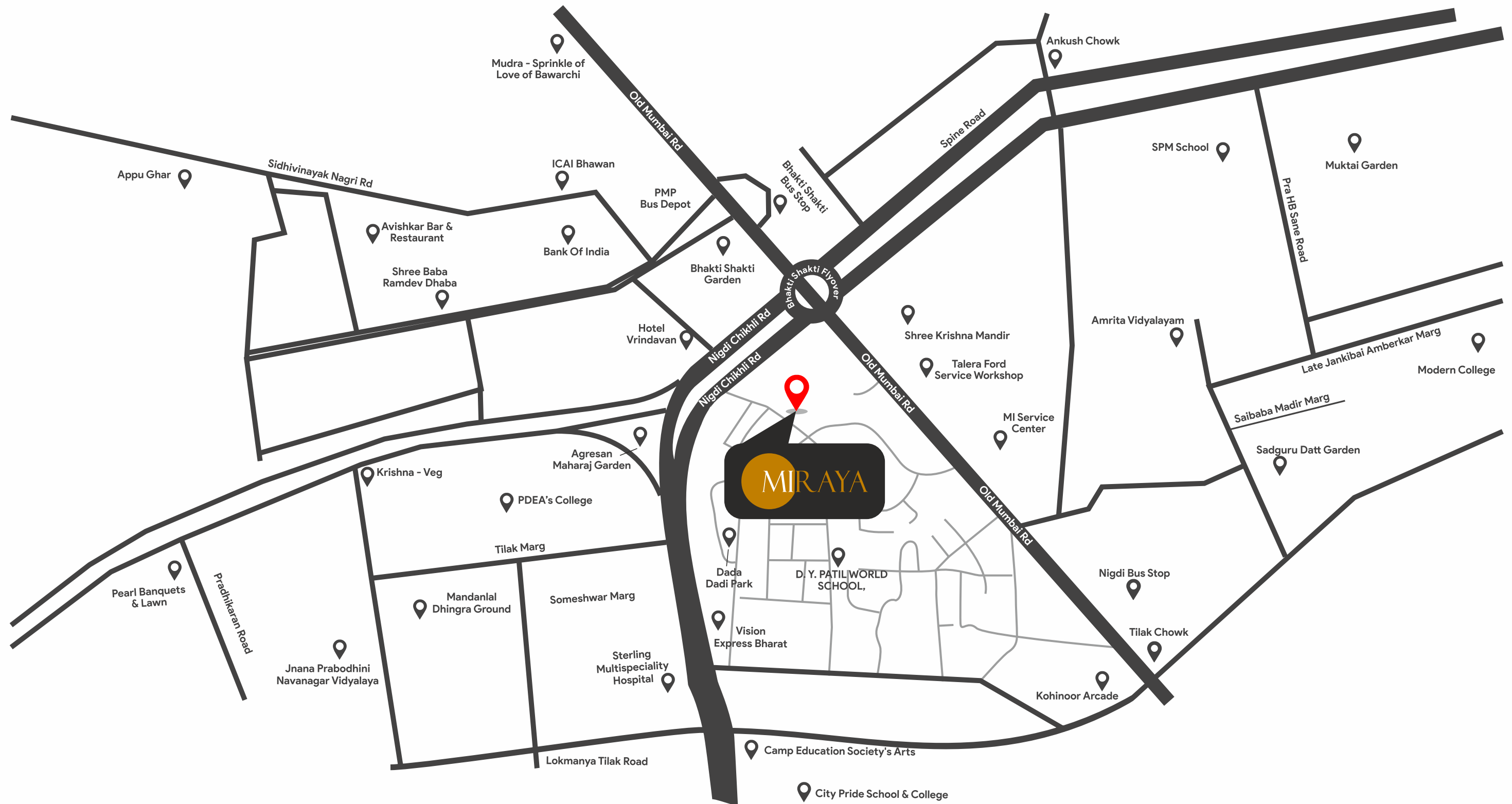
Designed for the discerning few, this residence is nestled within an elite community, ensuring a life of exclusivity and convenience. Enjoy seamless access to business hubs while retreating to a sanctuary of tranquility and sophistication. With expansive living spaces, Miraya offers more room for you to thrive, all within a like-minded community of those who appreciate the finer things in life. Here, your desires are met with unparalleled luxury, setting the stage for a life of success and refinement.



