

VISION HARMONY

2, 3 & 4 BHK PREMIUM RESIDENCES
PATWARDHAN BAUG, PUNE



A LIFESTYLE THAT IS IN PERFECT HARMONY WITH YOUR LIFE!

In today's modern-day lifestyle, it is crucial to experience a life that has everything designed in a holistic manner such that every aspect of your life falls in place beautifully. Whether it is about the everyday commute through the weekdays or the special days out with family and friends over weekends, this home offers a great lifestyle for everyone in the family.

At Vision Harmony, you have the opportunity to live a life that is in sync with your life goals as well as lifestyle. It is an address that enables you to live amidst everything you ever needed to live a fulfilling life.

VISION  HARMONY

PROJECT HIGHLIGHTS

- The only high-rise building of 7 floors in the vicinity
- A project of Premium Houses
- Located at D.P. Road
- Close to Navsahyadri, Patwardhan Baug
- Exclusive designated Parking level
- One-of-its-kind Terrace Lifestyle Amenities
- Designer Lobby with security lock
- 2 Tier Security for the entire project

LIVE IN HARMONY AT PUNE'S BEST LOCATION

Located at Navsahyadri near Patwardhan Baug, at Vision Harmony, you have the opportunity to live at a location that is easily accessible to workplaces in & around. Patwardhan Baug is one of the oldest and most preferred residential locations in terms of a quiet and harmonious lifestyle.

Patwardhan Baug is also one of the most sought-after locations for the easy approach that it offers to the adjacent areas of Karvenagar and Navshayadri. Located right at the junction of DP Road, this project enjoys easy connectivity to Karve Road, Deccan, Sinhagad Road, and Kothrud too.

A NEIGHBOURHOOD THAT IS HARMONIOUS WITH YOUR LIFE

When buying a home, by far the most important point taken into consideration is the location of the project. It is important to live at a location that works for everyone's daily schedule in the family.

Vision Harmony is a project that is meticulously planned considering all the day-to-day necessities that are easily located in & around. Whether it is daily grocery stores or healthcare providers, everything that you need is in & around the project. Whether it is daily essentials, quality educational institutes, Pune's prominent workplaces, or simply a calm walk nearby, here, you have everything carved out for your daily schedule.



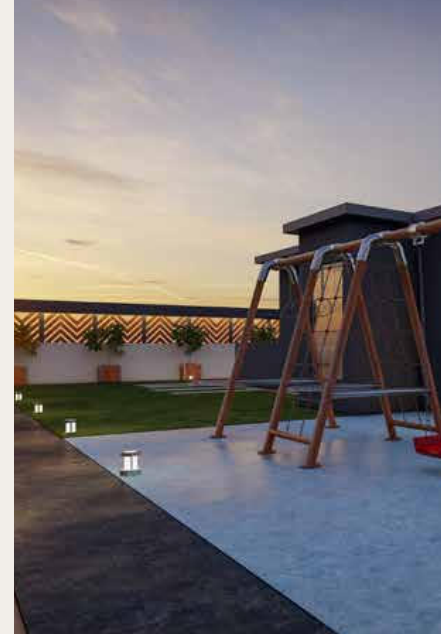




VISION HARMONY

LIVE A HARMONIOUS LIFE ENRICHED WITH AMENITIES

Just like the location, it is important that a residence has means of entertainment and rejuvenation avenues that give a break from the daily hustle and bustle. It is important to have a moment of peace and relaxation after a hectic day for each one in the family. Designed with modern-day, thoughtful amenities for every age group, here your loved ones have the opportunity to explore the world a little more every day. Every home at Vision Harmony is designed with spectacular internal features and useful relaxation spaces such as lobby and terrace.



Apart from the exclusive terrace amenities, Vision Harmony is also planned with some striking features such as a designer lobby and visitor's waiting area that have a lasting impression on everyone who visits you.

