



GOLFLAND
at VANAHA



A LEGACY BUILT FOR THE FUTURE



Crafted intricately with state-of-the-art technology, Shapoorji Pallonji's creations are no less than engineering marvels and landmark destinations.

And we've achieved this by making use of cutting-edge solutions for every project we've undertaken. This has helped shape our legacy of over 150 years, while maintaining a position of leadership in the industry.



ACTUAL IMAGE OF SP CENTRE, COLABA-MUMBAI



WHEN CLASSIC LUXURY MEETS
AN INNOVATIVE ORIGINAL



IMPERIAL TOWERS, MUMBAI



PALACE OF THE SULTAN OF OMAN



MUMBAI CENTRAL STATION, MUMBAI



RESERVE BANK OF INDIA BUILDING, MUMBAI



MCA, PUNE



SP INFOCITY, PUNE



CHENAB RAIL BRIDGE



ATAL TUNNEL, ROHTANG



SHAPOORJI PALLONJI REAL ESTATE



RESIDENTIAL

- Uber Luxury
- Aspirational
- Township
- Affordable



RETAIL & MULTIPLEXES

- IT
- SEZ
- Retail



144 MILLION SQ.FT. POTENTIAL DEVELOPMENT

GURUGRAM

- Joyville, Gurugram

MUMBAI

- Vicinia, Powai
- The Imperial Towers, Tardeo
- Northern Lights, Thane
- Joyville, Virar
- Sarova, Kandivali

PUNE

VANAHA

- SP Residency, Fursungi
- Joyville, Hinjawadi
- Joyville, Hadapsar Annexe
- SP Infocity

