

LIVIA

A peaceful comfort...

# LIVIA

A peaceful comfort...

 *Highlights...*



Livia is about Peace & Harmony. This creation is located off Pune-Mumbai highway on wakad hinjewadi road, close to hinjewadi IT & BT Park.

Livia is a wholesome lifestyle off 18 flat holders. which emphasis on Vastu Compliance. Ensuring adequate light & ventilation without compromising privacy and maximizing smooth functionality & comfort.

It is surrounded by gourmet restaurants, healthcare facilities, gyms, upmarkets, shopping malls, educational Institutes, and all civic facilities easing life further. Life here gives you everything to build your future on.

A place where you can unwind with your dear ones in peace & harmony.

  
*Highlights...*

**LIVIA**  
A peaceful comfort...

Livia offers a range of commercial space for small scale software development companies, BPOs, Biotech enterprises Offices, Bank, Clinic, Shops, Restaurant & Showroom. This spacious premises, strategically located in Wakad-Hinjewadi Road, close to Hinjewadi IT & BT Park.

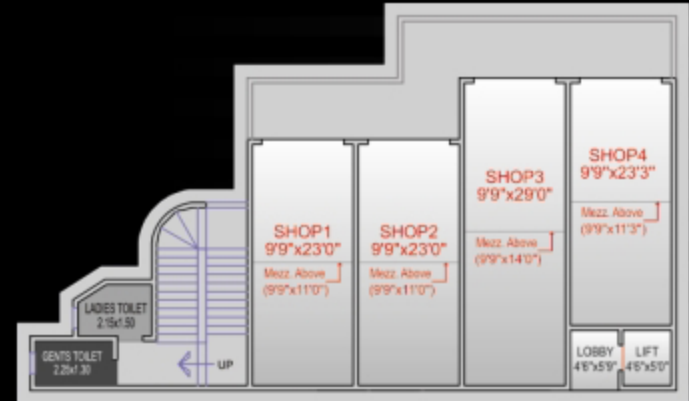
Livia provides a well planned and sensitive working environment, equipped to suit a range of business needs.

Commercial space starting from 250 sqft. to 2500 sq.ft.



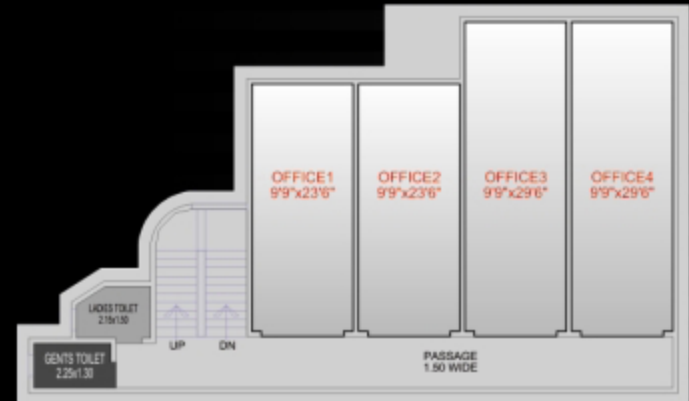
### GROUND FLOOR - COMMERCIAL

	CARPET AREA GROUND FLOOR SQ.MTR.	CARPET AREA LOFT FLOOR SQ.MTR.	CARPET AREA TOTAL SQ.MTR.	SALEABLE SQ.FT.
SHOP 1	21.16	10.4	31.56	476
SHOP 2	21.16	10.4	31.56	476
SHOP 3	26.67	12.87	39.45	596
SHOP 4	21.42	10.39	31.81	480



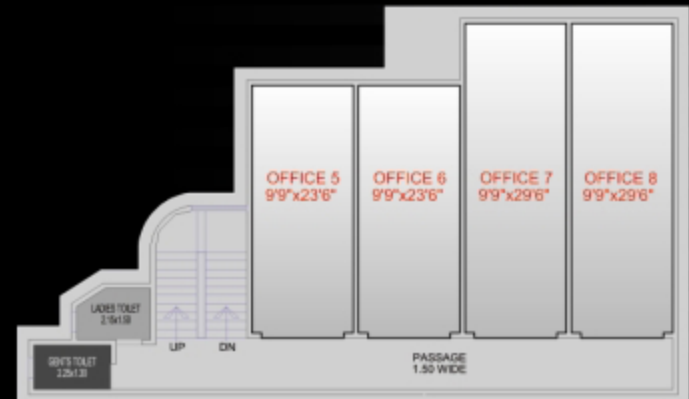
### FIRST FLOOR - COMMERCIAL

	CARPET AREA GROUND FLOOR SQ.MTR.	CARPET AREA TOTAL SQ.FT.	SALEABLE SQ.FT.
OFFICE 1	21.60	233	326
OFFICE 2	21.60	233	326
OFFICE 3	26.94	290	406
OFFICE 4	26.94	290	406



