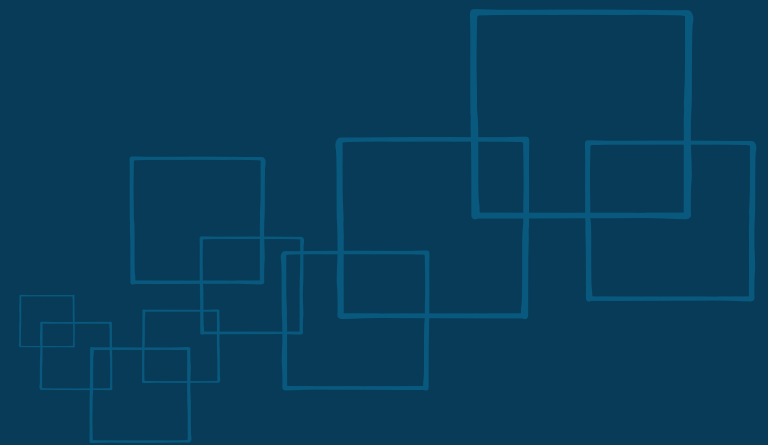




1, 2 & 3 BHK COMFORT HOMES  
LOHEGAON





Artistic Impression

**The beautiful vista  
from up & above**





Actual Image

As you approach the gates of Park Vista, you'll fall in love even before you enter. Everything here has been finely thought through to create a living environment that moves beyond the mundane world and into the realm of dreams. Park Vista is a smartly planned project with all flats having a terrace attached to the living room. This is indeed a place where luxury truly meets affordability.



**PARK  
VISTA**

1, 2 & 3 BHK COMFORT HOMES  
LOHEGAON

***A view that will leave you awestruck!***



*Elegant and contemporary design*



1, 2 & 3 BHK COMFORT HOMES  
LOHEGAON

**PARK  
VISTA**

1, 2 & 3 BHK COMFORT HOMES  
LOHEGAON

**Privileges aplenty**

**VISTA CLUB**

**Party Lawn**  
Actual Image



## Clubhouse

Actual Image

A home that expands beyond just four walls to provide a modern living experience. You have a clubhouse to take care of your social activities, an air-conditioned and well-equipped gym to keep you fit, and other recreational options in the form of landscaped garden, gazebo, jogging track, children's play area and amphitheatre.



**PARK  
VISTA**

1, 2 & 3 BHK COMFORT HOMES  
LOHEGAON



**Kids' Play Area**

Actual Image

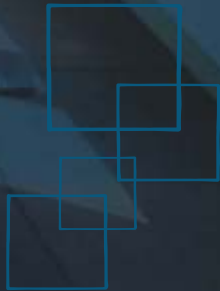




**Gazebo**  
Actual Image



**AC GYM**  
Actual Image



# AMENITIES & FEATURES



ELEGANT  
ENTRANCE GATE



DECORATIVE LOBBY



AMPHITHEATRE



LIMITED DG POWER BACKUP  
FOR ALL FLATS



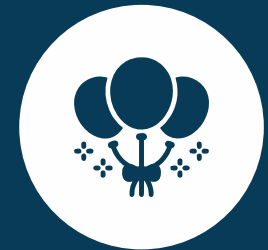
LANDSCAPED GARDEN



MODULAR KITCHEN  
WITH TROLLEY



CHILDREN'S PLAY AREA



PARTY LAWN



CLUBHOUSE



AC GYMNASIUM



RO WATER PURIFIER



GAZEBO



JOGGING TRACK



BRANDED FANS &  
TUBE LIGHTS



POWER BACKUP PROVISION  
FOR COMMON AREA



SOLAR WATER HEATER

# SPECIFICATIONS

## Structure

- Earthquake resistant R.C.C. framed structure

## Brickwork

- Light weight 'AAC' block work internally & externally

## Plaster

- External sand faced cement plaster
- Internal gypsum finished plaster

## Flooring

- 24" x 24" vitrified flooring for entire flat
- Anti-skid flooring for toilets, bathrooms & attached terraces

## Doors

- All doors decorative laminated hot pressed flush doors
- Marble door frame for toilets/bathrooms/WC
- Wooden door frame for main door & bedrooms door
- GI french door for all terraces

## Windows

- 3 track powder coated aluminium windows with mosquito net & M.S. safety grills
- S.S. railing with "Toughened Glass"

