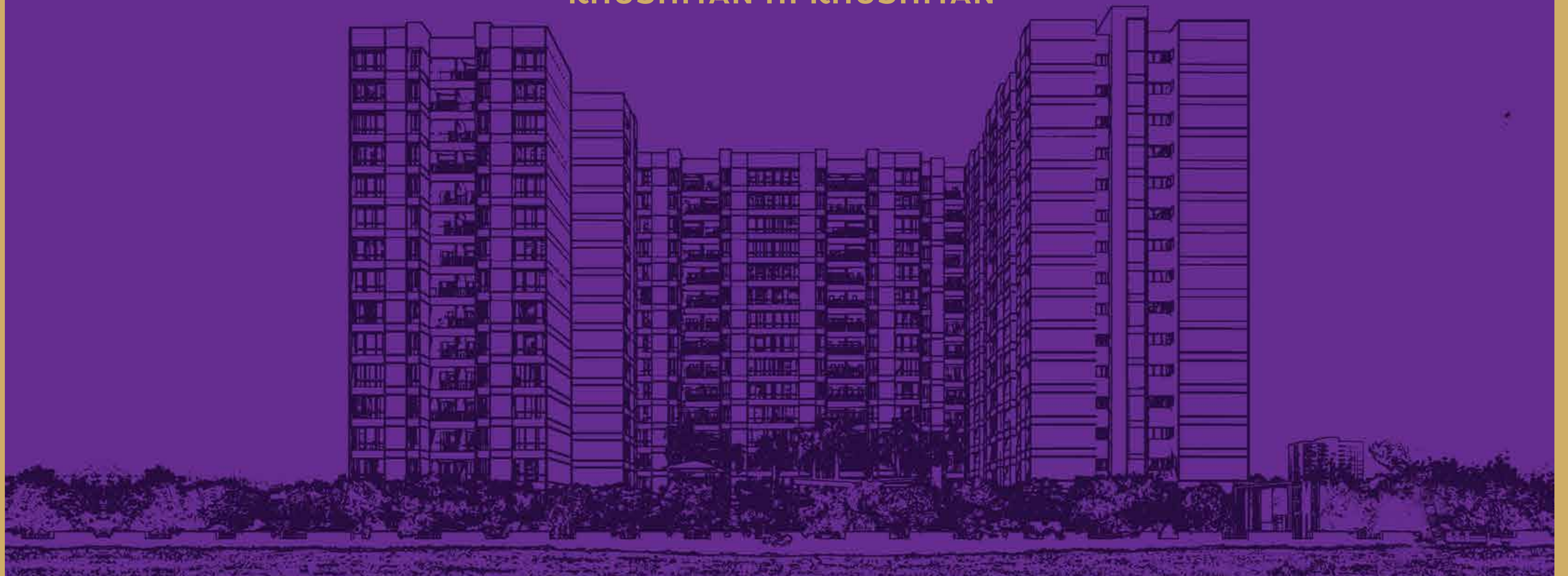


KHUSH
Vista A PARKLANE HOME

**STEP TOWARDS
KHUSHIYAN HI KHUSHIYAN**





SPREADING HAPPINESS

A Project by:

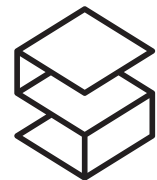


KhushVista is an amalgamation of three pioneers – Stone Capital, Porwal Developers, and Chandan Group. With our legacies rooted in trust, diligence, and quality, we came together to redefine the landscape of real estate in Pune by building projects which would be the benchmarks of construction and design excellence.

On this journey of creating exceptional homes, we bring decades of expertise in construction, interior designing, flooring, and furnishing.



OUR JOURNEY OF CREATING HAPPY HOMES STARTED WAY BEFORE KHUSHVISTA



STONE CAPITAL
BY BHIKSHU GRANIMART LLP*



Completed Projects

Meghashrushti

Located in Kothrud, Pune, Meghashrushti is a project developed by Siddhi Promoters. It is an elegant residential creation with 70 units of 2 & 3 BHK homes that has been aesthetically designed and planned for the residents.



Ongoing Projects

ATZ, Yewalewadi

Apex Trade Zone is a one-of-a-kind 45-acre commercial project located in Yewalewadi, Kondhwa, with plots ranging from sizes 5,000 sq. ft. to 40,000 sq. ft.

Launching Soon

14-Acres Township at Wagholi



Ongoing Projects



ABC, Gangadham Chowk

The ABC Apex Business Court is a 2 lakh sq. ft. commercial space with 175+ office spaces and high street shopping area with the perfect combination of a great location and a well-designed business hub. Located near the IT hub and fast-growing residential areas, it offers the right opportunity for businesses to thrive.



ATZ, Yewalewadi

Apex Trade Zone is a one-of-a-kind 45-acre commercial project located in Yewalewadi, Kondhwa, with plots ranging from sizes 5,000 sq. ft. to 40,000 sq. ft.



Aundh Renaissance, Parihar Chowk

Beautifully designed and crafted, Aundh Renaissance is a landmark project with spacious apartments containing 125 units of 3 & 4 BHK homes along with exceptional amenities, located in Aundh, Pune.



Completed Projects



Parklane Premier

An aesthetically laid project with 2 high-rise towers, Parklane Premier offers 180 flawlessly designed 1, 1.5, and 2 BHK apartments that enliven your lifestyle.



Parklane Urbanjoy

Parklane Urbanjoy is a meticulously planned development of 120 units with a ready social infrastructure of 2 & 3 BHK homes. It is near Baner & Balewadi and is close to a world of conveniences.

Ongoing Projects



Parklane Urbanjoy

Located in the heart of Sus, Urbanjoy is a smartly designed 2 & 3 BHK project with 500+ proposed units equipped with all the amenities and specifications to help you live a joyous life.



Parklane LifeSeasons

Located in Dhanori, LifeSeasons is a project designed with 365 units of 1 and 2 BHK homes to make every season of life a little more beautiful and a lot more memorable.

Upcoming projects

Parklane Capital

A world-class commercial office space project spread over 1 Lakh sq. ft.

Parklane Towers Sus

Much awaited lifestyle residences having 375 units of 2 & 3 BHK apartments.



**UNLOCK THE DOOR
TO KHUSHIYAN
UNLIMITED**



Artistic impression may differ from project offering.



A project by Elated Housing, KhushVista has been conceptualised and designed keeping only one emotion at the core – Happiness. From the spacious 2 BHK homes, to the well-thought, new-age amenities, to the location, to the construction quality, everything here promises you a happier, livelier, and better lifestyle.



KHUSHIYON KE DO KADAM



First Phase - 2 BHK Forest View Homes

Artistic impression may differ from project offering.



