



LIVIENCE
UNIONE

—

KAPIL MALHAR, BANER



LIVIENCE

—

LIVE. EXPERIENCE

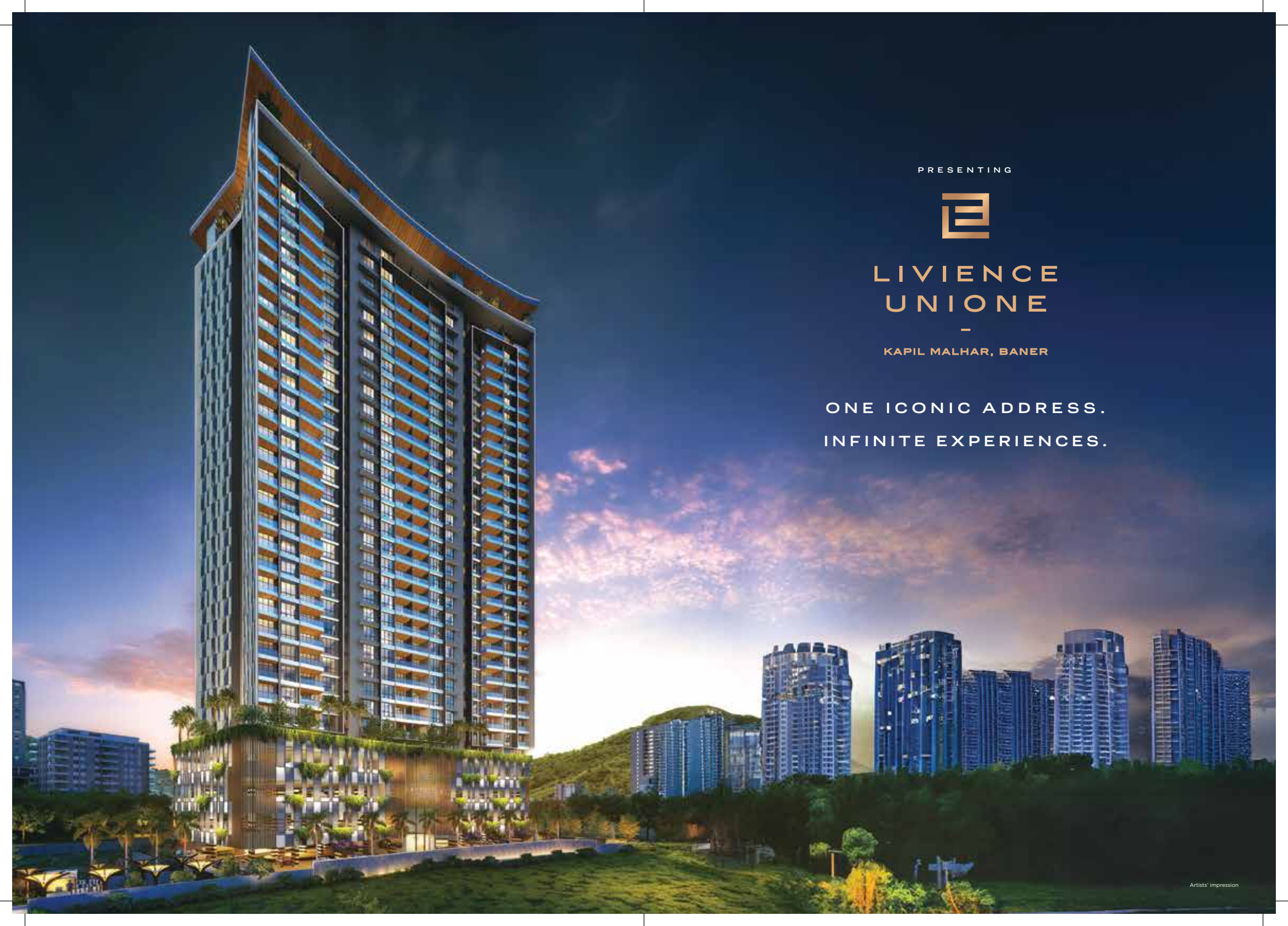
Site Address: Baner, Near Kapil Malhar Society



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PRESENTING



LIVIENCE UNIONE

KAPIL MALHAR, BANER

ONE ICONIC ADDRESS.
INFINITE EXPERIENCES.



Representational Image

- Located near Kapil Malhar on the upscale Aundh-Baner Road
- 1.7 acre gated estate featuring a single tower of 26 storeys
- Super-sized 2+2 & 3 BHK Residences
- Sweeping decks with hills & city views
- Curated Amenities spread across Ground Floor and Rooftop level
- An upscale neighbourhood with multiple lifestyle avenues
- A-Grade Social Infrastructure for a superior quality of life
- Superlative connectivity by road, highway and the upcoming Metro
- Well designed kitchen, mobile controlled home automation, 3 tier security, expert lifts, efficient STP & waste management, advance fire safety equipment

A woman in a long, flowing blue and gold dress with a large peacock feather train stands in a grand, dimly lit hall with classical columns. She is holding a small, illuminated architectural model of a modern skyscraper. The scene is dramatic, with the woman's pose and the building's lights contrasting with the dark, ornate surroundings.

ONE LUXURY ENCLAVE. UNMATCHED PRIVILEGES.

