



REVEL IN
THE MAGIC OF
AN 'AHA'
LIFESTYLE

NIVASA
ENCHANTÉ

Boutique 2, 2.5 & 3 BHKs.

WING - A 2

WING - A 3

WING - A 5



WING - A 1

WING - A 4

WING - A 6



AMENITY SPACE

- Water body
- Clubhouse
- Party lawn
- Stage without backdrop wall
- Multipurpose play court
- Children's Play area (Rubber flooring)
- Box cricket
- Yoga and meditation area
- Amphi seating
- Changing room
- Feature wall
- Swimming pool
- Temperature controlled swimming pool
- Deck area
- Open-air gym
- Rubber mountain with rabbit hole
- Toddlers' play area A) Snakes and Ladders B) Hopscotch
- Senior citizens' area with pergola
- Open table tennis
- Badminton court
- Cabana
- Futsal lawn (turf)
- Flag hoisting pole
- Climbing wall
- Guard seating
- Bus bay
- Jogging track
- Designer entrance with security cabin

The enchanting abode of the 'AHA' lifestyle

Presenting Nivasa Enchante – a premium development of boutique 2, 2.5 & 3 BHK homes in Lohegaon. Studded with 40+ amenities, this aesthetically designed structure elevates your lifestyle a few notches above the rest and gifts you priceless 'AHA' moments, to be cherished forever.



Artist's Impression



Indulge in the 'AHA' privilege

Thoughtfully placed in 4 enticing zones, the 40+ amenities here are the sign of privileged living, a very few can own.





Yahoo Zone



Club Zone



Hurray Zone



Comfi Zone



Yahoo Zone

- Temperature-controlled Swimming Pool
- Changing Room
- Deck Area
- Gymnasium
- Kids' Play Area
- Open-air Gym
- Rubber Mountain
- Jogging/Walking Path
- Water Body
- Toddlers' Play Area
- Reading Area



