



AAJI VIVANTA

NEXT LEVEL LIVING

BALEWADI HIGH STREET, PUNE

NEXT LEVEL

LIFE AT HEART OF WEST PUNE

PROJECT BY



AAIJI VIVANTA

We bring the AAIJI Group philosophy of
INNOVATION, SUSTAINABILITY AND EXCELLENCE
to the real estate industry.



NEXT LEVEL
LIFE AT HEART OF WEST PUNE

Actual photograph

AAIJI GROUP

ABOUT US

Started in 2003, Aaiji Group prides itself at being adjudged as one of the most renowned names amongst real estate companies, based out of Pune. It has been our endeavor to pioneer path-breaking and exemplary projects that speak of an amalgamation between the gifts of nature and futuristic aesthetic trends. Over a span of one decade, our impeccable team of civil engineers, as well as the stalwart workforce at every level, has propelled the Aaiji Group to secure irrefutable acclaim in all its architectural projects.

The aspirations of our customers are of paramount importance to us, and form the foundation of all that we create. Our designs are thus inspired to instill a sense of pride and peace in all its inhabitants.



**AAJI
PALACE TINGRE NAGAR**



**AAJI
AURA CITY**



**AAJI
SOYAL PALACE LOHEGAON**



**AAJI
CAPITAL**



**AAJI
PINK CITY**



**AAJI
LAKESHORE RESIDENCE**



NYATI EMPORIUS



AAJI DHAM



NYATI ENVIRON

Artists Impression

AAJI PROJECTS



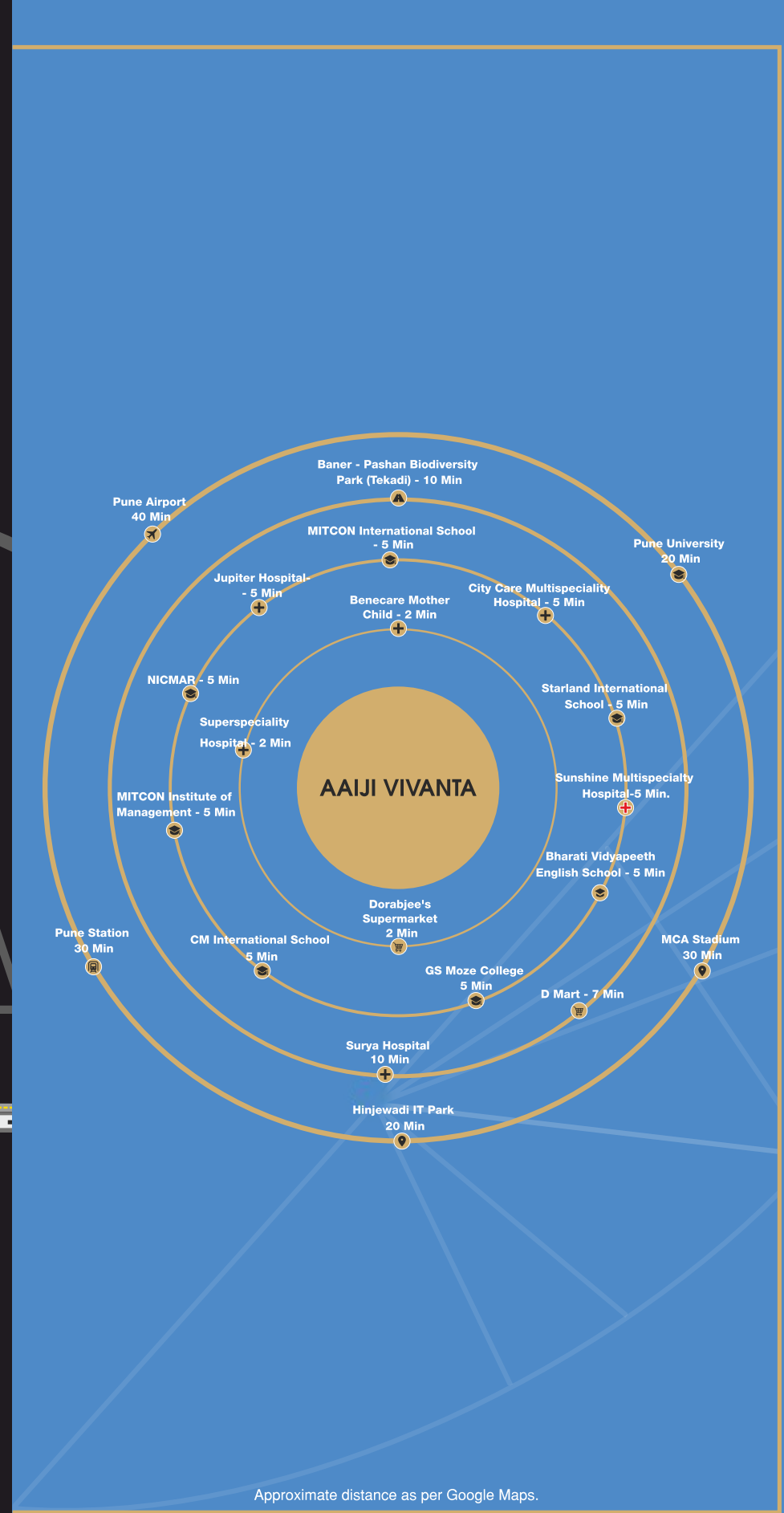
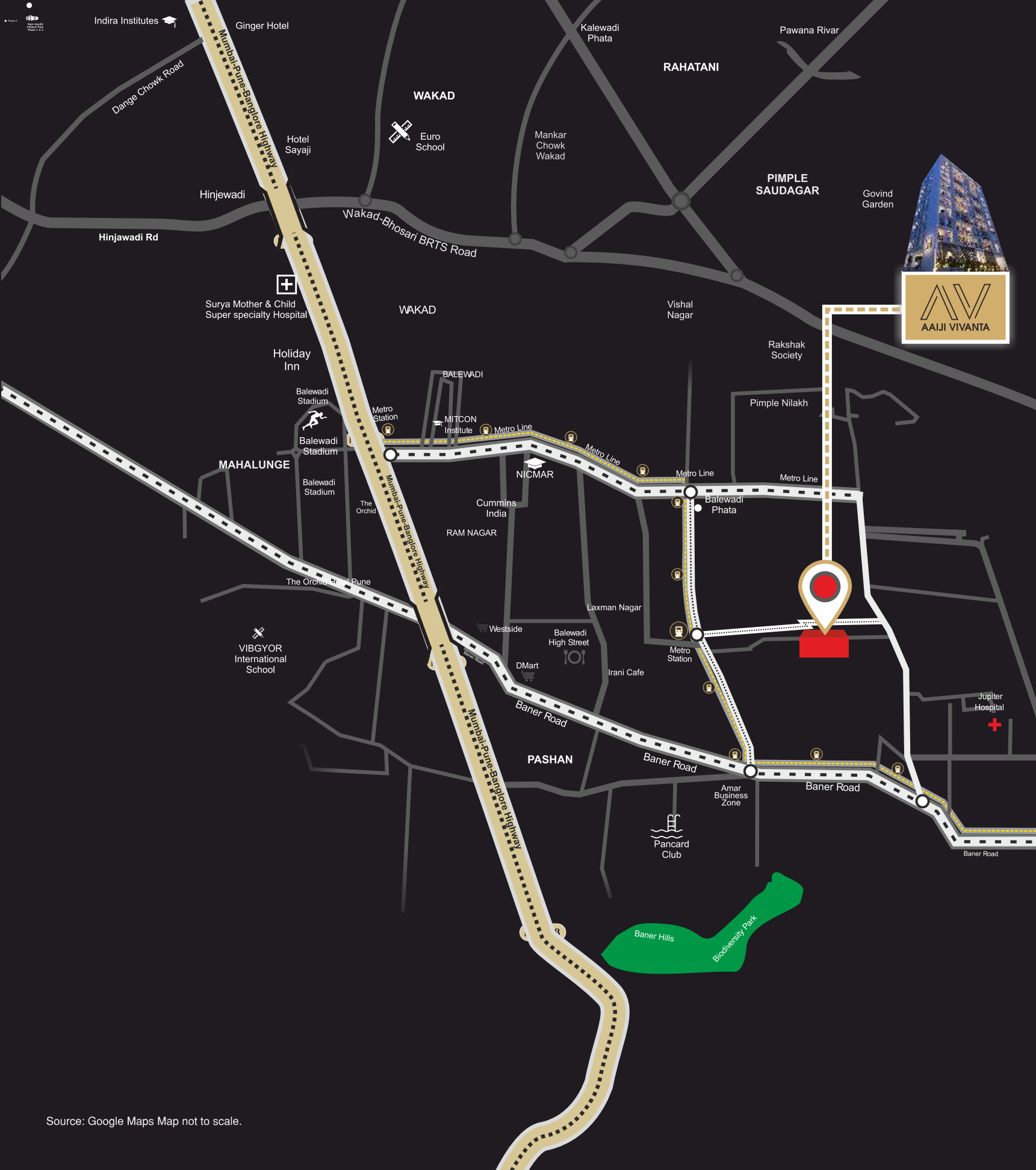
1500 +
HAPPY FAMILIES



10 +
PROJECTS ACROSS
PUNE



1.3
MILLION SQUARE FEET
DELIVERED



Source: Google Maps Map not to scale.

Approximate distance as per Google Maps.

