



COMFORTABLY CENTRAL HOMES

NEAR DWARKA CIRCLE

EVERYTHING A HOME SHOULD BE



For some, having almost everything in life is merely not enough. From the ideal job to social status, there are many desires to fulfil and so much more to achieve. Even more so, when it comes to looking for a perfect home, the pursuit is a never ending quest. If you're looking for something more in a home, then you have come to the right place. Your search ends here at Ashiyana. Homes at Ashiyana are for those who demand more from life and it's here that you'll feel right at home. So whether you're looking for convenience or comfort, experience more in life at Ashiyana.





BUILDING 'A'



BUILDING 'B'

IN SEARCH OF THE PERFECT HOME

1 & 2 BHK apartments



Studio Apartments - 440 sq. ft.*

1 BHK - 616- 693 sq. ft.*

2 BHK - 795 -1158 sq. ft.*

Shops - 7 units

* Saleable Area

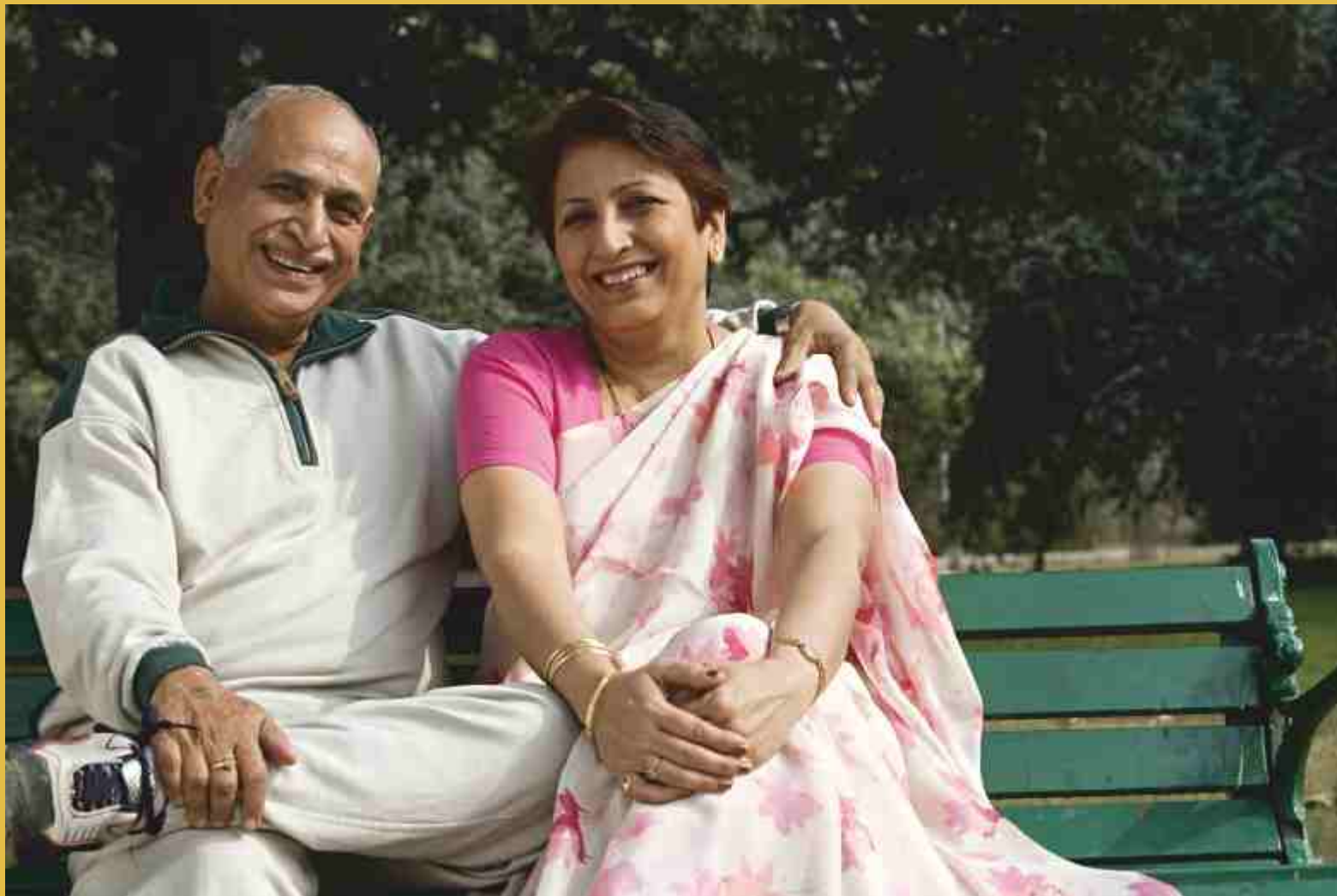
1 BHK APARTMENT



2 BHK APARTMENT

AMENITIES

- Landscaped garden
- Children's play area
- Gymnasium
- Senior citizens' sitting area
- Rooftop party area
- 24X7 security with intercom
- Lift with battery back-up
- Ample Parking
- Designer lobby with waiting area



SAFETY AND SECURITY, ALWAYS

We understand that safety and security are important factors for every homeowner. After all, an ideal home should be a place where you always feel safe. And Ashiyana lets you enjoy complete peace of mind with a multi-level security system that includes 24x7 manned personnel, intercom access in every home and a modern fire-fighting equipment. Your home is truly your castle.



GREEN SPACES

Ashiyana's beautifully landscaped gardens add a much needed dose of tranquillity and serenity to your life. The project has a dedicated children's play area where the little ones can have some fun and frolic in total safety.

The elderly folks, too, need some time for themselves. And at the senior citizens' area, they can truly appreciate some peace and quiet as they enjoy their retirement.



