



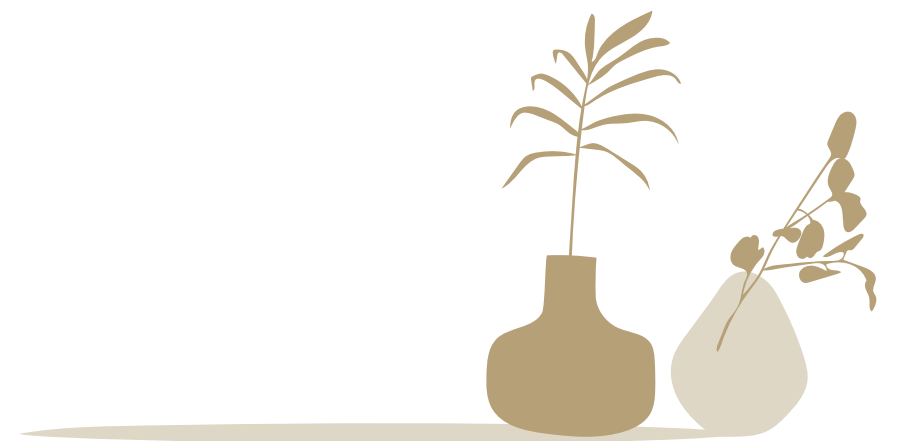
EXPERIENCE
THE BLISS OF
A VILLA LIFE



SOMETIMES SERENITY AND ABUNDANCE BOTH FIND A HOME IN THE SAME PLACE.

In the foothills of the famed Sahyadris, discover the perfect blend of modern comforts and natural luxuries. In a green expanse that is home to 2400+ species of trees and 60+ species of birds. Experience low density living, with the abundance of 40+ lifestyle amenities around you. Along with more usable space and planned infrastructure, and a higher air quality index score and cooler temperatures all around. Launching Villas at Viva. A seamlessly connected, low-rise integrated development in the heart of nature. Created by K Raheja Corp Homes.

1. Enjoy the perks of low-density living
2. Open area of up to 2700 sq. ft. (250 sq. mts.)*
3. Floor-to-ceiling height of over 11 ft. (3.35 sq. mts.)
4. Gorgeous 360° view of Sahyadri Hills
5. 94% cleaner air and 3° cooler temperature than Pune's other urban pockets
6. 47% less decibel level than the permissible limit





Representative Image



PLEASANT ON THE EYES. SATIATING FOR THE SOUL.

The beauty, the melodies and soulful environs
come together at Raheja Viva, to offer you the
lifestyle that is so rare to come across.



*The upper limit of the noise level prescribed by Maharashtra Pollution Control Board (MPCB) is 75db (A), Pune city temperature recorded is 270 and is based on the weather report available on (<https://www.accuweather.com/en/in/pune/204848/august-weather/204848>) and the air quality index of centre (Karve road) is 53 and is based on the records available on (https://app.cpcbcr.com/AQI_India/). All the records on site are based on the samples collected and the reports generated as on August 2020, prospective purchasers may review the reports on prior request. The Promoter/Developer will have no control over the varying levels in future.

