

A PROJECT BY



PRECON

REALTY

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MahaRERA No:
P52100080809
maharera.maharashtra.gov.in

**VIMAN
AVENUE**
VIMAN NAGAR

V

READY
FOR
TAKEOFF,
IN
LIFE &
LIVING



A BOUTIQUE LIVING
EXPERIENCE IN THE HEART OF
VIMAN NAGAR.



Welcome to Viman Avenue, where design meets intention and comfort finds its rhythm. With 28 thoughtfully crafted residences, this is more than a home; it's a curated lifestyle.

Thoughtfully placed in Viman Nagar's most accessible zone, it offers a smoother, smarter, and more meaningful way to live.

Claim an upgrade that goes beyond the floorplan.



ARCHITECTURAL RENDITION

PROJECT PHILOSOPHY

This is not a towering complex or a fleeting trend, it's an exclusive 28-home redevelopment project shaped by Precon Realty's deep in-house expertise and decades of experience.

Each residence is a result of careful planning, smart space design, and quality that stands the test of time.

WHAT MAKES THIS BOUTIQUE REDEVELOPMENT RIGHT FOR YOU?



IN-HOUSE EXPERTISE

30+ Years of proven development experience, from foundation to finish.



INTIMATE, INTENTIONAL LIVING

Designed on a human scale, where you're more than just a unit number.



CLOSE-KNIT COMMUNITY

Fewer homes mean deeper connections and a shared sense of belonging.



BUILT TO LAST

Enduring materials. Adaptable layouts. Timeless design.



PRIME LOCATION, RENEWED

A well-loved neighbourhood, reimagined for modern living.

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A LIFE AMONG TREES

TREE-LINED STREETS, OPEN PARKS,
AND CALM, WOVEN NATURALLY
INTO YOUR DAILY LIFE, ONLY AT VIMAN AVENUE.



Representative Image

LOCATION LIFESTYLE

VIMAN NAGAR, REIMAGINED

Viman Avenue is tucked into a peaceful lane in Viman Nagar. Close to everything, yet quietly removed. A rare balance of greenery, walkability, and seamless connectivity.

LIVE CLOSE TO WHAT MATTERS

 2 Mins to Phoenix Market City

 Panchshil Tech Park

 5 Mins to Proposed Metro Station

 Maitri Garden or Jogger's Park 50m from the project



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EXPERTISE IN EVERY INCH

EVERY DETAIL SERVES A
PURPOSE TO STAND
THE TEST OF TIME.



ROOFTOP GARDEN & PARTY SPACE

A quiet space for evenings, gatherings, and golden hour views.



MODULAR KITCHENS

Pre-fitted with branded hardware and efficient storage solutions.



