



MENLO LITTLE NESTS

STUDIO APARTMENTS IN KP ANNEXE

MENLO LITTLE NEST

The need for a simplified, minimalist lifestyle is growing among the millennial generation. Balancing a rigorous class and lab schedule, social pressures, work responsibilities, study groups, travel, campus events and more can be overwhelming for the average individual.

A studio apartment's defining characteristics are a single room floor plan and small square footage, but with those come a few benefits that might fit your lifestyle & budget.

Benefits of a Studio Apartment

- Affordable Monthly Rent
- Minimalistic Interiors
- Open Floor Plans



EXPERIENCE

Menlo Little Nests denotes a glorious journey and memories of our extensive experience, contemporary lifestyle and a healthy living. These studio apartments are aesthetically pleasing to the eye and is designed in a way that you experience maximum comfort.

As you enter the project, intelligent use of materials and design meets your eye. The tower has a contemporary façade, which emanates splendor and strength.

Menlo believes in delivering a highly finished product to its residents ensuring the exclusivity of its projects.

The Studio Apartments at Menlo Little Nests, our new creation, redefines the concept of housing in Pune. Based on the popular investment options in the Real Estate Asset Class, this pre-leased property opens up immense possibilities for years to come. A small investment, with minimal payment and low EMIs, can get you fixed rental returns for a period of 14 years.

The fully furnished and managed studio apartments are intended to complement millennial lifestyles. While these homes offer optimum utilization of space, they are surprisingly energy-efficient and come with a dash of futuristic amenities.





