



Limited Edition 3 BHK Homes, LULLANAGAR



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Quiet luxury is the
art of living well

where every detail is thoughtfully crafted to create timeless elegance, serene comfort, and enduring value.

It's a lifestyle defined by subtle sophistication and refined living.



VISION
VENETIA
Quiet. Refined. Exclusive.

THE ART OF SUBTLE SOPHISTICATION

True luxury today is quiet, thoughtful,
and built to last.

VISION VENETIA in the heart of Lullanagar, offers premium 3
BHK homes designed with subtle elegance and quality. Every
space breathes calm and timeless beauty.



A LEGACY BUILT ON TRUST SINCE 1992

Established in 1992, A.K. Surana Developers has laid the foundation for excellence in the real estate landscape with a legacy defined by integrity, innovation, and quality craftsmanship. Carrying forward this rich tradition, Vision Buildcon was conceived as a dynamic subsidiary—infusing the core values of its parent company with a modern, forward-thinking approach.

PASSION & DEDICATION

With deep roots in the service industry, our founders possess a keen understanding of client expectations. Every project is approached with renewed passion and unwavering dedication, ensuring an exceptional experience and complete customer satisfaction.

QUALITY & INNOVATION

At Vision Buildcon, quality is a cornerstone of our ethos. We consistently innovate to deliver refined, contemporary living spaces that reflect the evolving needs and aspirations of our clients.

CUSTOMER DELIGHT

Our greatest reward is the satisfaction and happiness of our customers. Through transparency, personalized service, and timely project delivery, we create lasting relationships and experiences that stand as hallmarks of our work.

OUR PROJECTS



Arbor Vista, Wakad



Shree Vardhaman Nagar – Kondhwa



Sanskriti Homes – Balewadi



Kamaldeep Plaza (Wing A & B)
Sadashiv Peth, Pune



Ruturang Shravan (Wing G)
Satara Road, Pune

All ongoing projects are RERA Registered!

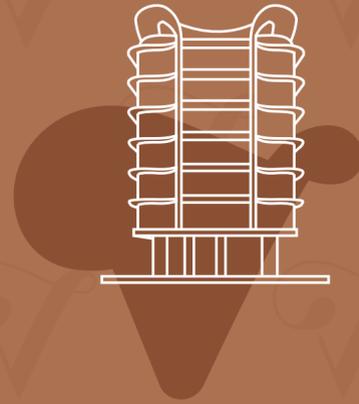
SPACES THAT WHISPER ELEGANCE

Where Every Detail Invites Calm

Imagine waking up to soft morning light filtering through your spacious balcony, where every glance offers a serene view that calms the mind. Built with superior craftsmanship, each home promises lasting quality and peaceful privacy.

Your walk-in closet offers ample space for effortless style and seamless organization, while generous layouts create room for family moments and quiet reflection.





Quiet Luxury

An Experience Beyond Compare

Prime Location

Thoughtful Design

Architectural Excellence

Sustainable Living

Elegant Ambiance



Refined Spaces Crafted for **Tranquil Living**

Embrace the essence of quiet luxury through meticulously planned spaces that prioritize serenity and spaciousness. Intelligent design ensures optimal natural light and seamless ventilation, fostering an environment of calm and clarity.

Every corner is thoughtfully curated to offer utmost privacy, creating a peaceful sanctuary away from the noise of everyday life. Here, understated elegance and purposeful planning come together to redefine refined, tranquil living.





Artist's Impression.



Where **Prestige** Meets Timeless Design

Discover a residence that exemplifies quiet luxury—where understated elegance and meticulous craftsmanship define every detail. The building's graceful contours and refined presence evoke a sense of calm sophistication, setting a subtle yet powerful benchmark for discerning living.

Here, timeless design and serene comfort blend seamlessly, creating a home that honors your legacy with effortless distinction.





Image is used for representatio purpose only.



Your Sanctuary of Space, Light & Soul!

Located in a peaceful setting, these spacious 3 BHK residences are designed for comfort and modern living. Each master bedroom comes with a walk-in wardrobe, offering convenience and a touch of luxury.

With its soaring **floor-to-floor ceiling height**, the apartment feels bright, open, and airy, creating an unmatched sense of space. Thoughtfully planned layouts and premium finishes make this home not only stylish but also highly livable and functional for everyday life.

