



LIVIANO™





At one moment, ordinary ceases to exist. Extraordinary takes over.

In thought. In design. In style. In lifestyle.

LIVIANO IS THAT MOMENT.

Formed with attitudes, designed with grace, bestowed with substance,

elevated with space, it is a rare concept of living by Darode-Jog

Properties that comprehends how the spaces around matter.

Come, live it.





‘ESTILO DE VIDA’ A LIFE OF STYLE.

Inspired by the simple curves of nature’s most spontaneous shape -
a circle, contemporary architecture at Liviano connects life, nature
and style. One curve flows into the other without disturbing
the straight lines inside. Glass, class and curves amalgamated with
style, substance and function.





SEDUCTIVELY SIMPLE.

Your penchant for openness is fulfilled with the liberating

3-side-open condominiums that peep onto beautiful landscapes.

On the fashion agenda of every apartment are generous sizes and

optimal use, fashionable style accessorized with service, vastu with the

scientific edge and minutest design from bedrooms to washrooms.

ATTITUDE
GETS FORM.





A GRIHA Green Building





A DESIGN FOR THE SENSES

Soul rejuvenating spa

State-of-the-art business center

Well-groomed sports facilities

Thought-out health amenities

Tranquil relaxation avenues

Magnificent club house

Elegantly designed landscaped areas

Liberated form of water bodies

Enthralling children's activities

Ultra-premium conveniences





GRACEFUL INDULGENCE

Soul rejuvenating spa

A fragrant, relaxing massage area

Steam and Jacuzzi room

Relaxation and entertainment avenues

Serene yoga zone and meditation garden

A composed accupressure walkway

A classy party lawn

Magnificent club house

Contemporary gymnasium

Tasteful and mindful indoor games

Stylish table sports

Liberated form of water bodies

Swimming pool with deck, children's pool

Water cascades, pathways and bridges







ELEGANCE GETS WINGS

Entrance plaza

Party lawn

Half basketball court

Amphitheater

Toddlers play area

Pavilion

Yoga and meditation space

Acupressure pathway

Ayurved garden

Swimming pool with vanishing edge

Water body with wet wall and bubbler bed

Kids pool

Skating rink

Club house

Gymnasium

Net cricket pitch





STYLISHLY LIBERATING

An ideal balance of function and grace

define designer embellishments at Liviano.

Slick pieces of art sensitively chosen

infuse a new style sensibility in every space.

Flattering the curves outside,

the liberating design inside is being loyal

to its style quotient.





EFFORTLESSLY DESIGNER

Living room

Italian marble flooring
Lighting automation
Provisions for home theatre and air conditioning

Bedroom

Wooden flooring in master bedroom
Provisions for TV, phone and air conditioning
Themed designer wall

Bathroom

Uniquely designed huge washroom
Glass separated dry and wet area
Grohe equivalent 'A' class fittings
Full height designer dado

Kitchen

Separate preparation and cooking area
Disjoint washing and cleaning area
Contemporary styled modular kitchen*
International style hob and chimney*

Terrace decks

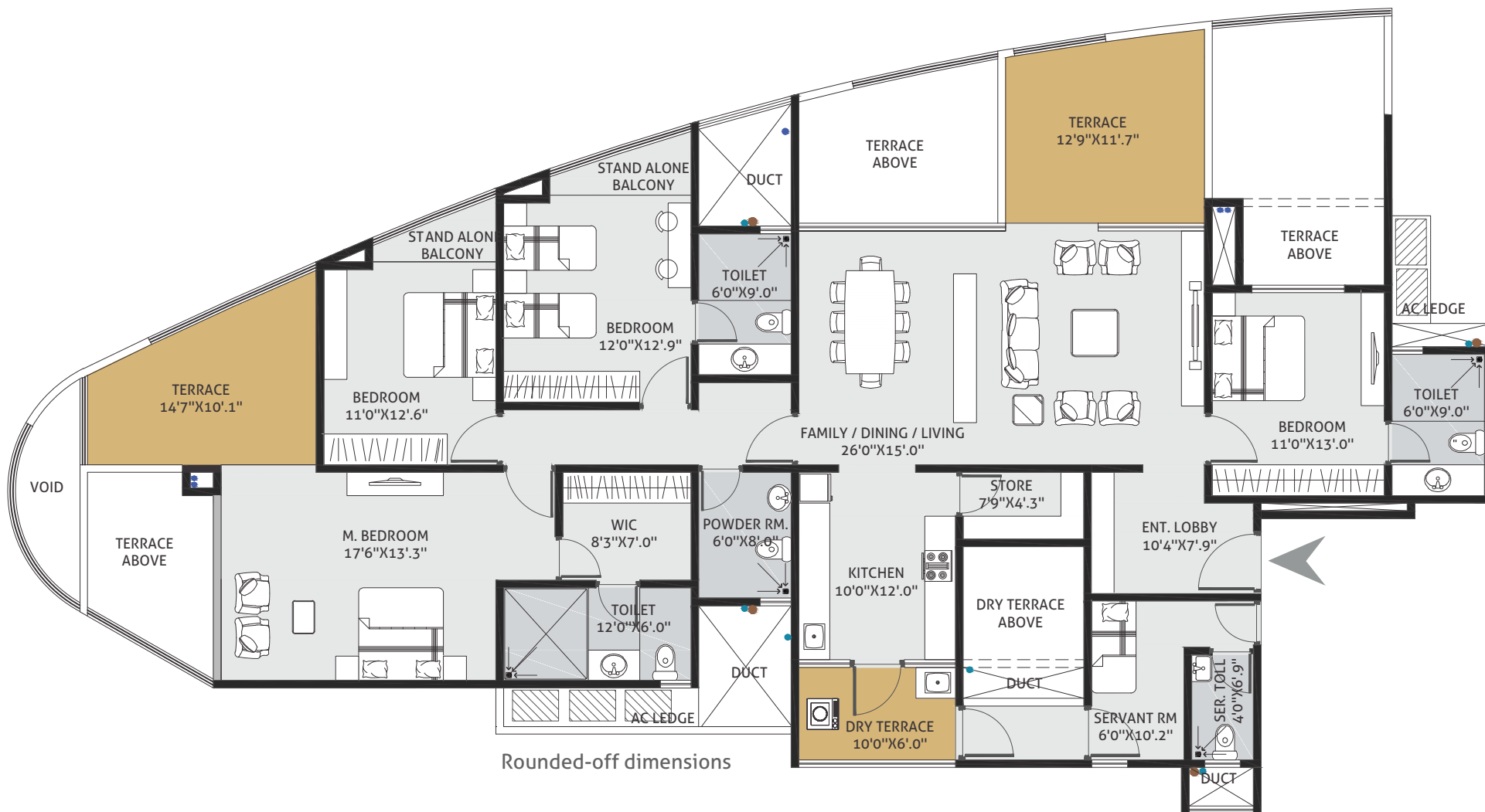
Elegant glass and steel railing
Chic outdoor anti-skid flooring
Provision for mini landscape

