



# NANCY HILL VIEW

Project by Sarsan Aawishkar Properties

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THE EXEMPLAR OF EXQUISITE LIVING  
FOR THE RARE ONES



Close Your Eyes &  
Imagine The Perfect Home

Basked In The Happiness  
& Warmth Of Nature  
And Lying In The Lap Of Luxury



We Heard You  
Open Your Eyes  
Because We Just Made  
Your Dreams Come True





PRESENTING

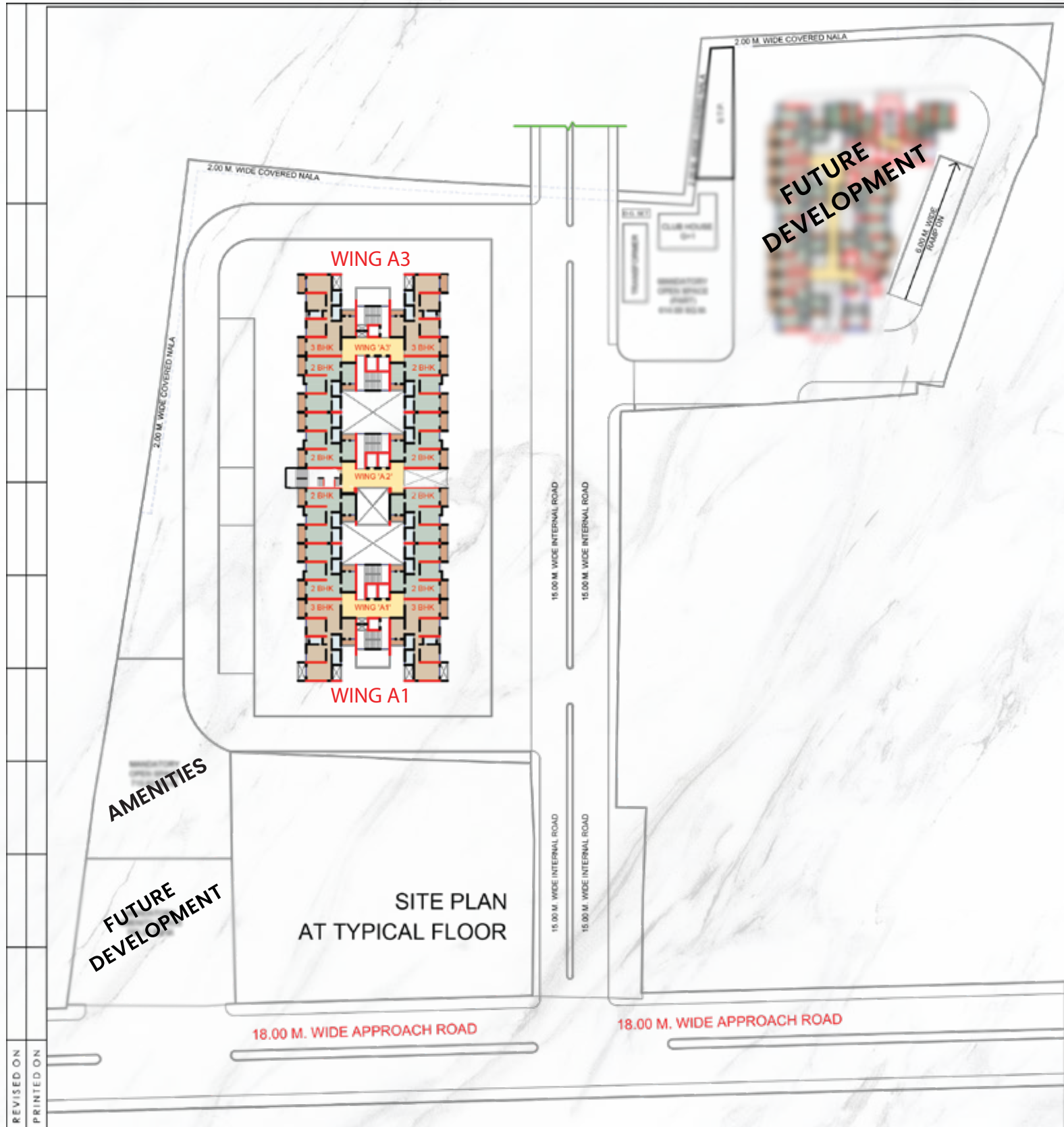
## NANCY HILL VIEW

*luxury residences*

Spread across 3.5 acres and nestled amidst the pristine green landscape of Baner, Nancy Hill View provides the perfect setting for the ultimate luxurious residences that offer the perfect blend of stylish living with great connectivity, lavish amenities & blissful surroundings. Perched on the hilltop meadow with panoramic views of the forest, these idyllic abodes serve as the ultimate retreat that transport you from the hectic everyday life to a serene environment.



