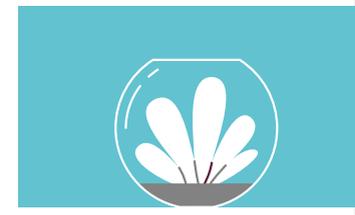
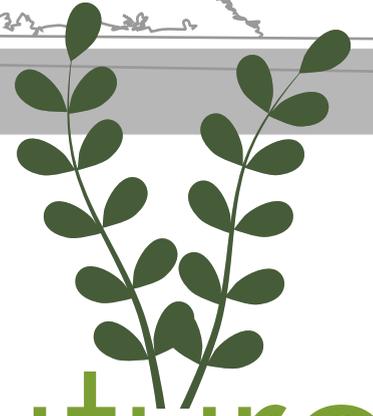
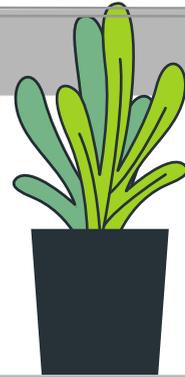


concept

Amplify your life with the





# Factors for a fantastic future

It's time to raise your lifestyle quotient. It's time to see beyond the obvious. Presenting the unique 4F concept that encompasses multiple factors culminating into the perfect living destination. Striking a fine balance between tradition and modernity, every factor heightens your living experience. Together, all the factors result in a perfect symphony; a masterpiece waiting to be cherished.

# The Epitome of Planning

A great project begins with a fine blueprint. Countless hours of research, brainstorming of the team on board and a thorough study of the location enable us envision and subsequently deliver well.



Cutting-edge architecture



Ultramodern layout for hassle-free living



Eco-friendly initiatives



Contemporary lifestyle features



Adequate open spaces



The P factor 

\*An architectural rendered image for presentation purpose only

# Discover the **United Colours**



At Vivaaz, we intend to revive the lost art of togetherness. Through a number of lifestyle features, we intend to weave a vibrant community of residents. Indulge in a TT game with your neighbour or come together to celebrate occasions. Everything is possible together.



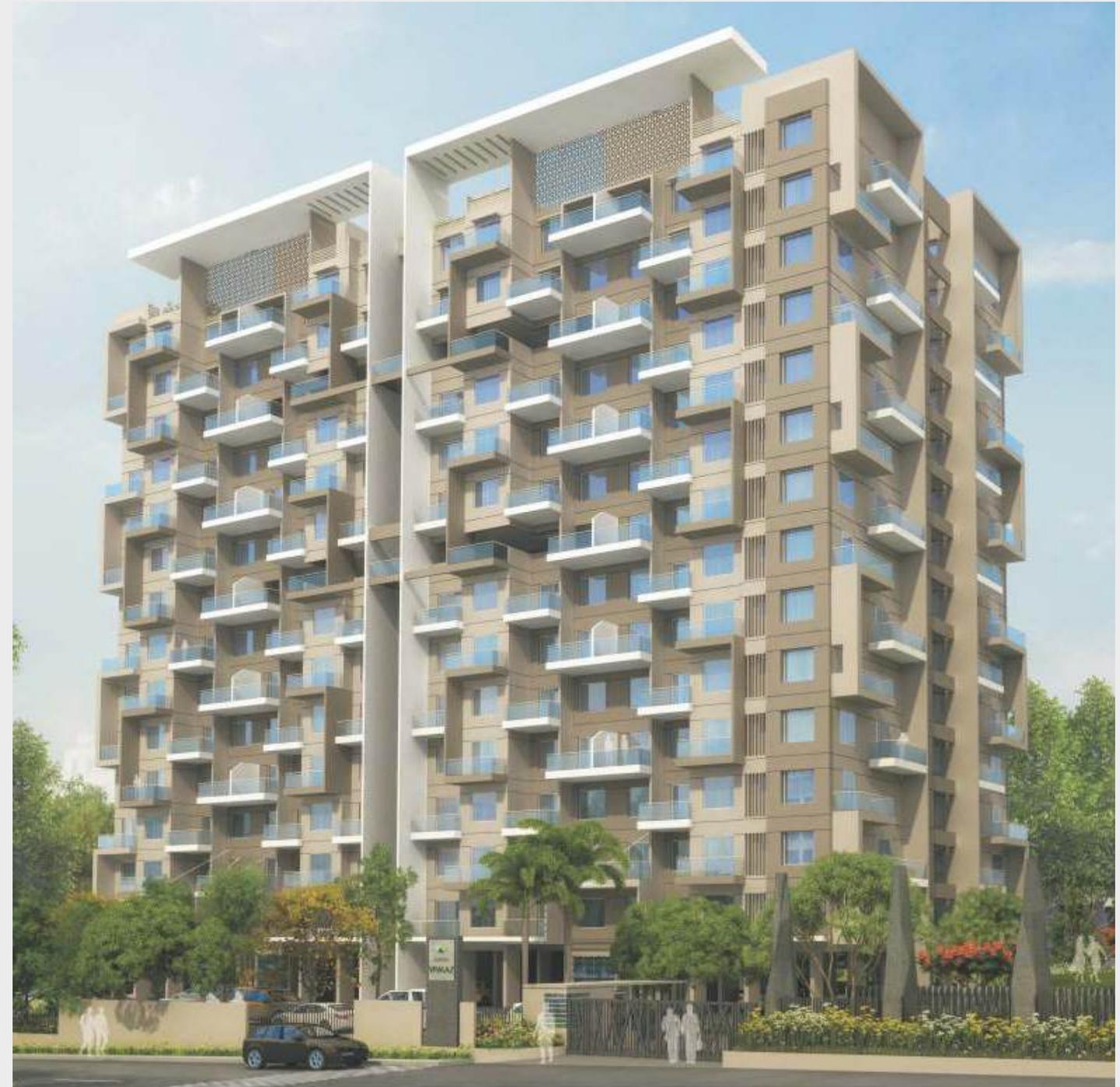
- A community of like-minded individuals
- Residents from every age group
- Various activities that bring everyone together
- Party lawn to host society events

