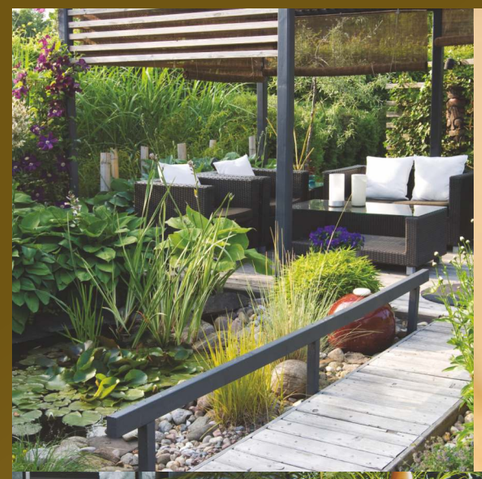
Vision

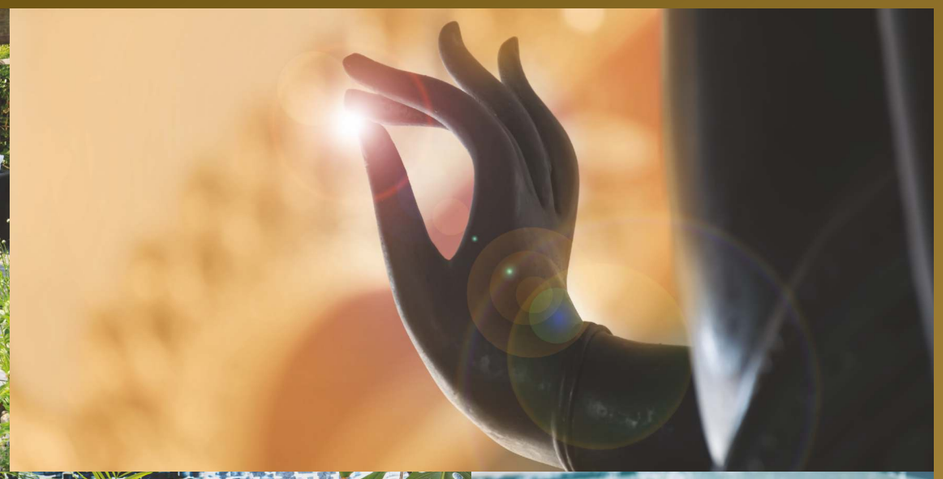
EXOTICA

A TROPICAL PARADISE

OFF SPINE ROAD, PCMC

The project has been registered via MAHARERA registration number: P52100030324
and is available on the website https://maharera.mahaonline.gov.in under registered projects.









EXOTIC. NATURE. INSPIRE. AWE.



*Images for representational purposes only.





Vision

EXOTICA

2 AND 3 BHK
EXOTIC LIVING HOMES

2 BHK : 741 SQ. FT. ONWARDS I 3 BHK : 989 SQ. FT. ONWARDS

Building Elevation

*Artistic Impression

Building Elevation

*Artistic Impression

Building Elevation

*Artistic Impression



LOCATION MAP

MAP NOT TO SCALE



Central Podium

*Artistic Impression



Entrance Gateway Plaza

*Artistic Impression



*Artistic Impression

Club Exotica



*Artistic Impression

Club Exotica



Clun Exotica with Amenities Area

*Artistic Impression







*Image for illustration purpose only

Amenities

CLUB EXOTICA & AMENITIES

- Gym
- Yoga & Meditation Room
- Exotica Lounge
- Club Terrace
- Multi-Purpose Hall/ Banquet Hall
- Reception Area
- Indoor Games Room etc.
- Jogging Track
- Outdoor Exercise Stations
- Community Lawn with Performing Stage
- Pool Side Deck
- Pool Loungers on Deck
- Kids Play Pool
- Main Pool with Infinity Edge
- Kids Play & Interactive Activity Court
- Multi-Play Court
- Skating Rink

