

Oro Vista

3 & 4 BHK ULTRA REFINED RESIDENCES

5A Modibaug, CTS No 2292,
Shivajinagar, Pune.

Corporate Address :
Lohia Jain House
893/6, Bhandarkar Road, Goodluck Chowk,
Deccan Gymkhana, Pune - 411004

Oro Vista

3 & 4 BHK ULTRA REFINED RESIDENCES



THE MANY FORMS
OF LUXURY



LUXURY IS NOT JUST THE BEST.
IT'S WHEN NOTHING ELSE CAN
MATCH UP.

Ultra-refined residences at the city's real center,
nothing like anything before.



PRESENTING

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LUXURY IN ITS TRUEST SENSE.

Limited edition residences, at Shivajinagar; Modibaug to be precise. Center of the city, yet cuddled up to feel like you are someplace else. Only 2 residences on every floor promise unprecedented views for every abode. And you can also enjoy amenities that often wouldn't go with the center-city. But often is not the standard we've gone by.

Get ready to be surprised... delighted if you like, in more ways than one. Let's just say, get ready for luxury, in its truest sense.



“WOW!” RESERVE THE EXPRESSION
FOR EVERY TIME YOU LOOK
OUT OF THE WINDOW.

UNPRECEDENTED VIEWS | OVERLOOKING GREENS OF
AGRICULTURAL COLLEGE





IT'S PURELY A CASE OF BELIEVE IT OR NOT...

Some things come along with the center of the city. Noise, a concrete jungle, a lot of hustle and bustle, a crowded affair. Now nullify it all, except the center of the city. Our exclusive apartments promise the undisturbed and expansive views of the Agricultural College with no scope for future development.

Unbelievable! But that's how you like everything to be, isn't it?
Precisely, true luxury!



WHERE YOU ARE SAYS A LOT
ABOUT WHO YOU ARE.

WORKPLACES MINUTES AWAY | IMPORTANT DESTINATIONS
A WALK AWAY | REAL CITY CENTER





THE HEART OF THE CITY IS THE HEART OF LUXURY.

The city breathes here. Workplaces are a straight, quick drive away; reaching every place you require is a matter of minutes; walking distance to entertainment destinations, restaurants, multiplexes and so much more.

Isn't that exactly the definition of a luxury location!

The city only imagines to live here, while you can. Like most other luxuries.



WHAT REFLECTS OUTSIDE,
SHOULD, COME FROM INSIDE.