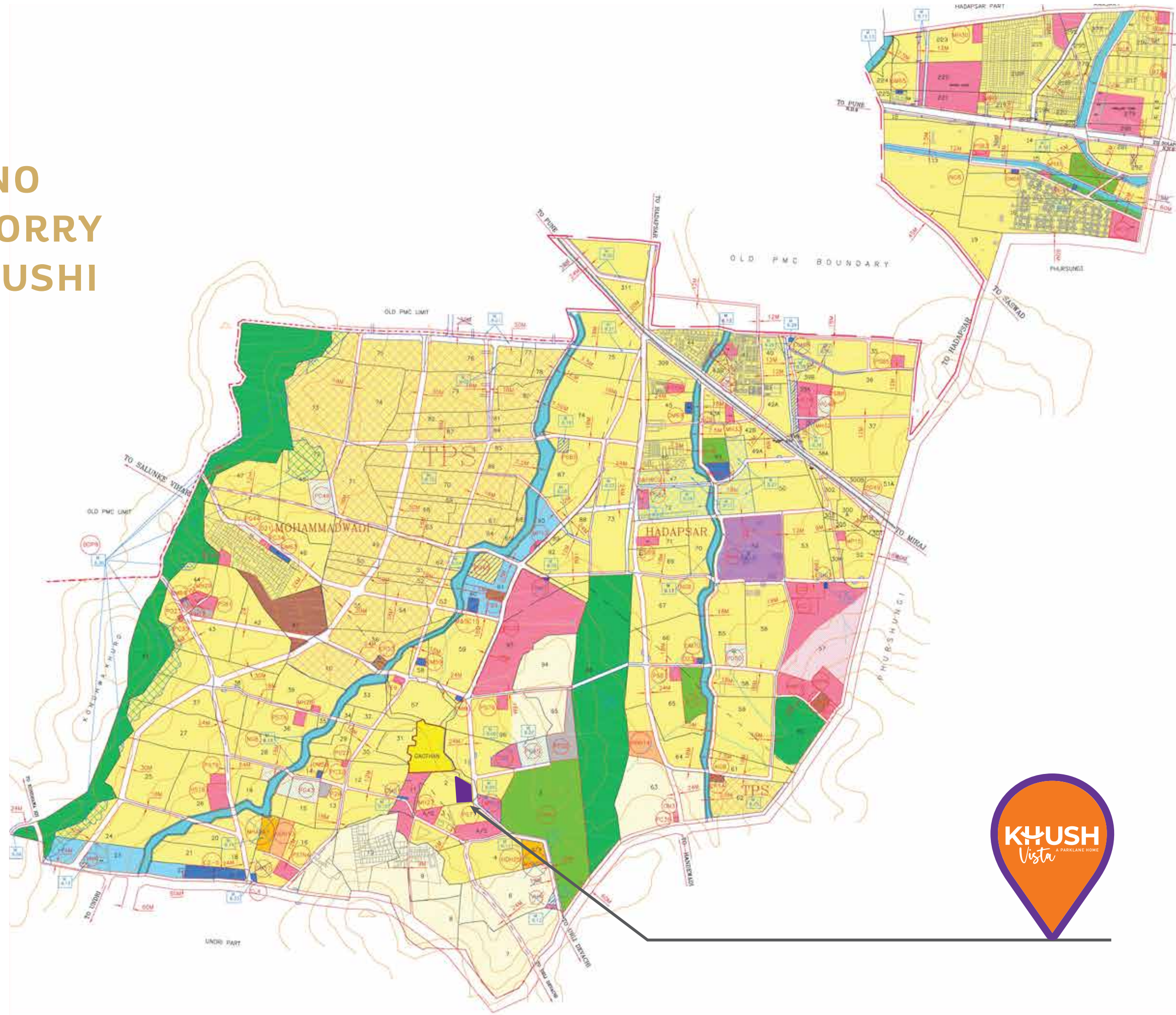
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To know more
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YOU'LL HAVE NO
REASON TO WORRY
AAPKI HAR KHUSHI
HAI YAHIN





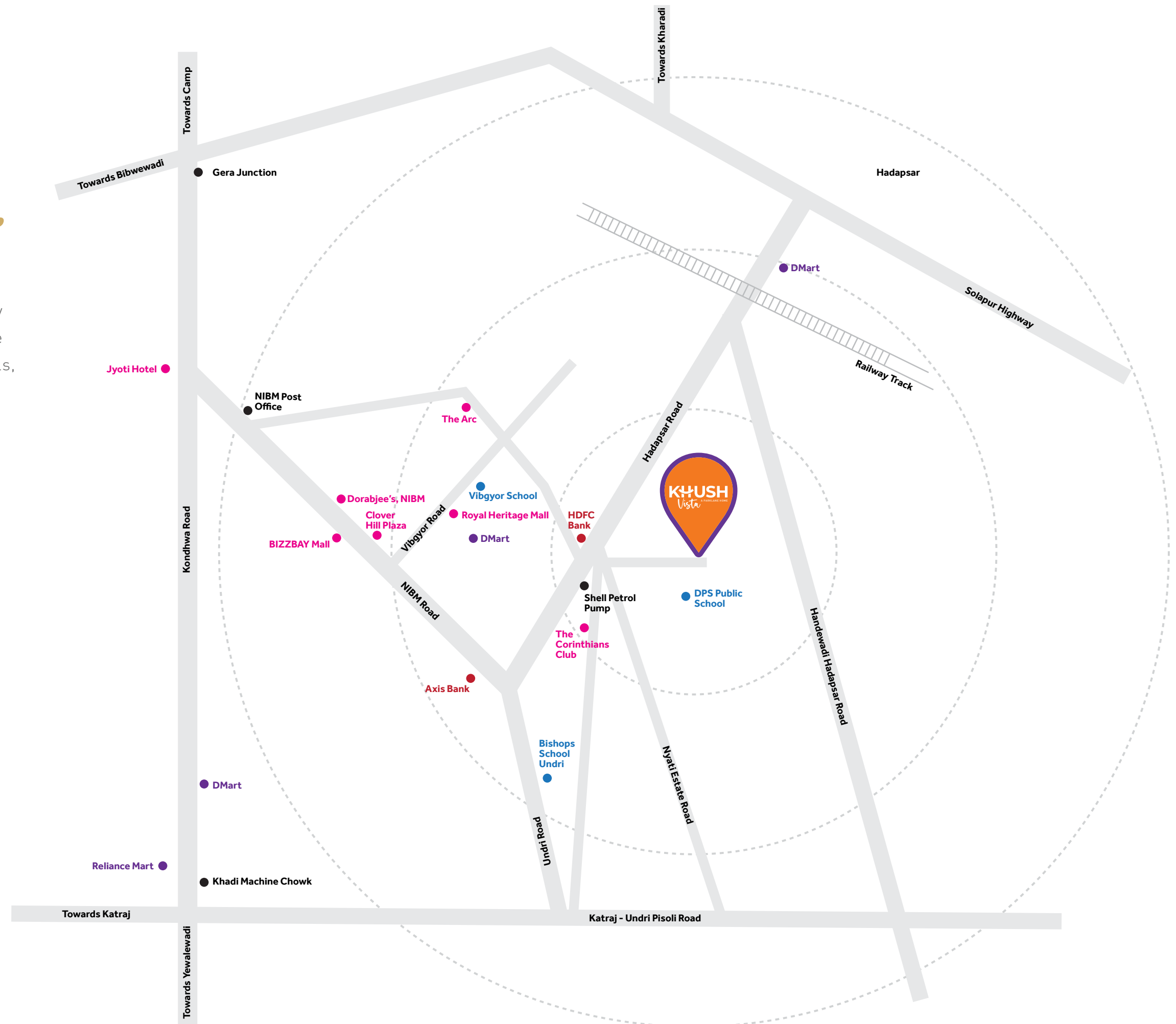
AAPKI HAR KHUSHI, AAPKE KAREEB

Located Off NIBM Road, KhushVista takes you away from the chaos and yet, keeps you connected to the pulse of the city. With breathtaking views of the hills, and the proximity to prominent schools, colleges, hotels, hospitals, recreational centers, shopping centers and malls, it offers you the perfect blend of bliss and convenience.

