
SITE ADDRESS:
Gat No. 569, Nagar Road,
Opposite The Lexicon International School, Wagholi, Pune - 412 207

www.adira.co.in

ADIRA 

2 & 3 BHK APARTMENT

KHARADI NXT

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WELCOME
TO ADIRA
WHERE THE GOLDEN
LIFE AWAITS YOU



THE GOLDEN LIFE...
**PACKS MORE
SPACE TO THRIVE**



THE GOLDEN LIFE AT KHARADI NXT IS SECOND TO NONE!



SCHOOLS / COLLEGES

- Lexicon International School
- Sanskriti School
- Symbiosis International School
- Bishop's School
- JSPM College
- Victorious Kidss Educare
- Chatrabhuj Narsee School



HOSPITALS

- Lifeline Hospital
- Noble Hospital
- Usha Kiran Hospital
- Imax Multispeciality
- Medipoint Hospital
- Manipal Hospital



MALLS

- Phoenix Market City
- Seasons Mall
- Amanora Town Center
- Creaticity Mall



TRANSPORT

- Pune Airport
- Railway Station
- Upcoming Metro Station



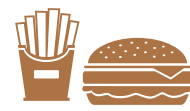
CORPORATE

- Weikfield IT Park
- EON IT Park
- Magarpatta IT Park
- Ranjangaon MIDC
- Bharat Forge Limited



HOTELS

- Ibis Hotel
- The Westin Hotel
- Hotel Radisson Blu
- Hyatt Regency
- Hotel Novotel



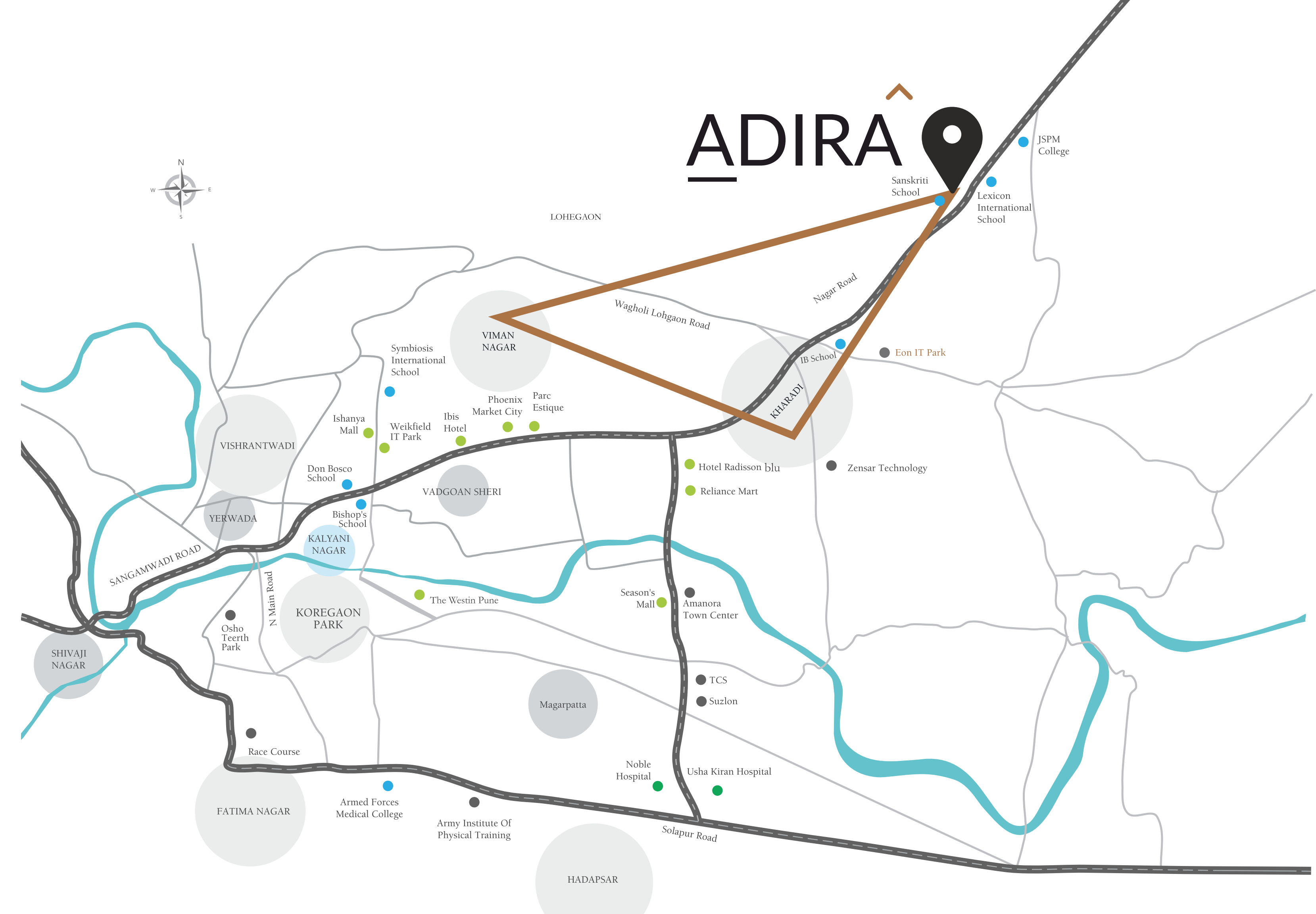
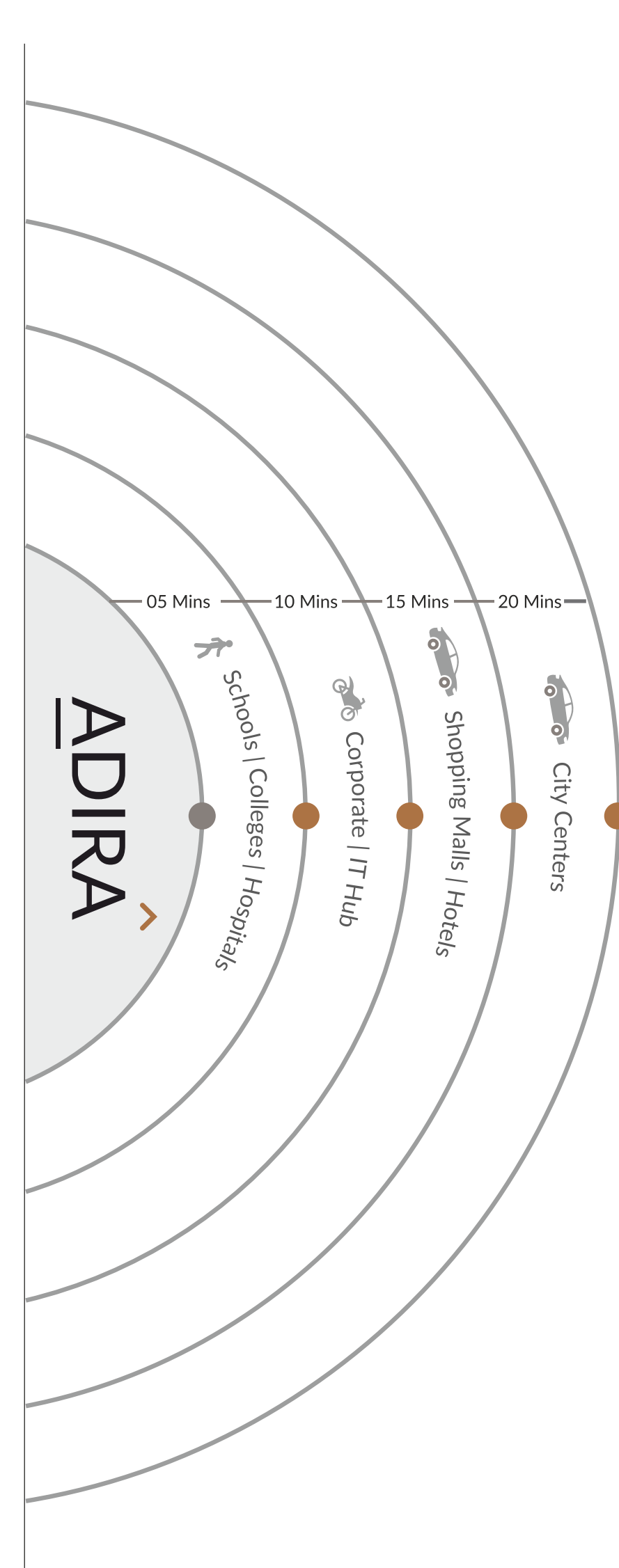
QSR's

