

— VCC —

# VIAARA

2 BHK SMART HOMES

CENTRAL PUNAWALE



Conceptual Image



## ABOUT DEVELOPER

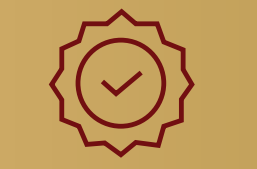
**Vishnoi Construction Company** is a leading real estate developer in the Pune and PCMC regions. Under the able leadership of **Shri. Sohanlal Vishnoi**, director and founder of the group, whose down to earth attitude has endeared him to many people, the company has grown from strength to strength **since 1998** and he is now geared up to meet the ever-growing expectations.



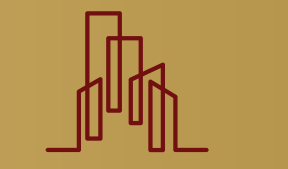
**28+**  
LANDMARKS



**4000+**  
HAPPY CUSTOMERS



**27+**  
YEARS OF  
EXPERIENCE



**40L+**  
SQ. FT. AREA  
DEVELOPED

## DISCOVER THE SKY ABOVE & LUXURY BELOW

**VCC Viara** is an epitome of modern & serene living crafted right at the heart of **Punawale**. This high rise gives you the opportunity to stay above the city & chaos where you can experience the royalty of living at the top like a king. With **4 levels of ventilated car parking** and **3 levels of state-of-the-art amenities** to make your everyday life easier. Where, residents of all age groups can enjoy their own share of happiness. Our vastu compliant homes are the ones where your search for the best home finishes. These **budget friendly homes** allow residents their own space to work, rest & play.





## PROJECT HIGHLIGHTS

- » Italian Standing Deck
- » 100 ft Front Main Road
- » Prime Location
- » Better Connectivity
- » 3 Levels of Amenities
- » 45+ Amenities
- » 4 Levels of Ventilated Car Parking

# 3D MASTER LAYOUT

## GROUND FLOOR

- » Club House
- » Plunge Pool
- » Party Lawn
- » Creche
- » Toddler's Play Area
- » Multipurpose Hall
- » Fitness Studio
- » Gymnasium
- » Book Cafe
- » Society Office
- » Guest Waiting Area
- » Hammock Swing

## PODIUM LEVEL

- » Badminton Court
- » Board Games Lounge
- » Children's Play Area
- » Jogging Track
- » Garden Area
- » Play Court
- » Stage
- » Gazebo
- » Sandpit
- » Mini Basketball Court
- » Seating Lounge
- » Working Pods

**45+**  
**AMENITIES**

## TERRACE LEVEL

- » Sky Lounge
- » Yoga Deck
- » Meditation Deck
- » Table Tennis
- » Wall Climbing
- » Senior Citizen Sit-out
- » Walking Track
- » Acupressure Pathway
- » Outdoor Gym
- » Calisthenics
- » Amphitheatre
- » Open Theatre
- » Viewing Deck
- » Barbeque Area





**CLUB HOUSE**

**PLUNGE POOL**



## GROUND FLOOR AMENITIES



Club House



Fitness Studio



Plunge Pool



Gymnasium



Party Lawn



Book Cafe



Creche



Society Office



Toddler's Play Area



Guest Waiting Area



Multipurpose Hall



Hammock Swing

# PODIUM LEVEL AMENITIES

 Badminton Court

 Garden Area

 Sandpit

 Board Games Lounge

 Play Court

 Mini Basketball Court

 Children's Play Area

 Stage

 Seating Lounge

 Jogging Track

 Gazebo

 Working Pods

## PERGOLA & GARDEN SEATING



**CHILDREN'S PLAY AREA**



**BOARD GAMES LOUNGE**

**GARDEN & SEATING AREA**







YOGA DECK

Artistic Impression

## TERRACE LEVEL AMENITIES















- |   |                        |   |                     |
|---|------------------------|---|---------------------|
|    | Sky Lounge             |    | Acupressure Pathway |
|    | Yoga Deck              |    | Outdoor Gym         |
|    | Meditation Deck        |    | Calisthenics        |
|   | Table Tennis           |   | Amphitheatre        |
|  | Wall Climbing          |  | Open Theatre        |
|  | Senior Citizen Sit-out |  | Viewing Deck        |
|  | Walking Track          |  | Barbeque Area       |



