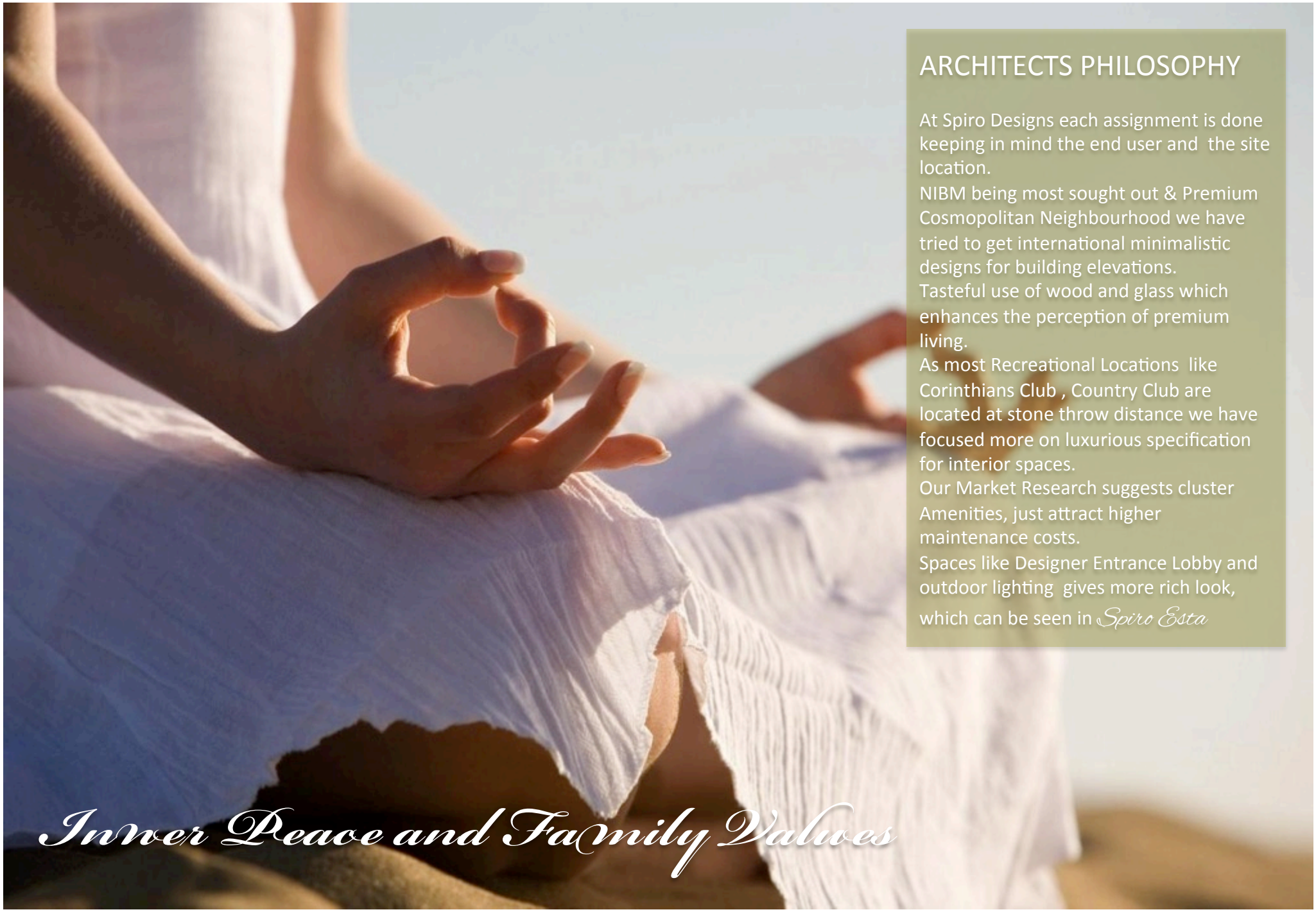
Spiro Esta
NIBM

Welcome to Spiro Esta.....
Located in the most premium location of NIBM, with neighbours as Clover Highland and Karia developers Indrayu Residency.
With a natural green cover on all sides making it a very peaceful residential neighbourhood.
Gods Own Architecture



ARCHITECTS PHILOSOPHY

At Spiro Designs each assignment is done keeping in mind the end user and the site location.

