



NILAY

**AN ABODE WHERE LUXURY
MEETS SOLACE**

3 & 4 BHK Apartments,
Model Colony,
Pune

About Angal & Co.



ANGAL & CO.
PROMOTERS & BUILDERS

CELEBRATING



Established in 1966

"Angal & Co" was started by Late Shree. Subhash D. Angal in the year 1966. In the last 57 years we have completed innumerable projects, such as Individual Bungalows, Flats for societies, commercial buildings, religious structures, educational institutions and so on.

Subsequently, the second and third generation is now taking the legacy of the company forward.





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NILAY



NILAY

AN ABODE WHERE LUXURY MEETS SOLACE

Nestled in the heart of Model Colony, Pune, "Nilay" stands tall as an exquisite apartment building, offering a collection of thoughtfully designed 3 and 4 BHK apartments. Developed by Angal & Co., renowned for their commitment to quality and excellence, "Nilay" epitomizes the perfect blend of modern living and timeless elegance.

"Nilay" upholds the legacy of Angal & Co.'s impeccable track record in the real estate industry.

Features of the Project:



High Quality Electricals



High Quality Plumbing



Sky Lounge



Designer Tiles



CCTV Coverage



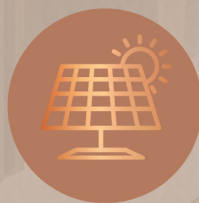
Rainwater Harvesting



Ample Parking Space



Tata Play DTH



Solar PV



Elevator with Backup



High Quality Fixtures



Vermiculture Pits



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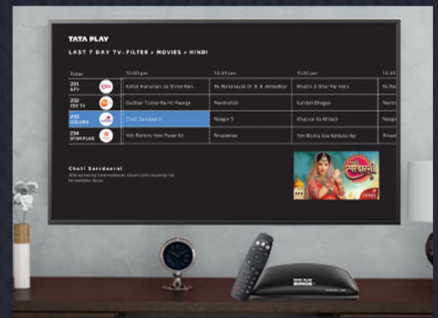
Highlights



Sky Lounge



Mechanical + Stilt Parking



TATA Play DTH



Schindler / Otis / Kone Lift



High Quality Tiles & Marble



High Quality Fixtures



Security Access



CCTV Coverage



Solar PV



High Quality Sanitaryware



100 % Diesel Generator Backup



Vermiculture



Specifications

Structure

- Earthquake resistant RCC framed Structure.
- Masonry in AAC Blocks. (125mm)
- Internal Plaster in Gypsum. External sand faced cement plaster.

Finishing

- Imported Marble for Living, Dining, & Kitchen.
- Vitrified tiles (800x800) for all bedrooms.
- Anti-skid flooring tiles for toilets & sitout.
- Designer Tiles (600x1200) dado for all toilets upto lintel level.
- Designer Tiles (300x600) dado above kitchen counter upto lintel level.
- Plastic paint from inside and Waterproof paint from outside.

Plumbing

- Stainless Steel Kitchen sink with drain board for kitchen with 15' long granite platform.
- Wall-hung/ Counter basin (as per size) for all toilets with hot and cold basin mixer (Jaquar, Grohe or similar).
- Wall-hung WC for all toilets with concealed flush tank/ flush valve (Jaquar, Grohe or similar).
- Shower area with hot and cold diverter, spout and overhead rain shower (Jaquar, Grohe or similar).
- Provision for dishwasher and washing machine in utility/ dry balcony.

Common Areas

- One elevator with back-up (Schindler/OTIS/Kone).
- Attractive entrance lobby.
- Granite Treads and Risers for staircase.
- Security access control in lobby with FaceID/ Biometric/ Card access for residents.
- Intercom facility in-built in VDP installed in the flat.
- VDP remote access from mobile phone (Hikvision or similar).
- CCTV coverage for all entrance points of building and common lobby (Hikvision or similar).

Doors, Windows, Railings

- Plywood frames for Main Door and all bedroom doors. Granite frame for toilet doors.
- Main door with veneer on both sides and polish. Bedroom and toilet doors with laminate on both sides.
- Top quality hardware for all doors with mortise locks for internal doors, Night latch for main door. (Europa or similar)
- UPVC/ Aluminum System Sliding windows (with mosquito net) with grill for all windows.
- Wooden Foldable/ UPVC or Aluminium sliding door for Living room balcony.
- Aluminum Powder-coated windows with louvers for toilets.
- SS Glass Railing for all Living room balconies.