For Google Location
Scan here



Map not
to scale





KEY HIGHLIGHTS OF LOCATION

School, Colleges, Hospital,
Infrastructure, Essentials,
Hotels & Restaurants,
Social Infra



HOSPITALS & HEALTHCARE:

- Ruby Hall Clinic, Wanowarie - 3.5 KM
- Lifeline Hospital - 3.5 KM
- Noble Hospital - 5 KM
- Command Hospital - 7 KM
- Sahyadri Hospital Bibwewadi - 9 KM
- Ranka Hospital - 9.7 KM
- Sasoon Hospital - 10.4 KM
- KEM Hospital - 10.9 KM
- Jehangir Hospital - 10.9 KM



SCHOOLS:

- Delhi Public School - 550 M
- Kangaroo Kids - 1.5 KM
- Caelum High School - 1.5 KM
- Little Millennium Preschool - 1.6 KM
- The Bishop's School - 1.7 KM
- Podar Jumbo Kids Plus - 1.7 KM
- EuroSchool - 2.5 KM
- VIBGYOR High School - 2.5 KM
- Sanskriti School - 2.5 KM
- Orchids The International School - 3.1 KM
- RIMS International School - 3.7 KM



TRAVEL & CONNECTIVITY:

- Mumbai Pune Highway - 7.8 KM
- Hadapsar Railway Station - 9.4 KM
- Pune Railway Station - 10.5 KM
- Pune Airport - 16.6 KM
- New Airport Connectivity (Proposed)
- Ring Road Connectivity (Proposed)



SPORTS & RECREATION:

- SportZone - Sports For You - 110 M
- Full-On Sports Zone - 500 M
- Cricket Academy and Other Sports - 500 M
- Nature Sports and Fitness Centre (NSFC) - 2.6 KM
- Turf Up - 4.1 KM
- National Sports Arena - 4.4 KM
- Race Sports Club - 5 KM



COLLEGES:

- Hilborn Jr College - 2 KM
- Trinity Polytechnic - 3.3 KM
- JSPM Group of Institutes - 4 KM
- RIMS International School and Junior College - 4.7 KM
- VIIT - 4.9 KM
- Sinhgad Law College - 6.1 KM
- St. Vincent College Of Commerce - 9.2 KM
- Poona College - 9.5 KM
- Bharati Vidyapeeth College - 10 KM



HOTELS:

- The Corinthians Resort and Club - 1.7 KM
- Crowne Plaza - 11.7 KM
- Conrad Pune - 11.7 KM
- Oakwood Residence - 11.7 KM
- Sheraton Grand Pune - 12.7 KM
- Radisson Blu Hotel - 12.8 KM
- The Westin Pune - 13.5 KM
- The Ritz-Carlton Pune - 14.1 KM



RESTAURANTS & FINE DINING:

- Barbeque Nation, NIBM - 2.5 KM
- The FML Lounge - 2.5 KM
- Levit8 NIBM - 2.5 KM
- The Break Room - 2.5 KM
- Agent Jacks - 2.5 KM
- Sheesha SkyLounge, NIBM - 2.5 KM
- Jashn - 4.2 KM
- Spice Culture - 4.8 KM



BANKS & ATMS:

- HDFC Bank - 500 M
- Kotak Bank ATM - 700 M
- IDFC First Bank - 700 M
- ICICI Bank - 950 M
- Axis Bank - 950 M
- State Bank of India ATM - 1.3 KM



SHOPPING & ENTERTAINMENT:

- Clover Hills Plaza - 2.5 KM
- DMart, Mohammadwadi - 2.5 KM
- Royale Heritage Mall - 2.5 KM
- Inox - 2.5 KM
- Dorabjee's - 3 KM
- The Arc - 3 KM
- Seasons Mall - 7.4 KM
- Amanora Mall - 7.4 KM



Artistic impression may differ from project offering.



**KHUSHIYA
UNLIMITED**



This is a lifestyle image and not a visual replica of the project offering.



Artistic impression may differ from project offering.



YOUR PICTURE
PERFECT KHUSHIYON
WALA GHAR



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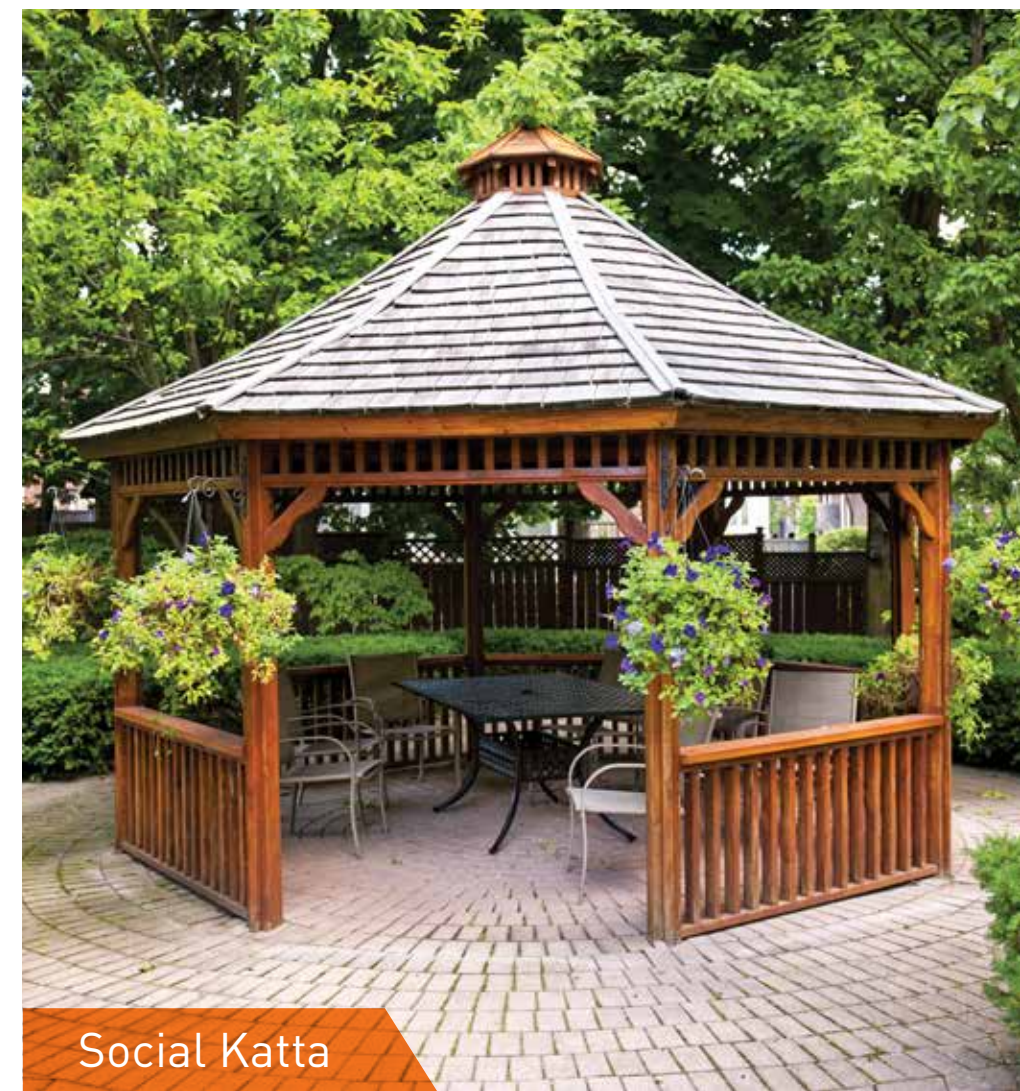
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KHUSHIYAN BADHAEIN WITH 25+ UNIQUE REASONS

