

 VASCON
GOOD *life*
Katvi, Talegaon

A dream, belief, blessing, hope, desire, ambition, mission, expectation, ideal situation, and much more. It is what people are ready to give their life for.

Put simply, it is a coming together of two genuinely simple words – good and life. And while some people already own it, there are others who want to own it every day.

WHAT IS **GOOD** *life*

At Vascon, Goodlife is a promise, which we plan to deliver to everyone who wants to own it.



WELCOME TO

A project that makes simple but **MEANINGFUL PROMISES**

A set of homes that believes in **SPACES WITHOUT COMPROMISES**

A group of amenities that offer **SMILES FOR EVERYONE, EVERYDAY**

A collection of features that ensure a **MODERN LIVING**

Activities that will offer **CONNECTIONS ACROSS GENERATIONS**

A community that will become **YOUR EXTENDED FAMILY**

A location that stands out by providing **WORK-LIFE BALANCE**

A legacy of a developer who promises **INVALUABLE DELIGHTS**

A future that will be **A GIFT FOR YOUR LOVED ONES**

A life that will give you many **REASONS TO FEEL HAPPY**

GOOD*life*





LAYOUT PLAN

01. Entrance Gate
02. 12M Wide Internal Road
03. Security
04. 9M Wide Internal Road
05. Chit-Chat Corner
06. Reading Garden & Relaxation Enclave
07. Open Gym
08. Landscape Areas
09. Toddlers' Play Area
10. Sand Pit
11. Temple
12. Stargazing Deck
13. Meditation Pavilion
14. Gazebo
15. Party Lawn
16. Senior Citizen Enclave for Elderly
17. Children's Play Area
18. Snakes & Ladders
19. Club House
20. Multi Activity Court
21. Cricket Pitch
22. Kabaddi Ground*
23. Walking Plaza
24. Lawn with Sculpture
25. Entrance Lobby
26. Study Room in Each Building
27. Day Care Centre
28. Library
29. Online Education Room with Computers*
30. Skating Practice Area
31. Sewage Treatment Plant
32. Organic Waste Converter
33. Diesel Genset
34. Sub-Station
35. Open Parking
36. Future Development

* Future development





A NEIGHBOURHOOD THAT SURROUNDS **GOOD***life*

While the homes and the project planning build a feeling of comfort, what surrounds the project is equally important. At Goodlife, the location of Katvi, Talegaon, brings with it a layer of nature that is pure and highly scenic, as compared to the heart of cities. At the same time, the project offers spaces that build on this gift of nature, with some simple delights.

Pollution-Free Environment

Away from the traffic and clutter of the city, Goodlife has an environment that has lesser pollution.

Better Air Quality

With lack of pollution, the residents of Goodlife will get access to air that is cleaner and creates a soothing surrounding.

Other Highlights

- A view of hills and trees from the homes
- A stargazing deck
- Landscaped areas inside the project

GOOD*life*

BEGINS WITH GOOD SPACES

By doing the basics right, Goodlife offers a well-planned project that takes care of all the important aspects of a residential project. The layout allocates sufficient space for various amenities and takes care of the overall security. At the same time, quality construction of each and every part of the home, promises to deliver a pleasant living experience.

- Optimum space in all home configurations
- Homes designed to have abundant sunlight
- Window orientation to offer excellent cross ventilation
- 5 ft. wide corridors in each building
- Parking space and visitors' parking
- Sufficient open spaces and green areas

PROJECT SPREAD ACROSS 10* ACRES

1 RK, 1 BHK AND 2 BHK HOMES

A SECURE AND GATED COMMUNITY



GOODlife

NURTURED
BY LEARNING

Education has always helped shape better opportunities for today's students. To ensure that there is no compromise when it comes to learning and an infrastructure is in place to help students in gaining knowledge, Goodlife has planned things in detail.

Study Room in Each Building

In homes with a smaller configuration, mostly 1 RK, the home may not offer exclusive space for the children to study. To overcome this problem, special study rooms are provided in each building.