Security system

Smart intrusion detection system
Efficient surveillance system
Gas and smoke leak detectors

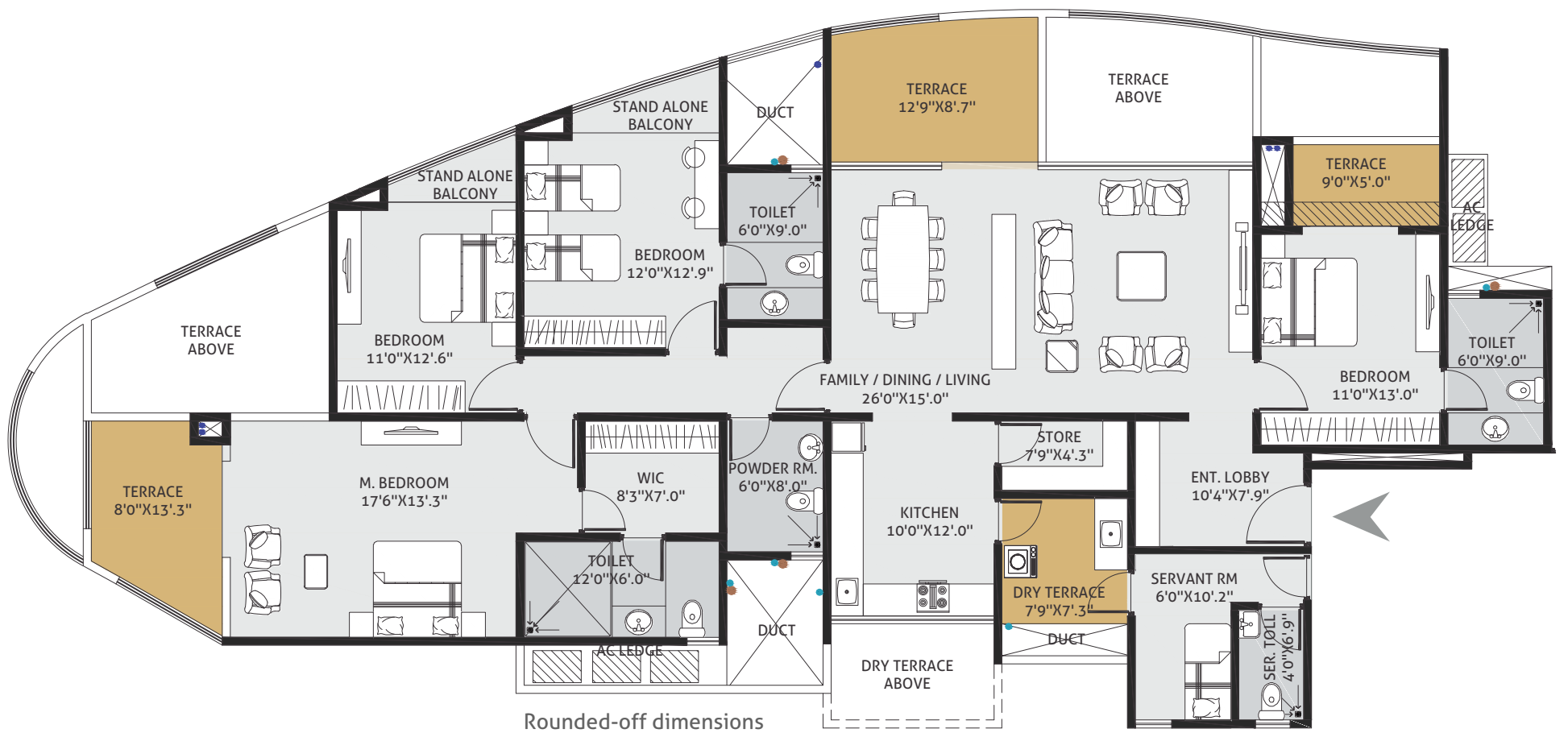
*Optional specifications





4 BHK

Bldg.	Flat No.	Carpet Area	Terrace Carpet	Saleable Area
A	501, 502, 901, 902	1878	340	2994



