

TATA VALUE HOMES®

SENSE 66

Sense 66 is where pristine nature meets architectural elegance to create an exclusive life experience which celebrates a life immersed in the five senses. With just 66 exquisite row houses spread across approx. 3 acres of land, this community is a part of the larger, approx. 20 acres development.

These exclusive 66 row houses have been built at stepped levels, for you to enjoy breathtaking views of the rich flora and fauna all around. Experience unparalleled connection with mother nature in two unique row house configurations – **Ultimo and Magnifico**.



Your senses extend beyond the physical plane you understand and accept so well. It indeed is YOU in the form of emotional stimulants that guide you to connect with your soul, your higher self.

In today's world, obsession with the fear of losing out, has made you face blindly to the top. You probably had a very limited conversation with your senses that stimulate your desires, intentions, inspiration and happiness resulting in creating that void that emptiness, that feeling of having everything but nothing.

At Sense 66, we believe we give time to listen to what our souls have to say. Give ourselves a break that helps us connect with nature and reconnect with ourselves. An experience that would help us start communicating with our senses.

This incredible play of senses can become a much more significant part of our lives if we allow this communication to flourish

So come, experience a world of exclusivity, luxury and serenity, only for the select 66 families who understand that life isn't just about luxury. Life is about connecting back to our higher self. About living it. It's about feeling it. It's about sensing it.



See

See the splendor of uncluttered blue skies, all the colors of green, and the brilliant glow of the sunrises and sunsets. Celebrate the luxury of relishing unique & exotic experiences that every passing day brings along with it.

The outdoors meet the indoors at Sense 66 to create an immersive space that touches the very core of your being and inspires you to live life at a higher plane. Situated in the midst of lush green landscapes near Malegaon, Sense 66 offers a serene view of the hills and a stunning view of nature at its very best.



Smell

Smell the aroma of green grass, every morning. Inhale the fragrance of the flowers and the trees as you go trekking in the nearby hilly areas. Explore and unveil new, uncharted territories in nature. Be inspired to go the distance when it comes to living a life that tells you to be comfortable leaving your comfort zone.

Bring alive your sense of smell in the very heart of nature. Situated at approx. 1,700 feet above sea level, higher than the nearby Lonavala hill station, the pleasant weather at Sense 66 invites you to trek to new destinations nature has to offer, all year round.



Taste

Taste the joy of living a serene life that is pure, unpolluted and distant from the noise and cacophony and tune in to your inner calling. At Sense 66 the skies are clear and the air rich in oxygen. Begin a new chapter of life on a clean slate to start on a new and enriching journey through life.

Savor the stepped landscape surrounded by breathtaking views, sprawling amenities, the luxurious clubhouse and the swimming pool, the evergreen gardens and take the finer sense of living to a whole new dimension.



Hear

Hear the call of nature from Sahyadri Hills, even as you listen to yourself. . Wake up to the songs of the birds which arrive on your windows in the morning, listen to the gentle gust of the breeze that flows in from the hills.

Disconnect from all the noise & cacophony to heal, recharge and rejuvenate. Strategically located on the Old Mumbai-Pune Highway, Sense 66 is a few kilometers ahead of Lonavala. Connected to both Mumbai and Pune, it is a perfect getaway from the hustle and bustle of the city.



Touch

Touch the rich soil with your hands and feet, feel the caress of the cool breeze on your face. Disconnect with all that is unnecessary and connect with things you value, to create a life overflowing with unique and memorable experiences.

Feel grounded by the earthly touch of nature at Sense 66, one that envelops you even as it germinates spontaneously into trees and climbers. Take a leaf of inspiration to sprout your own ideas and help them blossom into a beautiful reality.



Experience Destination

Just a 45 minutes' drive from Pune and a 2 hours' drive from Mumbai, Talegaon is connected by Expressway, National Highway and the Railways. With Pune's residential market catching the interest of many home buyers and businesses, all the areas around Pune are witnessing a positive sentiment. Talegaon has undergone massive development in the last decade. The area is flanked by the Maharashtra Industrial Development Corporation which is home to several multinationals. The state government has drawn up ambitious plans to create a biotechnology revolution. 250 acres' of land has been allocated to set up a floriculture park for the production of high-quality flowers and orchids, which enjoy high demand in the international markets.



Experience Connectivity

Strategically located on the Old Mumbai-Pune Highway, a few kilometers ahead of Lonavala, offering excellent connectivity and reach to both Mumbai and Pune. Talegaon is 120km from Mumbai and 35km from Pune. It is situated on the highest altitude between the two metros (Mumbai and Pune), which is at approx. 2200 feet above sea level. The town is higher in altitude than the famous nearby hill station Lonavala, thus has pleasant weather throughout the year.

