



Come “Home” to Nirman Viva

NIRMAN
Viva
Phase-II

Beyond the fascination of bliss...



Tucked away from traffic and pollution of the city, into an alluring and planned neighborhood at Ambegaon , Nirman Viva is the perfect blend of luxury and comfort. Its easy access to the Mumbai - Bangalore highway, Satara Road and Sinhagad Road, as well as close proximity to recreational hubs, schools and educational institutions and other conveniences, makes it the most sought after destination. A locale of remarkable beauty with breathtaking views, the homes come with generously sized rooms with abundant natural light and spacious living. Boasting an array of extras including club house, gymnasium, swimming pool, amphitheater, children's play pool, jogging track, piped gas and solar water heating system, **Nirman Viva** is sure to keep you bright and rejuvenated through out the day... everyday.

Visit Nirman Viva and see for yourself the happy residents of Phase-I enjoying these facilities. We have delivered what we had promised.

Many more things to smile about...



How convenient ! Apart from the excellent location, when you buy a home at Nirman Viva, you can leave your worries behind about the additional expenses and the running around for small things that are necessary for your home . We have made your life much simpler by considering things, you will find very convenient and unique with Nirman Viva.

- ☺ Tube lights and fans in all rooms
- ☺ Exhaust fans in toilets and kitchen
- ☺ Additional powder coated safety door for the entrance
- ☺ Additional safety door for the terrace sliding door
- ☺ Common solar water heating system for the toilets
- ☺ Adequately sized project to improve manageability
- ☺ Optimum utilization of space
- ☺ Ideal members to amenities ratio
- ☺ Entirely landscaped project
- ☺ Clothes line for drying in dry balcony

Now isn't that good enough reason to keep smiling ...





A real treat for your soul!

Living at Nirman Viva is an exciting experience. A well spread layout of the project with ample space between the buildings and the spectacular views of the lawns and gardens, every step you take here is going to be a pleasure.

Open skies, crisp sunshine, birds chirping and the little ones, happily savored by the elderly, this really is a place for every one to relax and rejoice.

Spend your Sundays on the well manicured lawns getting a golden suntan while reading books or simply sharing the tender moments to your hearts content... it's a real treat for your soul !



Beyond the allure of green...



Nirman Viva has crafted an ambience to unwind and live each day with extraordinary pleasure. Indulge in a good workout at the well equipped gym or just swim a few laps to keep you well toned. Spend the evenings playing table tennis with your kids or you just take a walk, relax in the garden. Long days with perfect endings. Indulge in the simple joys of life. Just sit back and relax in the gentle caressing breeze, enjoying the scent of flowers. From entertaining your loved ones, weekend barbecues, birthday's at the party lawns, to merely strolling on the landscaped sidewalks lined with flora. **Nirman Viva** has something for one and for all.



The Fun Zone

Children love the outdoors. A space full of joyful things to do, no matter what the season is. **Nirman Viva** has a well planned outdoor play area for your little ones to burn off their energy whilst providing healthy entertainment.

The exclusively designed soft play area for toddlers ensures safe landings. Play pool, merry-go-round, slides and swings offer great excitement to the toddlers without sharing the playing space with the older kids.

There is a separate play area for the older kids too. Apart from the usual slides and swings there are climbing structures designed to challenge their growing muscles and to improve co-ordination. What's more there is a separate play-court for different ball games as well.

This creative little playground is complete and functional, just waiting to amuse your little angels...

Precious perfect Finishes

Specifications :

R.C.C.

- Earthquake resistant structure

Brickwork

- Internal & External 6" thick Brickwork / Block-work

Plaster

- External sand-faced & Internal neeru / gypsum finished

Door

- Decorative main door
- Molded panel bedroom door with cylindrical lock
- 2 track powder coated aluminum doors for terraces.
- Flush doors for toilets

Windows

- 3 track powder coated aluminum windows with mosquito mesh, safety grills & marble sill

Kitchen

- L Shaped granite kitchen platform with stainless steel sink

Toilets

- Concealed CPVC plumbing
- Designer glazed tile dado
- C. P. Jaquar / equivalent toilet fittings
- Hot & cold mixer unit
- Wall hung commode