PROJECT HIGHLIGHTS

- ◆ Prestigious Community Lifestyle of 4 Bed Suites only
- ◆ Private Owner Lift Access Directly Into the Residence
- ◆ Breathtaking Panoramic Views
- ◆ Homes with Utmost Privacy
- ◆ Fully Ventilated with Abundant Natural Light
- ◆ Top Class Specifications
- ◆ Impressive Amenities including Infinity Pool, Club House, Gym, Multipurpose Hall and more
- ◆ 2mins from Nigdi Metro Station, Bhakti-Shakti Chowk and Durga Tekdi
- ◆ Close proximity to Talawade IT Park, Chakan MIDC, Pune-Mumbai Highway

NIGDI – The Location Your Desire, The Luxury You Deserve!



Satisfy Your Desire for a Connected Lifestyle



HOSPITAL

Aditi Multispeciality Hospital	5 mins
Lokmanya Hospital, Nigdi	5 mins
Sterling Multispeciality Hospital	5 mins
Lotus Mother & Child Care Hospital	9 mins

PUBLIC TRANSPORT

Bhakti Shakti Metro Station/ Bus Stop	5 mins
Nigdi Bus Stop	5 mins
Old Pune - Mumbai Highway	5 mins
Akurdi Railway Station	10 mins
Mukai Chowk Bus Stop / Expressway	15 mins



SCHOOL & COLLEGE

D. Y. Patil World School	5 mins
D. Y. Patil Dyanshanti School	5 mins
Jnana Prabodhini Vidyalay	8 mins
Mindseed Preschool & Daycare	8 mins
IICMR College	8 mins
City Pride School	8 mins
Orchids Intenational School	8 mins
St. Ursula High School	8 mins
PCCOE College	10 mins

Desire for Accessibility, Just Minutes Away



RETAIL

Bhel Chowk	5 mins
D Mart	6 mins
Inspiria Mall	8 mins
Reliance Mart	6 mins
Elpro Mall	12 mins

GARDEN / SPORTS

Pradhikaran Garden	2 mins
Ganesh Talav	3 mins
Veer Savarkar Garden	4 mins
Bhakti Shakti Garden	4 mins
Sunrise Sunset Point	5 mins
Durga Tekdi	6 mins
Madanlal Dhingra Ground	6 mins
Sanjay Kale Ground	8 mins
PCCOE Badminton Court	8 mins
Rainbow Trampoline Park	10 mins



TEMPLE

Neelkantheshvar Mandir	2 mins
Someshwar Mandir Garden	3 mins
ISKCON	4 mins
Vitthal Rukhmai Mandir	7 mins

10+ MATCHLESS AMENITIES

Indulge in the
Desire for More

An artistic rendering of a modern indoor infinity pool. The pool is filled with clear blue water and has a tiled edge. To the right of the pool, there is a row of green lounge chairs on a black and white geometric patterned floor. A woman in a grey and black top and black pants is standing near the chairs, looking at her phone. The background features large windows with a view of a city and palm trees. The walls are made of stone and wood. The ceiling has recessed lights. On the left side, there is a large orange semi-transparent rectangle containing text.

INFINITY POOL

with Baby Pool & Deck
Your Private Oasis

Lift & Lobby Area

Where Every Entrance
Feels Grand



INDOOR GYM

Power Up in Your
Personal Fitness Haven



CLUB HOUSE

Relax, Connect,
and Unwind in Style



OUTDOOR GYM

Power Up in Your
Personal Fitness Haven

SIT-OUT ARENA

A Quiet Spot to
Cherish Togetherness



A woman with long brown hair is smiling and looking towards the right. She is seated at a table with several wine glasses and plates of food. The background is blurred, showing other people and warm, bokeh lights. On the left side of the image, there is a semi-transparent yellow overlay containing text.

