

NXT IS NOW



KP-NXT

adani  
Realty

RERA number: P52100018596 maharera.mahaonline.gov.in  
Site: 83 A/4A, North Main Road, Near Hard Rock Café, Koregaon Park NX, Pune, Maharashtra - 411001  
For Enquiries, Call: 020-66999041. Email: info@adanirealty.com

**Disclaimer:** The project has been registered under MahaRERA registration numbers P52100018596 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.  
Booking is subject to acceptance of T&Cs of Application Form and Agreement for Sale.  
The Project is funded by ICICI Bank



**YOU'VE ALWAYS  
HEARD  
THE TERM  
WHAT'S NXT**

**NOW SEE  
WHAT'S NXT  
FOR YOU**





**NXT LEVEL OF LIVING  
IS ABOUT TO LEAVE YOU ASTONISHED**

## A NAME THAT BUILDS ITS OWN REPUTATION

Adani Realty has been at the forefront of creating luxurious residential properties and state-of-the-art commercial properties in the top cities across the country. With a commitment to getting India at par with the world, Adani Realty is one of the youngest arms of India's top infrastructure and development conglomerate.



## TOWERING WITH NATION-WIDE EXCELLENCE

At Adani Realty, we believe that life is defined by your home and it surrounds you as much as your accomplishments. We believe that life should be grand and not limited by the mundane. Life really begins where you stop living small and start living big. We want you to experience 'The Good Life.'

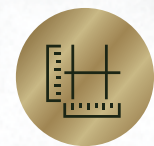
### COMMITTED TO GREATNESS



12+ Years  
Young



15 Mn. Sq. Ft.  
Delivered



18+ Mn. Sq. Ft.  
Under Development



40+ Awards Won



7000+ Happy Families

## A PLACE WHERE YOU CAN EXPERIENCE LIFE JUST HOW YOU IMAGINED IT

What if every moment in life is worthwhile? Where you wake up to an urban edge, reside in nature's backyard, lavish on the choicest of luxuries, and stay connected to prime avenues. It's no more a dream what will soon define your way of life! Discover a landmark offering you unparalleled conveniences and connectivity. A luxury living experience that brandishes shades of sophistication, your lifestyle is bound to raise brows and drop jaws in admiration. Own your luxury residence in Pune's most sought-after address.

**KP NXT** enjoys being at one of the prime locations, bringing the best from the world to your doorstep.

It's time to make your mark of arrival.





## A LOCATION THAT COMMANDS RESPECT, BY NATURE

Your **NXT** choice of address, and probably the last you would ever want to proudly own, is here. At Koregaon Park NX - Pune's sought after, often dreamt pincode, you would find your finest dreams of upscale living come true. A connoisseur's true choice when it comes to the pristine greenery, high-class neighbourhood and the hub of rising aspirations.



# THE DESTINATION THAT HAS IT ALL

Presenting a timeless landmark, paving the way into Pune's most coveted address – **Koregaon Park.**

A thriving destination favoured with a progressive spirit, high-speed connectivity, and technological preparedness uplifting one's leisurely pursuits with superior avenues. The renowned educational institutes, reputed healthcare facilities, top-notch software companies, posh hotels & restaurants, a vast range of shopping malls and entertainment zones highlight the lifestyle quotient of this golden landmark. Reside at one of the most desirable destinations & make life a testimonial of signature living with the trust of **Adani Realty.**



## LOCATION & CONNECTIVITY

Well-connected to Kalyani Nagar, Magarpatta City, Dhole Patil Road, Bund Garden Road, Viman Nagar.

Easy access to M.G Road, Shivajinagar and Deccan.

6 km from Pune International Airport.

4 km from Pune Railway Station.

