

Gini
vivianaña



happily yours





carpe diem

Very often we go through life without really bothering about life itself. We work hard, only to work harder. We use up our energy hoping to live a better life. And the better life, more often than not, remains just a dream. What really happens is that we forget to enjoy the present.

Which brings us to the spirit of Carpe Diem. In Latin, Carpe Diem means 'seize the day'. It talks about living life to the fullest. About how we need to feel each passing moment and savour each fleeting instant. It talks about being happy. It talks about living like there's no tomorrow.

At Gini we nod in ardent agreement. Here's presenting Viviana, a tribute to the philosophy of a thoroughly enjoyable life, and to the eternal spirit of Carpe Diem.



Gini Bellissimo



Gini Sanskruti



Gini lake gardenz



Gini Bellina

welcome to Gini

We'd like to welcome you to Gini, an organization that has over the years been involved in many prestigious projects across different parts of Western India. From Gini Sanskruti, Gini Bellissimo and Gini Bellina in Pune to Gini Lake Gardenz in Ahmedabad, and many others, we are well experienced in providing the right kind of construction and amenities according to different lifestyles and geographies.

As an organization, we're all about honesty and hard work. Though our business is about brick and mortar, we look much beyond that. Before we begin any project, we ensure our homework is well done. Our dedicated team studies everything in and around the location and we sit together to come up with the best possible solutions. We put in our hundred percent. And through our previous projects, we've reaped what we've sowed. Honestly we're humbled by the trust and goodwill that has followed us all the way. And we believe this will only get stronger with every passing project. With Viviana, another new chapter has just begun.



adding colours of joy to life

Gini viviañá



Gini viviana
viviana

viviana,
an extra serving of happiness.

Viviana in Italian means vibrant and full of life. And we surely meant it when we named our project Viviana. The moment you step in through the gates, you'll be transported to another world altogether. The complex houses 6 towers and has a total of 226 apartments in two, two & a half, and three BHK configuration, and eight exclusive penthouses. Complete with a clubhouse, swimming pool and all amenities that you'd expect, we've not stopped there.

Gini viviana
adding colours of joy to life

viva zone *something more*

Other than the conventional amenities, we've put a little more thought and added an extra dose of happiness.

VIVA ZONES: Between each tower, we've got unique 'Viva zones'. These are specially designed recreational pockets. Each pocket has something different to offer.

OPEN-AIR CAFETERIA: An outdoor cafeteria where you can sip on your coffee and enjoy a book or catch up on some conversation.

PUTTING GREEN: A mini golf course where you can practice your shots and hone your golfing skills.



Viva Zone: Open-air Cafeteria



Viva Zone: Putting Green



Viva Zone: Amphitheatre



Viva Zone: Skating Rink

something more

AMPHITHEATRE: An ultra modern open amphitheatre with all facilities for movie screenings. This space can also be used for cultural programs and functions.

SKATING RINK: For those with wheels, here's where you can get funky.

CHESS & HOP-SCOTCH: The black and white armies are waiting. This time not on a table though. Come enjoy an intense game of chess in a life size setting. Or if you need something more physical, you can opt for a jumpy game of hop-scotch right next to it.



Viva Zone: Chess & Hop-Scotch





Site Layout

- 1. Senior Citizens' Park
- 2. Amphitheatre
- 3. Chess & Hop-Scotch

- 4. Skating Rink
- 5. Putting Green
- 6. Open air Cafeteria

Club House

- 7. Basketball Ring
- 8. Kids Play Area
- 9. Gymnasium
- 10. Multi Purpose Hall
- 11. Guest Rooms
- 12. Swimming Pool

everything else

At Viviana, you have everything you need to savour a quality lifestyle, with just the right amount of happiness and fun. Viviana is not just a housing complex. It is a way of life. And with the amount of dedication and care we've put into each facet, we're sure you'll agree too.

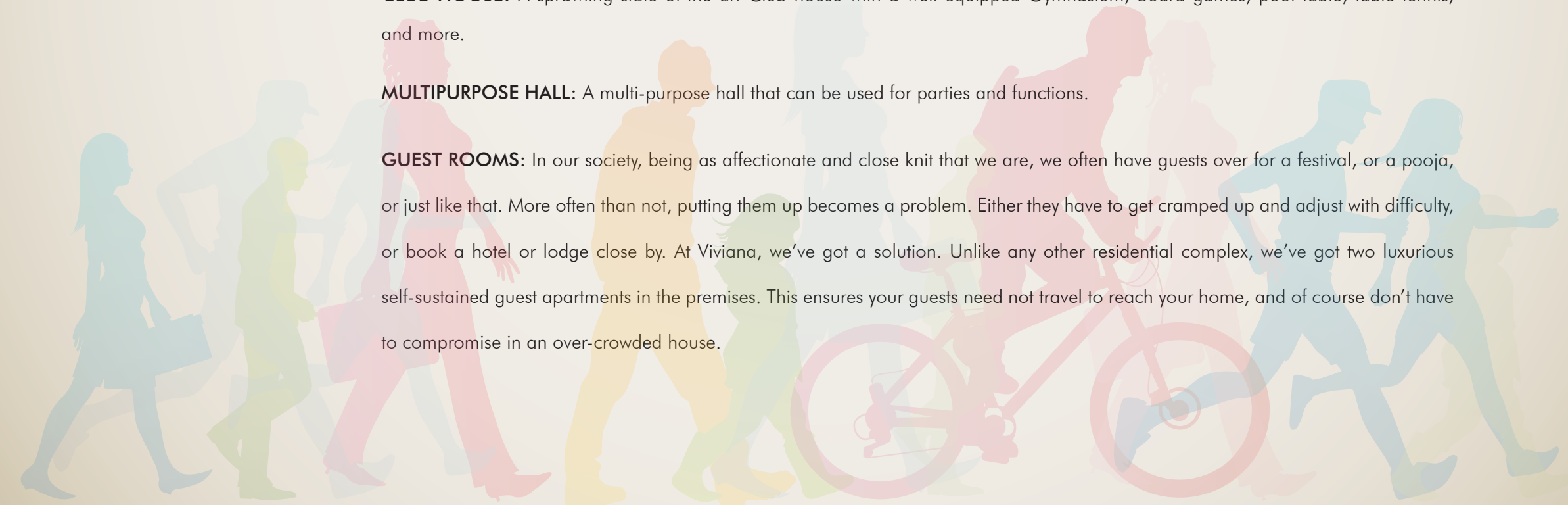
CLUB HOUSE: A sprawling state-of-the art Club house with a well equipped Gymnasium, board games, pool table, table tennis, and more.