Electrical

- Concealed wiring in PVC conduits as per MSEDCL & Fire norms.
- Ample light and plug points in all rooms (Anchor, Roma, Philips or similar).
- TataPlay (formerly TataSky) connection for Living room and all bedrooms through common Dish in the terrace.
- All common lights will be LED to reduce consumption of electricity.
- Provision for split AC in all bedrooms. One exhaust fan per toilet and kitchen.
- Diesel Generator backup for all common lighting, elevators, mechanical parking, pumping system.
- Diesel Generator backup for all points in individual flats (except power points).

Other Provisions

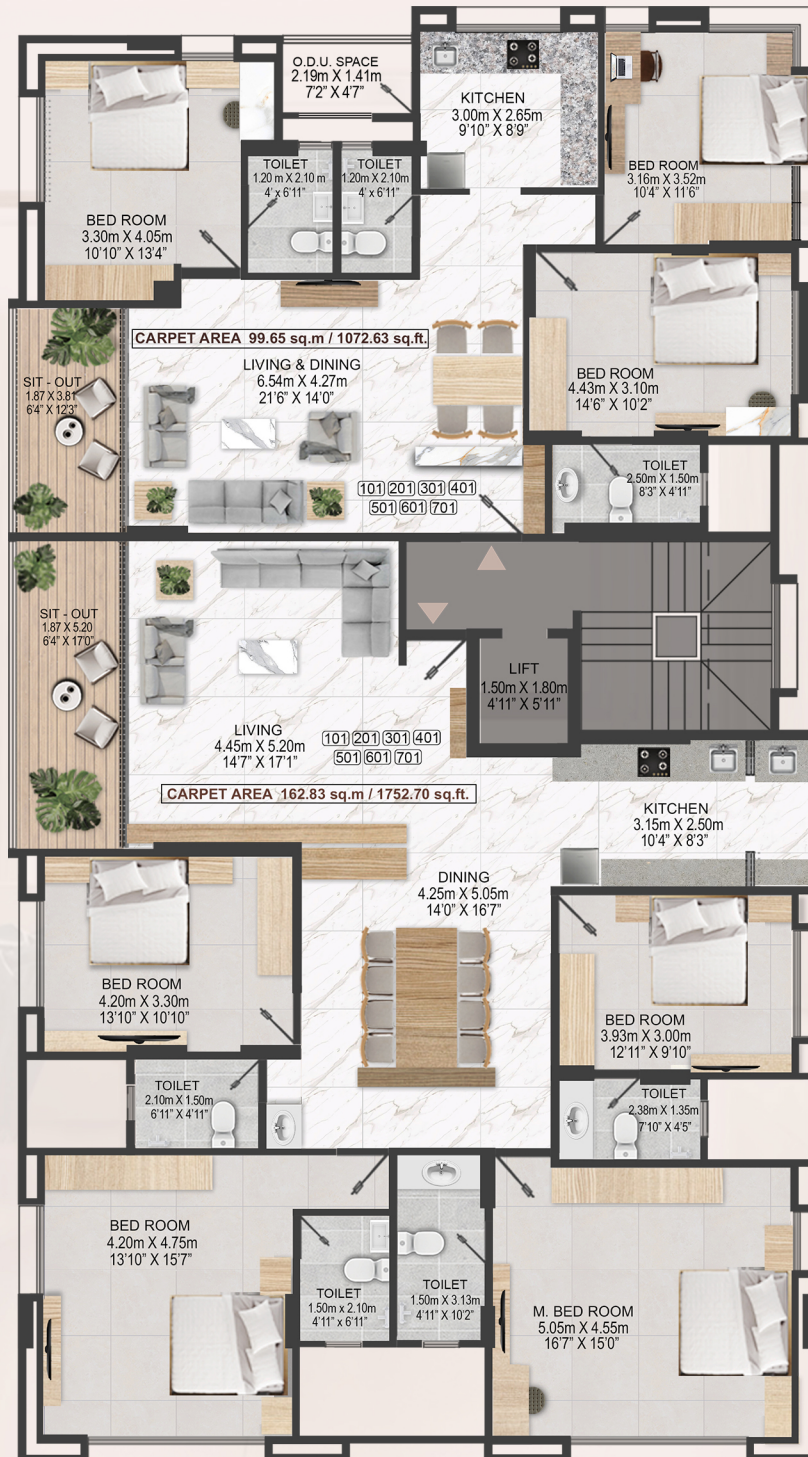
- Vermiculture for composting of all wet waste generated on site.
- Rainwater Harvesting to collect run-off rainwater & recharge the borewell.
- Solar PV with net metering to reduce energy consumption of common meter.
- Party area on Terrace.



Typical Floor Plan

Meticulously planned as per Vastu principles.