*\*Distance and Time are tentative and approx as per Google Maps, traffic & infrastructure conditions apply.*

## ROBUST SOCIAL INFRASTRUCTURE



### SCHOOLS

1. The Bishop's Co-Ed School
2. VIBGYOR High School, Magarpatta
3. St. Mary's School
4. St. Vincent's High School
5. Loyola High School & Junior School



### HOSPITALS

1. Columbia Asia Hospital
2. Ruby Hall
3. Jehangir Hospital
4. Noble Hospital
5. Inamdar Multispeciality Hospital



### MALLS

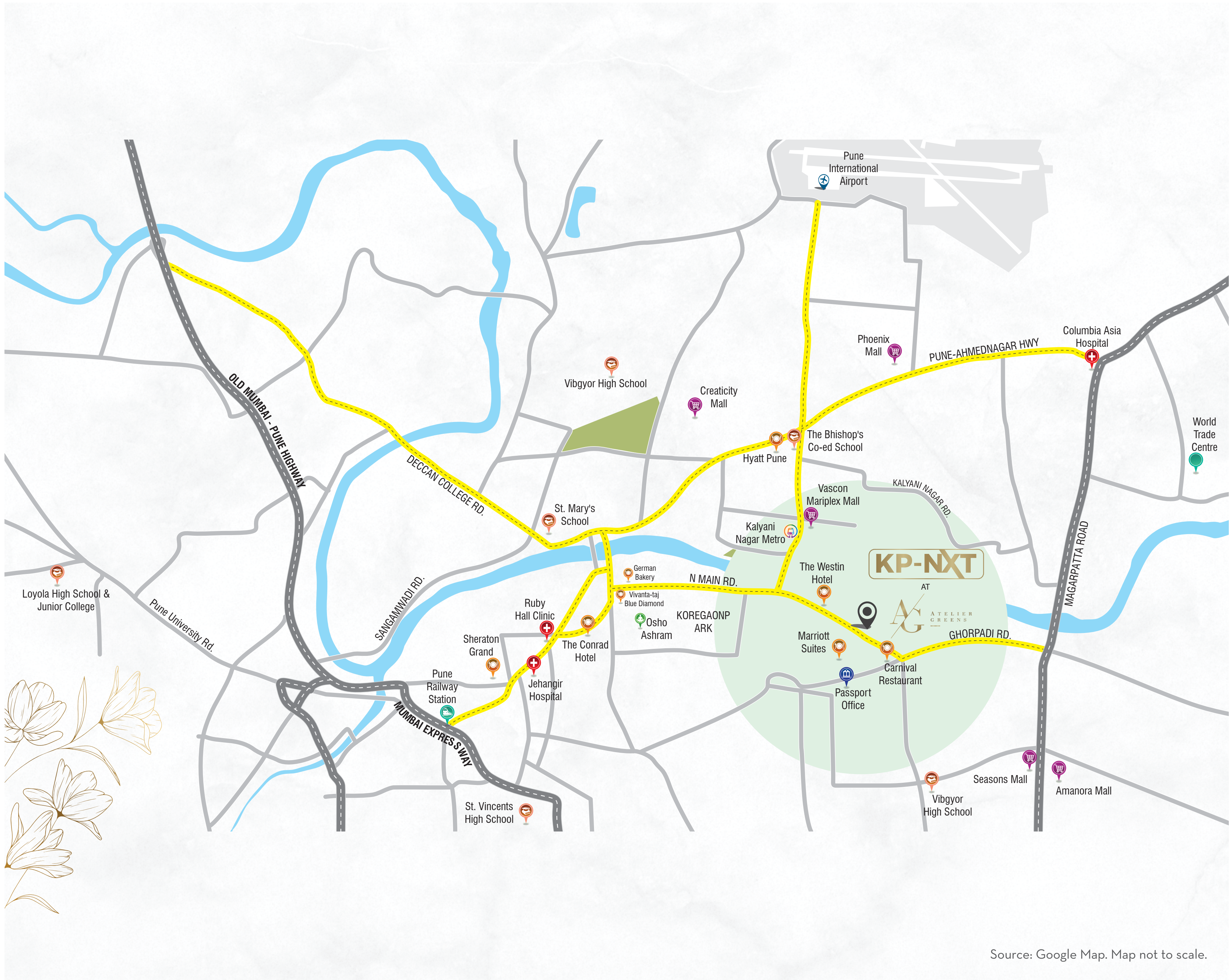
1. Seasons Mall
2. Amanora Mall
3. Phoenix Mall
4. Creaticity Mall
5. Vascon Mariplex Mall