WITHIN 7 MINS*

- Mumbai Pune Expressway
- SBI ATM
- ICICI Bank & ATM
- Pioneer Hospital
- D Y Patil College Of Engineering
- Poar International School
- Talegaon Railway Station
- T Mart

NEARBY ATTRACTIONS & ADVENTURES

- Anand Valley Dam
- Induri Fort
- Kundhala
- Talegaon Dabha Je Lake
- Ghoravadi Trek & Caves
- Chandala
- Lonavala
- Karjat
- Pawna Lake
- Indragiraa
- Lella Adventure Park
- MCA Stadium



*Disclaimer: Distance and timelines (shortest) by car and is indicative and approximate subject to road and infrastructure facilities provided by the appropriate authorities. Source: Google Maps

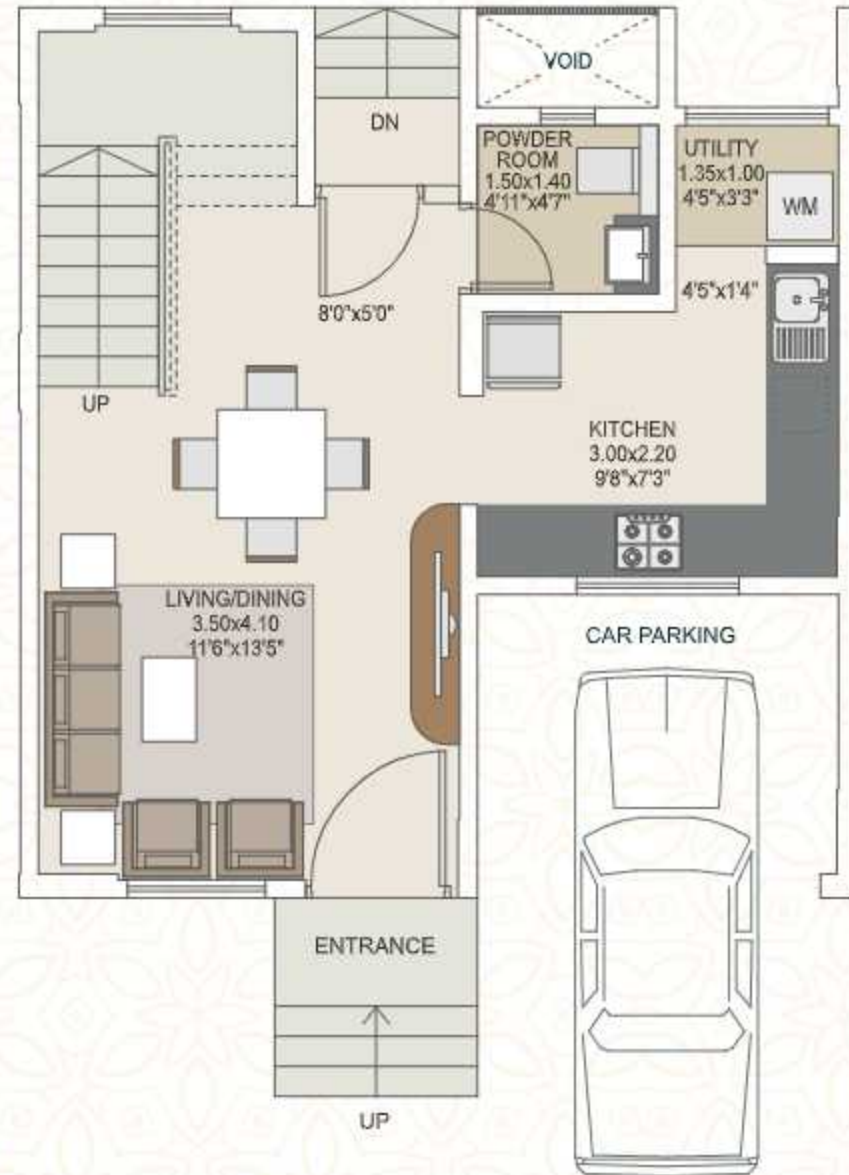
Magnifico

The Magnifico row houses feature ingenious space utilization and clever designs. With an exclusive first floor terrace and a spacious top terrace, the row houses offer you the perfect combination of space for weekend family gatherings and one to spend quality time with loved ones.