UNIQUE SPECIES OF BIRDS



2400+ TREES



GORGEOUS 360° VIEW
OF SAHYADRI RANGES



47% LESS DECIBEL LEVEL
THAN THE PERMISSIBLE LIMIT*



3° COOLER THAN PUNE'S
OTHER URBAN POCKETS*



94% CLEANER
AIR*



Shot at Location



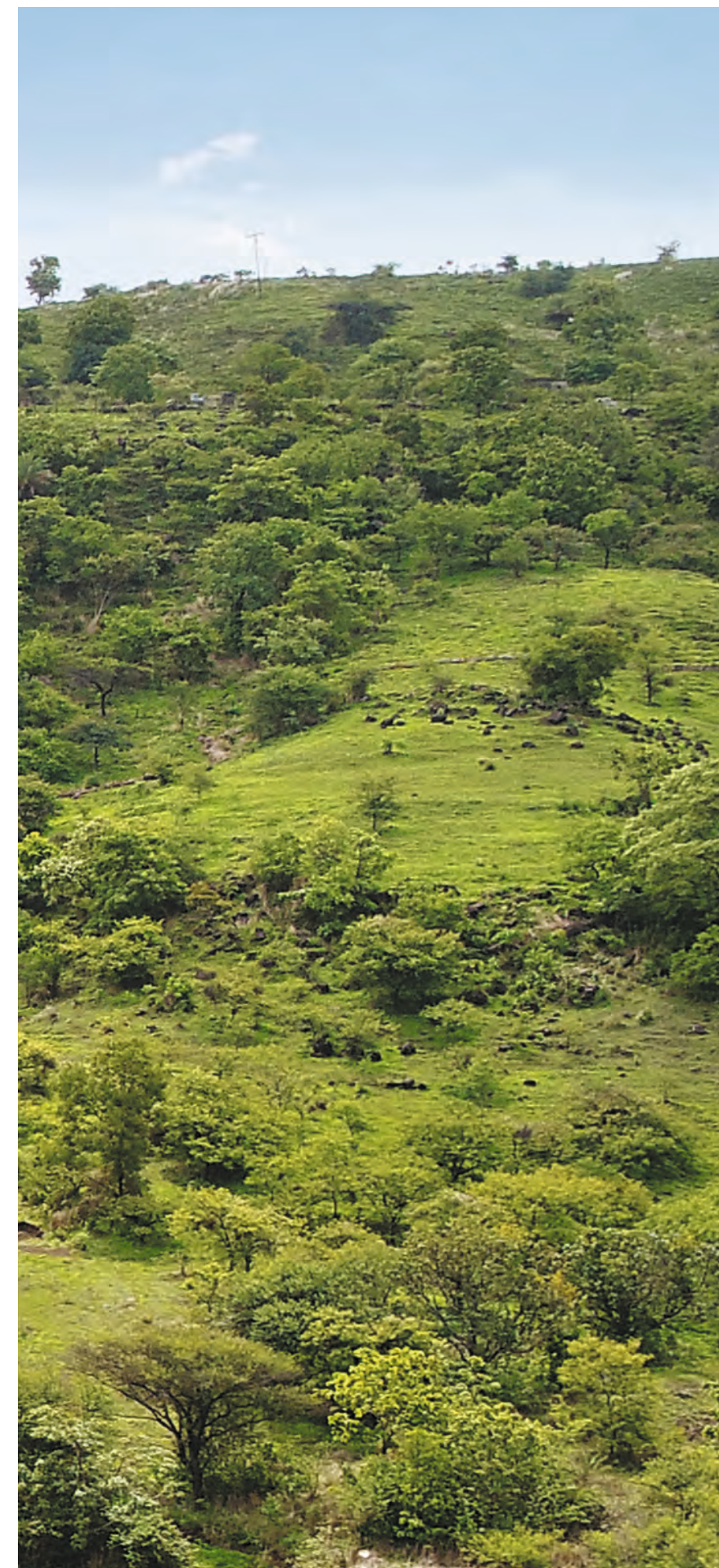
INDULGE IN A LIFESTYLE THAT'S A CLASS APART

The Signature Club* elevates your lifestyle to an all new level with its lavish offerings. Be it fitness, your love for sports, or leisure, an assortment of top-notch amenities here, take care of your need and offer you an experience like never before.

What makes the Signature Club so desirable

- Sprawling lavish clubhouses*
- Infinity pool & Jacuzzi
- A state-of-the-art gymnasium
- Billiards room
- Gourmet experience
- Crèche
- Leisure Salon & Spa
- Squash court
- Badminton court
- Audio Visual Room

*The facilities of Signature Club are available for members only.





SPACIOUS 3 BED PREMIA TWIN VILLAS



Artist's Impression

PREMIA
TWIN VILLA

GROUND LEVEL
FLOOR PLAN

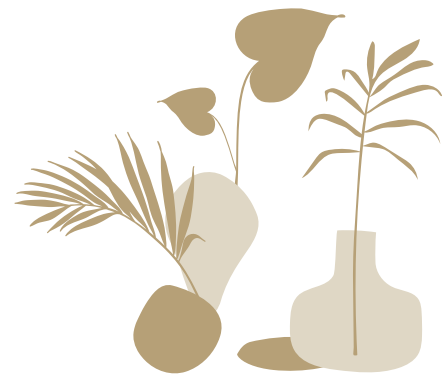


PREMIA	RERA CARPET AREA	UTILITY SPACE (VERANDAH+OTTA)	BALCONY	TOTAL AREA	PLOT AREA RANGE
SQ. MTR	126.8	7.3	5.9	140	184 TO 221
SQ. FT.	1365	79	64	1508	1980 TO 2380

Disclaimer: The plot size and shape in the plans are not final and are subject to change, any representations of the landscape are for illustrative purposes only. The sizes and dimensions mentioned in the floor plan are based on the plans approved by the Pune Metropolitan Regional Authority. Purchasers are requested to verify the latest information at site office.