NIBM being most sought out & Premium Cosmopolitan Neighbourhood we have tried to get international minimalistic designs for building elevations.

Tasteful use of wood and glass which enhances the perception of premium living.

As most Recreational Locations like Corinthians Club , Country Club are located at stone throw distance we have focused more on luxurious specification for interior spaces.

Our Market Research suggests cluster Amenities, just attract higher maintenance costs.

Spaces like Designer Entrance Lobby and outdoor lighting gives more rich look, which can be seen in *Spiro Esta*

Distinctive Details

Premium Specifications for selected few

Flooring

- •Vitrified flooring for living room, kitchen and bedroom.
- •Laminated wooden flooring for Master Bedroom.
- •Anti skid flooring in toilets and dry balcony.
- •Wooden looking premium tiles for terraces.

Kitchen

- •Granite kitchen Platform with stainless steel sink.
- •Designer decorative dado tiles.

Doors

- •Decorative main entrance door with safety lock and name plate.
- •Laminate finish internal flushed doors with brass/ C.P fittings.
- •French Panel door with built in safety grill for Balcony.

Windows & Railings

- • Powder coated aluminium sliding windows with mosquito net
- •Safelty Grill for windows
- •Glass railing for terrace.

Meticulous Planning

Toilets

- •Designer decorative dado tiles.
- •All sanitary fittings of standard quality
- •Standard quality CP fittings of Jaquar/Hindware or equivalent make.
- •Concealed plumbing, hot & cold mixer forshower.
- •Cockroach traps in bathrooms

Building & Plaster

- • RCC earthquake resistant frame structure
- •Internal walls gypsum finished.
- •External Weather Proof Warranty Paint.
- •Attractive elevation with elegant entrance lobby.
- •Lift with inverter backup
- •Letter Box & Nameplate for each apartment.

Electrification

- • Concealed copper wiring with MCB
- •Provision of AC points in Master Bedroom.

We understand your value...

PREMIUM 8 APARTMENTS ....

ONLY 2 APARTMENTS PER FLOOR .....

Fine Features

- Exhaust fan provision in Kitchen & Master toilet
- Common Solar heater on Terrace
- Power back up for Lift and common areas.
- TV and telephone connection in Living.
- Rain shower in Master toilet.
- Modular designer switches.