MULTIPURPOSE HALL: A multi-purpose hall that can be used for parties and functions.

GUEST ROOMS: In our society, being as affectionate and close knit that we are, we often have guests over for a festival, or a pooja, or just like that. More often than not, putting them up becomes a problem. Either they have to get cramped up and adjust with difficulty, or book a hotel or lodge close by. At Viviana, we've got a solution. Unlike any other residential complex, we've got two luxurious self-sustained guest apartments in the premises. This ensures your guests need not travel to reach your home, and of course don't have to compromise in an over-crowded house.



Swimming Pool





Club House



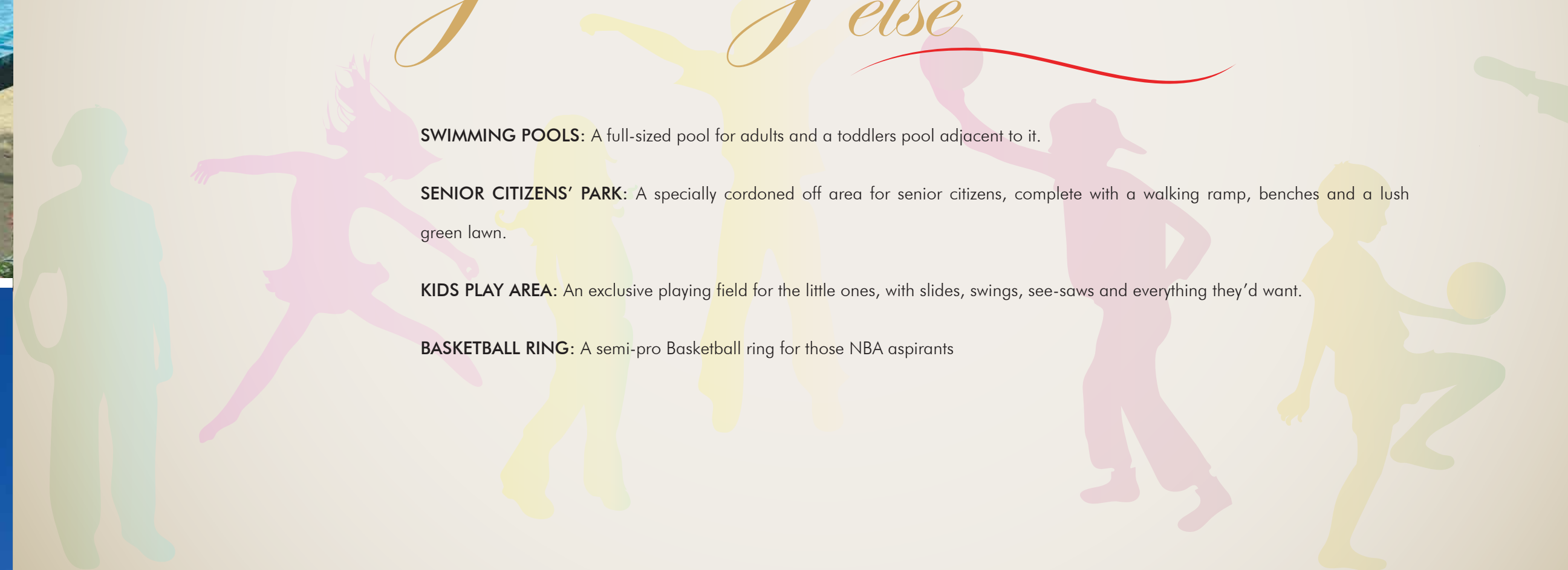
everything else

SWIMMING POOLS: A full-sized pool for adults and a toddlers pool adjacent to it.

SENIOR CITIZENS' PARK: A specially cordoned off area for senior citizens, complete with a walking ramp, benches and a lush green lawn.

KIDS PLAY AREA: An exclusive playing field for the little ones, with slides, swings, see-saws and everything they'd want.

BASKETBALL RING: A semi-pro Basketball ring for those NBA aspirants





Senior Citizens' Park



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viviana

Kids Play Area



a look inside

RCC

- Structure designed with Earthquake Resistant Frame

Electrification

- Concealed electrical piping • Renowned Modular Switches • Standard ISI Multi strand wires with MCB • ELCB • Provision for AC points in all Bedroom and Living Room • TV and Telephone points in Master Bedroom & Living Room • Internet Provision in Master Bedroom

Flooring

- Laminated Wooden flooring in the Master Bedroom • Vitrified tiles in the rest of the apartment • Designer Dado tiles for Bathrooms and Kitchen • Designer Anti-skid tiles for Terrace, Dry Balcony and Toilets

Wall Finish / Paint

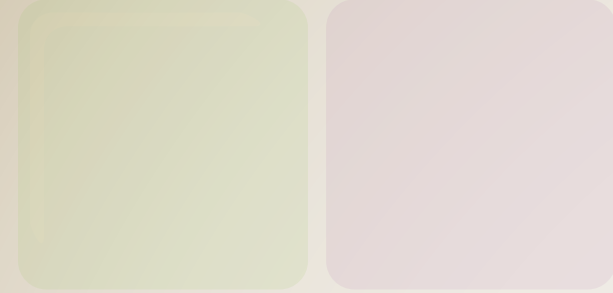
- POP/ Gypsum Wall Finish • Internal OBD Paint

Kitchen

- Modular Kitchen with Chimney • Exhaust Fan provision in Kitchen • Parallel Black Granite Platform • Stainless Steel Sink • Dado tiles up to 4 feet height • Provision for Washing Machine & Dish Washer in Dry Balcony

