



THE GRECIAN LEGACY

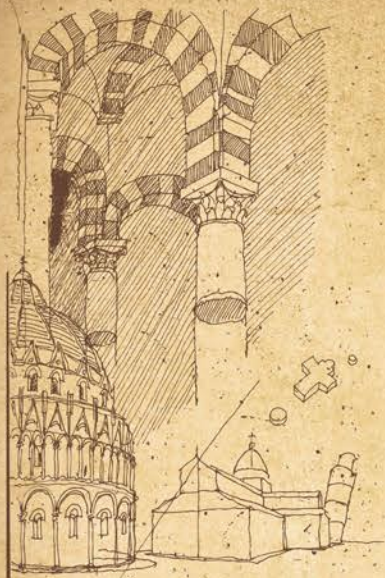




THE GRECIAN LEGACY

Ionia is an ancient region near Izmir in present day Turkey, historically called Smyrna. It is named after the Ionian Tribe who chose to make it their home. The Ionians were one of the four major Greek tribes. As a race, they were famed for their love for art, philosophy and democracy. The Ionic migration led the tribes looking for new shores, and the rest as they say is history. Present day Greece, that traces its roots back to this ancient civilization, is the origin of western literature, political science, Olympic Games, scientific and mathematical principles as well as western drama. No wonder then that Grecian lifestyle has found its influence flow to the different parts of the globe.





## THE IONIC ORDER

The Ionic order was one of the three prime architectural styles that made its mark in the years to come. It drew inspiration from its rich heritage. Its ideologies stemmed from the graceful female body proportions. Clearly then, the architectural soul of such a blueprint would be breath taking as well.

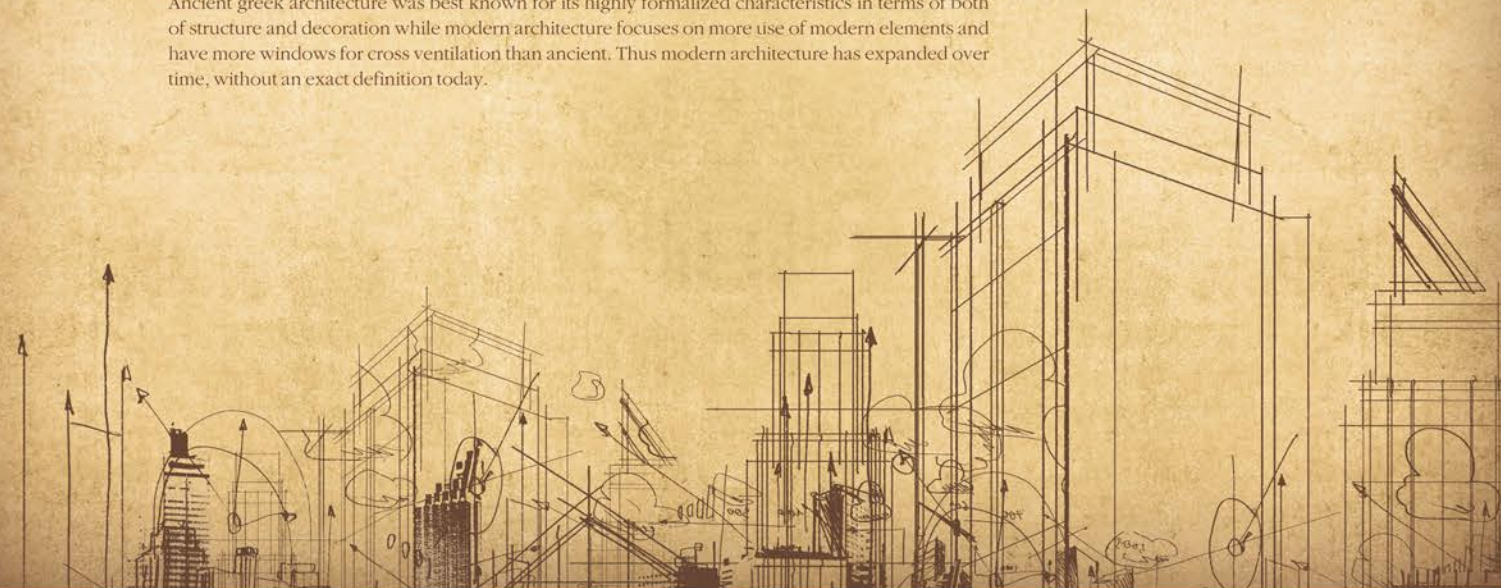
## CONTEMPORARY GREEK RESIDENCES

The rise and the fall of the contours of the divine feminine are not easy to capture in brick and mortar. It is a symphony that requires dedication and discipline to be able to render an architectural marvel. When such precision is in harmony with the elements, you have what they call a 'masterpiece'.