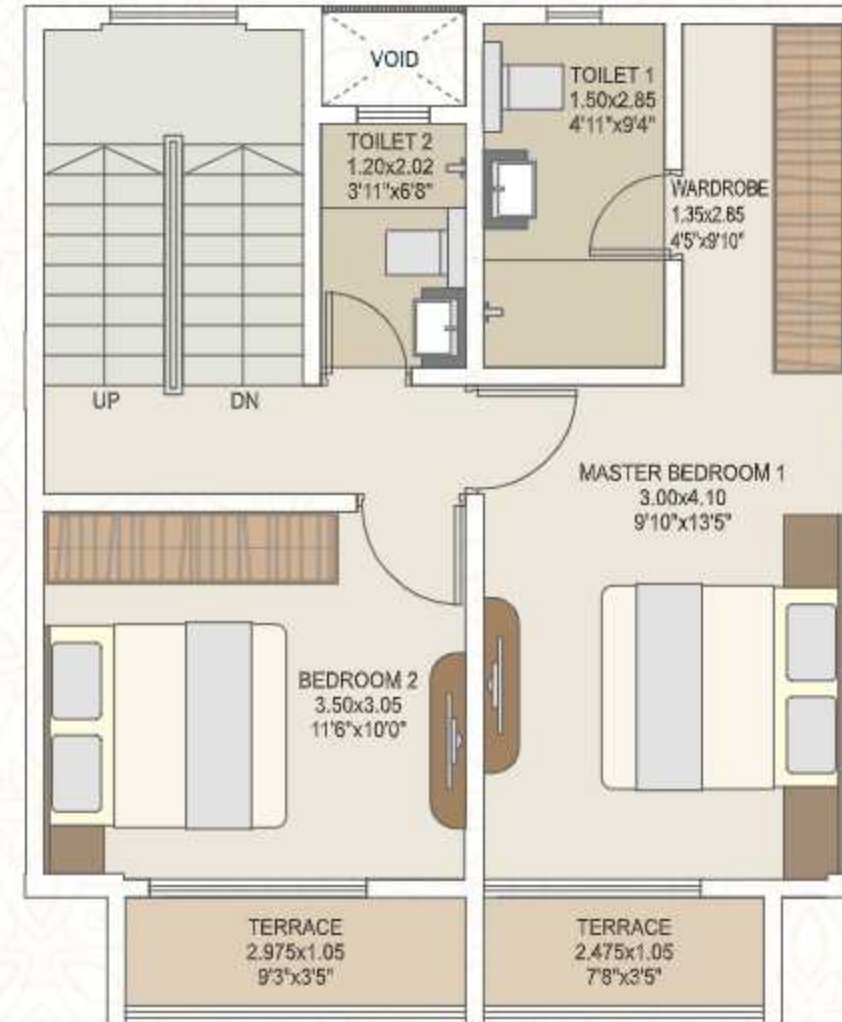


TYPE B1

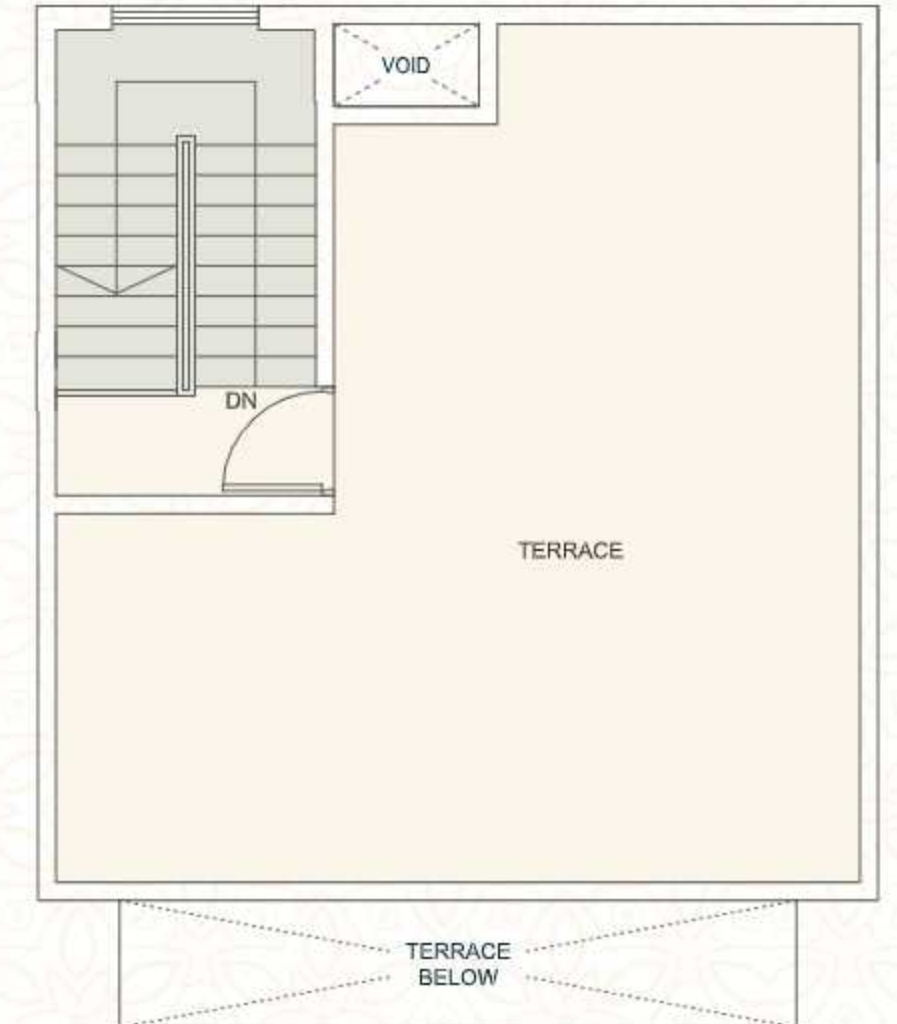
TYPICAL ROW HOUSE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