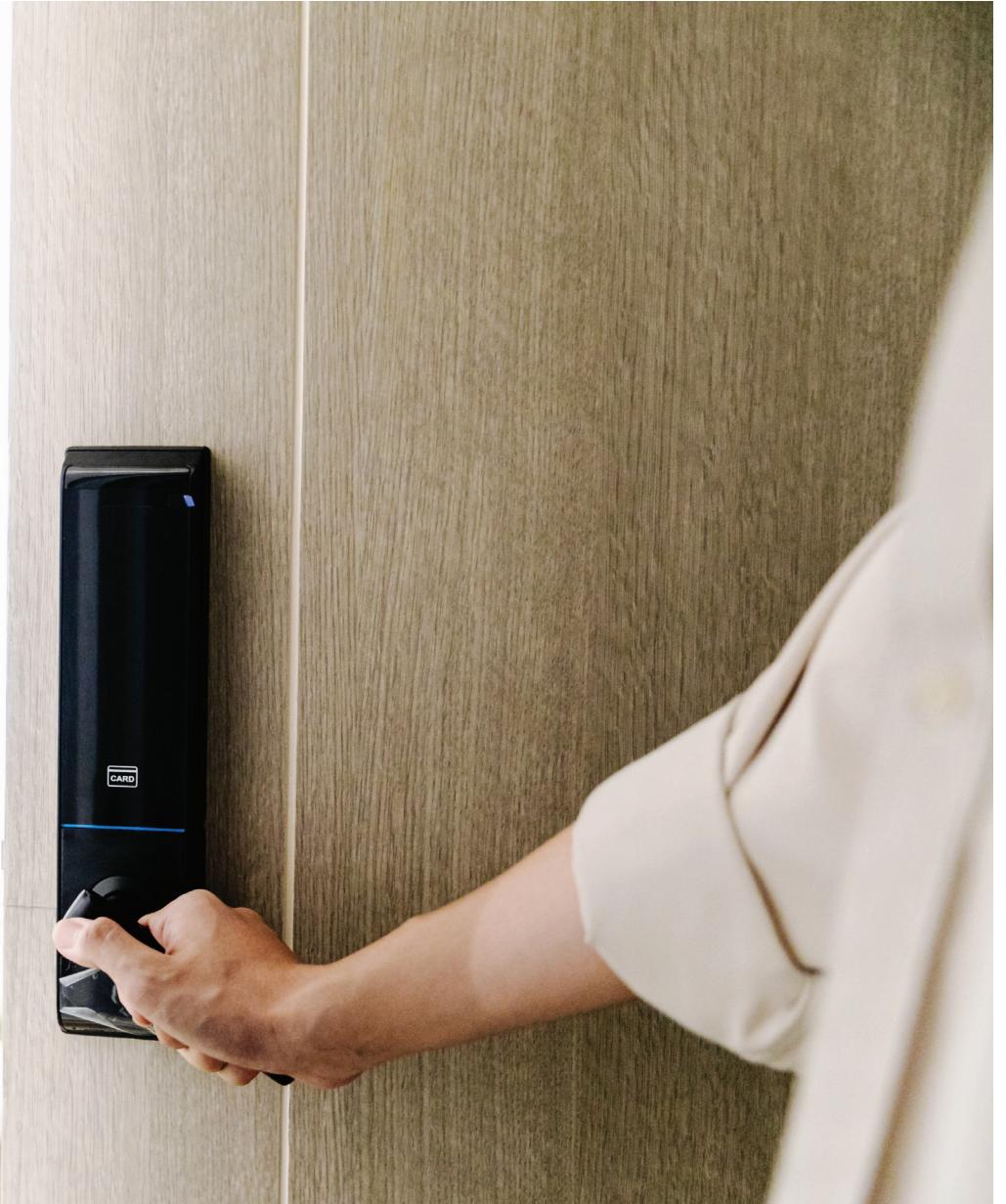
PREMIUM FIXTURES

UPVC windows, vitrified tile flooring, branded fittings, selected to last.



SMART SECURITY

Modern access and surveillance systems for the ultimate peace of mind.





ELEVATION

A clean, functional exterior designed for ventilation, privacy, and light.



LOW-MAINTENANCE LIVING

Intentionally simple shared spaces for easier upkeep and lower costs.



PROJECT HIGHLIGHTS

THOUGHTFUL IN EVERY SQUARE FOOT

At **Viman Avenue**, scale isn't the focus, substance is.

Every home reflects smart planning, calm design, and long-term livability. Whether it's a 2BHK, a 3BHK, or a penthouse, each space is built for light, flow, and future-ready comfort.

ONLY 28 RESIDENCES

A boutique community that feels quiet, personal, and spacious.

MIX OF 2BHK, 3BHK & PENTHOUSES

Homes designed for real-life needs, not just sales numbers.

PREMIUM LOCATION, SEAMLESS ACCESS

Tucked into a peaceful lane, yet minutes from everything.

SMART, AIRY LAYOUTS

Efficient plans with natural ventilation and zoned privacy.

PRIVATE ROOFTOP AMENITIES

Garden and party deck with skyline views, exclusively for residents.

ELEGANT, FUNCTIONAL ELEVATION

Clean lines and practical design that age beautifully.

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FLOOR PLANS

EXPLORE LAYOUTS CRAFTED FOR
LIGHT, FLOW, AND FLEXIBILITY.