BENGALURU

- Parkwest, Binnypet

KOLKATA

- Shukhobrishti

HOWRAH

- Joyville, Howrah



Shapoorji Pallonji
Real Estate

Joyville

by Shapoorji Pallonji | Hadapsar Annexe

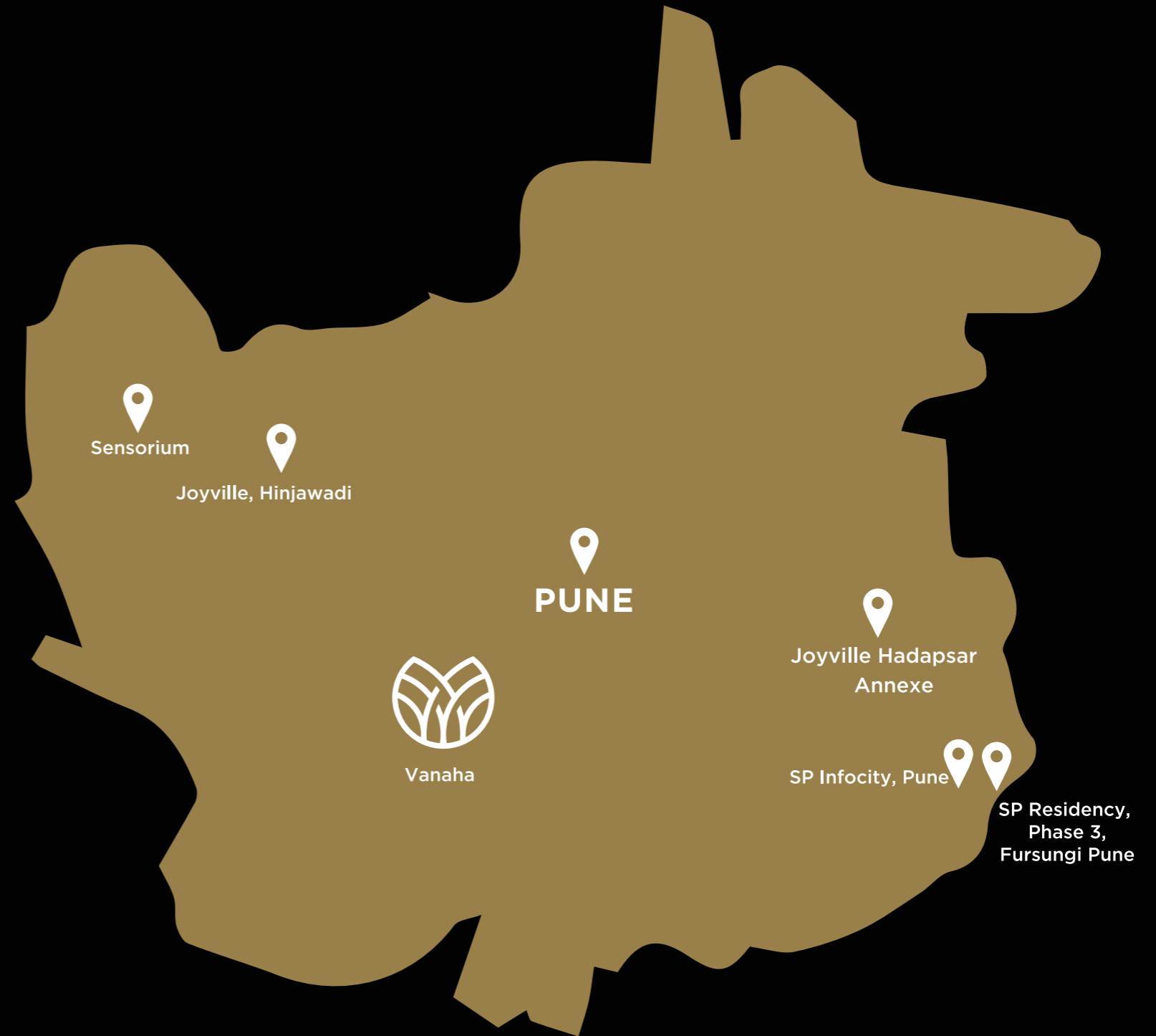
Shukhobrishti

THE LARGEST MASS HOUSING PROJECT IN INDIA
At Action Area III, New Town Kolkata



OUR FOOTPRINTS IN PUNE.

Shapoorji Pallonji Real Estate has been a significant player in Pune's real estate ground, contributing to the city's urban development and infrastructure. The projects have each been landmarks of contemporary design, technological advancements, and environmental sustainability.





PUNE, THE ART AND CULTURE CAPITAL OF MAHARASHTRA

A city with a rich legacy, magnificent architecture, and sumptuous food, it has been the seat of power for many centuries. Also called the state-of-the-art capital, it is a hub for some of the largest companies in India and beyond due to its unparalleled infrastructure and unique education system. It is the land of science and art. Knowledge and history. Opportunities and progress. And much more.



RANKED AMONGST THE TOP 12
happiest cities in India¹



MOST LIVEABLE CITY
in India²



NEWLY CLASSIFIED METRO CITY



THE OXFORD OF WEST INDIA
with renowned
educational institutions



UPCOMING 161.73 KM-LONG
Ring Road connecting all
major hubs of Pune³



UPCOMING 'MISSING LINK' PROJECT
Being built by Afcons
Infrastructure which shortens
the Mumbai-Pune distance and reduces
travel time by ~30 mins⁴

Source

1: <https://www.thebridgechronicle.com/pune/kudos-pune-ranks-first-as-the-happiest-city-in-maharashtra-bags-12th-spot-in-india#:~:text=The%20city%20Pune%20has%20attracted,October%20to%20November%20last%20year>

2: <https://timesofindia.indiatimes.com/city/pune/pune-ranked-no-1-city-in-country-in-ease-of-living-rankings/articleshow/65394696.cms>

3: <https://www.99acres.com/articles/pune-civic-body-acquires-24-percent-of-land-for-ring-road-project-nid.html>

4: <https://indianexpress.com/article/cities/mumbai/mumbai-pune-expressway-the-missing-link-bringingtwo-cities-closer-8842878/>





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**A POEM OF BUSTLE AND PEACE,
MEET BAVDHAN**

Baudhan is a promising, fast-growing suburb located along the western edge of Pune, Maharashtra. It is the preferred destination to find a perfect swing towards a better future and is in close vicinity to Hinjawadi and Baner IT hubs.