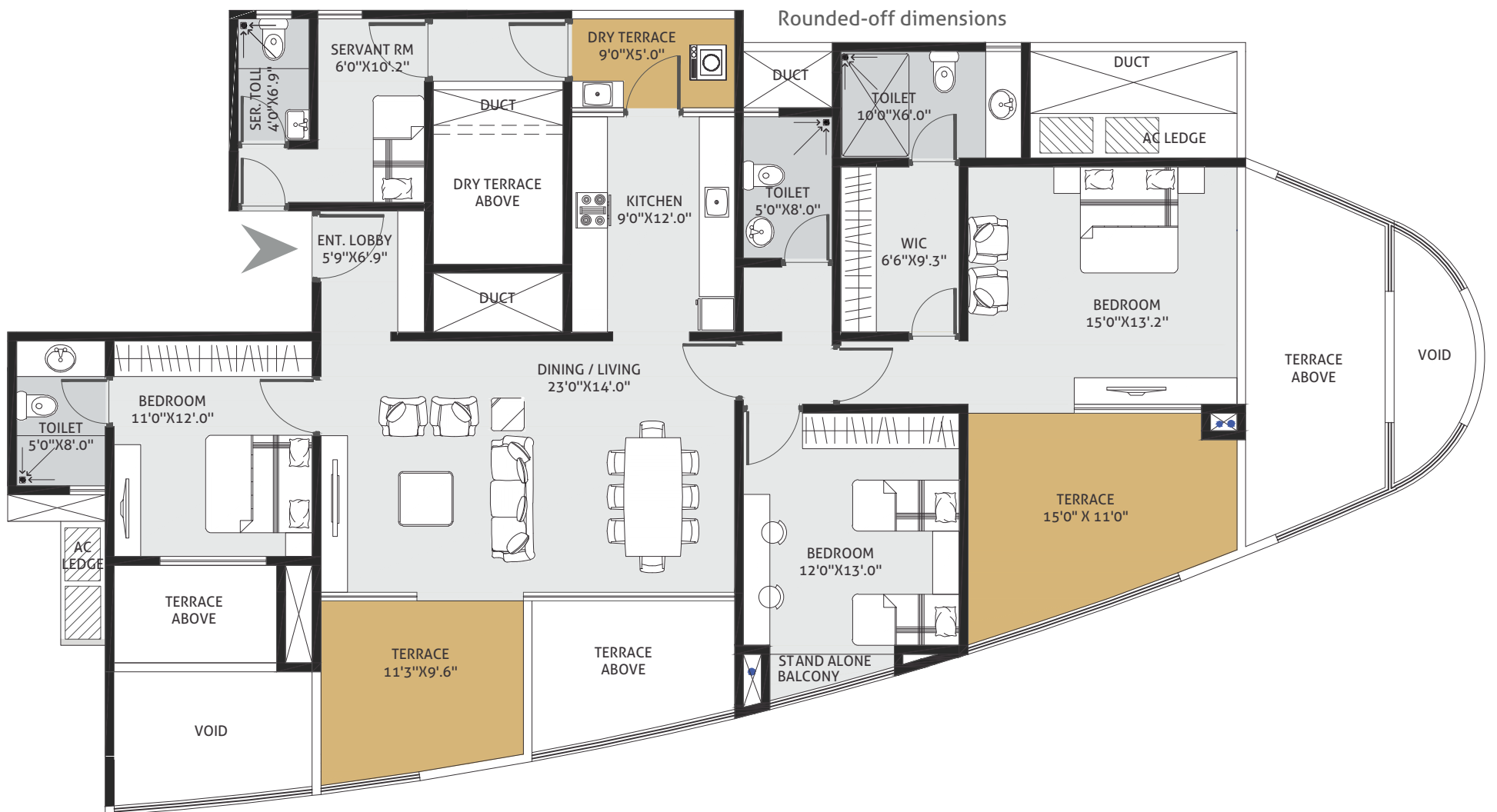
4 BHK

Bldg.	Flat No.	Carpet Area	Terrace Carpet	Saleable Area
A	201, 202, 401, 402, 601, 602, 1001, 1002, 1201, 1202	1852	294	2897



4 BHK

Bldg.	Flat No.	Carpet Area	Terrace Carpet	Saleable Area
A	301, 302, 701, 702, 1101, 1102	1878	340	2994



3 BHK

Bldg.	Flat No.	Carpet Area	Terrace Carpet	Saleable Area
A	503, 504, 903, 904	1379	305	2273
D	503, 504, 903, 904	1379	305	2273