MAGNIFICO UNIT PLAN

| Unit Typology | Row House No. | Carpet Area (Sq.M) | Exclusive Terrace Area (Sq.M) | Exclusive Top Terrace Area (Sq.M) |
|---------------|--|--------------------|-------------------------------|-----------------------------------|
| B1 Type | 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 51, 52, 53, 54, 55, 56, 57, 63, 64, 65, 66 | 81.66 | 4.77 | 36.91 |

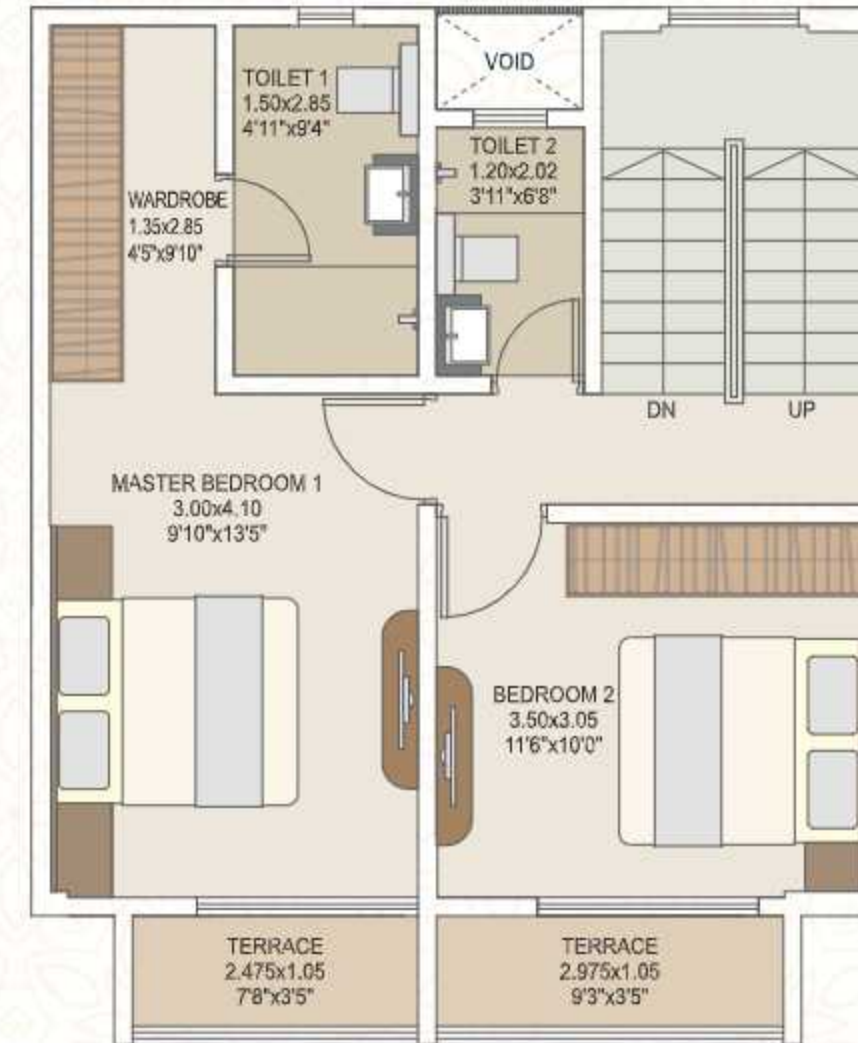
All Dimensions in meters and feet-inches
 All areas in Square Meters
 1 Square Meter = 10.76 Square Feet

Measurements are approximate and subject to minor variations
 Furniture and fixtures as provided in the plan are not of the offered apartment of sale