Eye for Detail

Contemporary Elevation
SPIRO ESTA
SPIRO ESTA

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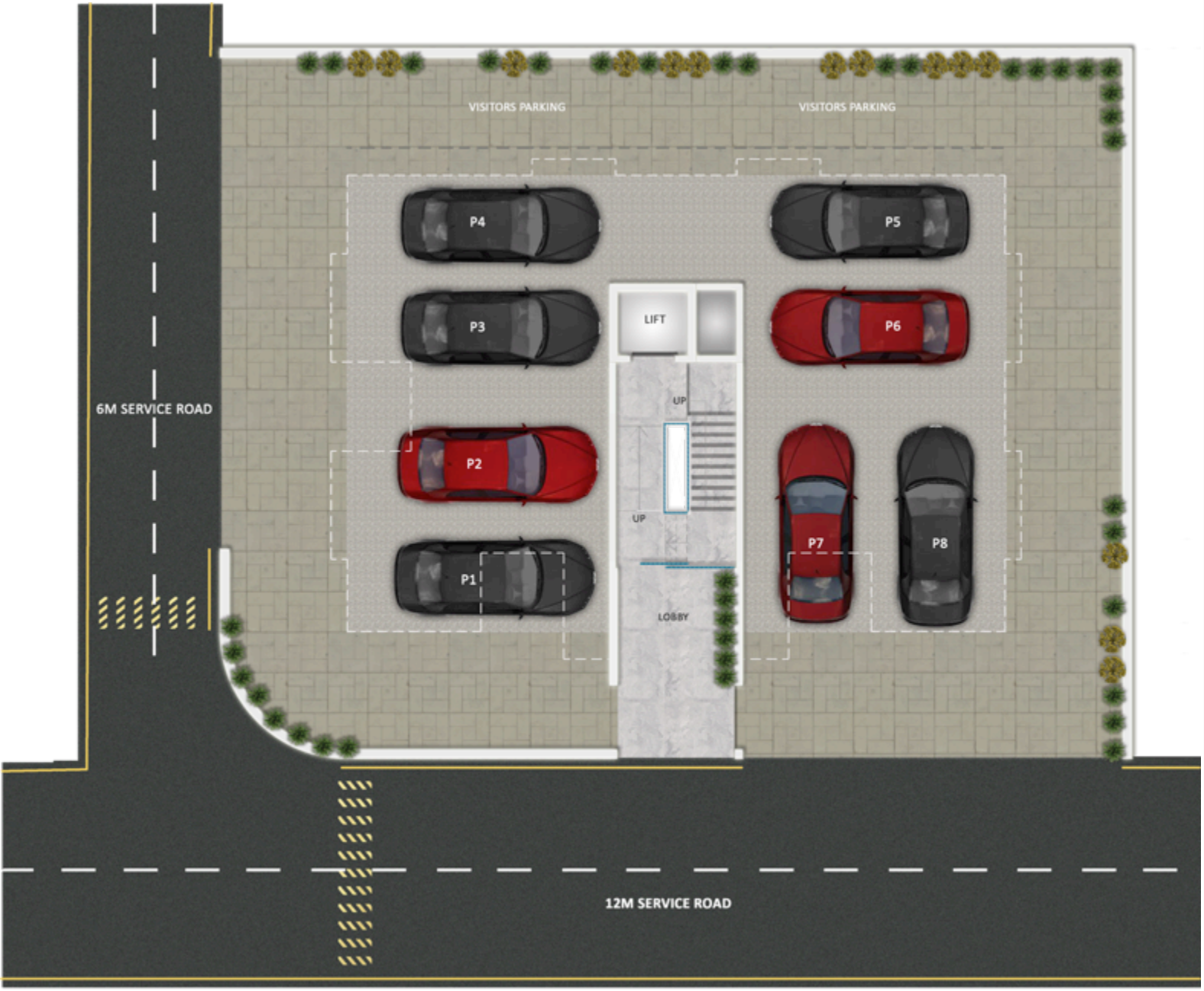
CAR PARK