PREMIA
TWIN VILLA

FIRST LEVEL
FLOOR PLAN



PREMIA
TWIN VILLA

TERRACE
PLAN





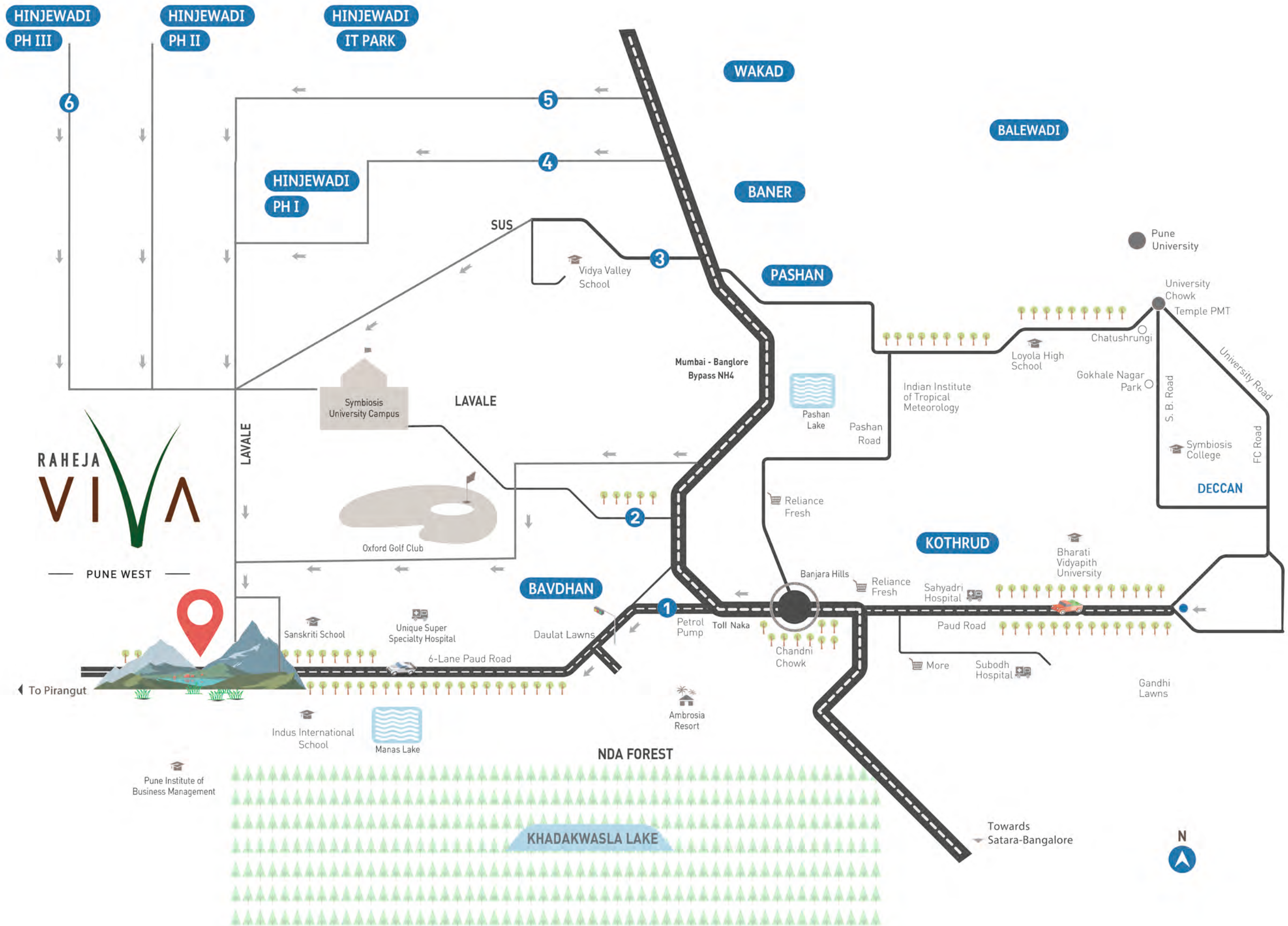
ENJOY THE BENEFITS OF A STRATEGIC LOCATION.

In times when open spaces and green pastures is a rarity, Raheja Viva comes as a pleasant surprise for you. Not only does its picturesque setting bowls you over, the quick connectivity with 6 different routes, and the upcoming developments around it, leave a mark on you as well.