PODIUM AMENITIES

- Entry Courts
- Feature Wall
- Yoga Meditation Area
- Gathering Spaces
- Peripheral Walkway/Reflexology Pathway
- Seating Along Pathway
- Floor Games For Kids
- Outdoor Exercise Area & Outdoor Activity Area (chess Board Games Etc.)
- Gazebo- Seating Lounge
- Co-Working Pavilions With Wi-fi Connectivity & Charging Ports
- Senior Citizens Seating Court
- Table Tennis Area
- Interactive Court With Tree Covered Seating & Central Water Feature
- Amphi-Seating Court For Group Discussions

PROJECT SALIENT FEATURES

- Sewage Treatment Plant
- Rain Water Harvesting
- Generator Back-up For Lift And Common Areas
- Designer Lobby For Each Building
- Name Plates And Post Boxes At Lobby Level
- Access Controlled Main Entrance Lobby
- Designer Air-Conditioned lobby
- Solar Water Heater for Master Bedroom
- Decorative Security Gate with Security Cabin
- Internal Roads in Concrete/Paving Blocks
- Roadside Plantations

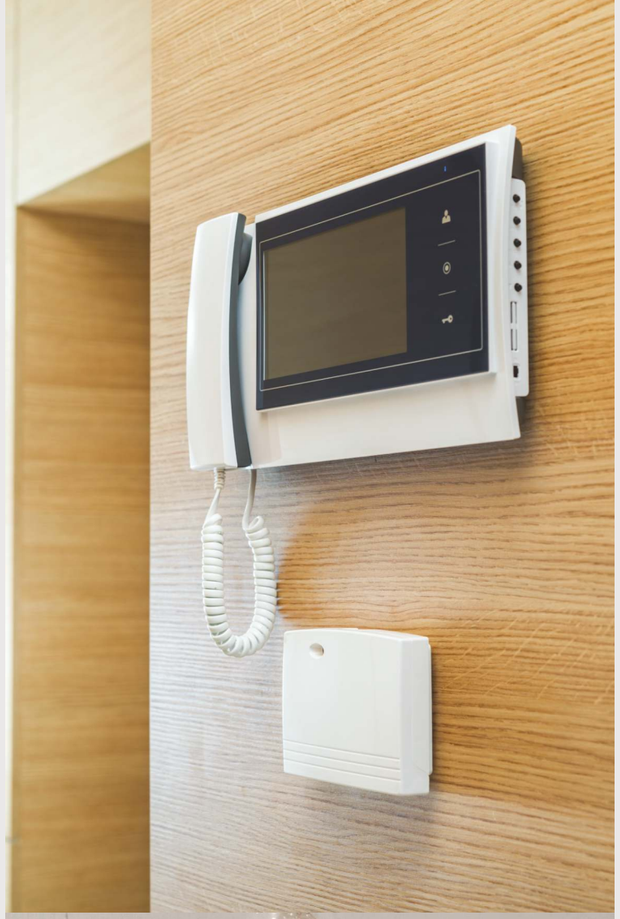


LEGEND

Sr.	Description
A	Garden Entrance Gateway
B	Entry Foyer
C	2.0MW. Jogging Track
D	Outdoor Exercise Stations
E	Community Lawn With Performing Stage
F	Pool Side Deck
G	Pool Loungers On Deck
H	Kids'Play Shool
I	Main Pool With Infinity Edge
J	Kids' Play & Inetractive Activity Court
K	Multi-Play Court
L	Entry Courts
M	Feature Walls
N	Yoga & Meditation Room
O	Lawn as Gathering Space
P	Peripheral Walkway / Reflexology Pathway
Q	Seating Along Pathway
R	Floor Games For Kids
S	Outdoor Exercise Area
T	Outdoor Activity Area (Chess, Games Etc.)
U	Gazebo-Seating Lounge
V	Co-Working Pavilions with Wi-Fi & Charging Points
W	Senior Citizens Seating Court
X	Table Tennis Area
Y	Interactive Court Tree Covered Seating and Central Water Feature
Z	Amphi-Seating Court For Group Activities
AA	Backdrop Feature Wall
AB	Skating Rink