Flooring

- 24" x 24" vitrified tiles
- 12" x 12" antiskid tiles in toilets & terraces
- Arrangement for washing machine / washing place in Dry Balcony

Electrification

- Concealed electrification
- Anchor Roma or equivalent switches
- A.C. point for all bedrooms
- Adequate electrical points in every room
- Provision for inverter

Painting

- Internal oil bound distemper
- External acrylic paint

Nirman Viva **Specials**

- Common solar water heating system
- Water purifier
- Exhaust fan in toilets & kitchen
- Tube light & fans in all rooms
- Video door phone
- MS Power coated safety door for main door
- Safety door for terrace sliding door
- Clothes line for drying in dry balcony



Celebrate the luxuries of life...

Amenities :

- Well decorated club house
- Designer landscaped garden
- Well equipped gymnasium
- Amphitheater
- Children's play area
- Toddler's play area
- Party lawns
- Table tennis
- Swimming pool
- Kids pool
- Concrete / paved Internal pathways
- Generator backup for common area & lift.
- Decorative entrance lobby
- Two lifts for each building
- Intercom Facility
- Ample allotted parking
- Fire fighting system for each building
- Common car-wash area
- Garbage chute
- Provision for broadband connectivity
- Centralized LPG supply through pipes
- Skating rink
- Grand entrance gate
- Parents' waiting zone at the gate to pick up children
- Security guard cabin





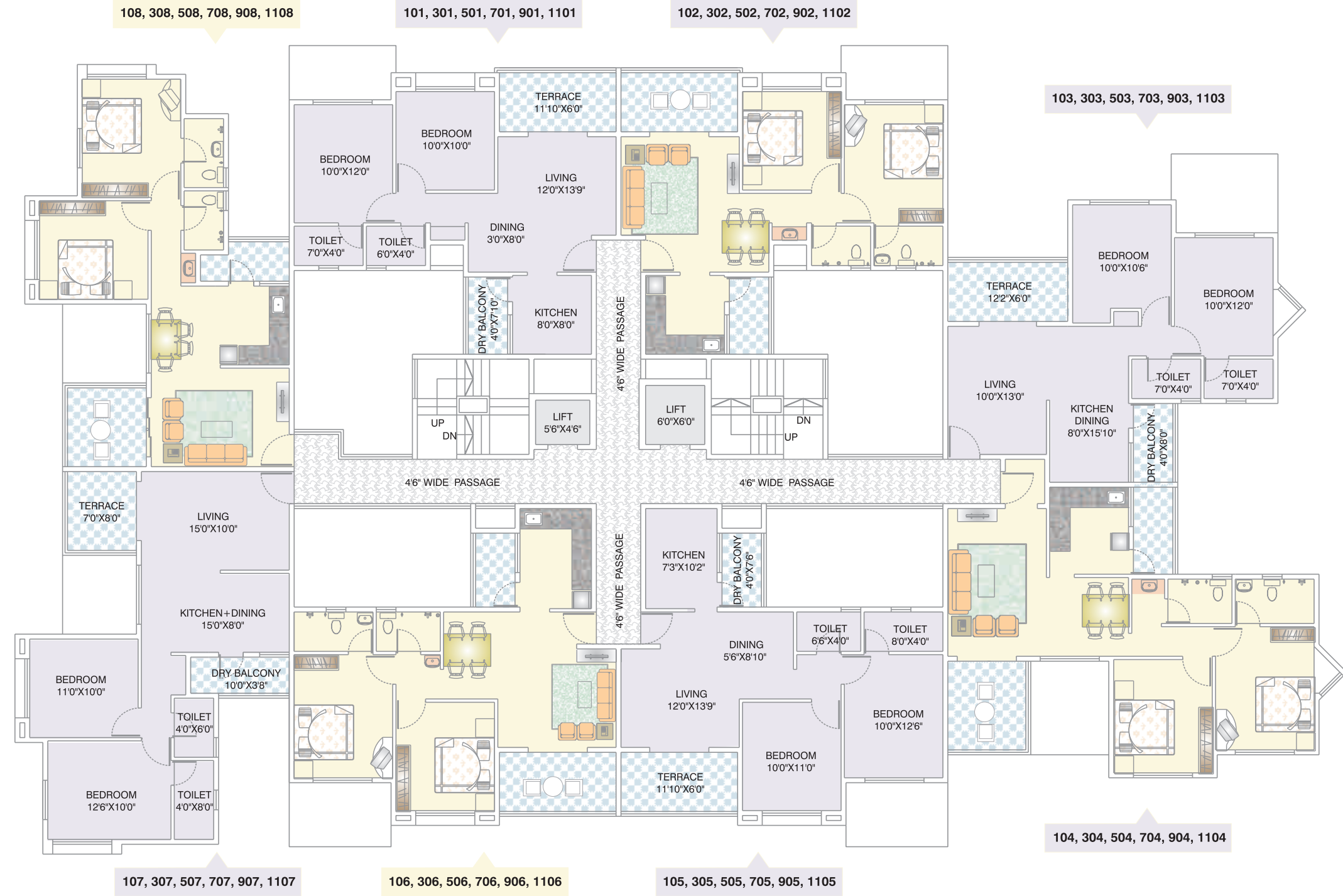
FLAT NOS.	TYPE	CARPET AREA	TERRACE CARPET	SALABLE AREA
101,301,501,701	1 BHK	419	60	623
102,302,502,702	1 BHK	397	60	594
103,303,503,703,903	2 BHK	629	72	911