THE FINEST SIGNATURE TOWER FOR THE CITY'S ELITE.



DESIGNED
FOR IMPERIAL ARRIVALS.

DOUBLE-HEIGHT LOBBY WITH RECEPTION LOUNGE.

LIVIENCE
UNIONE



LARGE SUNDECKS THAT
OPEN OUT TO STUNNING VISTAS.

ENTHRALLING VIEWS OF THE BANER HILL AND CITYSCAPE.

A woman with blonde hair adorned with large white and orange flowers is shown in profile, looking upwards. She is wearing a necklace with dried leaves and a small red gem. In the background, a tall, modern skyscraper with a curved facade is visible, set against a warm, golden light. The overall mood is elegant and sophisticated.

ONE LUXURY HAVEN. CURATED INDULGENCE

THOUGHTFUL AMENITIES AT GROUND AND ROOFTOP LEVEL

◀ **AETHER ONE.**

ROOFTOP INDULGENCES FOR
AN ENGAGING AND ENRICHING LIFE.

◀ **PAVILION ONE.**

OFFERING LIFESTYLE EXPERIENCES
AT THE GROUND LEVEL.

ROOFTOP AMENITIES

1 YOGA DECK + MEDITATION AREA

2 SEATS WITH PERGOLA

3 SKY WALK TRACK

4 EVENING PARTY DECK

5 FUSION HALL

6 SENIOR CITIZEN AREA