### HOTELS

1. The Westin Hotel
2. Vivanta Blue Taj Diamond
3. Hyatt Pune
4. Conrad
5. Sheraton Grand







PRESENTING

**KP-NXT**

AT

**AG** ATELIER  
GREENS

KOREGAON PARK, NX

**A PLACE WHERE YOU CAN CREATE  
THE LIFE OF YOUR DREAMS**

## YOUR VERY OWN URBAN OASIS AT



Atelier Greens by Adani Realty is an upcoming luxury gated community in Koregaon Park NX, aimed at transforming Pune's luxury living quotient. Providing the choice of world-class amenities, and offering the convenience of being located in one of Pune's most sought-after and well-connected neighbourhoods, the project offers a world of options, activities, and experiences that truly let you design every aspect of your day-to-day life. Centrally located amidst renowned international lifestyle options, transport infrastructure, and other prime Pune neighbourhoods.

CHERISH THE GRAND EXPERIENCE  
OF MOVIE NIGHTS AT YOUR DOORSTEP.



Vertical Gardens

*Images for representation purpose only.*

**A WALL OF GREEN  
TO KEEP THE CITY AT BAY.**



20 -Seater  
Theatre Room

A PERFECT SIT-OUT  
FOR YOUR HANG OUTS TO CHILL & REST.



  
Banquet Hall

*Images for representation purpose only.*

**TURN YOUR MOMENTS  
INTO GRAND CELEBRATIONS.**



Sit-out Corner

SET THE STAGE FOR THE  
CHOICEST OF LIVE EXPERIENCES.