FLAT NOS.	TYPE	CARPET AREA	TERRACE CARPET	SALABLE AREA
104,304,504,704,904	2 BHK	631	71	913
105,305,505,705,905	2 BHK	629	72	911
106,306,506,706	1 BHK	397	60	594



FLAT NOS.	TYPE	CARPET AREA	TERRACE CARPET	SALABLE AREA
201,401,601,801	1 BHK	422	60	627
202,402,602,802	1 BHK	397	65	601
203,403,603,803	2 BHK	629	90	935

FLAT NOS.	TYPE	CARPET AREA	TERRACE CARPET	SALABLE AREA
204,404,604,804	2 BHK	631	55	892
205,405,605,805	2 BHK	629	90	935
206,406,606,806	1 BHK	397	65	601



WING - E1 & E2
1st, 3rd, 5th, 7th, 9th, 11th FLOOR PLAN

FLAT NOS.	TYPE	CARPET AREA	TERRACE CARPET	SALABLE AREA
101,301,501,701,901,1101	2 BHK	586	71	854
102,302,502,702,902,1102	2 BHK	586	71	854
103,303,503,703,903,1103	2 BHK	609	73	887
104,304,504,704,904,1104	2 BHK	699	71	1001

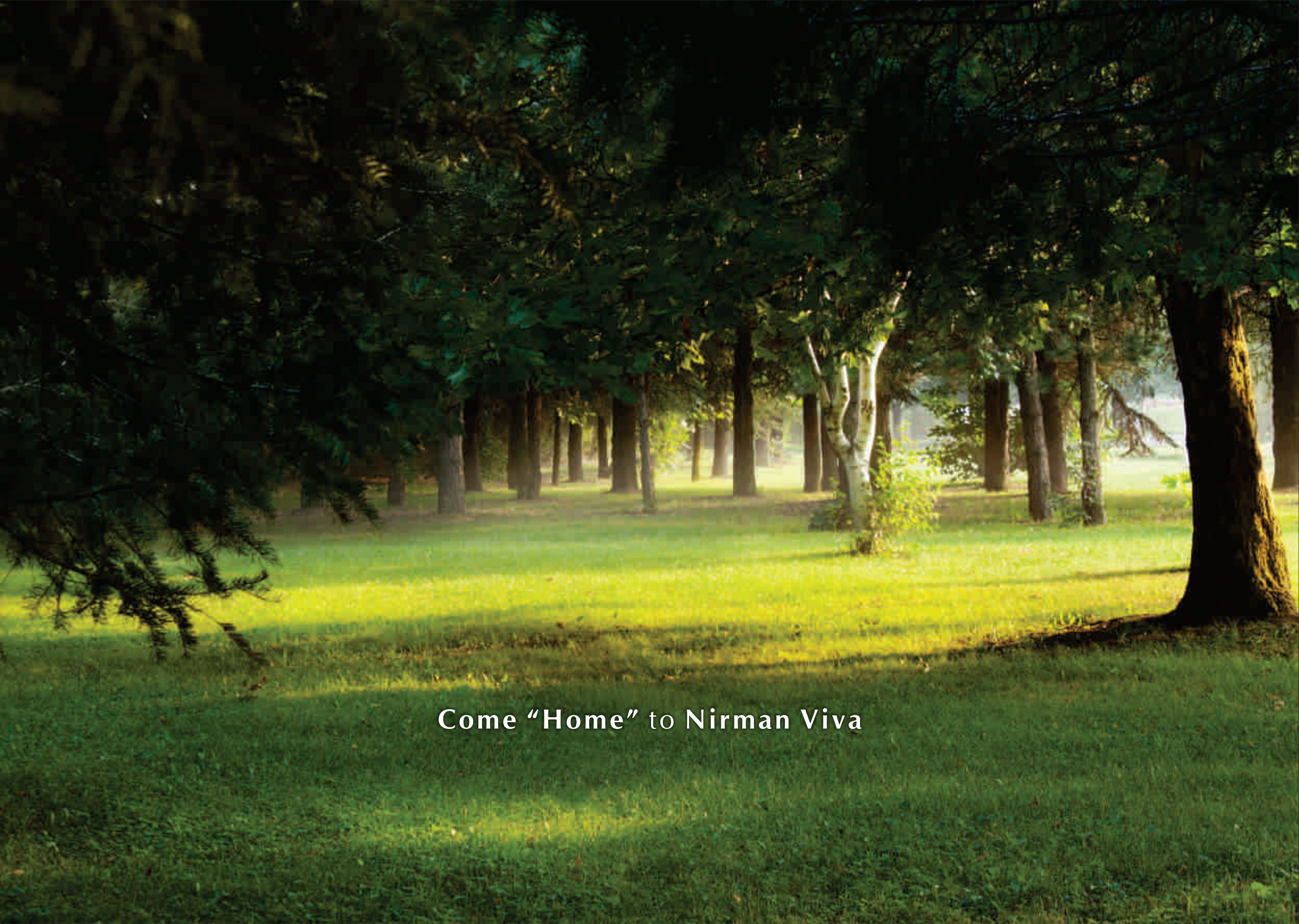
FLAT NOS.	TYPE	CARPET AREA	TERRACE CARPET	SALABLE AREA
105,305,505,705,905,1105	2 BHK	632	71	914
106,306,506,706,906,1106	2 BHK	632	71	914
107,307,507,707,907,1107	2 BHK	642	56	907
108,308,508,708,908,1108	2 BHK	609	64	875