# SITE LAYOUT



SITE PLAN  
AT TYPICAL FLOOR

REVISED ON  
PRINTED ON



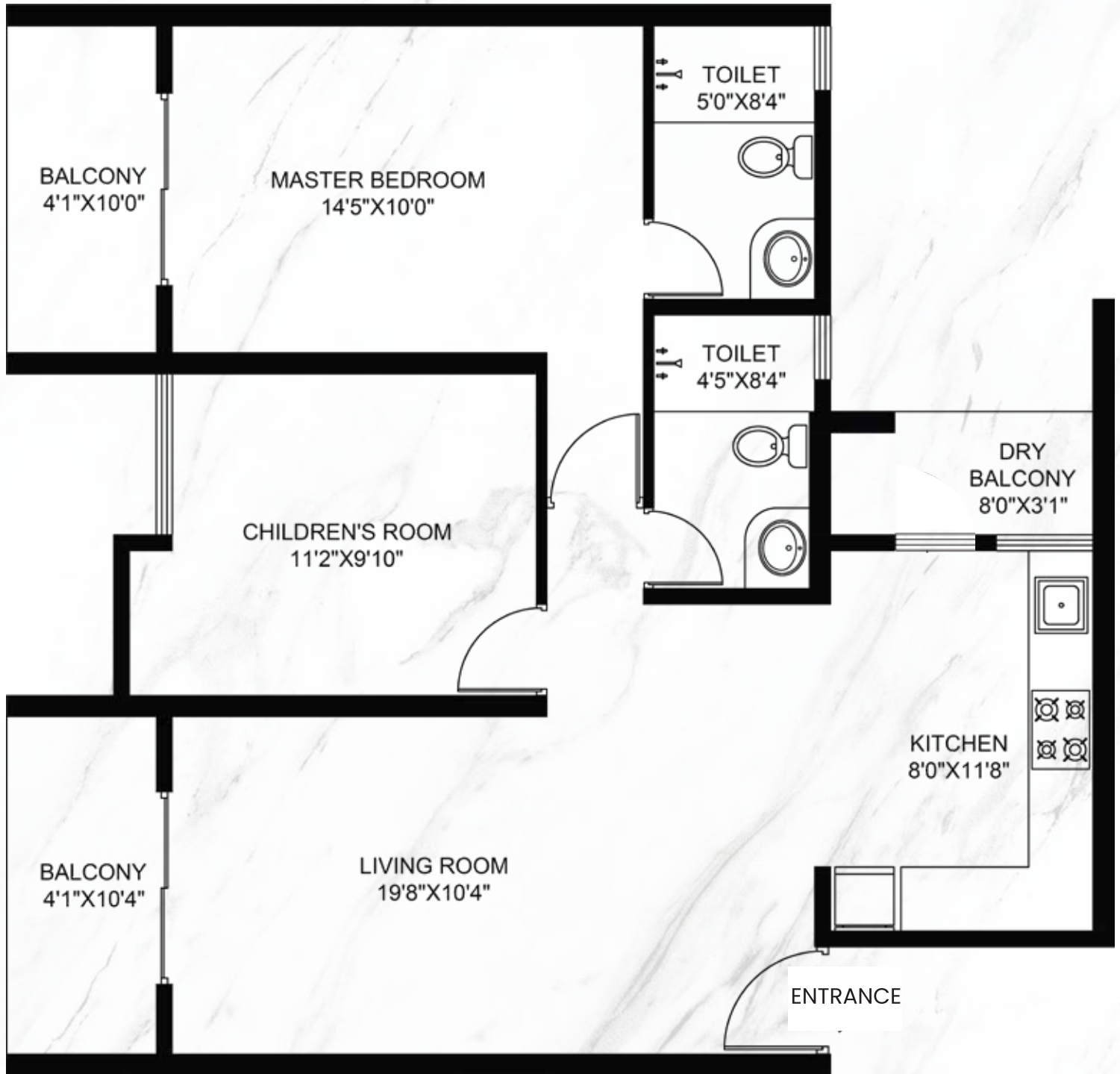
The Exemplar Of  
Exquisite Living

Indulge Your Senses



The Lap Of Luxury