Clubhouse

*Images for representation purpose only.*

**UNWIND IN PLEASURES  
OF FINE LIFESTYLE LEISURES.**



Open Amphitheatre

**FLEX & FOCUS TO LEVEL UP  
YOUR LIFESTYLE IN FITNESS.**



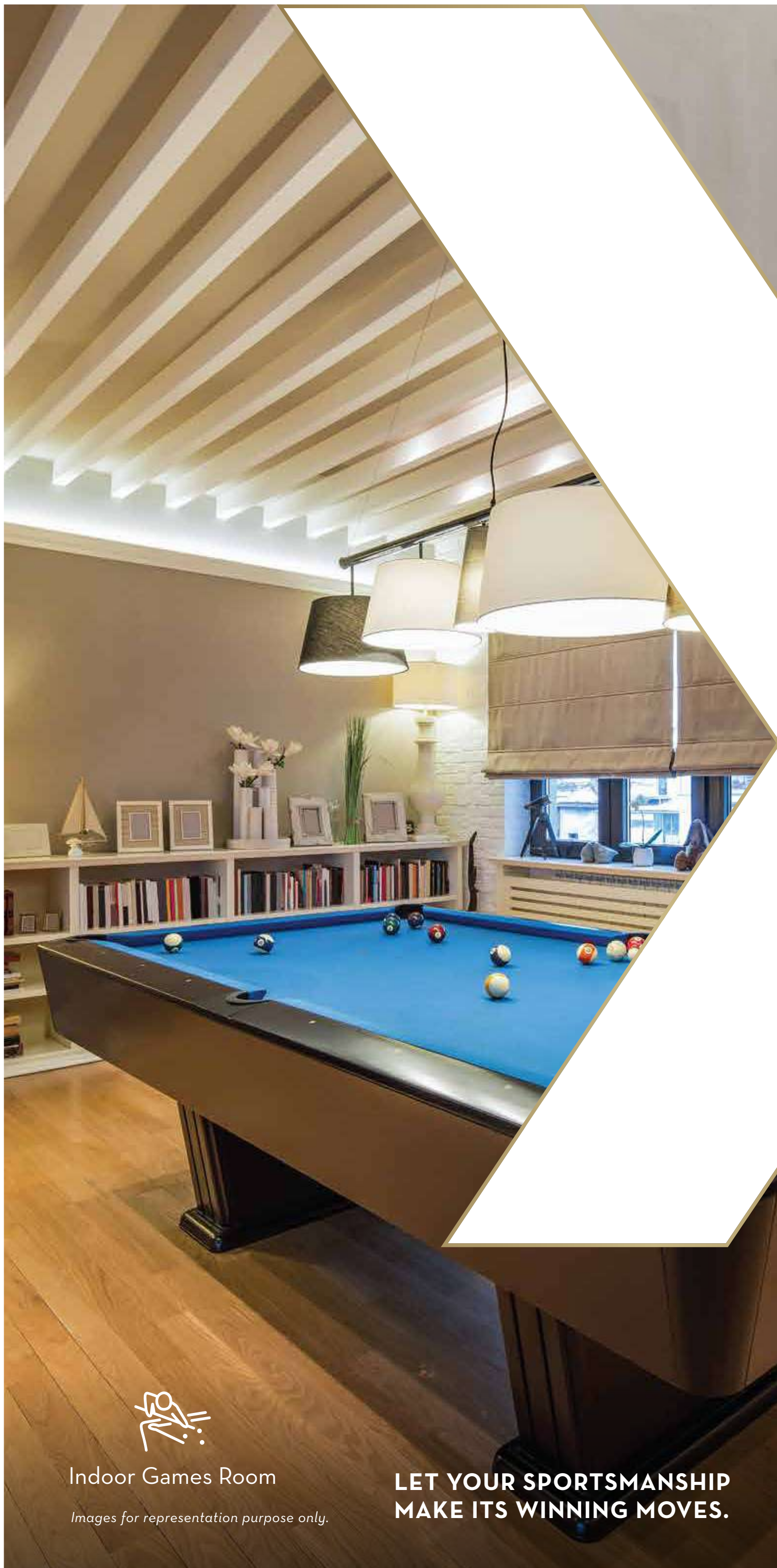
Nature Walk Trails

*Images for representation purpose only.*

**STEP IN THE GATEWAYS  
OF NATURE'S DELIGHT.**



Gymnasium



**EMBRACE THE AURA OF REJUVENATION  
& POSITIVITY OF A HEALTHY LIFE.**



Indoor Games Room

*Images for representation purpose only.*

**LET YOUR SPORTSMANSHIP  
MAKE ITS WINNING MOVES.**



Yoga Room

**CHERISH THE FUN, LAUGHTER  
& INNOCENCE OF YOUR TINY-TOTS.**



**Reflexology Path**

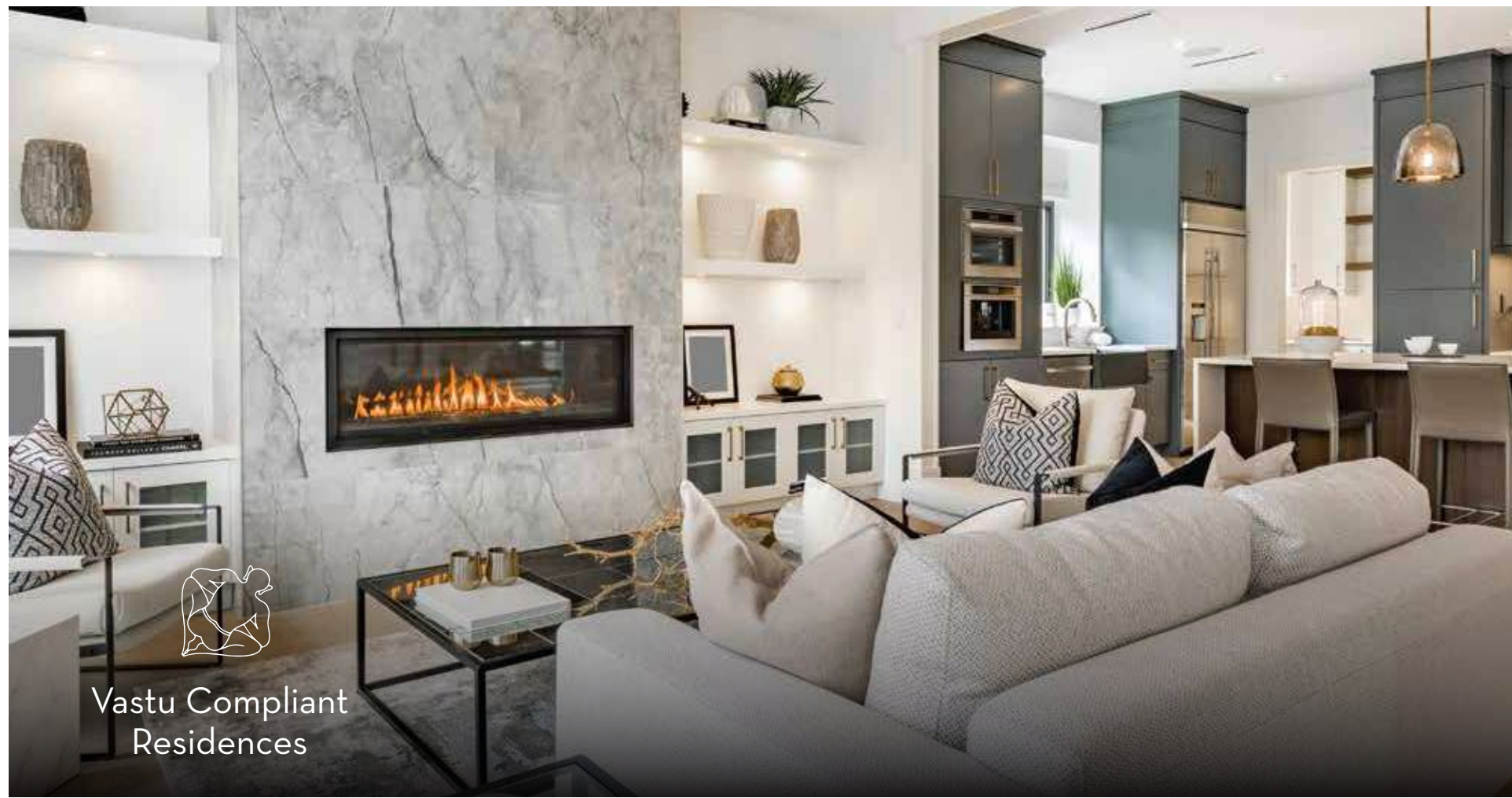
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**EMBARK ON THE PATHWAYS  
OF HEALING & RELAXATION.**



**Kid's Play Area**





  
Vastu Compliant  
Residences



  
Balcony Sit-outs



  
Well-ventilated  
Homes

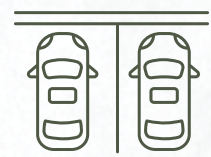


  
East-West Facing  
Home



  
Large French  
Windows  
*Images for representation purpose only.*

## DISCOVER FEATURES THAT GO BEYOND YOUR RESIDENCE



Ample parking space



Wi-Fi in common area\*



IGBC Gold Rated Green Building



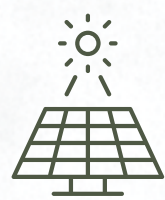
Solar powered lights in common areas



24X7 DG Power Back-up in lifts and lobbies

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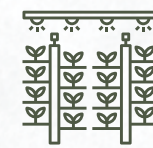
## ELEGANT YET ECO-FRIENDLY



