



Be at the right place,
at the right time.



CULTURE

Enriched living at its best

The old Pune has its own charm. But with the changing times, the aspiring families moved to Kothrud, which became the area of bigger dreams and spacious homes. The original Pune which thrived in Sadashiv Peth, Narayan Peth, Shaniwar Peth shifted and evolved in the Kothrud area.

The choosy, tasteful and classic Punekar came to Kothrud. That's the reason why, Kothrud is rich in culture and buzzing with activity. The original identity of Pune is intact and growing here. The glory of the traditions has taken a new glow. The culture has evolved into a new form.

This culture is reflected in Venkatesh Viom, which stands tall with the strength of Pune's own culture and sentiments.



CONNECTIVITY

Elevate to the best ever convenience.



Venkatesh Viom is extremely well connected to prestigious educational institutes, hospitals, healthcare clinics and daily necessities. It is easily accessible from all parts of the city, ensuring smart work-life time management.

Prestigious educational institutes, including renowned schools, colleges, tuition classes, competitive examination classes and various academies are nearby. For all age groups, there are classes of various hobbies, foreign languages, cookery, music, singing, dance and so on. Right from instrumentals to share market classes, everything is here.

Chandni Chowk is rightly called The Gateway of Pune. The proposed Ring Road to the proposed international airport crosses Chandni Chowk. India's biggest multi-level Flyover is in the making here. Giving straight access to Hinjewadi, it is set to bring a travel revolution to Pune.

The Metro Hub and Metro car Shade are coming up in the vicinity. Connectivity to Metro is sure to be a great advantage of this project.



ENVIRONMENT

Boundless happiness of nature's bounty!



In spite of being so well connected to urbanity and all modern facilities, Venkatesh Viom brings to your life, a touch of purity and joy.

The location is near to the hills such as ARAI Hill, Vetal Baba Hill, MIT Hills, Chandni Chowk Hills. These are Pune's all-time favourite hills for morning walks. The hills are home to countless peacocks, deer and rabbits. True to Pune's culture the hills too are buzzing with activities such as tree plantation, nature conservation, feeding the birds and animals etc.

A pure breeze is flowing round the clock. The pollution free air ensures you stay healthy. The chirruping of birds, the calls of peacocks are music to the ears. Here you feel closer to nature and at peace with the surrounding. No more irritation. Just bliss, forever.

YOUR HOME

Find your own cosy zone.



VENKATESH
viam
BHUSARI COLONY, KOTHRUD
2 & 3 BHK Luxury Homes

Culture. Connectivity. Environment.

Your search for a perfect home ends right here. Welcome to the home which has everything you have dreamt of, a home you will love to return to, after every hectic day. Venkatesh Viam is a project that takes you to the heights of excellence and gives you freedom to enjoy. The 2 & 3 BHK apartments have fantastic layout and state-of-the-art finish.

Best in class specifications, classy lifestyle features and naturally beautiful ambience are the highlights of your home in Venkatesh Viam. Own this spectacular home, fill up what is missing in your life, and fly high in the sky of sheer joy.

This is an ideal home for a modern family. Book yours at this one-of-its-kind locale surrounded by the best life it has to offer.



Artistic Impression



VENKATESH
viam
BHUSARI COLONY, KOTHRUD
2 & 3 BHK Luxury Homes





Artistic Impression

AMENITIES AND FACILITIES



IGBC Registered Project for Platinum Rating

- Children's Play Area
- Pathway
- Stage with Pergola
- Yoga-Meditation Area
- Sit-Out
- Multi-Purpose Area
- Buffet Area
- Party Lawn
- Outdoor Gym
- AC in Master Bedroom
- Generator Backup for Lift, Parking & Common Areas
- Rain Water Harvesting System
- O. W. C. (Organic Waste Compost)
- S. T. P. (Sewage Treatment Plant)
- Firefighting System
- Provision for EV Charging points as per IGBC Norms



Artistic Impression

SPECIFICATIONS

RCC CONSTRUCTION

- Designed as per Earthquake resistant norms
- External & Internal 5" wall of AAC (Autoclaved Aerated Concrete) blocks
- Gypsum finish for internal walls & Sand faced Plaster for external walls

