

INTRODUCING

AVINEA

THE NEXT-INSPIRED LUXURY

Falcon Street, DP Road, Hadapsar, Pune-411028

VYOM-SIGMA  
— BUILDZONE —

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# PROJECT OVERVIEW

- ▶ 10.5 Acres of Unparalleled Luxury
- ▶ Only 7 Towers
- ▶ 5 Level Podium Parking
- ▶ 55 Plus Amenities on 6<sup>th</sup> Podium & Ground Level
- ▶ 28 Residential Floors



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# PROJECT OVERVIEW

This **Uber Luxury Residential Project** consists of high-end residences that prioritize **comfort, style, and sustainability**. With over **70 exclusive amenities**, this project aims to create a community that reflects the aspirations of its residents, offering an unparalleled living experience.

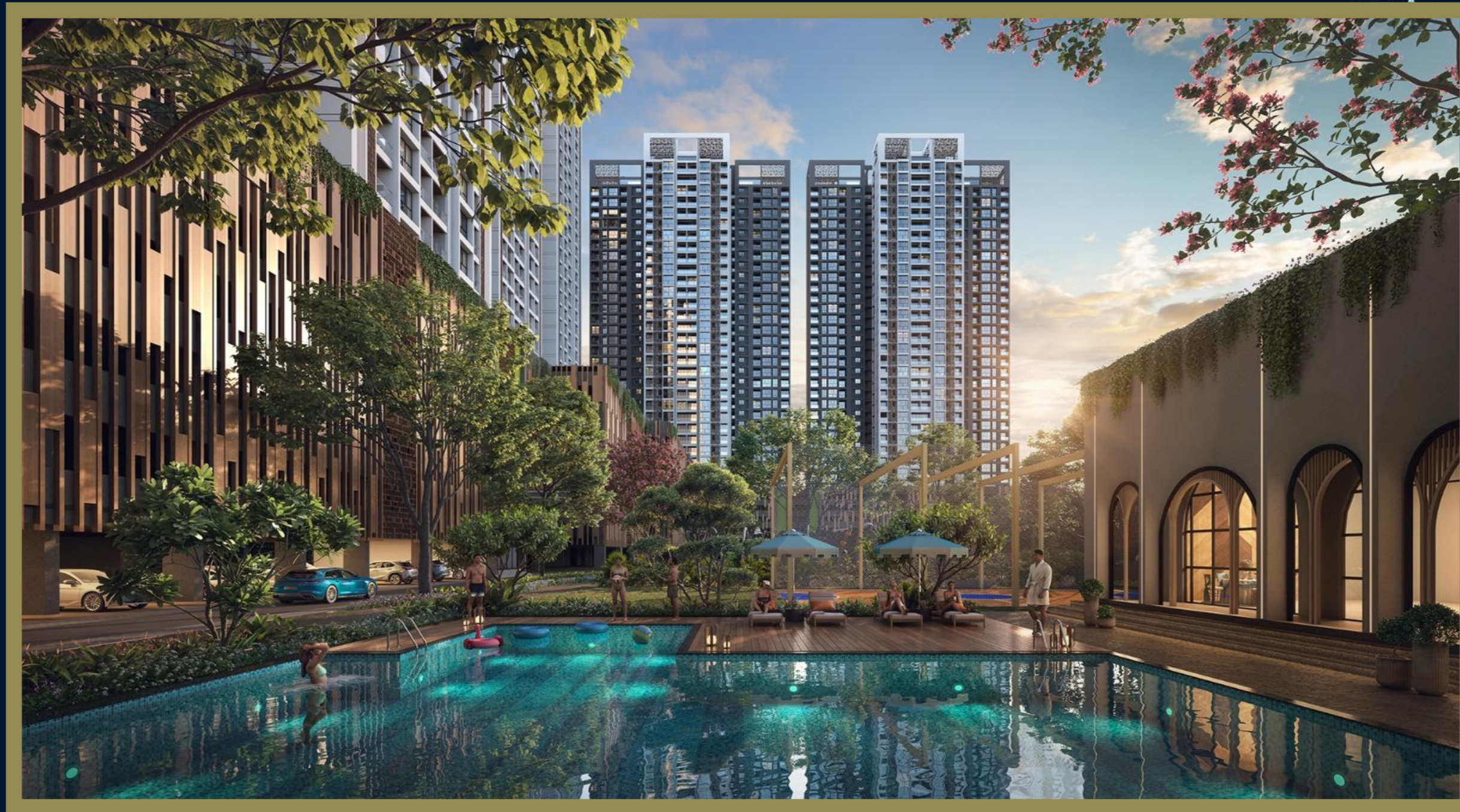
It is prefixed by a Uber Hi-Street Shopping District with Luxury retails and office spaces.



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# INTRODUCTION TO UBER LUXURY LIVING

The project is designed to elevate living standards through **exclusive amenities** and unparalleled experiences. We will explore how these features redefine luxury and provide a lifestyle that caters to the most discerning residents.



Each amenities here is crafted with emotions and a sense of usability with expansive dimensions to cater 1100 families.

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# VAASTU COMPLIANCE

Here, we have taken utmost care of the Vaastu aspect of living with 5 Thumb Rules to foster great health and prosperity to the residents.