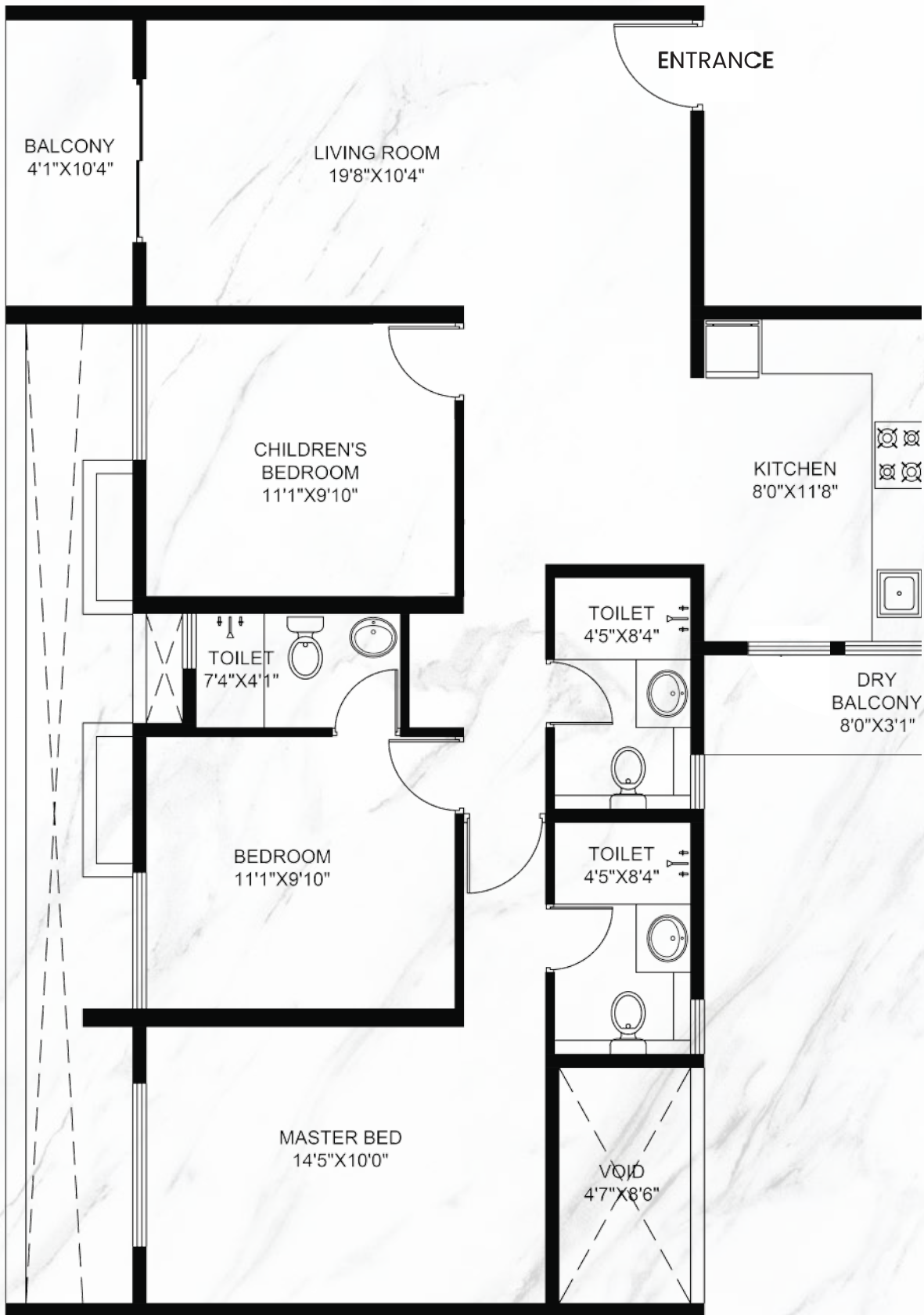
# 2 BHK FLOOR PLAN



**Area as per RERA. All areas are in Sq. mtrs**

TYPE	CARPET AREA	BALCONY AREA Open/Close	TOTAL AREA
2 BHK (A1, A2 & A3)	68.92	10.22	79.14