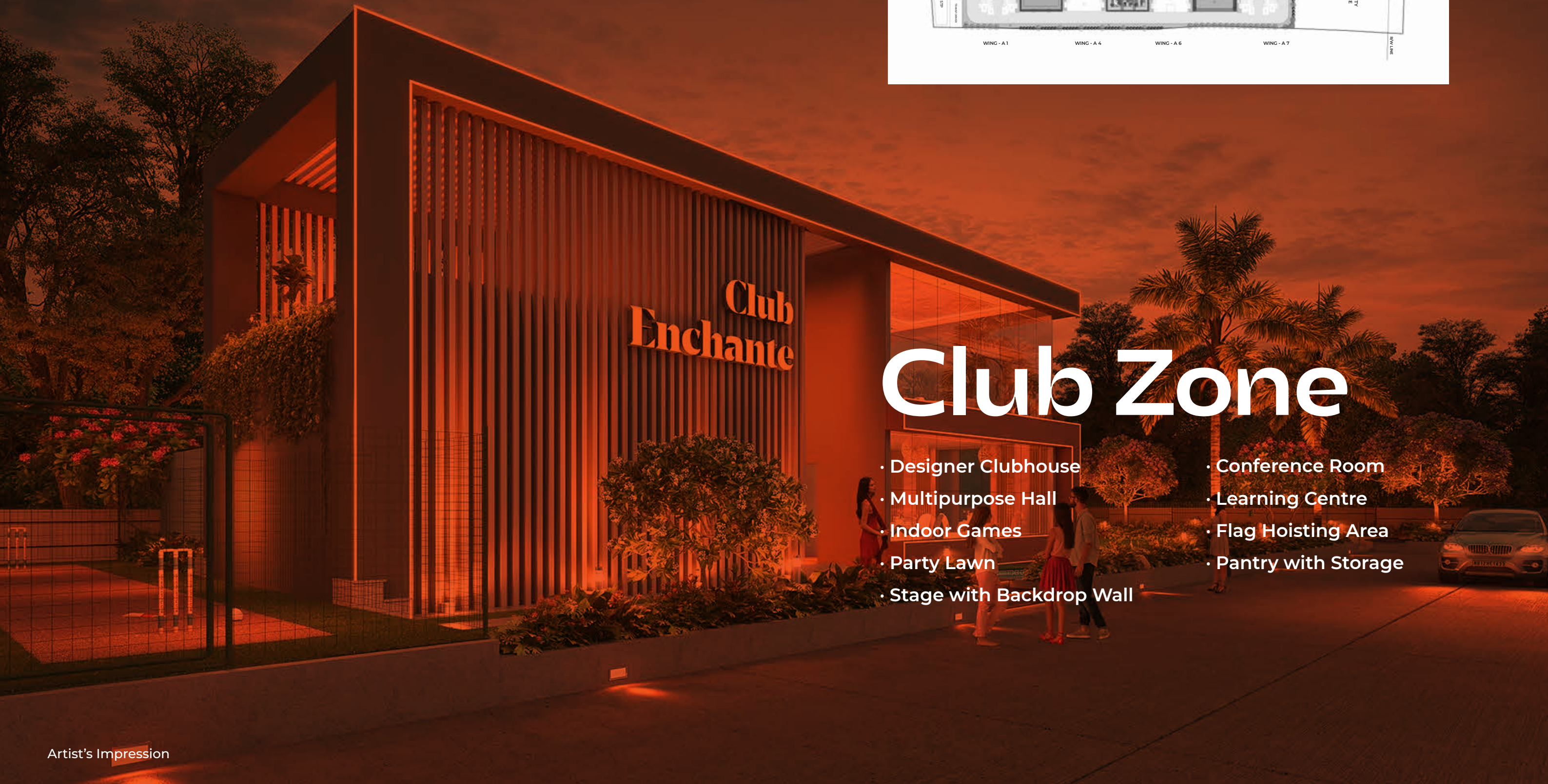
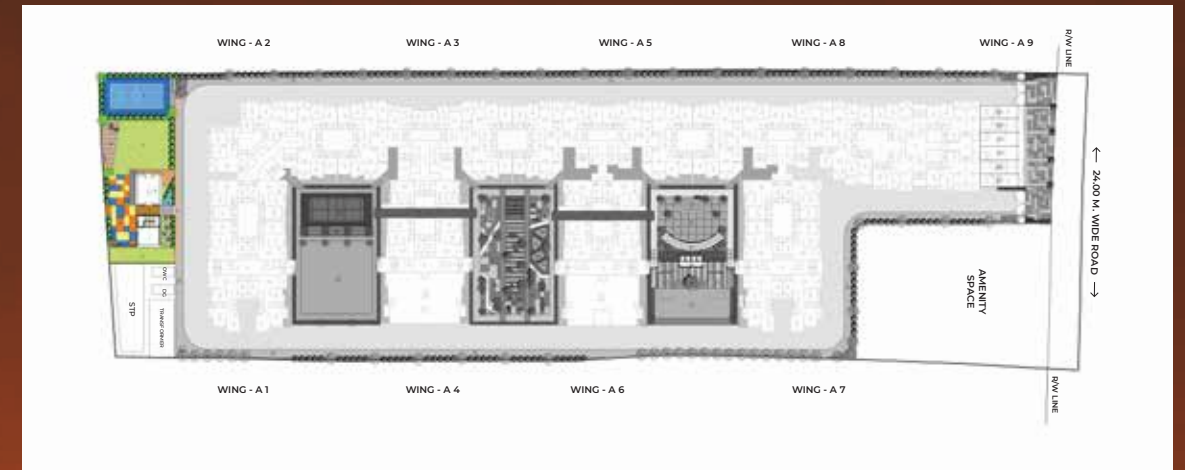
Temperature-controlled Swimming Pool

Artist's Impression









Club Zone

- Designer Clubhouse
- Multipurpose Hall
- Indoor Games
- Party Lawn
- Stage with Backdrop Wall
- Conference Room
- Learning Centre
- Flag Hoisting Area
- Pantry with Storage