## Toilets/Bathrooms/WC

- Designer glazed wall tiles up to lintel level in toilets
- Hot & cold mixer unit in bathroom/toilet

## Kitchen

- L shaped modular kitchen with granite platform & S. S. sink
- Designer wall tiles up to lintel level
- Provision for exhaust fan
- Provision for piped gas connection

## Plumbing

- Concealed plumbing internally
- 'Jaquar' or equivalent make C. P. fittings
- 'Cera' or equivalent make sanitary fixtures

## Electrification

- Concealed copper wiring
- 'Anchor Roma' or equivalent modular switches
- Adequate electrical points with MCB
- TV & Tele. point in living room
- AC point in M. Bedroom
- Provision for inverter

## Painting

- Internal acrylic emulsion oil bound distemper
- External weather shield acrylic paint

## Lift

- Automatic standard make lifts with power backup

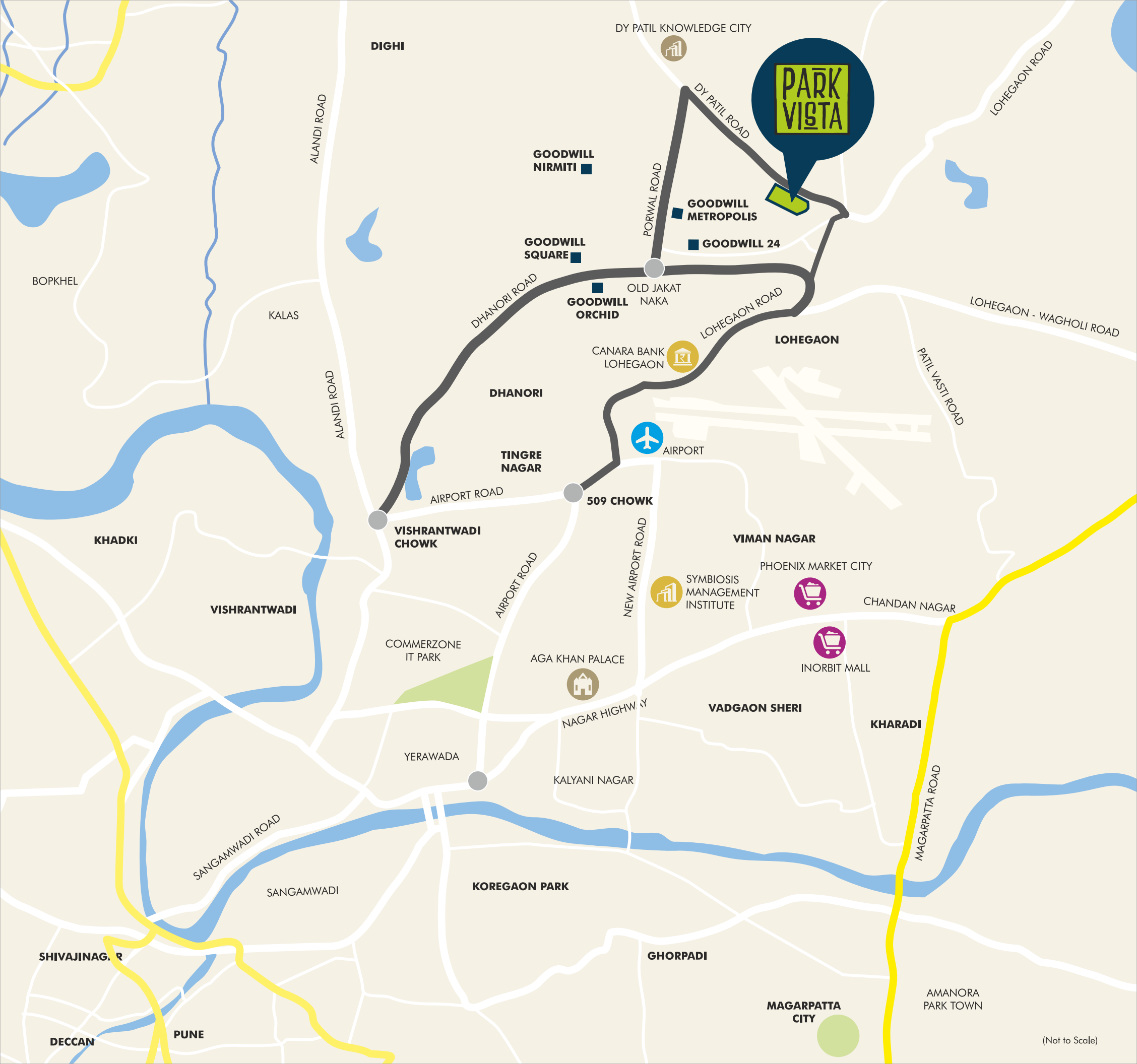




**Living Room**  
**Actual Image**



**Bedroom**  
**Actual Image**



DY PATIL KNOWLEDGE CITY

DIGHI

GOODWILL NIRMITI

GOODWILL METROPOLIS

GOODWILL 24

GOODWILL SQUARE

PORVAL ROAD

OLD JAKAT NAKA

GOODWILL ORCHID

CANARA BANK LOHEGAON

LOHEGAON

LOHEGAON - WAGHOLI ROAD

DHANORI

TINGRE NAGAR



AIRPORT

509 CHOWK

AIRPORT ROAD

VISHRANTWADI CHOWK

VIMAN NAGAR

PHOENIX MARKET CITY

SYMBIOSIS MANAGEMENT INSTITUTE

CHANDAN NAGAR

COMMERZONE IT PARK

AGA KHAN PALACE

INORBIT MALL

VADGAON SHERI

KHARADI

KALYANI NAGAR

NAGAR HIGHWAY

YERAWADA

KOREGAON PARK

MAGARPATTA ROAD

SANGAMWADI ROAD

SANGAMWADI

GHORPADI

MAGARPATTA CITY

AMANORA PARK TOWN

BOPKHEL

KALAS

KHADKI

VISHRANTWADI

SHIVAJINAGAR

DECCAN

PUNE

(Not to Scale)



## THE HAPPENING

### ADDRESS

Everything is conveniently located near Park Vista. Owning a home here keeps you close to nature and the city. What's more? The close proximity to Kharadi and Viman Nagar ensures that you stay well connected to business districts and leisure like malls, cafes and other escapes.

