



— VCC —
VIARA

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 once where search for 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 |
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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 powder coated UPVC sliding windows with mosquito mesh & safety grill
- » Raised flowerbed cum viewing deck with 3-track powder coated 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
- » Telephone and DTH points in living room and all bedrooms
- » 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

ROAD AND INFRASTRUCTURE

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



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VIARA

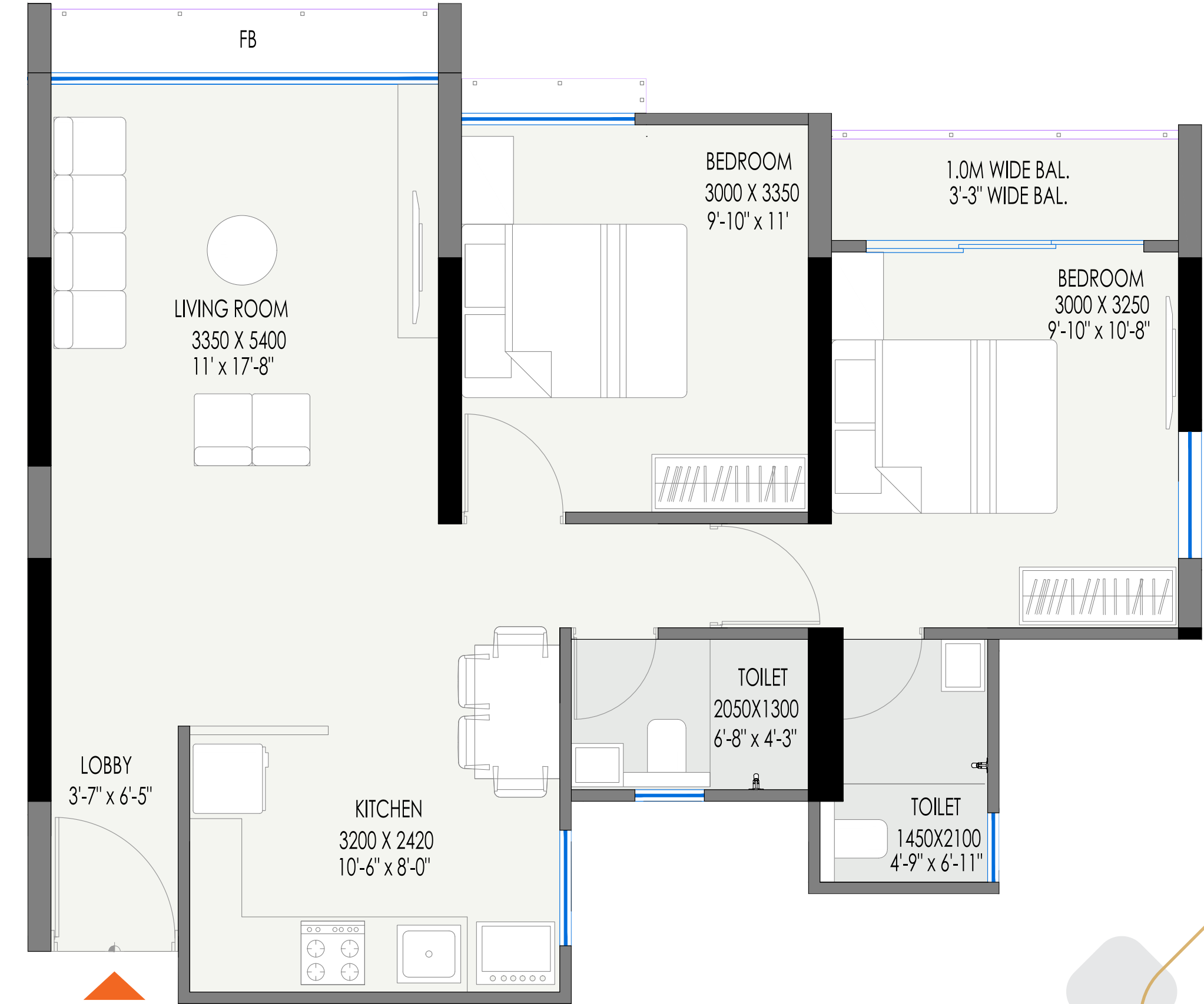
EPIC VIEWS, EVERYDAY BLISS.

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



Carpet Area:
700 Sq.Ft.

WING - A1

Typical: 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th & 17th Floor Plan



WING - A2

Typical: 1st, 2nd, 3rd, 4th, 6th, 7th, 8th, 9th, 11th, 12th, 13th, 14th, 16th & 17th Floor Plan



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



DIRECTOR
SOHANLAL VISHNOI

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