# 3 BHK FLOOR PLAN

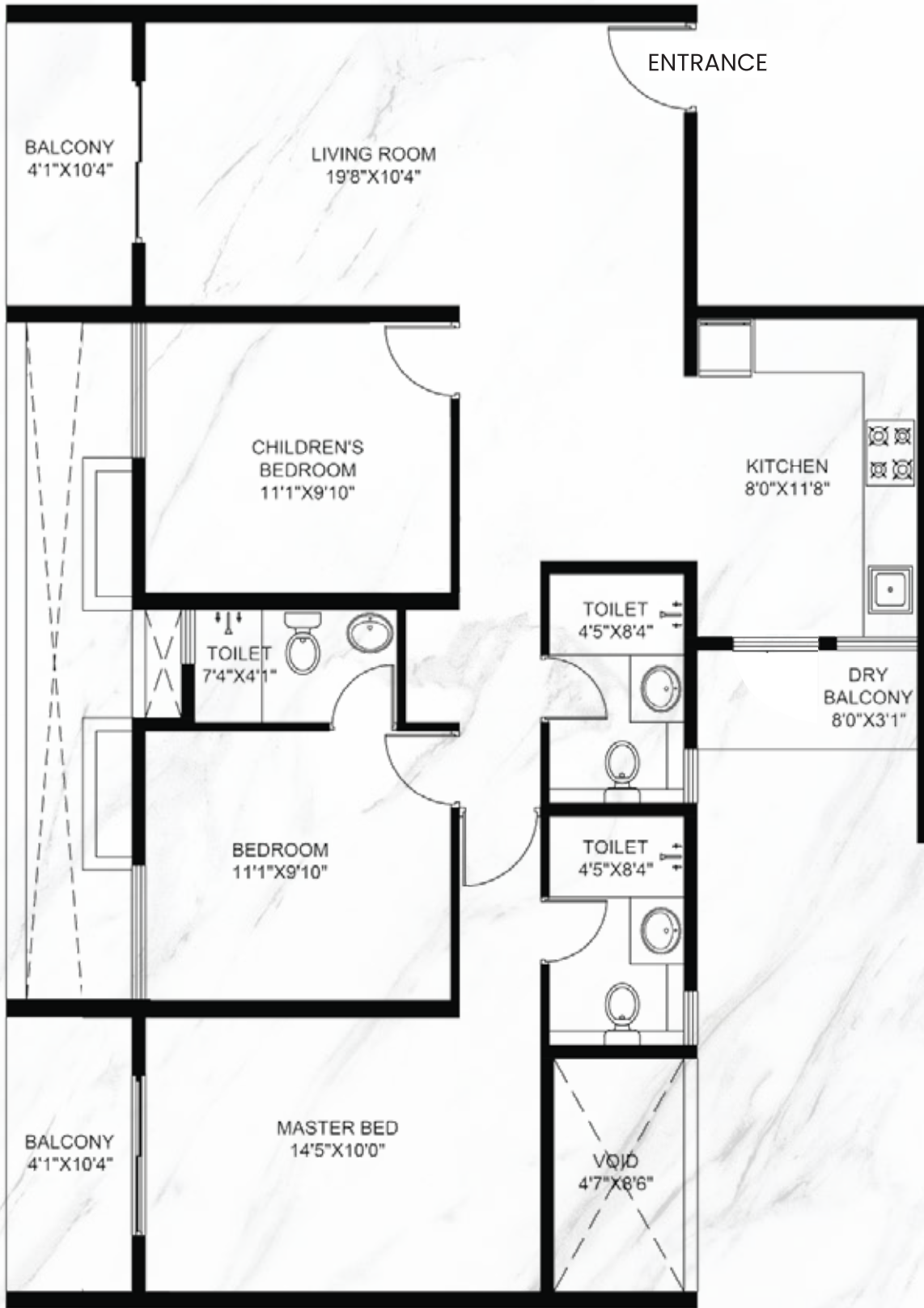


**Area as per RERA. All areas are in Sq. mtrs**

TYPE	CARPET AREA	BALCONY AREA Open/Close	TOTAL AREA
<b>3 BHK (A1)</b>	<b>90.06</b>	<b>06.27</b>	<b>96.33</b>