AMENITIES

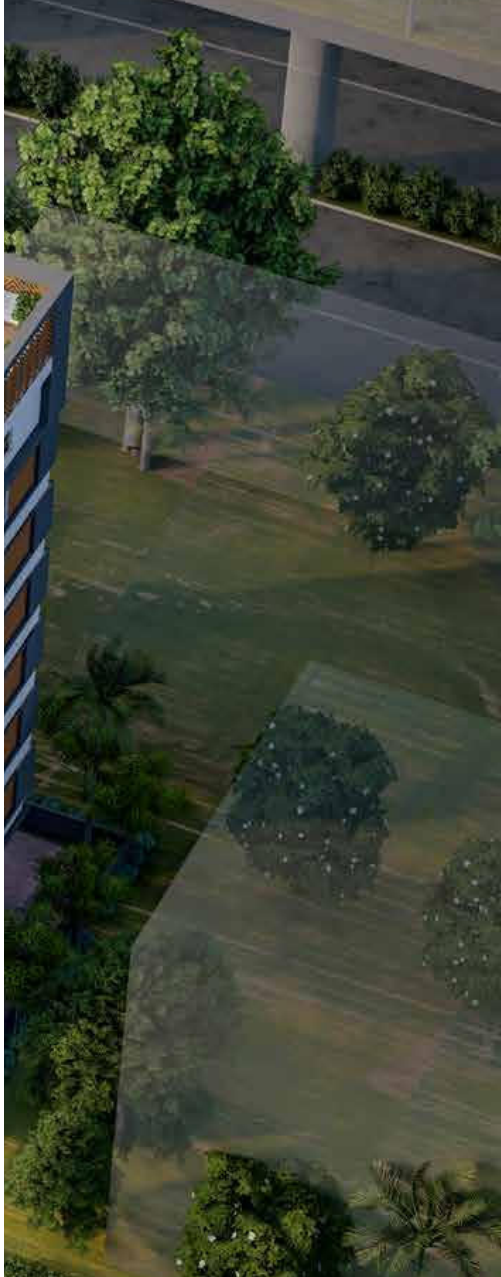
- A separate video door phone for every unit
- A common toilet in parking for cleaning / management staff
- Letter boxes for every unit
- CCTV in all common areas
- An exclusive designer entrance Lobby with security system accessed control lobby
- An electric point for car charging / car wash etc.
- Dish antenna / Wi-Fi common dish antenna provision for every unit
- Multi-utility point in parking for charging
- Main door lock smart lock with fingerprint/card/password/key access
- Solar panel
- Mechanical parking provision as per requirement for extra cost
- Transformer & DG set DG backup for lift & common area lighting

COMMON AREA FACILITIES

- Water tank provision as required
- A safe compound wall
- Generator Set- 100% Backup DG backup for Lift & Common Area Lighting
- Storm Water Drainage harvesting System
- Landscaping
- In compound Road/Driveway made of Material Trimix
- Vermiculture Compost
- Exclusive roof top amenities







LIVE IN HARMONY WITH YOUR EXCLUSIVE LIFESTYLE

At Vision Harmony, every home is thoughtfully designed to maximize space for everyone. We have carefully carved out designs that are in harmony with the natural factors i.e. maximization of sunlight, and cross ventilation of natural breeze. Our floor plans are crafted considering the challenges of a modern-day lifestyle. In fact, our homes are a harmonious combination of the ease of traditional houses and modern-day living making them special in every way.

LIVE IN HARMONY WITH NATURE

Located amidst rare lush greenery, life at Vision Harmony is truly in sync with the nature around. Your home at Vision Harmony is surrounded by green foliage that is synonymous with Pune's iconic green roads. Every morning you have the opportunity to revel in the beauty of nature with the sounds of chirping birds, the ever-changing sky, and the fresh air that flows around. From numerous trees to some iconic gardens in and around, at Vision Harmony, you get the rare experience of serene greenery whilst in the heart of the city.

2 BHKS



01 LIVING DINING
12'3" X 15'1"

02 BALCONY
10'2" X 4'9"

03 KITCHEN
7'10" X 10'6"

04 BALCONY
7'10" X 2'9"

05 TOILET
4'5" X 4'11"

06 BEDROOM 2
12'2" X 10'4"

07 BEDROOM 1
11'0" X 12'6"

08 TOILET
4'5" X 7'3"

3 BHKS



01 LOBBY AREA
7'1" X 6'11"

02 LIVING ROOM
15'9" X 11'8"

03 BALCONY
15'9" X 4'7"

04 KITCHEN
8'2" X 7'10"

05 TOILET
7'5" X 4'5"

06 BEDROOM 1
14'11" X 10'10"

07 BEDROOM
14'11" X 13'3"

08 TOILET
4'8" X 7'3"

09 BEDROOM 2
10'1" X 11'2"

10 TOILET
6'10" X 4'5"



EVERY HOME DESIGN FOR THE UTMOST LUXURY

STRUCTURE

- Earthquake resistant RCC frame structure

MASONARY

- External wall: 5" AAC Block
- Internal wall: 4" AAC Block
- 100% waterproof frame structure

PLASTER

- Ceiling Plaster: POP finish
- Internal Wall: Gypsum Finish Plaster
- External wall: Sandface double coat plaster

FLOORING & TILING

- All rooms: Vetrified tiles 600mm x 1200mm / 600mm x 600mm
- Kitchen dado: Wall tiles: 600mm x 1200mm
- Toilet floor: Anti-skid tiles 600mm x 600mm
- Toilet dado: Wall tiles 600mm x 1200mm
- Terraces / balcony: Vetrified 600mmx1200mm / 600mmx600mm
- 3" Skirting for all rooms