Upcoming metro line
(No. 2) from Chandni Chowk
to Viman Nagar



Proposed 8-lane flyover
at Chandni Chowk



Mahalunge-Maan Hitech
City Park



Proposed 10-lane National
Mumbai-Bangalore Expressway



Proposed 14-lane
wide Ring Road



Proposed 6-Lane,
Paud-Mahad National Highway



WELCOME TO VANAHA

- Located in the heart of one of the largest townships in India
- Home to 1600+ happy families





TOWNSHIP FEATURES



RESIDENTIAL



COMMERCIAL OFFICE SPACES



CONVENIENCE RETAIL



PLAYGROUNDS



SCHOOL



FIRE STATION



OPEN GREEN AREAS

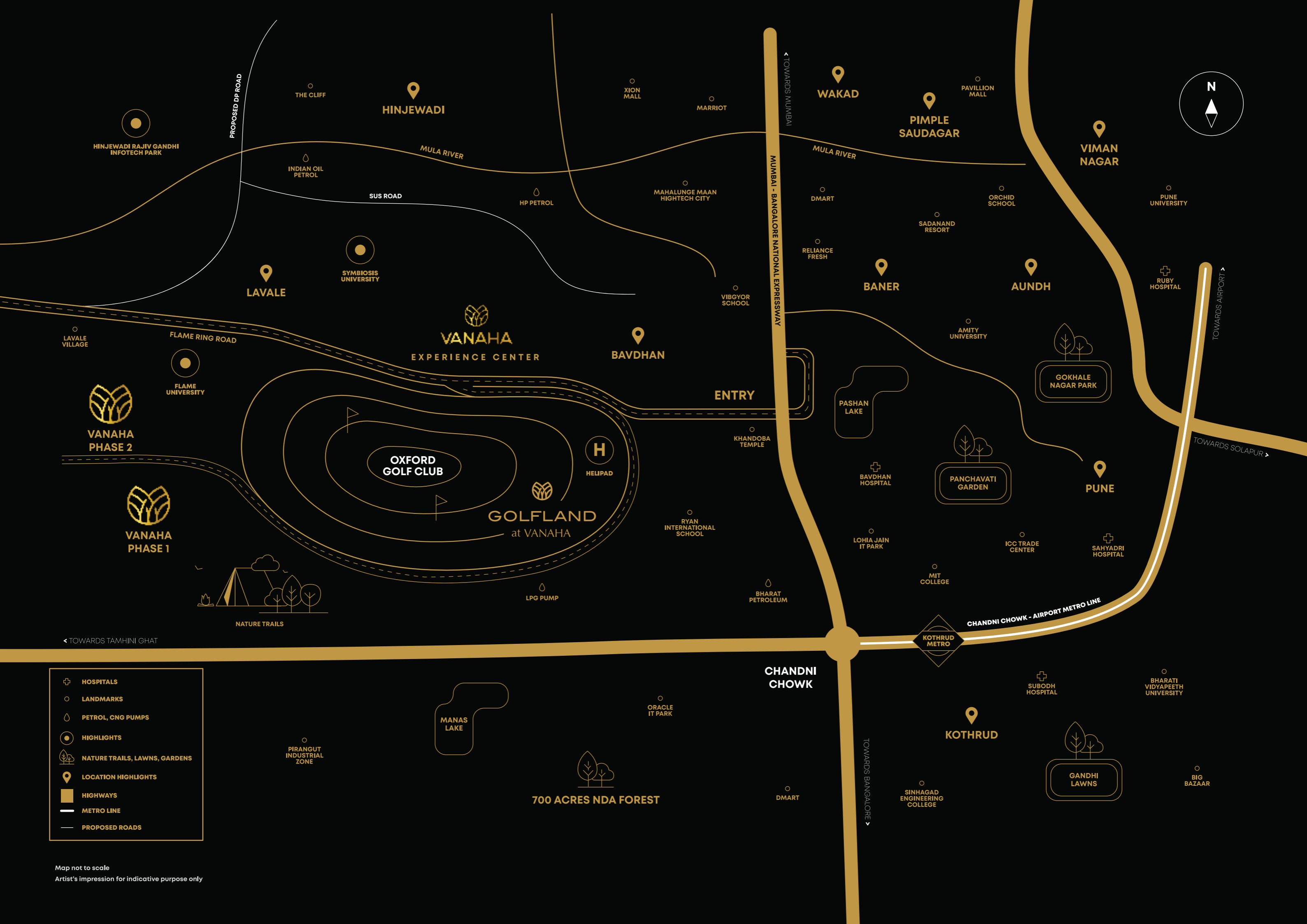











HOSPITAL



CLUBHOUSE





-  HOSPITALS
-  LANDMARKS
-  PETROL, CNG PUMPS
-  HIGHLIGHTS
-  NATURE TRAILS, LAWNS, GARDENS
-  LOCATION HIGHLIGHTS
-  HIGHWAYS
-  METRO LINE
-  PROPOSED ROADS