- KGN Xprs
- Rolls Mania
- McDonald's



RETAIL STORES

- DMart
- Star Bazaar
- Croma



ENTER A REALM OF REFINED LIVING AND ELEVATED **LIFESTYLE**

Adira's amenities extend beyond physical offerings; they embrace well-being, fostering community through shared spaces. The main pool invites refreshing vitality, the fitness center echoes determination, and co-working areas inspire collaboration. Lush green spaces breathe tranquility, creating an environment where connections flourish.

WHEN YOU LIVE THE GOLDEN LIFE, YOU FEEL THE OPULENCE IN EVERY CORNER.



Architectural Renaissance

CLUBHOUSE

DELIGHTFUL AMENITIES IN EVERY CORNER

- Excitement for Kids'
- Relaxation for Grown Ups
- Rejuvenation for the Elderly
- There's something for Everyone!

**EXPANSIVE
AMENITIES SPACE**
60,000 Sq. Ft.





LAYOUT PLAN



15 M. WIDE INTERNAL ROAD

Future Development

Legend

1. Entry / Exit
2. Security Cabins
3. Commercial Shops with Pattern Flooring
4. External Parking in Grasscrete Pavers
5. Driveway in Pavers
6. Drop-off Special Pattern
7. Main Pool
8. Kids' Pool
9. Plunge Pool
10. Jacuzzi
11. Cabana
12. Pathway / Jogging Track
13. Pool Deck
14. Gazebo
15. Children & Toddler Play Area
16. Amphitheatre with Interactive Water Feature Plaza
17. Multipurpose Lawn
18. Volleyball Court
19. Trellis with Seating
20. Seating for Parents
21. Multipurpose Court
22. Senior Citizen Seating / Garden
23. Pet Garden
24. EV Charging Points
25. Barbeque Deck
- 26. Club House :**
 - Badminton Court (Rooftop, Open Air)
 - Squash Court
 - Well Equipped Gym
 - Mini Theatre
 - Library / Coworking Space
 - Skating Rink
 - Multipurpose Hall
 - Reception Area
 - Steam / Sauna
 - Daycare / Creche
 - Guest Rooms
 - Gaming Zone

LUXURIATE TO YOUR HEART'S CONTENT



LEISURE

- Main Pool
- Kids' Pool
- Plunge Pool
- Jacuzzi
- Cabana
- Pool Deck
- Gazebo



LIFESTYLE

- Amphitheatre with Interactive Water feature Plaza
- Children & Toddler Play Area
- Multipurpose Lawn
- Trellis with Seating
- Seating for Parents
- Senior Citizen Seating / Garden
- Pet Garden
- EV Charging Points
- Barbeque Deck