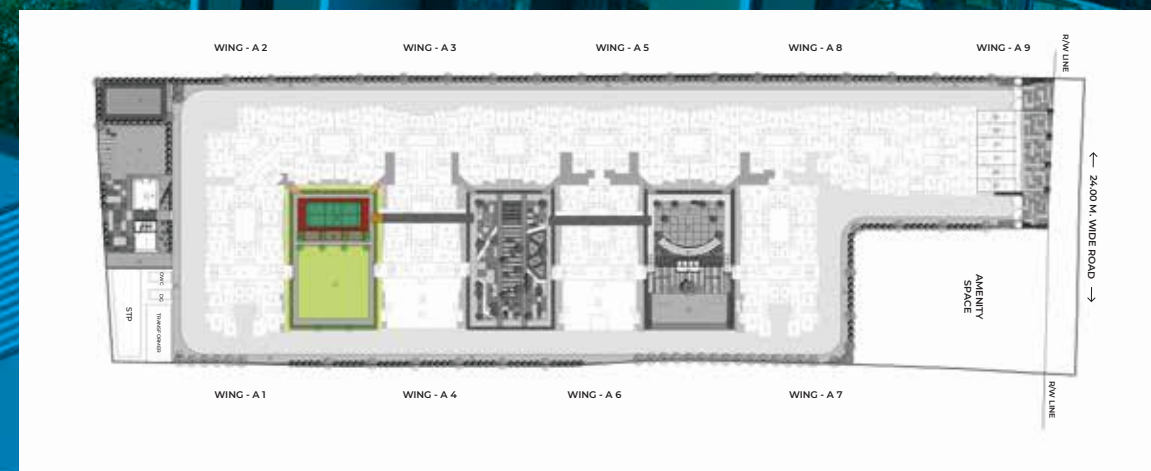






Conference Room

Representative Image



Hurray Zone

- Box Cricket
- Multipurpose Court / Half Basketball
- Mini Turf
- Climbing Wall
- Open Table Tennis
- Snakes & Ladders
- Hopscotch Area
- Badminton Court

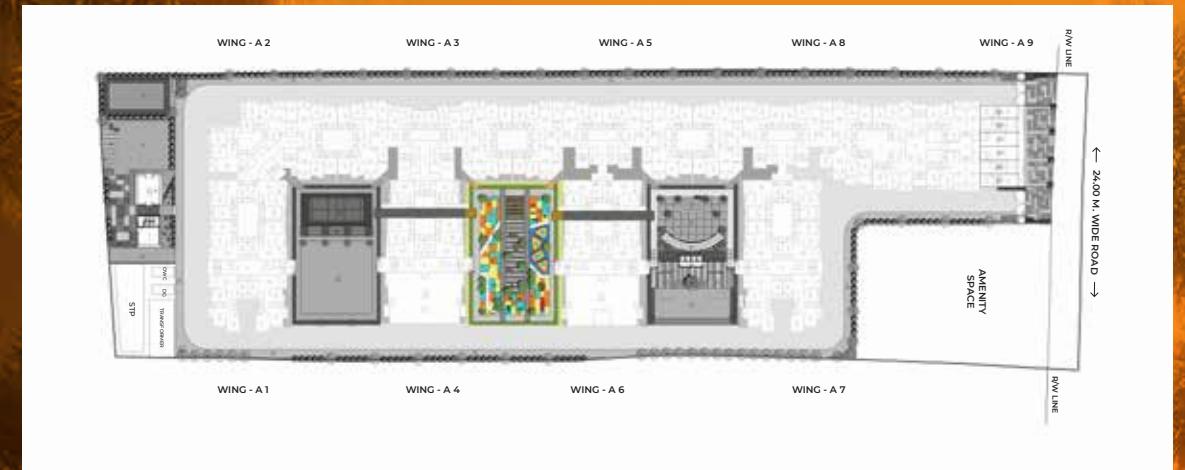


Badminton Court

Artist's Impression







Comfi Zone

- Yoga-Meditation Area
- Senior Citizens' Area
- Amphitheatre
- Pergolas with Seaters
- Zumba Area
- Crèche with CCTV
- Co-working Space
- Guest Room
- Feature Wall
- Society Office
- Bus Waiting Area
- Designer Gate with Security Cabin



Yoga/ Meditation Area

Artist's Impression









PROJECT
NAME

Vastream

Coffee shop

Experience the 'AHA' convenience

Structure

- Earthquake-resistant RCC frame structure

Walls

- 5" AAC block for external & internal walls
- External ready-mix double coat plaster
- Internal gypsum finish