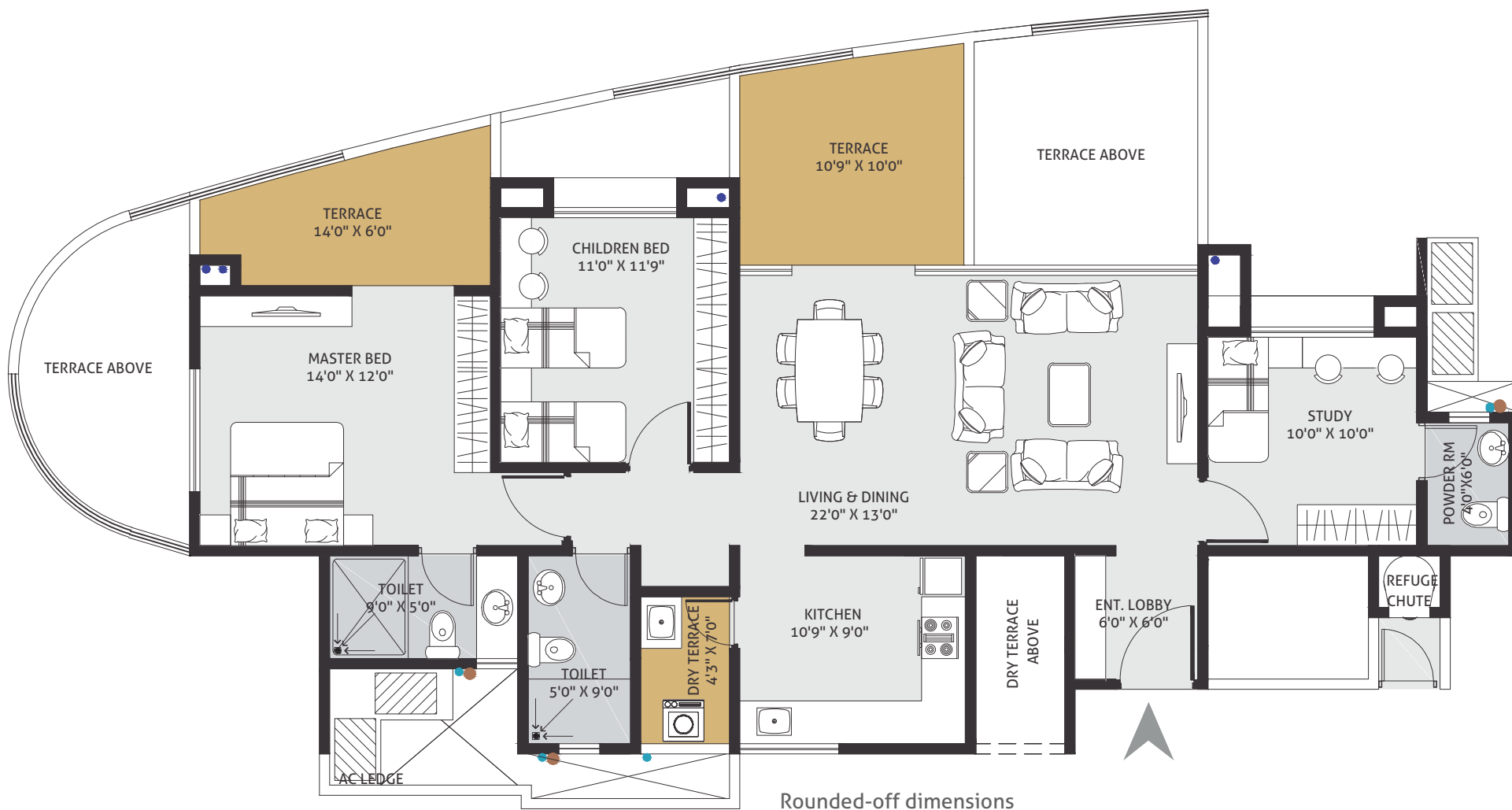
3 BHK

Bldg.	Flat No.	Carpet Area	Terrace Carpet	Saleable Area
A	203, 204, 403, 404, 603, 604, 1003, 1004, 1203, 1204	1355	333	2278
D	203, 204, 403, 404, 603, 604, 1003, 1004, 1203, 1204	1355	333	2278



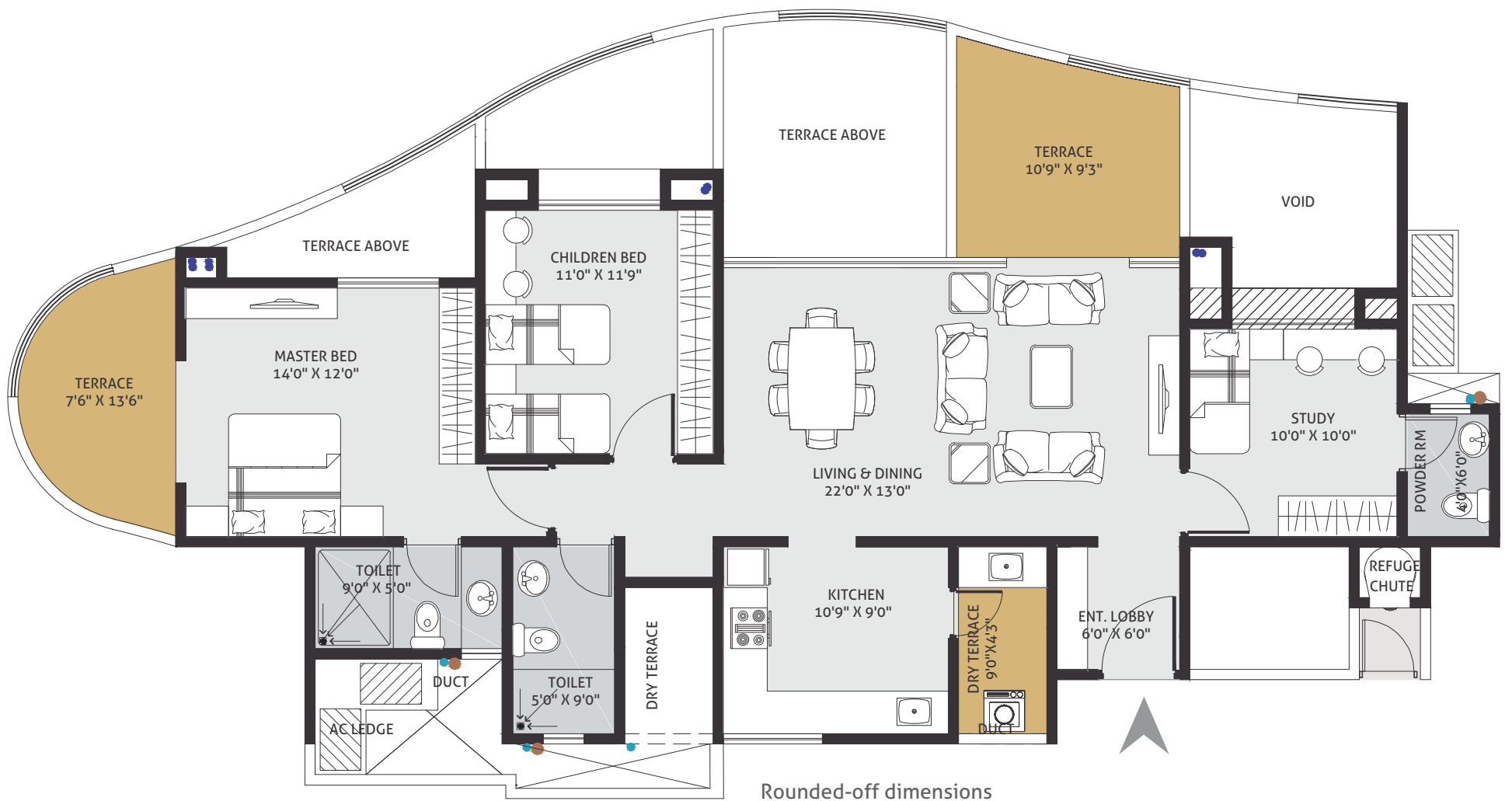
3 BHK

Bldg.	Flat No.	Carpet Area	Terrace Carpet	Saleable Area
A	303, 304, 703, 704, 1103, 1104	1379	305	2273
D	303, 304, 703, 704, 1103, 1104	1379	305	2273