Map not to scale
 Artist's impression for indicative purpose only

VANAHA
 EXPERIENCE CENTER

OXFORD GOLF CLUB

GOLFLAND
 at VANAHA

VANAHA PHASE 2

VANAHA PHASE 1

NATURE TRAILS

700 ACRES NDA FOREST

CHANDNI CHOWK

KOTHRUD

GANDHI LAWNS

LAVALE

HINJEWADI

BAVDHAN

BANER

AUNDH

VIMAN NAGAR

WAKAD

PIMPLE SAUDAGAR

PUNE UNIVERSITY

RUBY HOSPITAL

PUNE

SAHYADRI HOSPITAL

BHARATI VIDYAPEETH UNIVERSITY

BIG BAZAAR

PROPOSED DP ROAD

MULA RIVER

SUS ROAD

FLAME RING ROAD

MUMBAI - BANGALORE NATIONAL EXPRESSWAY

ENTRY

CHANDNI CHOWK - AIRPORT METRO LINE

KOTHRUD METRO

TOWARDS BANGALORE

TOWARDS AIRPORT

TOWARDS SOLAPUR

TOWARDS TAMHINI GHAT

TOWARDS MUMBAI

LAVALE VILLAGE

FLAME UNIVERSITY

THE CLIFF

INDIAN OIL PETROL

SYMBIOSIS UNIVERSITY

HP PETROL

XION MALL

MARRIOTT

MAHALUNGE MAAN HIGHTECH CITY

VIBGYOR SCHOOL

DMART

RELIANCE FRESH