## The T Factor



# Togetherness

# A Symphony of **Perfection**



# Basics that **Matter!**

Infrastructure is one of the important facets that distinguishes us from the rest. Our well-developed infrastructure leaves no room for even a minor hiccup in your daily life. So, ensure a hassle-free and comfortable lifestyle.



- Well-developed internal roads
- Adequate water supply
- Well-lit areas
- Well-built drainage system



## The I factor



# Infrastructure





## Easy Access, **Easy Life!**

While the homes enrich your life, the location is the perfect icing on the cake. You name it and you have it. Everything conceivable is conveniently located. The list is simply endless.



- Commute to work effortlessly
- Reach the prime suburbs in minutes
- Shop or dine out at will, without worrying about traffic
- Easily accessible healthcare facilities



# The L factor

# LOCATION

# Experience the real power of Connectivity



- 10 Min. ○ Hinjewadi  
Nigdi Pradhikaran  
Chinchwad
- 15 Min. ○ Aundh
- 120 Min. ○ Mumbai



## Location Map:

\*Not to scale  
Latitude and Longitude:  
18°35'47.1"N 73°46'20.9"E

### TRANSPORT

- Two BRTS routes
- Proposed metro station
- National Highway and Expressway

### SCHOOLS

- SB Patil Public School
- CMS English Medium School
- Saint Ursula School
- Blossom Public School
- Akshara International School
- Rasiklal M Dhariwal (RMD) International School
- Vidyanand Bhavan High School

### COMMERCIAL CENTERS

- IT Parks & MNCs
- Automobile Hubs and MIDC

### HEALTHCARE

- Aditya Birla Hospital
- Unique Hospital
- Ojas Multi specialist Hospital
- Lokmanya Hospital
- Venkatesh General Hospital
- Varad Hospital

### FOOD JOINTS

- Sentosa Resorts, Water Park
- Blue Water
- Central Hotel
- Hotel The Ashoka
- Delhi Darbar
- Rosewood Hotel

### PLAYSCHOOLS

- Pune International Pre-school
- Podar Jumbo Kids
- Wonder Kids
- Shiny Pearl Pre-school

### COLLEGES

- D. Y. Patil Engineering College
- Pimpri Chinchwad Engineering College
- Indira Institute of Management
- Pimpri Chinchwad Polytechnic (PCP) College
- Lotus Business School
- Rajarshi Shahu College
- Pimpri Chinchwad College of Management

### BANKS & ATMs

Easy access to India's leading national and international banks

### FITNESS

- Xfit, Amol Fitness
- Sanitorium Gym
- Verve Fitness
- Sign Fitness

### SHOPPING

- D-Mart
- Star Bazar Mall
- Big Bazaar
- Reliance mart



Let the Happiness  
**Unfold**

## The C factor



Jog, run, swim, play, relax, discover infinite experiences and elevate your lifestyle like never before.