- ✓ East-West Entrances
- ✓ East Side Kitchen's Cooking Platform
- ✓ Washrooms has been avoided in North-East (Ishanya) & Centre (Brahmasthan) of each flat.
- ✓ Bed's Head Position not to be in North Direction.

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# EXCLUSIVE AMENITIES

Experience the epitome of modern living with over 70 luxurious amenities. From cutting-edge fitness centers to serene spa facilities, every detail is crafted to elevate your lifestyle and foster a culture of wellness. Thoughtfully designed with ample space, our amenities cater to the diverse needs of our residents, ensuring a truly exceptional living experience.

The amenities are planned and designed considering the quantum of the project where each of the amenities offer fair amount of spaces to accommodate optimum number of people at a time.



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# WELLNESS & FITNESS

Wellness is a key focus in our project, with host of amenities primarily focusing body & mind. Approx **12000 sq. ft. Fitness Area.**

- ♥ **GYM x 2**
- ♥ **CROSS FIT ZONE**
- ♥ **YOGA HALL**
- ♥ **ZUMBA STUDIOS**
- ♥ **OUTDOOR EXERCISE STATIONS**
- ♥ **SWIMMING POOLS x 2**
- ♥ **1 KM PERIPHERY PATHWAY**



These spaces encourage residents to maintain a healthy lifestyle while enjoying the tranquility of their surroundings.

# CHILD CENTRIC ASPECT

- MUSIC ROOM
- DANCE STUDIO
- CRECHE
- KID'S PLAY PARK
- JUNIOR FOOTBALL
- PLAY FOUNTAIN
- SKATING RINK
- ADVENTURE PLAY PARK
- PADDLE BALL COURT
- KIDS POOLS





# SPORTS

- BOX CRICKET
- CRICKET PITCH
- JUNIOR FOOTBALL
- SKATING RINK
- BADMINTON COURT X 2
- MINI GOLF
- PADDLE BALL
- MULTI-PURPOSE COURT
- INDOOR GAMES HALL



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# GOURMET DINING EXPERIENCES

Residents will enjoy access to **gourmet dining experiences** within the community. Featuring **world-class chefs** and diverse culinary options, these dining establishments will elevate everyday meals into extraordinary experiences.

- GRILL & DINE CAFE
- BARBEQUE COURT



# ENTERTAINMENT & LEISURE

The project includes various **entertainment and leisure facilities** such as a **MINI CINEMA, LOUNGES** specifically for Teenagers, Senior Citizens and for all separately.



CLUB CITADEL WITH PARTY LAWN | CLUB CASTLE WITH PARTY LAWN | BANQUET MANOR WITH PARTY LAWN | GUEST SUITES

These spaces are designed for socializing and relaxation, fostering a vibrant community atmosphere.



# COMMUNITY ENGAGEMENT

We believe in fostering A strong sense of community. Our project includes spaces for **social gatherings, events,** and **workshops** that encourage residents to connect and engage with one another, creating lasting relationships.

- ▶ GRAND ENTRY LOBBIES
- ▶ LIBRARY
- ▶ CO-WORKING SPACES X 2
- ▶ COMMUNITY CENTRE for spiritual well-being.

# SUSTAINABLE LIVING

Sustainability is at the heart of our project. It's a IGBC 5-Star rated green project.

With **eco-friendly materials, energy-efficient systems, Solar Water, Green Spaces, Water Treatment Plant, Sewage Treatment Plant, Rain Water Harvesting Practices**, we aim to create a living environment that is not only luxurious but also responsible and sustainable for future generations.



# CONFIGURATION

TYPE	CARPET AREA ( SQUARE FEET)	PACKAGE PRICE
2 Bedroom	946   960 SQFT	1.31 Crores onwards
3 Bedroom	1213   1226  1232  1239   1262	1.67 - 1.78 Crores onwards
4 Bedroom	1780 SQFT	2.42 Crores onwards
4.5 Bedroom (Couplet)	1940 SQFT	2.62 Crores onwards
5.5 Bedroom (Couplet)	2470 SQFT	3.45 Crores onwards

# LOCATION

SCHOOLS	SHOPPING	HOSPITALS	WORK	PUBLIC INFRA
Wisdom World School – 1 Min	VYOMSIGMA Hi-Street	Noble Hospital – 7 Min	Magarpatta IT Park – 5 Mins	Hadapsar Bus Depot – 3 Mins
Billabong School – 1 Min	Amanora Mall – 4 Min	Columbia Asia	EON IT Park – 20Mins	Pune International Airport – 35 Mins
Narayana Techno School -1 Min	Seasons Mall – 5 Min		WTC, Pune – 25 Mins	Pune Railway Station – 25 Min
Pawar Public School – 2 Min	93 Avenue Mall – 12 Min		SP Info-city – 15 Mins	Hadapsar Railway Station 7 Mini
Amanora School – 4 Min	Nyati Palaza, Kharadi – 15 Min		Vimaan Nagar – 30 Mins	
HDFC School – 4 Min	Phoenix Mall, Viman Nagar – 30 Min		Kalyani Nagar – 20 Min	
Chaturbhuj Narsee School – 5 Min			Koregaon Park – 16 Min	