SADANAND RESORT

ORCHID SCHOOL

AMITY UNIVERSITY

GOKHALE NAGAR PARK

PANCHAVATI GARDEN

BAVDHAN HOSPITAL

LOHIA JAIN IT PARK

MIT COLLEGE

ICC TRADE CENTER

KHANDOBA TEMPLE

RYAN INTERNATIONAL SCHOOL

BHARAT PETROLEUM

MANAS LAKE

ORACLE IT PARK

PIRANCUT INDUSTRIAL ZONE

SINHAGAD ENGINEERING COLLEGE

SUBODH HOSPITAL



VANAHA KEY HIGHLIGHTS



EASY CONNECTIVITY
TO MAJOR IT HUBS IN PUNE



350+* ACRES OF
OPEN SPACE IN THE TOWNSHIP



NEAR FLAME UNIVERSITY
SPREAD OVER 60 ACRES OF LAND



LOCATED IN WEST PUNE.
A PRISTINE HOME IN NATURE



ONE OF INDIA'S TOP RANKING
GOLF COURSES SPREAD OVER
158 ACRES IN THE VICINITY



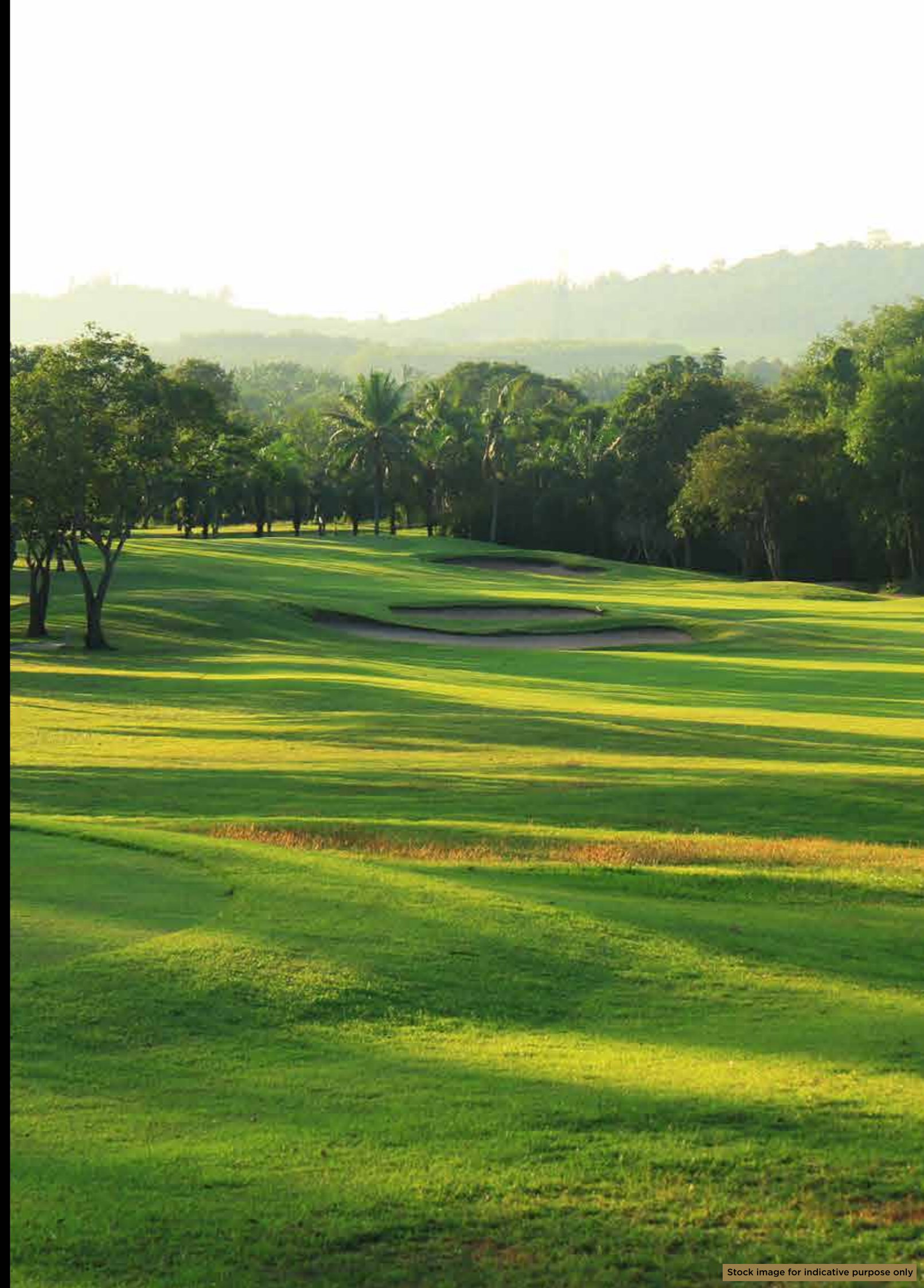
MODERN LIFESTYLE
AMENITIES



OVER 400 SPECIES*
OF FLORA AND FAUNA



CRAFTED BY SHAPOORJI PALLONJI,
ONE OF INDIA'S MOST TRUSTED BRANDS



*As per the study done by Natural Signatures in February 2020.