509 Chowk	5 Km
Airport	6 Km
Canara Bank, Lohegaon	2 Km
Commerzone IT Park	8.5 Km
D. Y. Patil Knowledge City	2 Km
EON IT Park	11.6 Km
Kalyani Nagar	9 Km
Kendriya Vidyalaya, Lohegaon Road	2 Km
Koregaon Park	11 Km
M. G. Road	13 Km
MIT (Alandi)	14 Km
Phoenix Market City	9.5 Km
Pune Station	11 Km
Shivaji Nagar	14.4 Km
Viman Nagar	7 Km
Vishrantwadi Chowk	7 Km





### 1 BHK with 2 Toilets @ Carpet Area - 45.5 sq. mtr. (490 sq. ft.)

- In all flats, living room has a terrace
- Dry balcony for each flat

<b>1</b> Living Room	<b>5</b> Toilet
<b>2</b> Terrace	<b>6</b> Master Bedroom
<b>3</b> Kitchen	<b>7</b> Master Toilet
<b>4</b> Dry Balcony	



## 2 BHK Spacious @ Carpet Area - 63.2 sq. mtr. ( 681 sq. ft.)

- 2 BHK with master bedroom
- In all flats, living room has a terrace
- Dry balcony for each flat

<b>1</b>	Living Room	<b>6</b>	Master Bedroom
<b>2</b>	Terrace	<b>7</b>	Master Toilet
<b>3</b>	Kitchen	<b>8</b>	Children Bedroom
<b>4</b>	Dry Balcony		
<b>5</b>	Toilet		

# WING - A-1



Note: 1 SQM. = 10.764 SFT.



## 1ST FLOOR AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA				TOTAL CARPET AREA (SQ. M.)	TOTAL CARPET AREA (SQ. FT.)
		FLAT CARPET	ENCL. BALC.	DRY BALC.	TERRACE CARPET		
101	2 BHK	46.53	8.19	3.44	5.12	63.28	681.00
102	1 BHK	33.57	4.71	2.07	5.12	45.47	489.00
103	1 BHK	33.57	4.71	2.07	5.12	45.47	489.00
104	2 BHK	47.68	7.07	3.44	5.12	63.31	681.00
105	2 BHK	47.49	7.26	3.44	5.12	63.31	681.00
106	2 BHK	42.44	4.71	2.07	5.12	54.34	585.00
107	2 BHK	44.07	3.07	2.07	5.12	54.33	585.00
108	2 BHK	48.19	6.53	3.44	5.12	66.28	681.00



1, 2 & 3 BHK COMFORT HOMES  
LOHEGAON

# WING - A-1



Note: 1 SQM. = 10.764 SFT.