Doors

- Flush Doors with both side laminates



Windows

- Black Granite Window Sills • Aluminum Powder Coated Windows • Stainless Steel Mosquito Nets • Window Grills • French Doors for Terraces

Utilities

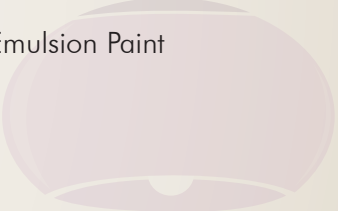
- Sewage Treatment Plant • Water Filtration Plant • Vermiculture • Rain Water Harvesting • Water Recycling for Garden and Flushing
- Generator backup for Common Passages / Utilities • Provision for Inverter in each apartment • Underground and Overhead Tanks for Water Storage • Fire Fighting System • Tremix Concrete Roads • Anti-termite treatment for entire complex • Acrylic Emulsion Paint for Exteriors • Gasbank (subject to regulatory approvals)

Toilets/Bathrooms

- Concealed Plumbing • Shower Panel in Master Bathroom • Single Lever Diverter • Health Faucet • Wash Basin Counter in Black Granite • Bathroom Glazing up-to 7' height of designer series • Black Granite Door Frames for Bathrooms • Solar Water Heating for Master Bathroom • Electric Geyser in Common Bathroom • Half Glass Partition in Shower Area of master bedroom • Exhaust Fan provision in Bathrooms

Security

- Video Door Phone for each apartment • CCTV Cameras for common areas and lobbies • Security Cabin



Isometric View

2 BHK



Isometric View

2 1/2 BHK

Gia Viviana



Isometric View

3 BHK



Typical Floor Plan

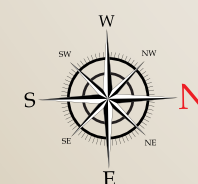
A & F | 1st, 3rd, 5th & 7th Floor Plan

GIA viviana



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE CARPET	AREA (sq.ft)	FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE CARPET	AREA (sq.ft)
101,301,501,701	3 BHK	1025.00	170.00	1550.00	103,303,503,703	2½ BHK	855.00	130.00	1280.00
102,302,502,702	2½ BHK	855.00	130.00	1280.00	104,304,504,704	3 BHK	1025.00	170.00	1550.00



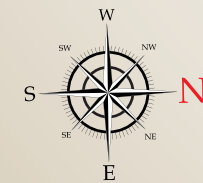
Typical Floor Plan

A & F | 2nd, 4th & 6th Floor Plan



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE CARPET	AREA (sq.ft)	FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE CARPET	AREA (sq.ft)
201,401,601	3 BHK	1025.00	115.00	1480.00	203,403,603	2½ BHK	855.00	115.00	1260.00
202,402,602	2½ BHK	855.00	115.00	1260.00	204,404,604	3 BHK	1025.00	115.00	1480.00



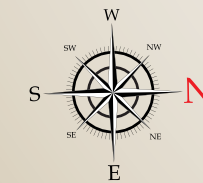
Typical Floor Plan

A & F | 8th Floor Plan



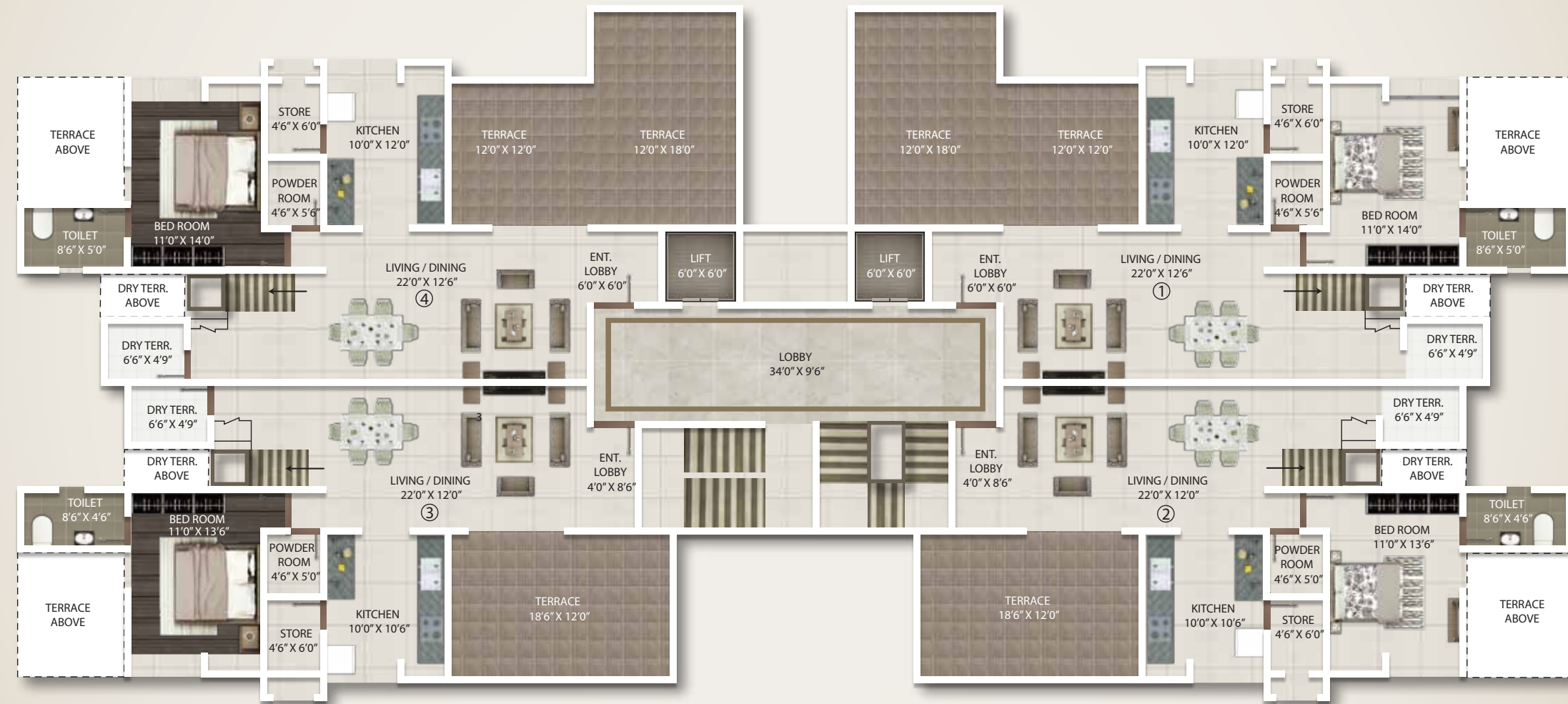
AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE CARPET	AREA (sq.ft)	FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE CARPET	AREA (sq.ft)
801	3 BHK	1025.00	115.00	1480.00	803	2½ BHK	855.00	115.00	1260.00
802	REFUGE AREA				804	3 BHK	1025.00	115.00	1480.00