PROJECT MASTER LAYOUT

*Artistic Impression



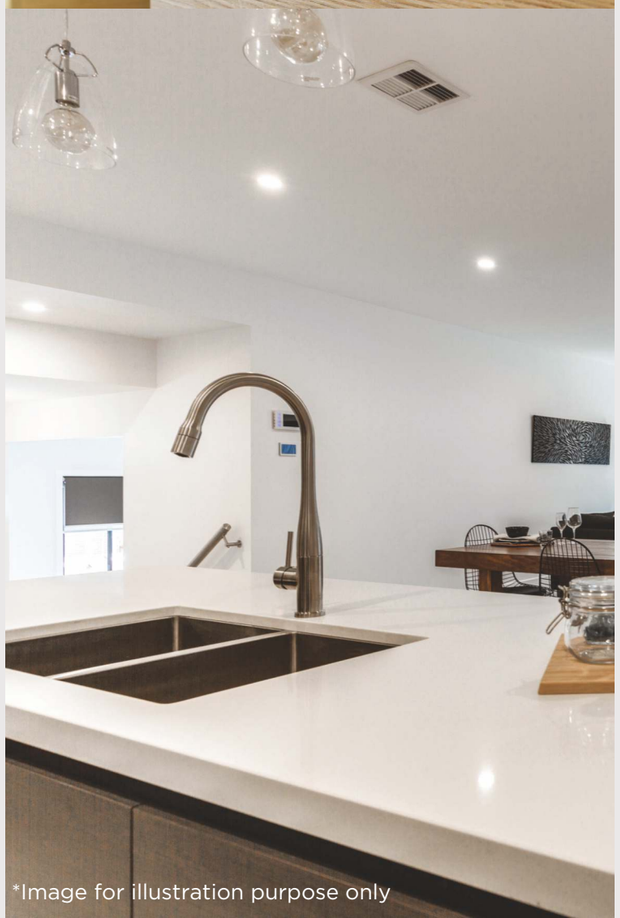


*Image for illustration purpose only

Specifications

STRUCTURE
- Environmentally Sensitive Building Design To Resist Seismic Force Of Zone III

WALL FINISH
- AAC Block Masonry
- Sand Faced External Plaster
- Internal Wall & Ceiling In Gypsum Finish

ELECTRICAL
- Concealed wiring with Modular switches
- TV & Telephone Point In Living & Master Bedroom
- Provision for DTH & Inverter Points
- AC Point In Living & Master Bedrooms
- Electrical Exhaust Fan Points In Kitchen & Washrooms
- Separate MCB/ELCB For Each Apartment
- Separate MSEB Electric Meter for Each Apartment

PLUMBING
- Concealed Plumbing With Standard CP Fittings of Jaguar or equivalent make
- Premium Sanitary Fixtures
- Brick Bat/Chemical Double Coat Water Proofing In Washrooms, Terraces & Dry Balconies

FLOORING
- 600mm X 600mm Vitrified Tiles In Full Apartment
- Patterned Anti-Skid Tiles In Terraces
- 8ft. Designer Dado Tile In Washrooms
- Anti-Skid Ceramic Tiles In Washrooms And Dry Balcony
- Granite/Marble Door Frames In All Washrooms

WINDOWS & GRILL
- Granite Sill For All Windows
- 3 Track Power Coated Aluminum Sliding Windows With Mosquito Mesh
- Safety Grills For All Windows
- Aluminum Louvers With Exhaust Fan Provision In Washrooms
- MS Railing For balconies

DOORS & DOOR FRAMES
- Elegant Designer Laminates Finish Main Door
- Digital Lock for Main door
- Both Side Laminated Doors In Bedrooms & Washrooms.
- Video Door Phone In Living Room