At KhushVista, experience amenities like never before. With unique places like Gazebo to hang out with neighbours, friends, and family, to the creative space like Graffiti Wall to the Multipurpose Play Court for sports enthusiasts, KhushVista offers contemporary and one-of-a-kind amenities that defy the stereotypes and give more reasons and better opportunities to relax, rewind, and rejuvenate.





Social Katta



Gym



Solar Panel



Tree-Lined Avenue

FITNESS:

- Multipurpose Play Court
- Oxy Cardio Track
- Acupressure Pathway
- Stretch and Fitness Deck
- Gym

FOR CHILDREN AND TODDLERS:

- Children's Play Area
- Toddler's Play Area
- Graffiti Wall
- Chessboard
- Foosball Table

LIFESTYLE:

- Sky Lounge
- Terrace Garden
- Lawn Area
- Entry Pergolas
- Cozy Pocket
- Seating Plaza / Amphitheater
- Social Katta
- Gazebo
- Hammock
- Machan
- Multipurpose Club hall
- Entrance Plaza
- Water Feature
- Tree-Lined Avenue
- Palm Avenue
- Magnificent Entrance
- Rooftop Barbecue Deck
- Café Seating

CONVENIENCE:

- Retail Shopping Area
- WiFi Zone
- Genset backup for Common Area
- Internet Provision
- DTH Provision
- Inverter Provision
- Solar Electricity (PV Panel System for Common)
- Solar Water Heating System (Master Bath)
- Automatic Elevators

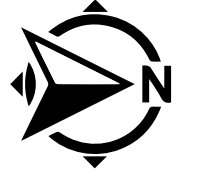
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To know more
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KHUSHIYON KA LAYOUT

1 Ground Floor Amenities

2 Podium Floor Amenities

3 Wing A Terrace Amenities

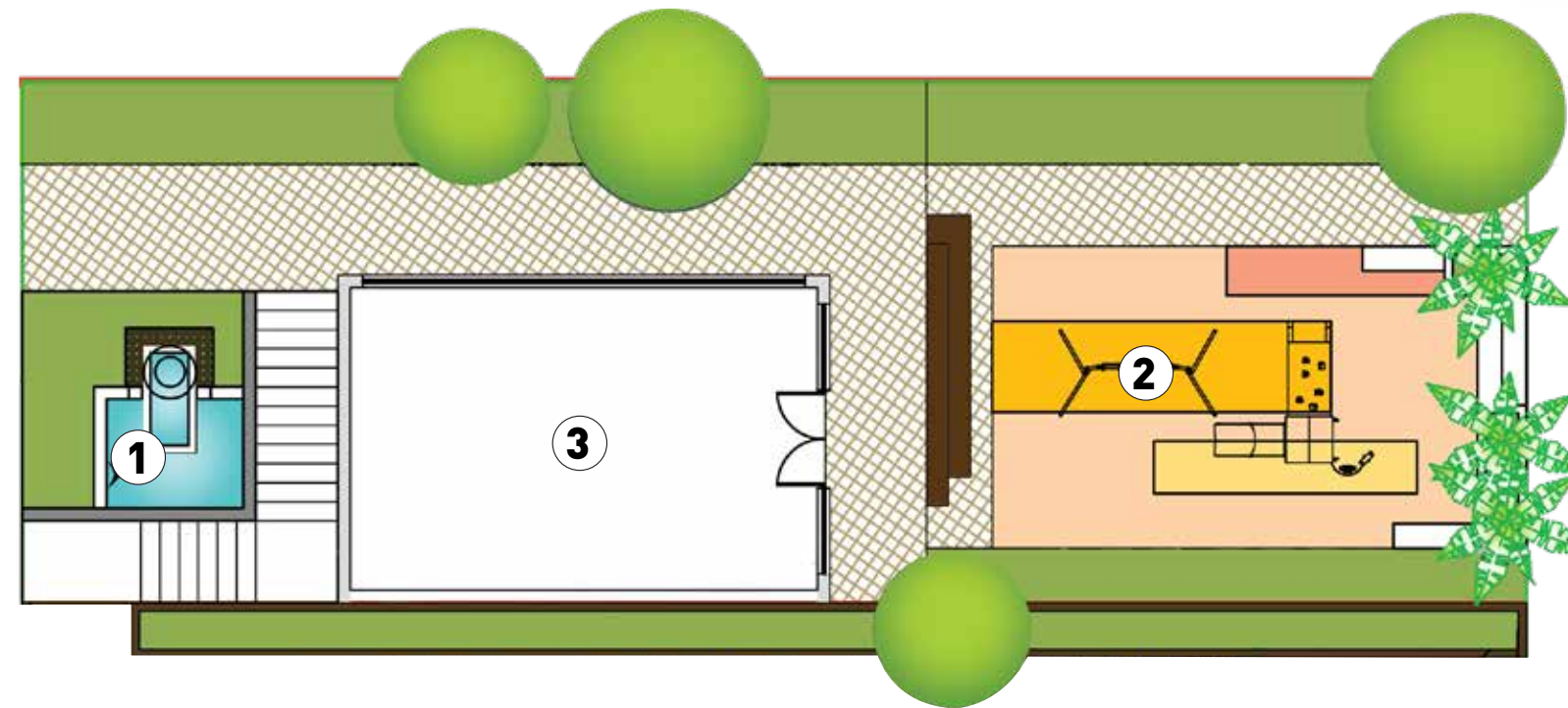
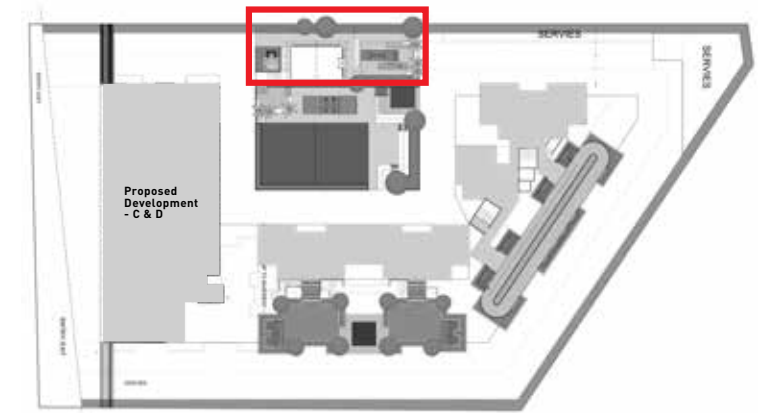
4 Wing B Terrace Amenities