# 3 BHK FLOOR PLAN

Available in Building A3 Only



Area as per RERA. All areas are in Sq. mtrs

TYPE	CARPET AREA	BALCONY AREA Open/Close	TOTAL AREA
3 BHK(A3)	90.49	10.08	100.57

# RESIDENCE FINISHES



## ○ Electrical

- Concealed wiring with modular switches – (GM or equivalent brand).
- TV points in the living room & bedrooms.
- Provision for DTH, Broadband & Inverter Point.
- AC point in living room & bedrooms.
- Electrical exhaust fan point in washrooms.
- Separate MCB / ELCB for each flat.

## ○ Plumbing

- Concealed plumbing of CPVC.
- CP fittings of GROHE or equivalent brand.
- Sanitary ware of TOTO or equivalent brand.
- Conventional/Chemical water proofing in washrooms, balcony and dry balcony.

## ○ Flooring

- 800mm\*800mm vitrified tiles in full flat.
- 1200mm\*600mm anti-skid tiles in washrooms & balcony.
- 7ft high designer dado tiles in washrooms.

## ○ Windows & Grills

- Granite framing on all sides of windows.
- Three track powder coated aluminum sliding windows with mosquito mesh.
- Safety grills for windows.
- Glass louvers with exhaust fan provision in washrooms.
- SS railings for balcony.

# RESIDENCE FINISHES



- Doors and Door Frames
  - Elegant designer laminated main door & main door frame.
  - Both side laminated doors & door frames for bedrooms & washrooms.
  - Premium accessories & fixtures for doors in all the rooms.
  - Aluminum sliding doors in living and bedroom balconies with mosquito mesh.
- Kitchen and Dry Balcony
  - Parallel counter granite top kitchen platform with SS sink.
  - Designer dado tiles above platform up to lintel level.
  - Electrical points for Refrigerator, Microwave & Water Purifier.
  - Washing Machine point in dry balcony.
  - Additional sink in dry balcony.
- Paint
  - OBD Paint Internal Finish.
  - Semi- Acrylic Paint External Finish.
  - Oil Paint for Window Grills.
- Special Features
  - Digital Lock for main door.
  - IP enabled Video Door Phone.
  - Fan and tube light in the entire flat.
  - Water purifier in kitchen.
  - USB points in the living and master bedroom.
  - Geyser in master bathroom.

Discover Premium Living Spaces That Make You Feel Alive

# AT NANCY HILL VIEW

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Spacious Kitchens  
Bathed In Style

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Magnificent Bedrooms  
Thoughtfully Designed

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Redefining Opulence  
With Double Height  
Entrance