Updated Library

Reading from books is great; not just for students, but people of all ages. A library is provided at Goodlife, in which, 500 books are replenished every month.

Online Education Room*

With the growth of internet, knowledge is easily accessible online. E-learning classes for students offer a unique learning facility for them.

Goodlife is in proximity of extremely reputed institutions like Eden International School, Podar International School, Kendriya Vidyalaya, and D. Y. Patil Technical Campus.





TECHNOLOGY FOR A **GOOD** *life*

While the homes at Goodlife are well-planned and offer comfort, the effort is to add value to this indoor living. In today's scenario, integrating technological features in homes is considered expensive. Instead, Goodlife homes add value to every day, by offering technology in homes that offers comfort and convenience.



Video door phone with smart phone integration



Basic home automation



Wi-Fi in common areas

SPORTS TO ENJOY A **GOOD***life*

While yoga and workouts are enjoyed by some people, others like to play sports, both as a health and leisure activity. This aspect is taken care of with a set of sports made available to the residents.

Sports Features

- Cricket pitch
- Multi-activity court
- Room for indoor games
- Kabaddi and Kho-Kho court*
- Life-size snakes & ladders

Coaching by renowned sports academy.



TOGETHERNESS THAT MAKES A **GOOD***life*

In the hectic daily routines, people have started losing touch with an important treasure of Indian society – community living. At the same time, as the number of nuclear families rises, the kids have started experiencing loneliness, in case, both the parents are working. At Goodlife, while the scale of the project brings together hundreds of families of like-minded people, the spaces also offer ways to connect with each other.

Community Hall

A well-planned space for get-togethers and special occasions that allows people to celebrate together.

Party Lawn with Stage

A lush green lawn that offers an outdoor space for social gatherings, with a stage for performances.

Temple

A peaceful temple that provides moments of calmness to the visitors and a comfortable space to sit down and relax.

Other Community Spaces

- Chit-chat corner
- Reading garden





GOOD*life*

FOR ALL
AGE GROUPS

While places for community get-togethers are important, today, there is a need for spaces that cater to specific age groups. It gives the kids and elderly people a special space to enjoy, while being safe at all times. Goodlife takes care of this need.

Day Care Centre

Kids need a space where they can be taken care of in case both parents are working. At Goodlife, a modern, day care centre is provided inside the project to offer convenience to the parents and a familiar environment for the kids.

Children's Play Area

A garden space with swings, slides, and other kids' play activities offers a great opportunity for kids and toddlers. The play area is located such that parents can keep a watch on the kids.

Senior Citizens' Enclave

Just like the kids, even the elderly people need a safe and secure environment to meet and spend some quality time. This need is fulfilled with the well-designed and correctly-located senior citizens' enclave.

HEALTHY HABITS FOR A **GOOD***life*

Staying fit has become a challenge in today's times. With hectic routines and lack of open spaces to enjoy field games and other exercises, the health of people is getting compromised. At Goodlife, this problem is addressed by health-centric spaces that offer different ways to stay fit.

Open Gym

Working out in the company of nature, while you breathe in fresh air, will surely be a refreshing experience.

Yoga Centre

A great way to relax the mind and the body, yoga offers a unique road to fitness that you can enjoy in the company of friends and neighbours.

Jogging Area and Walkways

A long walk is a great way to stay in shape, just like jogging. Choose what suits you more and enjoy a lot of it with well-designed jogging track and walkways.

Additional Health Zones

- Meditation zone
- Relaxation enclave



CONNECTIONS THAT SHAPE A **GOOD***life*

The location decides the comfort and convenience that a home offers. This is because, the access to places of daily needs, is one of the most important aspects of every day. Here at Goodlife, the location of Katvi, Talegaon, promises complete convenience for all members of the family, by making sure that everything is either close by or easily accessible. From different types of transport to needs of a family – education, offices, shopping, healthcare, and more – everything is taken care of at Goodlife Katvi, Talegaon.