7 OUTDOOR KIDS PLAY AREA

8 SCREENING FOR MINI THEATER

9 AIR CONDITIONED GYM

10 SEATING BAY

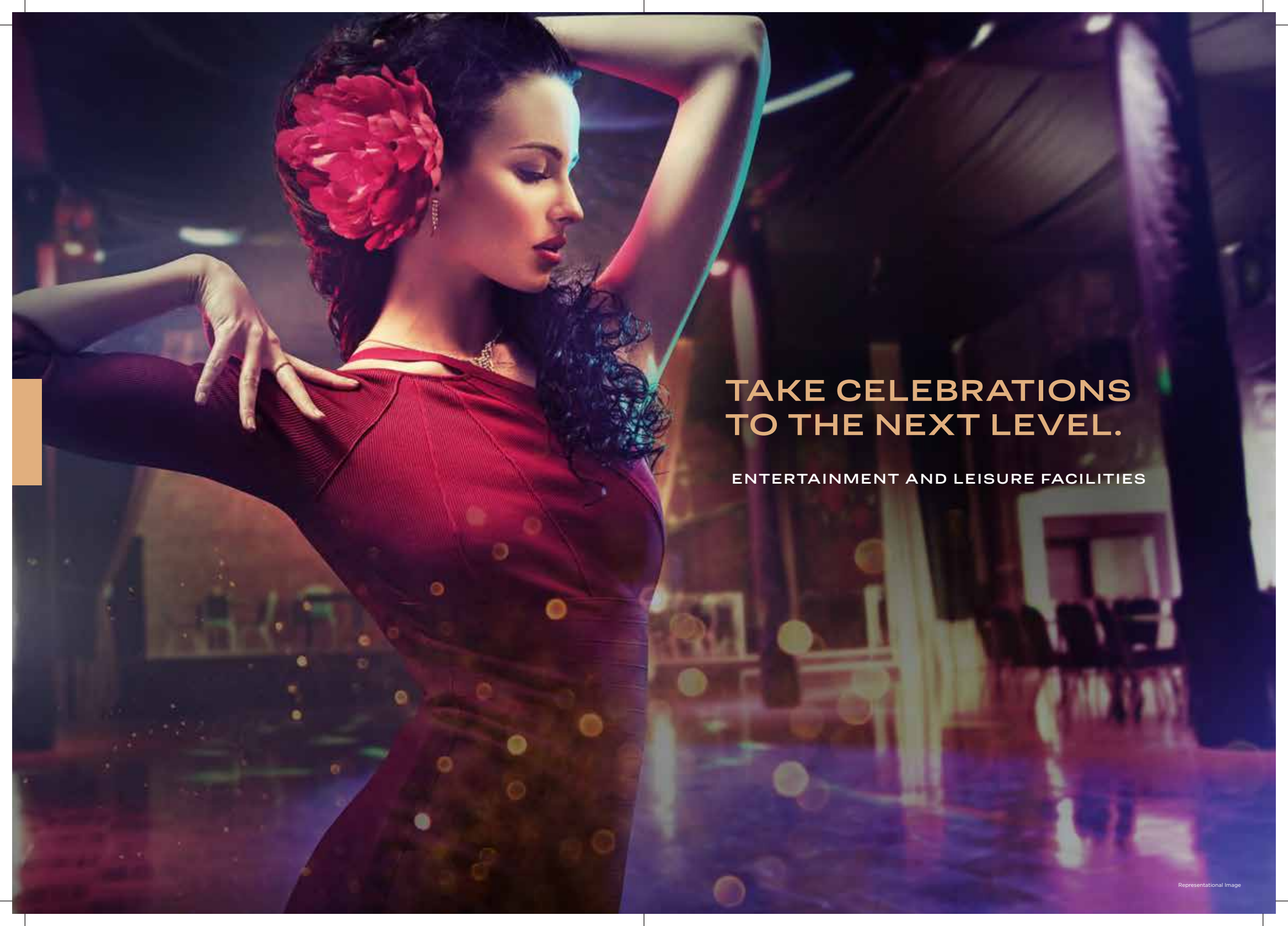
11 INFINITY POOL

12 INDOOR GAMES

13 TODDLERS PLAY AREA

14 CO-WORKING SPACE





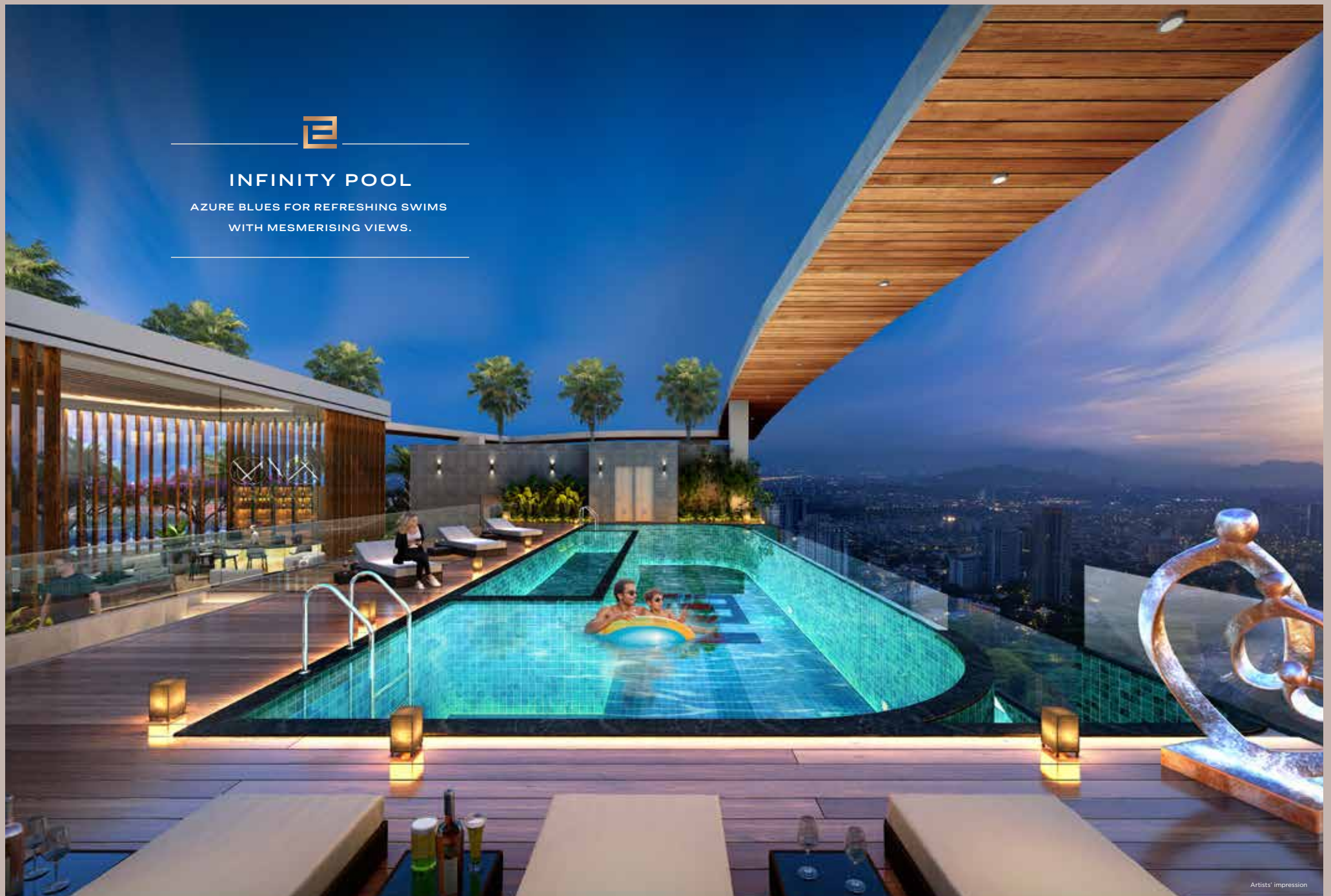
**TAKE CELEBRATIONS
TO THE NEXT LEVEL.**

ENTERTAINMENT AND LEISURE FACILITIES



INFINITY POOL

AZURE BLUES FOR REFRESHING SWIMS
WITH MESMERISING VIEWS.



Artists' impression



FUSION HALL

LET EXQUISITE DINING EXPERIENCES
UNFOLD AMIDST OPEN AIR SPLENDOUR.



Representational Image



Representational Image



SENIOR CITIZEN AREA

SERENE SEATING FOR ELDERS OFFERING
PEACE AND SOLACE.



SKY CAFE WITH PARTY DECK

THE PERFECT FLOOR TO GROOVE IN AN ENCHANTING
TWILIGHT AMBIENCE.



STAGE FOR OUTDOOR PARTIES

A DYNAMIC PLATFORM FOR FESTIVITIES
WITH BOUNDLESS ENERGY.



Representational Image



Representational Image



YOGA & MEDITATION DECK

TRANQUIL SANCTUARY TO CONNECT WITH
YOUR INNER SELF.