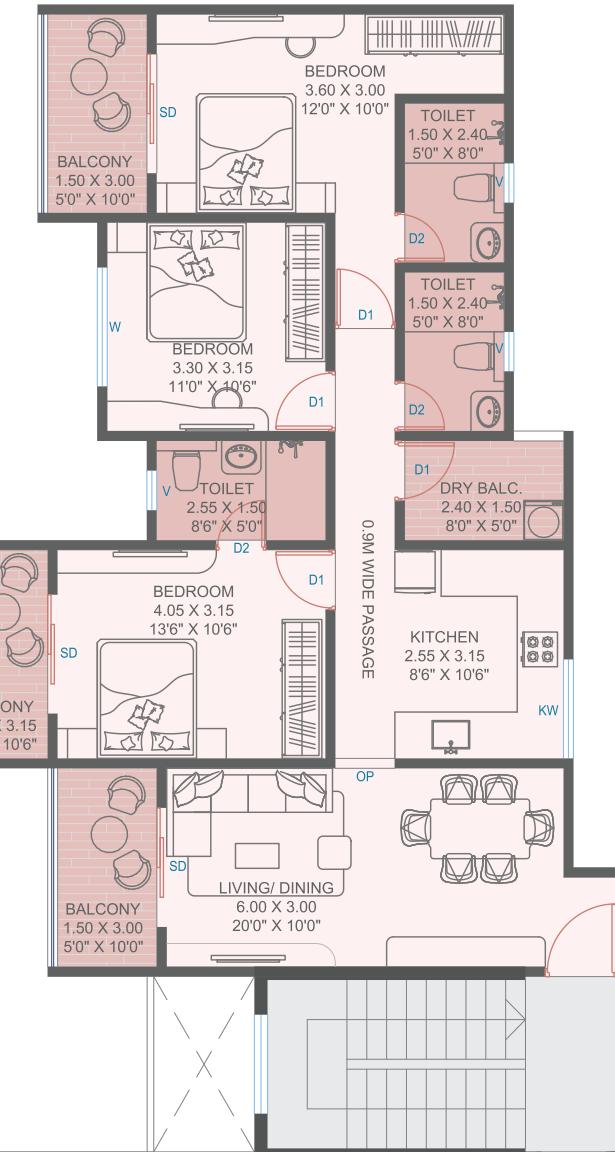
Representative Image

TYPICAL FLOOR PLAN

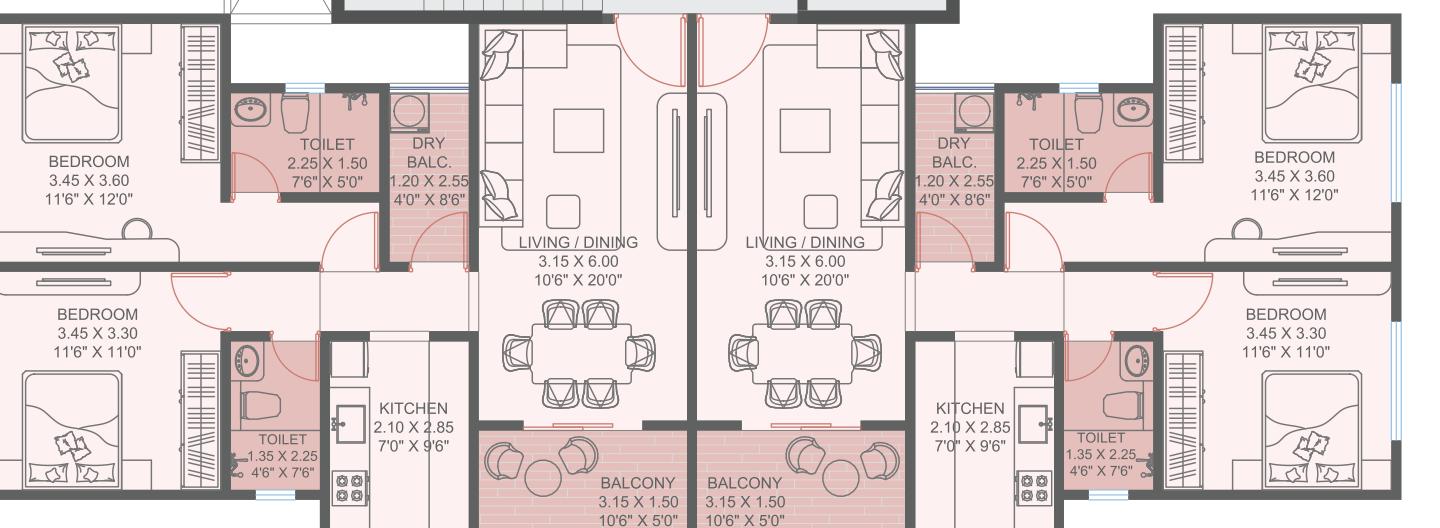
1ST & 2ND FLOOR

FLAT NO	TOTAL CARPET AREA
101/201	1142.06 sq.ft
102/202	1195.55 sq.ft
103/203	789.32 sq.ft
104/204	789.32 sq.ft