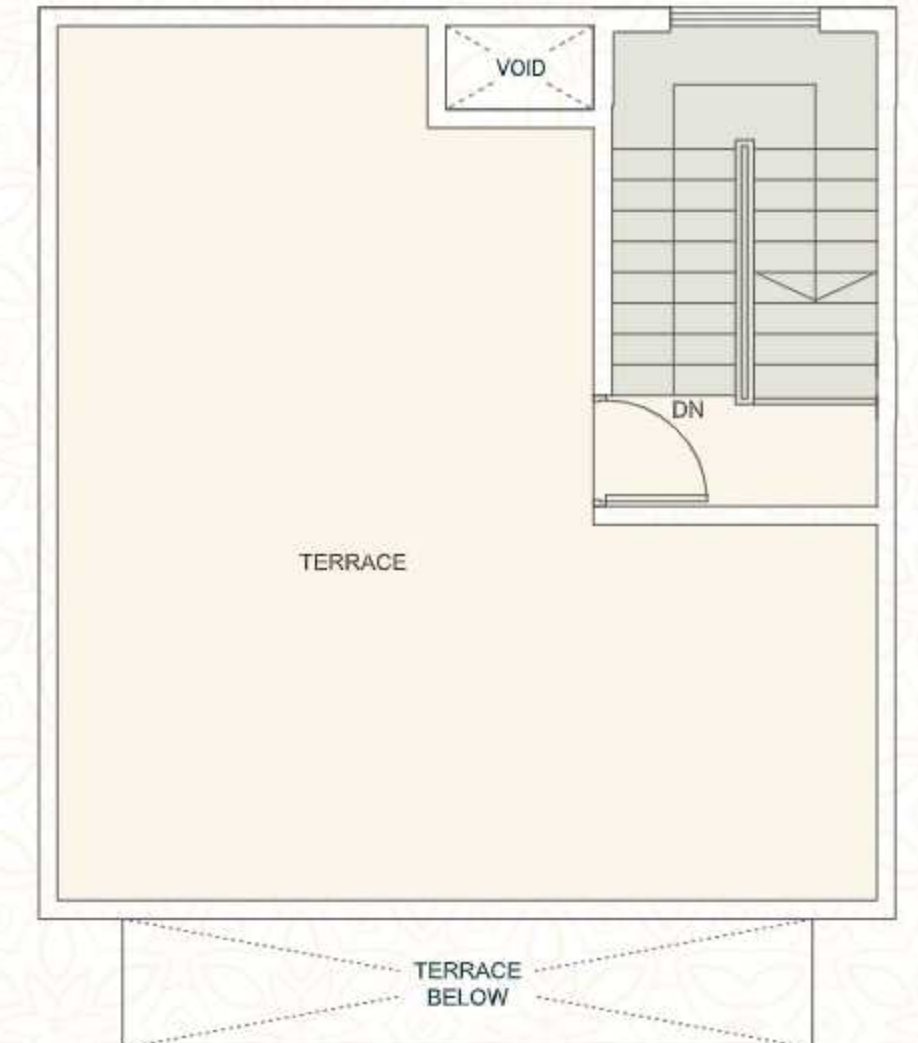
TYPE B2 TYPICAL ROW HOUSE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



MAGNIFICO UNIT PLAN

| Unit Typology | Row House No. | Carpet Area (Sq.M) | Exclusive Terrace Area (Sq.M) | Exclusive Top Terrace Area (Sq.M) |
|---------------|--|--------------------|-------------------------------|-----------------------------------|
| B2 Type | 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 58, 59, 60, 61, 62 | 81.66 | 4.77 | 36.91 |

All Dimensions in meters and feet-inches
All areas in Square Meters
1 Square Meter = 10.76 Square Feet

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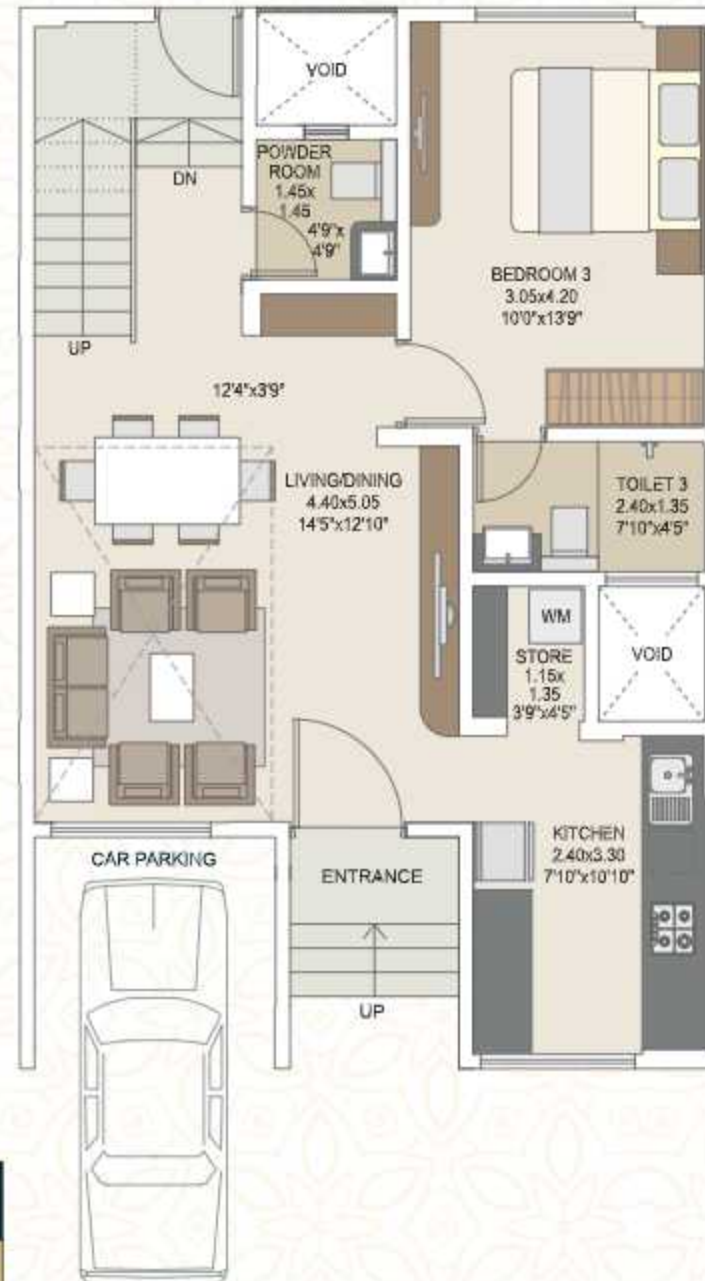
Ultimo