LUXURIATE TO YOUR HEART'S CONTENT



FITNESS

- Pathway / Jogging Track
- Volleyball Court
- Multipurpose Court



CLUBHOUSE

- Badminton Court (Rooftop, Open Air)
- Squash Court
- Well Equipped Gym
- Mini Theatre
- Library / Coworking Space
- Skating Rink
- Multipurpose Hall
- Reception Area
- Steam / Sauna
- Daycare / Creche
- Guest Rooms
- Gaming Zone



WHEN YOU
LIVE THE GOLDEN LIFE,
YOU FEEL
THE OPULENCE IN
EVERY CORNER.



Conceptual Image

SPECIFICATIONS



LIVING ROOMS

- Vitrified Tile Flooring • TV Point



KITCHEN

- Dry Balcony



BEDROOMS

- Vitrified Tile Flooring in all Bedrooms • TV Point



BATHROOMS

- Ceramic Tile Flooring • Good Quality Dado Tiles
- Standard Make CP & Sanitary Fittings



BALCONY

- Glass Railing for Balcony • Antiskid Ceramic Tile Flooring.



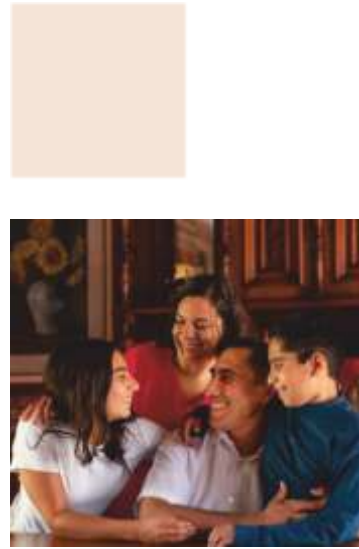
SAFETY/SECURITY

- Video Door Phone • Digital Door Lock



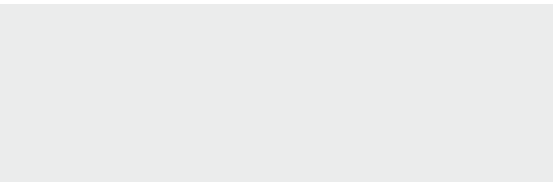
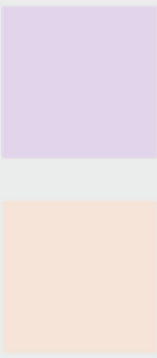
OTHER SPECIFICATIONS

- Good Quality Paint for External Walls
- Entrance Lobbies
- Plywood Door Frames with both side Laminated Flush Doors Internally