LAT NO.
01/201



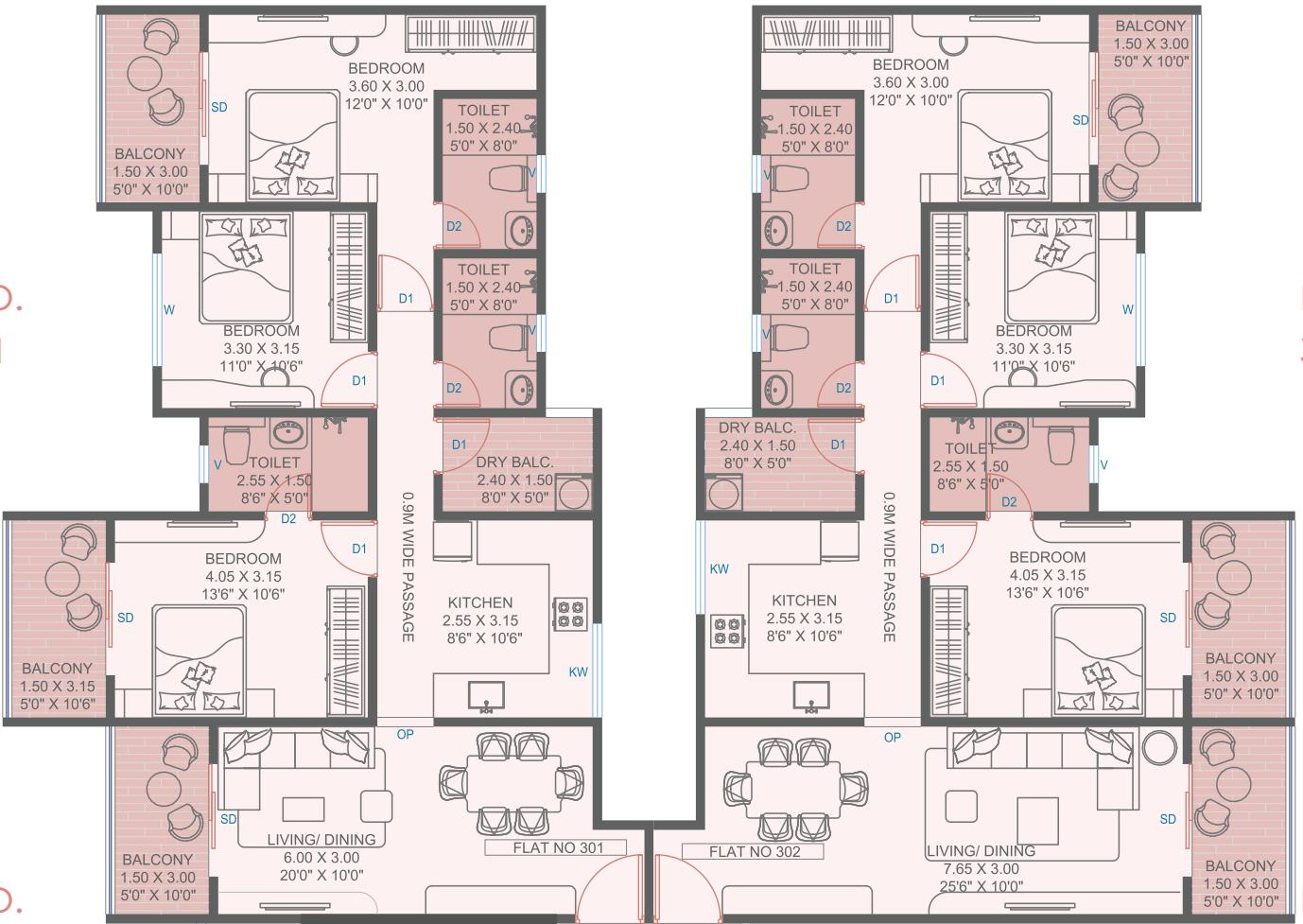
LAT NO.
04/204



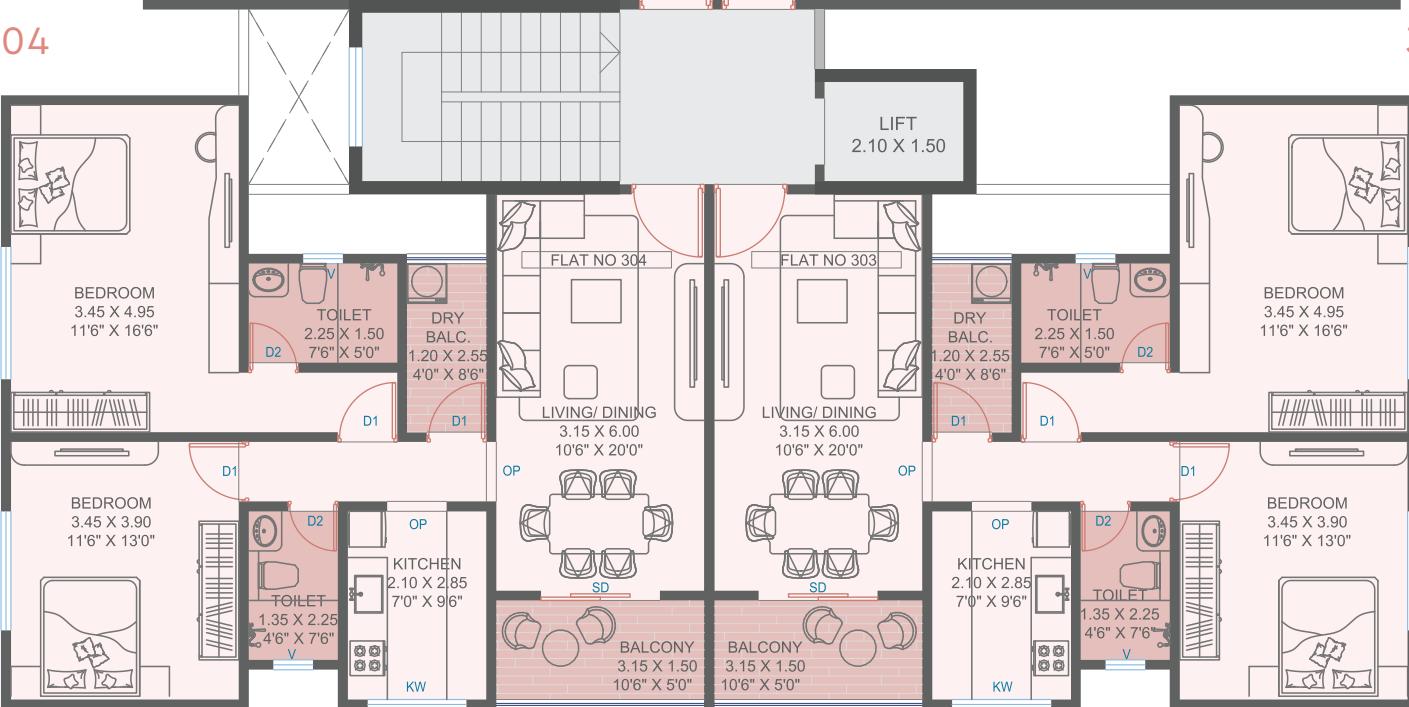
FLAT NO.
02/202

TYPICAL FLOOR PLAN

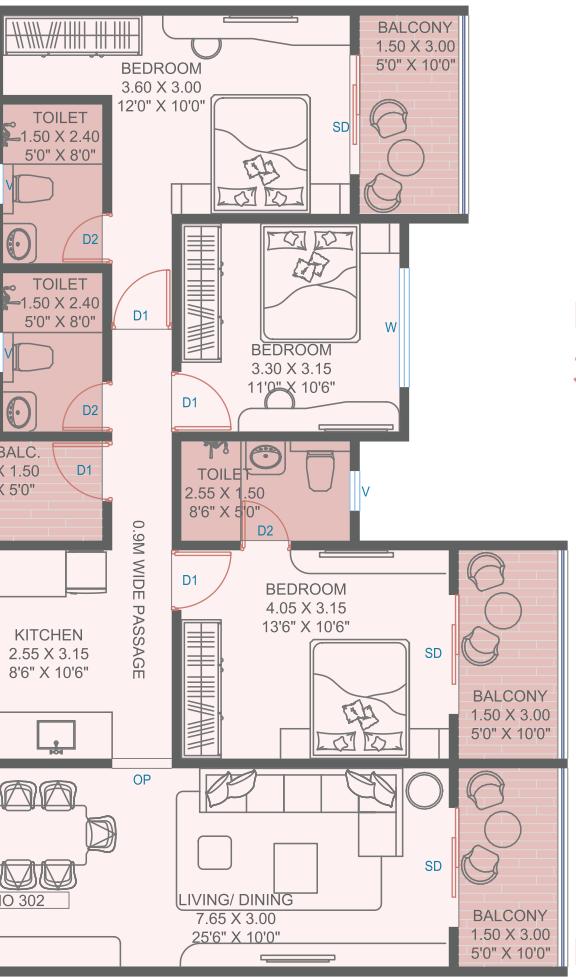
FLAT NO.
301/401



FLAT NO.