SEATING BAY

OPEN-AIR ARENA WHERE
ARTISTIC PERFORMANCES COME ALIVE.



Artists' Impression



MINI THEATRE

DEDICATED HALL TO ENJOY EXCLUSIVE
SCREENINGS OF BLOCKBUSTERS.



Artists' Impression

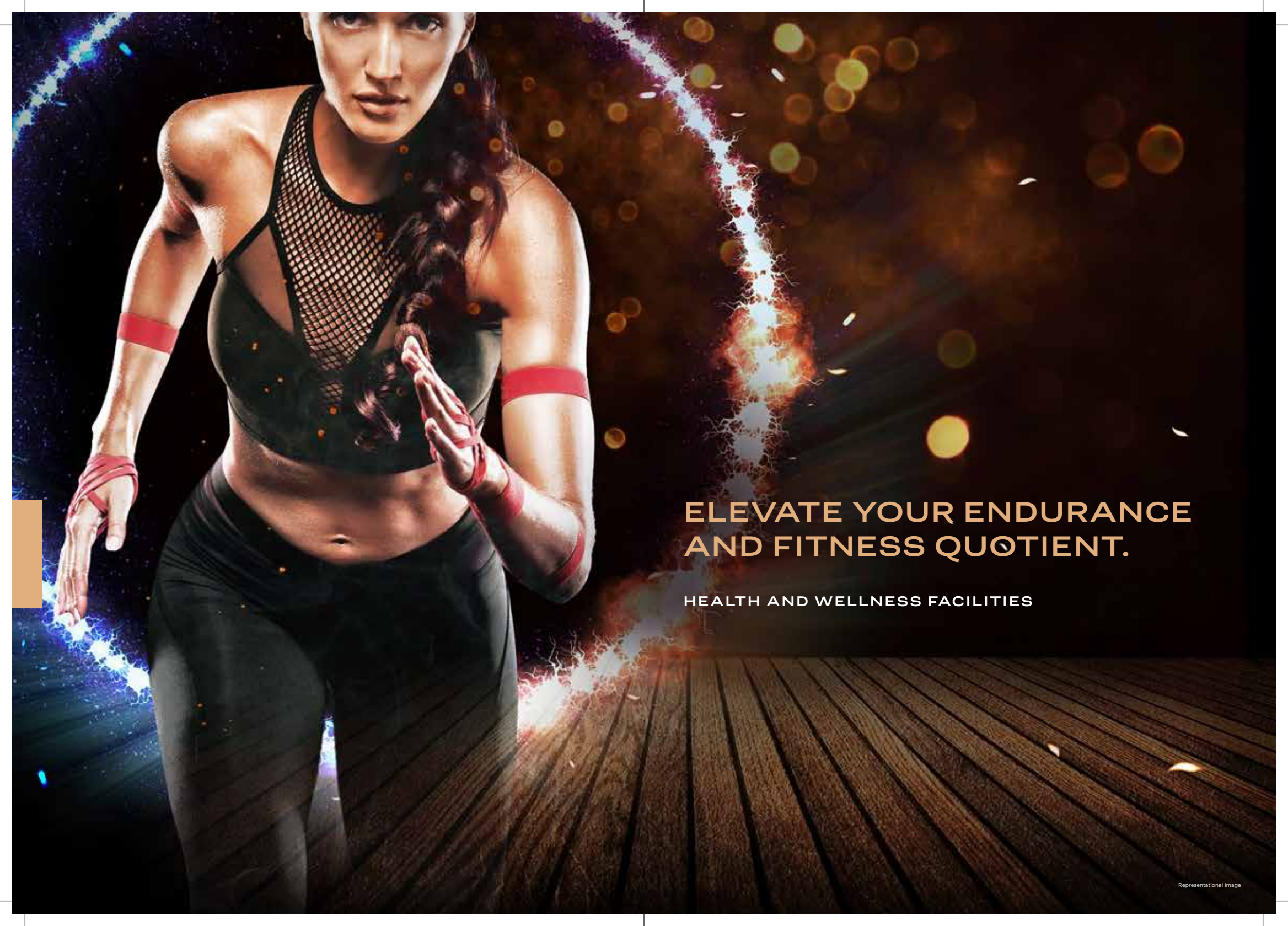


Representational Image



CO-WORKING SPACE

DYNAMIC ENVIRONMENT FOSTERING
COLLABORATION AND PRODUCTIVITY.

A woman with long dark hair, wearing a black mesh sports top and black leggings, is shown from the waist up. She has red armbands and red fingerless gloves. She is looking directly at the camera with a determined expression. Her hands are positioned as if she is channeling or releasing energy. Bright blue and white energy sparks emanate from her left hand, while a large, intense orange and yellow energy burst is visible behind her right arm. The background is dark with bokeh light effects. The floor appears to be made of wooden planks.

**ELEVATE YOUR ENDURANCE
AND FITNESS QUOTIENT.**

HEALTH AND WELLNESS FACILITIES



AIR CONDITIONED GYM

COOL COMFORT FOR INTENSE WORKOUTS IN A
CLIMATE-CONTROLLED GYM



OUTDOOR KIDS PLAY AREA

A WONDERLAND FOR ADVENTURE AND
PLAYFUL TIMES.

Artists' impression



INDOOR GAMES ROOM

A VIBRANT HAVEN WELL-EQUIPPED WITH
A CHOICE OF EXCITING GAMES.



