

LIFE REFRESHED





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.



Relive life's precious moments
with the dawn of each day



Revel in every adventure
accompanied by nature's beauty



AN ADDRESS MOST SOUGHT AFTER.

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 expanding at an impressive rate with upcoming commercial & supporting residential developments. Hinjewadi is a large part of this development. With software giants like IBM India, Infosys, Wipro, Tata Technologies, Idea Cellular, etc. setting up shop in Hinjewadi, the road has been paved for the development of the latest IT hub.

Also, the proximity to the Pune-Mumbai expressway, close vicinity to the auto-manufacturing belt coupled with the affordability of land and scope for development have made it the preferred destination for residential and commercial developments.

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

VIVA Hillside Homes are close from Pune city centre and Hinjewadi and this makes them a prime piece of property and extremely desirable.



**YOUR PERSONAL SANCTUARY.
JUST A BREEZY DRIVE FROM PUNE.**

Conveniently located off the Mumbai Pune Expressway, Viva Hillside Homes are on the scenic route to Lavasa. So, all you need to do to hit the bustling city of Pune is go on a short drive.



Amenities/areas/specifications/facilities are all provisional & tentative; subject to approvals, changes, variations & finalization (at Developers' sole discretion)

LIVE THE VIVA LIFE

A K. Raheja Corp Group Company presents blissful living with VIVA Hillside Homes. A collection of 3 & 4 BHK lifestyle villas 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.

Feast your eyes. Soothe your soul.

Step outdoors for your early morning tea and you'll be thrilled to discover what nature has served for you.

Fresh morning air. Lush green hills. Colourful blossoms. Trees everywhere. Weaver birds creating homes that can give architects a complex. Gurgling streams. Gushing waterfalls. Grazing cows. Life flourishing in the nearby villages.

Nomadic clouds migrating en route to a new home. Rare views with a rarer home.





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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.



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 delicious 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 • Powder coated aluminum windows with mosquito net in all rooms
- Natural stone window sill in all rooms • Luster paint in all rooms

Kitchen

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

Bathrooms

- Glazed tiles dado up to lintel level • Natural stone door frame • Powder coated 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 Generator back up • Provision for split AC, cable TV and telephone connection in living room and bedrooms

Essential Services

- Grocery & medical store • Centralized Payment & monitoring system for electrical bills & telephone bills • Full service house keeping • Taxi calling
- Medical aid • Broadband service • Grocery shopping service available

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LIVE EVERY MOMENT

Trek. Party. Pump iron. Dip into the waters. Thrash it out with a game of squash.

Go Live it up. And in style at VIVA

- Exquisite swimming pool, Cricket pitch, Biking pathway, Rock climbing
- Tennis court, Badminton court, Basketball and Racket ball court
- Premium Gymnasium with Spa with steam, sauna, Jacuzzi
- Indoor games area, Roller-skating rink, Squash court, Gaming zone, Snooker

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TREASURE EACH DAY

Plant fragrant herbs in your garden. Spot rare birds. Sip a heady cocktail. Go for a long, romantic walk.

Enjoy the bounty of nature with your family. Treasure each second in style at VIVA

- Spice garden • Aroma garden • Organic garden • Butterfly garden • Rose garden • Lotus garden • Fishing pond
- Green house • BBQ or picnic spot • Tree house • Golf putting green • Open air banquet facility
- Amphitheatre • Waterfall • Acupressure Pathway • Walking Trails

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



Real Estate: Commercial



Retail



Hospitality



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 70 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. The entire land (excluding the Phase I area i.e. saleable area of 70 bungalows upto a specified area, alongwith related proportionate undivided share in land [as will be determined on completion of all phases]) is currently mortgaged with HDFC for the purposes of construction finance.