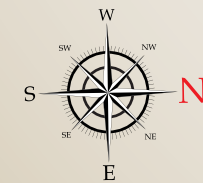
Typical Floor Plan

A & F | 9th Floor Plan



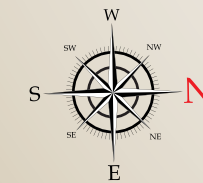
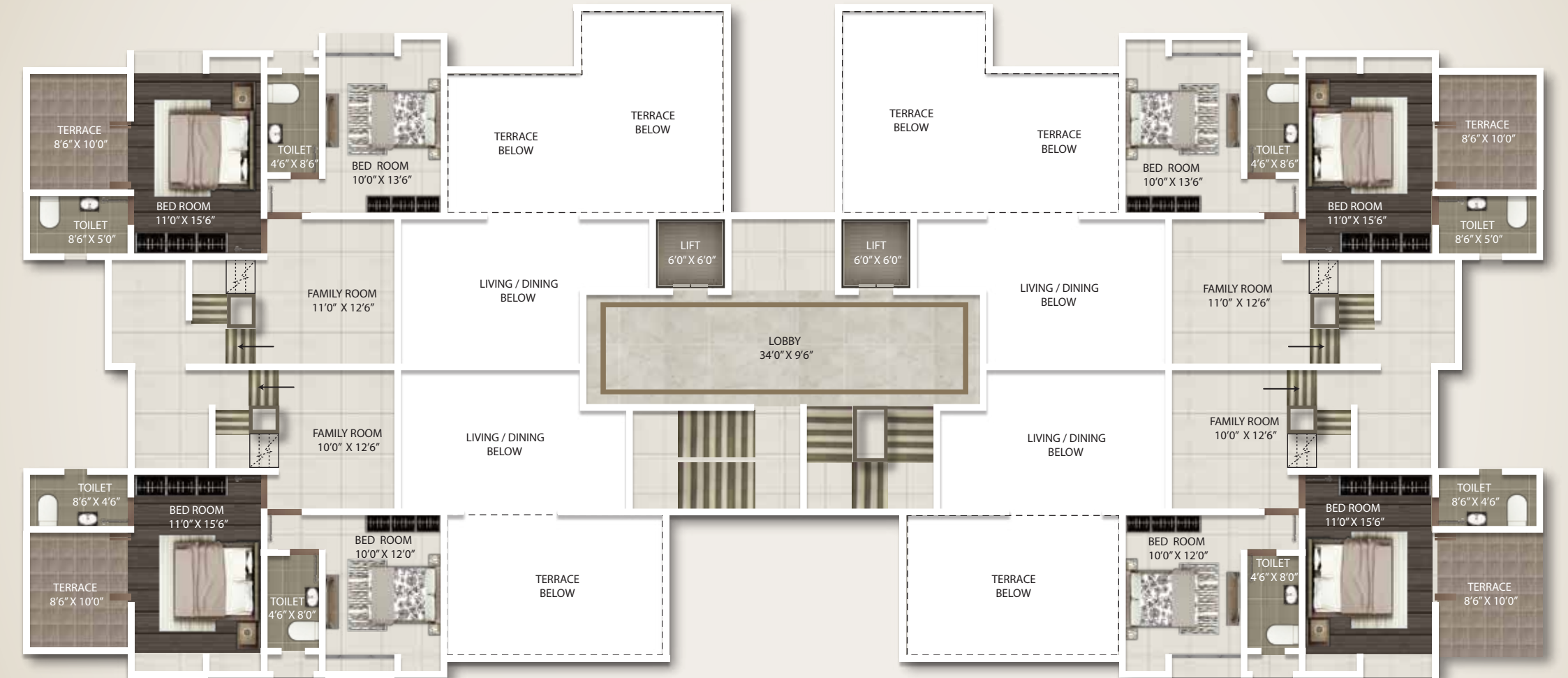
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FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE CARPET	AREA (sq.ft)	FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE CARPET	AREA (sq.ft)
901	Duplex - 3 BHK	1440.00	475.00	2490.00	903	Duplex - 3 BHK	1330.00	340.00	2170.00
902	Duplex - 3 BHK	1330.00	340.00	2170.00	904	Duplex - 3 BHK	1440.00	475.00	2490.00