- 20+ lifestyle amenities
- Fitness, fun, relaxation and more
- Recreational activities for every age group
- Complete focus on safety of the residents

# Club-class lifestyle

# Welcome to Club Viviana



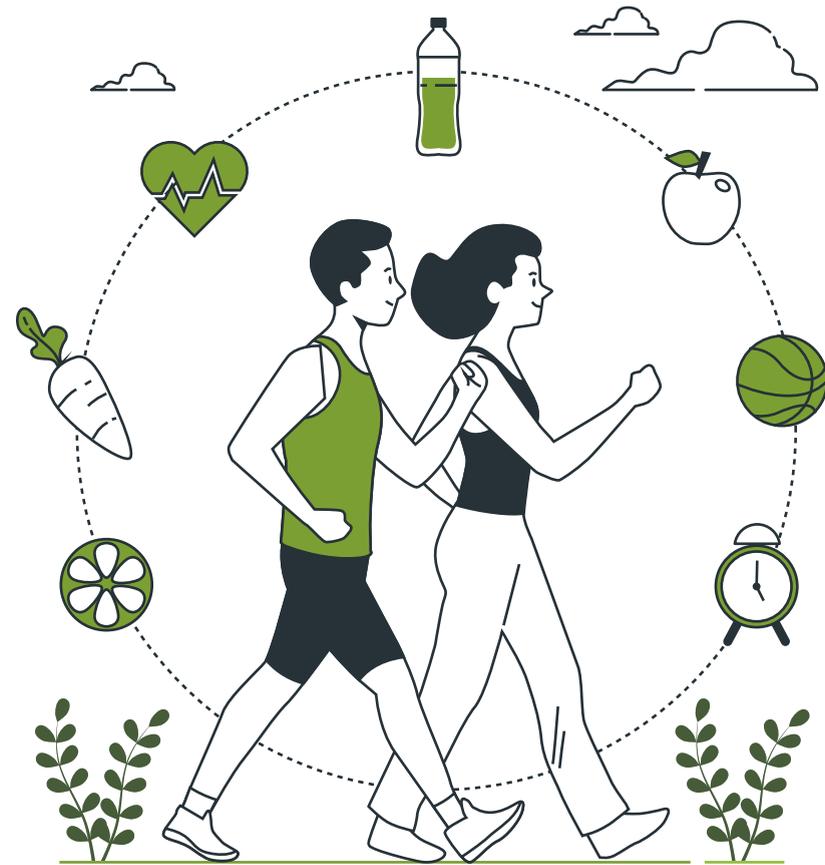
Revive every day,  
**cherish every day** 

Wi-Fi enabled clubhouse | Open-air amphitheatre  
Open-air multipurpose clay court for different outdoor sports  
Multipurpose hall | Swimming pool with a water body | Kids' pool | Gymnasium | Reading area |  
Kidzona (Kids' activity room) Skating |  
Multipurpose hall for yoga, aerobics & meditation  
Entertainment/ TV area with attached terrace  
Senior citizen's corner | Lush green lawn | Outdoor  
Pantry | Party zone

## Indoor games

Table tennis  
Chess  
Carrom board  
Cards





**Care, everywhere**

- Children's play area with rubber mat flooring
- Wheel chair ramps

**Say hello to timeless beauty**

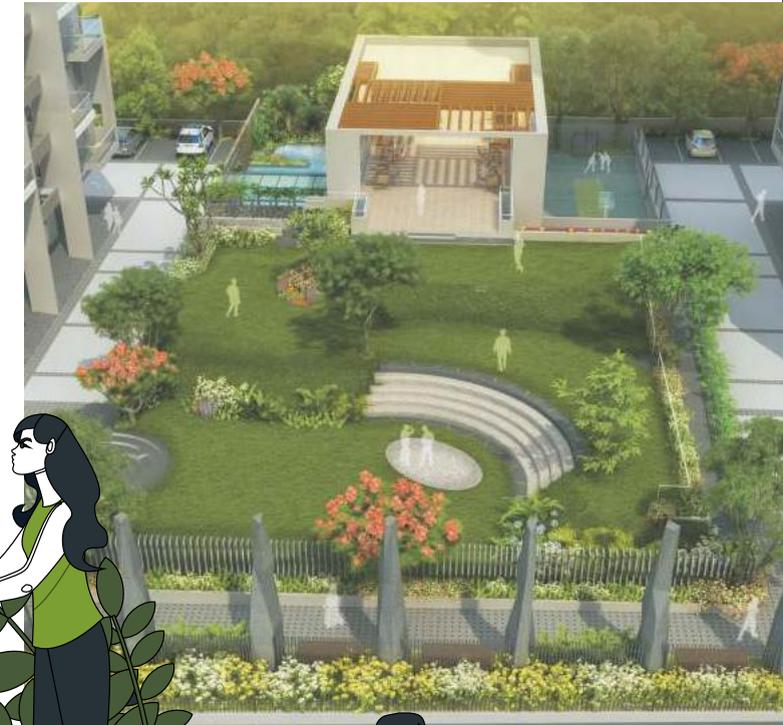
- Perennial flowering plants
- Artistic wall
- Sculptural feature