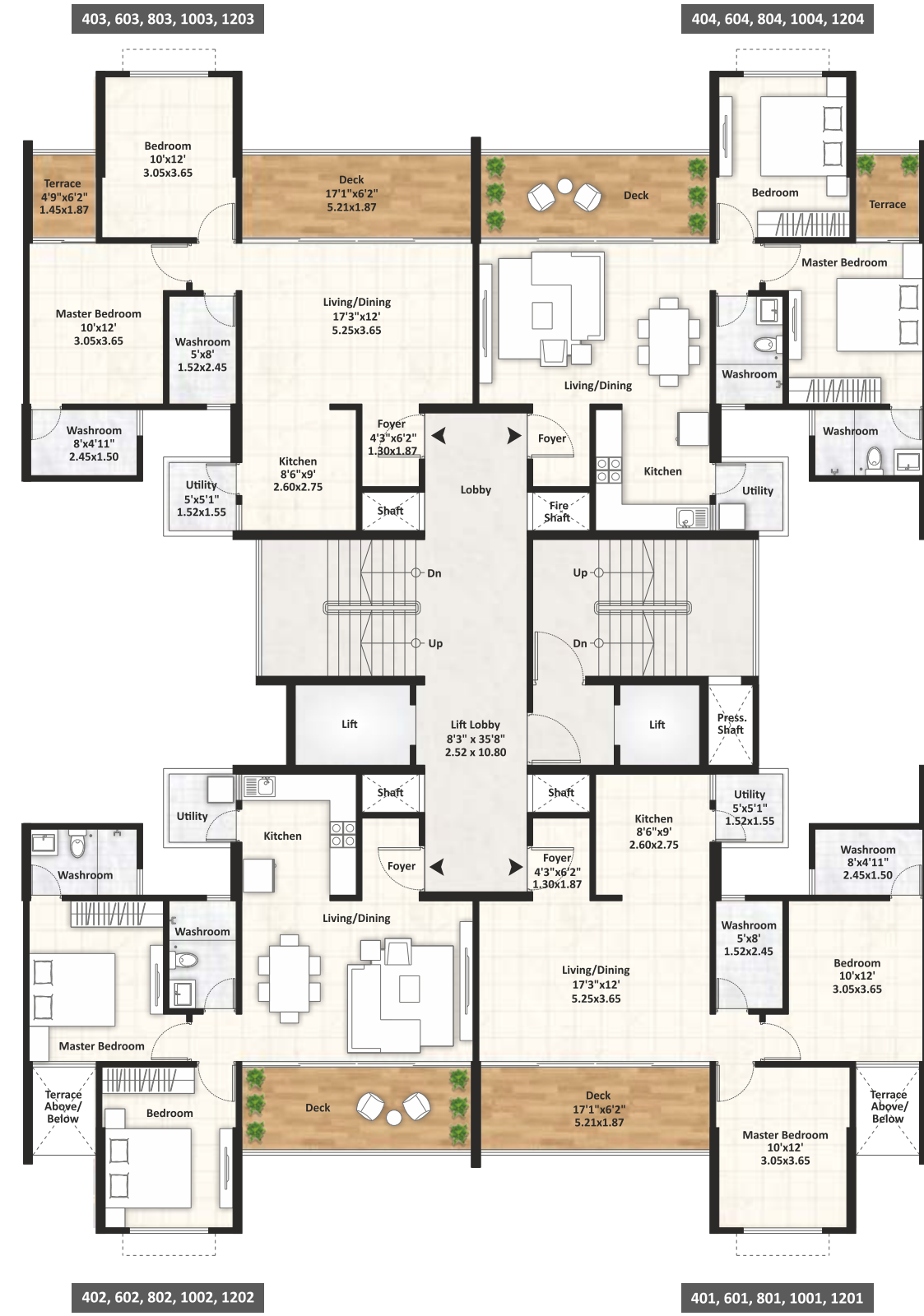


ADIRA PHASE 1 250+ HAPPY FAMILIES

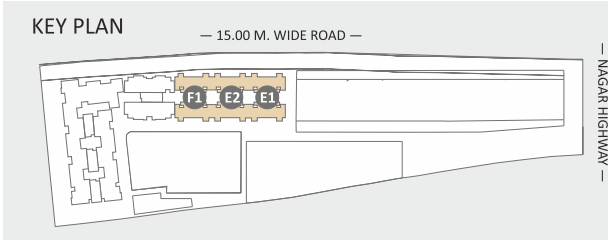
A delighted customer is like a ray of sunshine that brightens our brand. At Gagan Developers, we are dedicated to enhancing our customers' lives through a myriad of customer-centric initiatives and platforms designed to nurture their personal development and prosperity. We actively connect with our valued customers through a range of enticing incentives and referral programs, not only enriching their lives but also recognizing and celebrating their enduring loyalty.