TABLE TENNIS

OUTDOOR GYM



SKY LOUNGE

OPEN THEATRE



Artistic Impression

SEATING DECK



Artistic Impression

SIT-OUT AREA



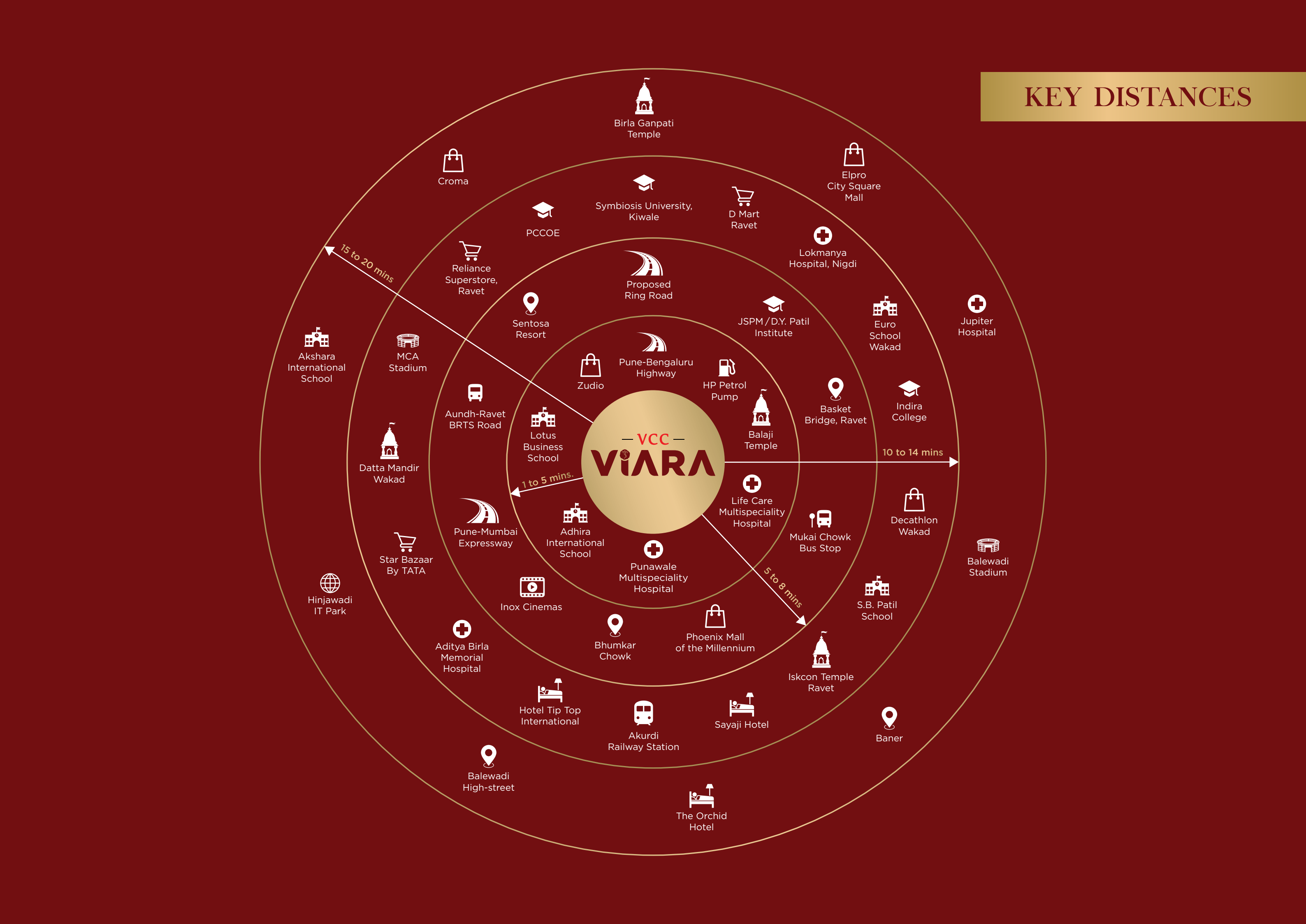
Artistic Impression

# ELEVATE LIVING @ CENTRAL PUNAWALE

Unwind the open road as you get access to **100 ft** wide from the project that connects you to the old Mumbai-Pune highway and the road stretches to the main locations in **Punawale**. This feature helps you with a faster connectivity to nearby shopping malls, schools, institutes, workplaces and other conveniences. Enjoy long drives to Lonavala on weekends or get going to Mumbai, go whenever and wherever your heart wants!