Artist's Impression

◀ **PAVILION ONE.**
OFFERING LIFESTYLE EXPERIENCES
AT THE GROUND LEVEL.



**GROUND LEVEL
AMENITIES**

- SUPER TREE AT ENTRANCE WITH FEATURE WALL
- CRICKET PITCH WITH OUTDOOR PERGOLA SIT-OUTS
- MULTI-PURPOSE COURT WITH KIDS PLAY AREA



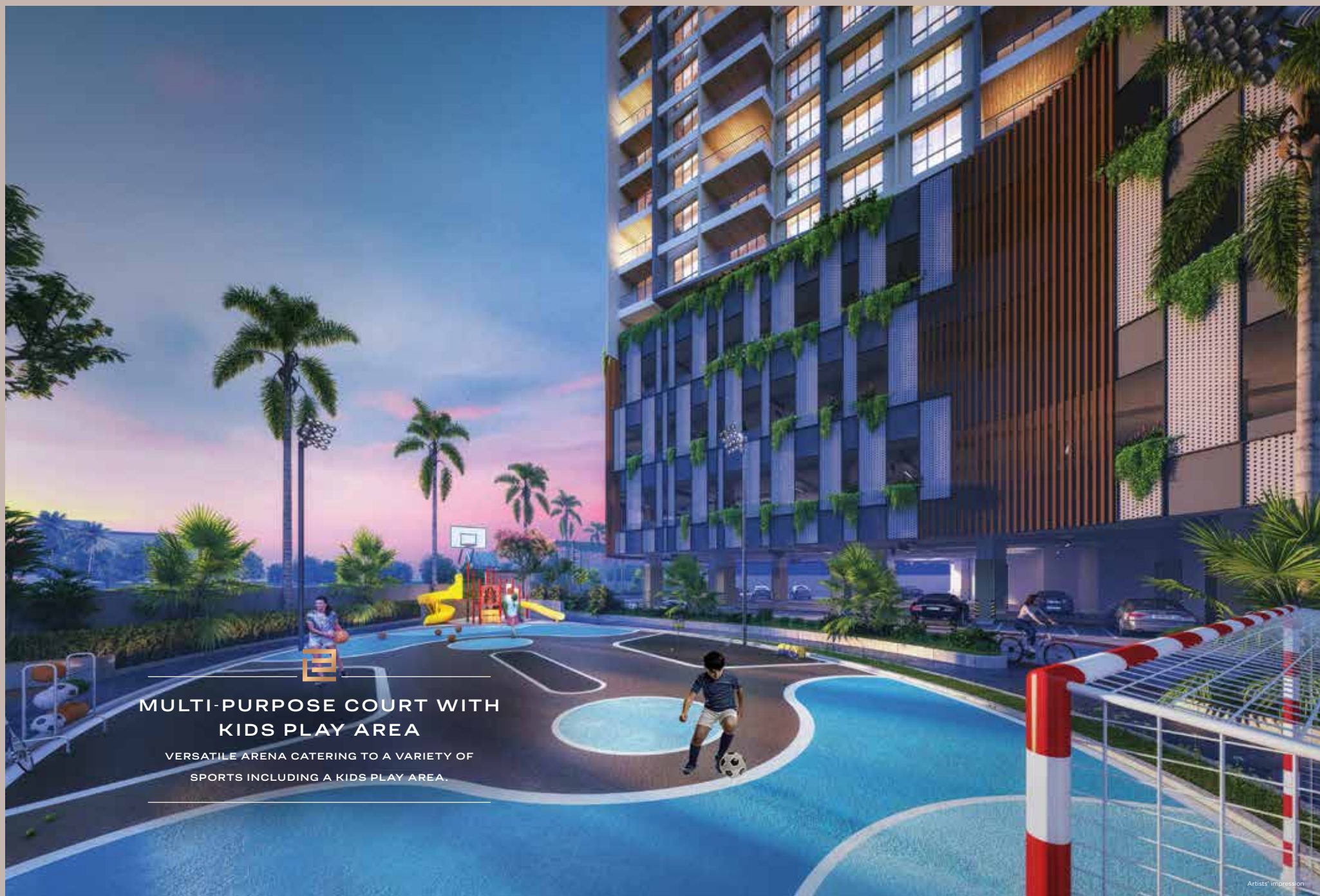
**LIVIENCE
UNION**



**SUPER TREE WITH FEATURE
WALL AT ENTRANCE**

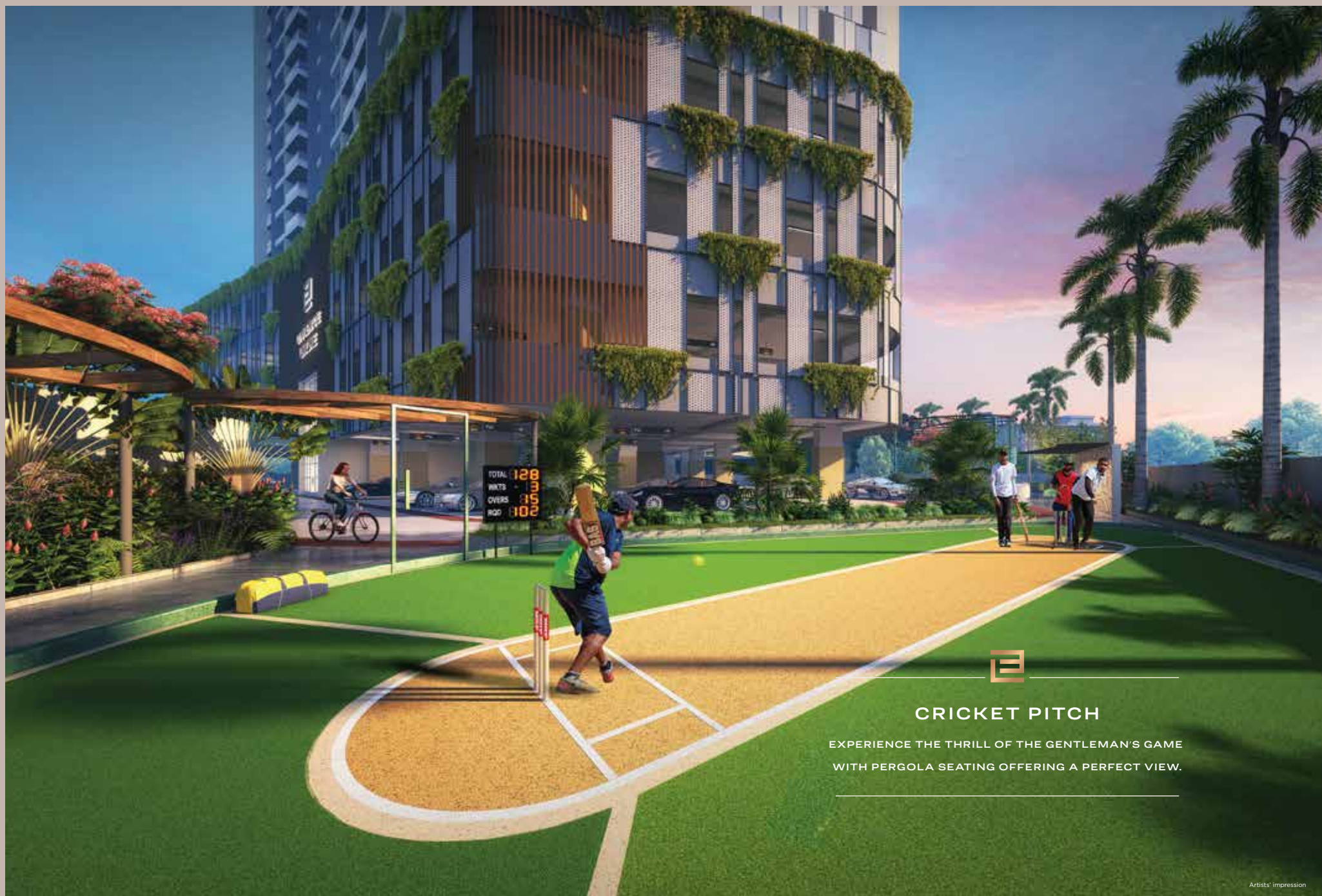
A PLEASING GREEN SPECTACLE TO WELCOME
RESIDENTS AND VISITORS.

Artists' Impression



**MULTI-PURPOSE COURT WITH
KIDS PLAY AREA**

VERSATILE ARENA CATERING TO A VARIETY OF
SPORTS INCLUDING A KIDS PLAY AREA.



CRICKET PITCH

EXPERIENCE THE THRILL OF THE GENTLEMAN'S GAME
WITH PERGOLA SEATING OFFERING A PERFECT VIEW.

Artists' Impression



ONE LUXURY PIN CODE. SUPREME CONVENIENCES.

LANDMARK LOCATION NEAR KAPIL MALHAR SURROUNDED BY
A WORLD OF COMFORTS.



STAY CONNECTED TO THE CITY'S PRIME DESTINATIONS.

HAVE THE ADVANTAGE OF SUPERIOR CONNECTIVITY
