



VISTA LUXURIA

LUXURY! AT EVERY CORNER

MANJRI



1 & 2 BHK *Life* Apartments

What does

Life

mean to us?

We breathe into our every moment while we smile, sadden, laugh, cry and capture all emotions into this largest beautiful moment called life.

We live into moments and one such moment is the time you step into your home every day.





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Life, a four letter word that defines eternity.

LUXURY

It takes hands to build a House
but only hearts can build
'a pure luxury'!

INTELLIGENT

Intelligent features
to keep you and your loved ones
safe and secure.

FINESSE

Rejoice, celebrate and share
your overwhelming experience
with your loved ones in these
artistic spaces with **great finesse.**

ELEGANCE

From outdoors to indoors,
Vista Luxuria offers you
enough elegance to enjoy.

Life

We create for you a versatile new way of looking at your home. We give you Vista Luxuria, a premium scheme of Life Apartments embedded with the latest technological requirements and luxuries to accentuate your lifestyle. Live and capture moments in 21st century personalized homes.

in sync with Grandeur



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Designer Entrance Gate

Life

At Vista Luxuria, every 'life apartment' is created keeping in mind what matters the most and which is 'You'. Discover a home where modern architecture and exquisitely planned homes merge seamlessly with natural landscape to give luxury a whole new meaning.

in sync with Perfect Planning

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An Overview of the Entire Project



Life

Your every moment counts in making the ultimate choices in life. While your dreams help you plan a wholesome living.

Each home comes with a plan for perfection. The breathtaking view from your terrace would certainly enthrall you beyond imagination. Vista Luxuria—a dream home, you would love to come back to after a long tiring day.

in sync with the Ample Choices

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Internal Roads with Tree Boulevard



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Life

Vista Luxuria is a space that we create keeping in mind your aspirations, luxuries, needs and above all moments that make your life. Where every wall helps you weave those little moments which you set out to capture with your dearest.

Each apartment seems to float into the landscape enjoying a sense of individuality and freedom of space with ample sun light, ventilation and views. The high-rise towers placed at appropriate distances from each other allow a visual and physical connection between the site and beyond.

in sync with the Ambience



Apartments overlooking Amenity Area



Glittering Night View of the Building

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Life

Vista Luxuria offers a number of contemporary amenities including scenic landscaped garden, amphitheater and plumeria court that augment the lavishness of your lifestyle. Also a splash pool with deck to ensure a fun time for your family.

An array of modern amenities would be an ideal way to spend a weekend with your loved ones.

in sync with the Recreation

- Grand Designer Entrance Gate
- Amphiatre
- Basketball Court
- Childrens Play Area
- Club House cum Community Hall
- Plumeria Court
- Jogging Track
- Designer Landscape Garden
- Swimming Pool
- Indoor Games
- Live Chess
- Senior Citizen Corner
- Gazebo



Meditation Zone

Club House



An Unique Stone Sculpture

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Life
in sync with the Rejuvenation



Children Play Area



Amphitheatre



Swimming Pool



1 BHK Apartment

Life
in sync with the Interiors

WING - A, B, C, D

Typical Floor Plan (First, Third, Fifth, Seventh, Ninth & Eleventh Floor)



AREA STATEMENT (SQ.FT.)

FLAT NO.	CARPET	DRY BALCONY	TERRACE
101, 102, 301, 302, 501, 502, 701, 702, 901, 902, 1101, 1102	612.00	24.00	126.00
103, 106, 303, 306, 503, 506, 703, 706, 903, 906, 1103, 1106	422.00	--	80.00
104, 105, 304, 305, 504, 505, 704, 705, 904, 905, 1104, 1105	612.00	24.00	126.00



2 BHK Apartment

WING - A, B, C, D
 Typical Floor Plan (Second, Fourth, Sixth, Eighth & Tenth Floor)



AREA STATEMENT (SQ.FT.)