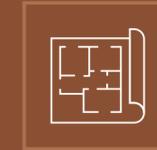


CRAFTING A LIFESTYLE OF QUIET DISTINCTION

Highlights That Set Vision Venetia Apart



Peaceful and prime location in Lullanagar



Spacious, well-planned layouts for comfortable living



Expansive balconies designed for serene views



Walk-in wardrobe in all Master Bedrooms offering ample space and style



Exclusive 3 BHK residences fostering a congenial community



Rooftop amenities designed for effortless enjoyment



True quiet luxury in every detail



Upscale specifications paired with excellent construction quality



Crafted by a renowned developer with a 33+ years of rich legacy Vision Buildcon (Subsidiary of A K SURANA DEVELOPERS)



Expansive Floor Heights



WiFi-Operated Controls



Grand Entrance Lobby

LOCATION MAP



LULLANAGAR CENTRAL

Appreciative Location, Live Connected!





Playtime Meets Pause Time: A seamless blend of childhood energy and elevated leisure

Artist's Impression.

AMENITIES CRAFTED FOR INDULGENT LIVING

Wellness, Leisure and Togetherness in Perfect Harmony

Vision Venetia presents a collection of handpicked amenities where every moment is an invitation to unwind. Bask in golden-hour views from the sky lounge, embrace wellness on the yoga and fitness decks, or gather under the stars at the party and BBQ lawns. From mindful movement to meaningful conversations, each space is crafted to enrich your lifestyle with grace, ease, and balance.

- | | | | | |
|---|---|---|---|---|
|  Sky Lounge |  Party Lawn |  Party Deck |  BBQ Deck |  Floor Games |
|  Outdoor Gym |  Viewing Deck |  Fitness Lawn |  Yoga Deck |  Table Games |
|  Acupressure Pathway |  Powder Room |  Pantry / Store Room |  1.20M Wide EPDM Pathway | |





Artist's Impression.



ROOFTOP GYM: Curated Wellness Spaces for Elevated Living

Artist's Impression.



LEISURE AND BBQ AREA: Refined Outdoor Experiences Designed for Indulgence & Leisure

Artist's Impression.



Walk-in wardrobe in all Master Bedrooms

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REFINED SPECIFICATIONS

Where Quiet Luxury Meets Uncompromising Quality

Earthquake RCC Frame Resistance Structure

Vitrified Italian marble finish 6x4 tile flooring for the entire flat

Antiskid / Rustic Tiles in dry terrace

Aluminum three way sliding windows with grill & marble sill and mosquito net

Internal walls painting with luster paint

Decorative entrance door/safety door with digital door lock system

Granite kitchen platform with dado of glazed tiles dado up to 7' height

Super Spacious Floor-to-Ceiling Height of 3.1m



Image is used for representatio purpose only.



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Concealed plumbing with standard quality fitting

Concealed copper electrical wiring with modular switches

Well illuminated common area

Decorative Entrance Gate and Compound wall for entire periphery

Provision for inverter point in each flat

AC and TV power point connection in Hall and Master bedroom

Provision for water purifier

C.C.T.V Surveillance for the common areas of entire building

Solar PV panels for common lighting



AN ICON OF ELEGANCE, ETCHED IN STILLNESS

Artist's Impression.



Grand Entrance Lobby - Your First Step into Subtle Sophistication

Artist's Impression.

METICULOUSLY CRAFTED LAYOUTS

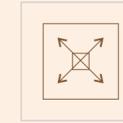
That optimize space, light, and privacy for seamless luxury living



Homes with Bigger Carpet Area



Vastu Compliant Homes



Zero Space Wastage



Large Living Room with separate Dining Area

ENTRY



FLAT NO.
04

FLAT NO.	RERA CARPET AREA		BALCONY		DRY BALCONY		TOTAL	
	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
104-604	108.710	1170.154	12.425	133.743	3.235	34.822	124.37	1339

ENTRY



FLAT NO.
03

FLAT NO.	RERA CARPET AREA		BALCONY		DRY BALCONY		TOTAL	
	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
103-603	106.119	1142.265	13.375	143.969	3.235	34.822	122.73	1321

FLOOR PLANS DEFINING SPACE AND GRANDEUR

Crafted for Quiet Luxury and Elevated Comfort



FLAT NO.	RERA CARPET AREA		BALCONY		DRY BALCONY		TOTAL	
	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
101-601	109.348	1177.022	11.976	128.910	3.235	34.822	124.56	1341
102-602	106.119	1142.265	13.375	143.969	3.235	34.822	122.73	1321
103-603	106.119	1142.265	13.375	143.969	3.235	34.822	122.73	1321
104-604	108.710	1170.154	12.425	133.743	3.235	34.822	124.37	1339

CREDITS

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**VISION
BUILDCON**

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