304/404



FLAT NO.
302/402



FLAT NO.
303/403

3RD & 4TH FLOOR

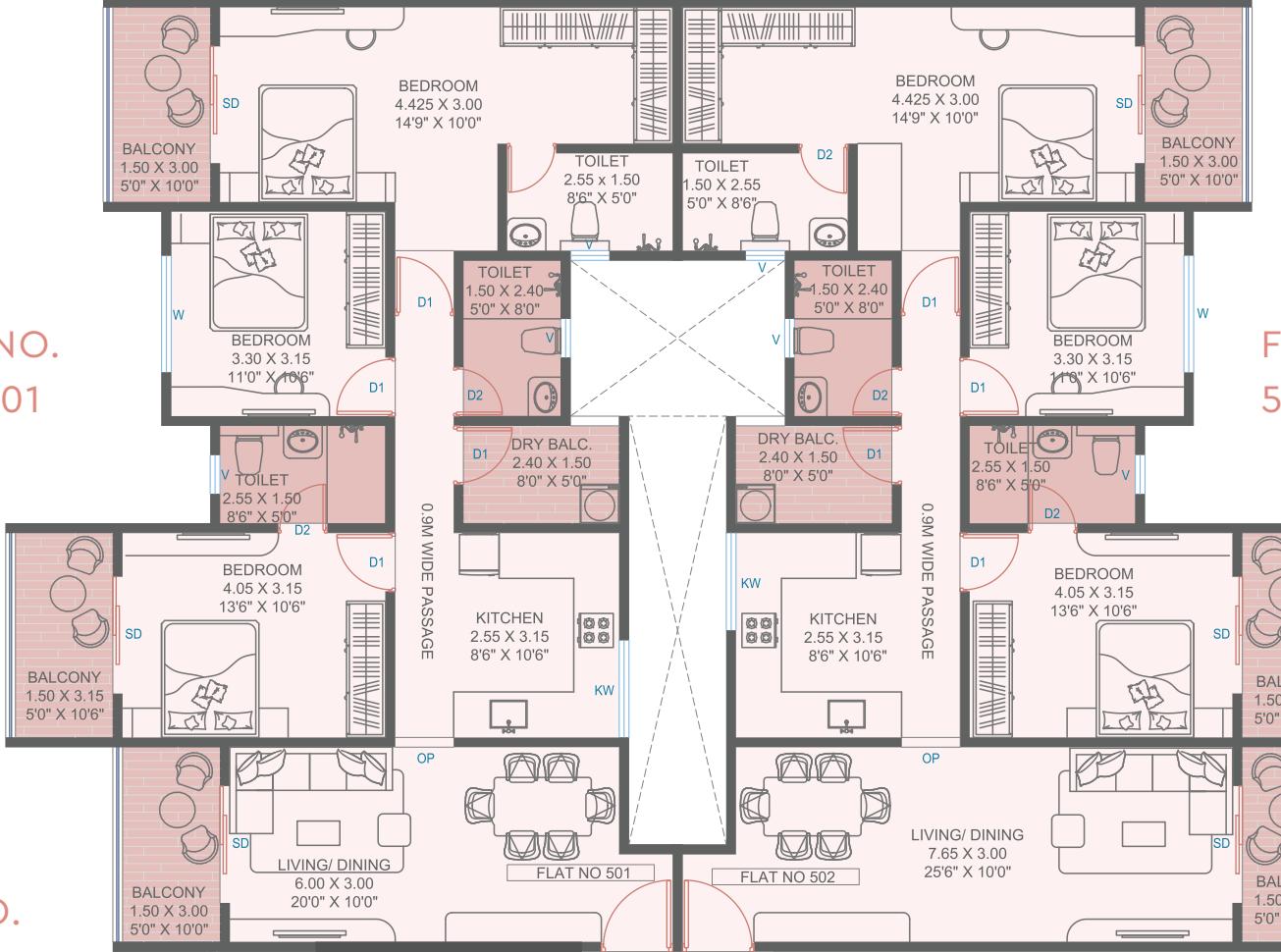
FLAT NO	TOTAL CARPET AREA
301/401	1142.06 sq.ft
302/402	1195.55 sq.ft
303/403	861.65 sq.ft
304/404	861.65 sq.ft