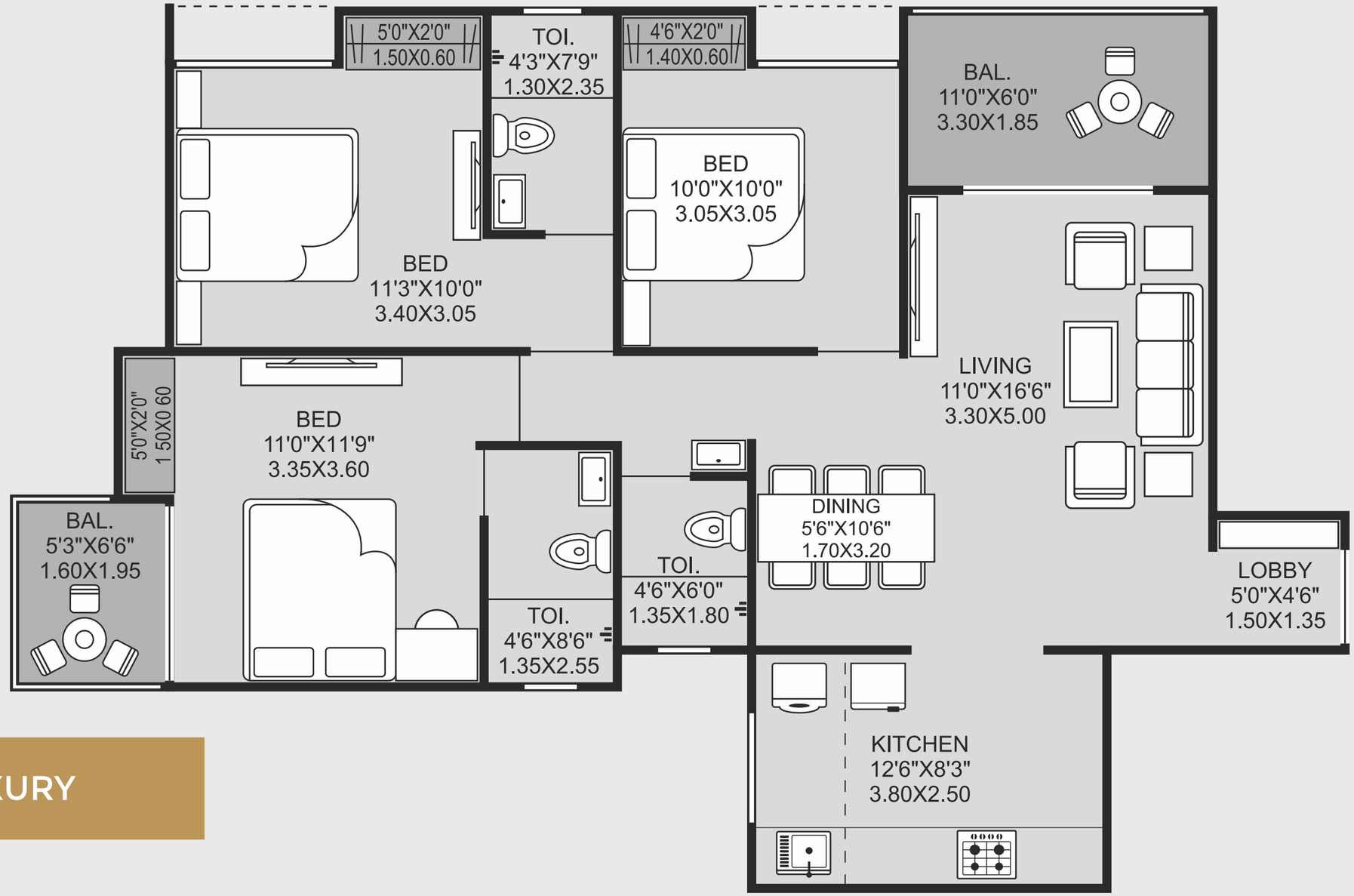
DOORS & DOOR FRAMES
- Premium Accessories And Fixtures In All Rooms
- Aluminum Sliding Door In Balconies