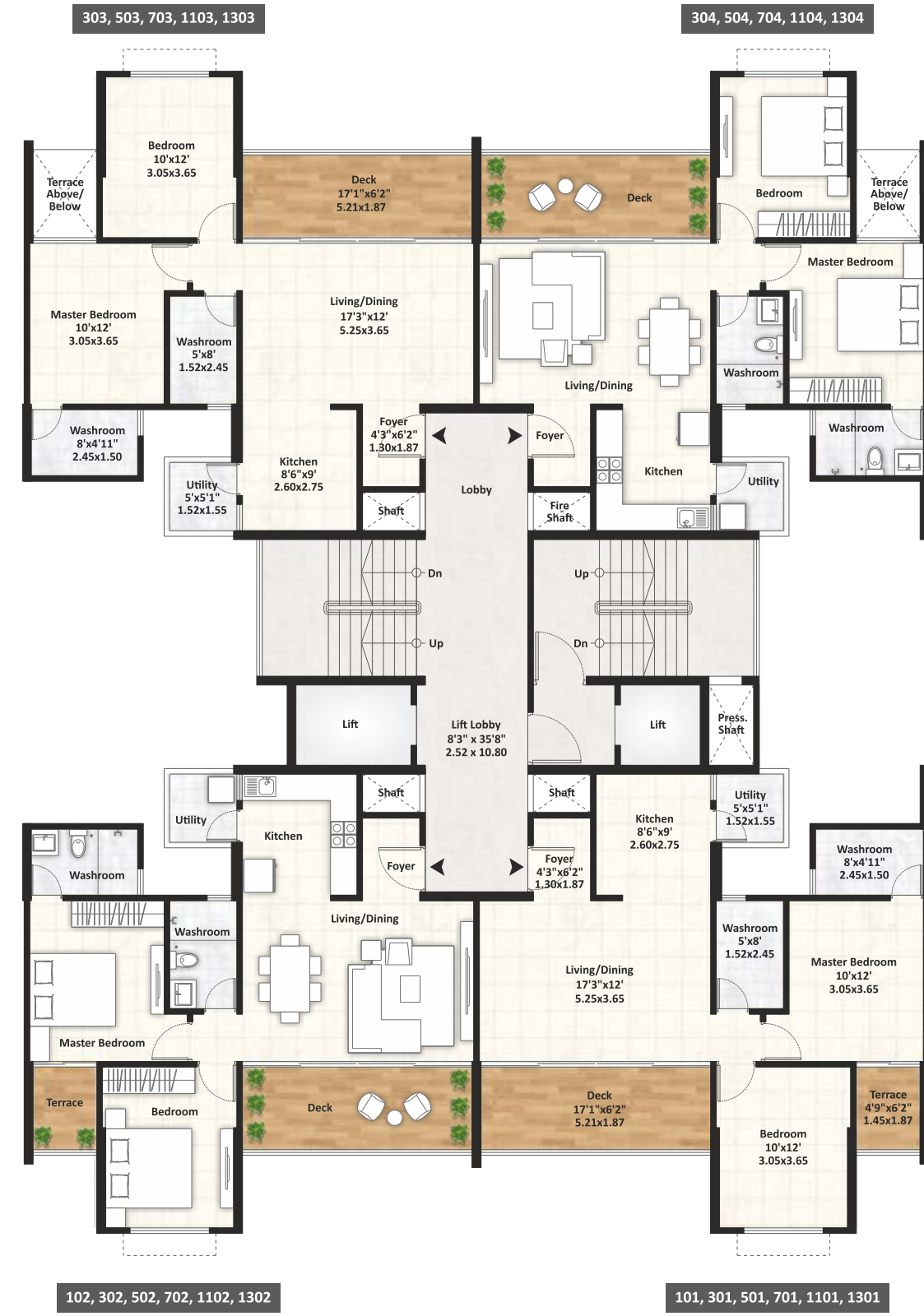
E1, E2, F1 - BUILDING EVEN FLOOR PLAN



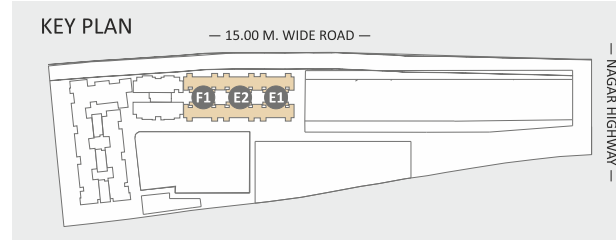
Flat No.	Type	Rera Carpet (sq.m.)	Balcony (sq.m.)	Terrace (sq.m.)	Total Area (sq.m.)	Total Area (sq.ft.)
401,601,801,1001,1201, 402,602,802,1002,1202	2BHK	63.65	12.14	0.00	75.79	815.80
403,603,1003,1203 404,604,804,1004,1204	2BHK	64.09	12.14	2.72	78.95	849.82
803	2BHK	64.09	14.86	0.00	78.95	849.82



