

WHO SAYS  
OPPORTUNITY  
KNOCKS  
ONLY ONCE!



MahaRERA Number: P52100030065 for VANAHA SPRINGS T1 WILLOW; P52100030086 for VANAHA SPRINGS T3 ASPEN.  
For more details, visit <https://maharera.mahaonline.gov.in>

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AN EXCITING OPPORTUNITY  
COMES KNOCKING A SECOND TIME.

*Come home to nature*

WHERE NATURE IS REAL.



ACTUAL SHOT  
AROUND VANAHA



IN THE HEART  
OF ONE OF  
THE LARGEST  
TOWNSHIPS  
IN INDIA.



EASY CONNECTIVITY  
TO MAJOR IT HUBS  
IN PUNE.



90+<sup>#</sup>  
ACRES OF  
OPEN SPACE.

LOCATED IN  
WEST PUNE.  
A PRISTINE  
HOME IN NATURE.



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



OVER 400  
SPECIES\* OF FLORA  
AND FAUNA.



MODERN  
LIFESTYLE  
AMENITIES.



NEAR FLAME  
UNIVERSITY  
SPREAD OVER  
60 ACRES OF LAND.



FROM SHAPOORJI  
PALLONJI- ONE  
OF INDIA'S MOST  
TRUSTED BRANDS.

\*As per the study done by Natural Signatures in February 2020. #As per the present approved layout, 90 acres (0.36 mn. sq. m.) of open spaces will be a part of the 148 acres (0.59 mn. sq. m.) Vanaha development that will be completed in phases. The promoter does not offer or purport to guarantee a view of the Oxford Golf Course or its membership to apartment buyers.

Images for indicative purpose only

Pune is one of the most liveable cities in India and ranked amongst the top 12 happiest cities<sup>1</sup>. It is celebrated for its magnificent architecture and sumptuous food and is considered the art and culture capital of Maharashtra. It is a hub for some of the largest companies in India that is built on an unique infrastructure and an renowned education system. Pune. It is the land of science and art. Knowledge and history.



Shapoorji Pallonji Real Estate brings you luxury homes in one of India's largest townships. Its unique location near Bavdhan in Pune, gives it a climate and temperature that is much better than the city center<sup>2</sup>. A place where you get serene views of real nature, an endless expanse of earth stretching as far as the eye can see, Vanaha Springs is a place that lets you open up your senses and absorb everything that is there to feel.



Oxford Golf Course, one of India's top ranking professional golf courses in the vicinity. Neighbouring Flame University, schools, hospital, fire station<sup>3</sup>, hills, meadows and much more. This address of all addresses is connected to Hinjewadi IT Park and the national highway.



The Phase-1 of Vanaha launched in January 2021, registered record-breaking sales of 600+ units in just one month's time. The trust shown by our valued patrons in Pune was highly motivating. Which is why, we are back with Phase 2, Vanaha Springs. Come and experience Vanaha Springs. It offers the finest living at prices as true as the nature around it.



#### KEY AMENITIES

- Swimming Pool
- Badminton Court
- Basketball Court
- Business Centre
- Cricket Pitch
- Dance Studio
- Electronic Games Room\*
- Golf putting greens
- Jacuzzi
- Pet Area
- Senior Citizen's Garden
- Toddler's Room

#### TERRACE & PODIUM AMENITIES

- Recreational Sky Deck
- Barbeque Zone\*
- Sky Deck for star-gazing
- Terrace Café\*
- Crossfit Yard
- Amphitheater
- WFH Lounge
- Creche\*
- Classroom
- Guest Rooms

1: <https://timesofindia.indiatimes.com/city/pune/pune-is-the-happiest-city-in-maharashtra-report/articleshow/80160225.cms>

2: As per the study done by Active buildings PiRhoAlpha in December 2020

3: The school, hospital and firestation is a part of ITP approved township will be developed by project proponent at a later stage. The promoters of Vanaha are not township proponents

\*The above-mentioned commercial spaces are intended to be operated by external operators. The promoter will make best efforts to identify suitable operators who may operate the spaces based on feasibility of the business generated. The residents would have to pay separately, as applicable, for the services offered from these spaces.