**Secure, forever**

- Boom Barrier at Main Gate
- CCTV Camera at Entrance Gate
- 24x7 Security

# Green living for a brighter tomorrow

- Architectural design that ensures good ventilation and maximum use of natural lighting
- Use of environment friendly construction materials
- Rain water harvesting system
- Solar water system
- Drip irrigation system for garden
- Environment-friendly Organic Waste Composter
- Sewage Treatment Plant
- Use of energy-efficient fixtures
- Green landscaping



The I factor



# Cleverly Crafted

Every layout of a Vivaaz home is high on form and function. It harnesses the power of space and green sources. The brilliance reflects in every sq. ft. and makes a great difference to the lives of every home dweller.



- Zero wastage of space
- Optimum ventilation
- Maximum sunlight
- Adequate utility spaces

The intelligence factor



2 BHK

\*An architectural 3D rendered image for presentation purpose only. The furniture, tiles, colour, accessories and other appliances are shown for presentation purpose only and are not included in agreement.



3 BHK

\*An architectural 3D rendered image for presentation purpose only. The furniture, tiles, colour, accessories and other appliances are shown for presentation purpose only and are not included in agreement.

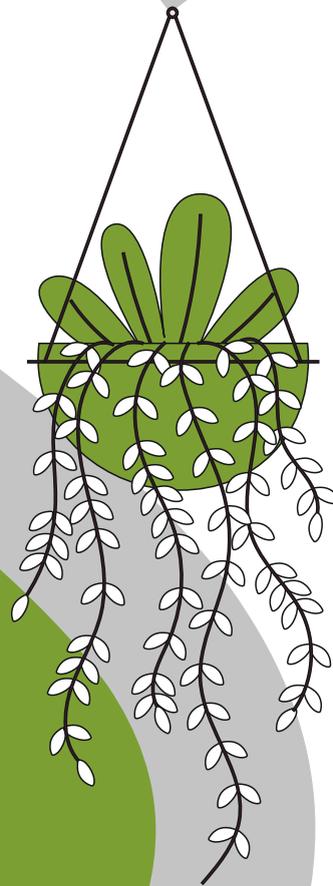
# The S factor

## A home adorned by splendour

Every home is a reflection of your stature. Every home exudes magnificence. From the door to the bedroom, only the finest fittings have been used at Vivaaz.



- Fittings that complement the beauty inside
- Features for effortless living
- High-class fittings, lower maintenance
- Branded fittings to avoid recurrent repairs



# Superior specifications

### Living and Dining

- Vitrified tiles flooring (800mm x 800mm) with skirting
- Designer main door
- Premium aluminium sections powder-coated windows with mosquito mesh
- Marble window sill Safety grill from inside
- Premium quality modular switches
- Provision for TV, telephone and broadband points
- Premium emulsion paint

### Kitchen

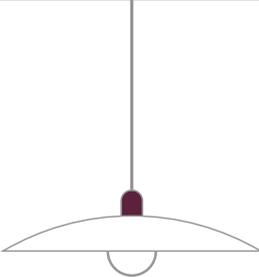
- Vitrified tiles flooring (800mm x 800mm) with skirting
- Designer modular kitchen
- Electric chimney & glass top hob
- Premium I-shaped granite kitchen platform
- Stainless steel sink
- Designer tiles dado up to lintel level
- Dado tiles below sink area
- Premium aluminium sections powder-coated windows with mosquito mesh
- Granite window sill
- Chromium-plated fittings
- Provision for water purifier
- Anti-cockroach trap
- Gas leak detector
- Premium quality modular switches
- Points for fridge, mixer, microwave
- Premium emulsion paint

### Bedroom

- Vitrified tiles flooring (800mm x 800mm) with skirting
- Laminated flush door shutters with premium fittings
- Premium aluminium sections powder-coated windows with mosquito mesh.
- Safety grill from inside
- Marble window sill
- Premium quality modular switches
- Provision for TV, telephone and broadband points in master bedroom
- A/C power point in master bedroom
- Premium emulsion paint

### Bathroom / toilet

- Designer anti-skid flooring tiles
- Designer tiles dado up to lintel level
- Marble door frame
- Waterproof flush door shutters with premium fittings
- Marble window frame
- Designer counter wash basin in master bathroom
- Wall hung European commode
- Concealed flush valve
- Chromium plated fittings
- Louvered windows with mosquito mesh
- Exhaust fan
- Provision for boiler/geyser
- Anti-cockroach trap
- Solar water point in one toilet
- Premium quality modular switches



Only the finest  
make it to  
**your home**