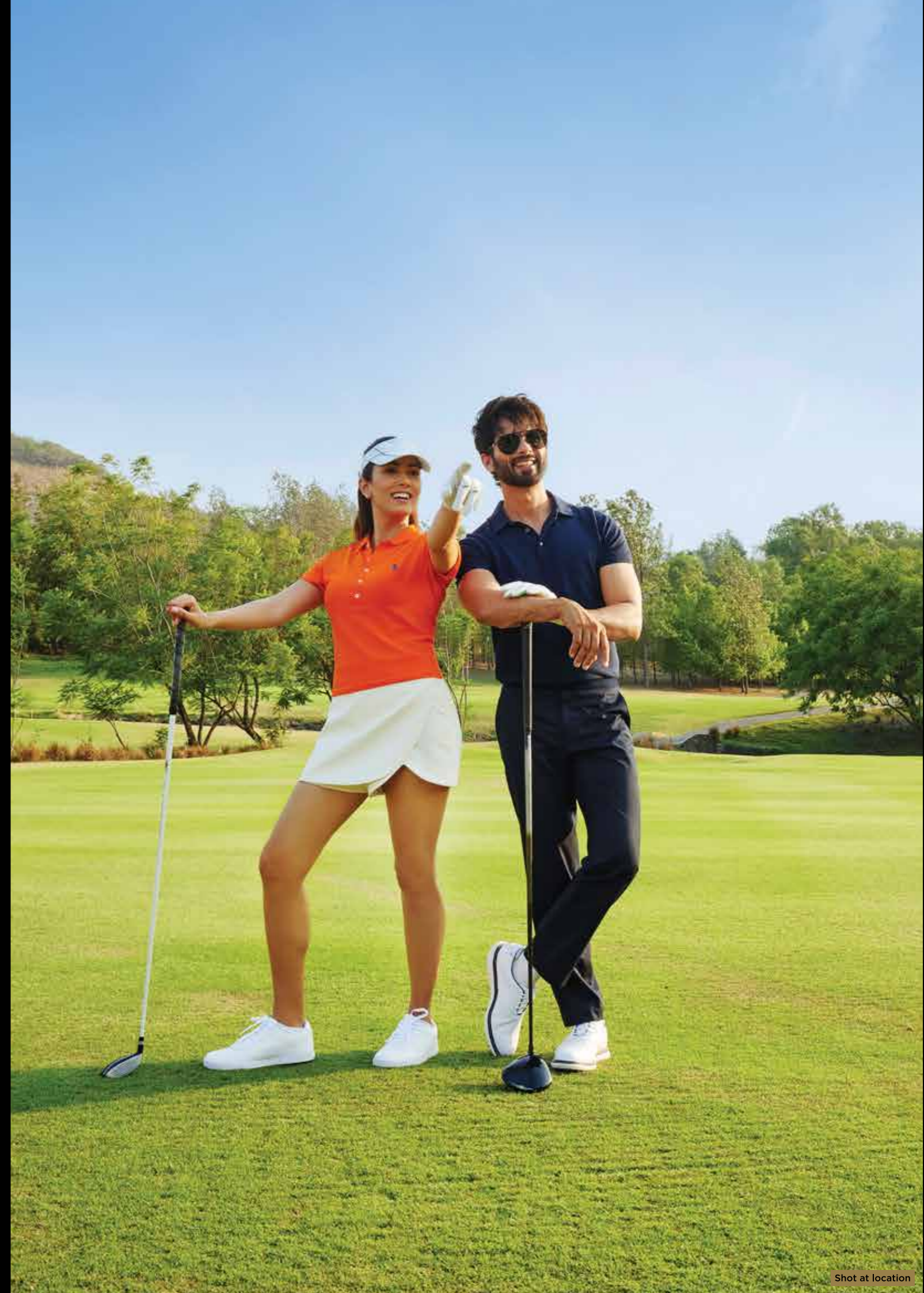
PRESENTING



GOLFLAND

at VANAHA

WHERE SHAHID & MIRA
BOND OVER PLAY





HOMES WHERE FAMILIES PLAY

Located in one of India's largest townships,
come home to palatial golf residences.





THE PALATIAL RESIDENCES





PALATIAL GOLF RESIDENCES

CURATED 2, 3 & 4 BED HOMES AND DUPLEXES

Our homes redefine spaciousness, offering truly generous living spaces that exude grandeur. Each residence is thoughtfully crafted to caress your senses.

Our 3-bed home comes with a study for enhanced versatility, while our 4-bed abode comes with study and a servant room, ensuring space for all your lifestyle needs.