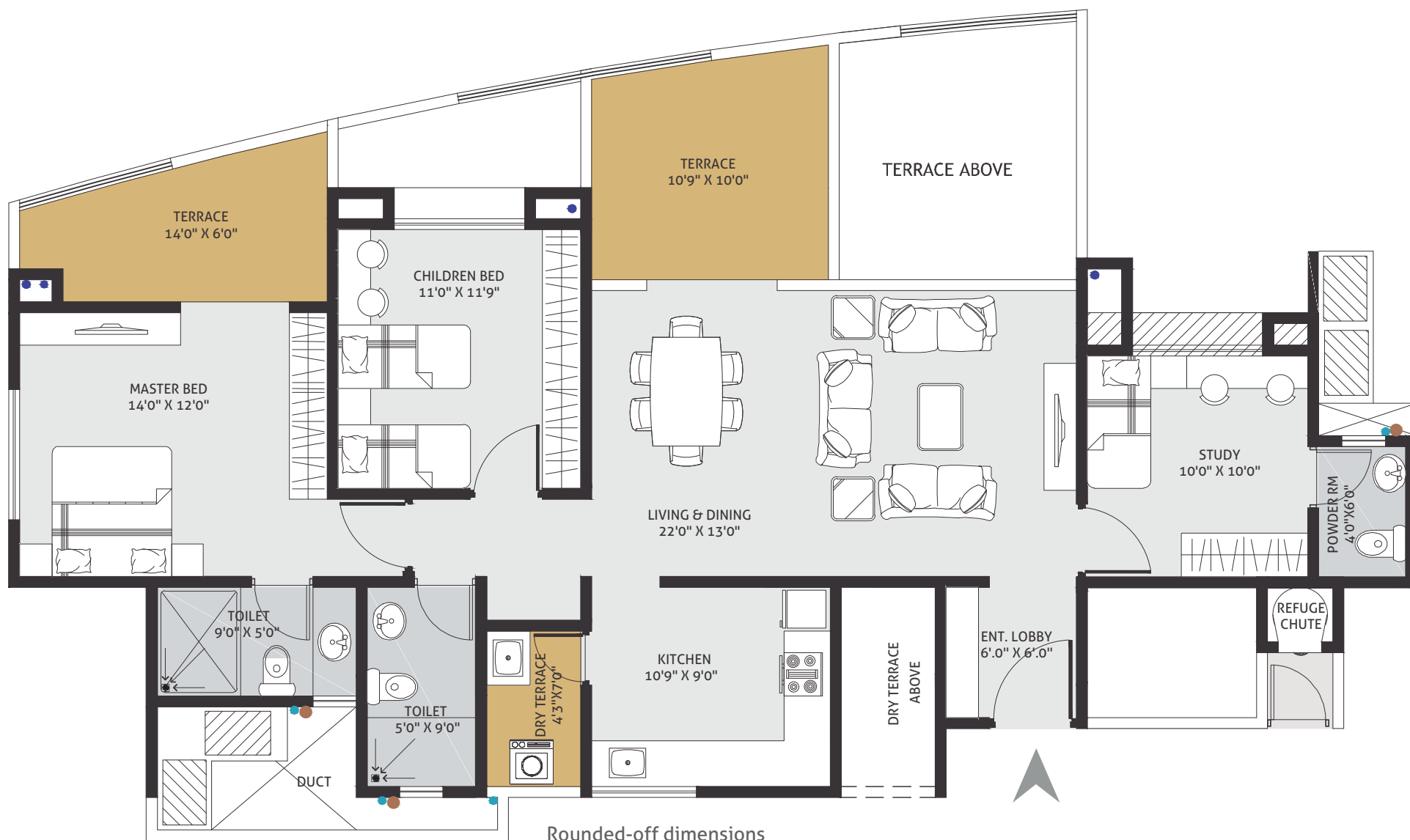
2.5 BHK

Bldg.	Flat No.	Carpets Area	Terrace Carpet	Saleable Area
B	503, 504, 903, 904	995	220	1640
C	503, 504, 903, 904	995	220	1640
D	501, 502, 901, 902	995	220	1640