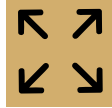
AAJI VIVANTA NEXT LEVEL BALEWADI

NEXT LEVEL LOCATION



LOCATED IN HEART OF BALEWADI 300 M FROM HIGHSTREET

NEXT LEVEL SIZES



BIGGEST IN SEGMENT CARPET AREA

NEXT LEVEL AMENITIES



10+ LUXURY AMENITIES

NEXT LEVEL LAYOUT



ULTRA SPACIOUS AND AREA EFFICIENT LAYOUT

NEXT LEVEL VENTILATION



2 SIDED OPEN HOMES FOR MAXIMUM AIR AND LIGHT

NEXT LEVEL NEIGHBORHOOD



ELITE AND COSMOPOLITAN CROWD AROUND VICINITY

NEXT LEVEL POSSESSION TIMELINE



60% CONSTRUCTION COMPLETED - NEARING POSSESSION HOMES

NEXT LEVEL FITTING



HIGH SPEC AND BRANDED FITTINGS

NEXT LEVEL CONNECTIVITY



2 - 3 MIN DRIVE TO HIGHSTREET, METRO STATION, MUMBAI HIGHWAY, SCHOOL, HOSPITAL, SHOPPING

NEXT LEVEL QUALITY



BEST IN INDUSTRY QUALITY CONSTRUCTION ASSURANCE

NEXT LEVEL SERVICE



THE CUSTOMER CENTRIC / WOW EXPERIENCE APPROACH

NEXT LEVEL

LIFE AT HEART OF WEST PUNE

AAJI VIVANTA BALEWADI

SCHOOL / COLLEGE / INSTITUTE

- MITCON International School - 5 Min
- CM International School - 5 Min
- NICMAR - 5 Min
- GS Moze College - 5 Min
- Bharati Vidyapeeth English School - 5 Min
- Starland International School - 5 Min
- MITCON Institute of Management - 5 Min

HOSPITALS

- Jupiter Hospital - 5 Min
- Benecare Hospital - 2 Min
- Superspeciality Hospital - 2 Min
- City Care Multispeciality Hospital - 5 Min
- Surya Hospital - 10 Min
- Sunshine Multi Specialty Hospital - 5 Min

KEY AREAS:

- Dorabjee's Supermarket - 2 Min
- D Mart - 7 Min
- Baner - Pashan Biodiversity Park (Tekadi) - 10 Min
- Pune University - 20 Min
- Pune Station - 30 Min
- Pune Airport - 40 Min
- Hinjewadi IT Park - 20 Min
- MCA Stadium - 30 Min

Approximate distance as per Google Maps.



"Artistic Image for representation purpose only..."



"Artistic Image for representation purpose only..."

YOUR HOME FROM THE NEAREST LANDMARKS



1 min from Metro Stop



2 mins from Community Parks



10 mins from Shopping Mall



25 mins from Golf Course



20 mins from MCA Cricket Stadium



30 mins from International Airport

Approximate distance as per Google Maps.



AAJI VIVANTA

NEXT LEVEL LIVING

BALEWADI HIGH STREET, PUNE



The design helps the heart, mind, and soul to come together in a holistic manner, in the place that we can all call HOME. VIVANTA, with its Modern architecture and amenities aim to attract a young and vibrant group of clientele who would love and enjoy its strategic location to major attractions

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IT'S A
VIVANTA
LIFE
INSIDE OUT



EVERYTHING YOU NEED IS RIGHT HERE



Children's Play Area



Fitness Zone



Multi- Purpose Court



Rain Water Harvesting



Senior Citizen
Sitting Area



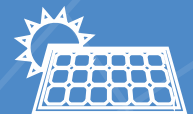
Power Back Up for
Lift and Common Area



Meditation Zone



Library



Solar Water Heating
Systems



Fire Fighting Systems



Designer Entrance Gate
with Security Cabin



A FRESH ENTRANCE FITNESS ZONE

Of Light, Everything is Envisioned To
Add More to the Comfort
of Life at Vivanta



Reception with
Library



High speed
Lifts



Comprehensive
Security System



Fitness Zone



"Artistic Image for representation purpose only..."



KID'S PLAY AREA & MULTI-PURPOSE COURT



Kid's Play Area



Multi- Purpose Court



"Artistic Image for representation purpose only..."



