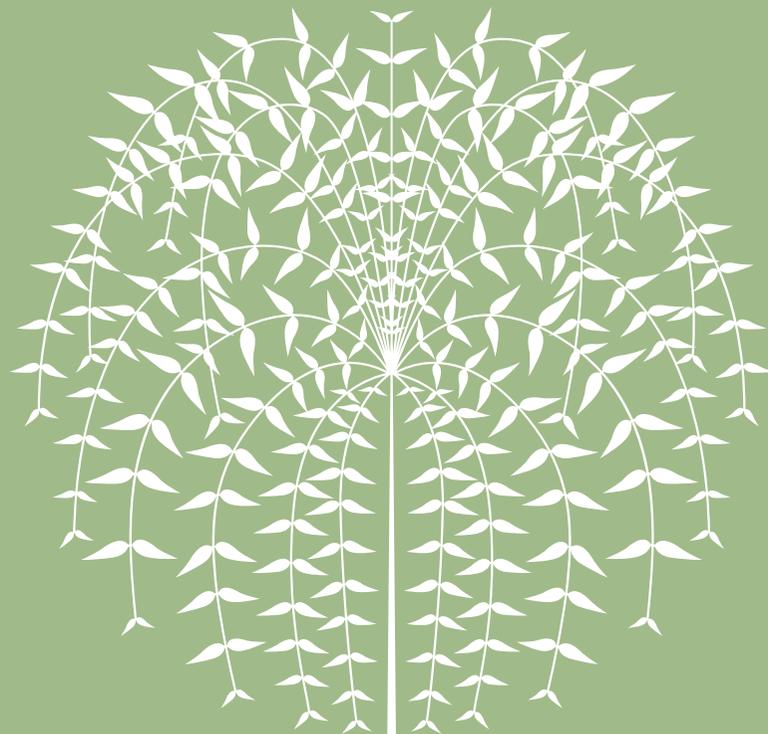


*Welcome to Vaarivana,
Pune's largest first home villa community.*



vaarivana

EVOLVED VILLA PROVINCE | URSE CENTRAL, PUNE

247 acres of pure bliss.

Vaarivana is designed to help you lead a healthy, enriched and truly meaningful life. We have thoughtfully planned every sector, every street and every corner to achieve this. Along with your beautifully designed private home, you will enjoy the best of social life and lifestyle infrastructure. It will create a sense of belonging you've never felt thus far.



Grand welcome zone of around 78,000 Sq. Ft.
Flower garden, water feature, grand amphitheatre and a strolling garden

Nature Parks

Native woodlands, nature trail, pond, board walk, waterfall and butterfly park

Multiple play parks covering around 1,10,000 Sq. Ft.

Multi-purpose play court, outdoor gyms, senior citizen's area and reflexology path

Pocket gardens across 80,000 Sq. Ft.