## 2ND FLOOR AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA				TOTAL CARPET AREA (SQ. M.)	TOTAL CARPET AREA (SQ. FT.)
		FLAT CARPET	ENCL. BALC.	DRY BALC.	TERRACE CARPET		
201	2 BHK	46.33	8.38	3.44	5.12	63.27	681.00
202	1 BHK	33.38	4.92	2.07	5.12	45.49	490.00
203	1 BHK	33.38	4.92	2.07	5.12	45.49	490.00
204	2 BHK	47.48	7.26	3.44	5.12	63.30	681.00
205	2 BHK	47.29	7.46	3.44	5.12	63.31	681.00
206	2 BHK	42.23	4.90	2.07	5.12	54.32	585.00
207	2 BHK	44.06	3.07	2.07	5.12	54.32	585.00
208	2 BHK	48.18	6.53	3.44	5.12	63.27	681.00



1, 2 & 3 BHK COMFORT HOMES  
LOHEGAON

# WING - A-1



Note: 1 SQM. = 10.764 SFT.



## 3RD, 5TH, 7TH & 9TH FLOOR AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA				TOTAL CARPET AREA (SQ. M.)	TOTAL CARPET AREA (SQ. FT.)
		FLAT CARPET	ENCL. BALC.	DRY BALC.	TERRACE CARPET		
301,501,701,901	2 BHK	46.53	8.19	3.44	5.12	63.28	681.00
302,502,702,902	3 BHK	69.43	9.54	2.44	10.25	91.66	987.00
304,504,704,904	2 BHK	47.68	7.07	3.44	5.12	63.31	681.00
305,505,705,905	2 BHK	47.49	7.26	3.44	5.12	63.31	681.00
306,506,706,906	2 BHK	42.28	4.86	2.07	5.12	54.33	585.00
307,507,707,907	2 BHK	43.91	3.23	2.07	5.12	54.33	585.00
308,508,708,908	2 BHK	48.38	6.35	3.44	5.12	63.29	681.00



1, 2 & 3 BHK COMFORT HOMES  
LOHEGAON

# WING - A-1



Note: 1 SQM. = 10.764 SFT.

## 4TH, 6TH & 10TH FLOOR AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA				TOTAL CARPET AREA (SQ. M.)	TOTAL CARPET AREA (SQ. FT.)
		FLAT CARPET	ENCL. BALC.	DRY BALC.	TERRACE CARPET		
401,601,1001	2 BHK	46.33	8.38	3.44	5.12	63.27	681.00
402,602,1002	3 BHK	69.03	9.96	2.44	10.25	91.68	987.00
404,604,1004	2 BHK	47.48	7.27	3.44	5.12	63.31	681.00
405,605,1005	2 BHK	47.29	7.46	3.44	5.12	63.31	681.00
406,606,1006	2 BHK	42.07	5.06	2.07	5.12	54.32	585.00
407,607,1007	2 BHK	43.91	3.23	2.07	5.12	54.33	585.00
408,608,1008	2 BHK	48.37	6.35	3.44	5.12	63.28	681.00



1, 2 & 3 BHK COMFORT HOMES  
LOHEGAON

# WING - A-1



Note: 1 SQM. = 10.764 SFT.



## 8TH FLOOR (REFUGE) AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA				TOTAL CARPET AREA (SQ. M.)	TOTAL CARPET AREA (SQ. FT.)
		FLAT CARPET	ENCL. BALC.	DRY BALC.	TERRACE CARPET		
801	2 BHK	46.68	8.02	3.44	5.12	63.26	681.00
802	3 BHK	69.36	9.65	2.44	10.25	91.70	987.00
804	2 BHK	47.48	7.27	3.44	5.12	63.31	681.00
805	2 BHK	47.29	7.46	3.44	5.12	63.31	681.00
806	1 BHK	33.69	4.59	2.07	5.12	45.47	489.00
807	1 BHK	35.53	2.75	2.07	5.12	45.47	489.00
808	2 BHK	48.55	6.17	3.44	5.12	63.28	681.00



1, 2 & 3 BHK COMFORT HOMES  
LOHEGAON



# WING - A-1



Note: 1 SQM. = 10.764 SFT.