BY ROAD, HIGHWAY AND THE METRO.

MAJOR LANDMARKS

Pune Station - 11.2 kms • Pune Airport - 17.2 kms
Pune-Mumbai Expressway - 5.2 kms • Upcoming Metro - 400 mtr

Actual View

HAVE THE FINEST SOCIAL INFRASTRUCTURE AROUND YOU.

EDUCATION

- The Orchid School - 2.1 km
- Loyala School - 6.2 km
- Rabindranath Tagore School of Excellence - 3.6 km
- University of Pune - 4.9 km
- Vidya Valley School - 7.8 km
- Vibgyor - 4.6 km
- Symbiosis Lavale Campus - 12.4 km
- Symbiosis Senapati Bapat Road - 8.3 km
- Indira Institute - 10 km
- Indus International School Pune - 16.9 km

HOSPITALS

- Jupiter Hospital - 1.2 km
- Ratna Memorial Hospital - 8.3 km
- Oyster & Pearl Hospital - 9.5 km
- Sancheti Hospital - 10 km
- Jehangir Hospital - 12.6 km
- Ruby Hall Clinic - 13 km
- Aditya Birla Hospital - 10.7 km

IT INDUSTRY & HUBS

- The Kode IT Hub - 2.6 km
- Siemens - 3 km
- Veritas Balewadi - 3.5 km
- Cummins Balewadi - 3.3 km
- Hinjewadi - 13.9 km

