



EXIT HUMDRUM,  
ENTER TRANQUILLITY.







Artist's impression

## ESCAPE INTO A WORLD MARKED BY PEACE AND TRANQUILLITY.

Viva Pune is a mystical land at the heart of Paud road. Located in the lap of lush rolling Sahyadri hills that open up to a vast expanse of green, it is caressed by nature and bursting with life and colours. Here you will find yourself enveloped by evergreen forest and breathe in the crisp mountain air. As magical as it sounds, you can have your own luxurious independent villa, twin villa or a town house in the middle of this enchanted land.



Artist's impression





Artist's impression



Illustrative Image

Illustrative Image

Illustrative Image



Illustrative Image



Illustrative Image

FROM THE NATURE'S LAP TO ANYWHERE  
YOU NEED TO BE, IN MINUTES.



## EDUCATIONAL INSTITUTES

Sanskriti School: 5 minutes approx.

Pune Institute of Business Management: 4 minutes approx.

Indus School & Management Institute: 4 minutes approx.

Shri Shri Pandit Ravi Shankar School: 5 minutes approx.

Ryan International School: 18 minutes approx.

Symbiosis International University: 25 minutes approx.

FLAME University: 21 minutes approx.

TSSM Oxford International Public School: 35 minutes approx.



## LOCATION HIGHLIGHTS

Approx. 5 minutes drive from proposed Ring Road

Approx. 5-10 minutes drive from Management Institutes,  
Educational Institutes, Commercial Hub and Hospital

Approx. 15 minutes drive from Chandani Chowk /  
Mumbai-Bangalore Highway

Approx. 20 minutes drive from proposed Metro Station

Approx. 20 minutes drive from Pune's largest IT Park – Hinjewadi

Approx. 30 minutes drive from Deccan, Shivaji Nagar (CBD), Pune

Approx. 40-50 minutes drive from Railway Station and Airport



## HOSPITALS

Unique Superspeciality  
Hospital: 8 minutes approx.

Sahyadri Hospital: 30 minutes approx.

Aditya Birla Hospital: 35 minutes approx.

Asian Hospital: 45 minutes approx.



## IT PARKS

Oracle: 15 minutes approx.

Lohia Jain IT Park: 20 minutes approx.

Hinjewadi IT Park: 25 minutes approx.



## RESORTS/HOTELS

Manas Holiday  
Resorts Pvt. Ltd.: 5 minutes approx.

Garden Court: 15 minutes approx.

Ambrosia Resort: 15 minutes approx.

Oxford Gold & Country  
Resort Club: 25 minutes approx.





Artist's impression

## ENCHANTING AMENITIES AT THE ENCHANTED ESTATE.

### CLUBHOUSES (SPREAD ACROSS 40,000 sq.ft.)

- Table tennis
- Billiards room, Cards room
- Crèche
- Swimming pool / Kids pool, Jacuzzi
- Gymnasium
- Squash court
- Badminton court
- Steam, Sauna
- Salon
- Restaurant, Lounge bar, Juice bar



Illustrative image

### OUTDOOR SPORTS

- Cricket ground



Illustrative image

### COMMUNITY GARDEN

- Foot reflexology walk
- Leisure park
- Kids' playground



Illustrative image

### ACTIVITY PLAZA

- Open air BBQ
- Open lawns



Illustrative image

### MEDITATION PARK

- Zen garden
- Organic farm
- Yoga pavilion
- Trail park





Artist's impression



## LANDMARKS MASTERED

### Commercial



### Residential



### Retail



### Hospitality



**PROMOTER / DEVELOPER - Pact Real Estate Private Limited (a “K. Raheja Corp Group Co.”)**

**SITE ADDRESS:** Pact Real Estate Pvt. Ltd., Survey No. 273, Next to Aditya Nissarg, Pune-Paud Road, Pirangut, Pune.

**HEAD OFFICE:** K Raheja Corp., Raheja Tower, Plot No. C-30, Block G, Opp. SIDBI, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051.

**TO BOOK CALL: 9022505285**

**sales@kraheja.com | www.krahejacorp.com**

Note: Plot No.B-01 to B-21, Plot No. 7, Plot No. 8 and Plot No. 10 are parts of and separate phases of development of "Viva" and are being constructed by Promoter / Developer, Pact Real Estate Private Limited (a “K. Raheja Corp Group Co.”). Plot No.B-01 to B-21, Plot No. 7, Plot No. 8 and Plot No.10 have been registered via MahaRERA registration number P52100001800, P52100002681, P52100002113 and P52100002702 respectively and are available on the website, <https://maharera.mahaonline.gov.in> under registered projects. The contents and images are purely indicative in nature and are an artist's conception and not an actual depiction of premises / landscapes etc. The amenities and facilities listed herein are project amenities which upon its completion will be available to all residents of “Viva”. Furniture, fixtures, fittings and other features depicted in the images are not part of the standard offerings for sale (unless expressly agreed). List of standard offerings, amenities and other details of the respective projects are available for verification at site. The continuity of existence of landmarks indicated herein may be subject to change and such change will not be within the control of the Promoter/Developer. Intending purchasers are requested to verify all details before acting in any manner with respect to the projects. The above projects are subject to mortgage with Jammu & Kashmir Bank., whose “No Objection Certificate” will be obtained as required.