KITCHEN & DRY BALCONY
- Granite Top Kitchen Platform With SS Sink
- 3ft. Designer Dado Tiles
- Washing Machine Point In Dry Balcony
- 3ft. Designer Dado Tiles in Dry Balcony
- Provision For Exhaust Fan
- Ample electrical points

PAINT
- Internally Semi Acrylic Emulsion Paint
- Externally Weather Shield Acrylic Paint

SOLAR WATER
- In Master Bedroom only

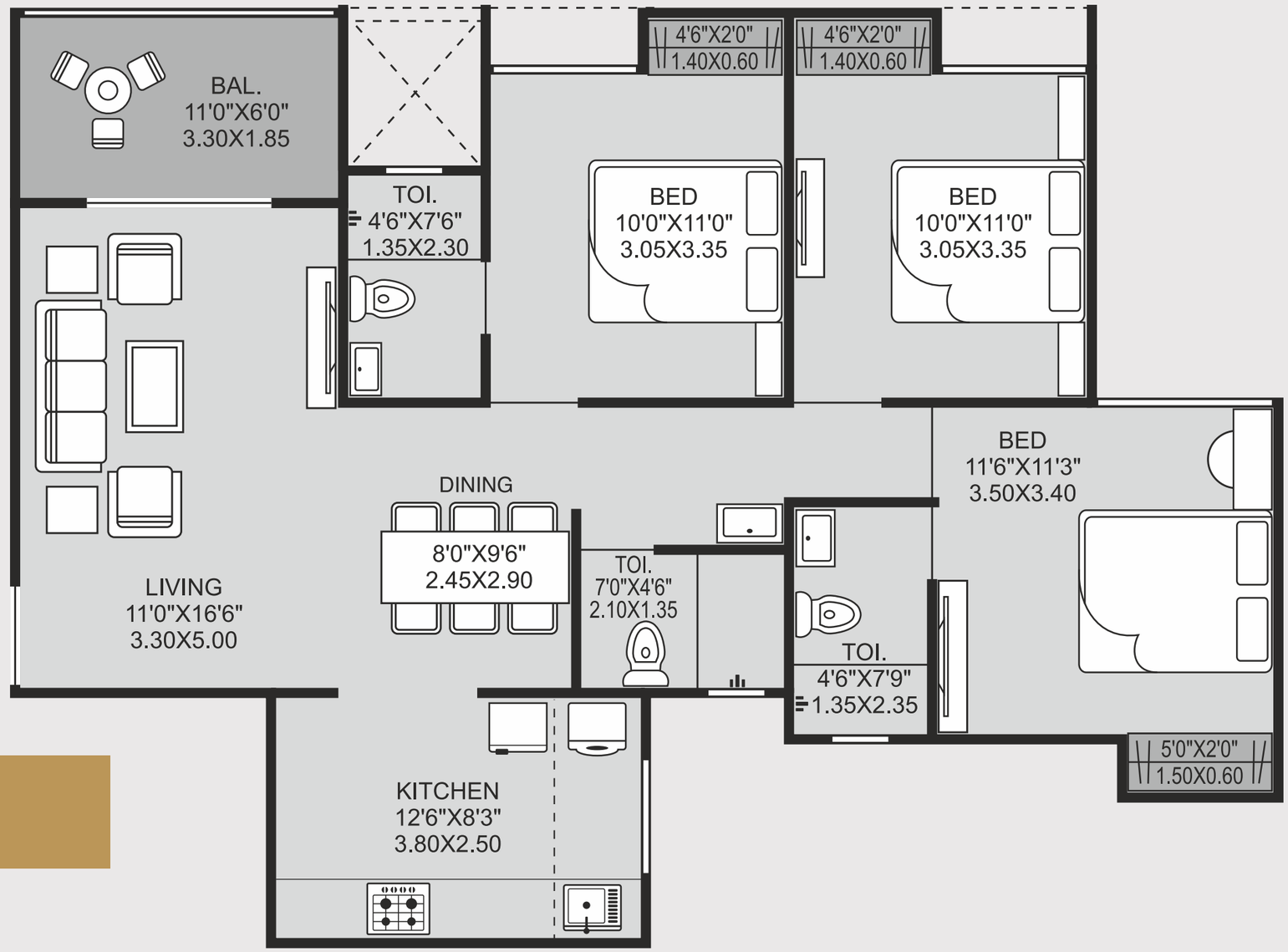
LIFT LOBBIES
- Designer Lobby At Ground Level
- Access Control Lobby
- High speed lift with generator backup
- Premium Finish tiles on all floors with staircase in natural stone
- Censor light for lift lobby
- Generator Back up for lifts (2nos per building) and common areas