MULTI-PURPOSE HALL

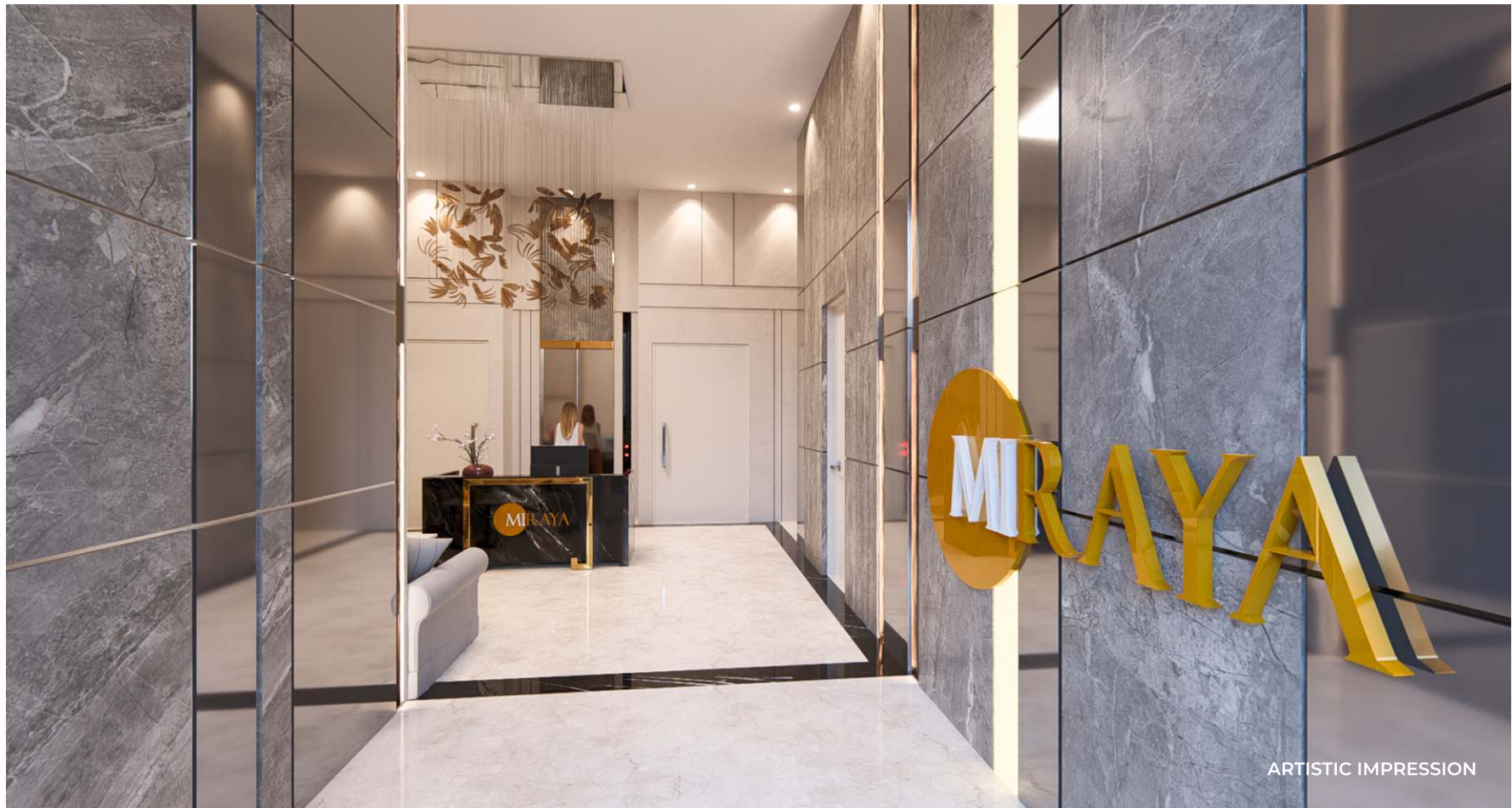
Gather, Celebrate,
Create Memories!