Ground Floor

1. Water Feature & Entrance Plaza
 2. Children's Play Area (Kids & Toddlers)
 3. Gym
- Stretch & Fitness Deck (Upper Floor)
 - Multipurpose Club Hall (Upper Floor)

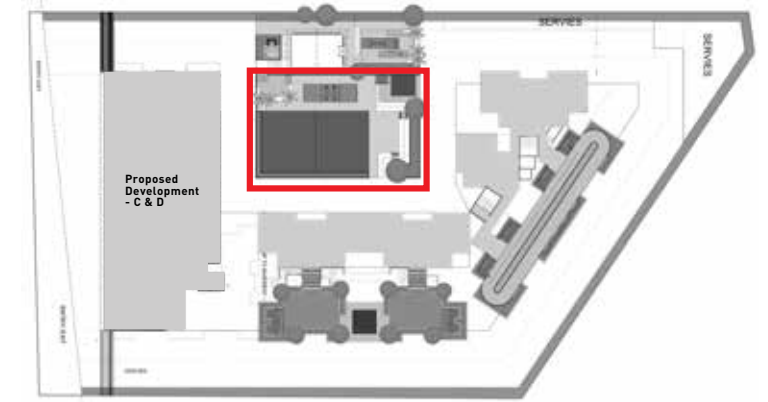
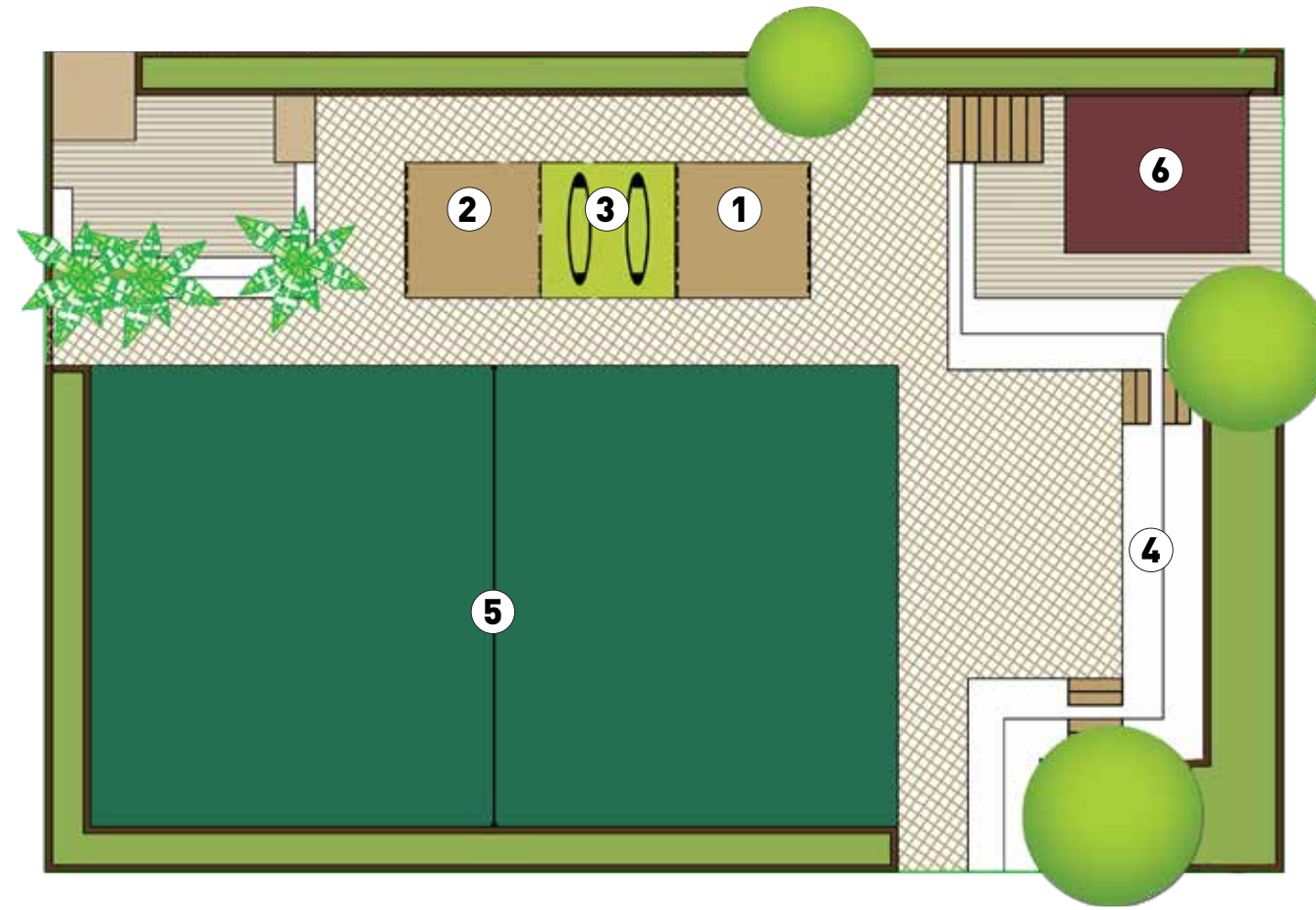