DOORS & WINDOW

- Wooden door frame to main doors having laminated shutters with quality fittings
- Aluminum sliding shutter with mosquito net in terrace
- Aluminum sliding windows with Mosquito net & M. S. safety grills
- Granite Jams to windows
- Glass railings for attached terrace in Living / Bedroom

FLOORING

- Vitrified tiles of 800 X 800 mm for entire flat (with matching skirting) & 600 X 600 mm for Entrance Lobby, Passage & Common Lobbies
- Designer anti skid ceramic tiles for terrace
- Checkered tiles / Trimix Concrete in Parking Area
- Designer dado up to 3'0" for Dry balcony / utility

KITCHEN

- 12'0" long Granite Platform with Nirali Stainless steel sink / equivalent
- Glazed tiles dado up to lintel level
- Provision for Water Purifier
- Providing Exhaust fan

ELECTRICAL

- Modular electrical switches with concealed copper wiring
- TV point in Living Room
- Video Door Phone & Intercom Facility
- Provision for Common Dish Antenna
- Provision for AC Point in Master Bedroom
- Provision for Inverter Point

TOILET

- Designer anti-skid ceramic flooring and dado up to Lintel level for toilets
- Electric Geyser in Master toilet
- Exhaust fan in toilets

PLUMBING & SANITATION

- Concealed CPVC Plumbing with Grohe / Jaquar or equivalent make for C.P. Fittings
- Sanitary fitting of Jaquar / American Standard or equivalent make

PAINTING

- Internal walls finished with OBD
- MS grills finished with oil paint
- External walls finished with superior quality Apex paint of Asian paint or Equivalent

LIFT

- Two Automatic Lifts (Kone/ Otis/ Schindler Make) with Diesel Generator power back up having capacity to carry 8 persons and another stretcher lift shall be maintained by the society

FIRE FIGHTING SYSTEM

- Fire Fighting System for each building as approved by Fire Fighting Department of Pune Municipal Corporation and shall be maintained by the society

WATER SOURCES

- P. M. C./ any Concerned Authority
- Borewell
- Water Tanker (Chargeable)