PRIVATE LOBBY WITH ACCESS CONTROL | TALL CORNER
WINDOWS SEPARATE ACCESS FOR HOUSE HELP



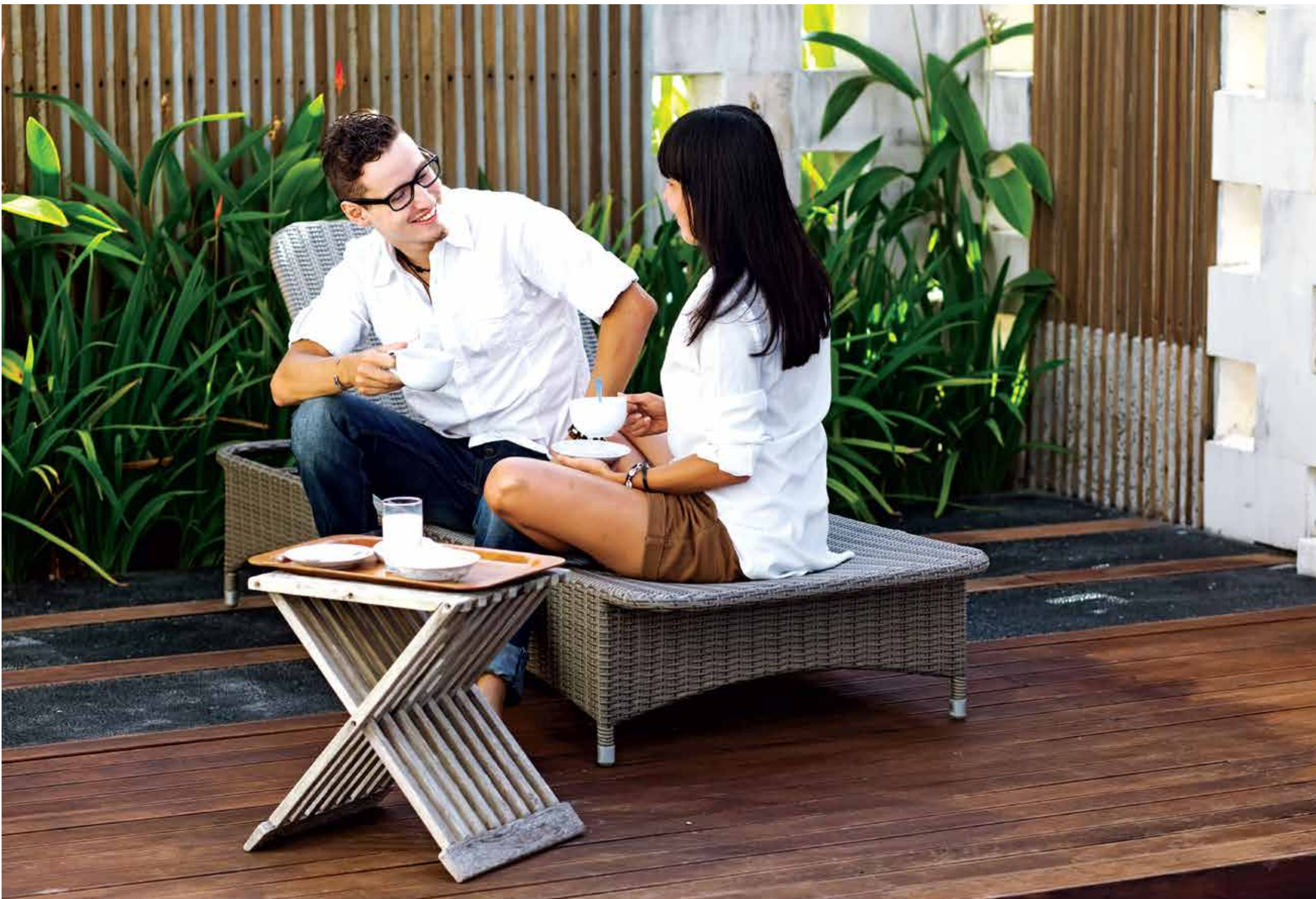
FOR SOME PEOPLE,
LUXURY COINCIDES IN STYLE AND SUBSTANCE.

Style outside, substance inside is how you've always led your life. Why should your home be any different! The striking elevation has amazingly well-planned homes inside.

The elevator takes you to your private lobby, which further leads you into your home spread across abundantly generous spaces. And unlike regular windows in terms of size and placement, tall corner windows give you a unique view of the world outside. After all, being unique is the way of life for you.

Many tiny thoughtful features along with many visible delights define true luxury for you at Oro Vista.





AMENITIES THAT MAKE SENSE IS
PRECISELY SENSIBLE LUXURY.

THOUGHTFULLY DESIGNED | PRECISELY PLANNED





DESIGNED TO BE TRUE TO ITS CHARACTER.

The best part about true luxury is that sensibility forms the essence of its character. We've designed amenities which you will find suitable to use. Hit the state-of-the-art Gymnasium, or catch an indoor game with a neighbour-turned-friend, make a toast for your successes now-and-then at the multi-purpose hall, or simply relax on the landscaped terraces.

Make the real definition of luxury come alive.



THOUGHTFULNESS, AN ESSENTIAL OF TRUE LUXURY

AMENITIES:

- Designer entrance lobby
- Lounge at first level
- State-of-the-art gymnasium
- Well-planned recreation / multi purpose hall
- Indoor games like snooker, chess and more
- Landscape terrace
- Steam area for rejuvenation
- Yoga avenue

EXCLUSIVE FEATURES:

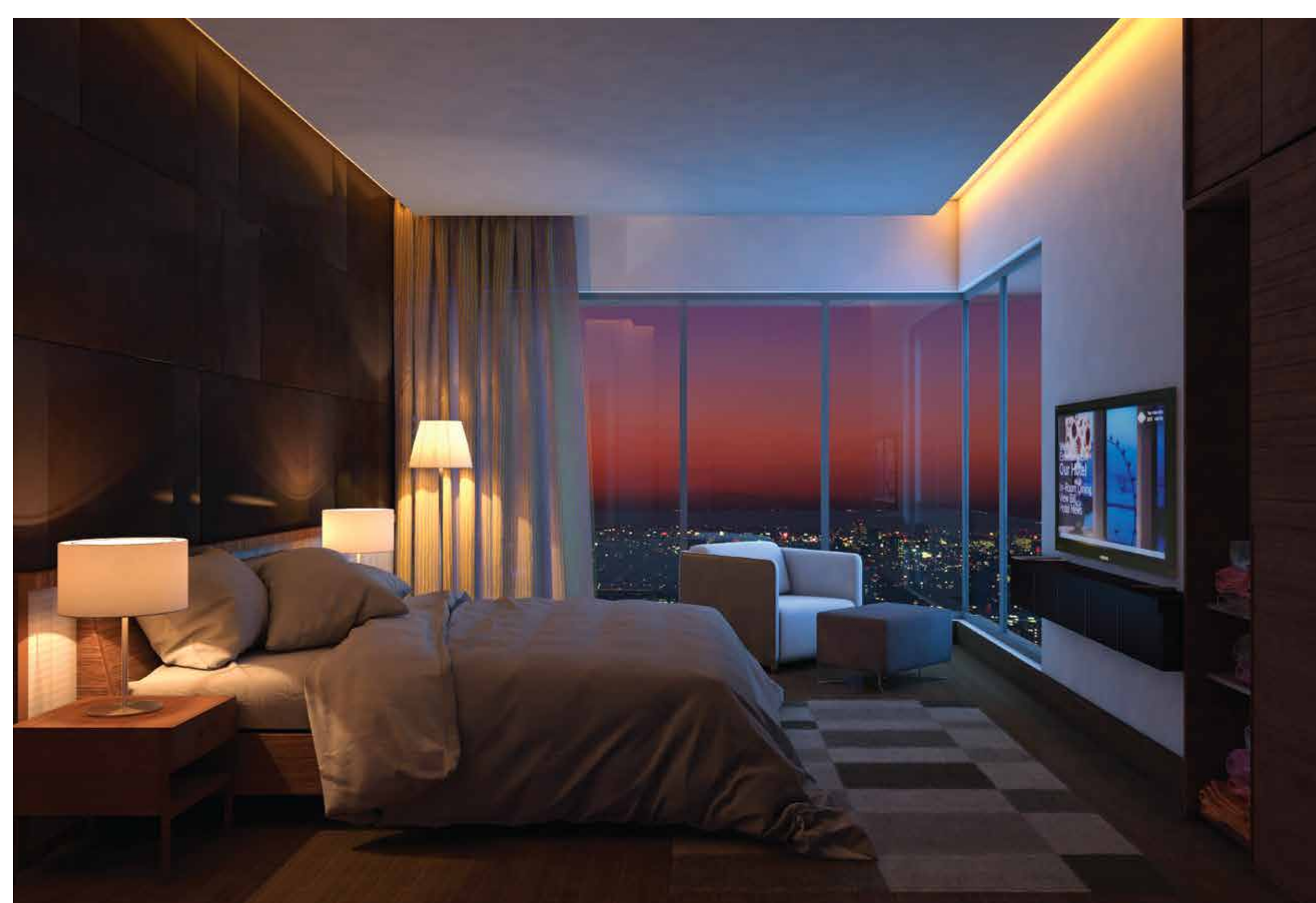
SMART CONVENIENCES:

- Private lift with access control
- Combination of stacker parking system as well as puzzle parking

- Private elevator with access control. The elevator opens into the private lobby of residences
- Another 13 passenger elevator that opens adjacent to kitchen which has access to all

THE AESTHETIC SIDE:

- Generously sized and elegantly designed entrance lobby spread across 40ft. by 9ft.
- RCC planned so as to ensure that no column and beams can be seen in rooms
- Your handprint makes a part of your nameplate