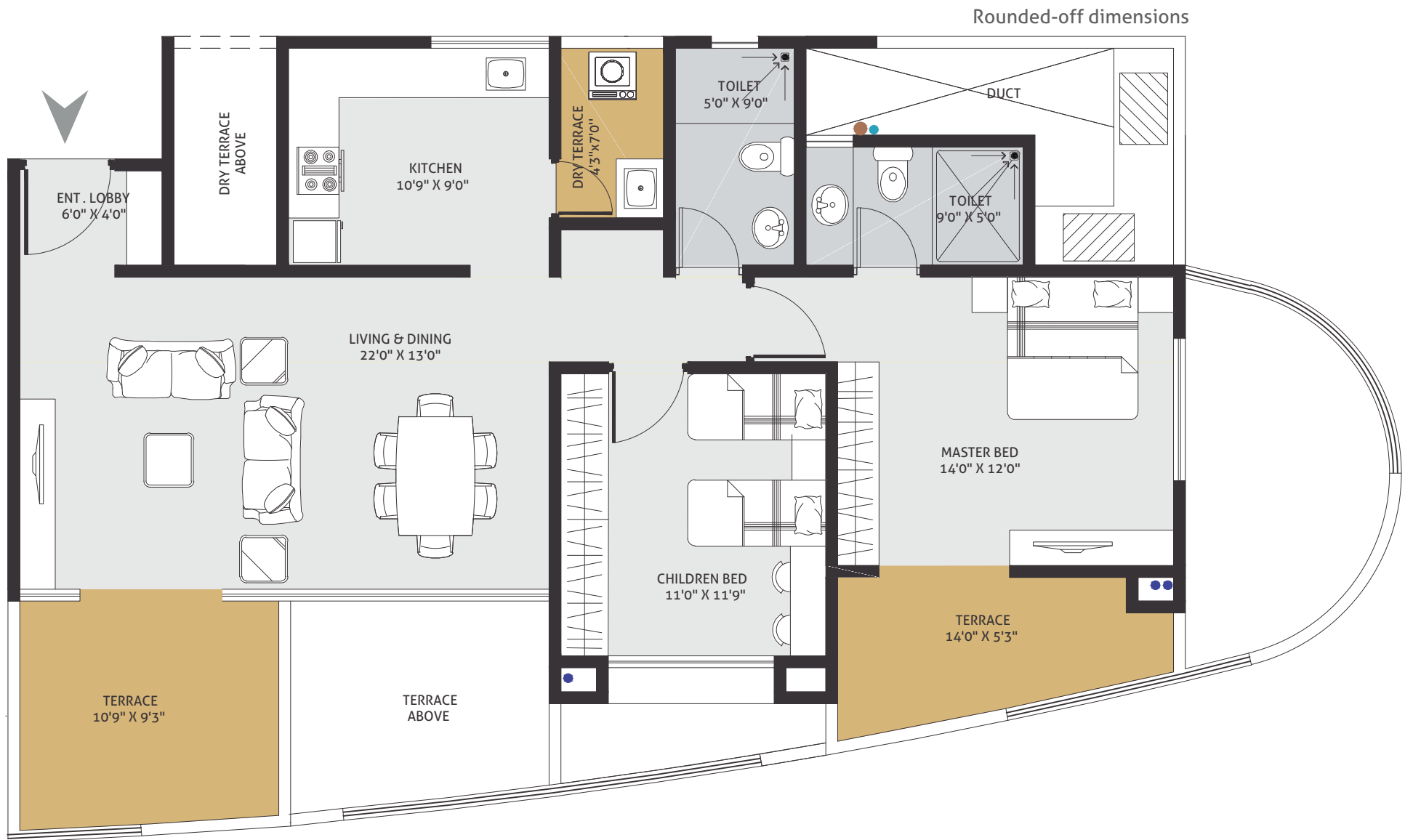
2.5 BHK

Bldg.	Flat No.	Carpet Area	Terrace Carpet	Saleable Area
B	203, 204, 403, 404, 603, 604, 1003, 1004, 1203, 1204	996	217	1637
C	203, 204, 403, 404, 603, 604, 1003, 1004, 1203, 1204	996	217	1637
D	201, 202, 401, 402, 601, 602, 1001, 1002, 1201, 1202	996	217	1637



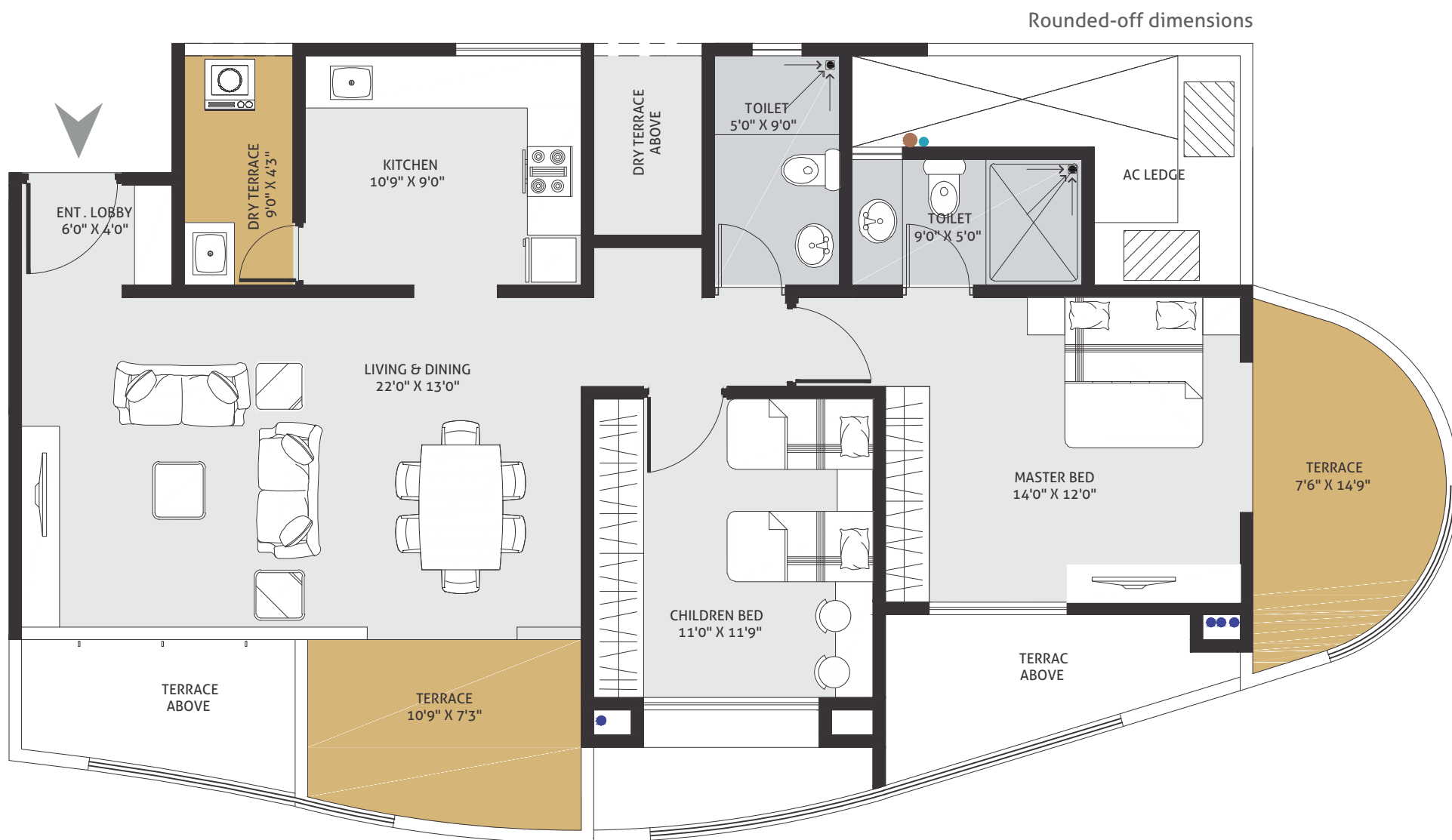
2.5 BHK

Bldg.	Flat No.	Carpet Area	Terrace Carpet	Saleable Area
B	303, 304, 703, 704, 1103, 1104	995	220	1640
C	303, 304, 703, 704, 1103, 1104	995	220	1640
D	301, 302, 701, 702, 1101, 1102	995	220	1640



2 BHK

Bldg.	Flat No.	Carpet Area	Terrace Carpet	Saleable Area
B	501,502, 901, 902	856	205	1432
C	501,502, 901, 902	856	205	1432