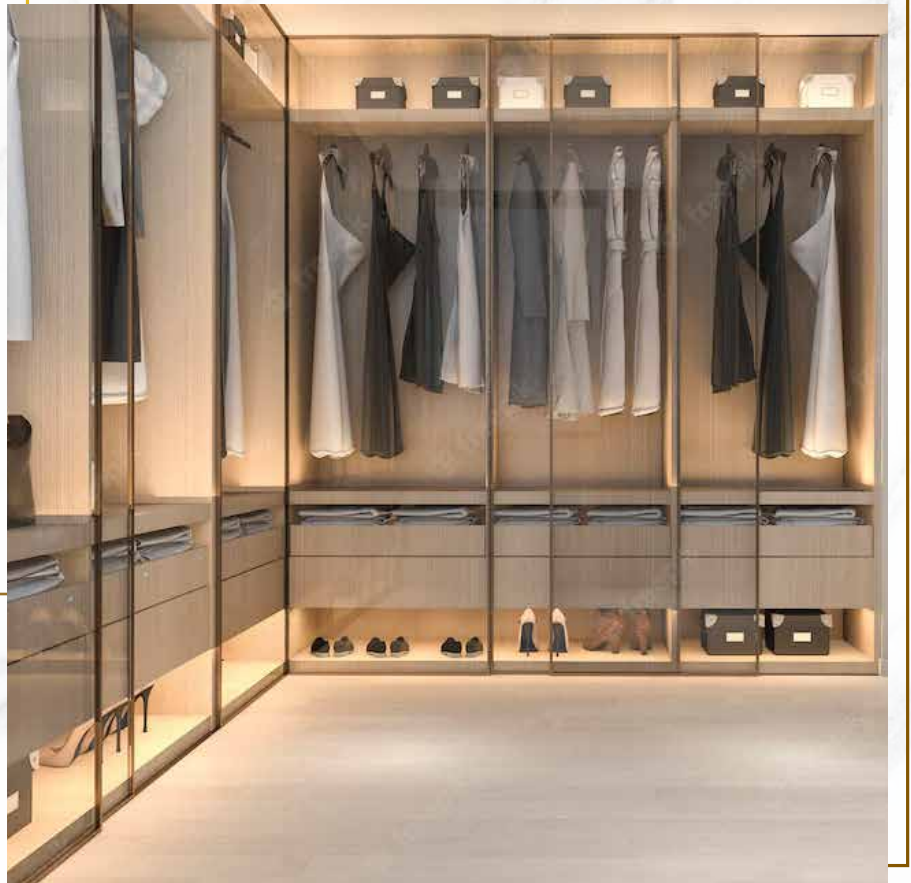
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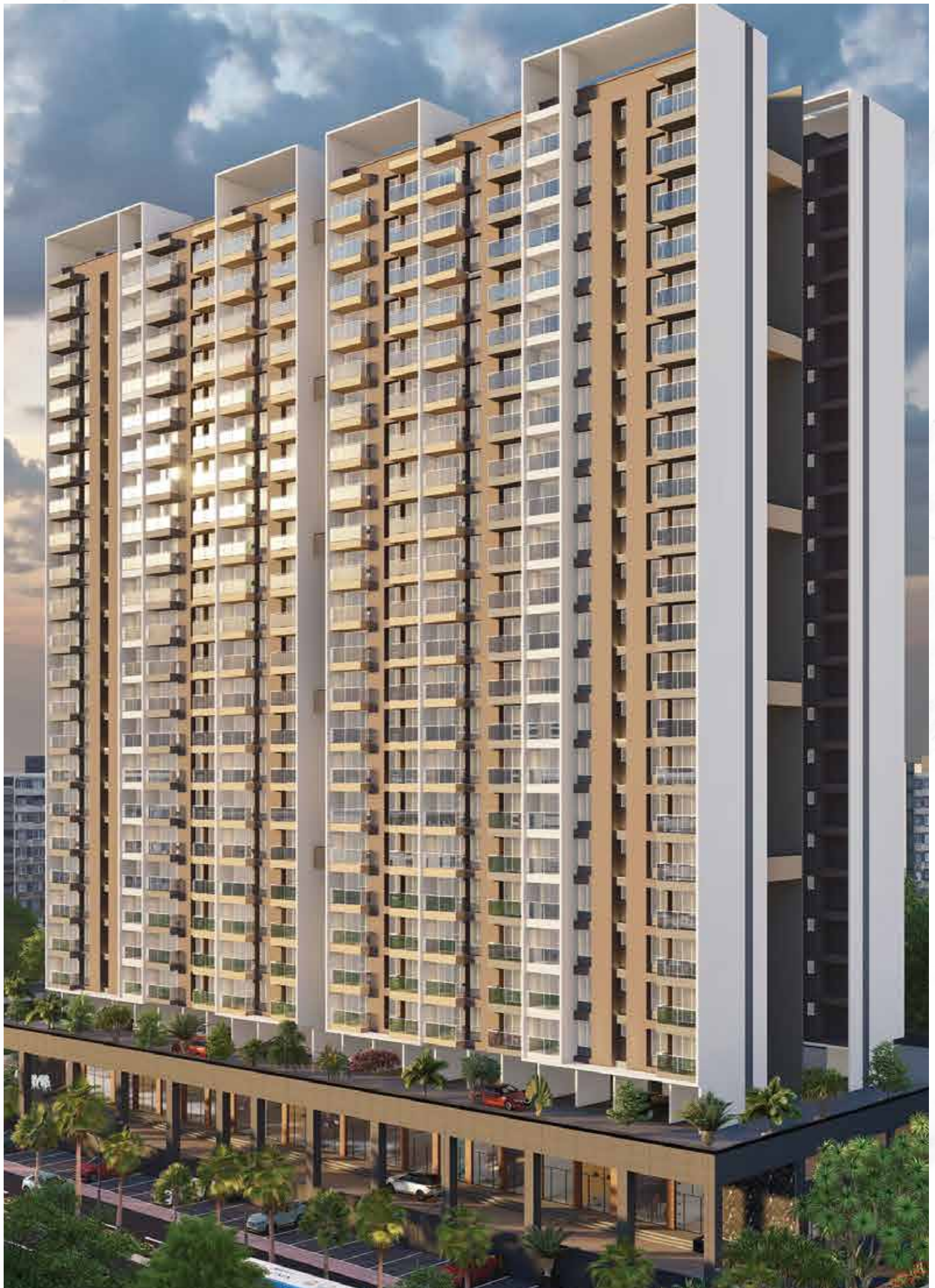