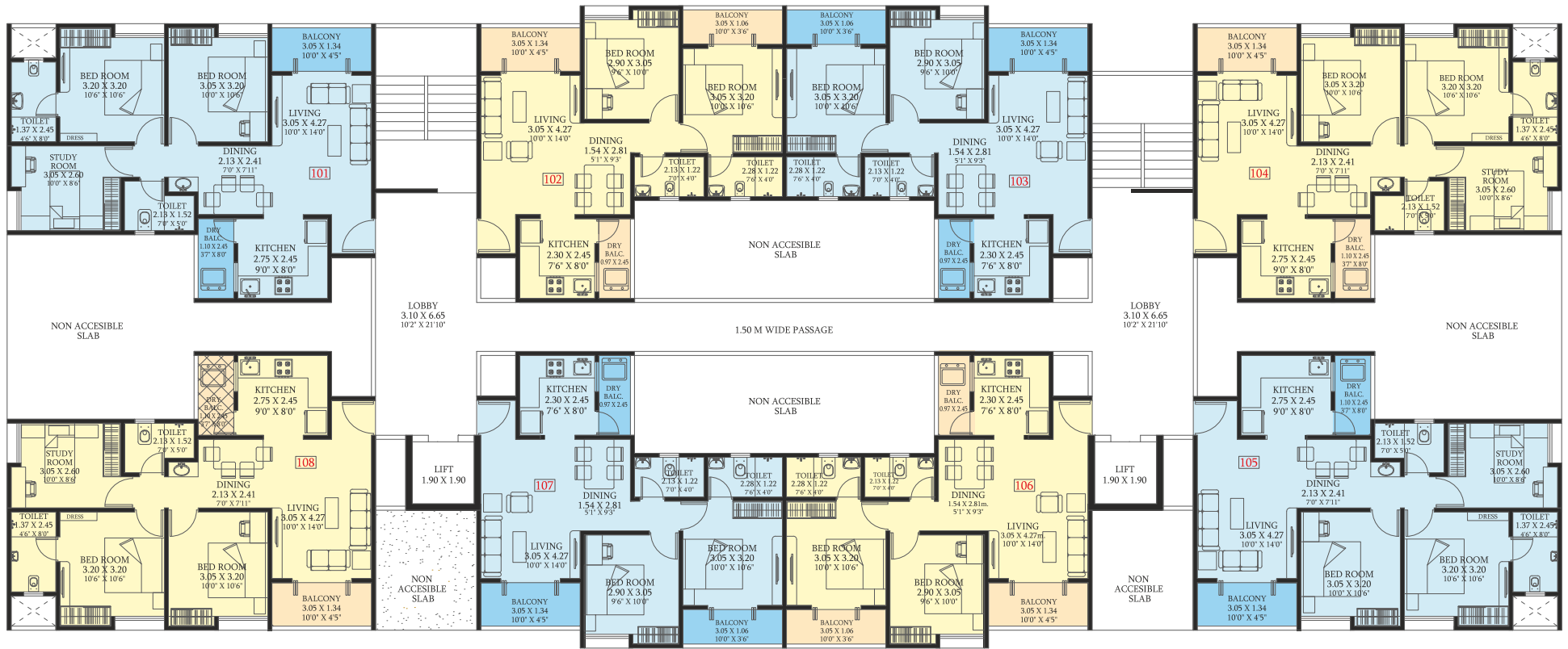


## 11TH FLOOR AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA (SQ. M.)	TOTAL CARPET AREA (SQ. FT.)
		FLAT CARPET	ENCL. BALC.	DRY BALC.		
1101	2 BHK	47.28	7.46	3.44	63.30	681.00
1102	3 BHK	70.08	8.90	2.44	91.67	987.00
1104	2 BHK	47.68	7.07	3.44	63.31	681.00
1105	2 BHK	47.49	7.26	3.44	63.31	681.00
1106	2 BHK	42.75	4.39	2.07	54.33	585.00
1107	2 BHK	44.38	2.75	2.07	54.32	585.00
1108	2 BHK	48.94	5.81	3.44	63.31	681.00