THOUGHTFULNESS, AN ESSENTIAL OF TRUE LUXURY

THOUGHTFUL HIGHLIGHTS:

- 2 residences per floor with services planned in the center
- Corner windows in bedrooms for wide views and proper space utilization
- Abundant natural light and breeze in the living and dining from North and South
- Separate entry for house-helpers, retaining the privacy of the living area

HI-TECH SECURITY:

- Boom barrier with sticker detection auto-system with UHF tags for 4 vehicles per apartment
- Video door phone and intercom for all apartments as well as the lobby, clubhouse and security cabin
- CCTV cameras for the road, parking, terrace and entrance lobby
- Burglar alarm system including glass breaker detector for each apartment at the main door, terrace french door and 2 adjacent windows
- Motion sensor in each apartment, at terrace and in the private lobby
- Panic push button for each apartment



SPECIFICATIONS:

FLOORING

- Italian marble in living, dining, passages and lobby
- Wooden / vitrified flooring in bedrooms
- Double charge vitrified tiles in kitchen and utilities

DOORS

- Decorative flush door of 2.4 mt. height of Kalpataru make or equivalent

WINDOWS

- UPVC / aluminum powder coated windows

KITCHEN

- Modular kitchen
- Chimney of Elica / Faber / equivalent
- Granite platform in kitchen
- Gas leak detector
- Sink crusher

WASHROOMS

- Glass partition upto sil level for wet area
- False ceiling
- Sanitary make Toto / Kohler / equivalent
- Flooring and dado combination of natural stone and tiles
- Solar water heater in master bedroom