FLAT NO.	CARPET	DRY BALCONY	TERRACE
201, 202, 401, 402, 601, 602, 801, 802, 1001, 1002	612.00	24.00	76.00
203, 206, 403, 406, 603, 606, 803, 806, 1003, 1006	422.00	--	40.00
204, 205, 404, 405, 604, 605, 804, 805, 1004, 1005	612.00	24.00	76.00

Life

in sync with Minute Detailing



STRUCTURE

- Earthquake Resistant RCC Structure
- 6" Brickwork for internal walls & 6" for external walls
- Gypsum finished plaster for internal walls, Sand Face Plaster externally

PAINTING

- Oil Bound Distemper to internal walls
- Semi-Acrylic paint to external walls

KITCHEN

- Black Granite kitchen platform
- S S Sink
- Dado ceramic tiles up to Lintel level above platform
- Provision for water purifier

FLOORING

- Vitrified 2' x 2' Flooring Tiles in complete apartment
- Anti Skid tiles for toilets and terraces.

TOILETS

- Designer wall tiles up to lintel level in toilets
- Good quality concealed plumbing & C.P. fittings in toilets of Jaquar make / equivalent
- Good quality Sanitary Ware for all toilets

DOORS

- Designer Moulded door with good quality door fittings
- Good quality internal flush doors with standard fittings
- 3-Track anodized Aluminum sliding door with mosquito nets
- Black Granite door frames to all toilets

WINDOWS

- 2-Track powder coated aluminum sliding windows with mosquito nets
- Black Granite sills for all windows
- Safety grills for all windows except toilet

ELECTRIFICATION

- Concealed copper wiring
- Adequate electrical points in all rooms
- Electrical switches of Anchor make / equivalent
- Provision for Telephone & Television point in living room
- Provision for electrical point for inverter, exhaust fan washing machine & water heater in bathrooms
- Provision for AC in master bedroom

LEISURE

- Club-House
- Equipped Modern Gymnasium with steam room
- Indoor Games - TT / Carrom, Card Table, etc.
- Multipurpose Hall
- Swimming Pool
- Children Play Area
- Amphitheatre with Party Lawn
- Jogging Track
- Basket Ball Court
- Nooks & Corner Seatings
- Plumeria Court
- Meditation Zone
- Gazebo

COMMON AMENITIES

- Video door phone
- Grand Entrance Gate with Security Cabin
- Piped Gas supply to every apartment
- Two Elevator to each building
- Decorated entrance lobby
- Vermiculture System for garbage treatment
- Rain water Harvesting
- Fire Fighting System
- Genset backup for Lifts, Pumps & Common Areas
- Letter Box for each flat
- Elegant compound wall
- Internal concrete Roads
- Sewage Treatment Plant



Site Address: S. No. 162, Manjari Budruk, Pune-38



Life

in sync with Conveniences

Vista Luxuria is located at Manjari, a home to tranquil beauty and easy accessibility which makes living an enriching experience. Located within the city, Vista luxuria is perfectly accessible to Magarpatta City, Amanora Park, DSK SEZ, Krome Mall, Big Bazaar, IBM, SP Infocity and many other commercial hubs. Whether it's an educational institute, fine dining, a bank or a hospital, these services are accessible within minutes.

Truly, Vista Luxuria is guaranteed to give you a world-class living experience.

KEY DISTANCES

Magarpatta City	5 mins
Fatimanagar	8 mins
Race Course	9 mins
Wanowrie	9 mins
Camp	10 mins
Koregaon Park	12 mins
Airport	20 mins