2 BHK

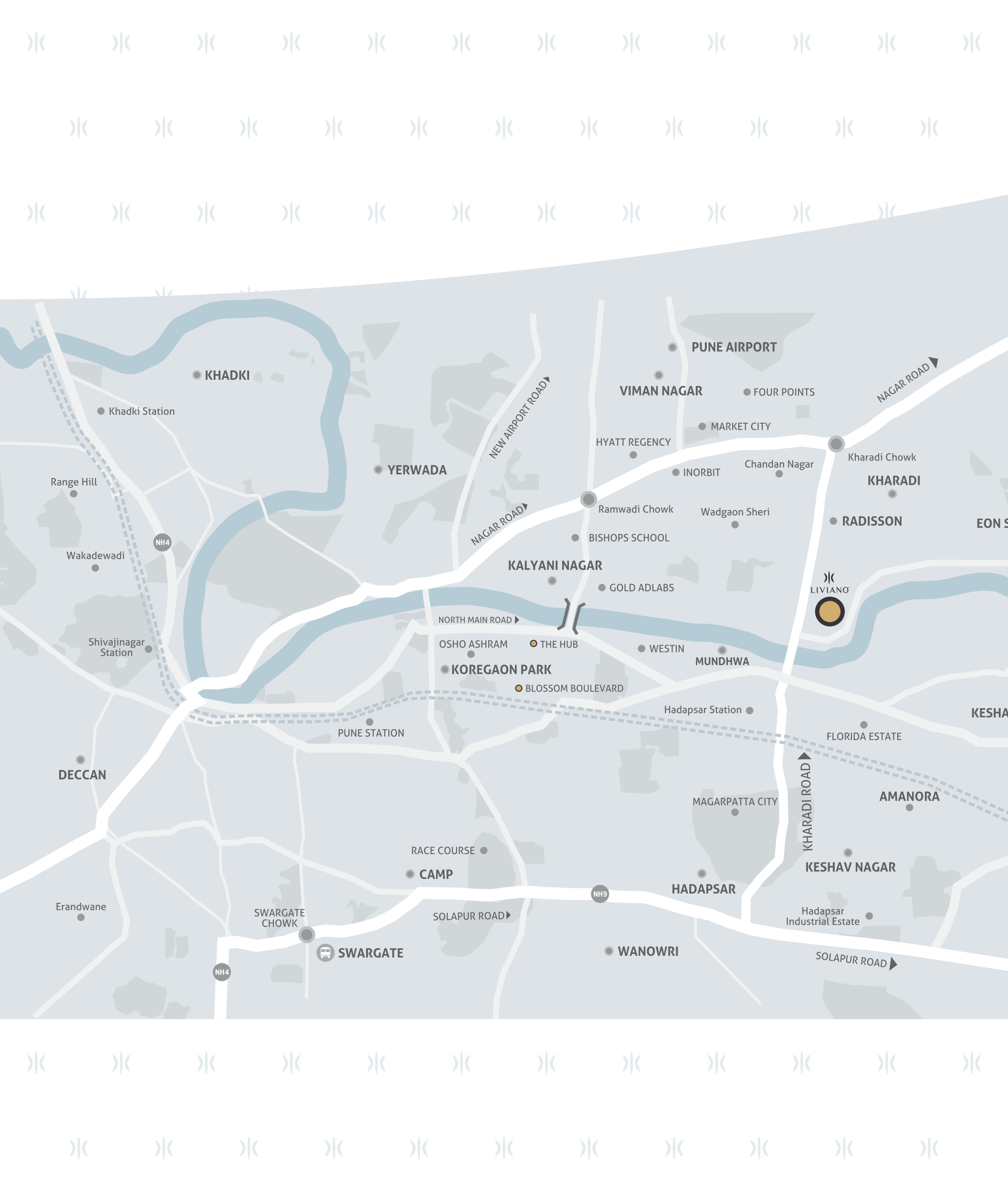
Bldg.	Flat No.	Carpet Area	Terrace Carpet	Saleable Area
B	201, 202, 401,402, 601, 602, 1001, 1002, 1201, 1202	858	199	1427
C	201, 202, 401,402, 601, 602, 1001, 1002, 1201, 1202	858	199	1427

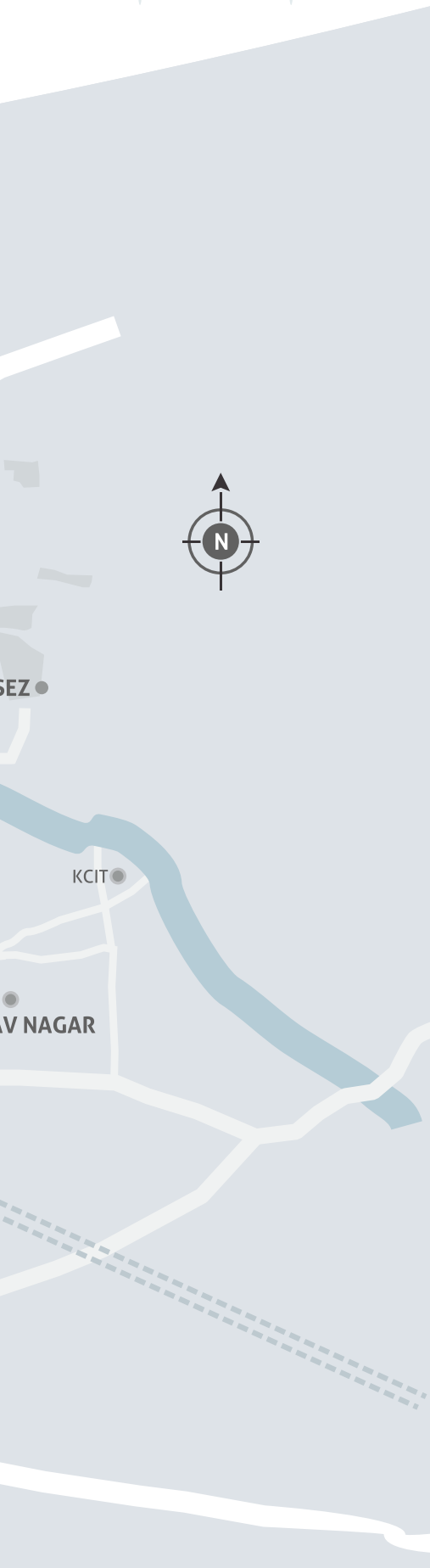
Rounded-off dimensions



2 BHK

Bldg.	Flat No.	Carpet Area	Terrace Carpet	Saleable Area
B	301, 302, 701, 702, 1101, 1102	856	205	1432
C	301, 302, 701, 702, 1101, 1102	856	205	1432





LOCATION IN PUNE : KHARADI

Koregaon Park and Kalyani Nagar at a likable distance.

