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**Shapoorji Pallonji**  
Real Estate

LIVE THE RARE

  
**wilderness**  
at SP KINGSTOWN

Villas / Villaments





A woman with long, dark, wavy hair, wearing a dark, long-sleeved, lace-trimmed dress and large, ornate earrings, stands in a sunlit forest. She is holding the lead rope of a dark horse. The background is a soft-focus forest with warm, golden light filtering through the trees.

# Live the un-city life

Today city-living has become synonymous with noise pollution, unbreathable air and crowded spaces. Shapoorji Pallonji Real Estate have embarked on the journey of birthing a new un-city like urban development in Hadapsar Annexe. Presenting a better alternative to city living, with commercial and residential hubs moving towards this fast-developing new Pune.





# Introducing SP Kingstown

Artist's Impression

Spread over 200 acres (8.09 L sq.m), the new urban development of SP Kingstown, in Hadapsar Annexe, Pune, offers a different life right from the first step. A larger than life entrance, embellished with sculptures, invites you into a space designed to make the most of nature and life. Watchtowers, inspired by the historical legacy of the farm, flank the gates. Broad tree-lined avenues invite you to experience a quality of life like no other. Here, the best of social, commercial, retail, health and education infrastructure within close proximity, delivers countryside living, with all the benefits of a city.



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# Manjri Stud Farm



Around ten kilometers from the RWITC racecourse in Pune, is the beating heart of SP Kingstown. The stud farm was originally established by Sir Sultan Chinoy. It then passed into the hands of the Scindia royal family. The stud farm was then bought by the Mistry (Shapoorji Pallonji) Family.





# Rare Inspirations





# wilderness

A life  
less  
ordinary.



A young woman with dark hair is looking out a window with vertical blinds. The scene is lit with warm, golden light, creating a soft and intimate atmosphere. The text 'The art of rare living' is overlaid in a white, serif font across the center of the image.

# The art of rare living



A modern, single-story house with large glass windows, illuminated from within, set in a lush, green landscape with trees and a stream. The house has a white exterior and a flat roof. The interior is visible through the glass, showing a living area with a sofa and a dining table. The house is surrounded by dense foliage, including large trees with orange fruit. A stream flows in the foreground, and the overall scene is bathed in a warm, golden light, suggesting sunset or sunrise.

# Architecture in partnership with the land



# Rare is a home for your soul

Wilderness is being designed to remain an urban oasis, where the habitation density is kept so low, that you can escape into nature and solitude, free of the crowd of the city. Native planting that merges and melds with the landscape and a focus on conserving and replanting ensures that the flora and fauna of this beautiful land define your living experience. Here's to waking up to birdsong.



# The trees of life

Cradled in a mango orchard, Wildernest is built around trees. The tall Eucalyptus trees with their stunning bark draw the eye skywards. The Mango orchard creates a feeling of being ensconced in a living shelter, with its shaded canopy and open lawns. The forest-like thicket is a mix of species of different trees and tall shrubs.





# The lay of the land

Homes that wrap around trees.  
Paths that turn to the curves of flowing water.  
The rich ripening of a mango orchard.  
A conversation with a peacock.  
A heart-to-heart with yourself.  
A life less ordinary.



# MASTER LAYOUT PLAN



## LEGEND:

1. Grand entrance exit with water feature
2. School bus drop off
3. Lush planting with seating plaza
4. Gully cricket
5. Leisure lawn
6. Luxury tower 1
7. Club entry & guest drop-off
8. Pollinator garden
9. Fern garden
10. Orchid garden
11. Festival lawn
12. Skate park with tents
13. Activity zone
14. Star jasmine garden
15. Outdoor gym
16. Fire side charcha
17. Putting golf
18. Existing well with mist
19. Party lawn
20. Entry with seating
21. Stream front garden
22. Restaurant lawn
23. Feature sitting
24. Premium tower 2





Exquisite Villas





Artist's Impression



Majestic Villaments





# More trees than people

Wilderness will be your own nature-kissed sanctuary. Beyond the bounds of the mundane to where the majestic begins. At Wilderness, we will offer you luxuriously crafted homes, enveloped by a lush mango orchard, inspired by the sun, soil and wind of the land. Here terraces will be home to jewel-like eco-systems and residences will float above an awe-inspiring green canopy. Own something rare – a forever home in the mango orchards of your childhood.



# Immerse your senses

Stunning views. The sounds of crickets, birds and flowing water. The scent of blossoming flowers and sunlight on grass. The sensation of bare feet on cobbles and the breeze in your hair. At Wildernest, all of your senses are engaged. Being mindful comes easy when your world is designed for it.