Doors

- Main Door - laminated flush door with bio-metric lock
- Other Doors - laminated flush doors

Windows

- Aluminum sliding windows with mosquito net & MS safety grills

Terraces

- Glass railing & anti-skid tiles

Flooring

- 800 X 800 mm vitrified tiles in all rooms
- Anti-skid tiles in toilets & bathrooms

Kitchen

- Dado tiles up to 2' above the platform
- Black granite platform with SS sink
- Provision for water purifier
- Provision for washing machine

Toilet

- 1200 x 600 mm vitrified designer tiles
- CP fittings of Jaquar or equivalent brand
- Sanitaryware of Jaquar or equivalent brand

Electrical

- Concealed fire-resistant copper wiring
- Provision for AC in master and children's bedroom
- Provision for exhaust fans in kitchen and bathroom
- Provision for TV in living room and master bedroom & telephone connection in living room
- Provision for inverter

Painting

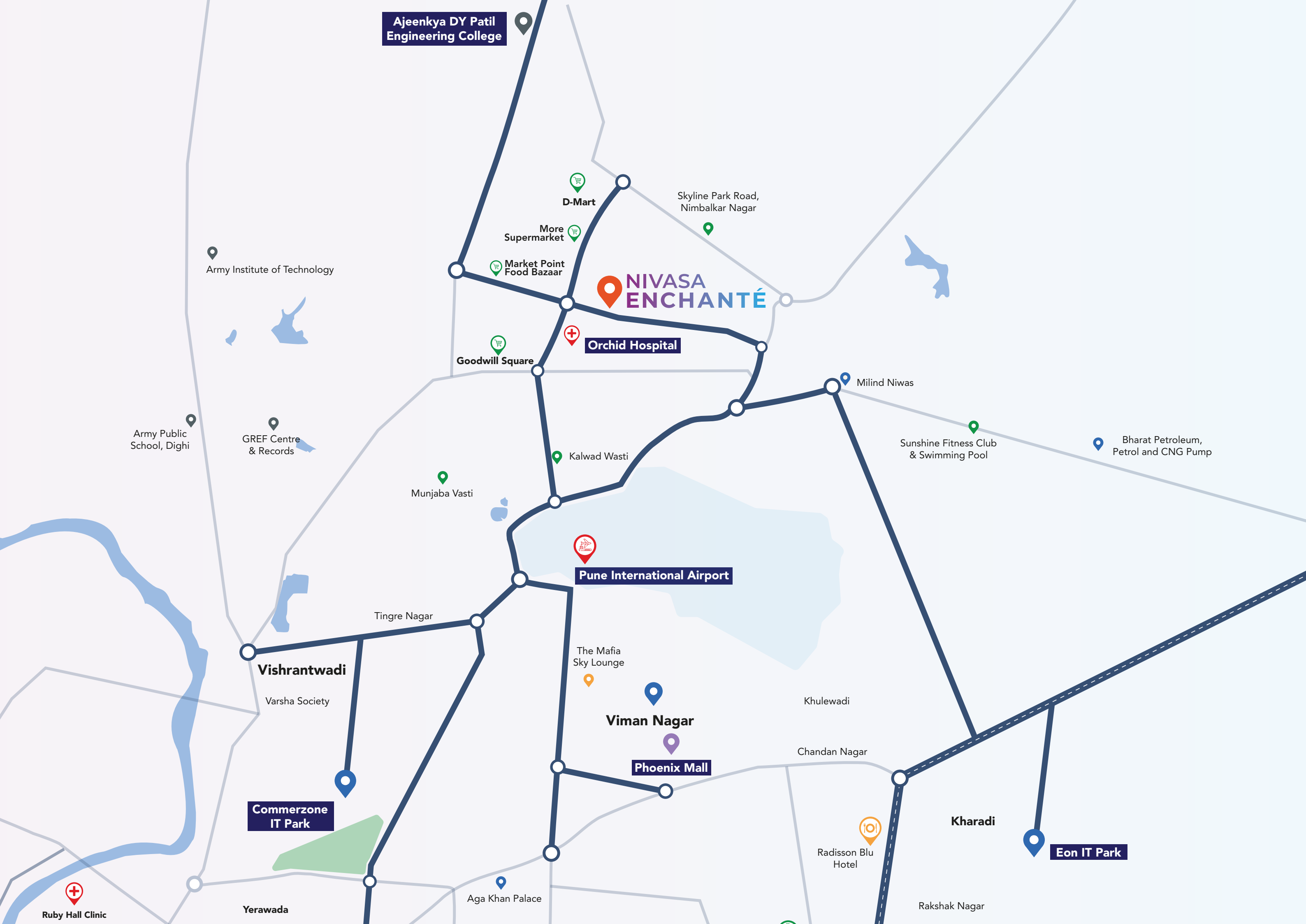
- External - Apex paint
- Internal - Tractor emulsion paint