The Ultimo row houses boast of sprawling living spaces with the first floor opening to an exclusive terrace of approximately, 60sq.ft. These row houses come with exclusive multifunctional top terraces and offer an exclusive double heighted living dining space.



TYPE A1

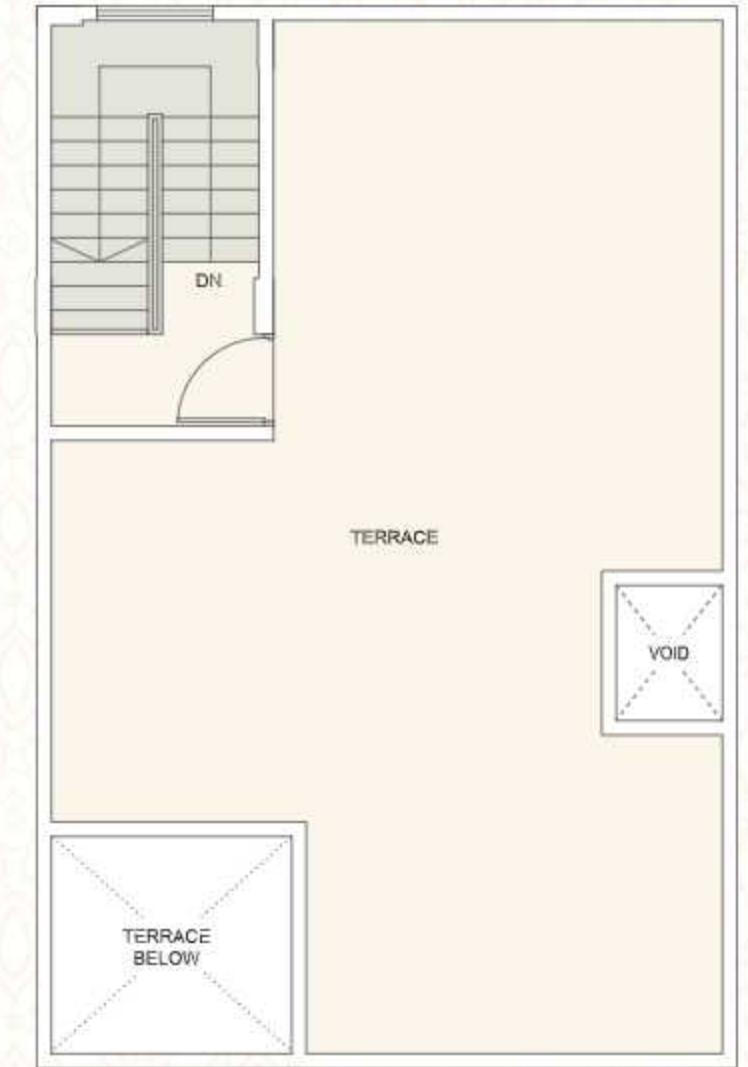
TYPICAL ROW HOUSE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

ULTIMO UNIT PLAN

| Unit Typology | Row House No. | Carpet Area (Sq.M) | Exclusive Terrace Area (Sq.M) | Exclusive Top Terrace Area (Sq.M) |
|---------------|---|--------------------|-------------------------------|-----------------------------------|
| A1 Type | 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 | 114.82 | 5.62 | 56.01 |