WING - E1 & E2
2nd, 4th, 6th, 8th, 10th FLOOR PLAN

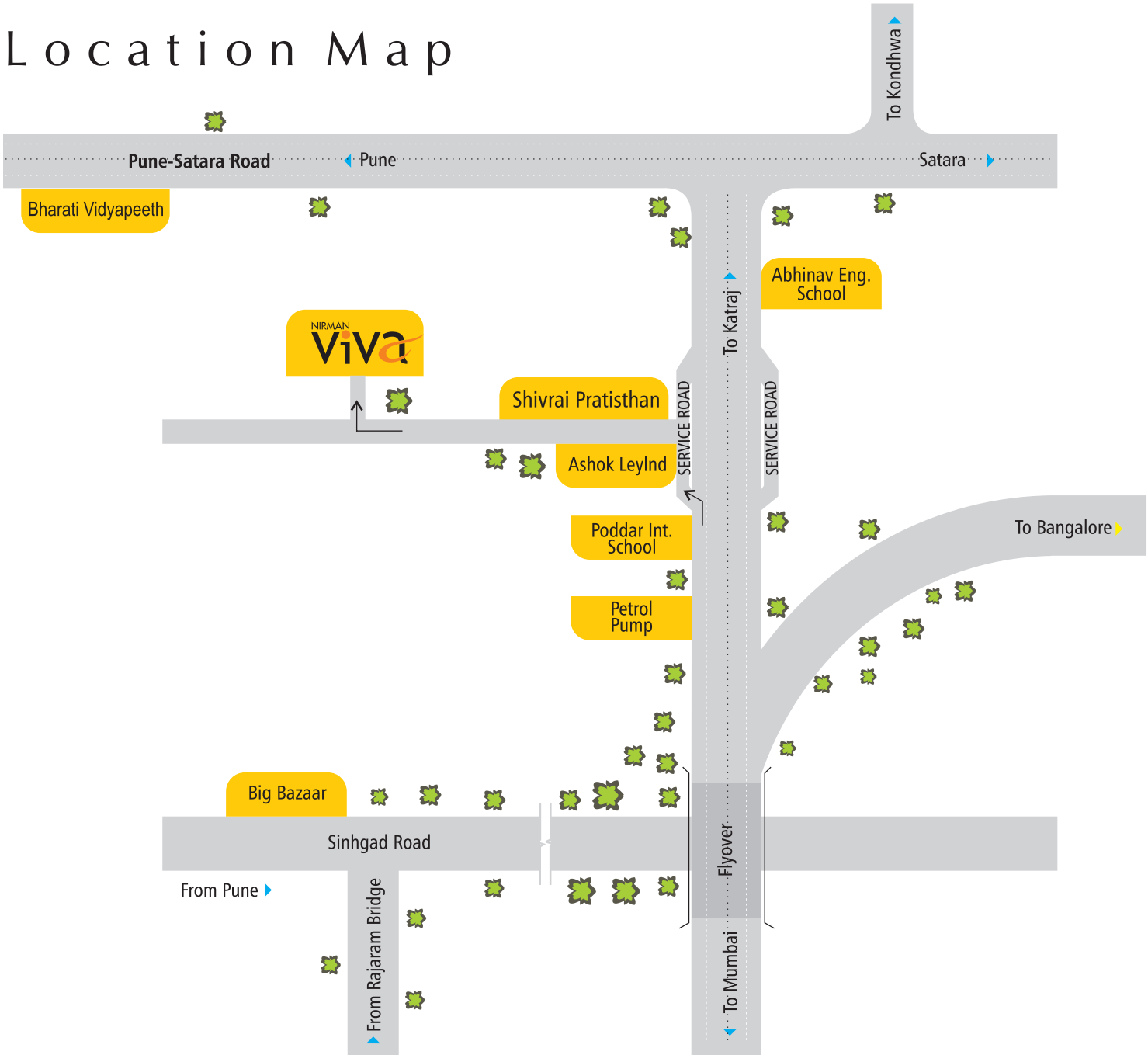
FLAT NOS.	TYPE	CARPET AREA	TERRACE CARPET	SALABLE AREA
201,401,601,1001	2 BHK	586	49	826
202,402,602,1002	2 BHK	586	49	826
203,403,603,803,1003	2 BHK	609	74	888
204,404,604,804,1004	2 BHK	699	71	1001

FLAT NOS.	TYPE	CARPET AREA	TERRACE CARPET	SALABLE AREA
205,405,605,805,1005	2 BHK	632	59	898
206,406,606,806,1006	2 BHK	632	59	898
207,407,607,807,1007	2 BHK	642	56	907
208,408,608,808,1008	2 BHK	609	64	875



Come “Home” to Nirman Viva

Location Map



Credits:

Architect - Prakash Kulkarni • R.C.C.- G. A. Bhilare • Landscape - Ajay Mehta • Interior Designer - Nitin Tawal • Legal - Patil Deshmukh & Associates

For Booking please call: 98224 24999 / 90117 83131 / 98811 34907
www.nirmandevelopers.in



301, Citi Center, Opp. Ayurved Rasashala, Karve Road, Pune - 411004. Tel: 020 - 2545 5880, 2545 5881, Fax: 020 - 2545 5880

Note : The images and material contained in the Brochure are conceptual illustrations. Only the Actual Agreement (to be entered into between the flat purchaser and the developers), shall be binding on the Parties and the actual layouts, and specifications of the individual flat and any amenities to be provided, stated therein shall be final and conclusive of the agreed terms, offered to the Purchaser by the Developer. The Developer reserves all rights to make alterations, modifications, and changes in the sanctioned plan, lay out specification, flats/units, elevations, designs, and amenities that will be made available in the project. The flats are sold on the basis of carpet area and the salable area is for illustration purpose only.