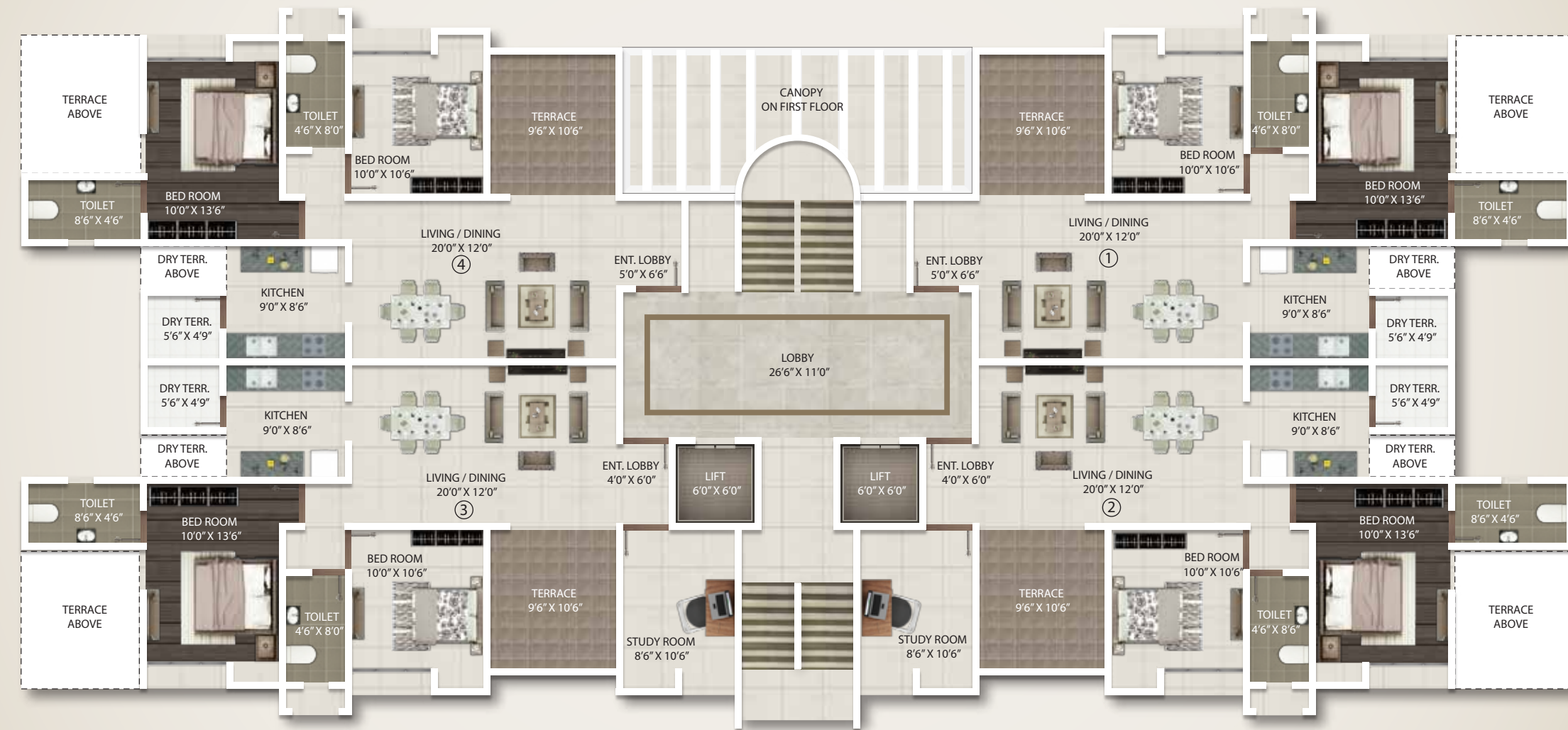
Typical Floor Plan

A & F | 10th Floor Plan



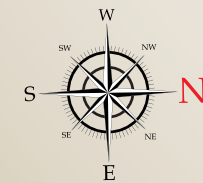
Typical Floor Plan

B & E | 1st, 3rd, 5th 7th & 9th Floor Plan



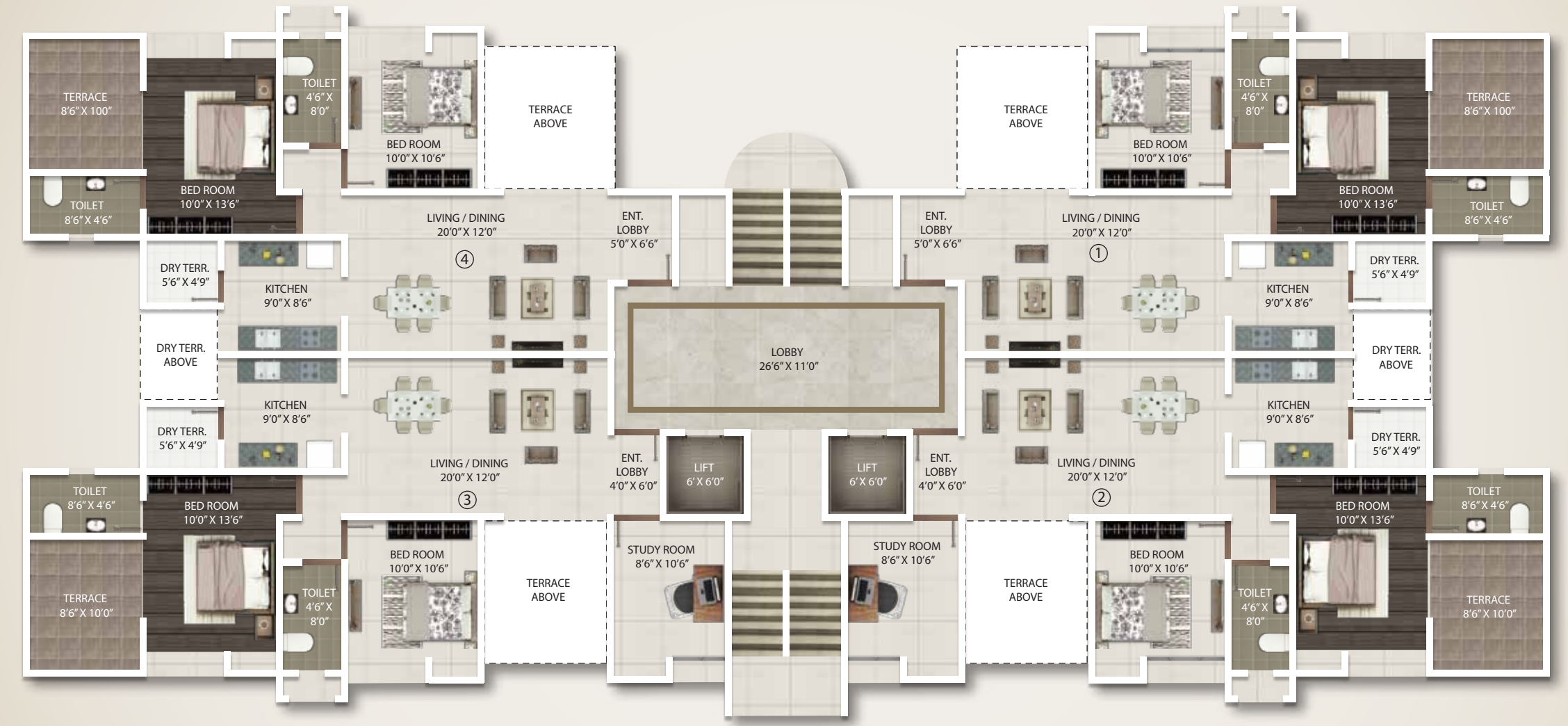
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101,301,501,701,901	2 BHK	720.00	125.00	1100.00	103,303,503,703,903	2½ BHK	805.00	125.00	1210.00
102,302,502,702,902	2½ BHK	805.00	125.00	1210.00	104,304,504,704,904	2 BHK	720.00	125.00	1100.00