Sit-outs, shrub gardens, native grass gardens and native tree plantations

Approx. 25,000 Sq. Ft. themes gardens

Pocket gardens, community sit-outs and art installations

Spaces for a holistic community living

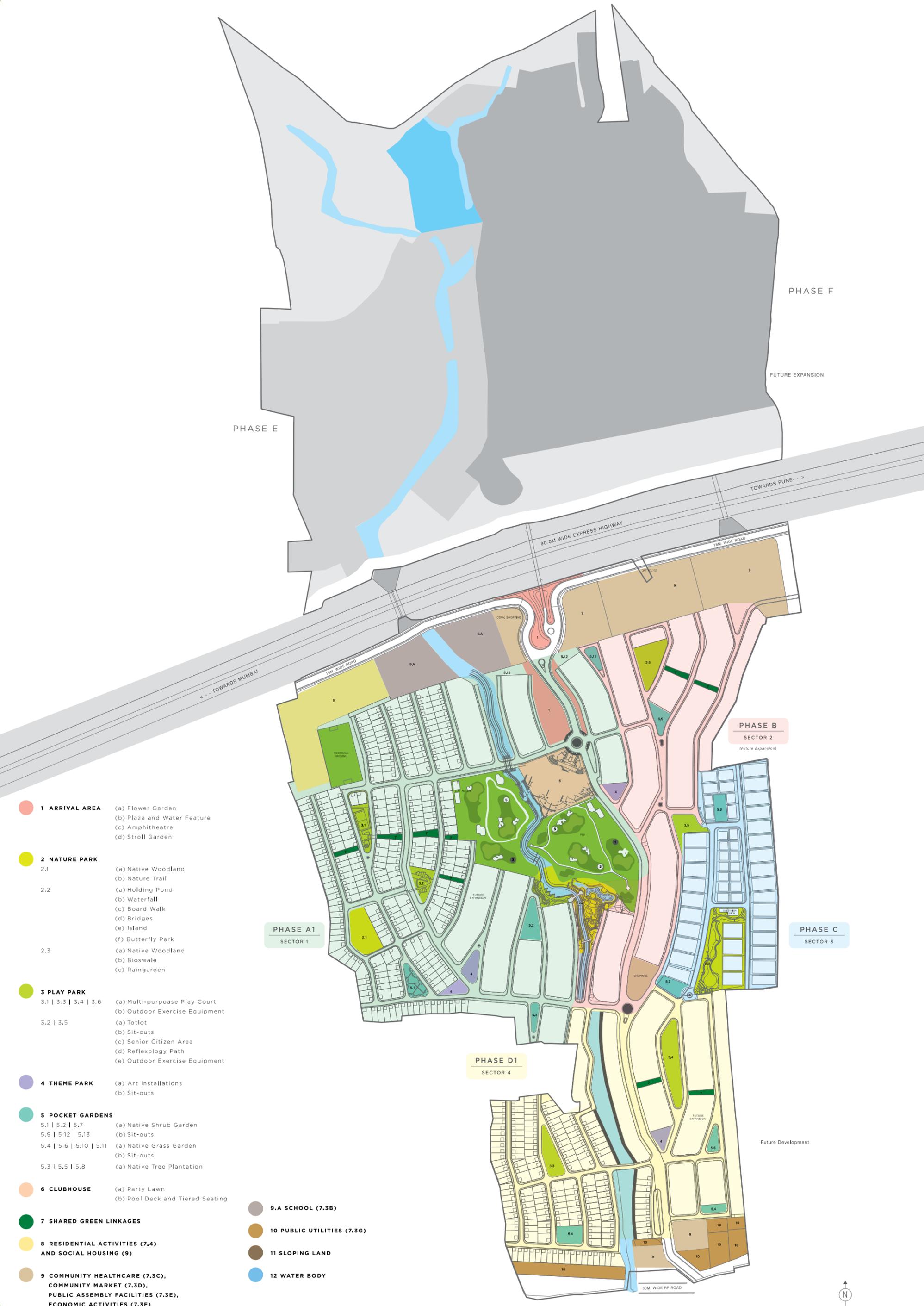
Approx. 80,000 Sq. Ft. clubhouse with a 6-hole golf course, football ground, multi-faith meditation zone, jogging and cycling tracks along the ring road Reading corners and open garden cafes

Cutting-edge infrastructure

School, medical centre, convenient shopping, fire station, MSEDCL substation, police station, e-governance, round the clock security system, water treatment plant and rainwater harvesting

- 3 and 4 bedroom independent villas and twin villas
- Double height living room
- Private terrace
- Garden along the periphery
- Optional private plunge pool
- Around 70% of total space to be developed as open/green area
- Aesthetically pleasing, environmentally sensitive and efficiently purposeful design
- Stunning views from every home, with a hill on one side and a valley on the other





PHASE E

PHASE F

FUTURE EXPANSION

TOWARDS MUMBAI

TOWARDS PUNE

90.0M WIDE EXPRESS HIGHWAY

18M WIDE ROAD

PHASE A1
SECTOR 1

PHASE B
SECTOR 2
(Future Expansion)

PHASE C
SECTOR 3

PHASE D1
SECTOR 4

Future Development

- **1 ARRIVAL AREA**
 - (a) Flower Garden
 - (b) Plaza and Water Feature
 - (c) Amphitheatre
 - (d) Stroll Garden

- **2 NATURE PARK**
 - 2.1 (a) Native Woodland (b) Nature Trail
 - 2.2 (a) Holding Pond (b) Waterfall (c) Board Walk (d) Bridges (e) Island (f) Butterfly Park
 - 2.3 (a) Native Woodland (b) Bioswale (c) Raingarden

- **3 PLAY PARK**
 - 3.1 | 3.3 | 3.4 | 3.6 (a) Multi-purpose Play Court (b) Outdoor Exercise Equipment
 - 3.2 | 3.5 (a) Totlot (b) Sit-outs (c) Senior Citizen Area (d) Reflexology Path (e) Outdoor Exercise Equipment

- **4 THEME PARK**
 - (a) Art Installations
 - (b) Sit-outs

- **5 POCKET GARDENS**
 - 5.1 | 5.2 | 5.7 (a) Native Shrub Garden (b) Sit-outs
 - 5.9 | 5.12 | 5.13 (a) Native Grass Garden (b) Sit-outs
 - 5.4 | 5.6 | 5.10 | 5.11 (a) Native Tree Plantation
 - 5.3 | 5.5 | 5.8 (a) Native Tree Plantation

