



*Life* The most beautiful collage of emotions & experiences



The *home* where you find happiness





**NOBLE**  
~ NIWAS ~

*The first steps of your child stir up a lot of excitement,  
It is a wonderful moment to be a happy and proud parent!*

The *home* where life learns to walk





*Rekindle the love and enchantment,  
After all those long years,  
It's time to cherish the commitment,  
And well up the happy tears..!*

The *home* where love is rediscovered









# NOBLE NIWAS

2, 3 & 3.5 BHK HOMES

*We can sync with your inner most emotions...  
Because we don't just put up four walls and a roof;  
we build a treasure trove of wonderful moments that shape your life.*

*Experience a canvas of such magical and heart-touching moments at **Noble Niwas**.  
The project's strategic location and tranquil neighbourhood make everyday living  
an easier, relaxed experience.*





## Experience a *Divine Atmosphere*

**Begin your day with blessings from the Almighty!**

**Noble Niwas** is a project that basks in a sacred atmosphere. The Jain Mandir (Shri Shankheshwar Parshwanath Jain Shwetambar Temple Trust) is located just across the road, within walking distance from the project site.



## Pune's prime commercial hub at *Market Yard*

**Noble Niwas** is situated in proximity to **Market Yard** off **Pune-Satara Road**. Market Yard is Pune's prime commercial hub and the 3<sup>rd</sup> largest market place in Asia. Here, more than 1000 wholesalers and retailers of grains and groceries are clustered in an area spread across 10 square kilometers. The place is also famous for wholesale trading of vegetables, fruits and flowers.

*Crafting spaces, Building relationships*

*Noble Niwas* is presented by **ARHAM Landmarks**, a trusted name in the premium property development market. Placing quality at the cornerstone of each creation, **ARHAM Landmarks** deliver signature spaces that resonate with style, refinement and living pleasure.

The symphony of  
*quality & reliability*





NOBLE  
LIVING



***Noble Niwas is an inspired creation which is good to look at and great to live in!***

Standing out squarely from the concrete clutter, **Noble Niwas** is the outcome of **sensible, smart planning and graceful architecture**. The smooth and sophisticated look is a reflection of its design excellence; this superb finish is evident in every square feet of each home.

**2 BHK: 1134 Sq. ft. (Only Few units), 3 BHK: From 1432 Sq. ft. to 1625 Sq. ft. (Only Few units), 3.5 BHK: 1785 Sq. ft. (Only Few units)**

The tower of  
*style & sophistication*



NOBLE  
CONDOMINIUM

A touch of  
*class & luxury*



- *Entrance gate with security cabin*
- *Trimix flooring for pathways*
- *CCTV surveillance for security of the residents*
- *Designer entrance lobby*
- *Two premium lifts with backup facility*
- *Well-equipped gymnasium*
- *Firefighting systems*
- *Piped gas connection*
- *Common dish TV connection*
- *Intercom connected flats*
- *Solar heated water in Master Bedroom*





### Wall Finish

- Smooth gypsum finish walls and ceiling



### Windows

- UPVC sliding windows Fenesta or equivalent make with Mosquito mesh shutter for better sound insulation
- Natural/Artificial Stone window sill to all windows



### Flooring & Dado

- 800mm x 800mm Vitrified Tile Flooring (RAK or Equivalent ) for entire flat
- Antiskid Designer Ceramic Tile Flooring & Dado (Kajaria or equivalent) for toilets & terraces



### Plumbing & Sanitary work

- Premium Sanitary ware for bathrooms (Jaquar or equivalent make)
- Premium chrome plated C.P. Fittings (Jaguar or equivalent make)



### Kitchen With Dry Area

- One Granite L Shape/Parallel otta of 10' length with stainless steel sink and ceramic tile dado up to lintel level
- Chimney for exhaust (faber or equivalent make.)



### Electrification

- Concealed electrification with ISI marked wiring in entire building with necessary circuit breakers
- Modular switches of reputed brand (Legrand or equivalent) with 5 year replacement warranty