Top Terrace View



Roof Top Seating



Multi-Purpose Terrace



Open Kitchen Studio

AMENITIES

- **Terrace Seating**

Fun time for kids & family

- **Children's Play Area**

A safe & secure space for children to be themselves

- **Well-equipped Gym**

For you to make fitness a lifestyle

- **Co-working Spaces**

A quiet space for work experience

- **Party Lawn**

Get together made easire

- **Senior Citizen Area**

For evening walks to keep health a priority

- **Yoga & Meditation zone**

A space to unwind and get in touch with yourself

- **Amphitheater**

A platform for you to showcase yourself

- **EV-Charging**

Towards a greener society

- **Video Door Phone**

Safety & security for your family

- **Premium CP Fitting's**

Quality in each detail

- **CCTV Surveillance**

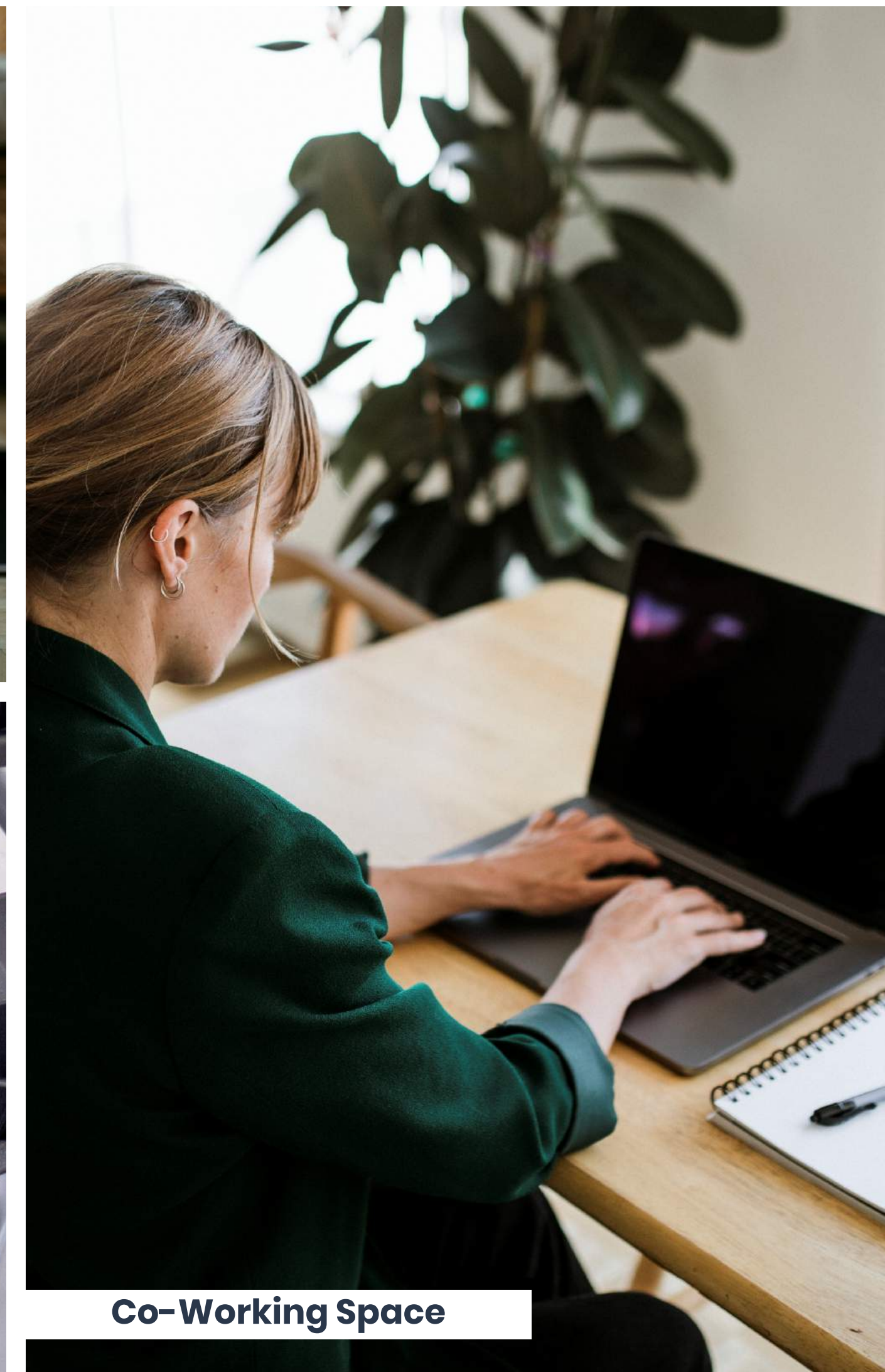
A priority for you to stay safe & happy



Yoga & Meditation zone



Fully Equipped Gym



Co-Working Space

IDEAL SPECS

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STRUCTURE

- Earthquake Resistant R.C.C Framed Structure
- Internal & External Walls of AAC/Fly Ash Brick or equivalent
- Internal Gypsum Finish Plaster & External Sand Finish Plaster

KITCHEN

- Granite Platform
- Stainless Steel Sink with drainboard
- Designer Glazed tiles above Otta Top
- Provision for Exhaust Fan
- Provision for Water Purifier

SECURITY

- Earthquake Resistant R.C.C Framed Structure
- Internal & External Walls of AAC/Fly Ash Brick or equivalent
- Internal Gypsum Finish Plaster & External Sand Finish Plaster

ELECTRICALS

- Inverter & Wi-Fi Point
- AC Point in Living Room
- Switches of Legrand or equivalent
- Provision for TV
- Video Door Phone

DOORS

- Laminated Main Door with Automated Door Lock
- Laminated Flush Waterproof door for Toilet
- Granite Door Frame in Bath
- Aluminum Sliding Door for Terrace

FLOORING

- Double Charged Vitrified Tiles
- Anti-Skid Tiles in Toilet
- Designer Glazed Dado Tiles in Toilet

9m Wide Road



TYPICAL FLOOR PLAN

9m Wide Road



KEY DISTANCES

Key Landmarks :

- Koregaon Park : 1.5km
- Kalyani Nagar : 1.5km
- Magarpatta city : 1.0km
- Kharadi : 3.0km
- Airport : 7.0km

Shopping & Entertainment :

- Phoenix Market City : 4.0km
- Amanora Mall : 0.7km
- Seasons Mall : 0.7km

Hotels & Restaurants :

- The Westin : 1.5km
- Carnival Restaurant : 1.0km
- Conrad Hotel : 4.5km

Hospitals :