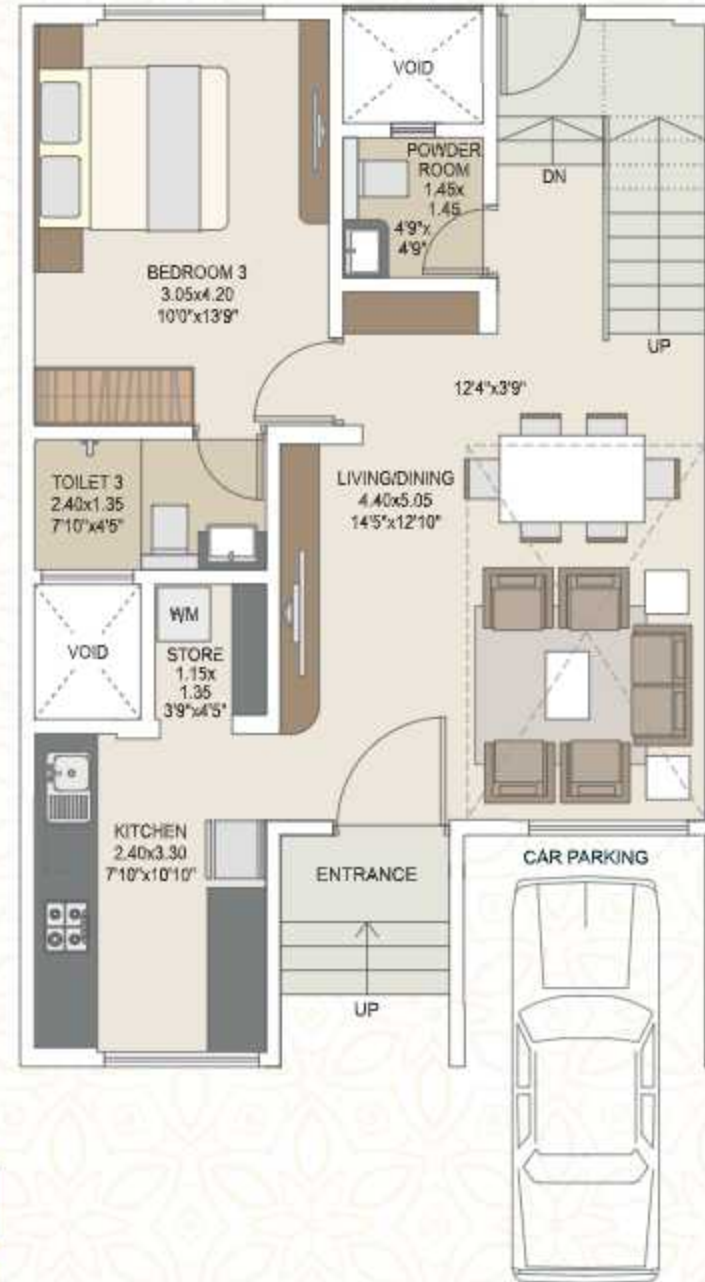
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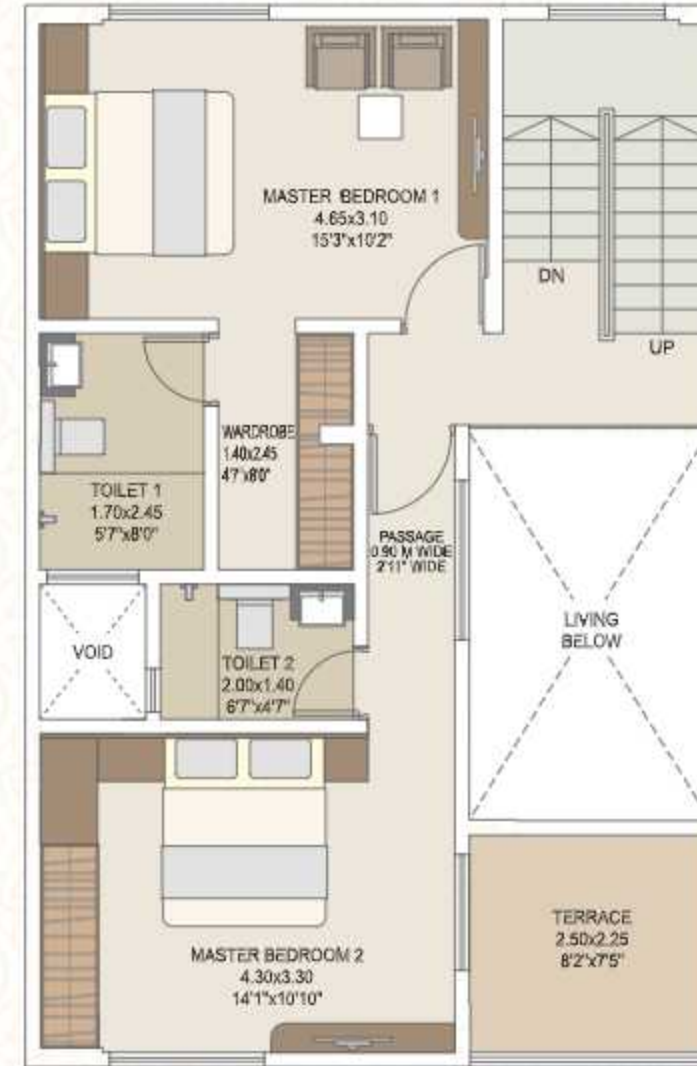