Reception
with Library

Designer Entrance Gate
with Security Cabin

PHASE 1

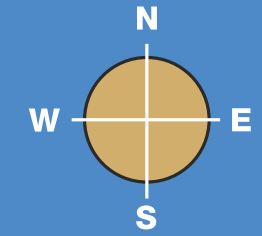
FUTURE EXPANSION

Multi- Purpose
Court

Children's
Play Area

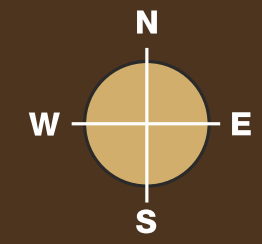
Meditation
Zone

Senior Citizen
Sitting Area



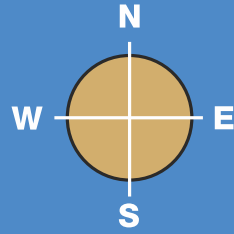
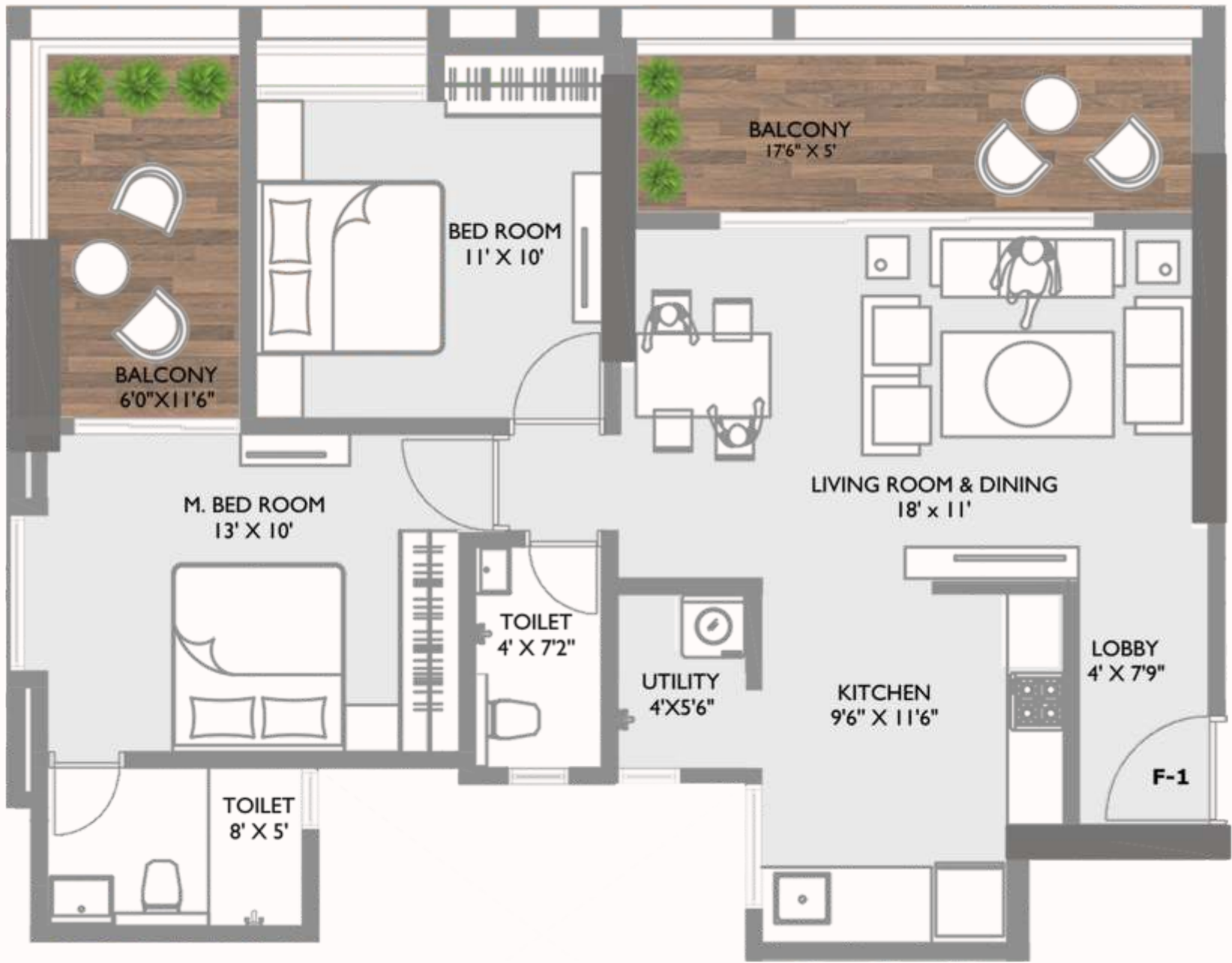
TYPICAL FLOOR PLAN