3 BHK LUXURY

TYPICAL UNIT

3 BHK - Luxury					
Carpet Area (sqm)	Carpet Area (sqft)	Open Bal. (sqm)	Open Bal. (sqft)	Total Carpet (sqm)	Total Carpet (sq ft)
86.5	931.3	9.0	97.2	95.6	1029

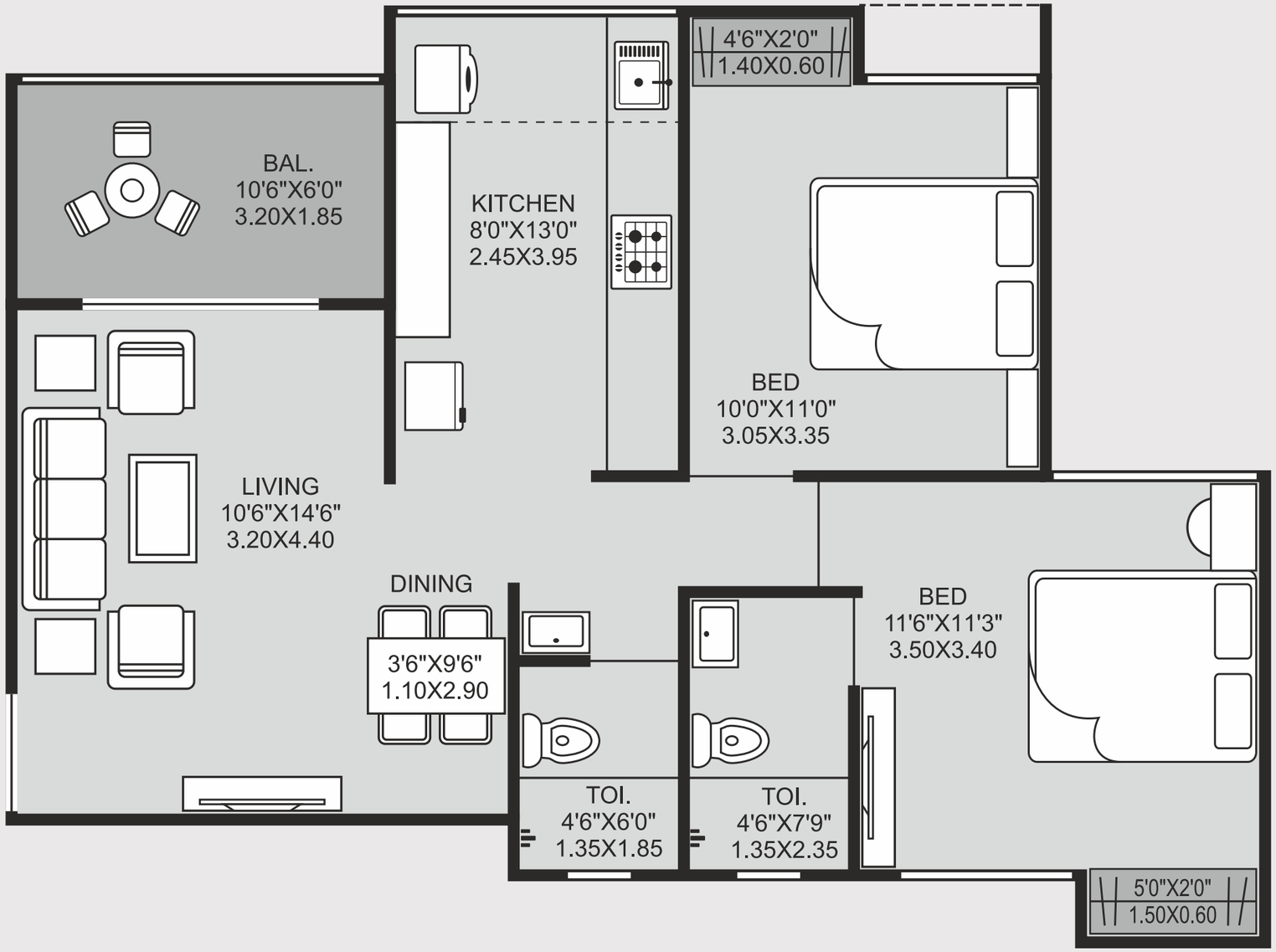


3 BHK COMFORT

TYPICAL UNIT

3 BHK - Comfort					
Carpet Area (sqm)	Carpet Area (sqft)	Open Bal. (sqm)	Open Bal. (sqft)	Total Carpet (sqm)	Total Carpet (sq ft)
85.9	924.8	6.0	64.4	91.9	989

2 BHK LUXURY



TYPICAL UNIT

2 BHK - Luxury					
Carpet Area (sqm)	Carpet Area (sqft)	Open Bal. (sqm)	Open Bal. (sqft)	Total Carpet (sqm)	Total Carpet (sq ft)
63.0	678.6	5.8	62.4	68.8	741

A BUILDING FLOOR LAYOUT



TYPE	FLAT NO.	Carpet Area (sqm)	Carpet Area (sqft)	Open Bal. (sqm)	Open Bal. (sqft)	Total Carpet (sqm)	Total Carpet (sqft)
3 BHK - Luxury	101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101, 1201, 1401 102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102, 1202, 1402	86.5	931.3	9.0	97.2	95.6	1029
3 BHK - Comfort	103 203, 303, 403, 503, 603, 703, 903, 1003, 1103, 1203, 1403 104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104, 1204, 1404	85.9	924.8	5.0	64.4	91.9	989

N

B BUILDING FLOOR LAYOUT



TYPE	FLAT NO.	Carpet Area (sqm)	Carpet Area (sqft)	Open Bal. (sqm)	Open Bal. (sqft)	Total Carpet (sqm)	Total Carpet (sqft)