## Palatial Living Space With Inspired Design

For Upping the  
Sartorial  
Quotient





*Not actual images of site. Sample images for representational purposes only*

Pamper Yourself With

# UNPARALLELED LUXURY



## Common Amenities

- Club House.
- Swimming pool with kids' pool.
- Gymnasium.
- Multipurpose hall.

## Common Facilities

- Rain water harvesting.
- STP.
- Waste management.
- Solar.
- Power backup for common areas.
- Common EV charging point.
- Lifts (JOHNSON or Equivalent)

# SOCIAL INFRASTRUCTURE



## EASY CONNECTIVITY

- Mumbai – Bengaluru Highway – 0.2 Km
- Metro Station – 3.5 Km
- Hinjewadi IT Park – 8.5 Km
- Pune Railway Station – 14.3 Km
- Pune International Airport – 20.6 Km



## SCHOOLS/EDUCATIONAL INSTITUTIONS

- Aditya International School – 2.6 Km
- Vibgyor High School – 2.7 Km
- The Orchid School – 3.1 Km
- Dr.Kalmadi Shamrao High School – 3.5 Km
- Bharti Vidyapeeth – 3.6 Km



## SHOPPING & ENTERTAINMENT

- Westside – 2.7 Km
- The Orchid Hotel – 2.8 Km
- D'Mart – 3.0 Km
- Balewadi High Street – 3.4 Km
- Westend Mall – 6.4 Km



## HOSPITALS

- Benecare Hospital – 2.5 Km
- Lopmudra Hospital – 2.9 Km
- Manipal Hospital – 3.0 Km
- Jupiter Hospital – 3.7 Km
- Chellaram Hospital – 5.6 Km



# ABOUT US

Established in 1996, Nancy Builders and Developers is one of the leading names in real estate development in Pune and Kalyan, two of the most expeditiously developing cities in the country and the state of Maharashtra.