1st To 6th
8th To 11th



TYPICAL REFUGE FLOOR PLAN

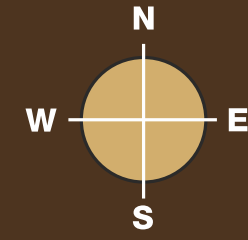
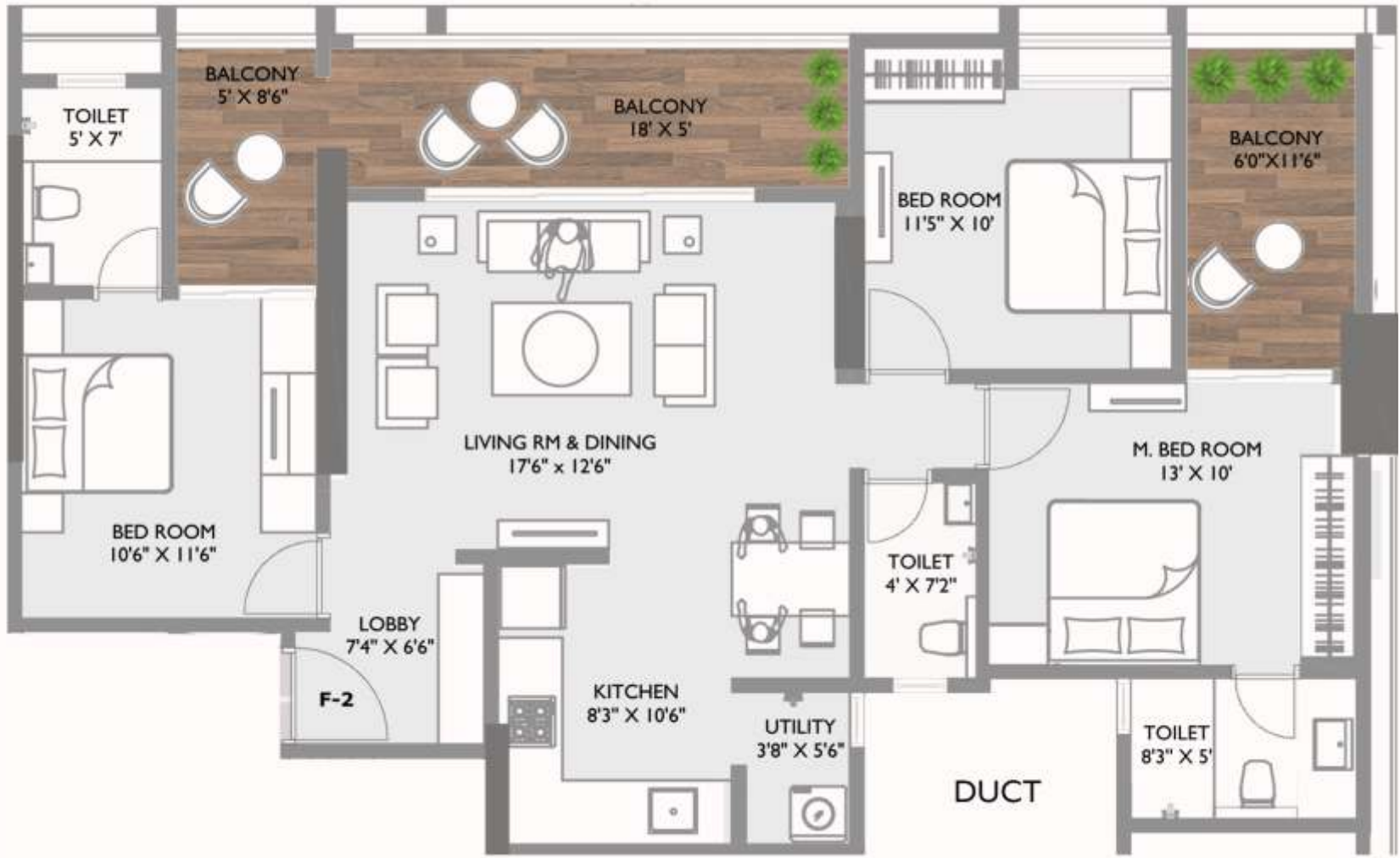
7th & 12th