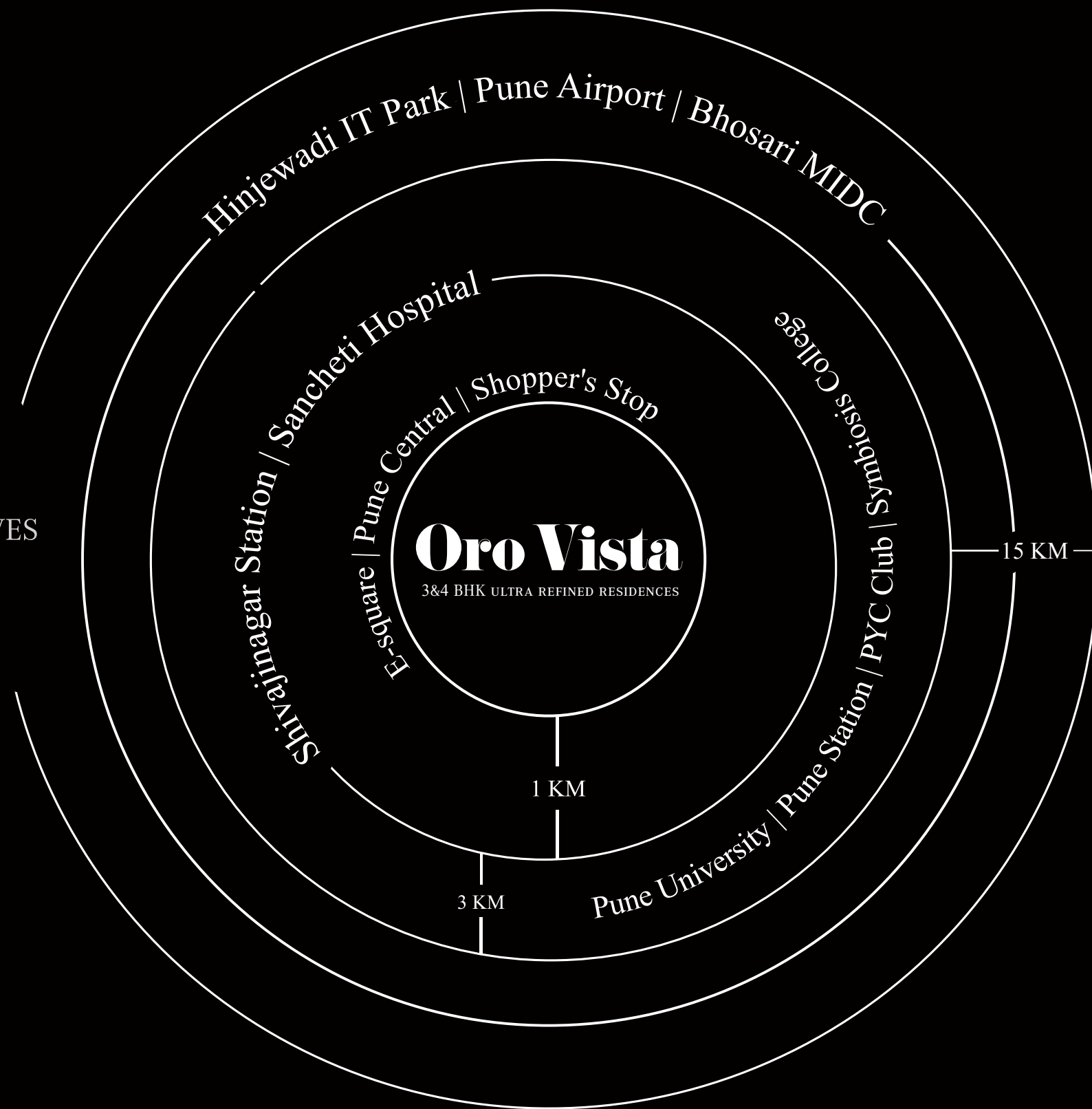
ELECTRIFICATION

- Modular switches of Panasonic / Schneider / equivalent
- Theme lighting for living dining
- Split AC in all bedrooms and living room from Daikin / Panasonic / Mitsubishi

TERRACE

- Wooden finish ceramic / vitrified tiles
- Glass railing

THE WORLD REVOLVES
AROUND YOU



CREDITS

ARCHITECT

Walde Design Studio

LIASONING ARCHITECT

A Design Studio

LEGAL CONSULTANTS

Adv. Ajay Gadegaonkar
Adv. Pradeep Nanajkar

STRUCTURAL CONSULTANTS

Sunil Mutalik & Associates

PROJECT MANAGEMENT

Nivcon Projects Pvt. Ltd.

BRAND CONSULTANTS

Thinking Partners

PROJECT BY



1st Floor Recreation Hall

Oro Vista

3&4 BHK ULTRA REFINED RESIDENCES



M. Lift

N. Lobby

O. Store

P. Lobby

10'6" x 9'6"

7'6" x 6'6"

18'6" x 11'6"

Q. Washroom

R. Washroom

S. Pantry

T. Recreation Hall

6' x 6'

5' x 6'

7'6" x 13'

47' x 21'

2nd Floor Gym Area

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3&4 BHK ULTRA REFINED RESIDENCES



M. Lift

N. Lobby

O. Store

P. Gymnasium

Q. Steam Area

10'6" x 9'4"

7'6" x 6'6"

700 sq.ft.

3 BHK (Odd Floor) 1st, 3rd, 5th, 7th, 9th

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3&4 BHK ULTRA REFINED RESIDENCES



Carpet Area - 1401

A. Private Entrance Lobby	6'2" x 6'5"	G. Master Bedroom 1 Toilet	5'6" x 7'10"
B. Utility	4'6" x 10'	H. Master Bedroom 2	12' x 16'
C. Kitchen	9' x 11'6"	I. Master Bedroom 2 Toilet	5'6" x 8'4"
D. Dining	8'6" x 11'6"	J. Terrace	10'6" x 10'6"
E. Living	19'2" x 15'9"	K. Master Bedroom 3	12'5" x 12'8"
F. Master Bedroom 1	12' x 15'6"	L. Master Bedroom 3 Toilet	5'11" x 7'8"

3 BHK (Even Floor) 2nd, 4th, 6th, 8th, 10th

Oro Vista

3&4 BHK ULTRA REFINED RESIDENCES



Carpet Area - 1401

A. Private Entrance Lobby	6'2" x 6'5"	G. Master Bedroom 1 Toilet	5'6" x 7'10"
B. Utility	4'6" x 10'	H. Master Bedroom 2	12' x 16'
C. Kitchen	9' x 11'6"	I. Master Bedroom 2 Toilet	5'6" x 8'4"
D. Dining	8'6" x 11'6"	J. Terrace	10'6" x 10'6"
E. Living	19'2" x 15'9"	K. Master Bedroom 3	12'5" x 12'8"
F. Master Bedroom 1	12' x 15'6"	L. Master Bedroom 3 Toilet	5'11" x 7'8"