## GREEK TO MODERN ARCHITECTURE

Ancient greek architecture was best known for its highly formalized characteristics in terms of both of structure and decoration while modern architecture focuses on more use of modern elements and have more windows for cross ventilation than ancient. Thus modern architecture has expanded over time, without an exact definition today.



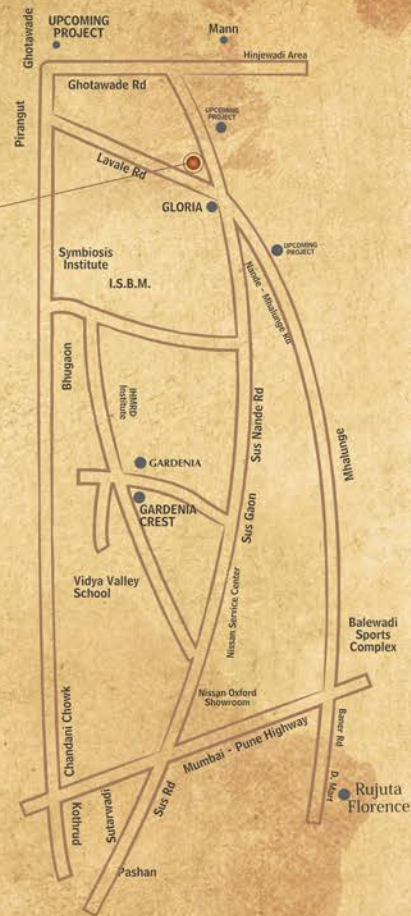




## CLOSE TO

University Circle	14Kms.
Chandani Chowk	13Kms.
Mumbai Bangalore Highway	7Kms.
Hinjewadi IT Park	5 Kms.
Balewadi Stadium	6 Kms.
Pirangut	5 Kms.

Hospitals, Educational Institutions, Star Hotels, Multiplexes, Mall, Restaurant Are All 15-20 Minutes Away.



In more ways than one, Pune is reminiscent of Ionia of old. A walk through the city can take you back in time with its art and craft, and again transport you in the future with its modern day industries. Pune bridges this gap effortlessly as it remains an important city that blends the legacy of tradition with the modernity of education. There is something for everyone.

INDIA

PUNE

## "PUNE" A CULTURAL MELTING POT

The second largest city of Maharashtra is often considered as its cultural capital. An amalgamation of old world charm and modern day cityscapes, Pune has evolved as a business centre in recent times. Its proximity to Mumbai has only escalated its real estate value, and it has emerged as an IT hub as well as a centre of modern architecture in India. It has also earned the title of the second best residential city in India with its emphasis on education, arts and crafts, music, and theatre.





INSPIRED BY THE GRECIAN LEGACY

#### IONIA - THE GRECIAN LEGACY

Taking a cue from the Ionic order, Ionia is more than your average residential project. It is poetry in motion. Designed with a certain fluidity that flows through the entire complex, Ionia is all set to be the residential landmark in Pune. A 15 storey tower that houses plush 2 BHK apartments in different size configurations, it comes with the top class amenities. Clean lines and bold designs, Ionia is an architectural union of Grecian ethos and Indian values.







### CHOOSING THE WAY OF HEALTH

Health is wealth is an age old adage that rings true even in present times. And hence, keeping that in mind, at Ionia you are presented with a well-equipped gymnasium. Get in shape and tone that body with state of the art machines and welcome a 'brand-new' you.





### REVEL IN THE LAP OF NATURE

We find peace in serene surroundings. Having known that, at Ionia you are treated to a wholesome courtyard that exudes tranquility. Large sit out areas chalked amongst shaded greens soothe the soul. Ideal for conversations, reading, listening to music or whatever your heart desires. With nature, just be.







### **THE ESSENCE OF CHILDHOOD**

Childhoods are priceless times that fade into memory a little too soon. At Ionia, we hope to capture the essence of these precious moments. Hence we have a dedicated play area for our little patrons. A safe and secure environment suitable for the adults of a new tomorrow.







