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Live in
Harmony

@



URBAN NEST
1 & 2 BHK URBAN HOMES



Talegaon-Katavi Road

By:





*Designed to Create a
Peaceful Living Experience...*

HIGHLIGHTS

Unique, iconic architectural design

Scenic waterfront views

Direct access to the proposed 40 m wide road

Just 300 meters from the upcoming Ring Road

Only 4.5 km from the Mumbai-Pune Highway

Premium rooftop amenities

Private lobby for every flat

Designed for maximum natural ventilation and daylight

*Less Hassle
More Life!*





SPECIFICATIONS

The right fixtures and fittings add value to living.

At Urban Nest, your home will be replete with the finest, so, you are free to enjoy quality time with your family.

Structure

- G+12 story building with Basement level parking

Construction

- Earthquake-resistant RCC framed structure

Brick Works

- External 6" thick brick wall & internal 4" thick brick wall

Finishing

- Internal walls with gypsum finish

Flooring

- 2" X 2" vitrified flooring in all rooms, anti-skid tiles
flooring in toilets, bathrooms & terrace

Wall Tiles

- Designer glazed dado tiles up to ceiling level in toilets, bathrooms.

Doors

- Main door are decorative & all other doors are both side laminated.
- With Brass fittings for main door and FRP doors for bathroom and toilets.

Windows

- Powder coated aluminum sliding windows with mosquito net
- M.S. Safety grills with bottom granite window sill

Balconies

- Aluminum glass railings

C P Fittings

- High-quality CP fittings from reputable brands, ensuring durability and style.

Balcony Doors

- Powder coated aluminum sliding doors for halls and wooden doors for dry balcony

Electrification

- Concealed copper wiring with branded switches

Kitchen

- Granite top kitchen platform with S.S. sink.
- Designer glazed dado tiles up to ceiling level over kitchen platform.

Plumbing

- Concealed plumbing with hot & cold mixer for shower, elegant

Electrification

- Concealed copper wiring with branded switches
- TV & tele. points in living room & M bedroom
- Every flat circuit breaker / ELCB
- In dry balcony one washing machine point
- Provision for exhaust fan in kitchen, toilets & bathrooms
- Provision for geyser point
- Provision for AC points in all bedrooms

Paints

- Acrylic paint for external & oil bound distemper for internal walls

Water system

- Underground & overhead tank with adequate storage capacity

*Enjoy Life Like
Never Before!*





*Because Better Living
Begins with Pure Air!!!*

PRIME LOCATION

- 24x7 active main road connectivity*
- Direct company bus access to Talegaon-Chakan MIDC*
- School bus pickup points at your doorstep*
- Seamless connectivity to the Pune-Mumbai Highway*

*Perfect Work-Life
Balance!*





AMENITIES

PROJECT AMENITIES



Decorative Entrance Gate
Society Office
24/7 Power Backup for Emergency Services
Provision for Wi-Fi Facility for Entire Society
Fully Automatic Lift
Decorative Entrance Lobby on Ground Floor
Internal Trimix Concrete Road with Street Light
Party Lawn
Party Stage

Rain Water Harvesting
Nameplate & Letterbox for Each Flat Member
Attractive Elevation
Provision for DTH Connection
Provision for Inverter
Water Purifiers in Common Areas
Children Play Area
Ganesh Temple



SAFETY AMENITIES

24 x 7 Security
Entire Society Under CCTV Surveillance
Security Access Control for Residents & Visitors
Intercom System for Added Safety

Video Door Phone for Each Flat
Security Cabin Designed for Resident Safety
Firefighting Systems

ROOFTOP AMENITIES



Yoga Area
Seating with Pergola
Senior Citizen Seating Area
Solar Water Heating System

*Amenities for an
 Enviably Lifestyle!*





*Your Private
Window to the Sky*

*Where open air meets endless skies,
and nights unfold in mesmerizing views.*

Step into a home where the open air becomes a part of your everyday living. By day, soak in expansive skies and refreshing breezes that elevate your space. By night, witness a mesmerizing skyline where stars and city lights come alive.





Living at Urban Nest - Home is where your family feels Happy!

At Urban Nest, every home is thoughtfully crafted for family living, where each space serves a purpose and every detail adds value. From secure, well-crafted doors to anti-skid tiles that ensure safety, every element reflects mindful design. Large, well-placed windows invite abundant natural light and continuous cross ventilation, creating a bright, airy, and energy-efficient home.

Perfectly complemented by its location, Urban Nest offers easy access to reputed schools, colleges, Talegaon Railway Station, and Talegaon MIDC, making everyday living convenient and well-connected. Here, you enjoy the perfect blend of comfort, connectivity, and a closer connection to nature.

YOUR NEIGHBOURS:



EDUCATIONAL INSTITUTES:

<i>Indrayani English Medium School</i>	<i>0.9 Km</i>
<i>Eden International English Medium School</i>	<i>3.2 Km</i>
<i>Podar International School (CBSE)</i>	<i>3.1 Km</i>
<i>D. Y. Patil High School, Ambi</i>	<i>1.9 Km</i>
<i>D. Y. Patil Medical College</i>	<i>1.9 Km</i>
<i>D. Y. Patil University</i>	<i>1.9 Km</i>
<i>MIT College</i>	<i>2.3 Km</i>



PROXIMITY TO KEY HUBS:

<i>Upcoming Taj Hotel</i>	<i>1.2 Km</i>
<i>Talegaon Railway Station</i>	<i>1.8 Km</i>
<i>MIMER Medical College and General Hospital</i>	<i>2 Km</i>
<i>Talegaon MIDC</i>	<i>2.4 Km</i>

Pollution-Free Living Starts Here





*Clean Air is the
New Luxury!*



G M Ventures is a leading real estate company in Pune, driven by partners who possess decades of deep-rooted expertise across residential development, land acquisition, and project execution. Our leadership's profound understanding of three critical pillars — land, location, and lifestyle — ensures that every project we undertake is built on a foundation of insight, integrity, and long-term value.

We are not just developers, we are experts in crafting homes. This expertise is not just a claim, it's visible in our work. It translates into three tangible benefits for every customer- Smarter Planning, Optimal space utilization, Vastu-compliant layouts, and future-ready designs that maximize your carpet area. Handpicked materials, rigorous site supervision, and adherence to IS codes for a home that lasts generations.

The right price for the right location, ensuring your home is not just an expense, but a high-growth asset. At the heart of G M Ventures lies a simple yet powerful commitment that guides every decision we make — to build high-quality, affordable homes for the common man and deliver them with zero compromise on timelines.

This is more than a business policy. It is our responsibility. We understand the emotion behind buying a first home. The years of saving, the dreams of a family, the trust placed in a builder. We honor that trust with: 100% Transparency, Clear title, RERA compliance, and no hidden costs.

We plan for delays so you don't have to face them. Possession dates are sacrosanct. Our relationship doesn't end at handover. We stand by our quality. And making that right accessible to every hardworking family in Pune is the reason G M Ventures exists.

From Hadapsar to Dehu and now Chakan — we have proudly delivered 5+ projects and earned the trust of 1000+ families.



URBAN NEST

By:



GM VENTURES

Future of Urban Living