A close-up photograph of a person's hand in a dark suit jacket opening the door of a dark-colored car. The car's body is highly reflective, showing bright highlights from ambient light. The background is blurred, showing warm, out-of-focus lights, suggesting a city street at night. A large, semi-transparent yellow shape is overlaid on the left side of the image, containing text.

3 PARKINGS (Covered & Individual)

Drive in Comfort,
Park with Ease





ARTISTIC IMPRESSION



ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

Luxury-Grade Specifications

Elevate Your Desire for
Exceptional Quality

CRAFTING AWESOME PERFECTION

STRUCTURAL



- Earthquake resistant RCC frame structure
- 6 Inch Red Brick work for Internal and External Walls
- Internal Gypsum finish with emulsion paint

DOOR



- Main Door-Good quality both sides laminated flush doors with digital safety lock
- Toilet doors-Granite door frame with laminate on both sides
- Balcony doors-Sliding doors
- Sliding windows with mosquito net
- MS railings, Anti-skid tiles for Balcony and staircase

BEDROOM



- Flooring: 800mm X 1600mm Marble Vitrified Tiles with Skirting
- Windows: Premium Aluminum-powder Coated Sliding
- Windows with Mosquito Net
- Electrical: Modular Switches of Legrand or Equivalent Make

LIVING / DINING



- Flooring: 800mm X 1600mm Marble Vitrified Tiles with Skirting
- Windows: Premium Aluminum-powder Coated Sliding Windows with Mosquito Net
- Electrical: Modular Switches of Legrand or Equivalent Make

SITOUT



- 400mm X 800mm Anti-Skid Tiles
- SS Railing Toughened Glass

LIFTS/ELEVATORS



- Kone/Schindler/Otis

AIR CONDITIONING



- Provision of Electric points for Air Conditioners in Kids Bedroom, Master Bedroom & Living/Dining

PAINTS



- Tractor emulsion internal paint
- Camp proof Ages Ultima external paint

BATHROOMS



- Ceramic DADO tiles up to lintel level
- CP fittings of TOTO or Jaguar or equivalent make
- Sanitary ware TOTO or equivalent make
- Concealed plumbing
- Solar Water Heater- Provided in Master bedroom
- 600mm x 1200mm DADO tiles in toilets bathrooms

GROUND FLOOR LOBBY



- Flooring: Combination of Premium Vitrified Tiles & Granite
- Ceiling: False Ceiling with Light Fixtures
- Wall: Combination of Premium Vitrified Tiles, Paint & Glazing as per Design

KITCHEN



- Granite /Vitrified Stone
- Provision of electric connection for chimney
- Provision of electric & water connection for water purifier
- Provision of electric & water connection for washing machine in dry balcony
- Dado tiles up to 2 ft. above the platform

SECURITY



- Video Door Phones for each flat
- CCTV for common areas
- Power backup for common areas

ELECTRIFICATION



- Concealed fire-resistant Copper wiring with circuit breakers
- Modular switches of Legrand or equivalent brand
- Provision for AC in living area & all bedrooms
- Provision for exhaust fan in Kitchen & bathrooms
- Provision for TV connection in master bedroom & living room
- Power back-up for Common area
- Inverter Provision