Location Highlights

- 5 Minutes from Talegaon Railway Station
- 30 Minutes from Pimpri-Chinchwad and Nigdi
- Extremely close to Lonavala
- The 4 MIDCs of Bhosari, Talegaon, Chakan, and Moshi are within 25 km. radius. Schools, colleges, ATMs, petrol pumps, hotels, multiplexes and hospitals are close by

Old Mumbai-Pune Highway: 5 minutes

Mumbai-Pune Expressway: 15 minutes

Hinjawadi IT Park: 35 minutes





A FUTURE FULL OF **GOOD***life*

In Katvi, Talegaon; Goodlife provides a location that has excellent connectivity to all the daily needs of a family. At the same time, the location is such that it has a lot of growth potential in the future. From growing industries to development of other urban facilities, Goodlife is set to have a future full of opportunities for everyone.

Rising Job Opportunities

With new companies coming up at all 4 MIDCs of Bhosari, Talegaon, Chakan, and Moshi – many new job opportunities will be created close to Goodlife.

Better Returns

With a fast-developing neighbourhood of IT parks, ITES segment as well as industrial and manufacturing units, the area will witness a rise in being the preferred residential destination. A home at Goodlife will earn better returns.

Improved Lifestyle

The development of the proposed Ring Road, which passes through Talegaon, will make connectivity even better and improve the lifestyle standards with more convenience and comfort.

SPECIFICATIONS THAT BUILD A **GOOD***life*

STRUCTURE

- Earthquake-resistant shear wall structure, environment -friendly construction technique

FLOORING

- Living room, other bedroom, kitchen, balcony, to be in vitrified tiles
- Ceramic tiles of reputed make up to 7 ft. height for attached toilet/bathroom dado
- Anti-skid ceramic tiles of reputed make up to 4 ft. height for WC dado
- Anti-skid ceramic tiles of reputed make for toilet floors
- Open parking and driveways to have paver blocks & covered parking with paver tiles
- Granite platform and counters: Polished granite platform and stainless steel sink for kitchen. Dado tiles up to 2 ft. above

JOINERY

- Main entrance door- 35 mm thick laminated flush door
- Bedroom doors 32 mm thick flush door with oil paint
- PVC toilet doors
- Two-track aluminum sliding windows with standard grill design