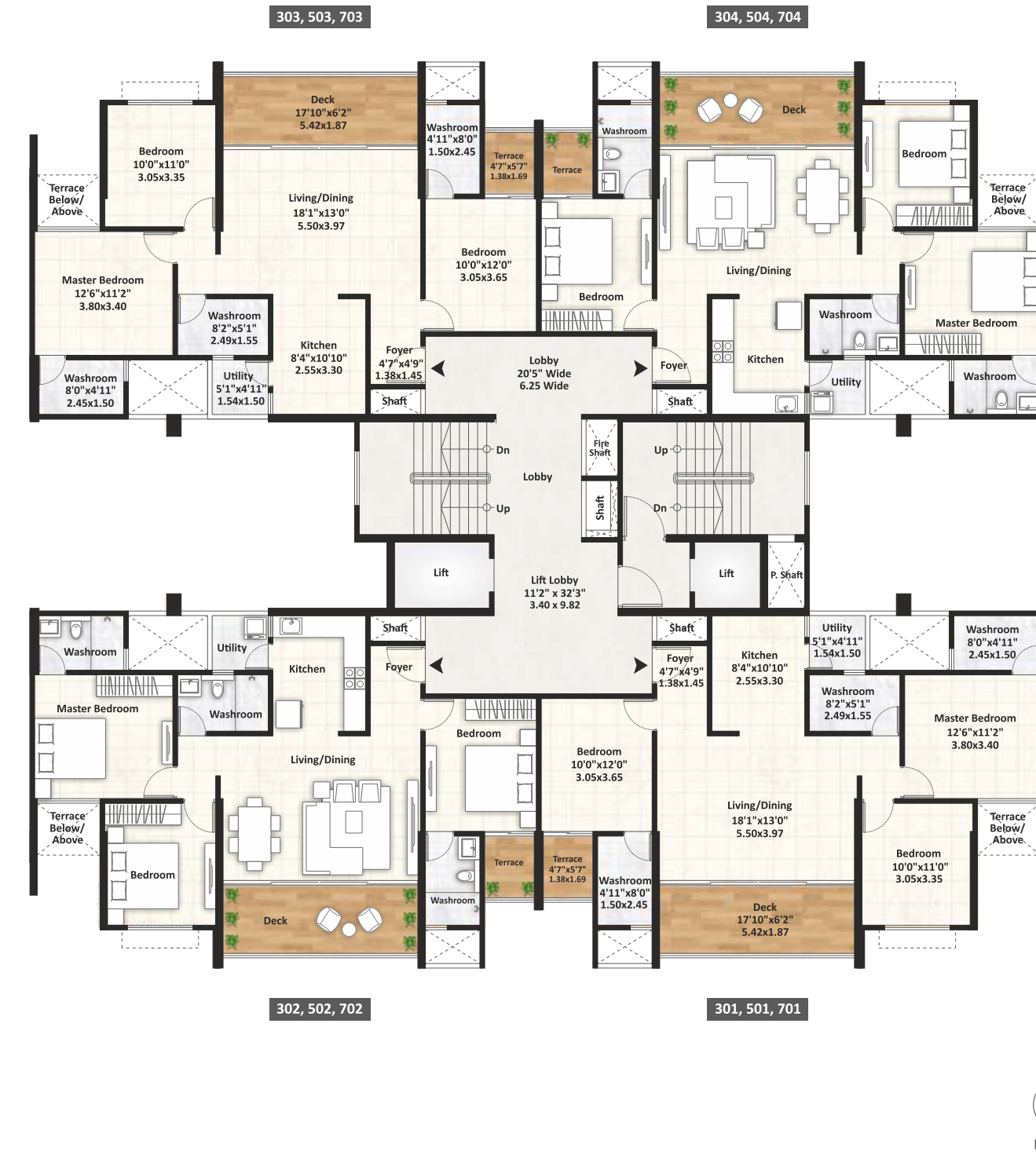
E1, E2, F1 - BUILDING ODD FLOOR PLAN



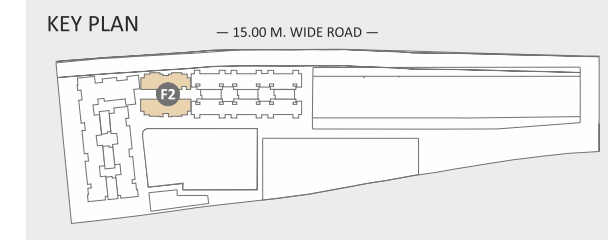
Flat No.	Type	Rera Carpet (sq.m.)	Balcony (sq.m.)	Terrace (sq.m.)	Total Area (sq.m.)	Total Area (sq.ft.)
101,301,501,701,1101,1301 102,302,502,702,1102,1302	2BHK	64.09	12.14	2.72	78.95	849.82
303,503,703,1103,1303 304,504,704,1104,1304	2BHK	63.65	12.14	0.00	75.79	815.80



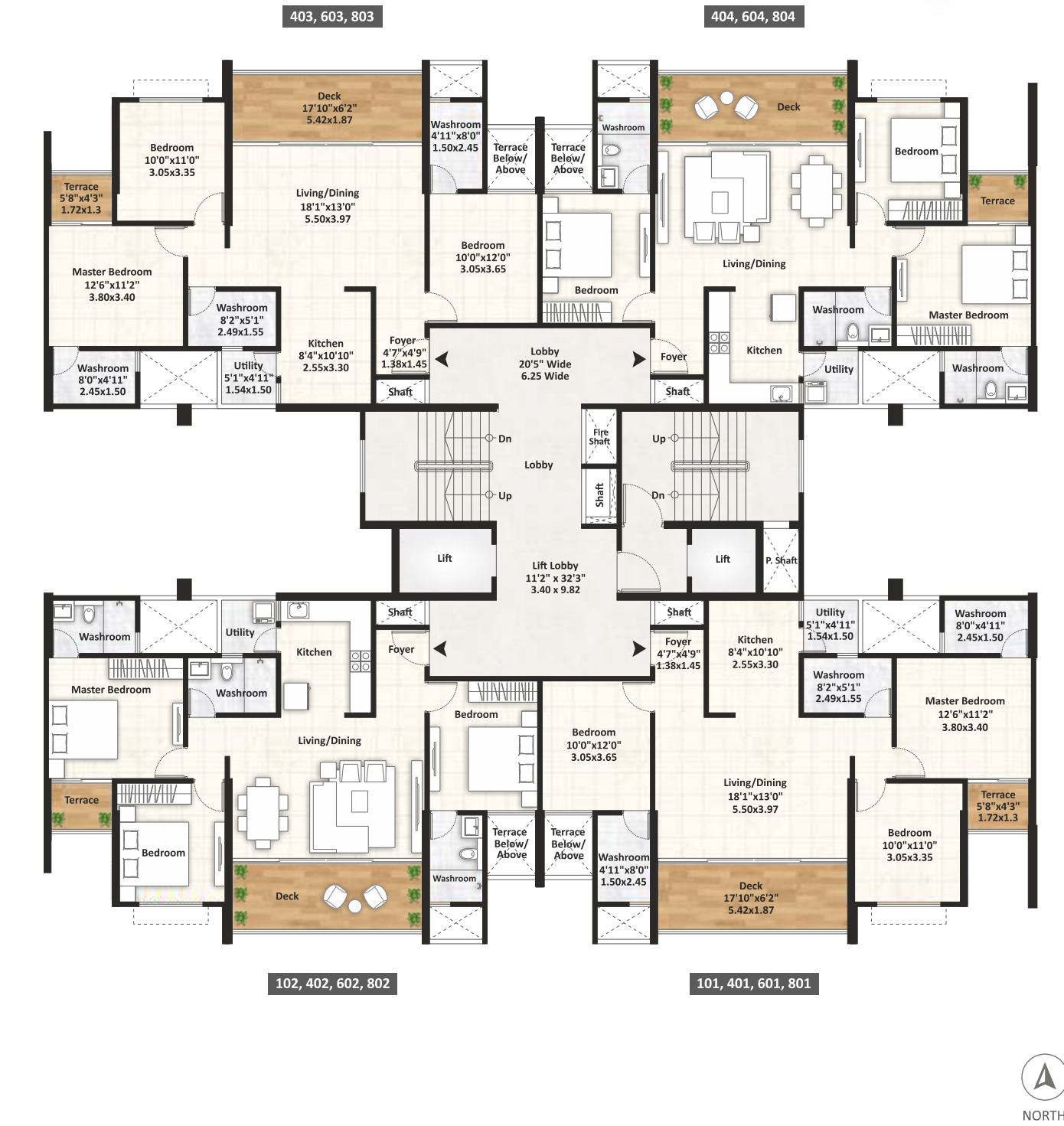
F2 - BUILDING ODD FLOOR PLAN



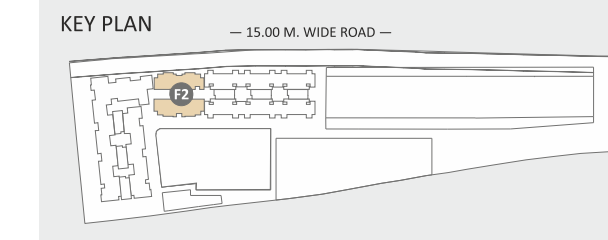
Flat No.	Type	Rera Carpet (sq.m.)	Balcony (sq.m.)	Terrace (sq.m.)	Total Area (sq.m.)	Total Area (sq.ft.)
301,501,701	3BHK	86.23	12.48	2.24	100.95	1086.63
302,502,702	3BHK	86.23	12.48	2.24	100.95	1086.63
303,503,703	3BHK	86.23	12.48	2.24	100.95	1086.63
304,504,704	3BHK	86.23	12.48	2.24	100.95	1086.63