HOTELS & FINE DINES

- Balewadi High Street - 3.2 km
- Sayaji - 8.2 km
- Tiptop International - 7.7 km
- Ginger - 10.4 km
- Lemon Tree - 13.1 km
- Vivanta Pune - 8.8 km
- Hyatt Place Pune - 9.6
- The Orchid - 2.7
- JW Marriot - 7.3

SHOPPING & SUPERMARKET

- Westend Mall - 3 km
- Phoenix Mall - 8.1 km
- New Star Bazar - 1 km
- Food Bazar - 1.4 km
- Dorabjee's - 3.1 km
- Reliance Mall - 2.7 km
- Godrej Natures Basket - 3 km
- D-Mart - 2.5 km
- The Pavillion Mall - 7.5 km

WELLNESS CLUB

- Gold Gym - 3.4 km
- Oxford Golf Club Lavale - 12.7 km

TRAVELS

- Pune Railway Station - 12.4 km
- Pune International Airport - 16.7 km
- Metro Station - 350 mtr



LIVE CENTRAL
TO EVERYTHING YOU NEED.

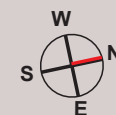
AN ADDRESS CONNECTED TO
LIFE'S NECESSITIES.

LOCATION MAP



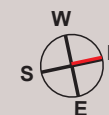
TYPICAL FLOOR PLAN

(2ND-5TH, 7TH-10TH, 12TH-15TH, 17TH-19TH, 21ST-24TH & 26TH)





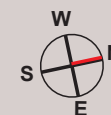
(1ST,6TH,11TH,16TH,20TH & 25TH)





TYPICAL FLOOR PLAN

(WITH 4 BHK LAYOUT)





2 BHK - C - 1088 SQ.FT.



Type	Carpet Area		Enclose Balcony Area		Open Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
2BHK - C (Refuge)	77.61	835	6.80	95	11.66	126	3.00	32	101.07	1088



2 BHK - C - 1088 SQ.FT.



Type	Carpet Area		Enclose Balcony Area		Open Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
2BHK - C (Refuge)	77.61	835	6.80	95	11.66	126	3.00	32	101.07	1088





3 BHK PLAN - 1310 SQ.FT.



Type	Carpet Area		Enclose Balcony Area		Open Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
3BHK	93.86	1010	13.14	141	11.66	126	3.00	32	121.66	1310



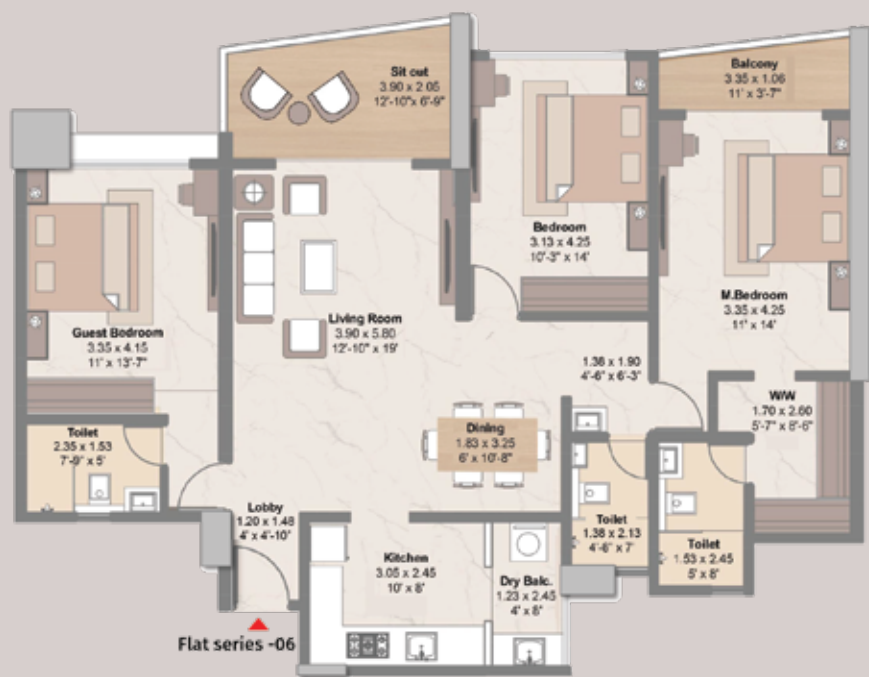
3 BHK PLAN - 1310 SQ.FT.



