



Naiknavare Developers has been building a legacy of integrity & reliability since 1986. Delivered projects across Residential, Commercial, SRA, Redevelopment, Hospitality & Education segments.

38+ Years
of Industry Leadership

55+
Projects Completed

5 Cities
Presence

4.8 Million
Sq. Ft. Under Planning

3.1 Million
Sq. Ft. Under Construction

15 Million
Sq. Ft. of Built Assets

Site Address

Survey no - 129, Behind Malhar Hotel, Vadgaon Maval,
Talegaon, Pune, Maharashtra - 412106

Head Office

1204/4, Ghole Road, Shivajinagar, Pune - 411 004

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Disclaimers:

The images and information contained in this brochure are indicative of the kind of development that is proposed. This brochure is issued for guidance only and does not constitute part of an offer or contract.

Aranya
Built on a forest of happiness

Smartly Designed 1 & 2BHK

INTRODUCING


Aranya
Built on a forest of happiness

Aranya by Naiknavare Developers, is a new residential project located in a prime location of Talegaon, near Pune. The project offers 3 residential buildings with various apartments, including 1BHK, 2BHK and 2BHK Comfort units.

The project comprises retail convenience within all three buildings, In the initial phase, we are launching two towers. Each with exclusive 1 BHK & 2 BHK units.

Welcome to the 'Forest of Happiness'

Truly in sync with the name 'Aranya', it is a wonderful living paradise built on a forest of happiness. Here happiness will prosper with every blossoming season. All your wishes, deepest desires and hidden fantasies will surely get fulfilled here. A home here is an unmatched package of 'A Complete Life'. Exceeding all your expectations, a vibrant and active living is all set to satisfy all your dreams.





YOUR IDEAL DESTINATION WITH UNPARALLELED HAPPINESS

Artistic impression



Artistic impression

AMENITIES TO ENSURE YOU LIVE AN EFFORTLESS LIFE

CLUBHOUSE

- Adjacent to the Ring Road
- Scenic View

- Rooftop Amenities
- Conveniences within Reach

1 BHK	2 BHK	2 BHK Comfort	Convenience Shops
366 Sq.Ft. Onwards*	544 Sq.Ft. Onwards*	597 Sq.Ft. Onwards*	102 Sq.Ft. Onwards*



Artistic impression

ROOFTOP OPEN GYM



Artistic impression

ROOFTOP PARTY LAWN

Live in ultimate comfort and convenience



Artistic impression

Ground floor - Clubhouse, Party Lawn, Children's Play Area & Seating

GROUND LEVEL

Clubhouse			Outdoor		
Yoga/meditation Area	Indoor Gymnasium	Multipurpose hall	Open kitchen for clubhouse and party lawn	Senior citizens seating area	Party lawn
			Amphitheatre with stage	Kids play area	Jet fountain with landscape area

ROOF TOP

Open gym	Seating area	Walkway	Party lawn with open kitchen	Swing plaza for senior citizens.

DISCOVER YOUR HOME WITH UNBEATABLE CONNECTIVITY

Experience the ultimate fusion of opportunities with the upcoming Pune Ring Road

Effortless connectivity:

Enjoy the convenience of seamless commuting with Aranya's proximity to the ring road. Your daily journeys become smooth & stress-free.

Enhanced value:

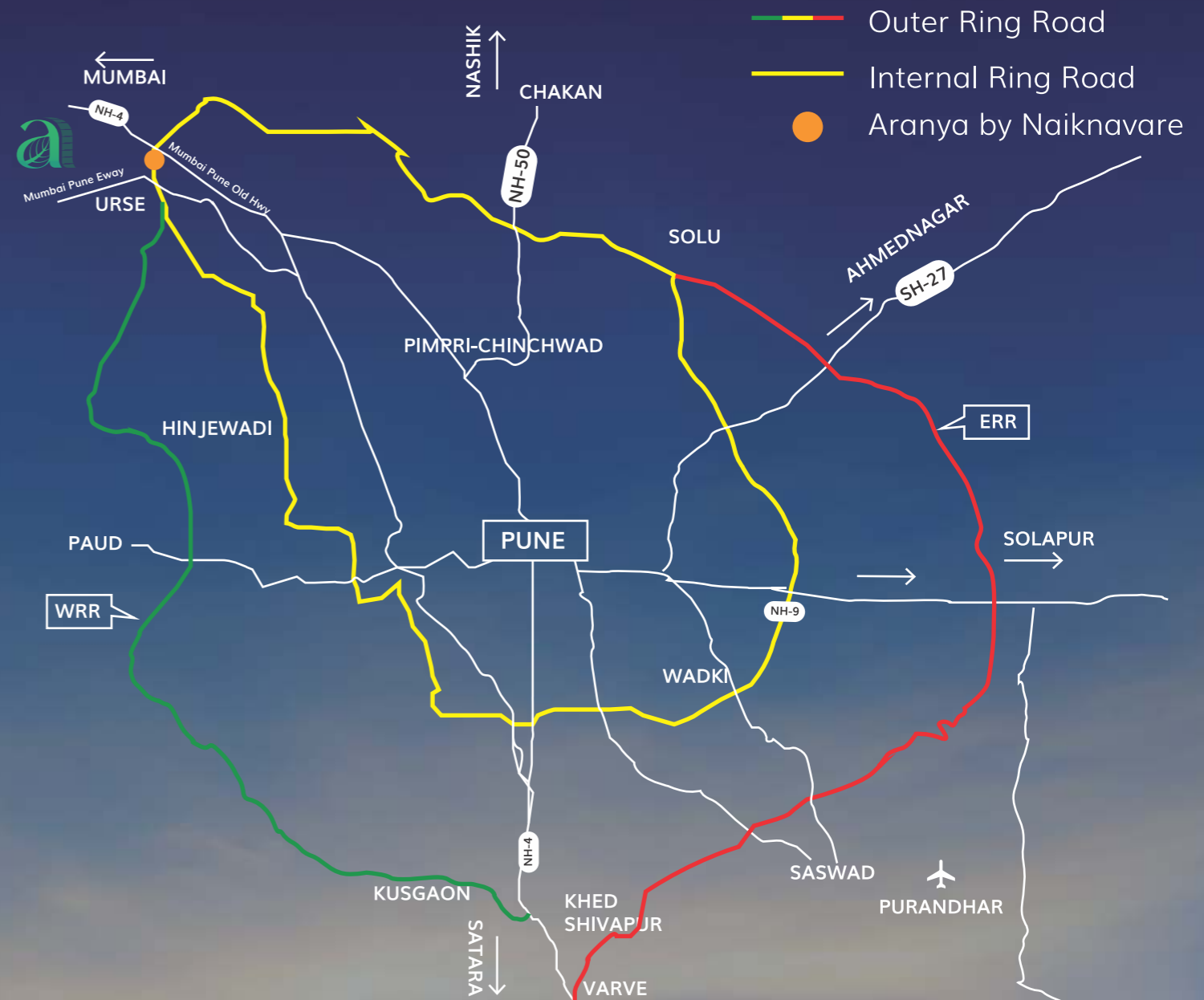
Ring roads stimulate urban development in previously less accessible areas. New business districts, residential communities, & commercial centers often spring up along these routes, driving economic growth.

Environmental Benefits:

Reduced traffic congestion will lower vehicle emissions, positively impacting air quality and helping in environment conservation.

Tourism and Trade:

Improved connectivity can encourage tourism and facilitate the movement of goods, boosting local economies and overall trade.