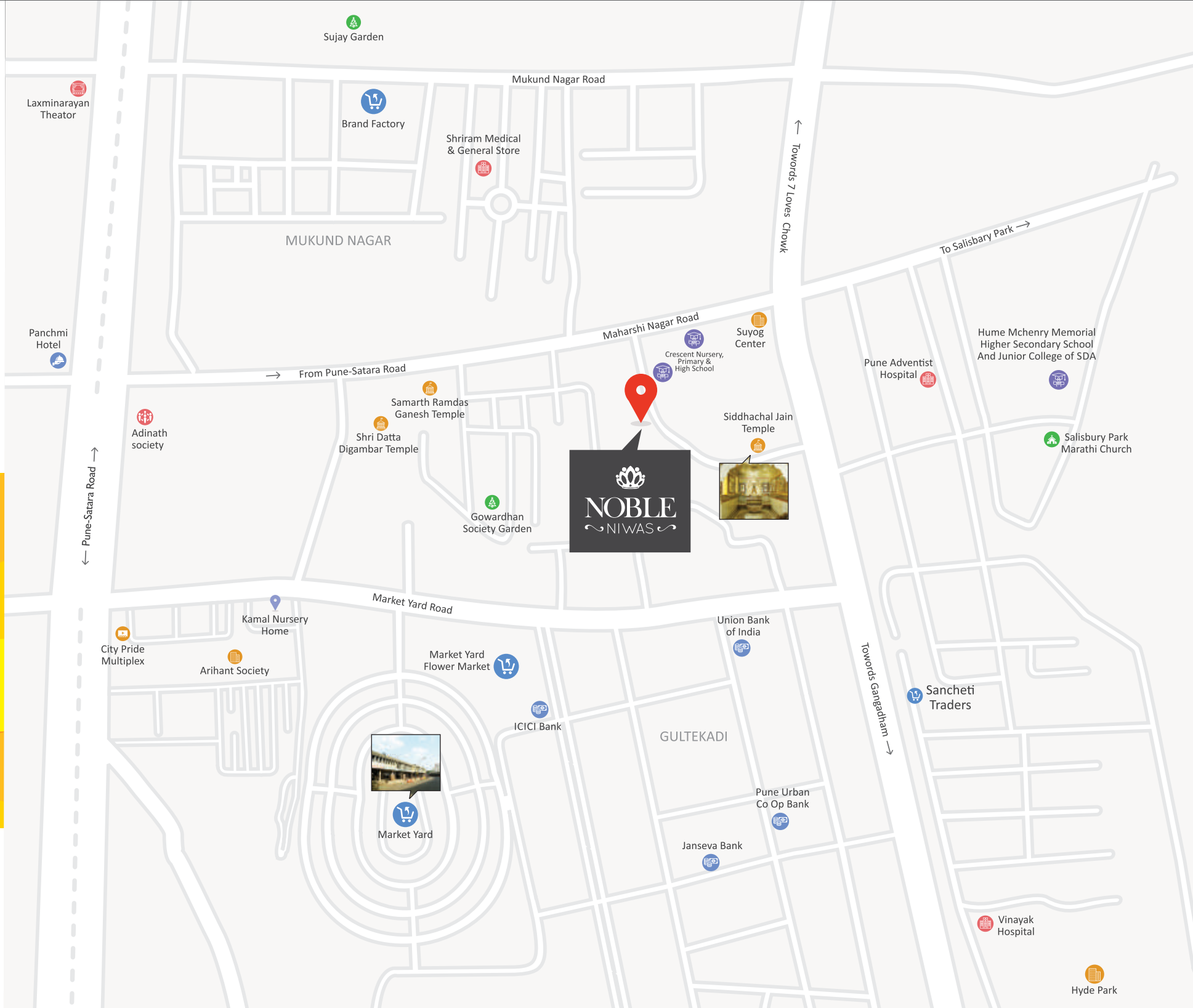
### Doors

- All doors with veneer finish on both sides & ply frame
- Natural / Artificial stone door frames for toilets and dry terrace
- Branded hardware fittings & accessories to all doors



### Painting

- High quality semi plastic paint to all internal walls
- Acrylic paint to all exterior walls



**Distances from site:**

Crescent High School - 0.1km | Jain Mandir - 0.1km | Market Yard - 0.7km | Pune - Satara Road - 1.7km  
 City Pride - 2.2km | Swargate - 2.7km | KK Market - 4.3km | ISKON Temple - 5.1km  
 Mahaveer School, Hume Mc Henry School & City International School - Within 1km

**Site Address:** Noble Niwas, CTS No. 97 A-1/39, S. No. 557 A, Plot No. 25B,  
 Final Plot No. 473, Gultekadi, Pune - 411037.

**18°29'27.9"N 73°52'04.4"E**  
 18.491092,73.867878

Some of our *creations*

akashparv



Akashparv, S.No. 15, Chandni Chowk, Bavdhan, Pune.



Metropolis, S.No. 22/3 Part, Balewadi, Pune.

Meghsparsh



Meghsparsh, S. No. 101/10, Mumbai-Bangalore Highway, Ambegaon (Kh.), Pune.

PAR/TOSH  
*a life of joy*



Paritosh, S.No. 31/32, Behind Mitcon, Balewadi, Pune.

Spandan  
Feel the pulse of contemporary living...



Spandan, S. No. 117/1, Popular Nagar, Mumbai-Pune Bypass, Warje, Pune.

TIME SQUARE



Times Square, C.T.S. No. 30, Bund Garden Road, Pune.







# NOBLE NIWAS



<http://maharera.mahaonline.gov.in/> MahaRERA No. P52100015411

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## Credits

### Project Architect

Ankur Associates,  
Mr. Prakash Kulkarni, Pune

### RCC Consultant

JW Consultants LLP,  
Pune

### Legal Advisor

Adv. Sudhakar Kale,  
Pune

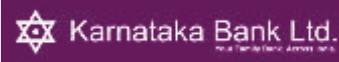
A Project By



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Project Finance By



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