**ODD**  
2BHK UNIT PLAN - TYPE 1

Entrance Lobby	:	4'6" X 4'0"
Living Room	:	17'6" X 12'0"
Terrace	:	8'7" X 8'0"
Kitchen	:	9'0" X 8'0"
Dry Balcony	:	4'0" X 6'4"
Children's Bedroom	:	11'3" X 10'6"
Passage	:	5'0" X 5'1"
Common Toilet & Bathroom	:	5'0" X 6'6"
Master Bedroom	:	13'6" X 12'0"
Attached Toilet & Bathroom	:	5'0" X 8'0"



**EVEN**  
2BHK UNIT PLAN - TYPE 1

Entrance Lobby	:	4'6" X 4'0"
Living Room	:	17'6" X 12'0"
Terrace	:	8'7" X 8'0"
Kitchen	:	9'0" X 8'0"
Dry Balcony	:	4'0" X 6'4"
Children's Bedroom	:	11'3" X 10'6"
Passage	:	5'0" X 5'1"
Common Toilet & Bathroom	:	5'0" X 6'6"
Master Bedroom	:	13'6" X 12'0"
Attached Toilet & Bathroom	:	5'0" X 8'0"
Terrace	:	6'9" X 5'9"





★ Fire Refuge Area : Flat No. 1302



## ODD TYPICAL FLOOR PLAN



★ Fire Refuge Area : Flat No. 802



## EVEN TYPICAL FLOOR PLAN



2BHK UNIT PLAN - TYPE 1

TYPE	FLAT CARPET AREA (SQ.FT)	TERRACE AREA (SQ. FT)	TOTAL AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
2 BHK	742	104	846	1125



ODD



EVEN

TYPE	FLAT CARPET AREA (SQ.FT)	TERRACE AREA (SQ. FT)	TOTAL AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
2 BHK	737	66	803	1068

### 2BHK UNIT PLAN - TYPE 2

TYPE	FLAT CARPET AREA (SQ.FT)	TERRACE AREA (SQ. FT)	TOTAL AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
2 BHK	750	104	854	1136



ODD

### KEY PLAN



EVEN

TYPE	FLAT CARPET AREA (SQ.FT)	TERRACE AREA (SQ. FT)	TOTAL AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
2 BHK	746	66	812	1080



2BHK UNIT PLAN - TYPE 3



ODD



KEY PLAN



TYPE	FLAT CARPET AREA (SQ. FT)	TERRACE AREA (SQ. FT)	TOTAL AREA (SQ. FT)	SALEABLE AREA (SQ. FT)
2 BHK	690	62	752	1000

EVEN



2BHK UNIT PLAN - TYPE 4



EVEN



KEY PLAN



TYPE	FLAT CARPET AREA (SQ. FT)	TERRACE AREA (SQ. FT)	TOTAL AREA (SQ. FT)	SALEABLE AREA (SQ. FT)
2 BHK	676	62	738	982



ODD

TYPE	FLAT CARPET AREA (SQ. FT)	TERRACE AREA (SQ. FT)	TOTAL AREA (SQ. FT)	SALEABLE AREA (SQ. FT)
2 BHK	676	107	783	1041



## STILT LAYOUT

- Ⓐ ENTRANCE LOBBY
- Ⓑ CHILDREN'S PLAY AREA
- Ⓒ SITTING AREA
- Ⓓ WALKPATH
- Ⓔ PAVILION
- Ⓕ LAWN
- Ⓖ SCULPTURE PEDESTAL
- Ⓗ WATERBODY
- Ⓘ AMPHITHEATRE
- Ⓝ PARTY LAWN
- Ⓚ STAGE
- Ⓛ CAR PARKING AREA
- Ⓜ SECURITY CABIN
- Ⓝ ENTRY / EXIT
- Ⓞ CLUB HOUSE
- Ⓟ COURTYARD



## LIFESTYLE FEATURES

### LIFETIME RECREATION

- Well Decorated Club House
- Table Tennis
- Pavillion For Sitting
- Well Equipped Gymnasium
- Amphitheatre
- Water Body
- Children's Play Area
- Designer Landscape Garden
- Indoor Games
- Senior Citizen Sitout And Walking Track
- Designer Courtyard

### HEALTH & SAFETY

- 24 X 7 Security With CCTV Cameras
- Video Door Phone And Intercom Facility
- Security Guard Cabin
- Grand Entrance Gate
- Fire Fighting System

### OTHER AMENITIES

- Name Plate & Letter Box
- Common Toilet In Parking Area
- Auto Water Level Controller For Water Tanks
- Generator Backup For Lift & Common Area
- Backup For 2 Light Point Per Flat
- Common Car Wash Area