# Room to root and blossom

Parks and open spaces are an essential part of WilderWest. Pathways will be lined with themed plants. Recreational spaces will offer grassroot play and sensory joy for children. Green roofs will grow and change with every passing season. A Central Mango Garden will offer a meeting ground for people to connect and converse beneath the shade.



# Club House

The Clubhouse at Wildernest will invite you to step away from your worries and to embrace the joy of living well. Rediscover play with a cardroom, or the indoor sports room. Chase fitness at the gym or relax in the swimming pool lined with majestic eucalyptus trees. There will be much to do and all the time and space to do it, at Wildernest.





Rooftop Pool

Artist's impression overlaid on an actual view



# Recreation Facilities

- Multiple gardens and green spaces
- Kids' play area
- Outdoor working pods
- Skate park with tents
- Outdoor gym with seating plaza





## Luxury Villas | Villaments

Expansive villas and villaments

Views of the central greens spread across ~35,000 sq.ft (~3252 sq.mt)

Nestled amidst the existing mango orchards

Facades inspired by the terroir

Rooftop garden that transforms with the seasons

### Areas:

Villas: 260.85 sq.m (2807 sq.ft) to 260.93 sq.m (2808 sq.ft)

Villaments: 227.32 sq.m (2447 sq.ft) to 228.60 sq.m (2461 sq.ft)







Parks and Open Spaces

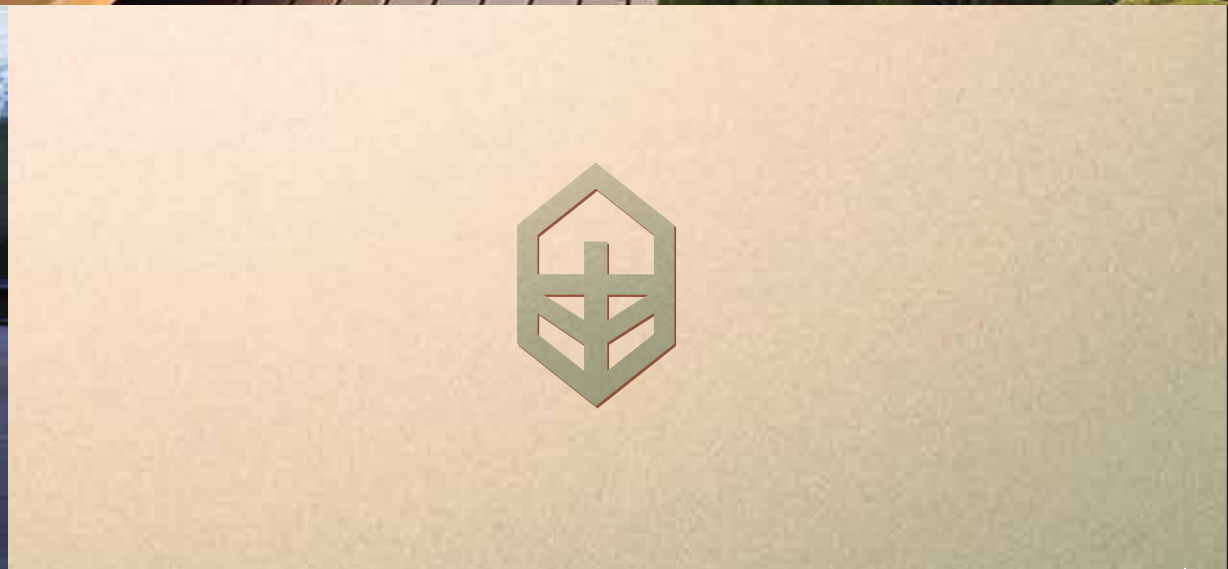


Roof-top Gardens

wildernest



The Driveways



Nature Walks



The Central Mango Garden

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**Shapoorji Pallonji**  
Real Estate

For RERA Details:



**Site Address :** Hadapsar Annexe, Pune - Solapur Highway, Shewalewadi, Taluka - Haveli, District - Pune, Pin - 412307.

**MahaRERA Number:** Mango Tree Villa Tower 1 - P52100032683 | Mango Tree Villa Tower 2 - P5210003177 | Mango Tree Villa Phase 1 - P52100053978 | Mango Tree Villa Phase 2 - P52100053977 | Mango Tree Villa Vilament Block 1 - P52100053977 | For details visit: <https://maharera.maharajm.gov.in>

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