ELEVATORS

- Branded elevators with power backup

PLUMBING

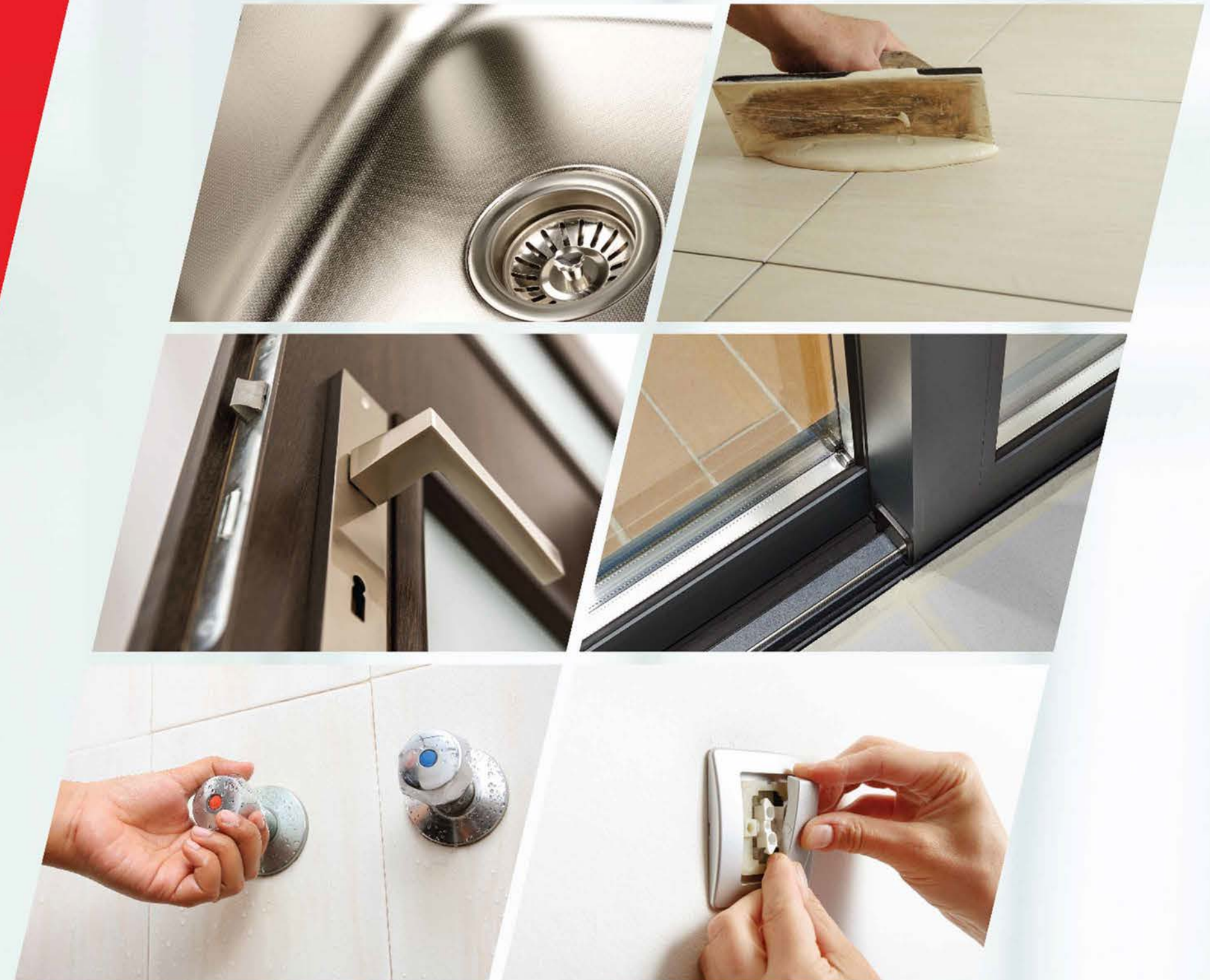
- Double stack under sink plumbing system for toilets
- Concealed plumbing with hot & cold wall mixer for toilet/bathroom
- Toilet CP and sanitary fittings
- Good quality white-coloured EWC & wash basin of reputed make
- Chromium-plated fittings of branded make

PAINTING

- Internal walls with one coat of putty & OBD for living room, bedrooms, kitchen & balconies

ELECTRICALS

- Concealed wiring in copper conductor as per standard design of project & electrical distribution through DB, telephone and T.V. point in living room
- Adequate lighting in common areas
- Lifts, common area lighting, pumps with D.G. backup
- Provision for inverter in each apartment
- Geyser point in one toilet