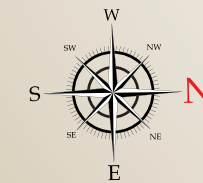
Typical Floor Plan

B & E | 2nd, 4th, 6th & 10th Floor Plan



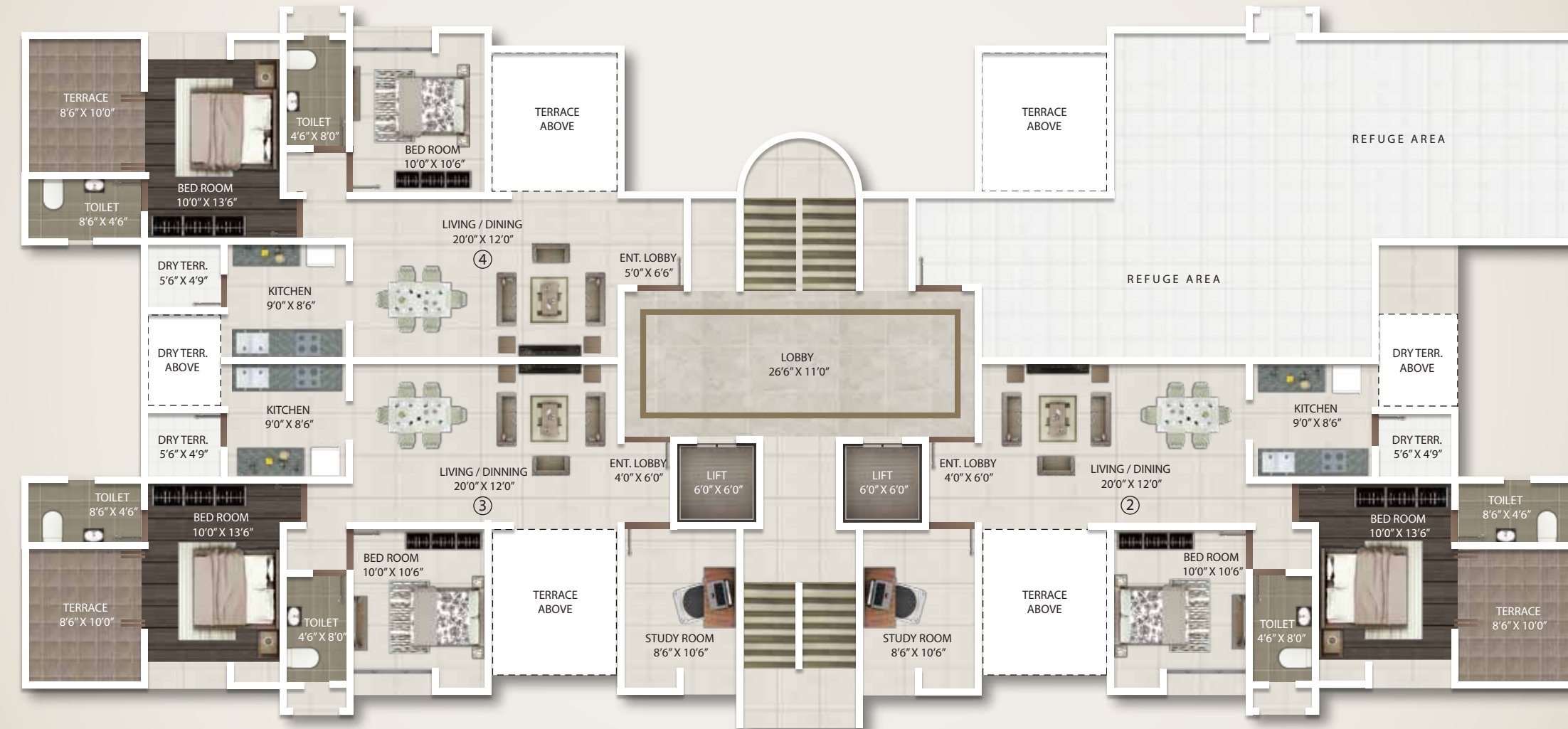
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201,401,601,1001	2 BHK	715.00	110.00	1075.00	203,403,603,1003	2 1/2 BHK	805.00	110.00	1190.00
202,402,602,1002	2 1/2 BHK	805.00	110.00	1190.00	204,404,604,1004	2 BHK	715.00	110.00	1075.00