Type	Carpet Area		Enclose Balcony Area		Open Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
3BHK	93.86	1010	13.14	141	11.66	126	3.00	32	121.66	1310



3 BHK PLAN - 1310 SQ.FT.



Type	Carpet Area		Enclose Balcony Area		Open Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
3BHK	93.86	1010	13.14	141	11.66	126	3.00	32	121.66	1310



3 BHK PLAN - 1818 SQ.FT.

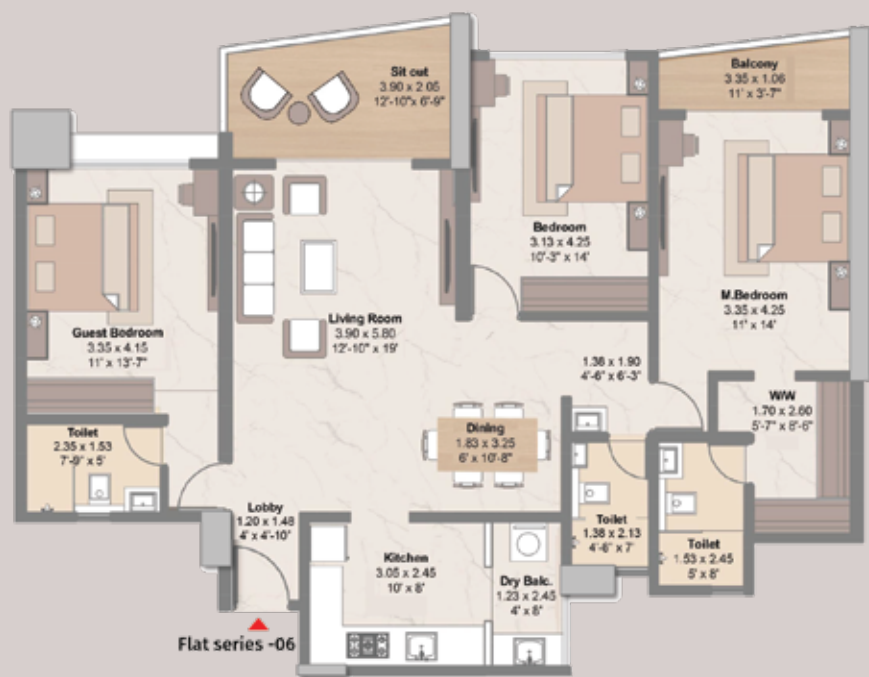


Type	Carpet Area		Enclose Balcony Area		Open Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
3BHK	93.86	1010	13.14	141	11.66	126	3.00	32	121.66	1310





3 BHK PLAN - 1310 SQ.FT.



Type	Carpet Area		Enclose Balcony Area		Open Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
3BHK	93.86	1010	13.14	141	11.66	126	3.00	32	121.66	1310



4 BHK PLAN - 1818 SQ.FT.



Type	Carpet Area		Enclose Balcony Area		Open Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
4 BHK	119.79	1289	22.58	243	18.92	204	7.60	82	168.89	1818





4 BHK PLAN - 1818 SQ.FT.



Type	Carpet Area		Enclose Balcony Area		Open Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
4 BHK	119.79	1289	22.58	243	18.92	204	7.60	82	168.89	1818



4 BHK PLAN - 1818 SQ.FT.



Type	Carpet Area		Enclose Balcony Area		Open Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
4 BHK	119.79	1289	22.58	243	18.92	204	7.60	82	168.89	1818





3 BHK ISOMETRIC VIEW



3 BHK 1310 SQ. FT.



4 BHK ISOMETRIC VIEW



4 BHK 1818 SQ. FT.



KEY SPECIFICATIONS

HOME AUTOMATION

Living, Dining & Master Bedroom
Video Door Phone

FLOORING

Imported Marble Flooring in entire flat (excluding balcony)

DOOR

Decorative Main door with Digital lock
Laminated flush doors
Powder coated Aluminium Sliding Doors for Decks
Granite Doors frame for Toilets

KITCHEN

Imported Marble Flooring
Artificial Stone Platform with SS sink

BATHROOM

Premium Kohler or Equivalent Branded CP & Sanitary fitting
Imported marble Flooring
Hot & Cold mixer hand shower in one master bath
Solar water system in one master bath
Concealed plumbing

WINDOWS

System windows for enhanced safety with mosquito nets

ELECTRICAL

Concealed copper wiring
Fire resistant cabling
Modular switches
Adequate electrical points with MCB
TV & Telephone points in living room
DG backup

PAINT

Premium emulsion paint on internal walls
External acrylic weather shield paint

PLASTER

Premium branded gypsum finished on internal wall

STRUCTURE

Earthquake resistant RCC structure
Construction MIVAN RCC structure



LIVIENCE
ALEENTA

BANER PASHAN LINK ROAD

A LUXURY LIFESPACE
THE ALMIGHTY WOULD BE
PROUD OF

PROJECT HIGHLIGHTS

- 5 towers of over 30 storeys
- Offering 3, 4, 4.5, 5 & 6 BHK homes
- Over 1 lac sq. ft. of recreational lifestyle podium
- Multi-level club around 25,000 sq. ft. with a host of lifestyle amenities
- Vaastu compliant homes with sweeping decks
- Panoramic views of hills and greens
- Cross ventilated homes with abundant natural light
- Duplex & penthouses on higher floor
- Ample parking space for all apartments



Artists' Impression



LIVIENCE

A TRUSTED ALLIANCE OF
THREE INDUSTRY TITANS.

Livience as a brand, marks the coming together of 3 of Pune's best real estate developers, Kohinoor Group, Welworth Realty & Shree Bal Developers with a resolve to redefine luxury living by pioneering new concepts that go on to become benchmarks for others to follow.

With a combined legacy of over 85 years and a combined delivery of 100+ Residential & Commercial projects across Pune, Livience employs the best talent including architects, engineers, designers and imbibes the best of the Vision, Experience and Values to deliver world class luxury life spaces to discerning customers in Pune with a commitment to adherence to the top notch quality and timely delivery.

Representational Image