GYMNASIUM

Now you don't have to worry about expensive gym memberships anymore. When it comes to good health, we have everything you need to stay fit. Work your way to fitness and stay healthy at the modern gymnasium set up within the project. Easily accessible, it's time to get into gear for some much needed exercise.



TAKING CELEBRATIONS TO A DIFFERENT LEVEL

Add some sparkle to every celebration at the specially designed party area on the rooftop. This is the perfect setting for hosting family parties, social gatherings and get-togethers with friends. With the starry sky set as a back drop, the rooftop is the ideal venue to make any occasion, a special and memorable one.



COMFORTABLE LIVING

To make your living experience comfortable and enjoyable, homes at Ashiyana have been designed keeping your comfort in mind. Attractive design and fine finishing gives your home an exquisite feel. A comfortable home is a happy home. And life is more enjoyable in a happy home.



Specifications

- Attractive design with earthquake resistant R.C.C. construction
- Pleasant, beautiful & unique elevation
- Vitrified tiles in every room
- Anodized 3 track aluminium sliding windows with safety grill
- Granite kitchen platform with SS sink
- Concealed plumbing
- Concealed electrification with semi-modular switches
- External finish in acrylic paint
- 7' height designer glazed tile dado in bathroom

ABOUT NIRMAN GROUP

Formed in 1980, with a vision of creating life and work spaces that address the needs of the people who live, work and visit Nashik city, Nirman Group is today a multi-crore real estate entity with various projects that span the real estate industry. From mammoth commercial and housing projects encompassing homes in a variety of configurations – flats, row houses, bungalows and commercial spaces – to development of individual plots and discrete build-to-suit constructions. Quality is the bedrock on which the group's reputation rests and the ability to deliver a product that exceeds expectations, not merely in terms of construction quality, but also in design approach, architecture, layouts, amenities and, above all, transparency in dealings has earned Nirman Group the trust and goodwill of their growing client base.



CURRENT PROJECTS IN NASIK

NIRMAN SAMRUDDHI

Uttaranagar, Off Nashik-Pune Road



2 & 3 BHK Apartments

Nirman Sugnadh

Anandvali, Off Gangapur Road, Nashik



2 BHK Apartments

UPCOMING RESIDENTIAL PROJECTS IN NASHIK

NIRMAN'S VRINDAVAN GARDENS

A Township of 1 & 2 BHK Apartments



Kedar Nagar, Near Satpur MIDC, Shramik Nagar, Nashik

FEW COMPLETED PROJECTS

NIRMAN ARCADE

Nigadi, Pune



Shops & Offices

NIRMAN CLASSIC

College Road, Nashik



3 BHK Apartments

NIRMAN INSPIRE

Kanhere Wadi, Nashik



Shops & Offices

NIRMAN KUNJ

Near Mumbai Agra Road, Nashik



2 BHK Apartments

NIWAS RIVER VIEW

Savarkar Nagar, Nashik



3 BHK Row Houses

NIWAS MAITRI

Sharanpur Trimbak Link Road, Nashik



1 & 2 BHK Duplex Apartments

NIWAS BLOSSOM

Near Canada Corner, Nashik



2 BHK Apartments

NIRMAN RESIDENCY

Sharanpur Trimbak Link road, Nashik



2 & 3 BHK Apartments

NIWAS HOME

Nasik-Pune road, Nashik



3 BHK Twin Bungalows

NIWAS REGENCY

Near Canada corner, Nashik



2 & 3 BHK Apartments

DHARMARAJ PLAZA

Gangapur road, Nashik



2 & 3 BHK Apartments

GREEN COTTAGES

Gangapur road, Nashik



3 BHK Row Houses

NIWAS PRESIDENCY

Sharanpur: Trimbak Link road, Nashik



1 & 2 BHK Apartments & Commercial

NIWAS PARK

Off. Gangapur Road, Nashik



DHARMARAJ PLAZA

Gangapur road, Nashik



Shops & Offices

GREEN COTTAGES

Nandanval Hills, Gangapur Road, Nashik



2 BHK Row Houses

EASY ACCESS

Location and Location Map

Ashiyana is centrally located near the city's iconic Hotel Dwarka, at Dwarka Circle, one of Nashik's prime locations. This makes Ashiyana easy to locate and convenient to access. Dwarka Circle is dotted with a number of schools, colleges, hospitals, entertainment destinations and is well-connected to major road routes. With everything you need at your doorstep, this ideal location redefines comfort and convenience.



LOCATION MAP



KEY DISTANCES

C B S -	3 km.	
Nashik Road Railway Station -	6 km.	
Ozhar Airport -	18 km.	
Rangoobai Junnare School -	0.5 km	
Podar International School -	2 km.	
Panchavati College -	0.5 km.	
Dental College -	0.5 km.	
K. K. Wagh Engg. College -	2.5 km.	
Holy places - Panchavati -	1 km.	
Tapovan -	1.5 km.	
Wokhart Hospital -	0.5 km.	
Lifeline Hospital -	1 km.	
Reliance Fresh -	2.5 km.	
The Loot -	2.5 km.	
Fame Theatre -	2.5 km.	



Corporate Office:

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Disclaimer- The information contained in this brochure is indicative of the kind of development that is proposed. Subject to the approval of authorities or otherwise. The developers reserve the right to make changes at their sole discretion. Final decision of Niwas properties (I) Pvt. Ltd. management will be final & binding.
Note: The Promoter reserves his right to utilize any increase in F.S.I. that will be sanctioned in its building plans by Nashik Municipal Corporation which shall be used to the benefit of Promoter during or after construction of the building mentioned in this brochure.

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