**GROUND**

- 1. Entry / Exit
- 2. Drop Off Area
- 3. Multi Sports Court
- 4. Net Practice Cricket Pitch
- 5. Pet Park
- 6. Amphitheatre
- 7. Services
- 8. Retail Plaza

**PODIUM**

- 9. Kid's Play Area
- 10. Outdoor Meeting Area / Open Theatre
- 11. Walking / Jogging Track
- 12. Therapeutic Garden For Seniors
- 13. Lawn
- 14. Senior's Corner
- 15. Yoga / Meditation Deck
- 16. Terrace Cafe\*
- 17. Party Lawn
- 18. Crossfit Yard
- 19. Putting Golf
- 20. Adults Pool
- 21. Kids Pool
- 22. Pool Deck
- 23. Gravel Court
- 24. Toddler's Play Area

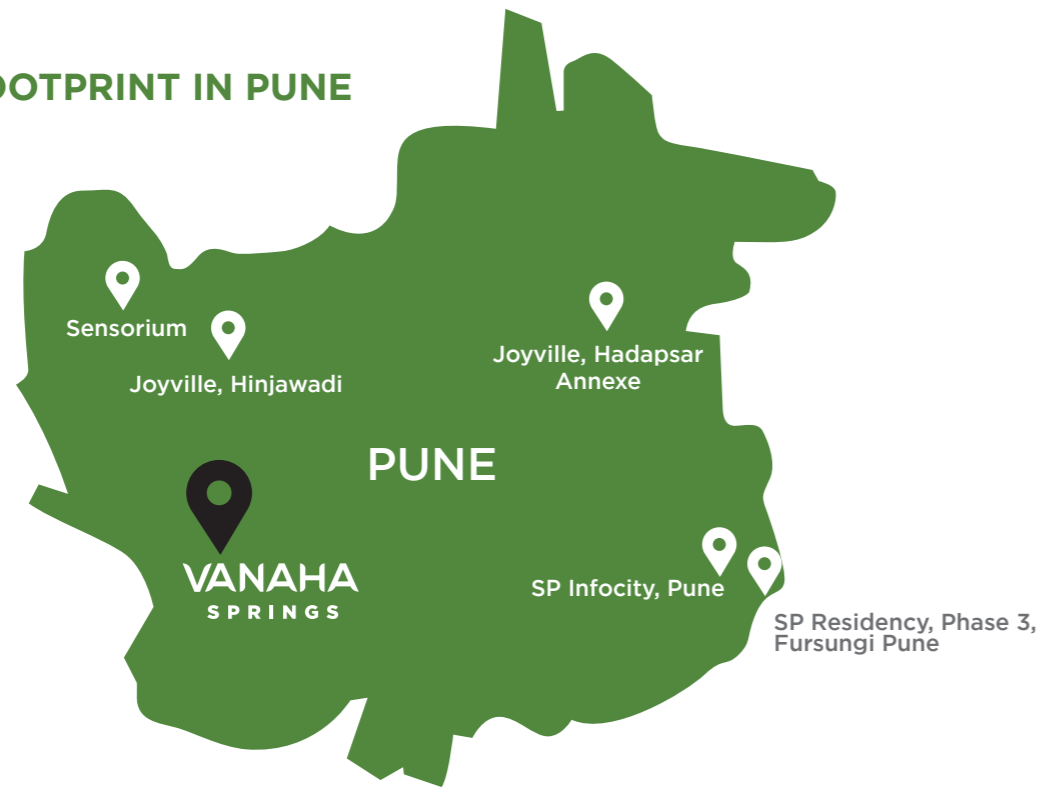
**TERRACE**

- 25. Sky Deck For Star Gazing
- 26. Recreational Sky Deck
- 27. Veg Barbeque\*
- 28. Non-Veg Barbeque\*



Artist's impression of actual space. Amenities indicated herein pertain to the entire layout and will be constructed when all the phases (Future Development) are developed.\*The above-mentioned commercial spaces are intended to be operated by external operators. The promoter will make best efforts to identify suitable operators who may operate the spaces based on feasibility of the business generated. The residents would have to pay separately, as applicable, for the services offered from these spaces. The location and the provision of the amenities are at the proposal stage and are subject to approval from the authorities. This plan should be referred for tower naming & central landscapes only.