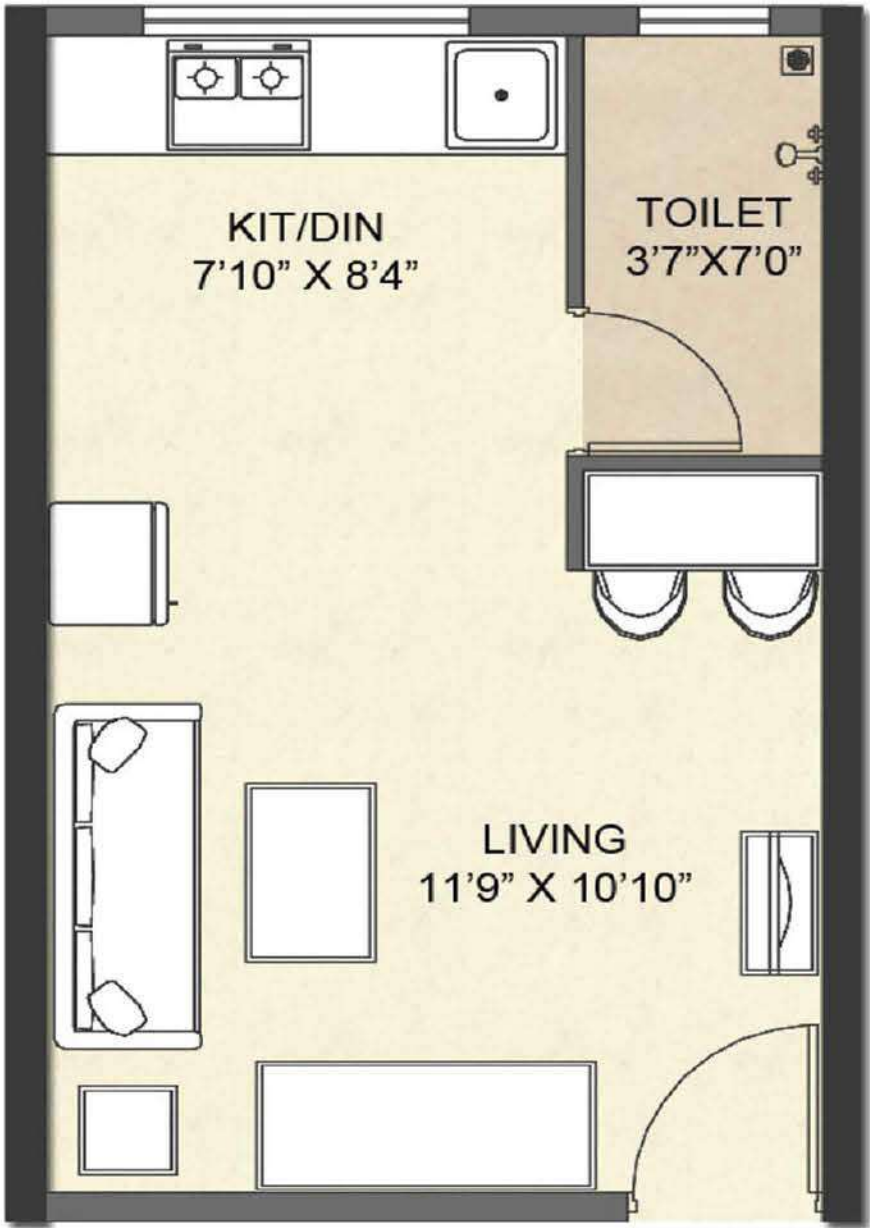


FUTURE
DEVELOPMENT

1 RK ISOMETRIC PLAN



1 RK UNIT PLAN



RERA APPROVED UNIT PLAN



NET USABLE CARPET AREA - 227 SQ.FT.