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Podium Floor

1. Café Seating
2. Pergolas
3. Hammock
4. Amphitheatre / Seating Plaza
5. Multipurpose Play Court
6. Machan

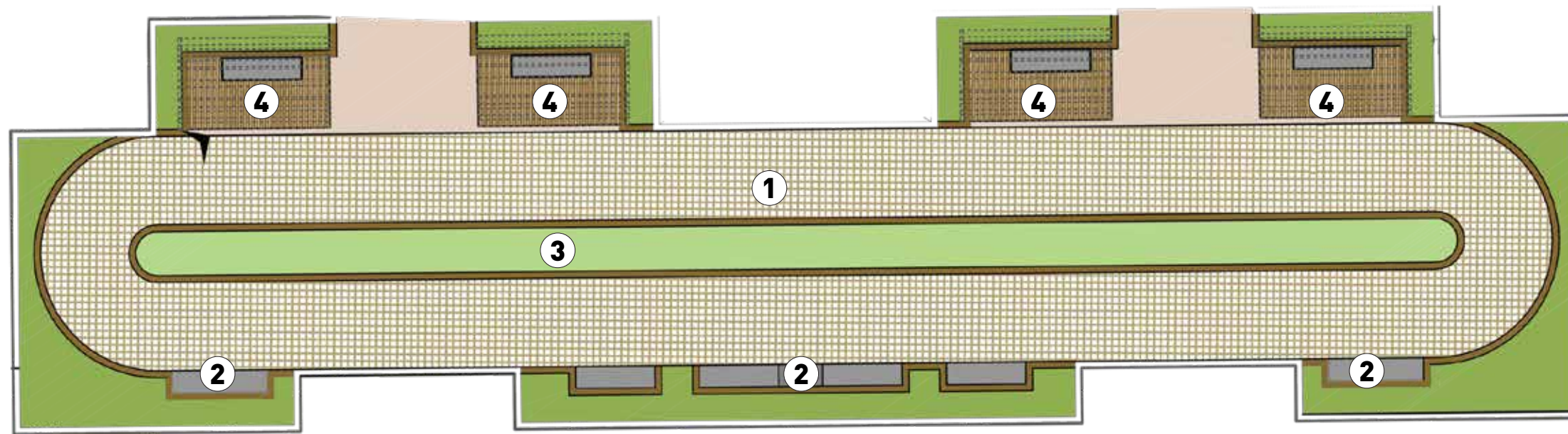
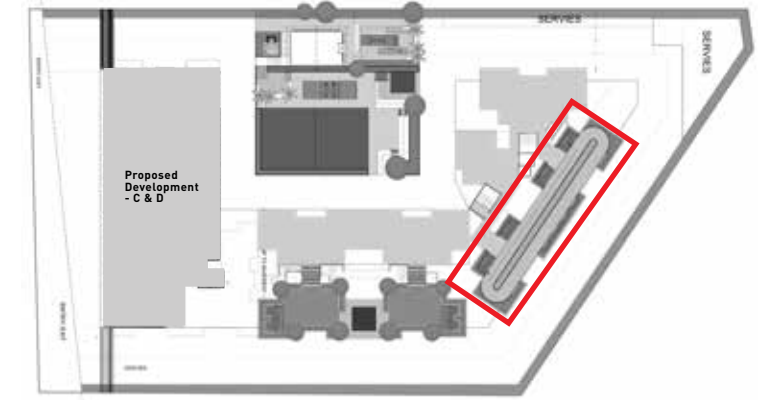


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Wing A

1. Oxy Cardio Track
2. Social Katta
3. Palm Avenue
4. Cozy Pocket

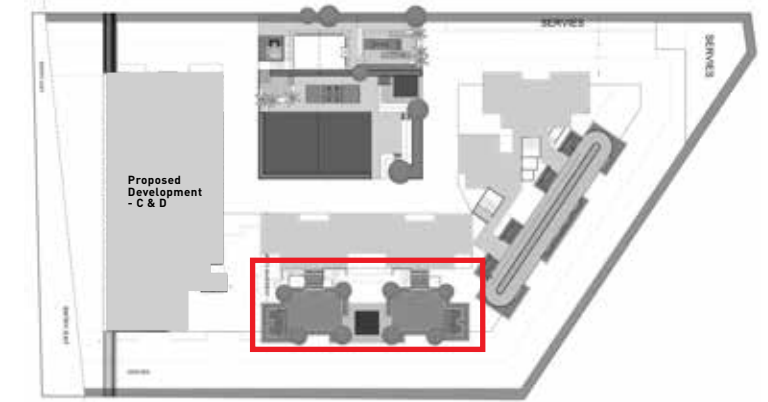
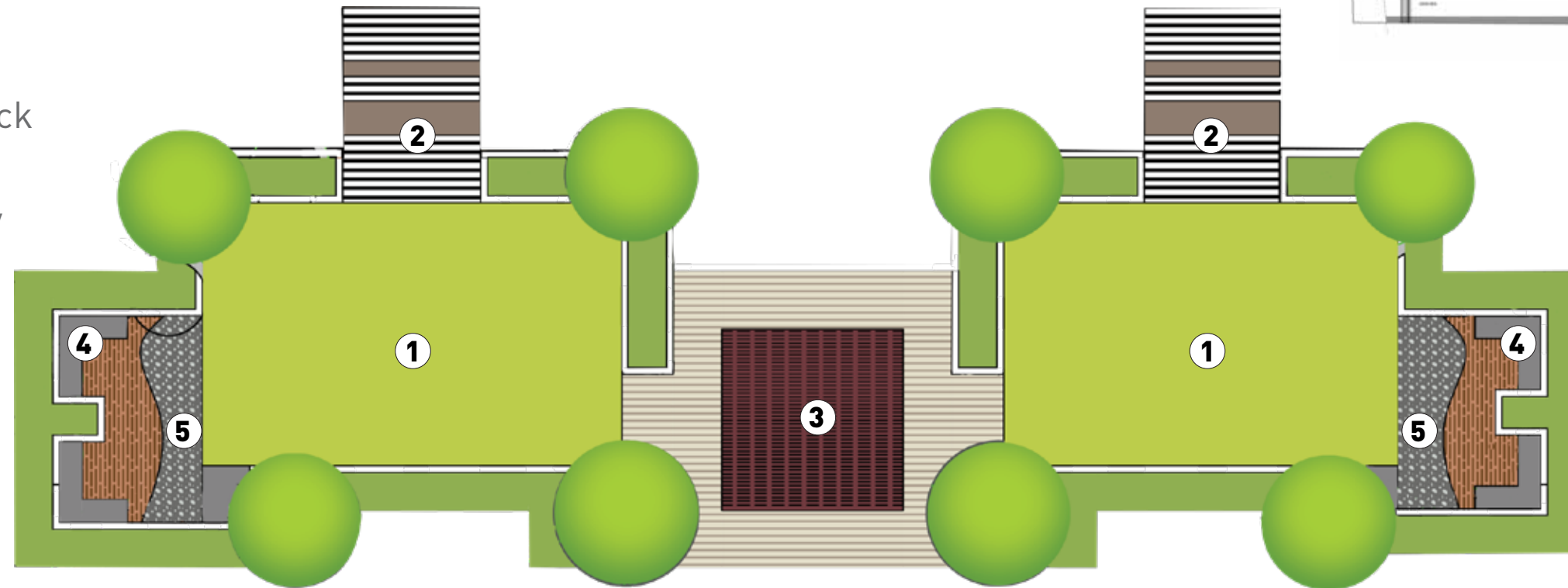


These are lifestyle images and not a visual replica of the project offering.