International malls, multi-screen multiplexes, variety of theme restaurants, tasteful entertainment just around the corner.

Airport comfortably located for regular access.

Prominent medical facilities at a health-friendly distance.

Global education opportunities taking shape in the vicinity.

Iconic national and international hotels in close surrounding.

Noteworthy commercial destinations like Eon SEZ, Kharadi IT Park, Magarpatta just around.

Pune's state-of-the-art golf course at a short drive out.

A class-apart neighborhood to complement your class.





ARCHITECT

Laxman Thite Architects

RCC CONSULTANT

J+W Consultants

LEGAL ADVISOR

Adv. Sudhakar Kale

PROJECT MANAGEMENT

Bharucha & Motiwala Infrastructure Ltd.

LANDSCAPE DESIGNER

Vikas & Nileema Bhosekar

VASTU CONSULTANT

Ar. Mayank Barjatya

ENVIRONMENTAL

Ultratech Environmental Consultancy

STRATEGY AND BRAND CONSULTANT

Setu Advertising Pvt. Ltd.

HOME AUTOMATION

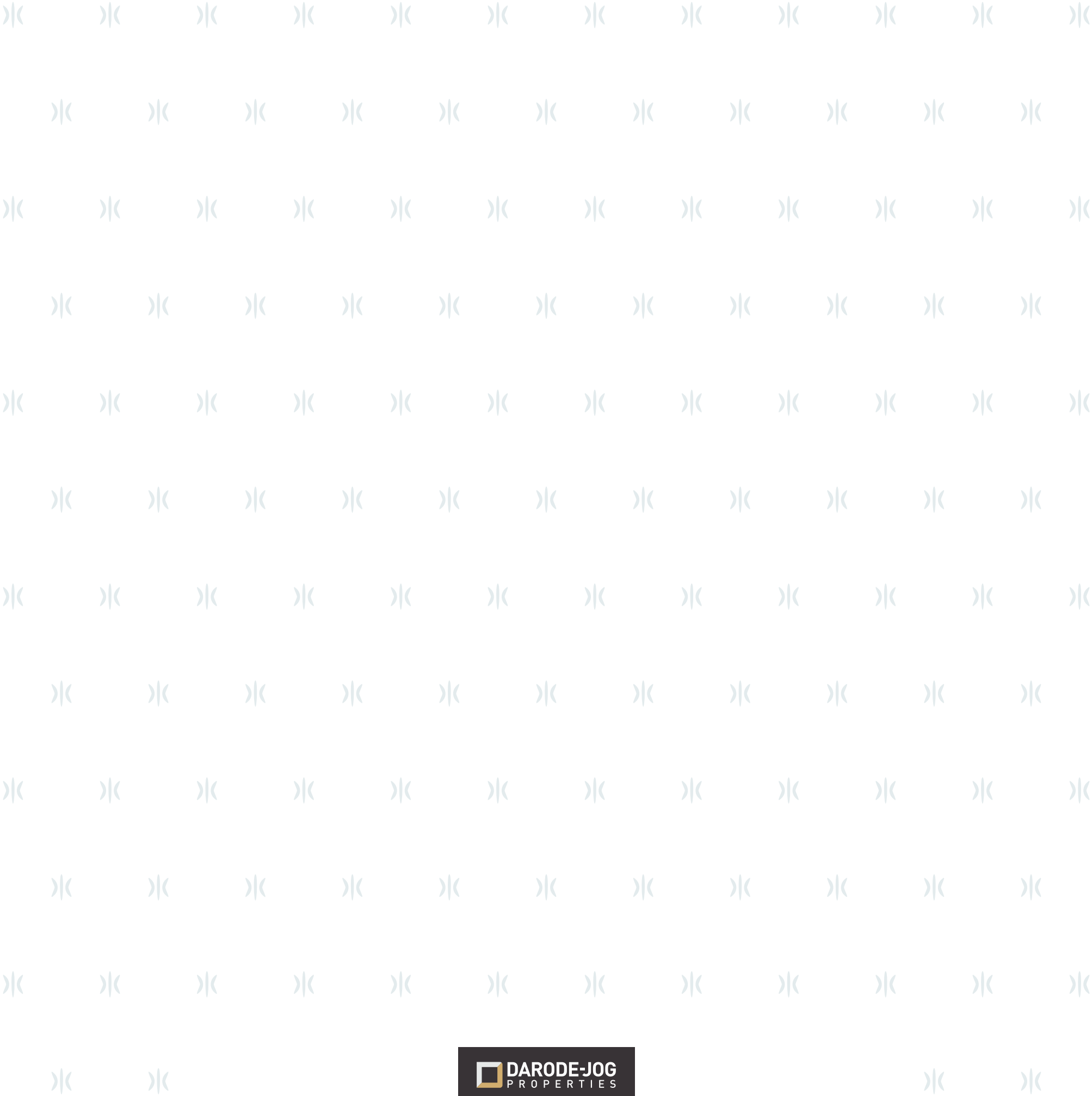
I-Cube Solutions

ELECTRICAL

Pranav Enterprises

PLUMBING & FIRE FIGHTING

Ace Consultants



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Disclaimer: This brochure is an imaginary concept and the plan shown need not be to scale. All plans are subject to accommodate the changes as per the sanctioning authorities. All amenities and specifications are as per availabilities and discretion of the developer. Nature and location of all amenities and proposed development shown in proposed master plan can be added, omitted or shifted as per the developer's discretion. Apartments will be sold on the basis of carpet areas. Saleable, built-up areas are shown for information purposes only. Areas of all structural projections like RCC columns and RCC walls are included in the carpet area. All furniture items/ accessories shown are indicative. Advertisement, brochure and all price information sheets are merely invitation to the offer. 50% of the flats are mirror images of the plans shown. Terms and conditions as applicable.