Carpet Area
Enclosed Balcony

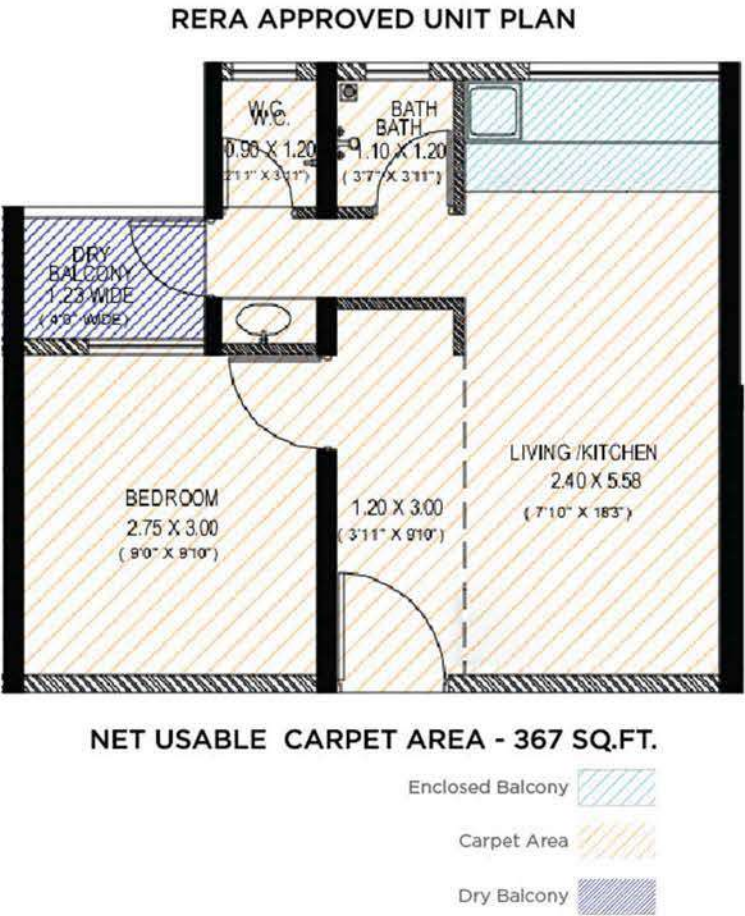
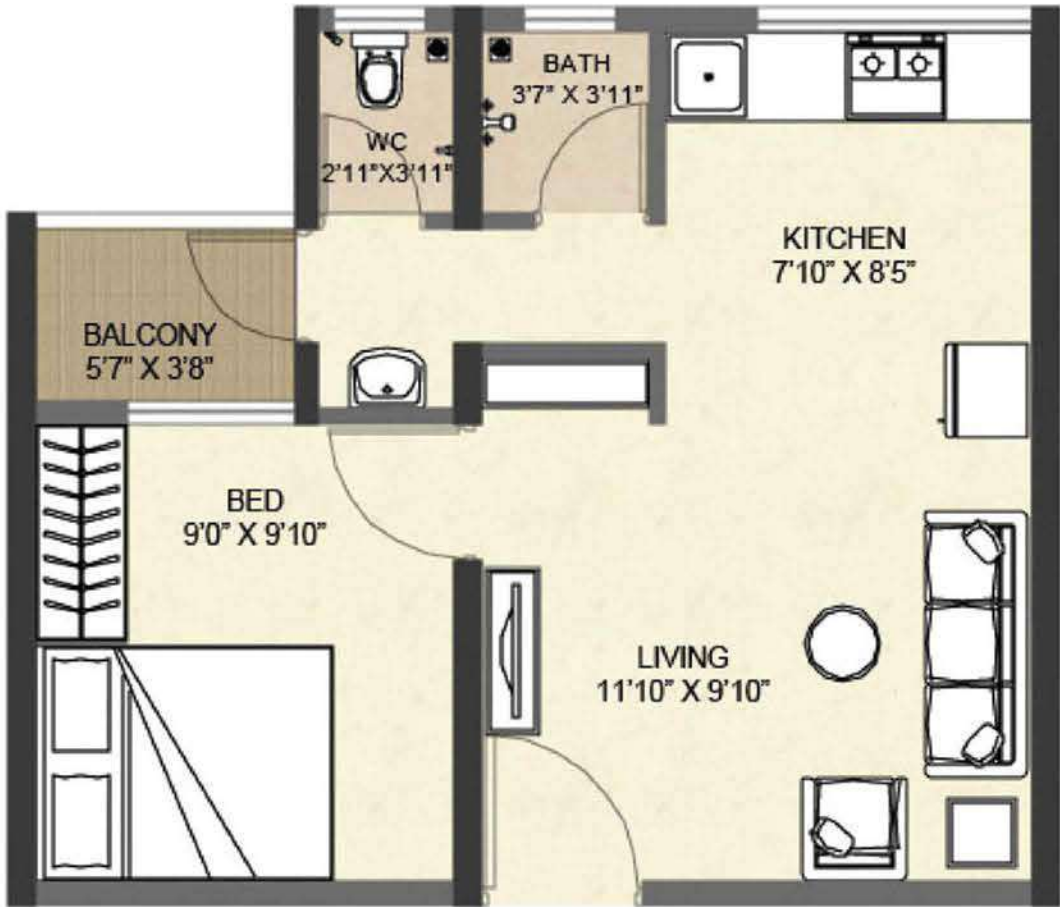
Disclaimer: The picture of the proposed residential flat/unit and all furniture, fixtures, items, electronic goods, amenities, landscaping, accessories etc. specified therein, are only for the purpose of showcasing the residential flat/unit and the developer is not liable/required to provide any furniture, items, electronic goods, amenities, accessories etc. as displayed in the pictures.