TYPICAL FLOOR PLAN

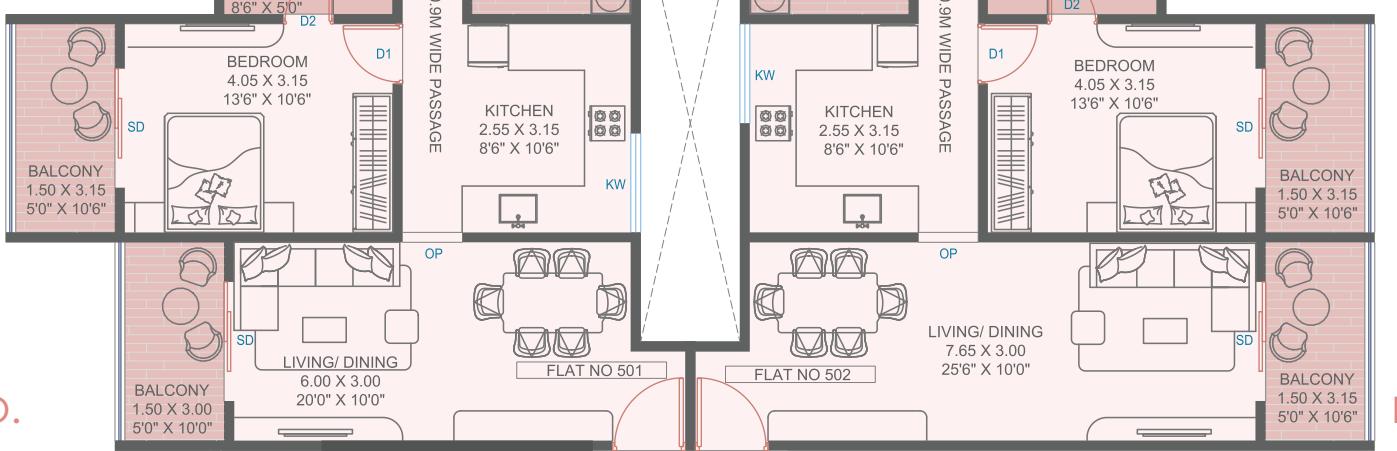
5TH & 6TH FLOOR

FLAT NO	TOTAL CARPET AREA
501/601	1211.70 sq.ft
502/602	1267.67 sq.ft
503/603	861.65 sq.ft
504/604	861.65 sq.ft