Wing B

1. Lawn Area
2. Entry Pergolas
3. Sky Lounge & Rooftop Barbecue Deck
4. Social Katta
5. Acupressure Pathway



These are lifestyle images and not a visual replica of the project offering.

FLOOR PLAN, WING - A

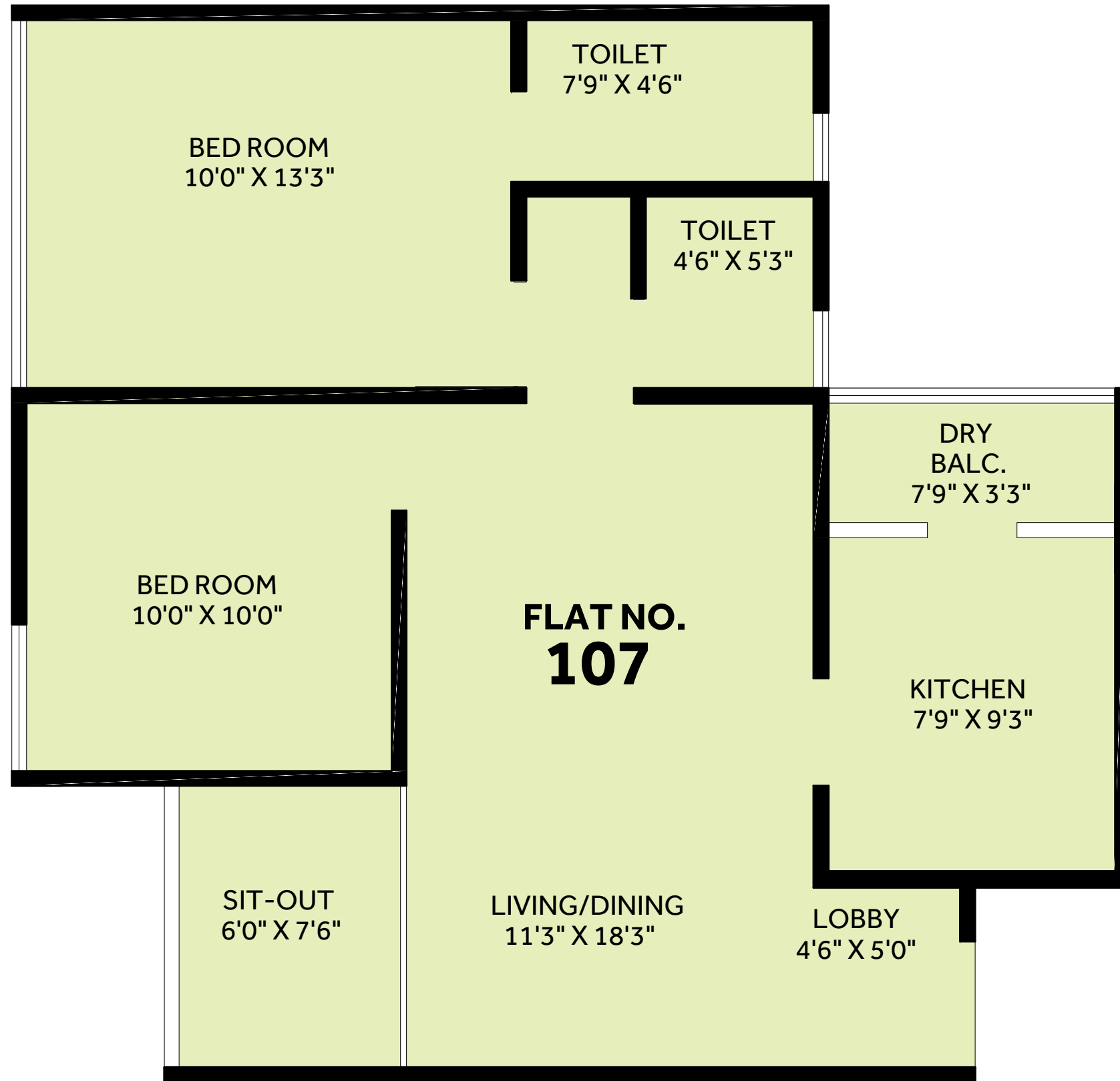


FLOOR	UNIT NO	CARPET (SMT)	ENC. BALCONY (SMT)	BALCONY (SMT)	UNIT AREA (SFT)
1 to 15	01	54.02	5.65	6.75	715
1 to 15	02	54.02	5.65	6.75	715
1 to 15	03	54.02	5.65	6.75	715
1 to 15	04	54.02	5.65	6.67	714
1 to 15	05	53.92	5.65	6.67	713
1 to 15	06	53.92	5.65	6.67	713
1 to 15	07	53.92	5.65	6.75	714

- Disclaimer:**
- Refuge units are 802 & 1302 in Wing A.
 - Floor Plan is considered as per final sanction.
 - Services as per the MEP plan are subject to changes.
 - Furniture shown is for visual representation only.
 - RCC columns & beams position shall be as per consultant plans within the units.



UNIT PLAN, WING - A



CARPET AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA
53.92	5.65	6.75

Disclaimer: The image showcasing the interior layout is prepared with furniture items, electronics, goods, accessories, etc, for the purpose of representation only. Items within the layout are not a part of our offerings along with the unit. Location layout for services may change as per the MEP consultant plan. RCC columns & beams position shall be as per consultant plans within the units.

UNIT PLAN, WING - A (Cut Section)



Disclaimer: The image showcasing the interior layout is prepared with furniture items, electronics, goods, accessories, etc., for the purpose of representation only. Items within the layout are not a part of our offerings along with the unit. Location layout for services may change as per the MEP consultant plan. RCC columns & beams position shall be as per consultant plans within the units.

SPECIFICATIONS



1. LIVING ROOM



- TV Point
- Video Door Phone
- Internet Connection Provision
- DTH Connection Provision
- Vitrified Floor Tiles

2. MASTER BEDROOM



- TV Point
- AC PowerPoint
- Glass Wall (Aluminium Section)
- Aluminium Grid Glass Panels
- Vitrified Floor Tiles

3. BATHROOM



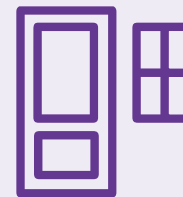
- Premium Sanitary Fittings (Soncera / Hindware equivalent)
- CP Fittings (Jaquar / ESCO / Johnson equivalent)
- Wall Mixer with Shower Fitting
- Wall Tile up to Lintel Level
- Anti-Skid Floor Tiles
- Granite / Wooden Door Frame
- Exhaust Fan Provision
- Water Heater Provision
- Western Toilet

4. KITCHEN & DRY BALCONY



- Granite Platform
- SS Kitchen Sink
- Wall Tile up to 2 ft.
- Vitrified Floor Tiles
- Refrigerator Electrical Point
- Washing Machine Electrical Point
- Dedicated Wet Area
- Anti-Skid Flooring and Wall Tile for Dry Balcony