2 BHK Cut Section



1. Entrance Lobby

2. Living

3. Dining

4. Terrace

5. Master Bedroom
with Attached Toilet

6. Kitchen

7. Children's Bedroom

8. Common Toilet



3 BHK Cut Section



1. Entrance Lobby

2. Living

3. Dining

4. Terrace

5. Master Bedroom
with Attached Toilet

6. Kitchen

7. Children's Bedroom

8. Common Toilet

9. Guest Bedroom
with Attached Toilet



Spring
Orchid
School

A Wing

B Wing

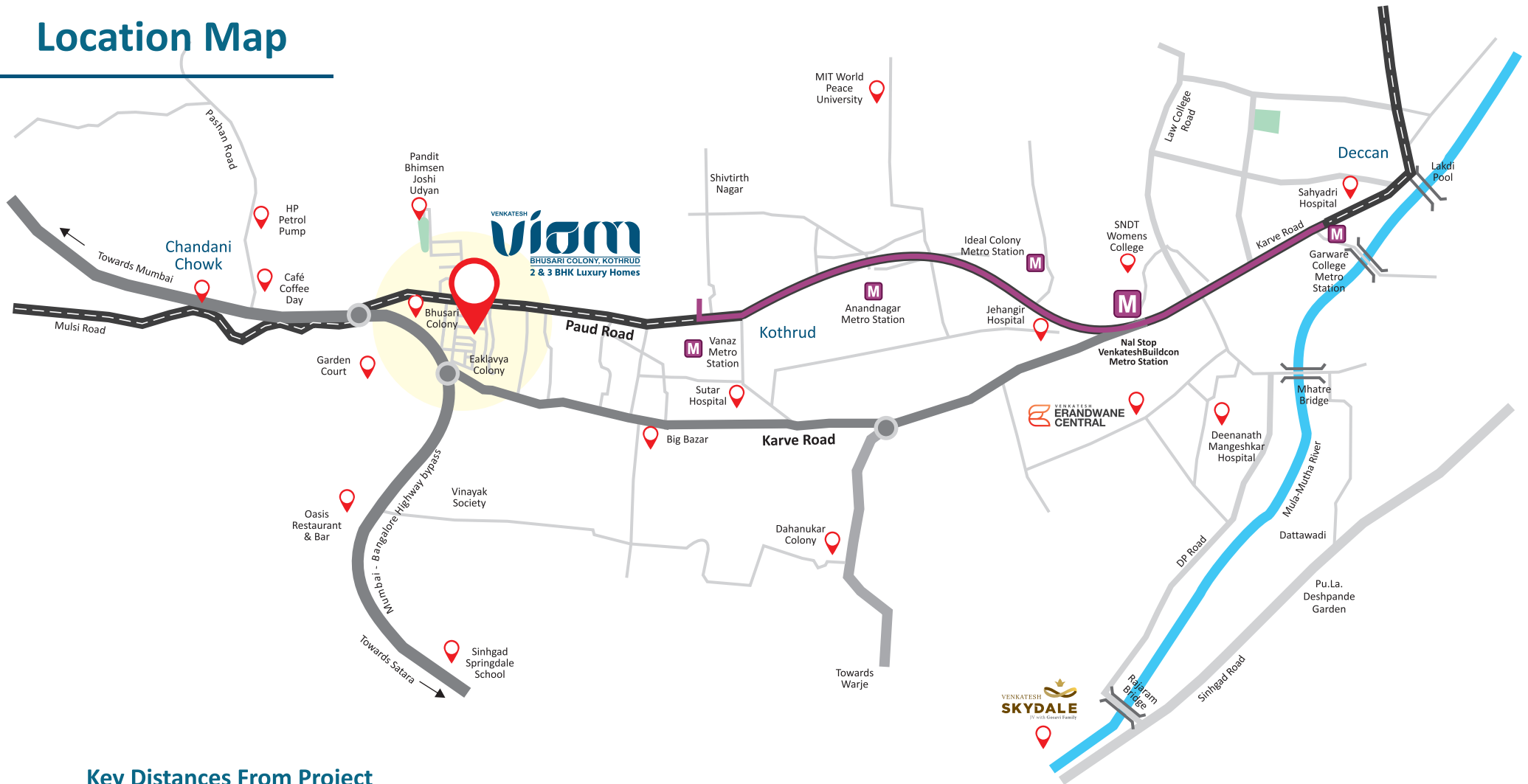
Gate

Gate

- 1 Children's Play Area
- 2 Outdoor Gym
- 3 Pathway
- 4 Sit-Out
- 5 Yoga Meditation Area
- 6 Multi-Purpose Area
- 7 Party Lawn
- 8 Stage with Pargola



Location Map



Key Distances From Project

• Chandani Chowk	1.6 Km.
• Kothrud Bus Stop	550 Mtrs.
• Vanaz Corner	1.7 Km.
• Nal Stop	4.60 Km.
• Deccan	6.50 Km.
• Swargate Bus Depot	8.7 Km.
• Pune Railway Station	10 Km.
• Pune International Airport	23 Km.

 **Schools**

- New Indian School 750 Mtrs.
- MAEER's Gurukul School (CBSE) 3.5 Km

 **College**

- MIT College, Kothrud 3.3 Km.
- SNDT Women's University 4.4 Km.

 **Bank**

- Axis Bank 500 Mtrs.
- ICICI Bank (Paud Road) 900 Mtrs.

-  **Multiplex**
 - City Pride, Kothrud 4.6 Km.
 - R Deccan, Deccan 6.5 Km.
-  **Club**
 - Club Western (Bhusari Colony) 1 Km.
 - Metrocity Sports & Health Club 2.8 Km.
-  **Shopping Mall**
 - Central Mall 5.8 Km.
 - Big Bazar 4 Km.



Restaurant

- Hotel Kinara 2.00 Km.
- Atithi Family Restaurant & Bar 300 Mtrs.