1, 2 & 3 BHK COMFORT HOMES  
LOHEGAON



A3 WING - 1<sup>ST</sup> FLOOR PLAN



### AREA STATEMENT

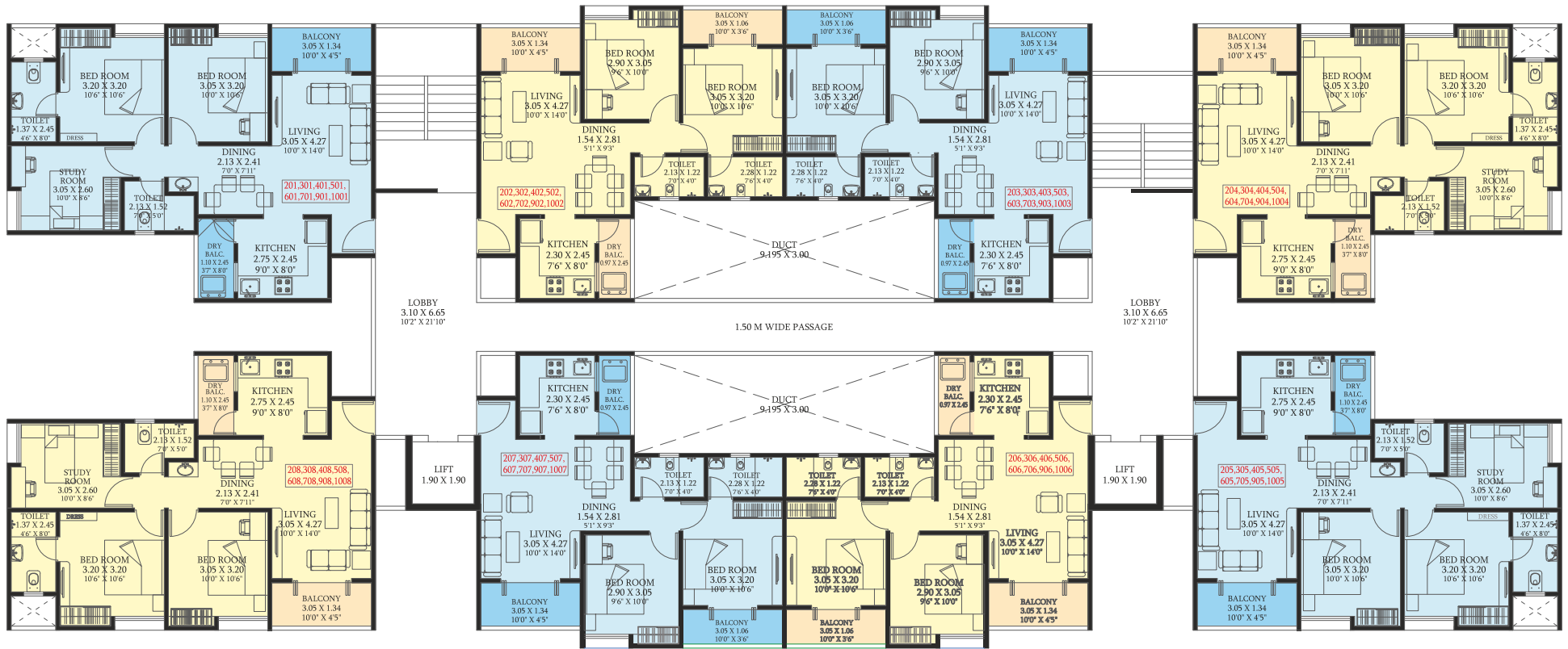
FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.		
101	3 BHK	67.54	6.76	74.30	800
102	2 BHK	52.93	9.68	62.61	674
103	2 BHK	52.93	9.68	62.61	674
104	3 BHK	67.54	6.76	74.30	800
105	3 BHK	67.54	6.76	74.30	800
106	2 BHK	52.93	9.68	62.61	674
107	2 BHK	52.93	9.68	62.61	674
108	3 BHK	67.54	6.76	74.30	800

NOTE: 1 SQM. = 10.764 SFT.



2 & 3 BHK COMFORT HOMES  
LOHEGAON





A3 WING - 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> & 10<sup>th</sup> FLOOR PLAN