5. DOORS & WINDOWS



- Aluminum Section Sliding Doors for Balcony
- Aluminium Section Windows
- Laminated Wooden Door with Wooden Door Frame for Entrance & Bedroom
- Granite Stone Frames for Toilet with Wooden Door
- Quality Hardware Fittings

6. ELECTRICAL



- Ample light points
- Standard make switches
- Concealed fire-resistant copper wiring
- Circuit breakers

7. SURFACE FINISHES



- External Walls: Double-coat plaster with APEX paint finish
- Internal Walls (for the unit): Gypsum finish with OBD
- Common Area: Combination of Plaster, Gypsum, Sanla, and Texture
- Common Area: Vitrified tiles

8. SECURITY:



- Entrance Checkpoint Security
- Intercom System
- CCTV Surveillance
- Fire Fighting System
- Video Door Phone
- Intercom System

9. OTHER SERVICES



- Open Waste Management System
- Sewage Treatment Plant
- Rainwater Harvesting
- Sanitary Facility for Maids and Service Staff
- Lightning Arrestors
- Automatic Elevators

FLOOR PLAN, WING - B



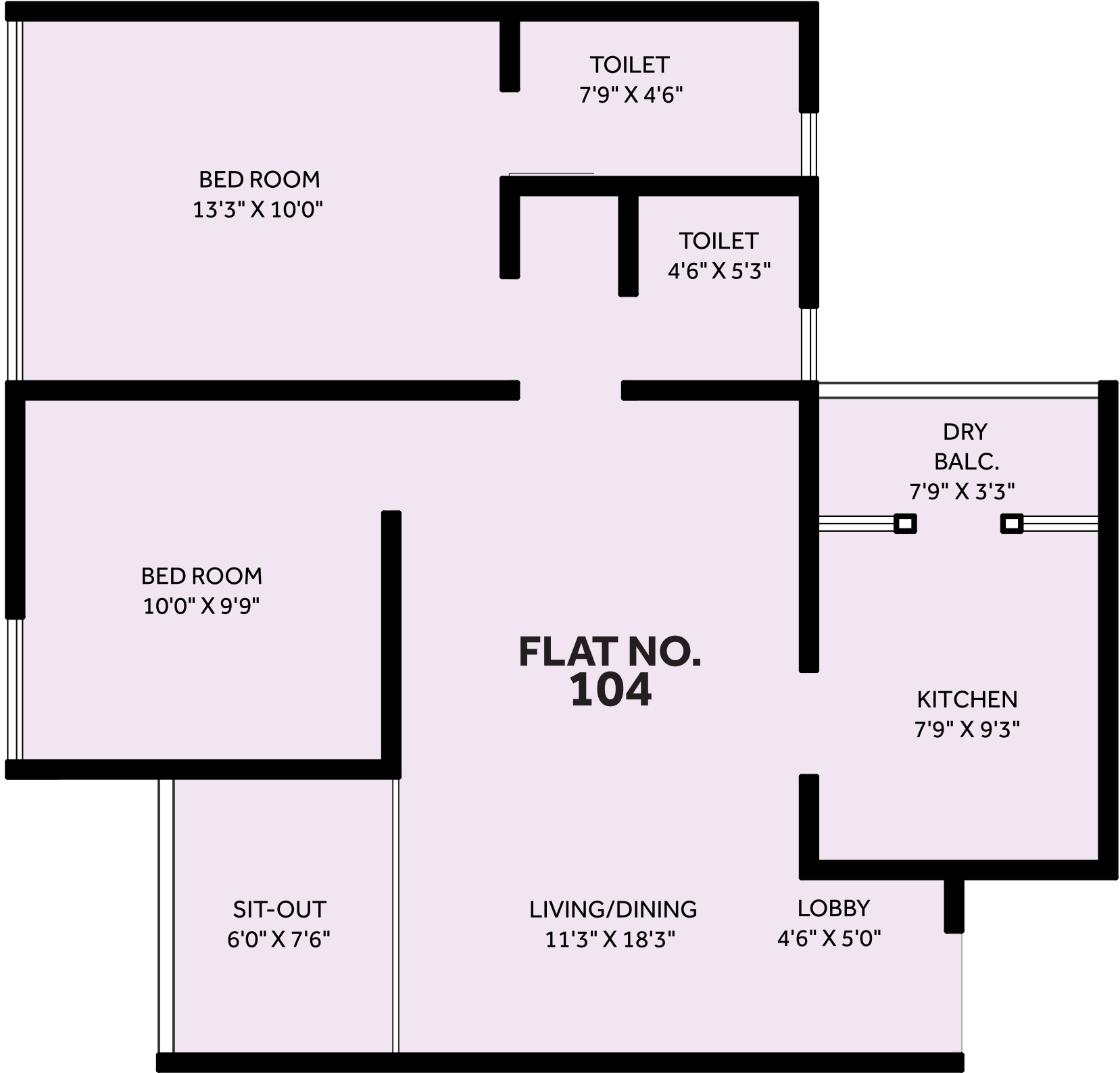
FLOOR	UNIT NO	CARPET (SMT)	ENC. BALCONY (SMT)	BALCONY (SMT)	UNIT AREA (SFT)
1 to 15	01	53.98	5.51	6.74	713
1 to 15	02	53.95	5.51	6.56	711
1 to 15	03	53.95	5.58	6.56	711
1 to 15	04	54.01	5.58	6.6	712
1 to 15	05	53.43	5.64	6.66	707
1 to 15	06	54.66	4.86	6.56	711
1 to 15	07	54.66	4.86	6.56	711
1 to 15	08	54.79	4.86	6.74	715

Disclaimer:

- Refuge units are 807 & 1307 in Wing B.
- Floor Plan is considered as per final sanction.
- Services as per the MEP plan are subject to changes.
- Furniture shown is for visual representation only.
- RCC columns & beams position shall be as per consultant plans within the units.



UNIT PLAN, WING - B



CARPET AREA	ENCLOSED BALCONY AREA	OPEN BALCONY AREA
54.01	5.58	6.6

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UNIT PLAN, WING - B (Cut Section)



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Artistic impression may differ from project offering.



Artistic impression may differ from project offering.



A Project by:



Site Address: Sr. No. 2(P), Off NIBM Road, Nyati Estate Road, Pune - 411060

Office Address: Sr. No. 52/A/2 Mula Road, Khadki, Pune - 411003

www.khushvista.com | sales@khushvista.com | Tel: 020 29994933

CREDITS - Architect: Arckitude Studio | Structural Consultant: Structure Vision | Landscape: Eco Envisage Design Studio

CALL ON: 9923040066 / 9923030066 | This project has been registered via MahaRERA Registration Number P52100030740 (Phase 1) and details are available on the website <https://maharera.mahaonline.gov.in> under registered projects.

All the renders used are an artist's impression. The image has been used for representation only. | *T&C Apply.

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