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1 BHK ISOMETRIC PLAN



1 BHK UNIT PLAN



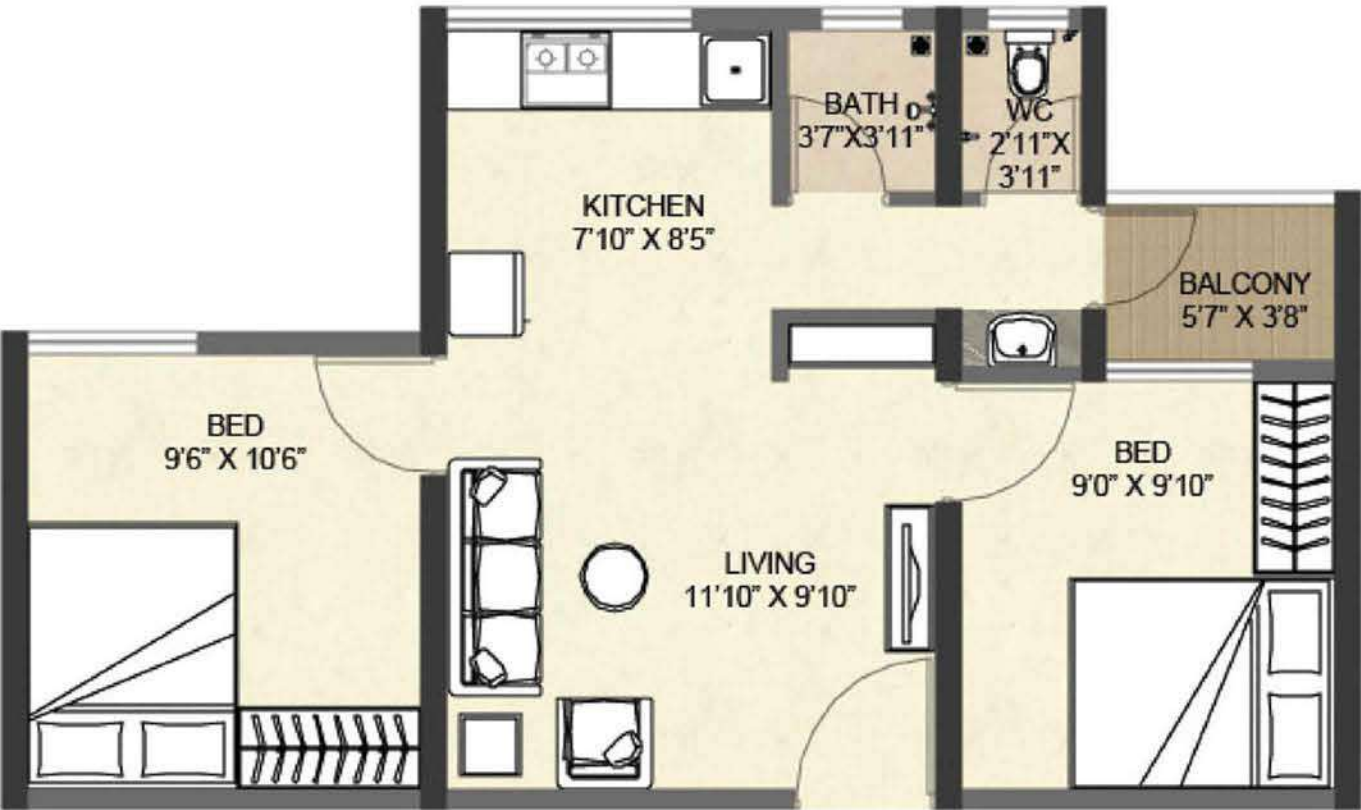
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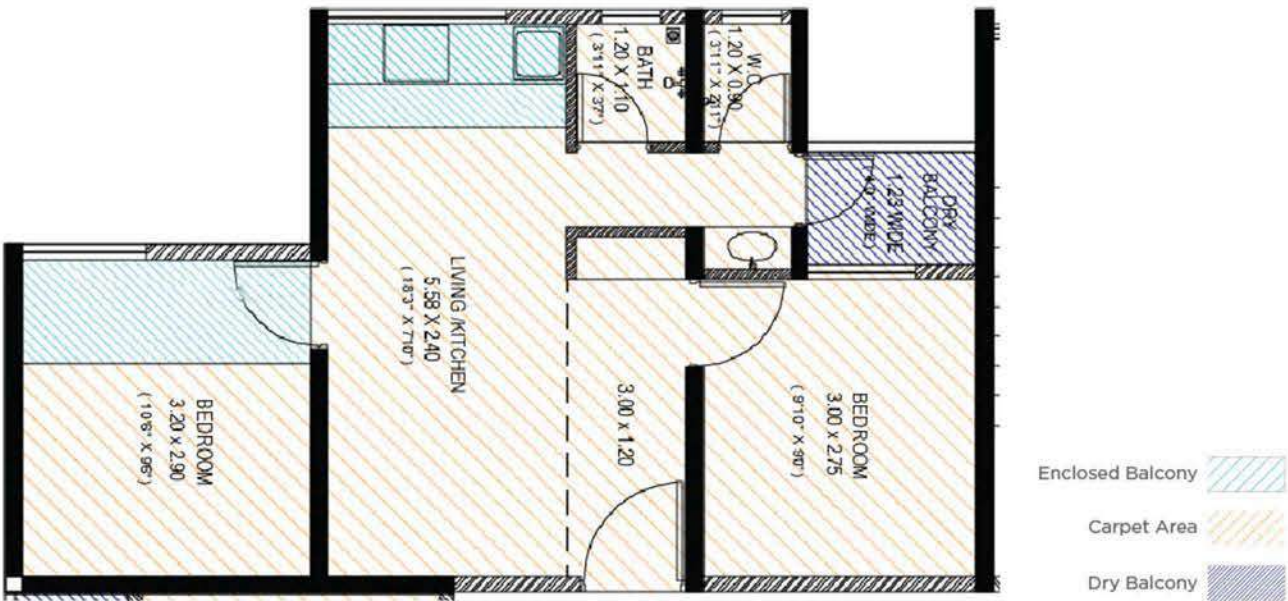
2 BHK ISOMETRIC PLAN