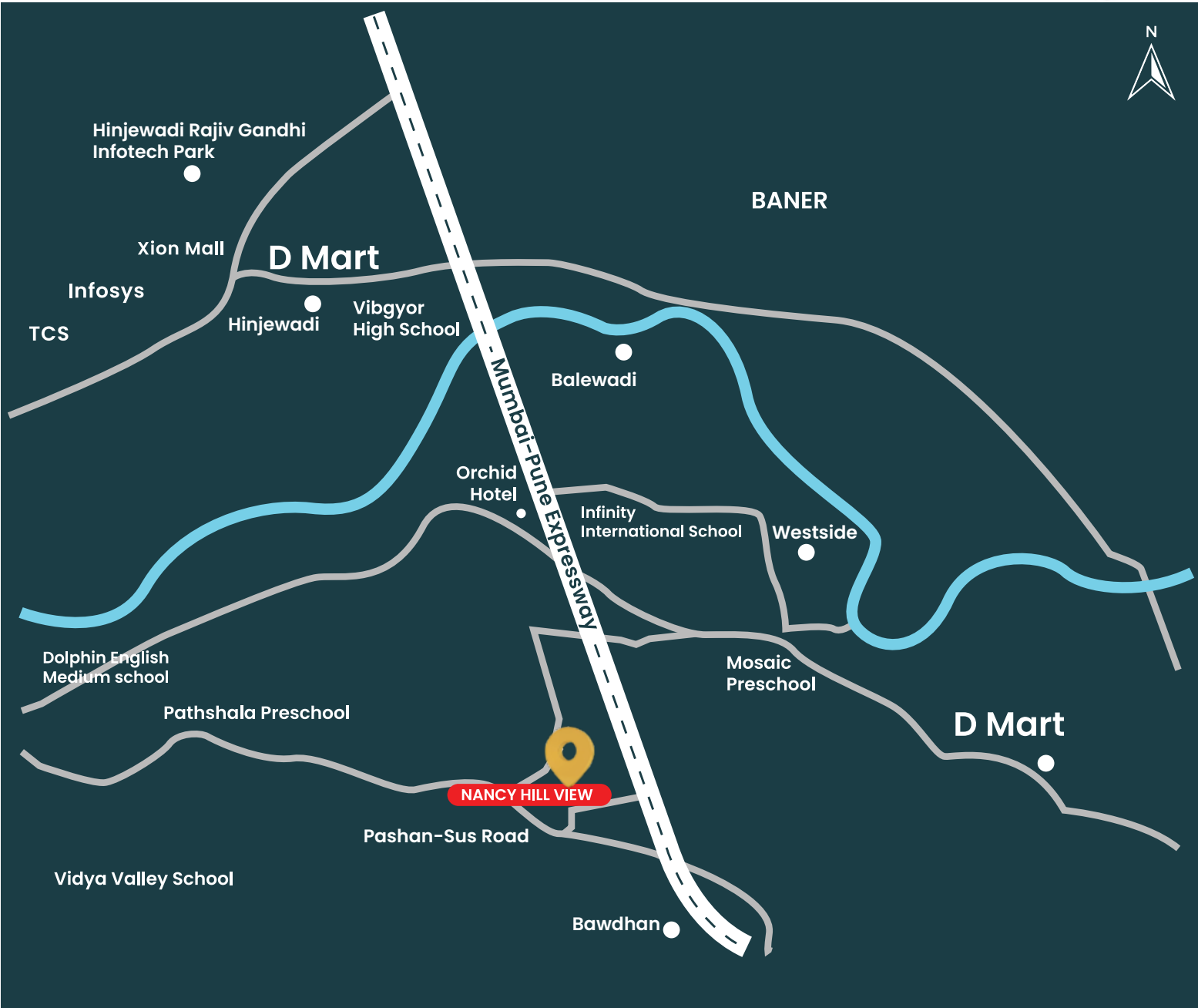
At Nancy, our endeavour has been to create projects that stand out for their focus on uncompromising quality, exceptional design, and world-class experience. We are guided by our vision of bringing to our customers luxurious and thoughtfully designed homes that can become their companions and treasure trove of memories on their life journey. And over the course of nearly four decades, we have been able to build a legacy of trust among our patrons by successfully delivering on our promise through landmark icons of luxury, architecture, and comfort across residential, commercial & organised retail verticals.

While we may have been away from Pune's real estate landscape for the last decade or so, our tryst with this bustling metropolis is far from over. Hence, we are making a grand comeback to the Queen of the Deccan with a suite of new launches to delight our customers who've been waiting patiently for our return.



# BANER

Please Note: Map is not to true scale and is for illustrative/representational purposes only



## THE CENTRE OF ALL THE ACTION

Baner is extremely well-connected to all parts of Pune. Nancy Hill View finds itself strategically located with easy access to the IT Parks in Hinjewadi, the industrial area of Pimpri-Chinchwad, the Mumbai Pune Expressway, and the city of Pune. Your daily commute will be a breeze. The neighbourhood is just a few kilometers away from the best destinations in shopping, entertainment, fine dining, party hangouts and reputed educational institutions.



# NANCY HILL VIEW

A PROJECT BY SANSAN AAWISHKAR PROPERTIES

📞 9143963963, 7440587440, 7440537440

[www.nancyhillview.com](http://www.nancyhillview.com) | [Sales@nancyhillview.com](mailto:Sales@nancyhillview.com)

📍 Site Address: S. NO. 53/9, 53/10 (PART), 53/11/1 (PART), BANER, PUNE - 411045.

🏠 This project register under MahaRERA as  
Nancy Hill View A-1 MahaRERA P52100046913, Tower A2 P52100048671 &  
Tower A3 P52100052211

## Tower-A1



Download MOEF report from website

[www.nancyhillview.com](http://www.nancyhillview.com)

## Tower-A2



Download MOEF report from website

[www.nancyhillview.com](http://www.nancyhillview.com)

## Tower-A3



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