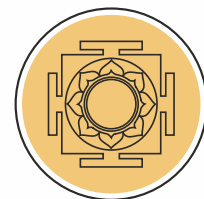
MIRAYA

MIRAYA
Aashirwad
Homes
mantra

Expansive Layouts

That Match Your
Desire for Luxury

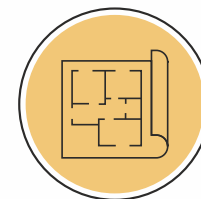
4 BHK CUT SECTION



Vastu Compliant



Maximum Livable Area

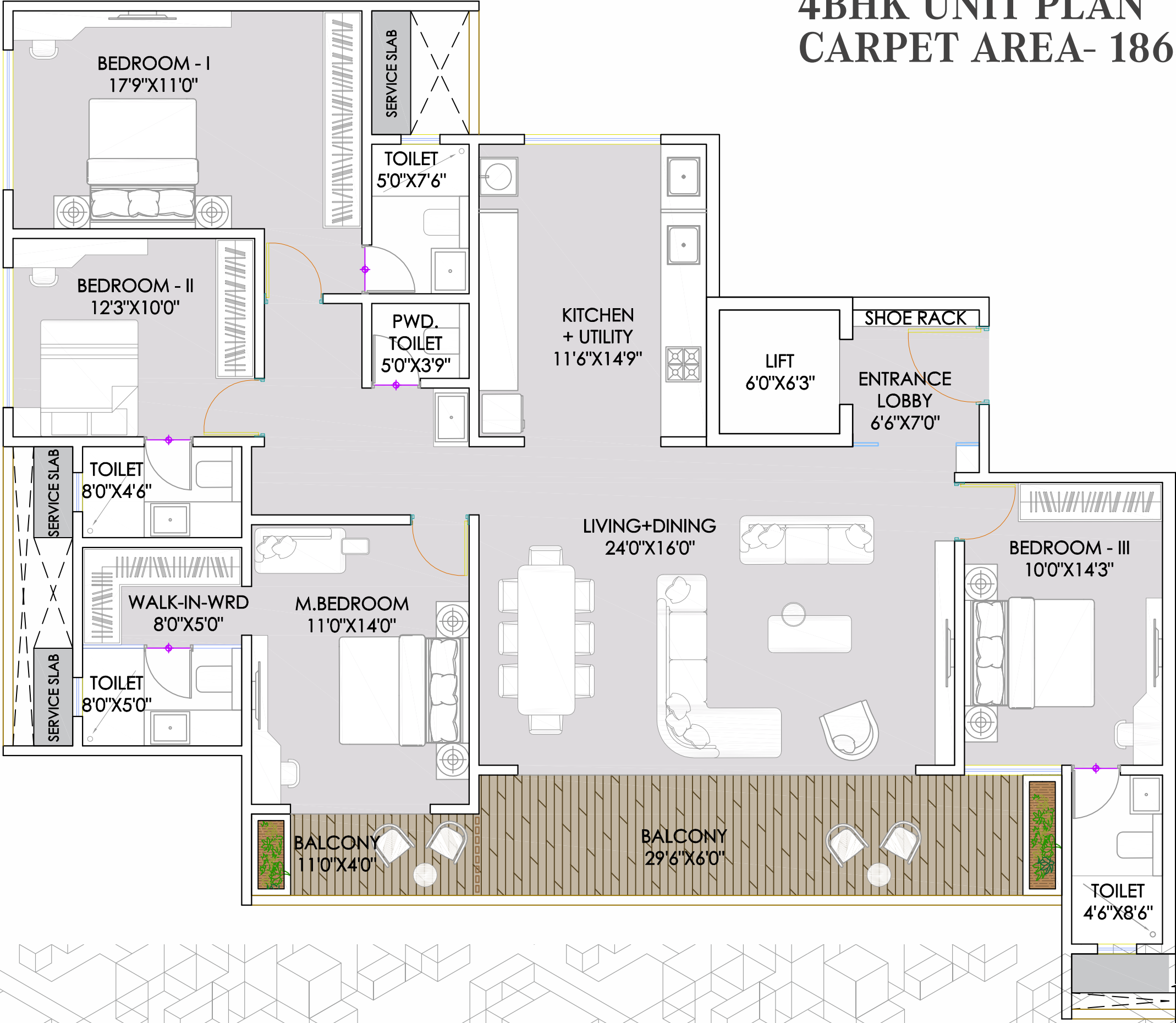


Zero Space Wastage



Spacious Balcony

4BHK UNIT PLAN
CARPET AREA- 1864 SQ.FT.