4 BHK (Odd Floor) 3rd, 5th, 7th, 9th

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3&4 BHK ULTRA REFINED RESIDENCES



Carpet Area - 1874

A. Private Entrance Lobby	6'11" x 6'5"	H. Master Bedroom 1	10'9" x 16'11"
B. Maid Room	7'4" x 6'6"	I. Master Bedroom 1 Toilet	6' x 7'2"
C. Utility	6'3" x 11'11"	J. Master Bedroom 2	17'3" x 12'8"
D. Kitchen	9'7" x 11'6"	K. Master Bedroom 2 Toilet	6' x 8'
E. Dining	11'1" x 11'5"	L. Podwer Room	4'6" x 8'
F. Living	22'9" x 15'9"	M. Terrace	12'2" x 10'6"
G. Guest Bedroom	11' x 11'10"	N. Master Bedroom 3	13' x 12'8"
		O. Master Bedroom 3 Toilet	5'4" x 7'8"

4 BHK (Even Floor) 4th, 6th, 8th

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3&4 BHK ULTRA REFINED RESIDENCES



Carpet Area - 1874

A. Private Entrance Lobby	6'11" x 6'5"	H. Master Bedroom 1	10'9" x 16'11"
B. Maid Room	7'4" x 6'6"	I. Master Bedroom 1 Toilet	6' x 7'2"
C. Utility	6'3" x 11'11"	J. Master Bedroom 2	17'3" x 12'8"
D. Kitchen	9'7" x 11'6"	K. Master Bedroom 2 Toilet	6' x 8'
E. Dining	11'1" x 11'5"	L. Podwer Room	4'6" x 8'
F. Living	22'9" x 15'9"	M. Terrace	12'2" x 10'6"
G. Guest Bedroom	11' x 11'10"	N. Master Bedroom 3	13' x 12'8"
		O. Master Bedroom 3 Toilet	5'4" x 7'8"

10th Floor

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N. Lobby

10'6" x 9'4"

O. Lobby

18'6" x 11'6"

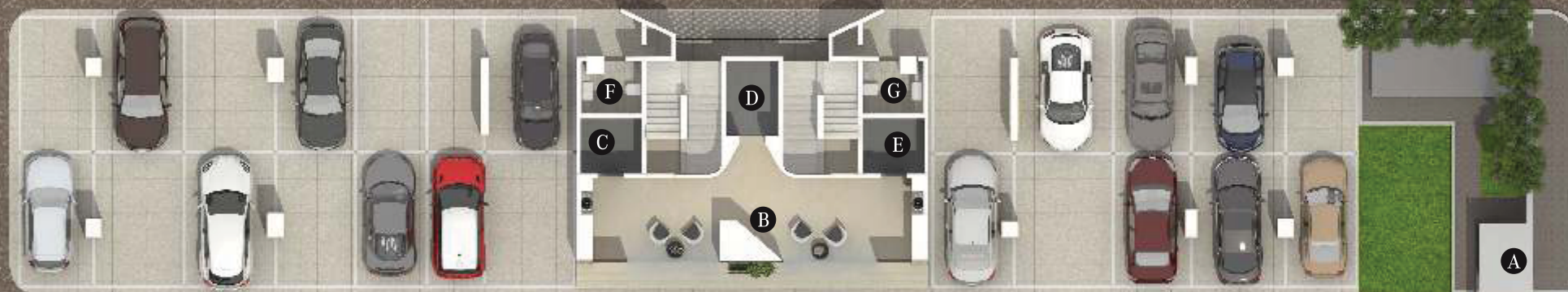
P. Terrace

65' x 33'

Ground Floor

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A. Security Cabin

B. Designer Entrance Lobby

C. Private Lift

D. 13 Passanger Lift

E. Security Washroom

F. Security Washroom

36'8" x 9'6"

7' x 6'4"

6' x 8'7"

7' x 6'

7' x 6'