### AREA STATEMENT

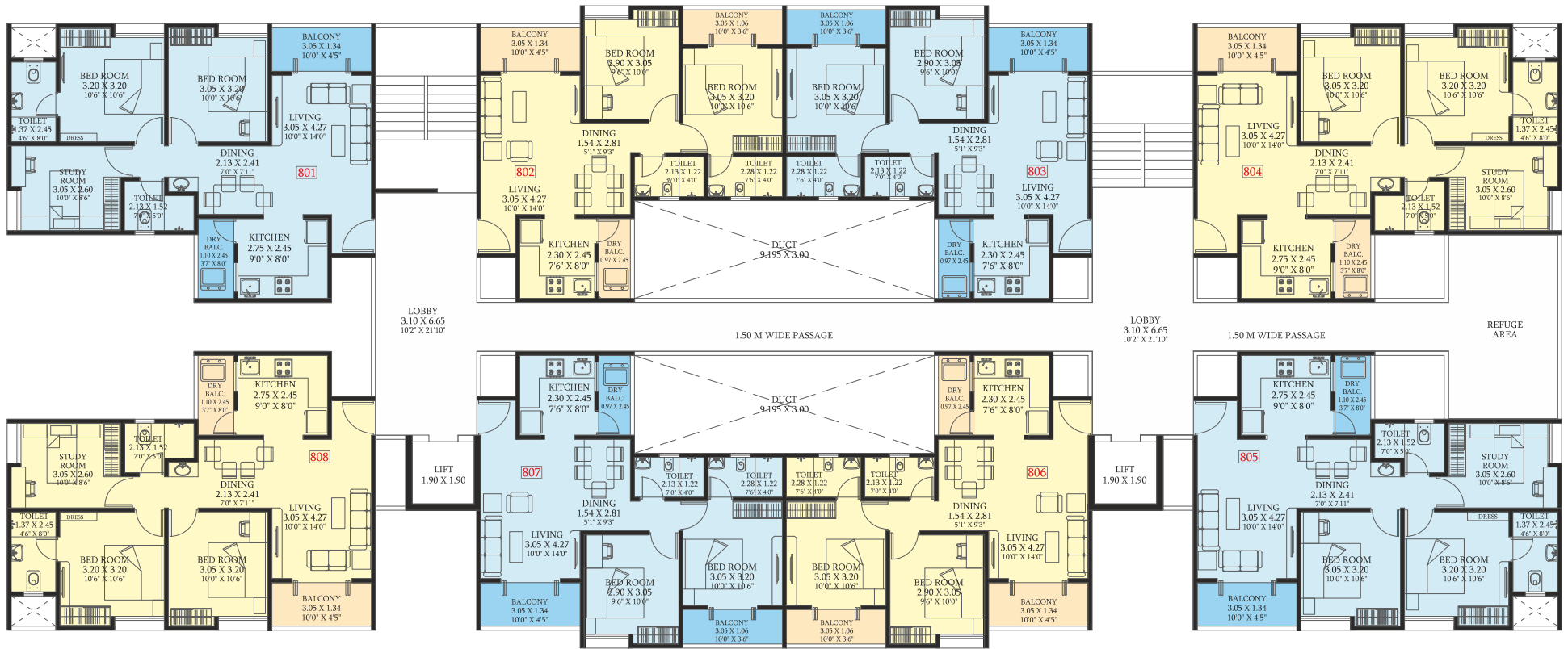
FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.		
201,301,401,501,601 701,901,1001	3 BHK	67.54	6.76	74.30	800
202,302,402,502,602 702,902,1002	2 BHK	52.93	9.68	62.61	674
203,303,403,503,603 703,903,1003	2 BHK	52.93	9.68	62.61	674
204,304,404,504,604 704,904,1004	3 BHK	67.54	6.76	74.30	800
205,305,405,505,605 705,905,1005	3 BHK	67.54	6.76	74.30	800
206,306,406,506,606 706,906,1006	2 BHK	52.93	9.68	62.61	674
207,307,407,507,607 707,907,1007	2 BHK	52.93	9.68	62.61	674
208,308,408,508,608 708,908,1008	3 BHK	67.54	6.76	74.30	800

NOTE: 1 SQM. = 10.764 SFT.



2 & 3 BHK COMFORT HOMES  
LOHEGAON





A3 WING - 8<sup>th</sup> FLOOR PLAN



### AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.		
801	3 BHK	67.54	6.76	74.30	800
802	2 BHK	52.93	9.68	62.61	674
803	2 BHK	52.93	9.68	62.61	674
804	3 BHK	67.54	6.76	74.30	800
805	3 BHK	67.54	6.76	74.30	800
806	2 BHK	52.93	9.68	62.61	674
807	2 BHK	52.93	9.68	62.61	674
808	3 BHK	67.54	6.76	74.30	800

NOTE: 1 SQM. = 10.764 SFT.



2 & 3 BHK COMFORT HOMES  
LOHEGAON



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