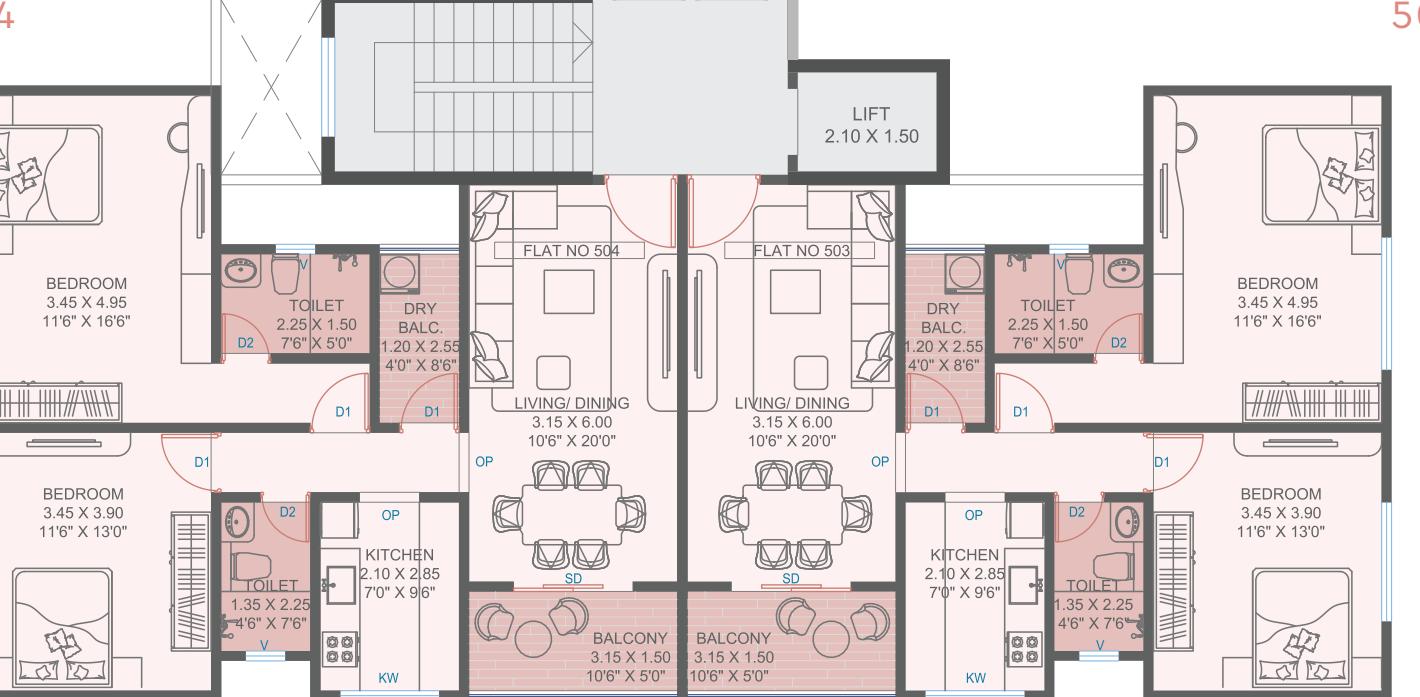
FLAT NO.
501/601



FLAT NO.
502/602



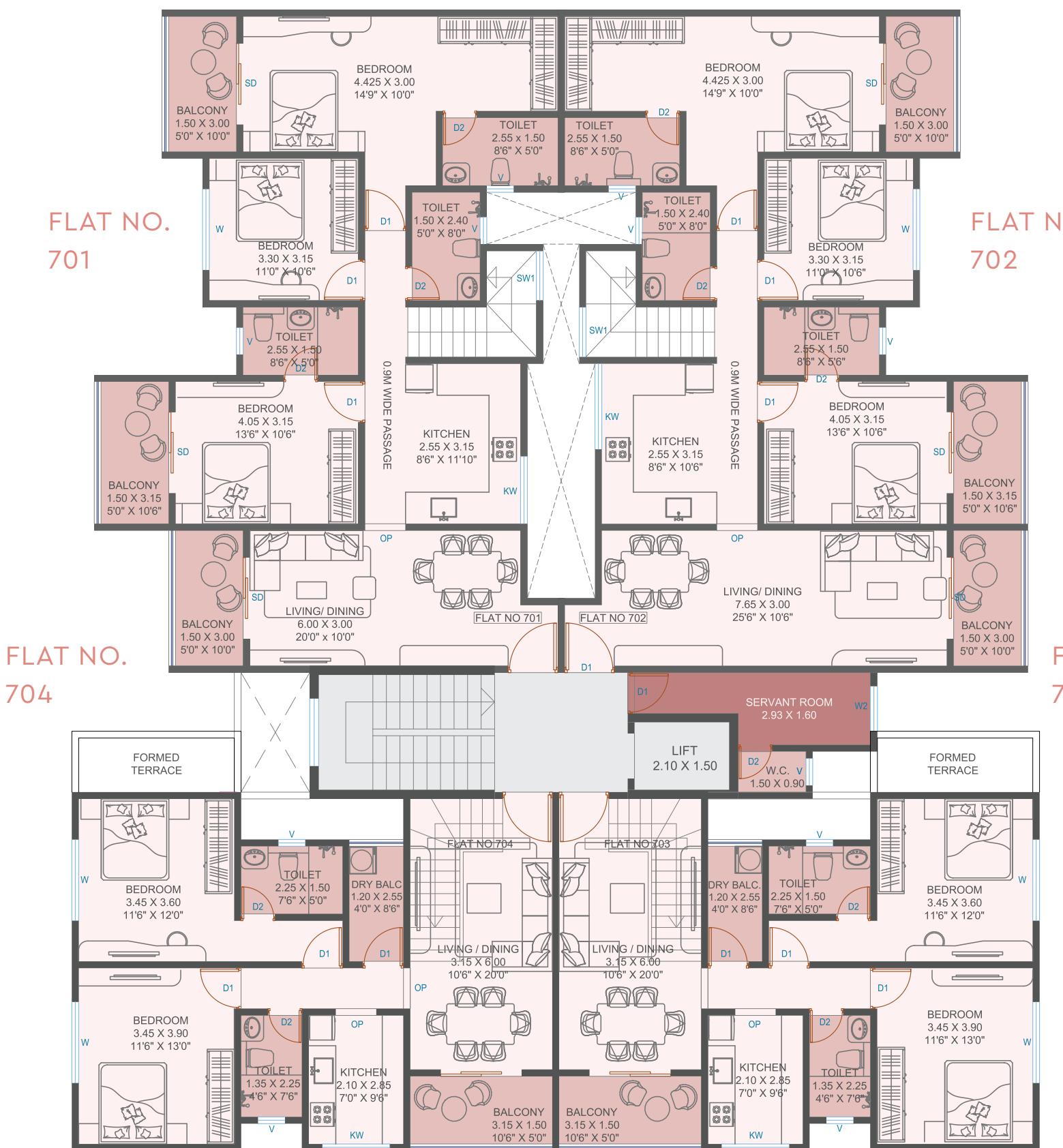
FLAT NO.
503/603



FLAT NO.
504/604

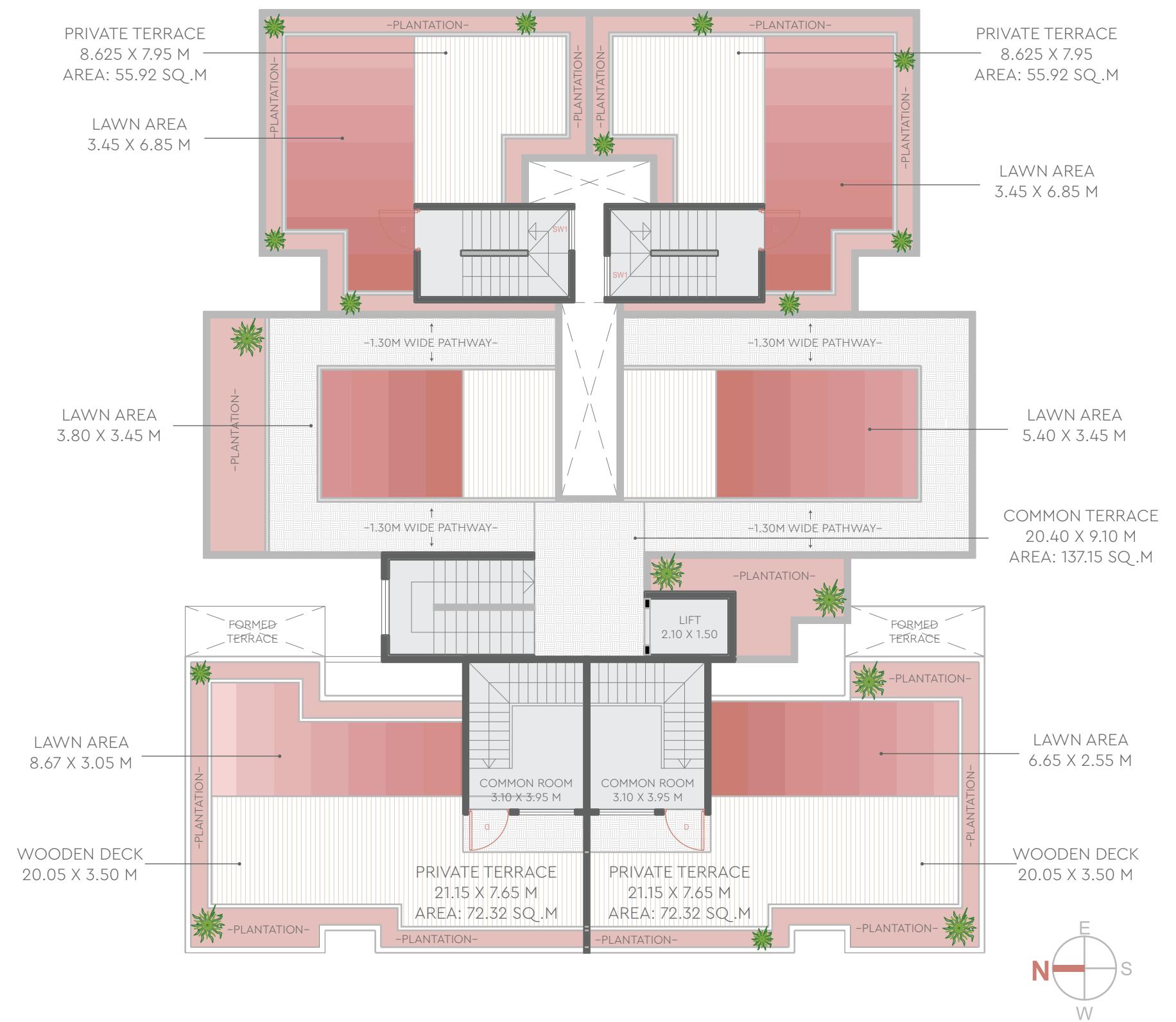
TYPICAL FLOOR PLAN

7TH FLOOR



FLAT NO	TOTAL CARPET AREA
701	1232.58 sq.ft
702	1288.66 sq.ft
703	811.59 sq.ft
704	811.59 sq.ft

PENTHOUSE - TERRACE FLOOR PLAN



SPECIFICATIONS

FLOORING AND FINISHING

- 800 mm x 1200 mm vitrified flooring in the entire apartment, except in the master bedroom – Asian AGL, Kajaria, or any equivalent brand.
- Laminated wooden flooring in the master bedroom.
- Anti-skid vitrified flooring for terrace and dry balcony areas.
- Internal walls finished with acrylic paint.
- Exterior walls finished with weather-shield paint with texture.

DOORS AND WINDOWS

- Main door with panelling in melamine-finished veneer, fitted with Godrej or any equivalent company's digital locking system.
- Laminated internal door shutters.
- Premium-quality door hardware.
- UPVC sliding windows and doors for terrace and sit-out.
- Marble/granite sill for windows and external marble.
- Granite frame on all four sides of sliding windows.
- S.S. railing and toughened glass fittings for the sit-out areas.

ELECTRICAL AND TECHNOLOGY

- Telephone points in the living room and all bedrooms.
- Schneider or any equivalent brand switch plates, with concealed pipe fittings and concealed copper wiring of Polycab make.
- Provision for AC and fans in all rooms and the living area.

KITCHEN AND BATHROOMS

- Boilers in all bathrooms.