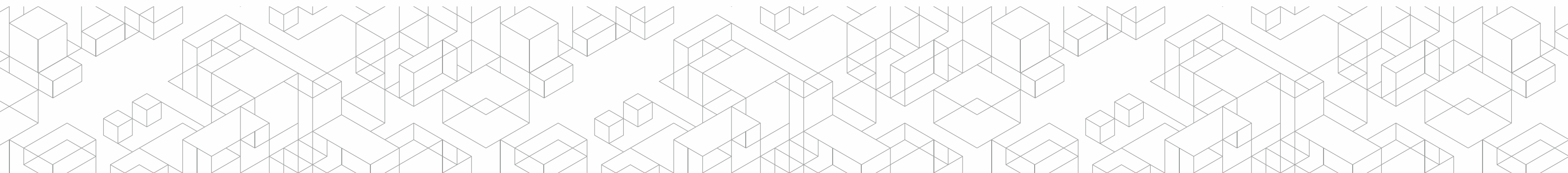


Masterfully Designed Floor Plans

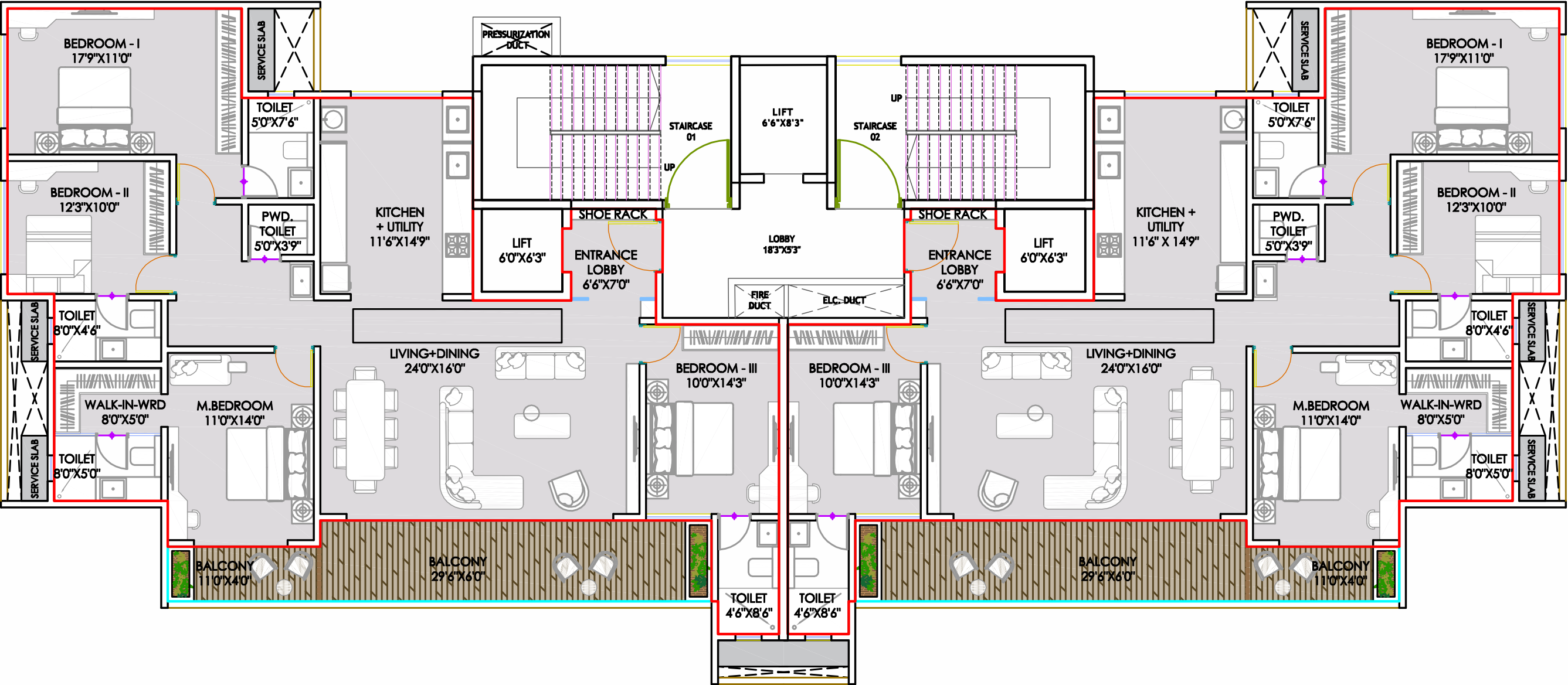
A Space Crafted to
Fulfill Your Desire



TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN



FLAT NO	NO OF BED	A. CARPET AREA (SQ.MT.)	B. BALCONY AREA (SQ.MT.)	TOTAL AREA IN SQ. M. (A+B)	TOTAL AREA IN SQ. FT.
01	4BHK	152.17	20.97	173.14	1864
02	4BHK	152.17	20.97	173.14	1864

Crafting Lifestyles That Fulfill Every Desire

With over a decade of experience, Aashirwad Homes & Mantra Properties are synonymous with exceptional construction quality and timely possession.

We are committed to delivering not only world-class lifestyle amenities but also homes that offer unparalleled value. Our focus on superior living standards ensures that every project enhances the lives of our residents, making us a trusted name in the real estate industry.

A project by



10+

Years of
Real Estate
Expertise

17+

Projects

05+

Ongoing
Projects

12+

Completed