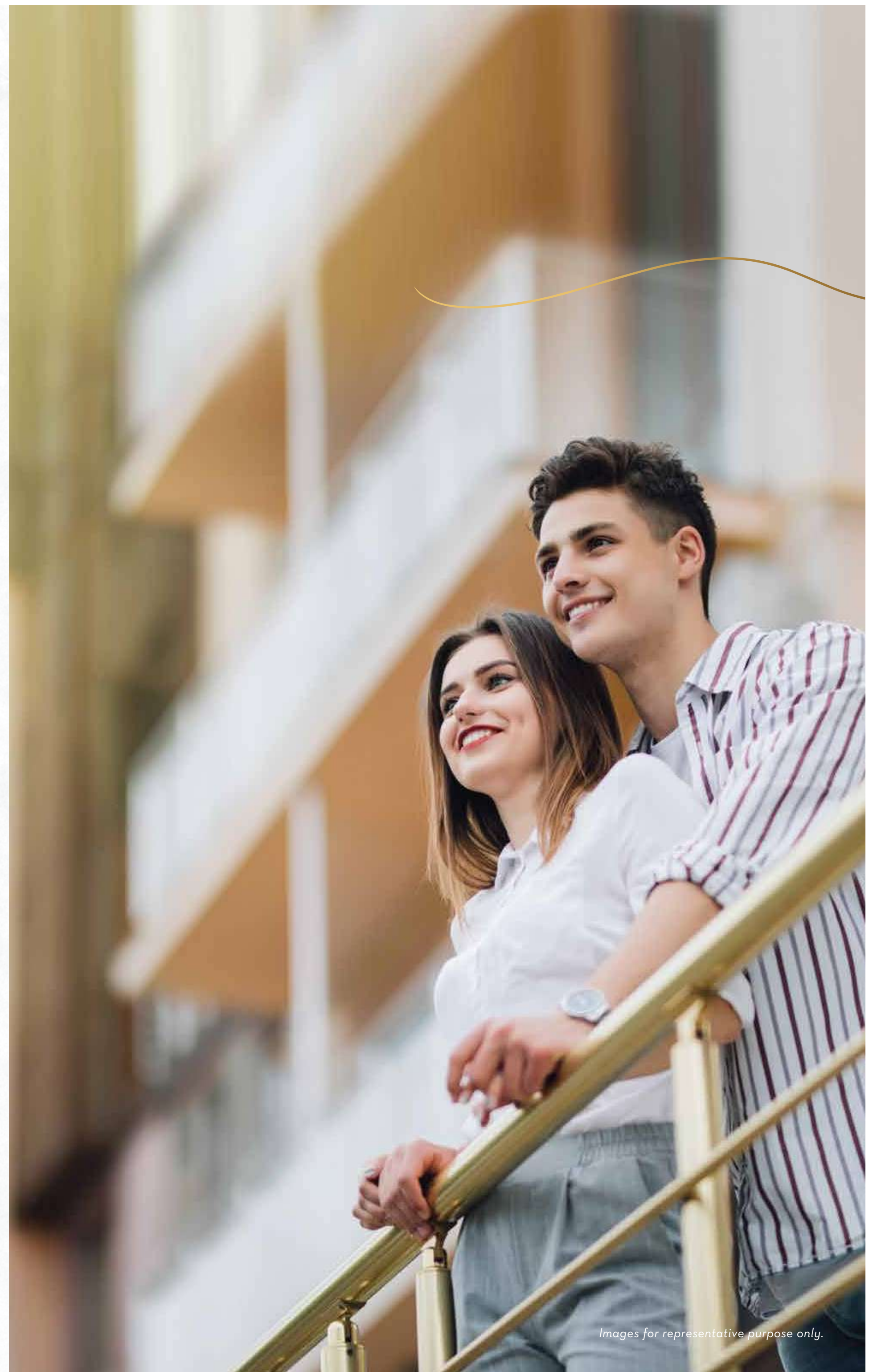
Solar Panels



Rainwater Harvesting



Vertical Garden



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