**2 BHK VIEW
LUXURY**

CONFIGURATION	CARPET AREA SQMT	BALCONY AREA SQMT	TOTAL USEABLE AREA SQMT
2 BHK	67.06	17.77	84.83

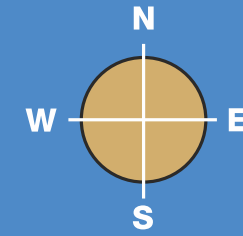
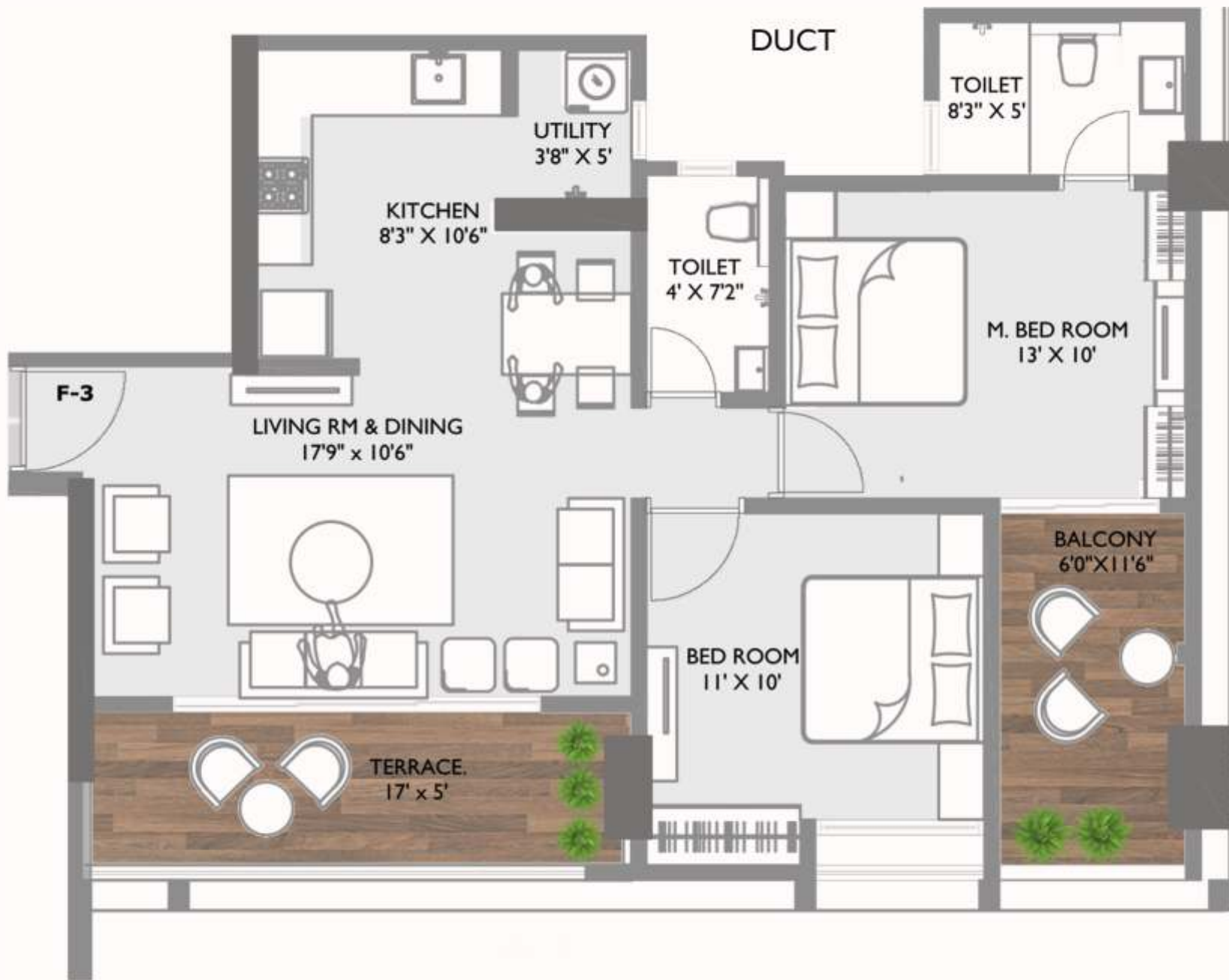
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**3 BHK VIEW
GRAND**