Projects

10

Lacs sq.ft.
Ongoing
Construction

19.6

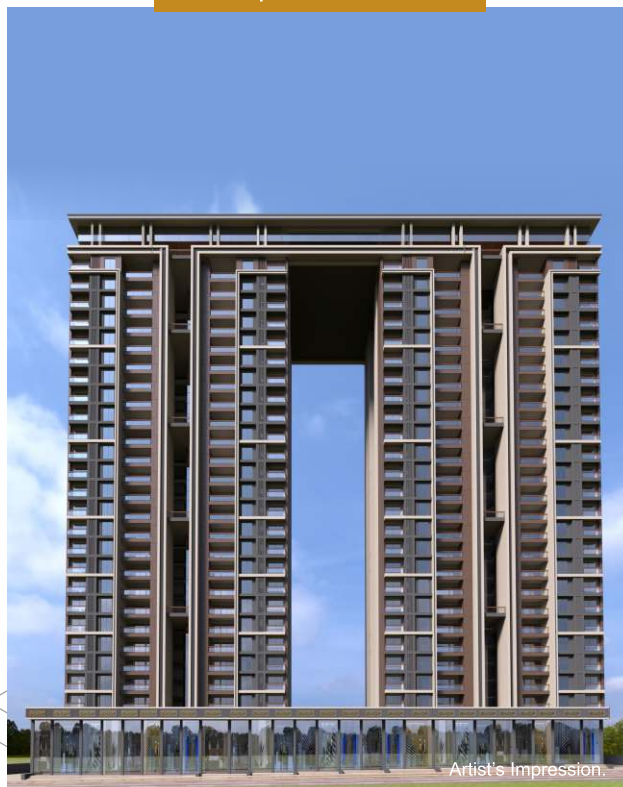
Lacs sq.ft.
Construction
Delivered

3000+

Happy
Families

ONGOING PROJECTS

Capri, Ravet



Navyam, Ravet



The Saga, Nigdi



Connect, Nigdi



A PROJECT BY



STRATEGIC PARTNER



Site Address - Plot No.: C - 11,
Sector No. 24, Opp. Nigadi Police Station,
Pradhikaran, Nigadi, Pune - 411044



8983 0252 61
9657 5555 85



Maha RERA
P52100078668
<https://maharera.mahaonline.gov.in>



Disclaimer- The images included the artist's impression indicating the anticipated appearance of ongoing development. The information is presented as genral information and no warranty, is expressly or impliedly given that completed development will comply in any degree with such artist's impression or anticipated appearance.This brochure is purely conceptual and not a legal offering.The developers reserve the rights to amends the layout plan, elevations, specifications and amenities.