This splendid residential complex is designed to meet stringent green building standards, minimizing its carbon footprint and resource consumption.



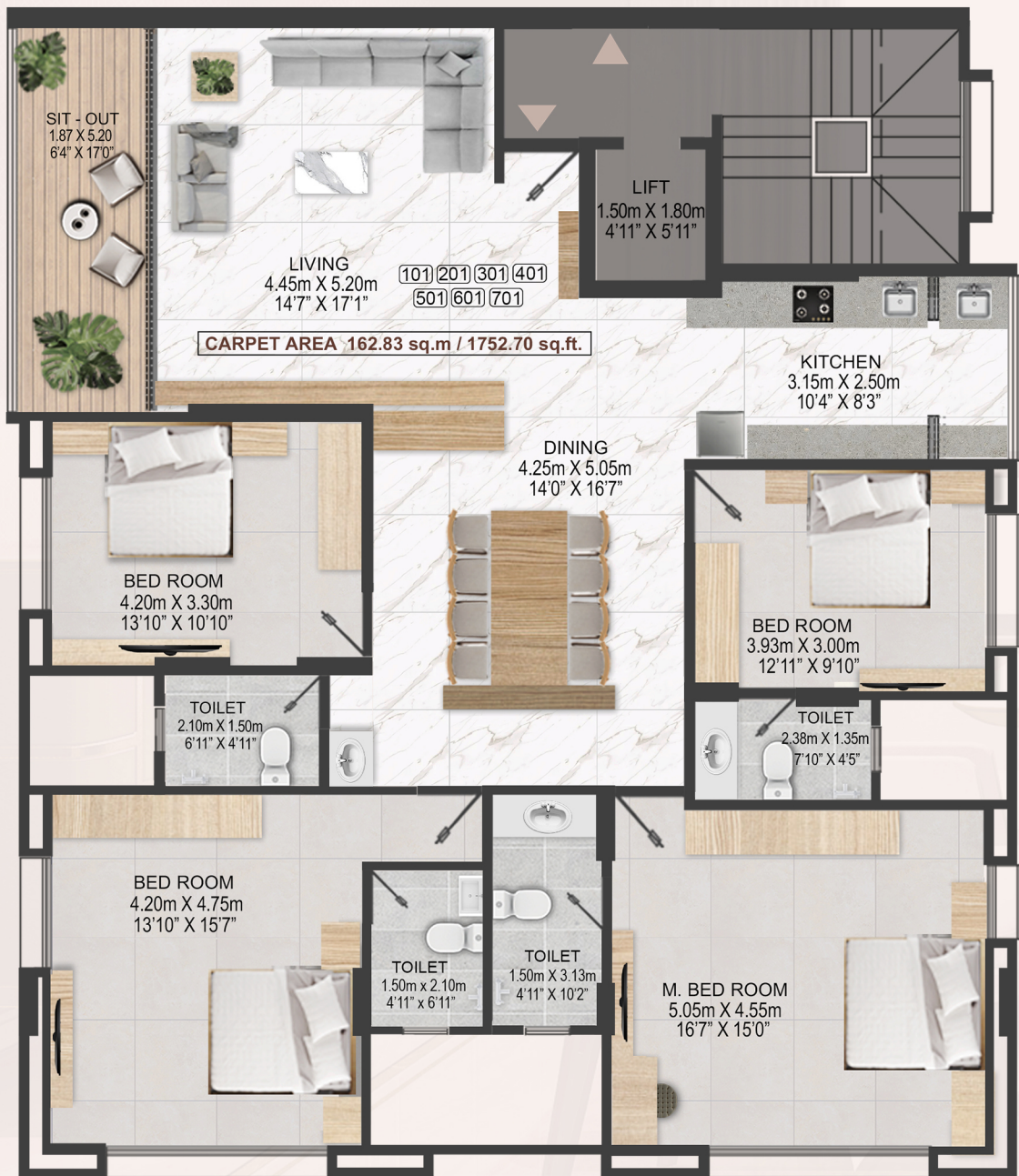
9.00 M WIDE ROAD





4 BHK Apartment Plan

| | Sq. Mt. | Sq. Ft. |
|-------------------|---------|---------|
| Carpet Area | 116.78 | 1257.00 |
| Balconies Area | 46.08 | 496.00 |
| Total Carpet Area | 162.86 | 1753.00 |