2 BHK - Luxury	101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101, 1201, 1401 102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102, 1202, 1402 103, 203, 303, 403, 503, 603, 703, 903, 1003, 1103, 1203, 1403 104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104, 1204, 1404	63.0	678.6	5.8	62.4	68.8	741

N

C BUILDING FLOOR LAYOUT



TYPE	FLAT NO.	Carpet Area (sq m)	Carpet Area (sq ft)	Open Bal (sq m)	Open Bal (sq ft)	Total Carpet (sq m)	Total Carpet (sq ft)
3 BHK - Comfort	101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101, 1201, 1401 102, 202, 302, 402, 502, 602, 702, 902, 1002,1102,1202,1402	85.9	924.8	6.0	64.4	91.9	989
3 BHK - Luxury	103 203, 303, 403, 503, 603, 703, 903, 1003, 1103, 1203, 1403 104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104, 1204, 1404	86.5	931.3	9.0	97.2	95.6	1029

N

Vision EXOTICA

Project by

AVIS GROUP

Siddhivinayak Housing & construction GROUPS
NAUPATLAL SAKLA ENTERPRISE
IT ALL STARTS WITH A VISION

ADDRESS

Vision Exotica, SN. 98/1, 112/1, 112/2,
Opp. Maharashtra Warehouse, Pune-Nashik Highway, Spine Road Junction, Bhosari, Pune-411 039

+91 86260 78718 | www.visionexotica.com

The project has been registered via MAHARERA registration number: P52100030324
and is available on the website https://maharera.mahaonline.gov.in under registered projects.