- **6 CLUBHOUSE**
 - (a) Party Lawn
 - (b) Pool Deck and Tiered Seating

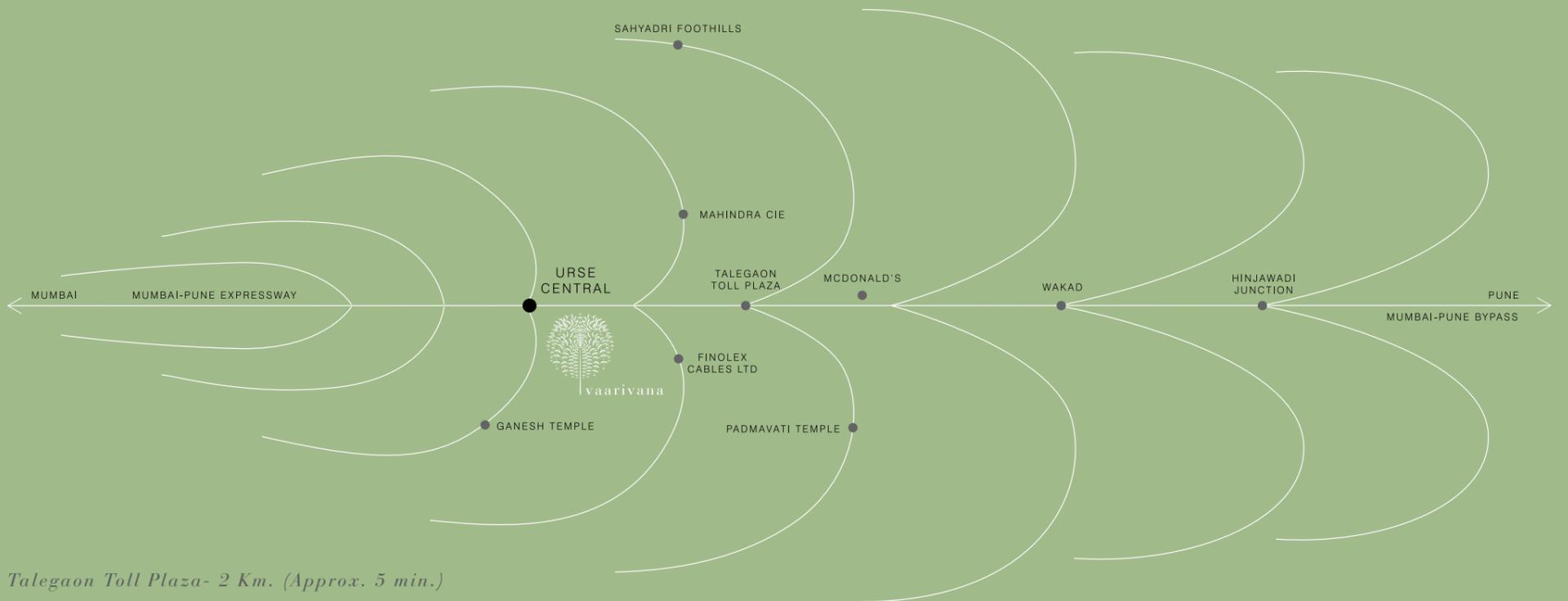
- **7 SHARED GREEN LINKAGES**
- **8 RESIDENTIAL ACTIVITIES (7.4) AND SOCIAL HOUSING (9)**
- **9 COMMUNITY HEALTHCARE (7.3C), COMMUNITY MARKET (7.3D), PUBLIC ASSEMBLY FACILITIES (7.3E), ECONOMIC ACTIVITIES (7.3F)**

- **9.A SCHOOL (7.3B)**
- **10 PUBLIC UTILITIES (7.3G)**
- **11 SLOPING LAND**
- **12 WATER BODY**





Located just 20 minutes from Hinjawadi is this new universe of tranquillity and peace.



- Talegaon Toll Plaza- 2 Km. (Approx. 5 min.)
- Pune University Circle- 35 Km. (Approx. 45 min.)
- Hinjawadi- 17 Km (Approx. 15 min.)
- Talawade IT park- 20 Km. (Approx 18 min.)
- Chakan- 28 Km. (Approx. 20 min.)
- Talegaon- 7 Km. (Approx. 5 min.)
- Lonavala- 33 Km. (Approx. 25 min.)

- Bandra Kurla Complex, Mumbai- 122 Km.
- Thane- 124 Km.
- Fort, Mumbai- 131 Km.

- Pune International Airport- 48 Km.
- Upcoming Panvel International Airport- 83 Km.

Future infrastructure developmet:

- Proximity to Chakan and Talegon industrial corridor, and Hinjawadi IT hub
- Proposed 30 Mtr. RP road to Hinjawadi
- Proposed 45 Mtr. wide BRTS corridor connecting to Pradhikaran and Nigdi
- Planned junction of ring road, expressway, metro and Hyperloop



Artist's impression



Developed by: **PHARANDE**
S P A C E S

Venture Partner:



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Phase A 1 - MahaRERA No. P52100018391

Phase C - MahaRERA No. P52100018252

Phase D 1 - MahaRERA No. P52100018123

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