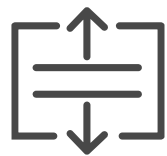
An 'AHA' location you would love to belong to

Lohegaon is one of the most sought-after destinations, and rightly so. This strategic location keeps you in proximity to IT parks and conveniences, gives you quick access to Pune's prime destinations and offers you the vibrant lifestyle you truly deserve.



An 'AHA' home with many benefits

Nivasa Enchanté is a holistic development that offers you the best of everything. From its thoughtfully planned layouts to world-class amenities, best-in-class specifications, strategic location and more, every aspect of this development leaves its mark on you and allures you to belong here.



**Max Usable
Space**



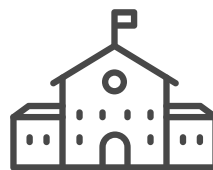
**40+ amenities
across 4 zones**



**Near IT Parks
and offices**



**Easy access to
prime suburbs**



**Near reputed
educational institutes**

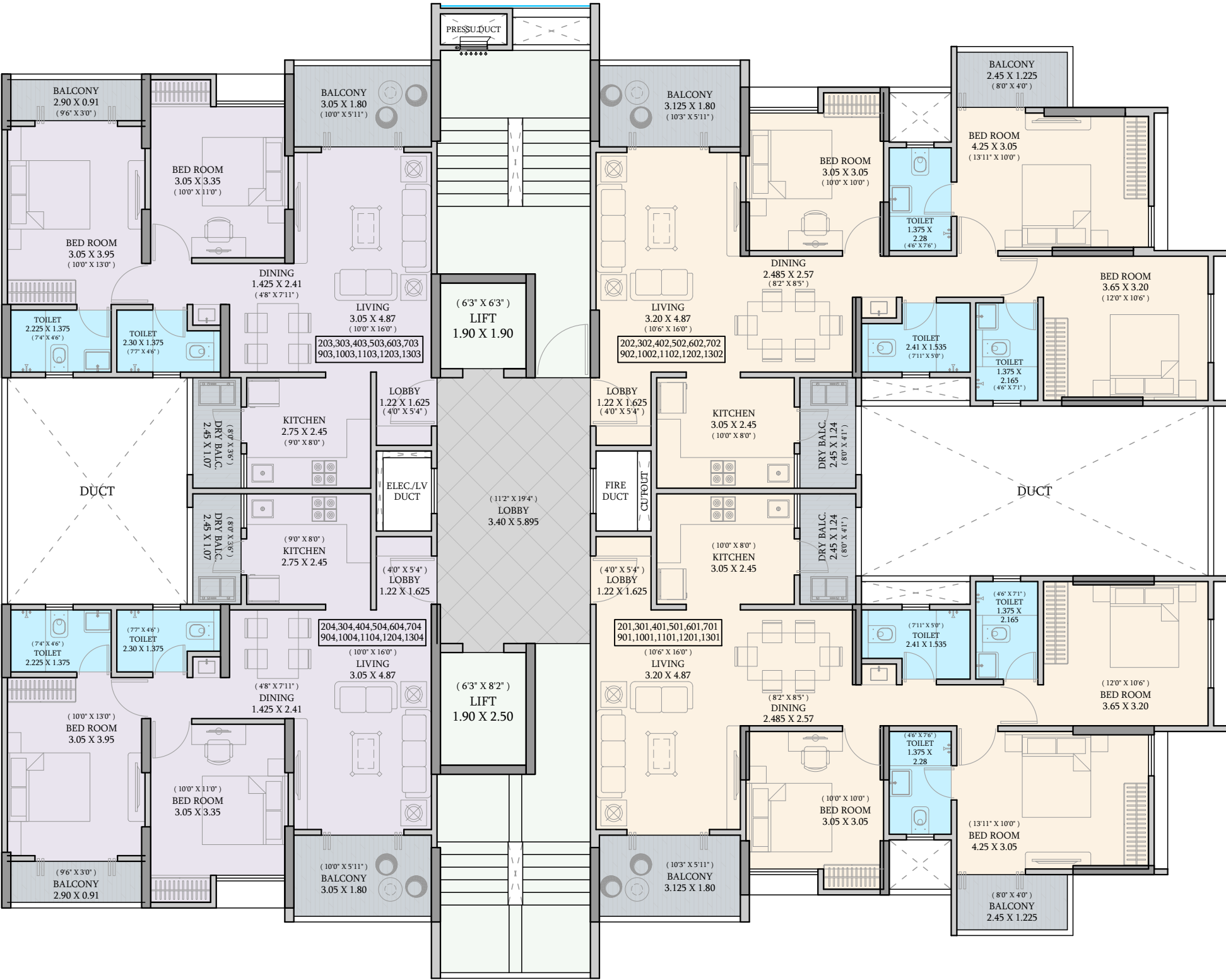


**Promising location
with great ROI**