Hospital

- Sahyadri Hospital 1.9 Km.
- Jehangir Multi-Speciality Hospital 3.7 Km.
- Deenanath Mangeshkar Hospital 6 Km.



Artistic Impression

About Venkatesh Buildcon

A LEGACY OF BUILDING TRUST THROUGH HOMES THAT ENLIGHTEN EVERY LIFESTYLE

Everybody wishes to own their dream home at some point in their lives. A home is not just a shelter, it's an emotion, a feeling that everybody wishes to cherish every day.

With a single motive to bring people closer to their aspirations, Shree Venkatesh Buildcon Pvt. Ltd., a company founded by Mr. Ankush Asabe, started crafting masterpiece to endure lives since the year 2000. Over two incredible decades, Venkatesh Buildcon has emerged as a people's choice, not only because of its ultramodern infrastructures, but also through recognizing every individual's needs and requirements precisely.

from revolutionizing the commercial spaces arena with robust architectural masterpiece's to crafting some of the most desirable living spaces in Pune; Venkatesh Buildcon has been setting benchmarks, since its inception.

AWARDS & ACHIEVEMENTS

- Top Trusted Brand (2021) by Pune Times Mirror to our Company- Shree Venkatesh Buildcon Pvt. Ltd.
- Promising Real Estate Developer (2021) by Times of India- Inspiring Men and Women of the Year to our CMD
- India's Leading Brand- Rising Star" (2021) by Fortune India Exchange
- Business Leader of the Year (2020) by Pride of Maharashtra SME (MIEDA) to our CMD
- Times Men of the Year 2020 (West India) by Times of India to our CMD
- Achievers of Maharashtra 2020 by Sakal Media Group to our CMD
- Icon of the Year 2019 by Sakal Premier Awards to our CMD



Some of our Completed Projects



1, 2 & 3 BHK (968 Flats, 6 Shops & 22 Offices)
Keshavnagar, Mundhawa, Pune



1, 2 & 3 BHK (667 Flats & 6 Shops)
Ambegaon Khurd, Pune



2 & 3 BHK (186 Flats)
Dhayari, Pune



1 & 2 BHK (340 Flats & 8 Shops)
Loni Kalbhor, Pune



1 & 2 BHK (Phase 1 - 161 Flats & 28 Shops)
Ambegaon Khurd, Pune



2 & 3 BHK (256 Flats & 6 Shops)
Dhayari, Pune



1 & 2 BHK (121 Flats & 6 Shops)
Ambegaon Khurd, Pune



1 & 2 BHK (174 Flats)
Ambegaon Khurd, Pune



2 BHK (191 Flats)
Keshavnagar, Mundhawa, Pune

Under Construction Projects



2, 3, 4 & 5 BHK Luxury Homes
(501 Flats, 20 Shops & 23 Offices)
Beside Rajaram Bridge, Sinhagad Road, Pune



2, 3 & 4 BHK Superlative Homes
(400 Flats, 16 Showrooms & 62 Offices)
Patwardhan Baug, Erandwane, Pune - 04



2 BHK (374 Flats)
Keshavnagar, Mundhawa, Pune



2 BHK (249 Flats)
Keshavnagar, Mundhawa, Pune



2, 3 BHK & 4 BHK Duplexes
406 Flats, 3 Showrooms & 120 Offices
Pimple Nilakh, Pune



12 Lacs Sq. Ft.
Commercial Project
Balewadi, Pune

UPCOMING PROJECTS

Venkatesh **Skylark**

Sinhagad Road, Pune

Venkatesh **Skydove**

Sinhagad Road, Pune

@ Wakad | @ Bhandarkar Road | @ Shivaji Nagar

CREDITS

Architect
T F Cube Design Studio

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Spectrum Consultant

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GREE Consultant

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Adv. Unmesh Deshpande

JV with
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MEMBER



Disclaimer : This Brochure is purely conceptual and not a legal offering nor will be part of the agreement. Images shown are for representation purpose only. Number of floors and number of units may be revised. Developer reserves the rights to amend the layout, plans, elevation, colour schemes, specifications, amenities etc. without any prior notice.



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