### SECOND FLOOR - COMMERCIAL

	CARPET AREA GROUND FLOOR SQ.MTR.	CARPET AREA TOTAL SQ.FT.	SALEABLE SQ.FT.
OFFICE 5	21.60	233	326
OFFICE 6	21.60	233	326
OFFICE 7	26.91	290	406
OFFICE 8	26.91	290	406



# LIVIA

A peaceful comfort...

## Residential Plan...



RESIDENTIAL PLAN - FIRST, THIRD & FIFTH FLOOR

FLAT NO.	CARPET sqm	CARPET sqft	TERRACE sqm	TERRACE sqft	CARPET WITH 100% TERR (sqft)	SALEABLE sqft
101, 102, 301, 302, 501, 502	61.72	664	6.86	74	738	960
103, 303, 503	64.16	691	14.62	157	848	1102



RESIDENTIAL PLAN - SECOND, FOURTH & SIXTH FLOOR

FLAT NO.	CARPET sqm	CARPET sqft	TERRACE sqm	TERRACE sqft	CARPET WITH 100% TERR (sqft)	SALEABLE sqft
201, 202, 401, 402, 601, 602	61.68	664	5.28	57	721	937
203, 403, 603	64.07	690	13.73	148	837	1089



# LIVIA

A peaceful comfort...



## Amenities...

- Structure : RCC frame earthquake resistance structure.
- Bricks : 6" bricks for all internal and external walls.
- Plaster : Double coat plaster for external walls. Plaster of Paris (POP) finish plaster for Internal walls.
- Tiling : 2\*2 vitrified flooring with skirting for entire flat of RAK Ceramix. Antiskid tile in terrace and bathroom
- Kitchen : Kitchen otta with granite platform and dado up to lintel level.
- Toilet Bathroom : Wall tiling up to 7 'in bathroom and 4' in toilet with good quality accessories.
- Plumbing : Concealed plumbing with Jaquar fittings or equivalent.
- Electrical : Concealed electrical copper wiring of Polycab Company with appropriate electric points and switches of Legrand Company (or equivalent) and provision for A/c points in all bedrooms.
- Windows : Powder coated aluminium sliding window with Safety grills in M.S and mosquito mesh to bedrooms and marble frame.
- Door and frames : Attractive main door with Formica skin along with wooden frame. Marble frames for bathroom along with good quality doors fittings.
- Terraces : Open able French door for terraces in M.S. with glass railing.
- Paint : Oil bond distemper paint of Asian Paint. Apex weather shield for all external walls.
- Lift : Standard quality lift .
- Security : Video door phone for all flats.
- Solar System : Solar water heating system for both the common bathroom and attached bathroom.
- Wi fi connectivity : Wireless internet connection.
- Locking system : Europa locking system with nightlatch. Quality fitting to all the doors.
- Power Backup : Inverter Power Backup
- Satelite TV : Tata Sky setup box with dish.
- Water Purifier : Standard quality water purifier in kitchen.
- Entrance : Attractive main entrance lobby .Provision for sit out.
- Parking : Covered car parking for each flat.

**LIVIA**  
A peaceful comfort...

 *LocationPlan*

### KEY DISTANCES

Hinjewadi IT Park	1.5 kms
Mumbai-Pune Expressway	8 kms
Chinchwad	4 kms
Aundh	7 kms
Baner	4 kms
Sus-Pashan Road	6 kms



**LIVIA**  
A peaceful comfort...

  
*Contact Us*

AN  
**AVNI**  
P R O J E C T S

**A PROJECT PARTNER**



&



**CREDITS**

**Architects**  
Soul Space

**Legal Advisor**  
Adv. R.V. Daravade

**R.C.C. Designer**  
Bhillare & Associates

**SITE ADDRESS**

S. No 81/2a, 82/1a, 82/2+3/1,  
Bhumkar Vasti, Wakad, Pune.  
Mob.: 9881871724

**OFFICE ADDRESS**

1246, Kasba peth, Rajaram Apartment,  
Near kumbhar wada, Pune 411011  
Tel.: 020 - 24575161

**FOR BOOKING CONTACT**

AMIT  
**98222 78787**

PRAVIN  
**88550 23779**

This brochure is an artist's impression & not a legal offering. Plans, specifications, amenities, etc. are subject to change without prior notice