VISITORS PARKING
VISITORS PARKING
P4
P5
P3
LIFT
P6
6M SERVICE ROAD
UP
P2
UP
P7
P8
P1
LOBBY
12M SERVICE ROAD

FIRST FLOOR PLAN

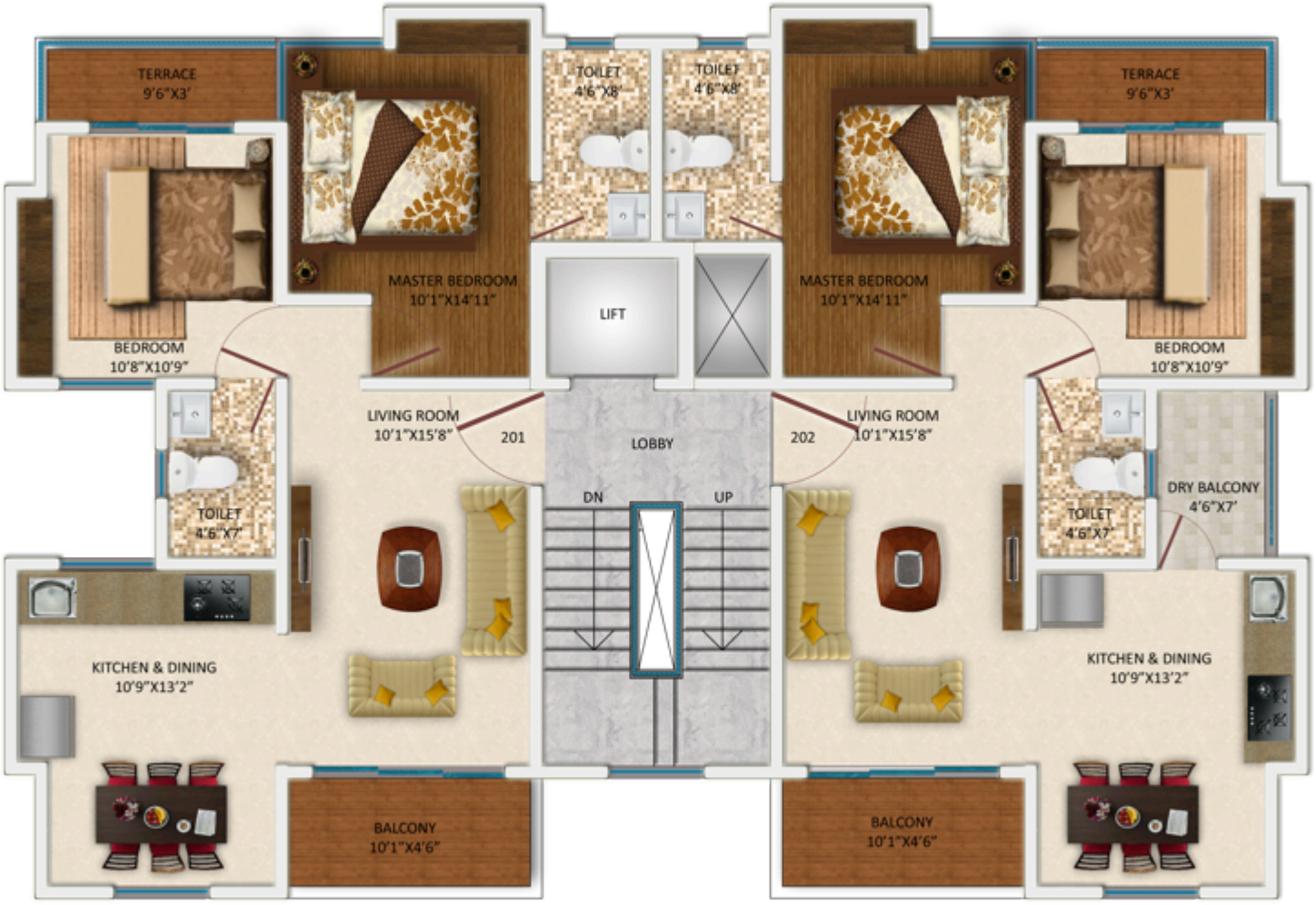
2 BHK

FIRST FLOOR PLAN

SALEABLE AREA

FLAT 101 - 948 Sq.Ft.

FLAT 102 - 948 Sq.Ft.