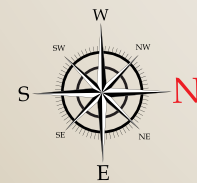
Typical Floor Plan

B & E | 8th Floor Plan



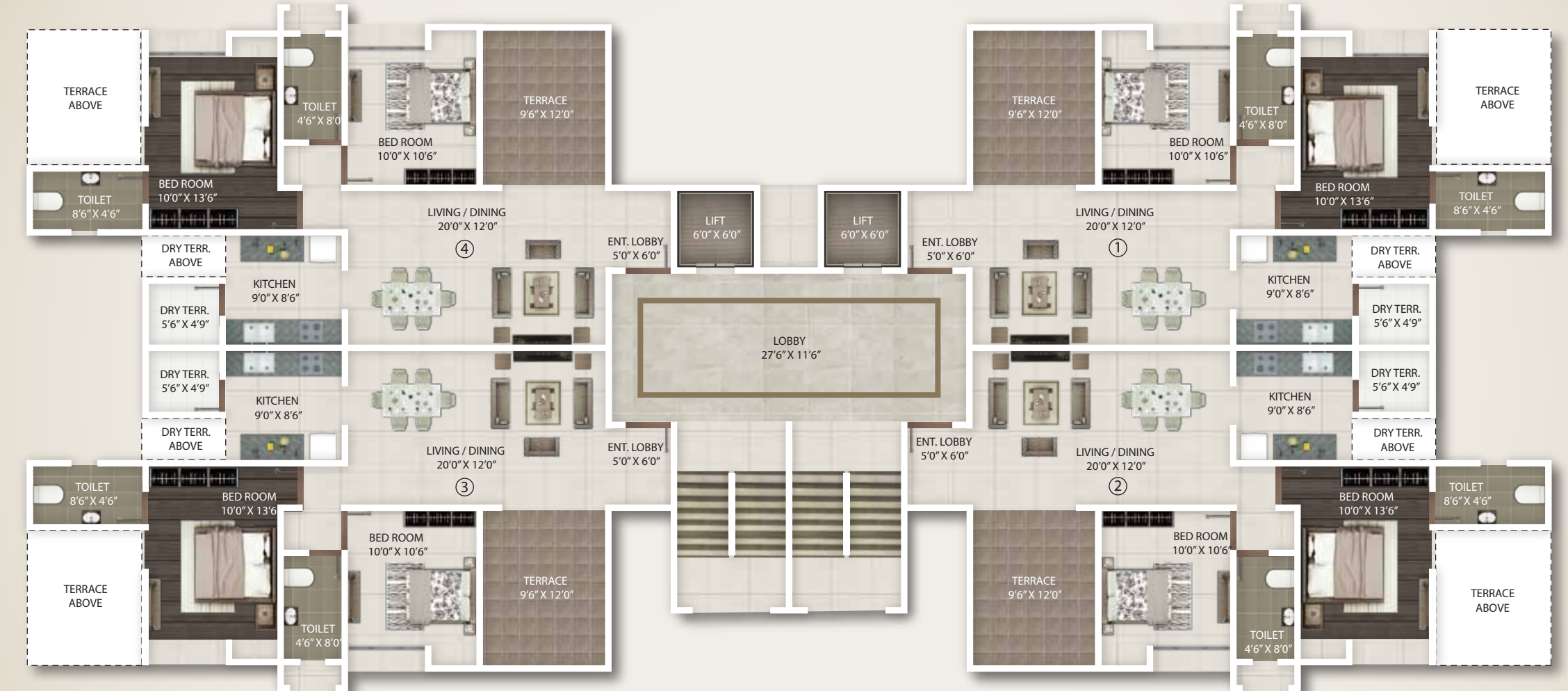
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801	REFUGE AREA				803	2 1/2 BHK	805.00	110.00	1190.00
802	2 1/2 BHK	805.00	110.00	1190.00	804	2 BHK	715.00	110.00	1075.00



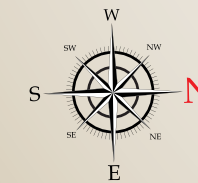
Typical Floor Plan

C & D | 1st, 3rd, 5th 7th & 9th Floor Plan



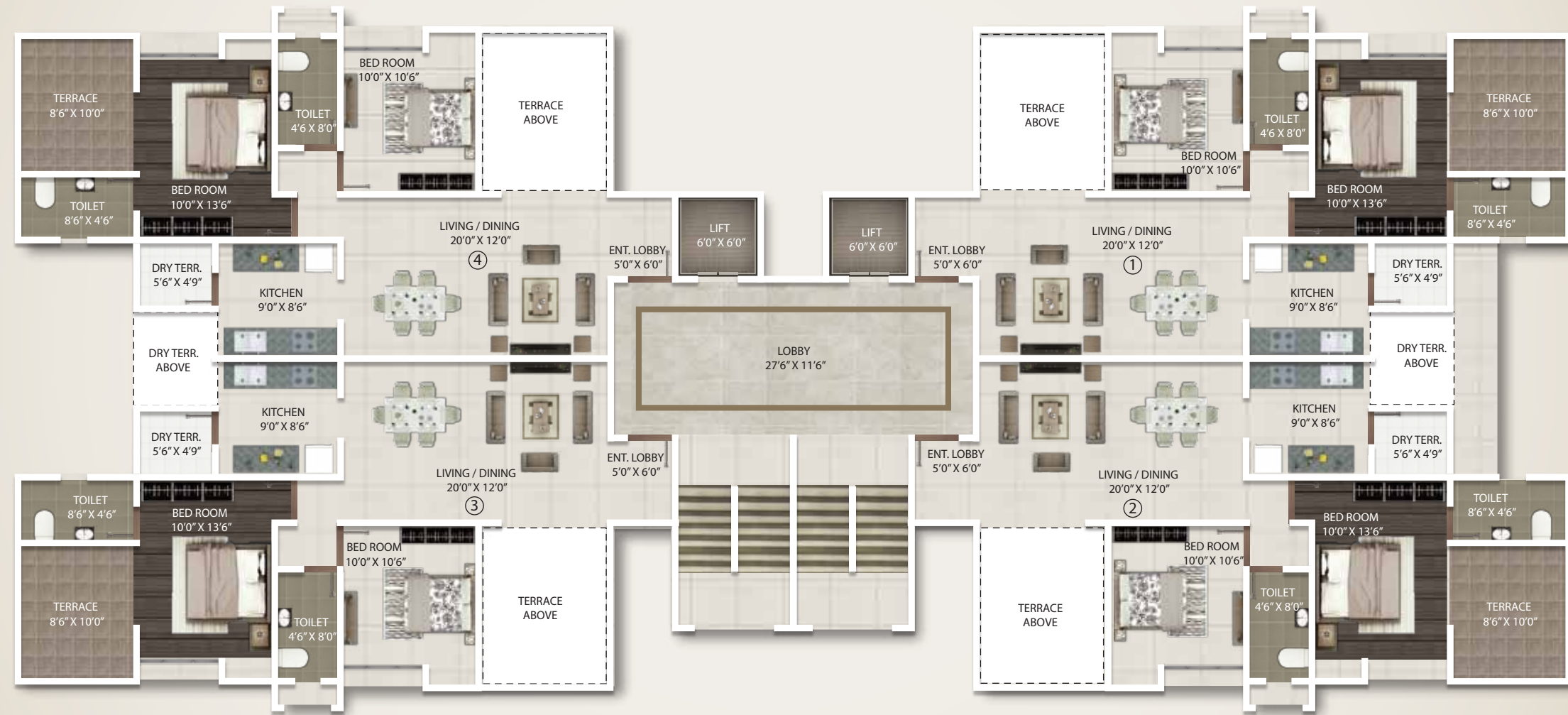
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101,301,501,701,901	2 BHK	715.00	140.00	1110.00	103,303,503,703,903	2 BHK	715.00	140.00	1110.00
102,302,502,702,902	2 BHK	715.00	140.00	1110.00	104,304,504,704,904	2 BHK	715.00	140.00	1110.00