2 BHK UNIT PLAN



RERA APPROVED UNIT PLAN



NET USABLE CARPET AREA - 473 SQ.FT.

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THE NAME BEHIND *GOODlife*



The promise of a Goodlife is possible, only when the name that builds it has the expertise in delivering what is promised. With Vascon Engineers, this aspect of Goodlife is completely taken care of. With a legacy of delivering the best homes in mid-segment and premium housing in Pune and across India, Vascon Engineers is capable of delivering the same with quality homes, amenities and infrastructure at Goodlife.



200+
completed
projects



projects
Across
30+ cities



50+ million
square feet
delivered



18,000+
happy
families



5 luxury
hotels in
pune



An ISO 9001:2015,
ISO 14001:2015 and
OHSAS 18001:2007

Vascon has built residential & commercial projects, hotels, hospitals, educational institutes, industrial campuses, IT parks and more!



Windermere, Koregaon Park



Forest County, Kharadi



Hyatt Regency, Viman Nagar



Willows, Baner



Platinum Square, Viman Nagar



Ruby Mills, Mumbai



Corporate: **Vascon Engineers Ltd.**, Vascon Weikfield Chambers, Behind Hotel Novotel, Opposite Hyatt Hotel, Pune-Nagar Road, Pune, MH 411 014
Site: **Vascon Goodlife**: G. No. 78,79,80,132,133,134,135, Katvi, Tal. Maval, Pune, MH 410 507



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