Key distances:

- DHANORI ROAD - 1.1 KM
- PUNE STATION - 10.9 KM
- AIR FORCE STATION - 3.2 KM
- PUNE INTERNATIONAL AIRPORT - 3.9 KM
- D.Y. PATIL INTERNATIONAL SCHOOL - 2.2 KM
- LITTLE MILLENIUM SCHOOL - 750 M
- ORCHID HOSPITAL - 200 M

FLOOR PLANS



TYPICAL FLOOR PLAN
(2nd To 7th & 9th, 10th, 11th, 12th & 13th Floor)

WING - A6

AREA STATEMENT (WING – A6)											
TYPICAL FLOOR											
FLAT NO.	FLAT TYPE	CARPET AREA		BALCONY AREA		DRY BALCONY AREA		ENCLOSED BALCONY AREA		TOTAL CARPET AREA	
		Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
201,301,401,501,601, 701,901,1001,1101,1201,1301	3 BHK	79.26	853	8.63	93	3.04	33	5.58	60	96.51	1039
202,302,402,502,602, 702,902,1002,1102,1202,1302	3 BHK	79.26	853	8.63	93	3.04	33	5.58	60	96.51	1039
203,303,403,503,603, 703,903,1003,1103,1203,1303	2 BHK	62.34	671	8.13	88	2.62	28	0.00	0	73.09	787
204,304,404,504,604, 704,904,1004,1104,1204,1304	2 BHK	62.34	671	8.13	88	2.62	28	0.00	0	73.09	787