DOORS

- Main Door: Superior frame plywood flush door with both sides laminated and good quality fittings additionally an optional safety door
- Bedroom doors: Superior frame plywood flush door with both sides laminated and good quality fittings for all other rooms
- Toilet doors: Both side laminated flush door
- Toilet door frame: Steel grey granite frame
- Door frames: Main & bedroom door frames in laminated ply

WINDOWS

- Aluminium 3 track sliding windows sliding or openable type with mosquito net & MS grill.
- Louvered ventilators for toilets with provision of exhaust fan
- Window sill made of superior steel grey granite

KITCHEN

- Granite top platform - 29" with parallel counter- 24" as per design.
- Stainless steel sink with drain board
- Provision for exhaust fan
- Provision for drinking water purification unit
- Dry balcony: Provision for sink, washing machine point

TOILETS

- Premium fittings of Jaguar or equivalent make
- Counter-top basin/pedestrian basin for attached toilet
- Premium fittings with Indian/European W.C.
- Separate water diverter/mixer
- Wall hung / European commod for attached toilet
- Wash basin in passage
- Solar water for master toilet.

GRILLS/RAILING

- M.S grills for windows
- SS Glass railing for terraces/balconies

PLUMBING

- Concealed plumbing G.I./PVC/UPVC/CI pipes
- Jaguar or equivalent make CP & sanitary fittings in bathroom/toilet/kitchen.

ELECTRIFICATION

- Concealed copper wiring with main circuit breakers
- Approximately total 20 points in each 2 bhk flat & 24 points in each 3 bhk flat
- TV point in living room & all bedrooms
- Ac point in master bedroom
- Telephone point in living room
- Exclusive connection points for Inverter, Security System, Internet connection & HVAC provision provided for every unit
- Provision of boiler / geyser point
- Excellent quality modular switches (Schneider or equivalent)

PAINTING

- External water-proof paint / Acrylic paint for the entire building
- Oil paint to grills & railings
- OBD for internal walls of all flats

FEATURES

- Lift: Standard make Otis/Kone or equivalent
- Attractive entrance lobby & passage
- Generator backup for lift, staircase & passage area.
- Staircase railing: SS/MS Railing
- Parking Tiles : 400mm x 400mm
- Entrance lobby Italian series Tiles 600x1200mm +/- Granite
- Staircase: Steel grey Granite/Tiles
- Staircase Lobby: Italian Series Tiles 600x1200mm +/- Granite
- Stack parking / Mechanical Parking
- CCTV at parking
- Common EV charging point at parking
- Rainwater harvesting system for the building
- Individual letter box & name plates for each flat
- Firefighting system for building
- Attractive and secure compound wall

LOCATION MAP



KEY DISTANCES

SCHOOLS

- Sevasadan School - 600 mts.
- Kalmadi School - 2.2 km.
- Abhinav School - 2.6 km.

INSTITUTIONS

- Garware College - 2.2 km.
- MIT WPU - 4 km.
- Symbiosis College - 4.3 km.

HOSPITALS

- Deenanath Mangeshkar - 850 mts.
- Sahyadri Hospital - 2.3 km.

METRO STATIONS

- Nal Stop - 1.6 km.
- Garware - 2.2 km.
- Vanaz Corner - 4.1 km.

RESTAURANTS

- Roots 9 Restaurant - 500 mts.
- Abhishek - 1 km.
- Barometer - 2.1 km.

GARDENS

- Shyamaprasad Mukherjee - 500 mts.
- Tathawade Udyan - 1 km.
- Pu La Deshpande - 2.5 km.

ATTRACTIONS

- Joshi's Museum of Miniature Railways - 1.7 km.
- Vetal Tekdi - 3.8 km.
- Chaturshringi Hill - 5.5 km.

ATM'S

- Saraswat Bank - 2.3 km.
- State Bank of India - 2.7 km.

RECREATIONAL CENTRES

- City Pride Kothrud - 1.9 kms.
- Yashwantrao Chavan Natyagruh - 3.5 kms.

PLACES OF WORSHIP

- Mrutyunjayeshwar Mandir - 2.4 km.
- Dagadusheth Mandir - 5.2 km.
- Sarsbaug - 5.8 km.
- Parvati - 7.4 km.

BUS STANDS

- Shivajinagar - 7.1 km.
- Swargate - 7.2 km.

*Proposed neo metro route near project



Vista Vision Developers LLP



Site Address: Plot no. C, S. No. 45/5, CTS No. 1472,
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