SECOND FLOOR PLAN

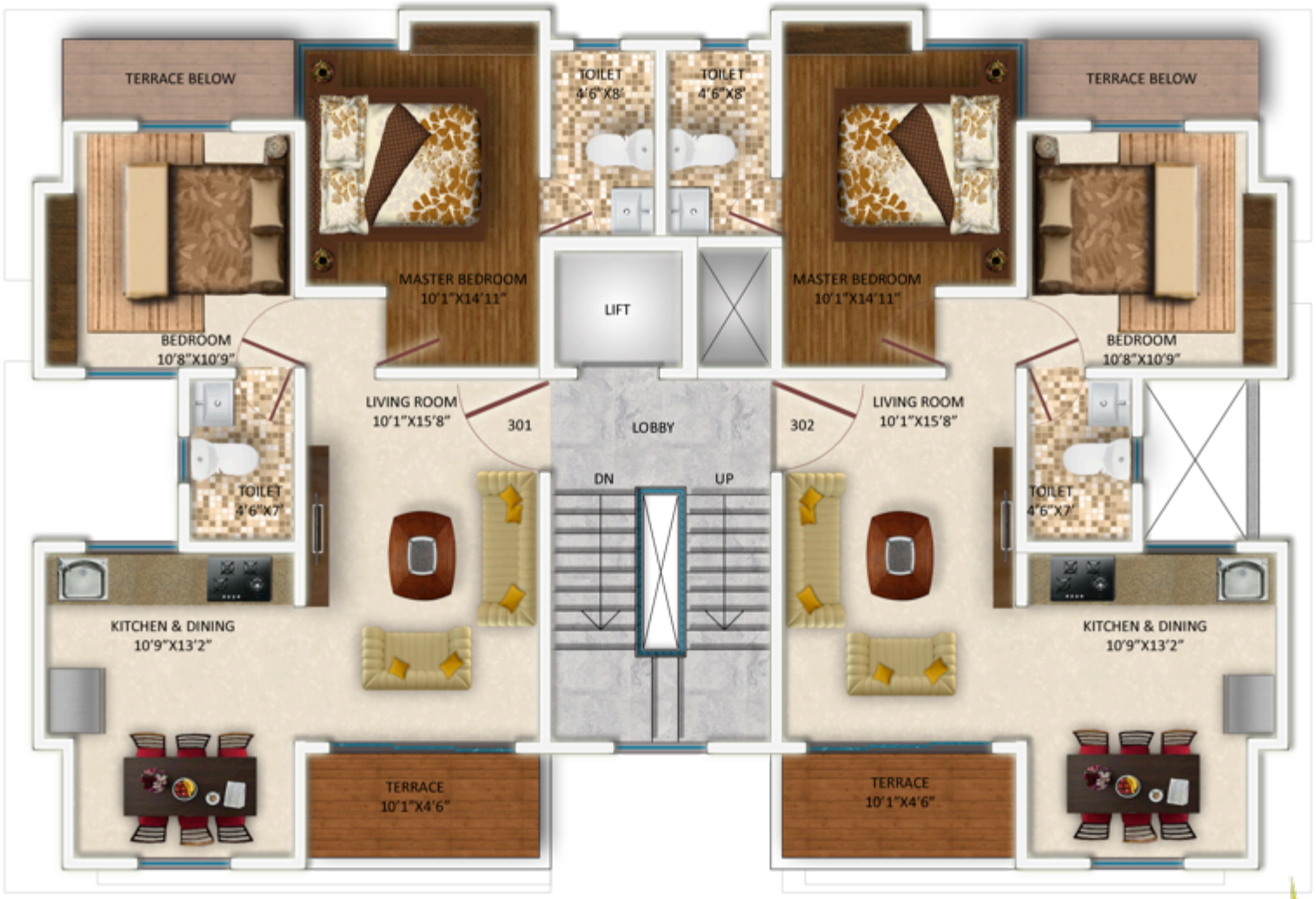
2 BHK

SECOND FLOOR PLAN

SALEABLE AREA

FLAT 201 – 969 Sq.Ft.

FLAT 202 – 1015 Sq.Ft.



THIRD FLOOR PLAN

2 BHK

THIRD FLOOR PLAN

SALEABLE AREA

FLAT 301 – 926 Sq.Ft.

FLAT 302 – 926 Sq.Ft.

FOURTH FLOOR PLAN

2 BHK

FOURTH FLOOR PLAN

SALEABLE AREA

FLAT 401 – 901 Sq.Ft..

FLAT 402 – 903 Sq.Ft.

LOCATION BENEFITS

Educational Institutes

- Delhi PublivcSchool
- Bishop's School
- Vibgyor Kids School
- Euro Kids School

Commercial / Retail

- Bizzbay Mall
- Marvel Boulevard (U/C)
- Many other retail and dinning options

Hospitals

- Ruby Hall
- Inamdar Hospital
- Military Hospital

Banks

- HDFC Bank
- ICICI Bank
- Bank of Maharashtra

Recreational Clubs

- Corinthians Club
- Country Club
- Golds Gym

Major Distances

- MG Road : 9 kms
- Pune Railway Station: 13 kms
- Pune Airport : 18 kms
- Amanora/ Magarpatta : 8 kms.

CREDITS

Project Architect - Spiro Designs

RCC Consultant - SSPatne & Associates

Landscape Architect - AVI Designs

SITE ADDRESS

Chandan Gardens Society,
Plot no: 52,
Survey no. 25/5A.
Next to Clover Highlands,
NIBM, Pune - 4110

OFFICE ADDRESS

108, Mangal murti Complex,
1st Floor,
HiraBaug Chowk,
Tilak Road,
Pune- 411002

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OTHER PROJECTS BY SPIRO CREATIONS

Spiro Elegance
Completed
Baner
1 & 2 BHK

Spiro Elite
Ready Possesion
Behind Pashankar Auto, Sus road, Baner.
2 BHK 900 sq.ft
Starting 55 lacs.

Nisha Residency
Completed
Kothrud
2 & 3 BHK

Disclaimer: The Brochure is purely conceptual and not a legal offering. The developer reserve the right to change any and or all of these without any prior notice or obligation.