Artist's impression for indicative purpose only

THE KITCHEN



Artist's impression for indicative purpose only

THE MASTER BEDROOM



Artist's impression for indicative purpose only

THE DECK



THE VIEW



THE GOLF COURSE VIEW





GOLFLAND AMENITIES





Artist's impression for indicative purpose only

THE INDULGENCE



THE SKY WALK



Stock image for indicative purpose only

THE TERRACE GARDEN



Stock image for indicative purpose only

THE MULTI-PURPOSE HALL



Stock image for indicative purpose only

CO-WORKING LOUNGE



Stock image for indicative purpose only

SPACE FOR SPA



Stock image for indicative purpose only

THE GYM



Stock image for indicative purpose only

THE MULTI-PURPOSE COURT



Stock image for indicative purpose only

THE MINI-THEATRE



Stock image for indicative purpose only

THE AMPHITHEATRE



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THE CRÈCHE



OTHER AMENITIES



TERRACE SEATING AREA



INDOOR GAMES AREA



READING AREA



PARTY LAWN



BARBEQUE



TODDLER'S PLAY AREA



OPEN AIR SEATING AREA



CHILDREN'S PLAY AREA



SENIOR CITIZEN CORNER



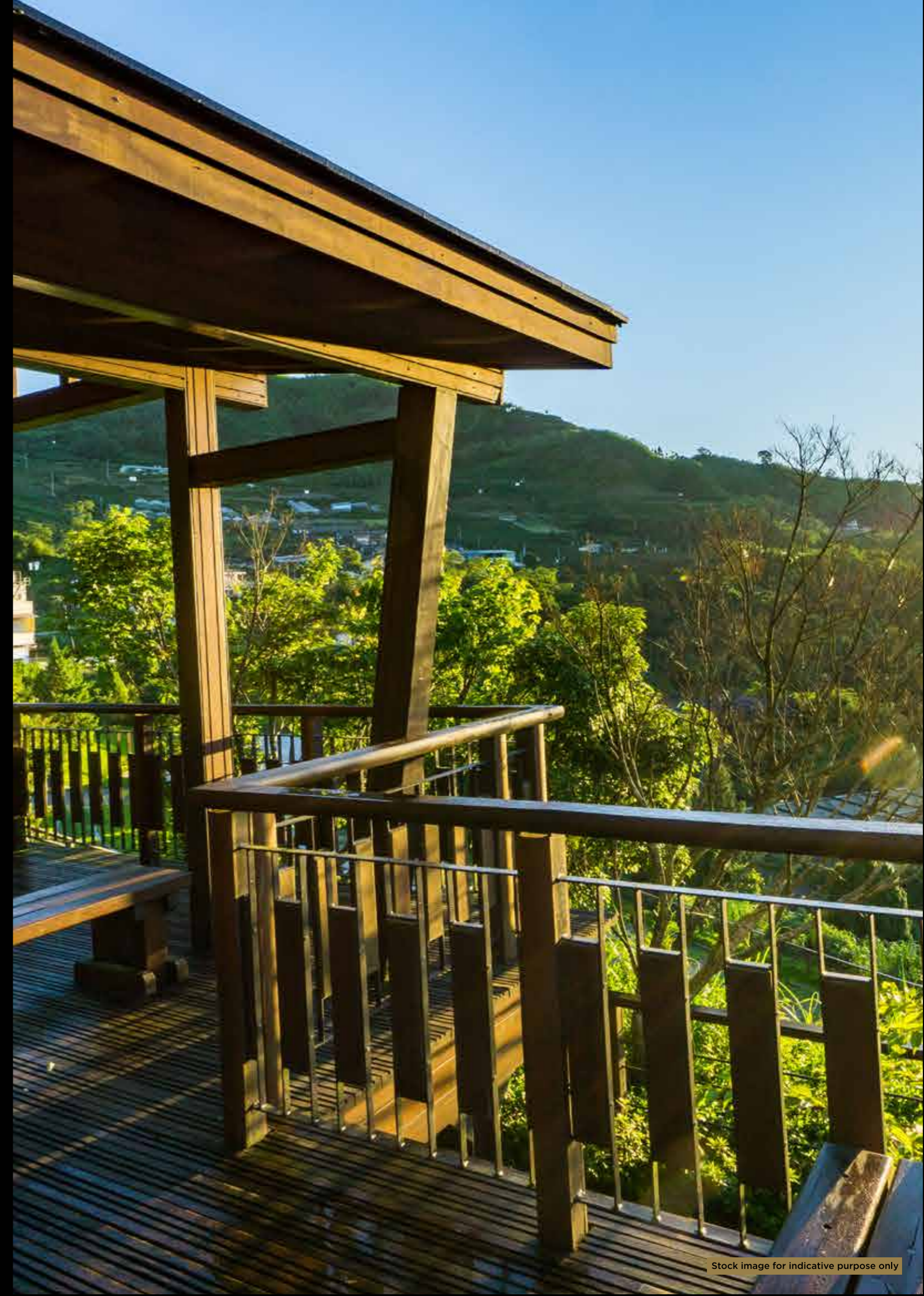
KIDS' POOL



PET PARK



WORK PODS





Shapoorji Pallonji Real Estate

Site Address: Vanaha Experience Centre, Off Pune Bangalore Highway, near Oxford Golf Resort, Pune - 412115



GOLFLAND I AND II

MAHA RERA no. for Golfland I and II is P52100052376 . For more details, visit <https://maharera.mahaonline.gov.in>

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