### SPECIALS

- Rain Water Harvesting
- Common Softener / Water Treatment Unit
- Common Solar Water Heating System
- Provision Of Common Antenna For DTH Connection
- Exhaust Fans In Toilets
- Clothes Line For Drying Clothes In Dry Balcony
- Ample Lights On Driveways
- Designer Washbasin Counter

### STUNNING AMBIENCE

- Grand Entrance Lobby
- Glorious Elevation
- Ample Allotted Car Parking
- Proper Ventilation With Maximum Natural Light & Fresh Air
- Concrete / Paved Internal Pathway
- Elevators Of Standard Make



## ROYAL INTERIOR

### R.C.C.

- Earthquake Resistant Structure

### BRICKWORK

- Auto Clave Aerated Concrete Blocks

### PLASTER

- External Sand Faced
- Internal Neeru/ Gypsum Finished

### DOORS

- Designer Main Door With Exclusive Fitting
- Designer Bedroom Door With Mortise Lock
- FRP Waterproof Designer Doors For Toilets And Dry Balcony
- MS Powder Coated French Doors With Grill To Attached Terraces

### WINDOWS

- Powder Coated Aluminum Windows With Mosquito Mesh, Safety Grills And Granite Sill

### BATHROOMS

- Concealed UPVC / CPVC Plumbing
- Designer Toilets
- Jaguar / Equivalent C.P. Fittings
- Hot & Cold Mixer Unit In Bathroom
- Premium Sanitaryware Fittings

### KITCHEN

- Granite Top Kitchen Platform With Stainless Steel Sink
- Designer Dado Tiles Up To Lintel Level

### FLOORING

- 600 mm X 600 mm Vitrified Tiles In Living Dining, Kitchen & Bedrooms
- 300 mm X 300 mm Antiskid Tiles In Toilet
- 400 mm X 400 mm Antiskid Tiles In Terraces
- Skid Free Flooring in Utility Area With Dado Upto Cill Level

### PROVISION FOR

- Inlet & Outlet For Washing Machine In Dry Balcony
- Inverter Backup
- Water Purifier
- Broadband Connectivity

### ELECTRIFICATION

- Concealed Electrification
- Branded Modular Switches
- A.C. Point In Master Bedroom
- TV & Telephone Points In Living Room & Master Room
- Adequate Electrical Points In Every Room

### PAINTING

- Internal Semi Acrylic Paint
- External Acrylic Paint

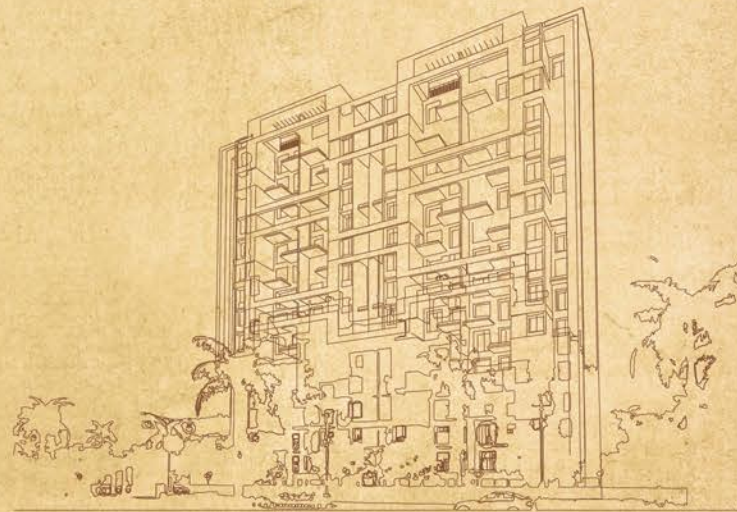






### CREATING GLOBAL CITIZENS

At Ionia our endeavor is to provide for a holistic environment to its residents. It is designed to nurture the elements of nature as we step ahead in the millennium world. A conscious effort has been made to incorporate art, theatre, philosophy and the history of Pune city in the amenities offered. All this, keeping in mind that the outlook is contemporary with a traditional soul. 15 storeys of Grecian legacy in spacious 2 BHK configurations are the new world address to have and to hold, right here in Pune. Will you be a Global Citizen?





PROJECT BY :



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Vishwa Cosultants And Associates

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Gohad Architects

**LANDSCAPE ARCHITECT :**

Designterra Landscape Consultants

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Siddivinayak M.E.P. Consultants



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