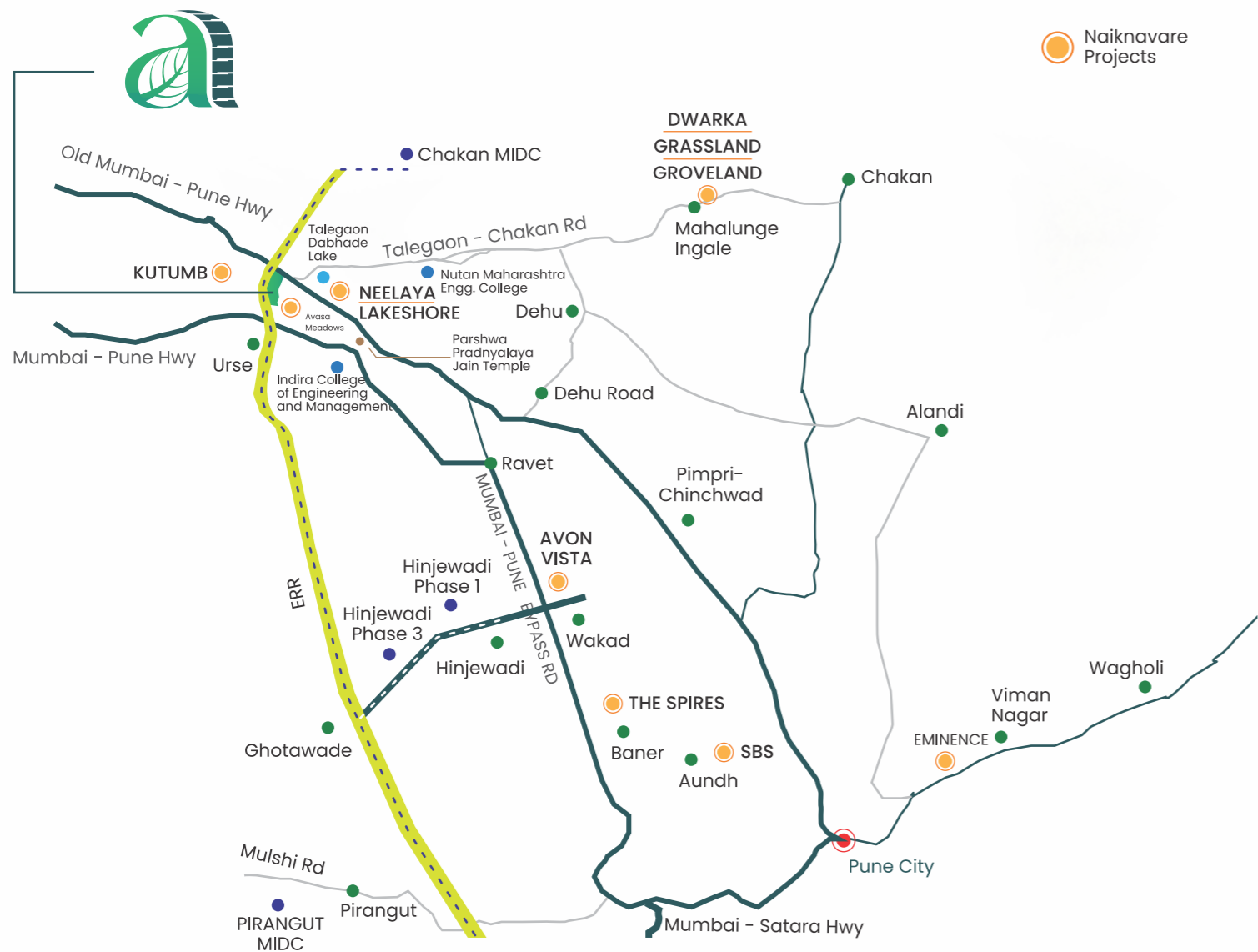
*Key Distances from Ring Road

Talegaon MIDC - 10 mins	Pirangut MIDC - 15 mins
Chakan MIDC - 15 mins	Hinjewadi Ph 1 - 20 mins
Hinjewadi Ph 3 - 15 mins	Mumbai - 1.3 hrs

*Since this is the proposed Ring Road, distances are calculated on the basis of the best possible approximation.



LOCATION THAT SIMPLIFIES YOUR LIFE



Naiknavare Projects

Educational Institutions

- High Vision International School - 15 mins
- Mamasheb Khandge English Medium School - 14 mins
- Eden International School - 6 mins
- Jain English School And Junior College - 13 mins
- Podar International School - 8 mins
- Vishwakarma Empros International School - 11 mins
- Mount St. Ann High School - 7 mins

Major Hospitals

- Harneshwar Multispeciality Hospital - 7 mins
- General Hospital - 10 mins
- Sai Jeevan Children's Hospital - 12 mins
- Moraya Speciality Hospital - 10 mins
- Phoenix Hospital - 38 mins
- Kotbagi Hospital - 49 mins

Entertainment

- Aansh Plaza - 12 mins
- Magister Gaming Arena - 11 mins

Industrial Hub

- Talegaon MIDC - 23 mins
- Hinjewadi - 37 mins
- MIDC Bhosari - 35 mins
- Chakan MIDC - 35 mins

Popular Tourist Attractions

- Visapur Fort - 50 mins
- Yelghol Caves - 40 mins
- Tung Fort - 75 mins
- Karla Buddha Caves - 35 mins
- Fazlani Nature Nest - 25 mins
- Wilderness Resort - 70 mins

TOWER A & B

2 BHK ▶



*Artistic impression

TOWER C

1 BHK
CORNER ▶



Artistic impression



◀ 2 BHK
COMFORT

*Artistic impression



◀ 1 BHK

Artistic impression