F2 - BUILDING EVEN FLOOR PLAN



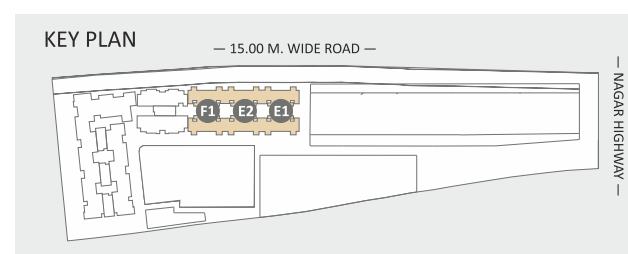
Flat No.	Type	Rera Carpet (sq.m.)	Balcony (sq.m.)	Terrace (sq.m.)	Total Area (sq.m.)	Total Area (sq.ft.)
101,401,601,801	3BHK	86.23	12.48	2.24	100.95	1086.63
102,402,602,802	3BHK	86.23	12.48	2.24	100.95	1086.63
403,603,803	3BHK	86.23	12.48	2.24	100.95	1086.63
404,604	3BHK	86.23	12.48	2.24	100.95	1086.63
804	3BHK	86.23	14.72	0.00	100.95	1086.63



E1, E2, F1 - BUILDING 2ND FLOOR PLAN



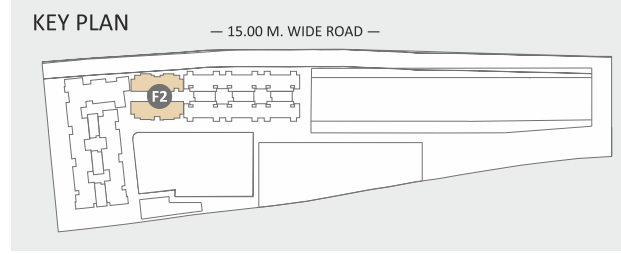
Flat No.	Type	Rera Carpet (sq.m.)	Balcony (sq.m.)	Terrace (sq.m.)	Total Area (sq.m.)	Total Area (sq.ft.)
201	2BHK	63.65	12.14	0.00	75.79	815.80
202	2BHK	63.65	12.14	0.00	75.79	815.80
203	2BHK	75.35	2.36	24.00	101.71	1094.81
204	2BHK	75.35	2.36	24.00	101.71	1094.81



F2 - BUILDING 2ND FLOOR PLAN



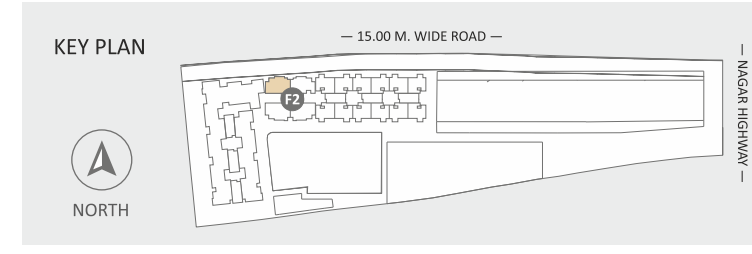
Flat No.	Type	Rera Carpet (sq.m.)	Balcony (sq.m.)	Terrace (sq.m.)	Total Area (sq.m.)	Total Area (sq.ft.)
201	3BHK	86.23	12.48	2.24	100.95	1086.63
202	3BHK	86.23	12.48	2.24	100.95	1086.63
203	3BHK	89.92	12.48	14.45	116.85	1257.77
204	3BHK	89.92	12.48	14.45	116.85	1257.77



F2 - BUILDING 2ND FLOOR UNIT PLAN



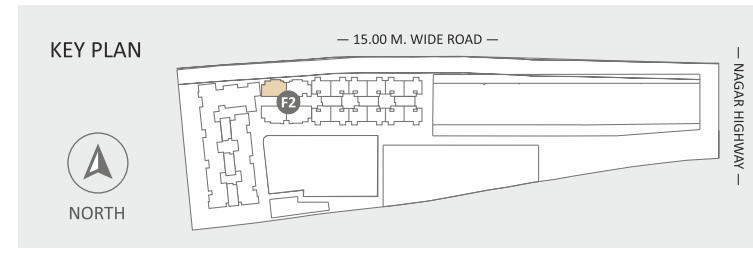
Flat Number	Flat Type	Rera Carpet Area (sq.m.)	Balcony Area (sq.m.)	Terrace Area (sq.m.)	Total Area (sq.m.)	Total Area (sq.ft.)
F2-203	3 Bhk	89.92	12.48	14.45	116.85	1257.77



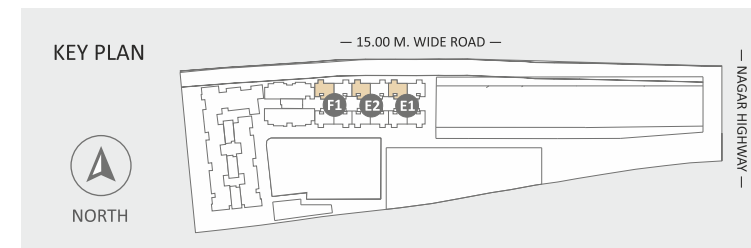
F2 - BUILDING ODD FLOOR UNIT PLAN



Flat Number	Flat Type	Rera Carpet Area (sq.m.)	Balcony Area (sq.m.)	Terrace Area (sq.m.)	Total Area (sq.m.)	Total Area (sq.ft.)
F2- 303,503,703	3 Bhk	86.23	12.48	2.24	100.95	1086.63