PROPOSED BUILDING ON S.NO. 283, AT LOHEGAON, PUNE.
FOR:- MR. RAHUL MOHTA

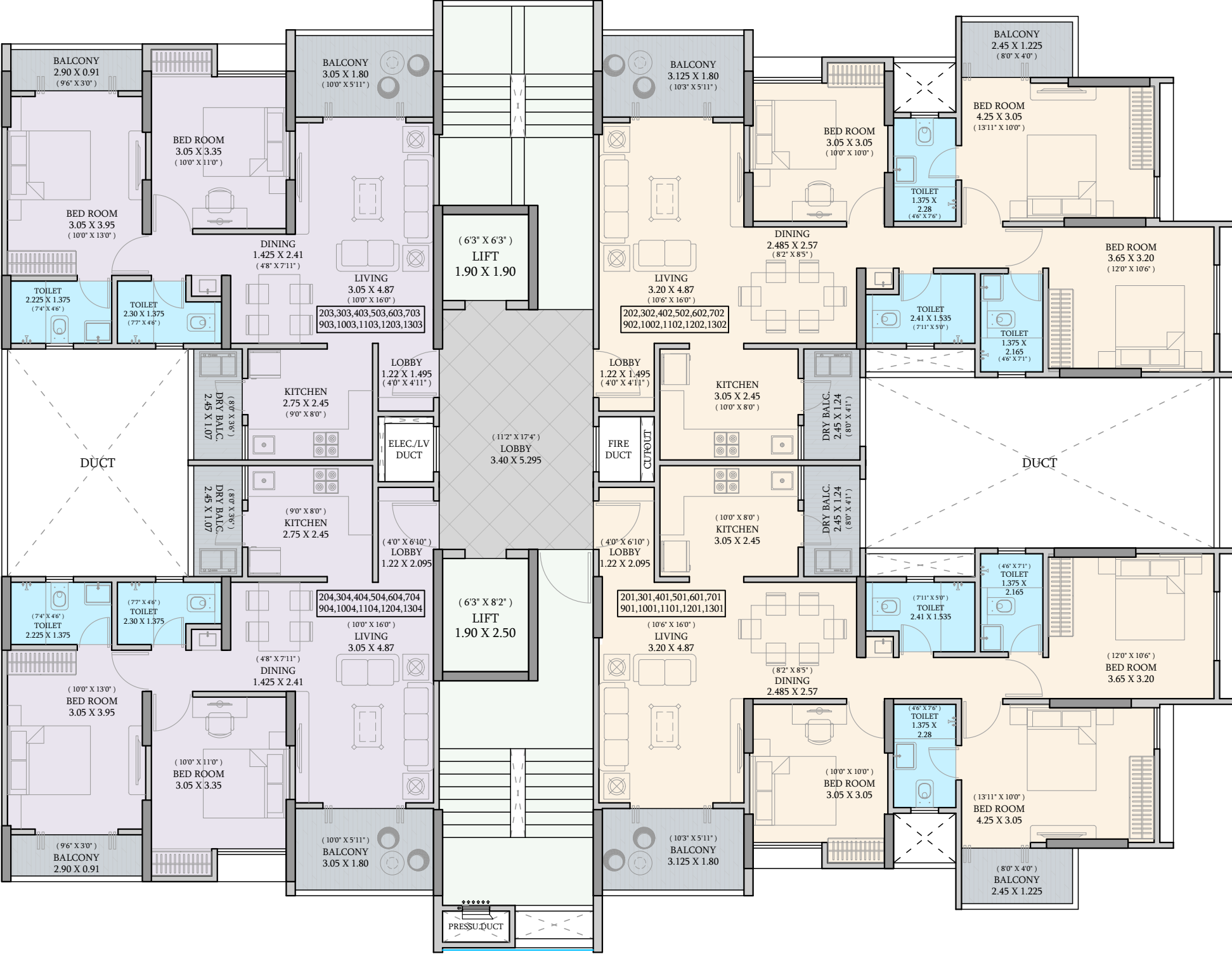
DRAWN BY :	OPTION NO. :	DATE :
---	---	13 / 02 / 2025
REMARK :		



DESIGN ARCHITECT:

**CUBIX**
ARCHITECTS
ASSOCIATES

OFFICE NO. 1 AND 2, ARISTOCAT '1', OPP. BEVERLY
HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR,
BIBWEVADI, PUNE, E-MAIL:- cubixarchitects@gmail.com
CONTACT NO:- 7757043066, 7757043067



TYPICAL FLOOR PLAN
(2nd To 7th & 9th, 10th, 11th 12th & 13th Floor)

WING - A7

AREA STATEMENT (WING – A7)
TYPICAL FLOOR

FLAT NO.	FLAT TYPE	CARPET AREA		BALCONY AREA		DRY BALCONY AREA		ENCLOSED BALCONY AREA		TOTAL CARPET AREA	
		Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
201,301,401,501,601, 701,901,1001,1101,1201,1301	3 BHK	77.89	838	8.63	93	3.04	33	7.58	82	97.14	1046
202,302,402,502,602, 702,902,1002,1102,1202,1302	3 BHK	77.08	830	8.63	93	3.04	33	7.58	82	96.33	1037
203,303,403,503,603, 703,903,1003,1103,1203,1303	2 BHK	62.17	669	8.13	88	2.62	28	0.00	0	72.92	785
204,304,404,504,604, 704,904,1004,1104,1204,1304	2 BHK	62.98	678	8.13	88	2.62	28	0.00	0	73.73	794