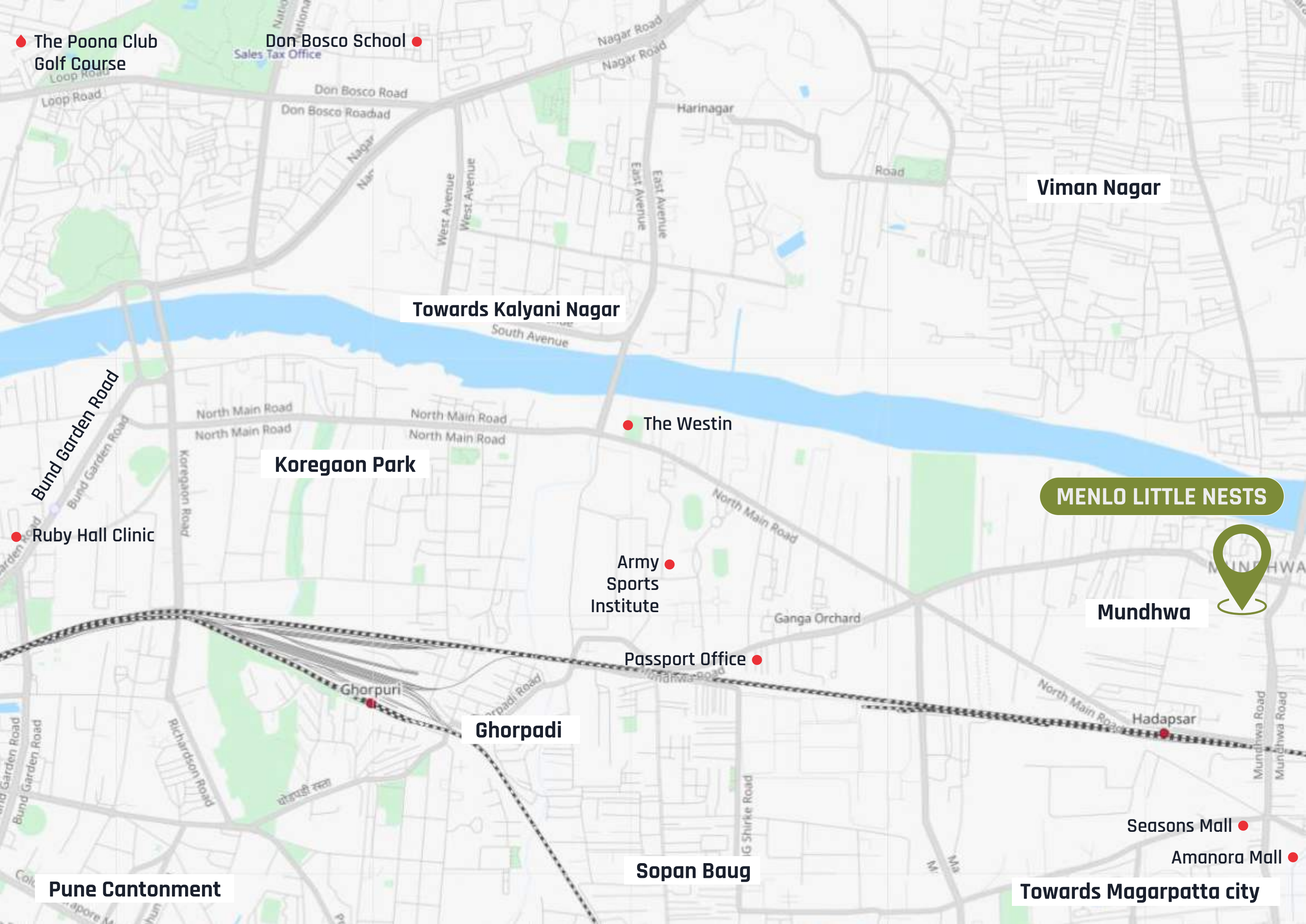
- Sahyadri Hospital : 4.5km
- Jehangir Hospital : 5.5km
- Ruby Hall Clinic : 5.5km

Educational Institutes :

- EuroKids Pre - School : 2.5km
- The Orbis School : 2.5km
- The Bishops School KIn : 2.0km

IT Hubs :

- Innovative Tech Hub : 2.5km
- Eon IT Park : 3.0km



Zeasetz X Zolo

When two disruptors join hands, the returns will be beyond your wildest imagination. Zolo is already India's favourite co-living brand and it's all poised to further its market share in the coming years. It has set its eyes on the anticipated co-living sector, which is on the cusp of witnessing unprecedented, staggering growth that's expected to double by 2024 (according to IPC's reports). Taking this irresistible cue from Zolo, Zeasetz is doing everything it can to disrupt the pre-leased residential property market with an assured, unheard-of return on investment. Surely, this is the high-yielding proposition investors have been waiting for. And its time has come.

OUR VISION IS TO PRESENT A **ZERO - WORRY INVESTMENT.**

Zeasetz simplifies pre-leased real estate investments by using technology. To bring an attractive real-estate investment offering within everyone's reach and, thus, become their trusted real estate investment partner.

It curates real estate assets of the highest calibre that result in exceptional outcomes on investment.

Zeasetz strives to make real estate investments profitable by bringing to life the best yielding asset classes that are pre-leased. All this by optimally utilising every square foot of space, minimising the cost of investment and maximising the returns.

Project Highlights.

- 01 Prime Location
- 02 Pune's Leading Developer
- 03 Affordable Price
- 04 Furnished Studio Apartments
- 05 Approved by MahaRERA

ZOLO Key Highlights & Numbers

2000+ Employees	450+ Properties	68% Of customers via referrals	45000+ Operating beds	85% occupancy	70000+ customers	15+ centralised kitchens
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*NOTE: The developers liability is only the apartment, All rental assurity is by Zolo. The developer is not responsible for zolo's liability.



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CALL NOW : 78876 12345

*Disclaimer - This brochure is purely conceptual and not for legal offerings. The company reserves the right to add/delete or alter any details mentioned.