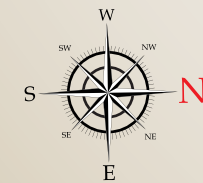
Typical Floor Plan

C & D | 2nd, 4th, 6th & 10th Floor Plan



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201,401,601,1001	2 BHK	715.00	110.00	1075.00	203,403,603,1003	2 BHK	715.00	110.00	1075.00
202,402,602,1002	2 BHK	715.00	110.00	1075.00	204,404,604,1004	2 BHK	715.00	110.00	1075.00



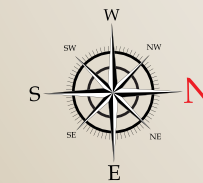
Typical Floor Plan

C & D | 8th Floor Plan

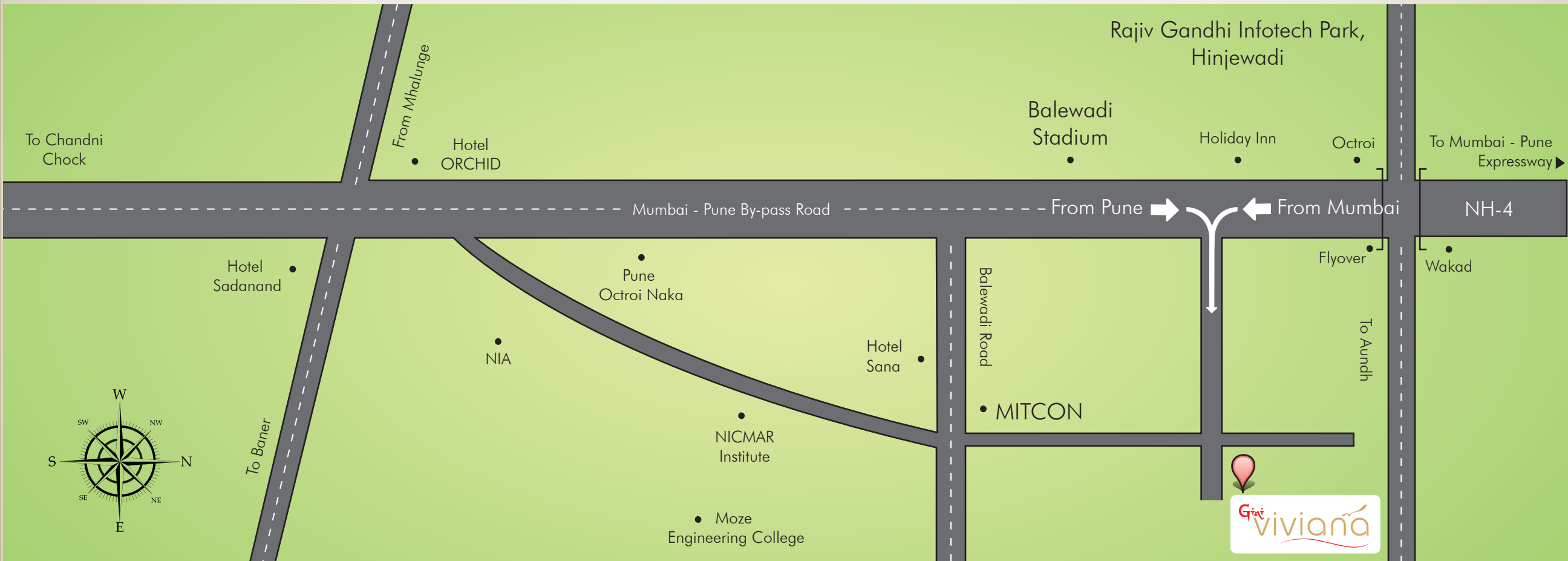


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801	2 BHK	715.00	110.00	1075.00	803	2 BHK	715.00	110.00	1075.00
802	REFUGE AREA				804	2 BHK	715.00	110.00	1075.00



we are here



Viviana is enviously located at Balewadi, off Mumbai Highway behind MITCON. Bang opposite is the Balewadi Sports Complex.

We're just ten minutes away from Pune's largest IT HUB Hinjewadi. Moreover the up-market Aundh area is also just ten minutes away.

thank you

For most people life is, sadly, what happens to them while they're busy making other plans. At Viviana we've thought otherwise. Right from the beginning, we were clear that we want to create a great place to live in with an extra helping of happiness thrown right in. Because we believe that the best thing anyone can be, is happy. It's one life. Let's make it large. Let's make it happy. With this thought we'd like to bid you adieu. We appreciate your interest and valuable time.

Viviana,
Happily yours.





Project by : **Gini** CITICORP REALTY LLP.

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Architect : **PARVEZ JAMADAR AND ASSOCIATES**

R.C.C. : **G.A. BHILARE CONSULTANTS PVT. LTD.**

Note 1. The developer reserves the right to change, revise or make any modification, additions, omissions or alterations in the scheme as a whole or any details therein, at their sole discretion without any prior notice.
Such changes would be binding to all the members

Note 2. All the architectural and interior views in the brochure are computer graphic simulated interpretations' of actual property.

Note 3. All the dimensions' given are approximate.

Note 4. The brochure is just for an easy presentation of the project and should not be treated as a legal document.