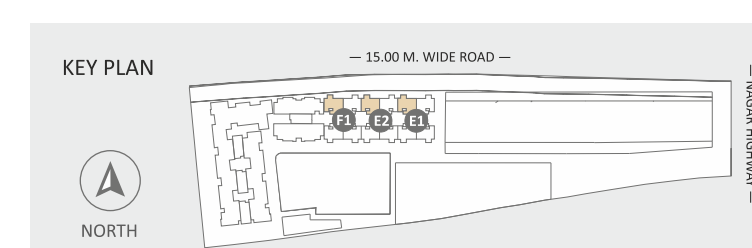


E1, E2, F1 - BUILDING EVEN FLOOR UNIT PLAN



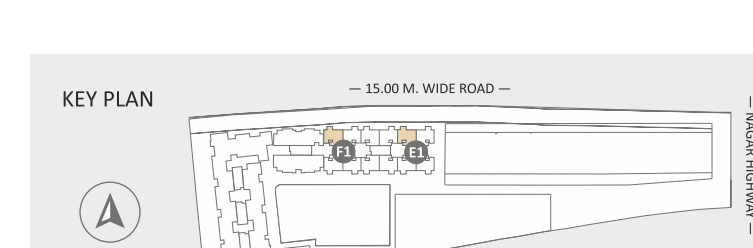
Flat Number	Flat Type	Rera Carpet Area (sq.m.)	Balcony Area (sq.m.)	Terrace Area (sq.m.)	Total Area (sq.m.)	Total Area (sq.ft.)
E1- 403,603,1003,1203	2 Bhk	64.09	12.14	2.72	78.95	849.82
E2- 403,603,803,1003,1203						
F1- 403,603,1003,1203						

E1, E2, F1 - BUILDING ODD FLOOR UNIT PLAN



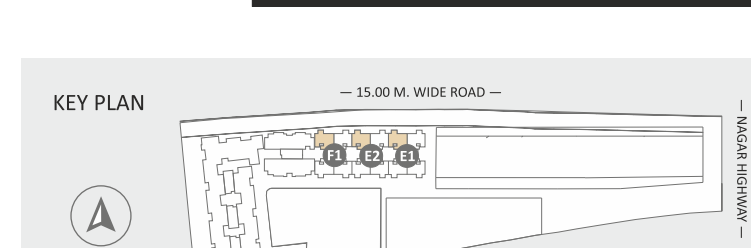
Flat Number	Flat Type	Rera Carpet Area (sq.m.)	Balcony Area (sq.m.)	Terace Area (sq.m.)	Total Area (sq.m.)	Total Area (sq.ft.)
E1-303,503,703,1103,1303	2 Bhk	63.65	12.14	0.00	75.79	815.80
E2-303,503,703,1103,1303						
F1-303,503,703,1103,1303						

E1, F1 - BUILDING 9TH REFUGE FLOOR UNIT PLAN



Flat Number	Flat Type	Rera Carpet Area (sq.m.)	Balcony Area (sq.m.)	Terrace Area (sq.m.)	Total Area (sq.m.)	Total Area (sq.ft.)
E1-903 / F1-903	1 Bhk	50.25	9.77	0.00	60.02	646.06

E1, E2, F1 - BUILDING 2ND FLOOR UNIT PLAN



Flat Number	Flat Type	Rera Carpet Area (sq.m.)	Balcony Area (sq.m.)	Terrace Area (sq.m.)	Total Area (sq.m.)	Total Area (sq.ft.)
E1-203, E2-203, F1-203	2 Bhk	75.35	2.36	24.00	101.71	1094.81



GAGAN DEVELOPERS BRING YOU HOME

Some call it a house but we call it home. A house may be merely constructed using bricks and mortar, but a home beholds a deeper essence through a spirit of happiness, well-being, peace and solitude. A home is a space where dreams are realized, happiness is nurtured, and moments are made. We at Gagan Developers understand this feeling as we are creating that perfect home for the deserving you.

Our twenty-two year old legacy that infuses a concept of vision, trust, commitment and excellence, where state of the art technology, ingenious innovation and efficient design come together at great value, creating magic. We are here to create your perfect home ensconced within a welcoming environment where you make space for your dreams and realize them in golden glory. Gagan Developers is not only here to craft that special space for you to call home but also nurture a relationship of unmatched quality and commitment for generations to come.



Welcome to Esbee Realty, a cherished family legacy spanning six decades, originating with the principled Shribhagwan Bhishambardayal Agarwal in Pune. Renowned for quality in dry fruits and spices, he later ventured into real estate, shaping a trusted legacy upheld by Rajesh and Mukesh Agarwal. Now led by Anuj Agarwal, Esbee Realty boasts a rich history, constructing 3L sq ft and ongoing projects at 11L sq ft. Our commitment to exceptional service and unwavering quality remains steadfast as we assist you in buying, selling, or investing in properties.

OUR MISSION

At Esbee Realty, our mission is to be the premier and most trusted name in real estate. We achieve this by delivering exceptional service, and innovative solutions, and fostering enduring relationships with our clients. Upholding the highest standards of integrity and professionalism, we are dedicated to creating lasting customer experiences built on trust, transparency, and mutual respect.