PROPOSED BUILDING ON S.NO. 283, AT LOHEGAON, PUNE.
FOR:- MR. RAHUL MOHTA

DRAWN BY :	OPTION NO. :	DATE :
---		13 / 02 / 2025
REMARK :		



DESIGN ARCHITECT:

**CUBIX**
ARCHITECTS
ASSOCIATES

OFFICE NO. 1 AND 2, ARISTOCAT '1', OPP. BEVERLY
HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR,
BIBWEWADI, PUNE, E-MAIL:- cubixarchitects@gmail.com
CONTACT NO:- 7757043066, 7757043067



TYPICAL FLOOR PLAN
(2nd To 7th & 9th, 10th, 11th 12th & 13th Floor)

WING - A8

AREA STATEMENT (WING - A8)								
TYPICAL FLOOR								
FLAT NO.	FLAT TYPE	CARPET AREA		BALCONY AREA		DRY BALCONY AREA		TOTAL CARPET AREA
		Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	
201,301,401,501,601,701, 901,1001,1101,1201,1301	2 BHK	62.36	671	8.20	88	2.62	28	73.18
202,302,402,502,602,702, 902,1002,1102,1202,1302	2 BHK	62.36	671	8.20	88	2.62	28	73.18
203,303,403,503,603,703, 903,1003,1103,1203,1303	3 BHK	77.08	830	8.06	87	2.54	27	87.68
204,304,404,504,604,704, 904,1004,1104,1204,1304	2.5 BHK	72.43	780	8.06	87	2.62	28	83.11
205,305,405,505,605,705, 905,1005,1105,1205,1305	2 BHK	63.44	683	8.10	87	2.62	28	74.16
206,306,406,506,606,706, 906,1006,1106,1206,1306	2 BHK	63.44	683	8.10	87	2.62	28	74.16
207,307,407,507,607,707, 907,1007,1107,1207,1307	2.5 BHK	72.44	780	8.06	87	2.62	28	83.12
208,308,408,508,608,708, 908,1008,1108,1208,1308	2.5 BHK	71.18	766	8.06	87	2.62	28	81.86

PROPOSED BUILDING ON S.NO. 282(P), AT LOHEGAON, PUNE.
FOR:- MR. RAHUL MOHTA

DRAWN BY :	OPTION NO. :	DATE :
---		10 / 10 / 2025
REMARK :		



DESIGN ARCHITECT:

CUBIX
ARCHITECTS
ASSOCIATES

OFFICE NO. 1 AND 2, ARISTOCAT 'L', OPP. BEVERLY
HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR,
BIBWEWADI, PUNE, E-MAIL - cubixarchitects@gmail.com
CONTACT NO.- 7757043088 , 7757043087



Fresh Minds. Exemplary Talent.

Built on the single premise of 'Honesty and hard work breeds success', we believe in offering nothing but the best, even under challenging circumstances. Our successfully delivered projects, developed with perfection and precision stand a testimony to this belief. With customer satisfaction at the core of our business philosophy, we are always ready to go that extra mile and deliver a hassle-free experience to our customers, elevate their lifestyle and gift them a smile that lasts forever.

Completed projects



AARAMBH

1 & 2 BHK Smart Homes
at Moshi, Pune

MahaRERA No.: P52100002191 / P52100019333



NIVASA UDAAN

1, 2 & 2.5 BHKs at Lohegaon

P52100006335 (Phase 1) | P52100017799 (Phase 2)



NIVASA UMANG

1 & 2 BHKs at Yewlewadi

Ongoing Projects



NIVASA PRAKRITI

1, 1.5 & 2 BHKs at Lohegaon



NIVASA MUCHMORE

Uber-spacious 1 & 2 BHKs at Dhanori



NIVASA
ENCHANTÉ
DHANORI-LOHEGAON



MahaRERA No.: P52100034898. Available at website: <https://maharera.mahaonline.gov.in>

Site Office: 282 / 1B / 1, Nimbalkar Nagar, Lohegaon, Pune - 411 047
Call: 9075 0000 90 / 99 | nivasagroup.com