CONFIGURATION	CARPET AREA SQMT	BALCONY AREA SQMT	TOTAL USEABLE AREA SQMT
3 BHK	86.48	21.81	108.29

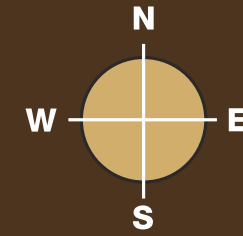
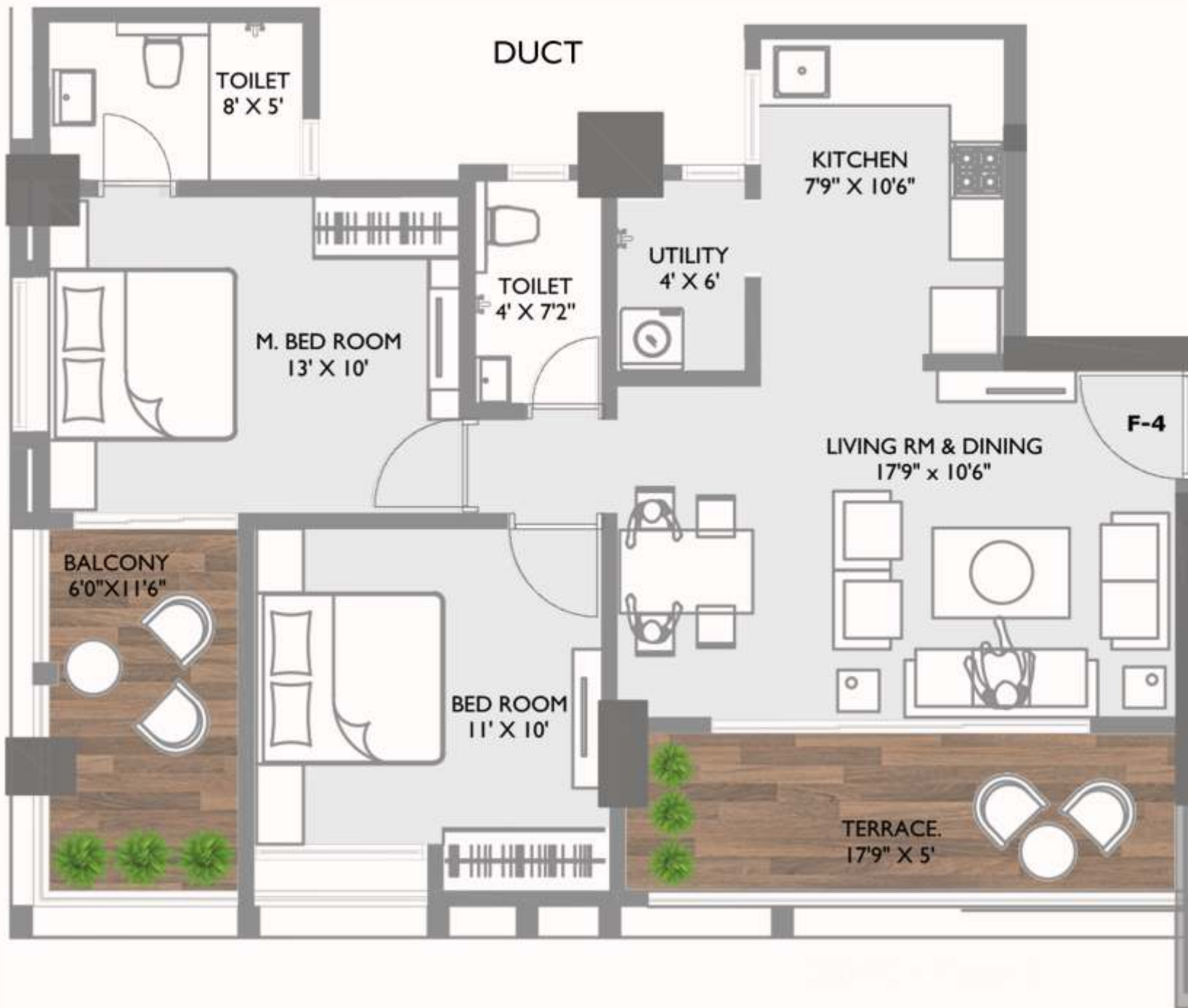
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**2 BHK VIEW
ROYAL**

CONFIGURATION	CARPET AREA SQMT	BALCONY AREA SQMT	TOTAL USEABLE AREA SQMT
2 BHK	63.58	16.95	80.53

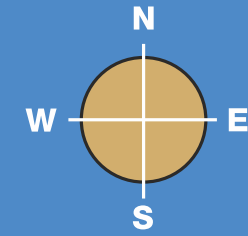
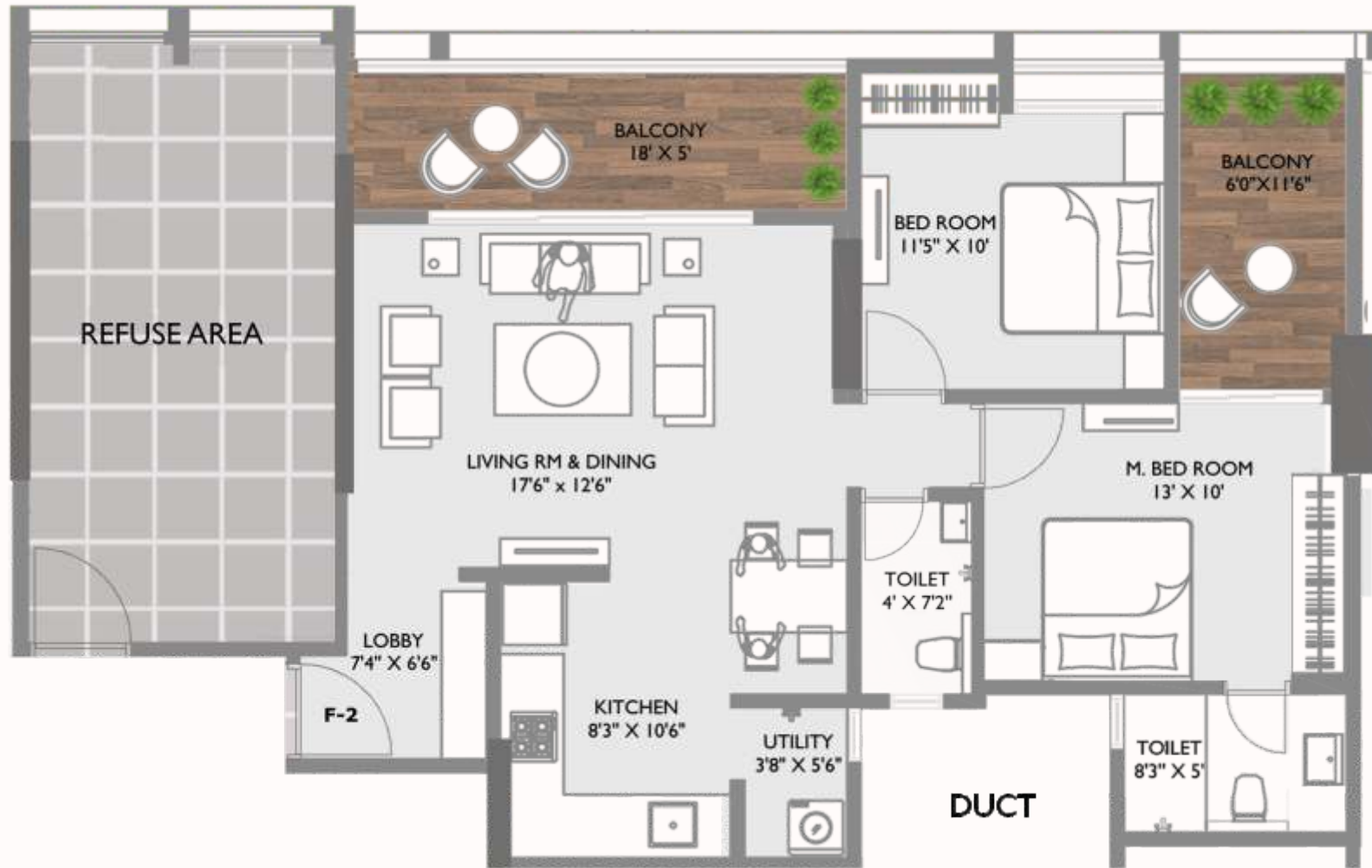
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**2 BHK VIEW
GRAND**

