

A NEW AGE COMMUNITY WITH NATURE AT ITS HEART.



VIVA

HILLSIDE HOMES, PUNE

L I F E R E F R E S H E D



Look at life afresh.

Live life with peace of mind cocooned within a world of luxury.

Reconnect with the Nature that you were cut off from.

Grey cityscapes are replaced by green landscapes. And noise, by a delightful calm.

Clouds of chaos clear to put you in seventh heaven.

Smile at the cool wind in your hair. You smile at the absence
of worldly cares. And the appearance of birds you've never seen,
butterflies you always missed and flowers so rare.

You step back and take a deep deep breath of clean mountain air.

You've left the city behind but its luxuries have followed you here.

You can work-out, swim, dine under the stars as you've always wanted to.

Live the life you always dreamed of at VIVA hillside homes. Life refreshed.



LIVE THE VIVA LIFE

K Raheja Corp presents blissful living with VIVA Hillside Homes, spanning across 77 acres. It offers a collection of lifestyle villas and independent plots, strategically located near one of India's most progressive cities, Pune. Nestled on the slope of lush green hills, VIVA seamlessly blends life's finest pleasures with breathtaking natural surroundings. Stylishly designed, spaciouly laid out, every energy-efficient VIVA home gives you an opportunity to revel in luxury as you take in the best of nature. And, live life the way it should be lived.

WHERE THE WORLD LOOKS UP TO YOU

A stunning spread of contemporary architecture greets you as you move up. Every Villa showcases minimalistic design and fluid spaces that lend a wonderful airy feeling of a securely gated complex. While sculpted gardens, soothing water bodies, waterfalls, cobbled pathways dot the landscape at the right junctures. Elevating your lifestyle to an entirely new level. And doing the same to the aspirations of the world around.

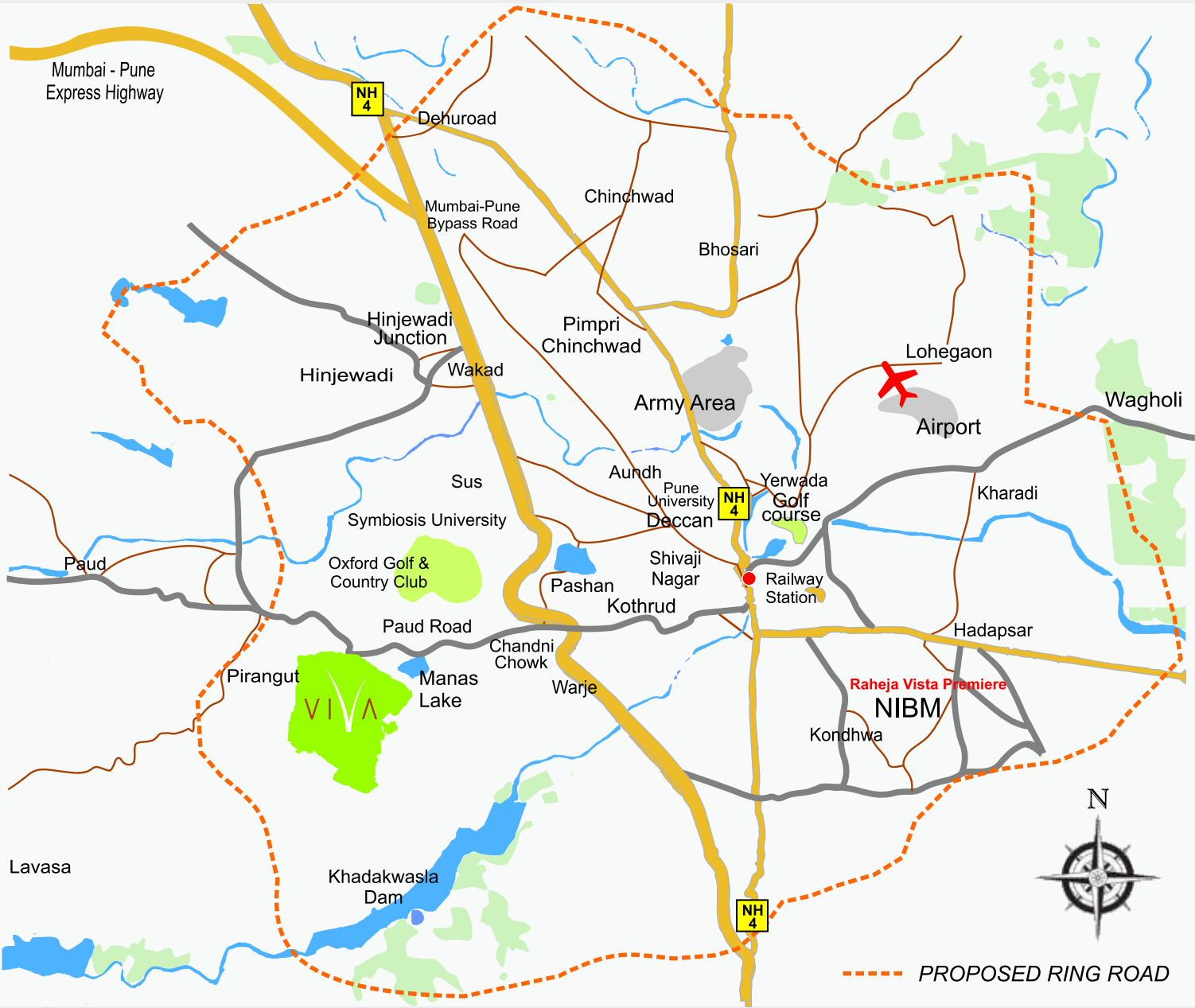
Amenity/s, area/s, specification/s, facilities are provisional & tentative; subject to approvals, changes, variations & finalisation (at the Developer's sole discretion).