- Wall-hung commode with concealed flush tank, premium-quality sanitary ware, and high-quality CP fittings of Jaquar or equivalent make. Concealed plumbing with hot and cold mixer for the shower.
- Diverter valve system for showers and sinks.
- Two-feet-high cladding above the kitchen platform.
- Exhaust fan in the kitchen and in all bathrooms.
- Bathroom cladding up to the full ceiling.
- PVC false ceiling in all bathrooms.

OTHER FACILITIES

- One fully automatic elevator.
- Genset power backup for all lifts, passages, parking areas, and common lighting.
- My Gate/NBH facility.
- Anti-termite treatment in parking areas.
- Fire-fighting system.
- Decorative entrance lobby.
- Ample parking spaces.
- Name boards and letter boxes.
- Internal concrete roads with Trimix and paving blocks.
- Rainwater harvesting system.





THE DEVELOPER: PRECON REALTY

LEGACY TAKES FLIGHT

Precon Realty has its roots in Prem Constructions and over 30 years of experience in creating homes that stand the test of time. Now entering a new chapter, the company carries forward the same trusted legacy into boutique redevelopment and new-age development. Each project is powered by in-house expertise, thoughtful design, and a commitment to long-lasting quality.

NOW, VIMAN AVENUE
LAYS THE FIRST STONE IN
PRECON REALTY'S RENEWED JOURNEY.

30+ YEARS
of construction legacy

1 MILLION+
sq. ft. delivered

14+ PROJECTS
successfully delivered

100%
on-time delivery record

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WE ARE
PRECON REALTY

ROOTED IN LEGACY.
LIFTED BY VISION.



Representative Image