9.00 M WIDE ROAD

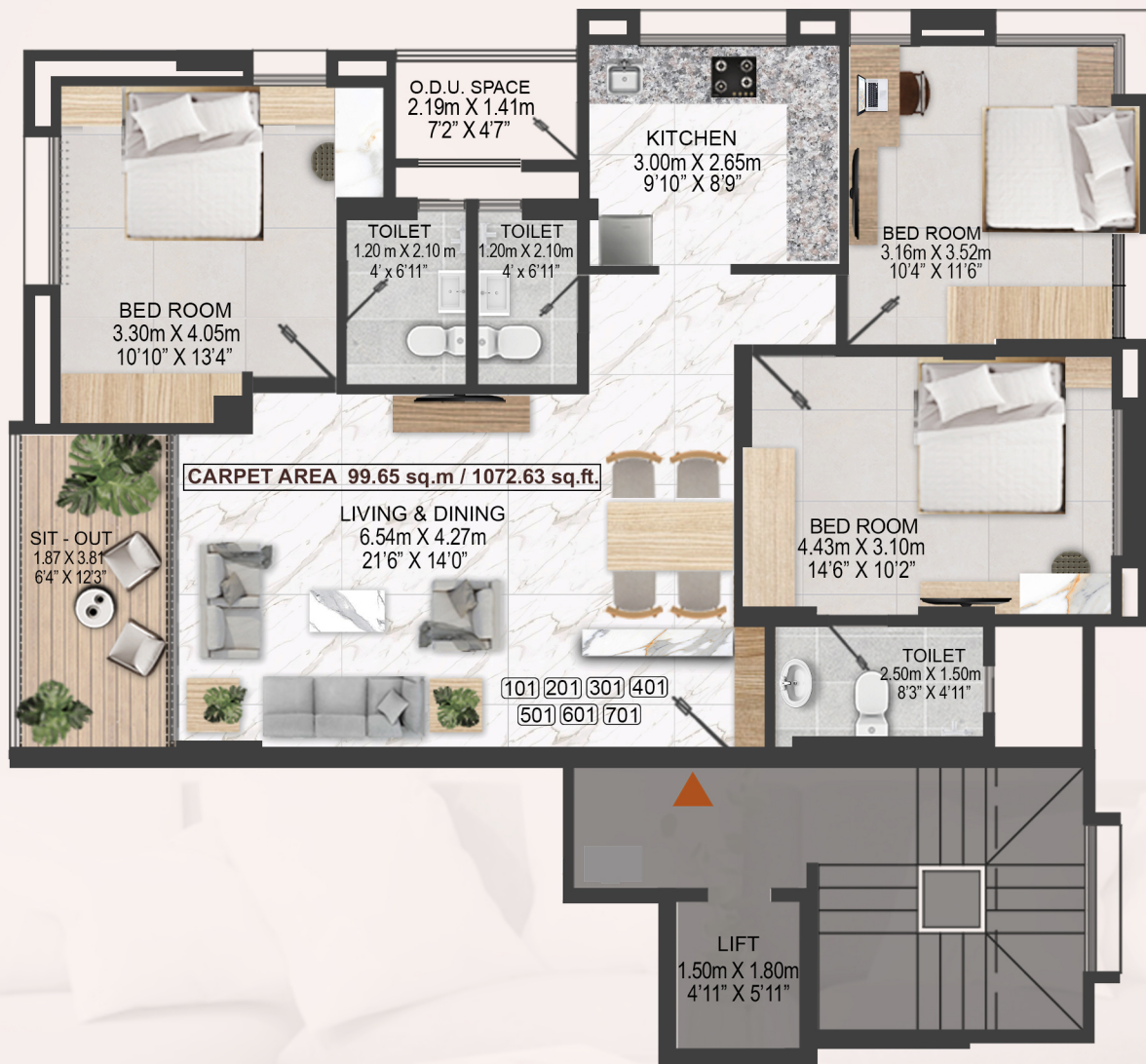




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3 BHK Apartment Plan

| | Sq. Mt. | Sq. Ft. |
|-------------------|---------|---------|
| Carpet Area | 64.95 | 699.11 |
| Balconies Area | 34.69 | 373.40 |
| Total Carpet Area | 99.64 | 1072.51 |



NILAY



Living Room



Dining Area



Kitchen







Master Bedroom





NILAY

-  1.9 KM FROM RATNA HOSPITAL
-  1.1 KM FROM FERGUSSON COLLEGE
-  650 M FROM PUBLIC PARK
-  450 M FROM NEAREST METRO STATION (AGRICULTURAL COLLEGE)



Ratna
Memorial
Hospital



(1.9 km away)

**Nilay Site Address:
CTS No. 1102A/1B,
FP No. 485/1B, Model Colony,
Bhanburda, Pune - 411004.**



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Established in 1966

Contact Details



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PUNE METRO



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