AN ADDRESS MOST SOUGHT AFTER

With Pune city becoming a concrete jungle, new age residents are looking westwards with hopeful eyes. Its greener environs offering them much needed respite from the chaos of the cities. Surrounded on the all sides by nature's beauty; snuggled within the hills that pune is famous for, the homes are cocoon of unforgettable serenity.

The Western corridor is the industrial lifeline of Pune. With its development, Pune has rapidly evolved as a major power zone and business hub. This has led to an industrial boom and the city boundaries on the Western side are expending at an impressive rate with upcoming and supporting residential developments. Also close proximity to the Pune-Mumbai expressway, adjacent to the auto-manufacturing belt coupled with the affordability of land and scope for development has made it the preferred destination for residential and commercial development.

VIVA Hillside Homes are close from Pune city center and happening district of Hinjewadi. This makes it a prime piece of property and desirability.



Map is not to scale and roads are indicative only.

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LIVE IT UP!

Experience the best of both worlds - the bounty of nature and modern conveniences of the city. We have planned to set up a full service club house and provide plenty of leisure areas where you can connect with yourself and discover the little joys of life.



- ADVENTURE PARK
- Forest adventure playground
 - Obstacle course • Cascading planting
 - Rock climbing plaza
 - Water stream • Open lawn
- MEDITATION PARK AND PET PARK
- Trellis • Cascading planting • Zen garden
- COMMUNITY GARDEN
- Foot reflexology walk
 - Senior citizen corner
 - Playground
- LAKESIDE PARK
- Open plaza with seats • Activity plaza
 - Lawn amphitheatre • BBQ pit • Sand pit
 - Lake • Water stream



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



1ST FLOOR PLAN

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TERRACE ELEVATION



TERRACE PLAN

LOVE, LUXURY & FRESH AIR

Every one of these ground, plus single-storied twin bungalows, follow a design philosophy that suggests a free flow between the spacious interiors and the picturesque exteriors. Innovative styling everywhere.

Be it the smart living areas, ensuite bathrooms with luxurious fittings, the French windows that bring in mesmerising views of the hills, the 3 BHK villas equipped with servants' room or the private backyard.

Rewarding you with the luxury of space you've always longed for.

Interiors

- Vitrified tiling across the living room, dining room and bedrooms
- Aluminum / UPVC windows with provision for mosquito net in all rooms
- Natural stone window sill in all rooms
- Luster paint in all rooms

Kitchen

- Vitrified flooring with dado up to 2 feet above platform
- Granite platform
- Stainless steel sink with drain board
- Provision for exhaust fan, fridge, Aquaguard, mixer, oven and geyser

Bathrooms

- Glazed / Vitrified tiles dado up to lintel level
- Natural stone door frame
- Aluminum louvered window with natural stone sill
- Provision for exhaust fan and geyser
- Granite wash basin counters
- Ready-to-use superior quality fittings and fixtures

Electrical

- Concealed wire cabling
- Provision for Generator back up
- Provision for split AC, cable TV and telephone connection in living room and bedrooms



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Spanning over 5 decades, K Raheja Corp has grown into a well diversified business house with a presence in residential real estate, commercial real estate, hospitality, and retail. With several million square feet developed, and much more upcoming, K Raheja Corp's dynamic range of projects set a standard of their own.



Real Estate: Residential

V I V A R E A

RAHEJAVISTAS

V I V A

Real Estate: Commercial

Retail

CROSSWORD

Hospitality

RENAISSANCE®
MUMBAI HOTEL AND
CONVENTION CENTRE
MUMBAI, INDIA

LAKESIDE CHALET
MUMBAI, INDIA
MARriott EXECUTIVE APARTMENTS

JW MARRIOTT
HOTELS & RESORTS
(Co-owned)

WESTIN HOTELS
(Starwood Hotels & Resorts)
(Hyderabad)

FOUR POINTS BY SHERTON
(Starwood Hotels & Resorts)
(Navi Mumbai)

Developer - Pact Real Estate Pvt. Ltd. - A K. Raheja Corp. Group Company

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The material/visuals in this brochure are artist's illustrations/impressions of the proposed development, and in respect of Phase I of the project (comprising of 66 bungalows on a demarcated portion of the project land). The area/s, apartment/s, bungalow/s, villa/s, building/s, tower/s, wing/s, layout/s, landscape/s, demarcation/s, plans/s, amenity/s, description/s, dimension/s, elevation/s, facility/s, space/s, specification/s, user/s, fitting/s, fixture/s, furniture/s and various other features relating to the Phase I and/or future phases and/or various portions of the land as may be demarcated from time to time, are all (i) tentative, till final sanction of plans for entire layout & till completion of development of all phases of the entire project; (ii) may not be part of the layout or the standard premises; (iii) subject to amendment/s, change/s, modification/s and revision/s from time to time at Developer's sole discretion (without prior consent, notice or obligation). Developer reserves full right for maximum development potential and complete flexibility till completion of all phases of entire development relating to the project land. This brochure is issued for general guidance only and does not constitute any assurance, claim, offer, inducement, invitation proposal or representation for any purpose whatsoever. Portion of the property is mortgaged with HDFC Limited. Developer will obtain NOCs if required.