## FOOTPRINT IN PUNE



MORE THAN 5.5 MILLION SQ. FT. (0.5 MILLION SQ. M) PLANNED DEVELOPMENT IN PUNE

## SHAPOORJI PALLONJI GROUP



Creating landmarks for over 150 years



Global presence in more than 60 countries



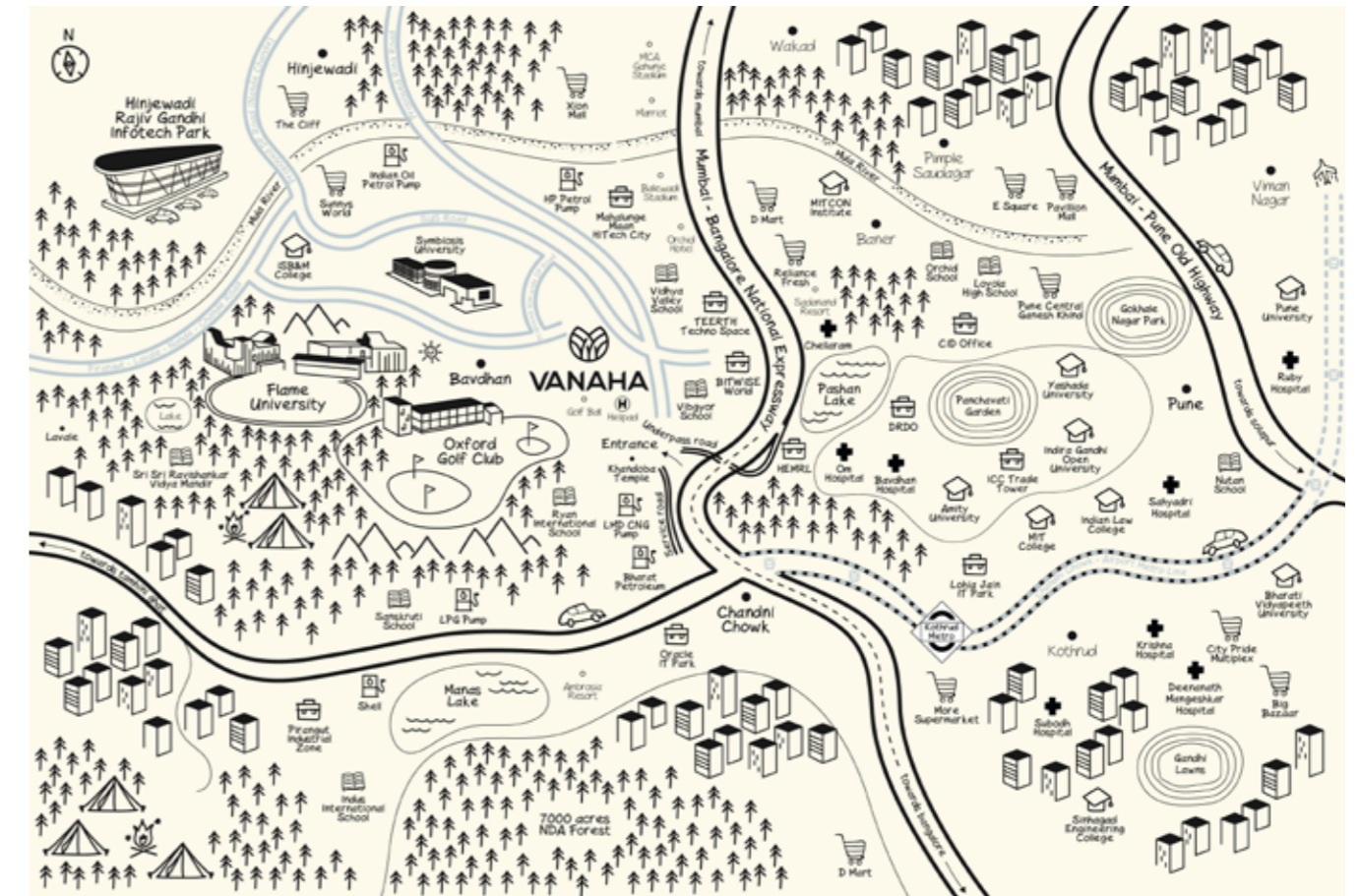
Over 200 mn. sq. ft. constructed in India



Over 69,000 employee base



## LOCATION MAP & HIGHLIGHTS



Proposed 10 Lane National Mumbai-Bangalore Expressway



Proposed 8 Lane Flyover at Chandni Chowk



Proposed 6 Lane Paud-Mahad National Highway



Ring Road - The 14 Lane-Wide Proposed Ring Road



Mahalunge-Maan Hitech City Park

\*Source: Internet.

Upcoming infrastructure developments are subject to approval and development by the government and other relevant authorities. The map depicts only selected landmarks and does not depict all the surroundings of the project.