CONFIGURATION	CARPET AREA SQMT	BALCONY AREA SQMT	TOTAL USEABLE AREA SQMT
2 BHK	60.67	17.36	78.06

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**REFUGE
UNIT PLAN**
7th & 12th



**2 BHK VIEW
REFUGE**

CONFIGURATION	CARPET AREA SQMT	BALCONY AREA SQMT	TOTAL USEABLE AREA SQMT
2 BHK	71.28	17.79	89.07

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STRUCTURE, MASONRY WALLS & PLASTER / PAINTS

RCC Framed Structure

Masonry Walls In A/C Blocks

External Walls with Sand Faced Plaster

Internal Walls & Ceilings - Gypsum On Walls & Ceilings

FLOORING

Living, Passage, Kitchen

Bedrooms - Vitrified / Ceramic Tiles Flooring & Skirting

Toilets- Balconies & Attached Terrace - Anti Skid Tiles Flooring

DADO TILES

Toilets - Coloured Glazed Vitrified / Ceramic Tile Dado Up to Beam Bottom

KITCHEN

Granite Top Kitchen Platform, With S. S. Sink & Vitrified / Ceramic Tile Dado Up to 2 Ft Above Kitchen Platform

WINDOWS

3 Track Aluminum Powder Coated Sliding Window with Mosquito Net

Aluminum / PVC Louvered Windows for All Toilets

TOILETS

Concealed Plumbing

Brand - Ajay / Prince / Supreme / Astral

Cp Fittings Brand - Jaguar / Grohe/ Parryware

Sanitary Wares Brand - Hindware / Jaguar / Toto

Solar Water Heating System for Master Toilets Only.

Wash Basin With Granite Counter In Toilet

LIFTS

2 NOS Automatic Door Elevator

ELECTRIFICATION & CABLING

Concealed Wiring with Modular Switches.

Brand - Legrand / Anchor / Schnieder

Wiring Brand - Polycab / Havells / Kei

Electrical Points - For Video Door Phone, Exhaust Fan,

Chimney, Water Purifier, Fridge, AC & TV Point In

Hall & Master Bedroom

DOORS

Main Door- Both Side Laminate with Plywood Door Frame

Bedroom Door- Both Side Laminate With Plywood Door Frame

Toilets Door- Laminated Door With Granite Door Frame

Terrace Door- Folding Door / Aluminum Powder Coated

Doors With Mosquito Net.

PAINTING

Internal Walls & Ceilings - OBD / Emulsion Paint.

Brand - Asian / Burger / Nerolac

Inside Toilets & Ceiling - OBD / Emulsion

External Walls - Acrylic Paint . Brand - Asian /

Burger/nerolac

COMMON AMENITIES FOR PROJECT

Fitness Zone

Mediation Zone

Multi- Purpose Court

Senior Citizen Sitting Area

Children's Play Area

Designer Entrance Gate with Security Cabin

Rain Water Harvesting

Solar Water Heating Systems

Power Back Up for Lift and Common Area

Fire Fighting Systems

Reception with Library

AMENITIES & SPECIFICATIONS



PROJECT BY



STRATEGIC PARTNER



Site Address:

A AAIJI VIVANTA, Shivneri Park Society, Opp. Baner Balewadi Poilce Station,
Opp. Balewadi High Street, Balewadi Pune - 411 045.

E vivantasales@aajigroup.com

W www.aajidevelopers.com/vivanta



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