TYPE A2

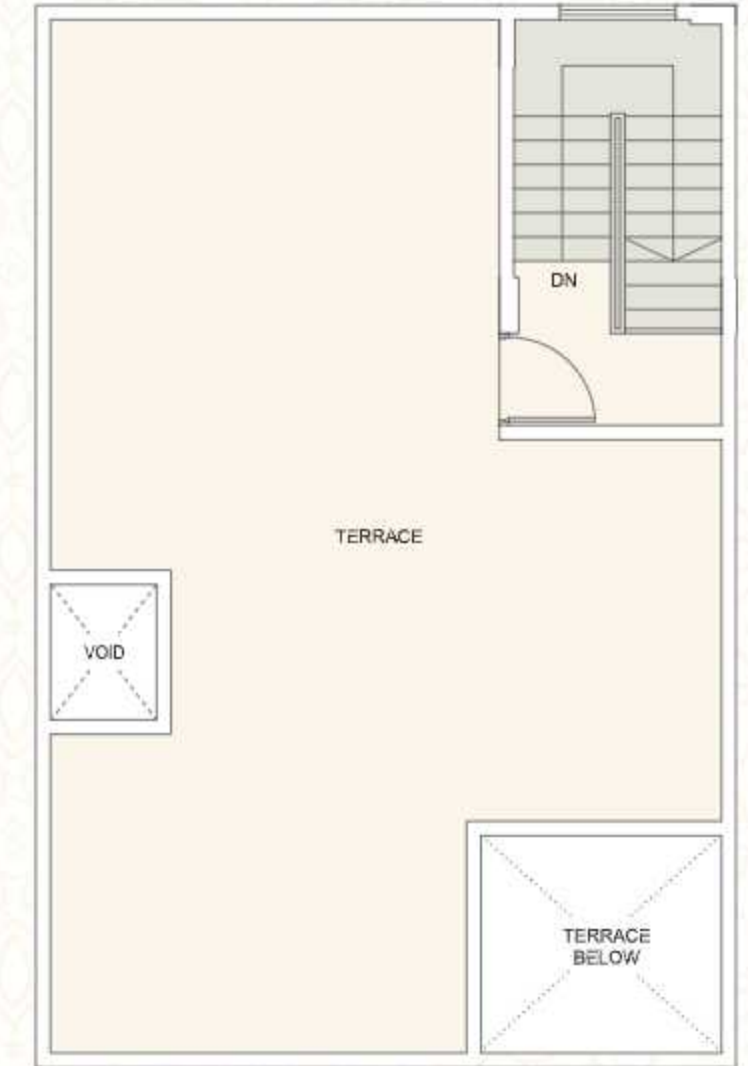
TYPICAL ROW HOUSE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

ULTIMO UNIT PLAN

| Unit Typology | Row House No. | Carpet Area (Sq.M) | Exclusive Terrace Area (Sq.M) | Exclusive Top Terrace Area (Sq.M) |
|---------------|--|--------------------|-------------------------------|-----------------------------------|
| A2 Type | 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 | 114.82 | 5.62 | 56.01 |

All Dimensions in meters and feet-inches
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Experience Features



Flooring - Vitrified tiles for dazzling designs and durability



CP and Sanitary - Plush sanitary ware from Kohler / Grohe / Duravit / Jaquar or their equivalent



Windows - Strong and stunning UPVC windows from the class-leading brand



Electrical Switches - Stylish electrical fittings from Legrand / Philips / Schneider or their equivalent




Kitchen - Granite Platform



Masterplan



- 01 Plantation Greens
 - 02 Pocket Park 03
 - 03 Services
 - 3A Common Services
 - 04 Sit-Out
 - 05 Children's Play Area
 - 06 Senior Citizen Area
 - 07 Pick-Up/Drop Point
 - 08 Pocket Park 02
 - 09 Plantation Greens
 - 10 Pocket Park 01
-  Common to all phases



DELIVERING TRUST ACROSS INDIA



OUR PRESENCE

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RESIDENTIAL PROJECTS:

SOUTH INDIA

- The Promenade, Bengaluru
- New Haven, Bengaluru
- Riva, Bengaluru
- Santorini, Chennai
- New Haven Ribbon Walk, Chennai
- Crescent Enclave, Chennai
- Trilium, Kochi

EAST INDIA

- 88 East, Kolkata
- Avenida, Kolkata
- Ariana, Bhubaneswar

WEST INDIA

- Serein, Mumbai
- Ayantra, Mumbai
- Rio De Goa, Goa
- New Haven Boisar I & II, Near Mumbai
- Prive, Lonavala
- New Haven Compact and Shubh Griha, Near Ahmedabad

NORTH INDIA

- Eureka Park, Noida
- New Haven Bahadurgarh, Delhi NCR
- Myst, Kasauli
- Primanti, Gurugram
- Gurgaon Gateway, Gurugram
- La Vida, Gurugram

COMMERCIAL PROJECTS:

- Intellion Park, Chennai
- Intellion Square, Mumbai
- Intellion Edge, Gurugram
- Trilium Avenue, Gurugram

*Celebrate life
in a home that feels alive
with all the Five Senses*



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Phase IV MAHARERA Registration No. P52100033265 valid up to 31/01/2026 available on city.s/maharera/mahaonline_ovir

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