SP INFOCITY



MAGARPATTA IT PARK



POONAWALA STUD FARM



MANJARI STUD FARM



GLIDING CLUB



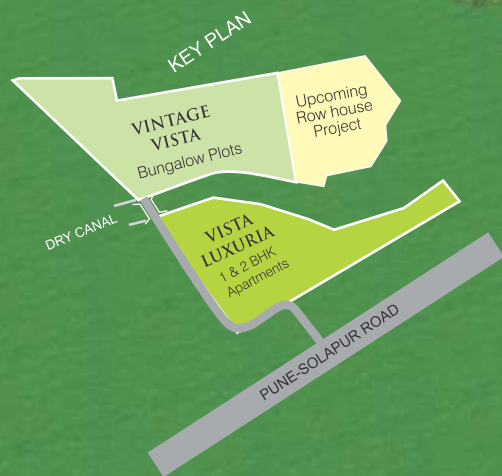
VINTAGE VISTA

BOULEVARD BUNGALOW PLOTS

RECENTLY LAUNCHED

BUNGALOW PLOT PROJECT BY PARMAR-INDUS ASSOCIATES
ADJACENT TO VISTA LUXURIA

An Overview of the Entire Project



Indoor Games



Outdoor Games



Gymnasium



Barbeque Deck



Plunge Pool



Senior Citizens' Park



Children's Play Area



Yoga & Meditation Area



PARMAR INDUS ASSOCIATES



A name in the field of constructions since 1980 has a unique style in all our projects. Making buildings to suit the skyline of Pune with better living space for each individual owning a property in Parmar projects. Our company, inspired by Mr Jugraj C. Parmar, is committed to fulfilling the needs of housing with updated concepts of better living with vision copyrighting the future. The company's motto, is "Tradition of Trust" goes a long way in explaining the success at Parmar. The client relationship management is our top priority along with creating values and building excellence for our esteemed clients.

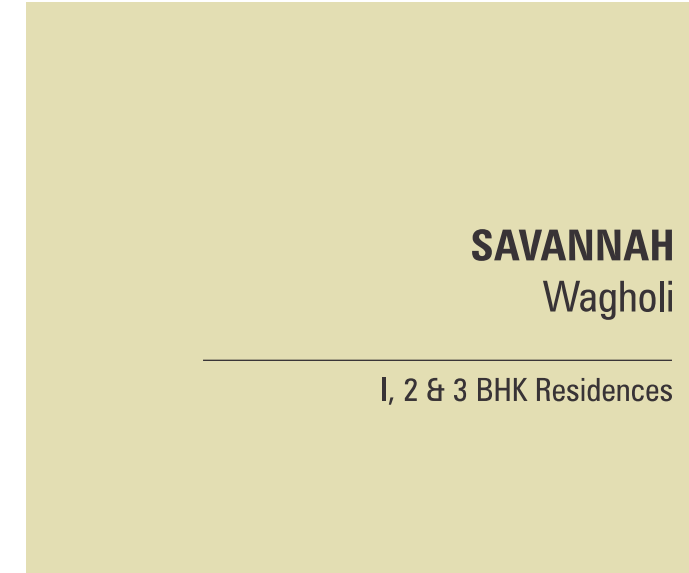


Indus Properties was formed with the vision of bringing a new level of professionalism to Pune's Real estate industry, through the creation of projects conceptualized to meet the evolving demands of a discerning urban customer. Indus properties incorporates into each project, the lifestyle features that its customers seek. Every project that carries the Indus name exhibits the same high standards of quality, be it material, manpower or transparency of process. If quality is measured in square feet and excellence in smiles, Indus is scripting a brighter future, one delighted customer at a time.



PARMAR SQUARE Kharadi

I, 2 & 2 BHK (L) Terrace Apartments



SAVANNAH Wagholi

I, 2 & 3 BHK Residences



PARMAR GALLERY Wanowrie

Shopping Mall & Retail Spaces



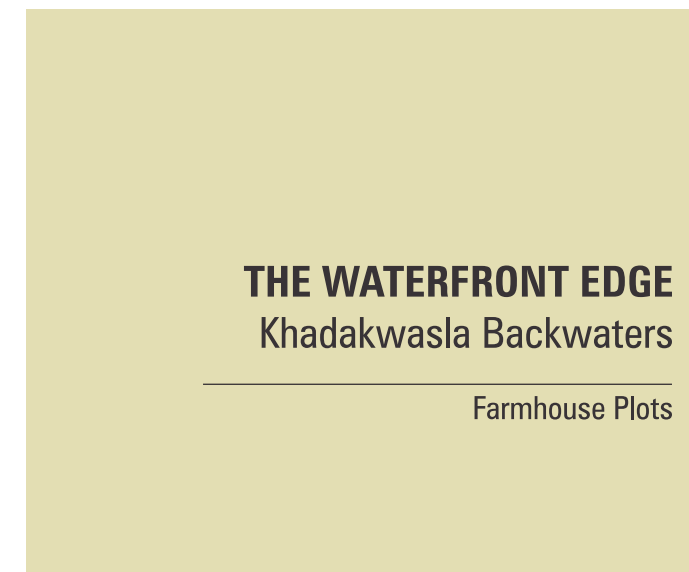
SWARAJ Moshi

I & 2 BHK Residential Township



PARMAR PARK Wanowrie

2 & 3 BHK Luxurious Apartments



THE WATERFRONT EDGE Khadakwasla Backwaters

Farmhouse Plots





www.parmarbuilders.com

A PROJECT BY



www.indusproperties.in

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