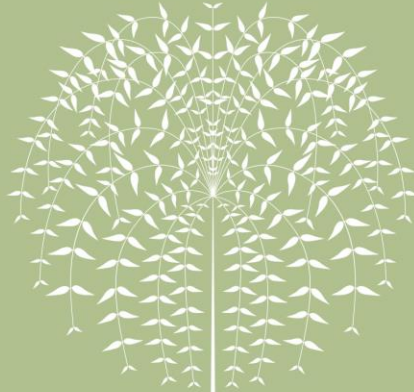


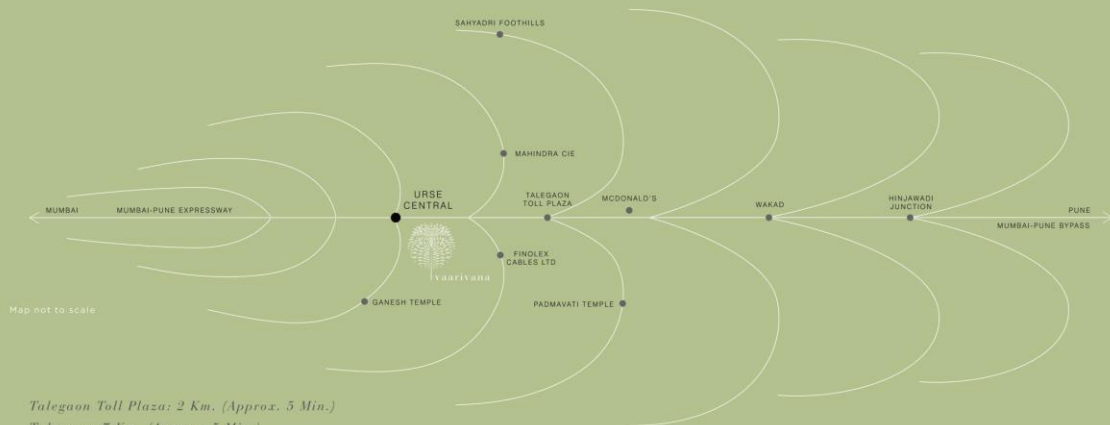
*Welcome to Vaarivana,  
Pune's largest first home golf villa community.*



vaarivana

EVOLVED VILLA PROVINCE | URSE CENTRAL, PUNE-MUMBAI EXPRESSWAY

Located just 20 minutes from Hinjawadi is this new universe of tranquillity and peace.



Map not to scale

Talegaon Toll Plaza: 2 Km. (Approx. 5 Min.)  
Talegaon: 7 Km. (Approx. 5 Min.)  
Hinjawadi: 17 Km. (Approx. 15 Min.)  
Talawade IT park: 20 Km. (Approx. 18 Min.)  
Chakan: 28 Km. (Approx. 20 Min.)  
Lonarala: 33 Km. (Approx. 25 Min.)  
Pune University Circle: 35 Km. (Approx. 45 Min.)

Bandra Kurla Complex, Mumbai: 122 Km.  
Thane: 124 Km.  
Fort, Mumbai: 131 Km.

Pune International Airport: 48 Km.  
Upcoming Panvel International Airport: 53 Km.

Future infrastructure developmet around Vaarivana:

- Planned junction of Ring Road, Expressway, Metro and proposed Hyperloop
- Proximity to Chakan and Talegaon industrial corridor, and Hinjawadi IT hub
- Proposed 30 Mtr. RP road to Hinjawadi
- Proposed 45 Mtr. wide BRTS corridor connecting to Pradhikaran and Nigdi









## 247 acres of pure bliss.

Vaarivana is designed to help you lead a healthy, enriched and truly meaningful life. We have thoughtfully planned every sector, every street and every corner to achieve this. Along with your beautifully designed private home, you will enjoy the best of social life and lifestyle infrastructure. It will create a sense of belonging you've never felt thus far.

*Grand welcome zone of around 75,000 Sq. Ft.*  
Flower garden, water feature, grand amphitheatre and a strolling garden

*Nature Parks*  
Native woodlands, nature trail, pond, board walk, waterfall and butterfly park

*Multiple play parks covering around 1,10,000 Sq. Ft.*  
Multi-purpose play court, outdoor gyms, senior citizen's area and reflexology path

*Pocket gardens across 50,000 Sq. Ft.*  
Sit-outs, shrub gardens, native grass gardens and native tree plantations

*Approx. 25,000 Sq. Ft. themed gardens*  
Pocket gardens, community sit-outs and art installations

*Spaces for a holistic community living*  
Approx. 50,000 Sq. Ft. clubhouse with a 6-hole golf course, football ground, multi-faith meditation zone, jogging and cycling tracks along the ring road. Reading corners and open garden cafes

*Cutting-edge infrastructure*  
School, health centres, convenient shopping, fire station, MS&DCL substation, police station, e-governance, round the clock security system, water treatment plant and rainwater harvesting

- 4 bedroom independent villas and 3 bedroom twin villas
- Double height living room
- Private terrace
- Garden along the periphery
- Optional private plunge pool

- Around 70% of total space to be developed as open/green area
- Aesthetically pleasing, environmentally sensitive and efficiently purposeful design
- Stunning views from every home, with a hill on one side and a valley on the other