Location highlights

- Just 15 min from Chandni Chowk
- In proximity to Pune-Bangalore Highway
- Quick access to Hinjawadi IT Park & Pune-Mumbai Expressway
- Plush neighbourhood of Aundh, Baner & Kothrud

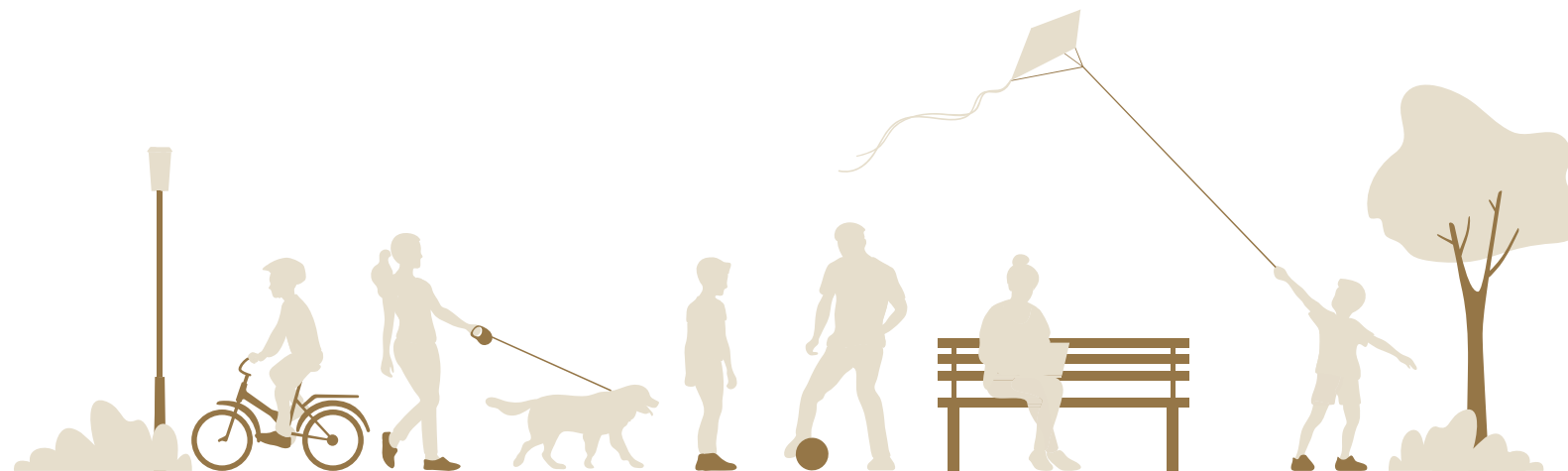






THE K RAHEJA CORP LEGACY

K Raheja Corp is a success story panning over 40 years and stands today as one of India's leading developers. From exquisite residences to adaptive workplaces, skilfully created hotels and convention centers to outstanding retail destinations, K Raheja Corp has made a significant impact on the evolution of modern-day living.



RESIDENTIAL

From premium homes to bespoke residences, we offer the finest accommodations to our clientele.



COMMERCIAL

Our commercial verticals power business conglomerates to achieve their vision.



RETAIL

Did you know the biggest names in retail have one name in common? K Raheja Corp.



HOSPITALITY

We are known as much for our hospitality, as we are for our homes.





Artist's Impression



MahaRera Registration No. : P52100052108

Site Office - Raheja Viva sales office, Survey No 273, Pune-Paud Road, Pirangut, Maharashtra 412115

Head Office: Raheja Tower, Opp SIDBI, Block G, Plot No. C, 30, Bandra Kurla Complex Road, Bandra (E), Mumbai, Maharashtra 400051



Wisteria, Viva, Pirangut(G No. 273/N) is a part and a separate phase of the larger development/layout of Viva, Pirangut. And is being constructed by Promoter/Developer, Pact Real Estate Private Limited (a K. Raheja Corp Group Co) registered with MahaRERA under registration number P52100052108 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects. List of standard offerings, amenities and other details are available for verification at site. Intending purchasers are requested to verify all details before acting in any manner. Part amenities of the layout are under construction Wisteria, Viva, Pirangut is being financed by Aditya Birla Finance Ltd. Details of which are uploaded and will be updated on MahaRERA website from time to time. "NO Objection Certificate" from Aditya Birla Finance Ltd. will be obtained as required.