Conceptual Image



## SPECIFICATIONS

### STRUCTURE

- » Earthquake-resistant RCC structure, High quality finishing with Mivan technology of construction

### FLOORING

- » Glazed vitrified tiles 800mm x 1600mm for living room, master bedroom, kitchen, and children's bedroom
- » Matt finish flooring for balcony
- » Designer dado glaze vitrified tiles in toilet up to lintel level

### PLASTER

- » Texture paint for external surface
- » Gypsum finish for internal walls and ceiling

### DOORS

- » Main Door: Laminated flush door with biometric access
- » Bedroom Doors: Laminated flush door with premium fixtures
- » Toilets: Waterproof laminate door with premium mortise lock

### WINDOWS

- » 3-track UPVC sliding windows with mosquito mesh & safety grill
- » Raised flowerbed cum viewing deck with 3-track UPVC sliding door with mosquito mesh for living room and master bedroom

### KITCHEN

- » Premium quality full bodied tile / Engineered stone platform with a stainless steel sink
- » Designer dado tiles upto 2 ft. from kitchen platform
- » Provision for Water purifier, exhaust fan and Chimney

### BATHROOM ACCESSORIES AND PLUMBING

- » Concealed plumbing with Jaquar or equivalent CP fittings
- » Hot and cold mixing units for shower
- » Designer glazed vitrified tiles in bathrooms
- » Solar heated water in master bathroom

### ELECTRICAL

- » Concealed copper wiring from Polycab / Havells / Finolex or equivalent, in entire flat with inverter plug provision
- » Ethernet LAN point in each flat
- » Split AC points in living room and all bedrooms
- » Generator backup for staircase and lobbies
- » Inverter provision
- » Earthing circuit breaker

### LIGHTS

- » LED lights for passages and lobbies
- » 100% power backup for common areas

### LIFT

- » Automatic passenger lift and stretcher lift with auto floor rescue device
- » Full-time Generator backup for lifts

### ENTRANCE LOBBY

- » Decorative private building lobbies
- » Access-controlled building lobbies

### PAINTING

- » Interior: Tractor emulsion paint / equivalent
- » External: Acrylic paint for entire building

### SECURITY

- » CCTV cameras at entrance
- » Video Door Phone & biometric lock for each flat
- » CCTV at children's play area
- » Necessary security guards for campus

### WATER AND WASTE MANAGEMENT

- » Sewage treatment plant & Rainwater harvesting
- » Efficient water saving CP fittings

### ROAD AND INFRASTRUCTURE

- » Well-constructed concrete driveway
- » Decorative paved pathways



Conceptual Image

— VCC —  
**VIARA**

## EPIC VIEWS, EVERYDAY BLISS.

The standing deck of **VCC Viara** offers a breathtaking street view, where the vibrant cityscape unfolds before your eyes. The panoramic view showcases the charming architecture, lively streets, and the unique blend of modernity and tradition. Whether it's watching the sunset or simply taking in the urban rhythm, the standing deck offers a memorable experience that captures the essence of modern city life.



# 2 BHK CUT SECTION





## COMPLETED PROJECTS (RESIDENTIAL)

**VCC VAIGA**  
Morya Gosavi Marg,  
Chinchwad Gaon

**SHUBHASHREE  
WOODS**  
Pimple Saudagar

**FLORENCIA**  
Wakad

**MARVEL  
BHAKTI SHAKTI**  
Nigdi

**SHUBHAM PARK**  
Akurdi, Pradhikaran

**VCC VIRAGE**  
Chinchwad

**S3 LIFE STYLE**  
Pimple Saudagar

**SHUBHAM  
TOWER**  
Akurdi, Pradhikaran

## COMPLETED PROJECTS (COMMERCIAL)

**VCC VANTAGIO**  
Hinjawadi Flyover,  
Wakad

**VCC VANTAGE 9**  
Mumbai-Bengaluru  
Highway, Baner

**SHUBHAM GALLERIA**  
Pimpri Station Road,  
Opp. Finolex, Pimpri

**VISION  
GALLERIA**  
Pimple Saudagar

**ARCADE**  
Nigdi, Pradhikaran

**JAI GANESH  
VISION**  
Akurdi

**FAME JAI GANESH  
MULTIPLEX**  
Akurdi

## UPCOMING PROJECTS

**RIVERSIDE  
LUXURY HOMES &  
RETAIL SPACES**  
Pimple Nilakh

**RESIDENTIAL  
FLATS & RETAIL  
SPACES**  
Hinjawadi-Wakad  
DP Road, Wakad

**3, 4 & 5  
LUXURY  
RESIDENTIAL**  
Pimple Nilakh

**HIGH END  
RETAIL SPACES  
& OFFICES**  
BRTS Road, Wakad

**COMMERCIAL  
OFFICE SPACES**  
Nigdi

**COMMERCIAL  
OFFICES & RETAIL  
TOWER**  
Punawale



**Site Address:**

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**Office Address:**

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Strategic Partner



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