



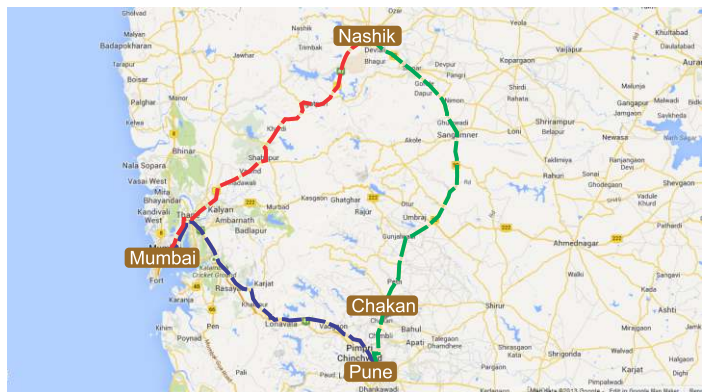
Front View - Eiffel City, Chakan

WHAT MAKES CHAKAN HOT?

- Industrial, automobile and manufacturing set-ups
- Proposed international airport
- Proposed ICC trade centre at Moshi
- Equidistant from many Pune & PCMC developing industrial triangle of Bhosari Chakan-Talegaon
- Average price appreciation of 12-20 % in the last two years in real estate

With the wheel of growth turning faster than ever, Chakan has seen phenomenal progress on every front, mainly industrial, manufacturing and automobile. No wonder it is being transformed into a real estate development destination. Chakan indeed has everything that an ideal lifestyle demands. Many house hunters are likely to strike an easy deal in this area as it is growing by leaps and bounds.

With plans afoot for infrastructural development and a **proposed international airport**, Chakan holds promise as a potential realty hub. With many industries generating a huge demand for housing in this area, the pace of progress has attracted real estate honchos who are coming up with state-of-the-art residential and commercial projects in Chakan. Besides, rates in this area are still reasonable as compared to **Pune** and its twin-city, **Pimpri-Chinchwad**.





Industrial hubs

Chakan's growth story began with industrial development as many industrial activities have taken centre-stage here. Industrial growth here is getting stronger by the day and in a way, it has spurred the demand for housing. The **Chakan-Talegaon** belt has developed well as an industrial corridor and is coming up as a twin city like **Pimpri-Chinchwad**. The place is good for industrial planning. To support the industrial growth, developers expect that MIDC and government should join hands for an ideal plan for residential growth. Besides, emphasis on infrastructural development is expected to drive housing growth in the area.

Along with the huge existing plants of leading industrial giants, many more sprawling industrial set-ups are in the pipeline, which is sure to increase the demand for housing in this area. The area has a few established MIDCs like Chakan and Talegaon. This entire stretch houses set-ups of many international leaders. Bhosari is

another industrial hub, which is well connected to Chakan. The proximity to prominent industrial hubs makes it an upmarket locale.

Automobile industry giants have set up their plants in the Talegaon-Chakan industrial belt. It is now home to the world's largest automobile companies including Volkswagen, Mercedes-Benz, Bajaj Auto, General Motors, Mahindra & Mahindra and engineering majors like Bharat Forge.



Connectivity

Connectivity and easy access are the plus points here. The national highway that connects Pune to Nashik also shares connectivity with Chakan. It's one of the rare **happening hubs**, which is almost equidistant from Pune and Pimpri-Chinchwad.

Besides this the **Mumbai - Pune Expressway**, the **Mumbai - Nashik road** and the **Bengaluru - Mumbai Expressway** are also major road ways to Chakan. The Chakan railway station offers faster commuting to residents as well as industries in the area.

The proposed international airport is likely to be taken up on a priority basis as the government has finally zeroed in on the land for the long-pending project here. The project is progressing successfully well and the state government is confident about pushing ahead the international airport in the near future.

Upcoming Developments

The proposed ICC trade tower at Moshi will expedite growth in the area. Moshi is another place near Chakan that is coming up. It is going to be the biggest convention centre in Asia and will have a few 3-star category hotels within its layout. Many developers have come up with big township projects here. The Chakan-Talegaon-



Bhosari triangle will develop as a promising industrial, commercial as well as residential hub.

Moshi will connect Chakan directly through a proposed metro line making commute faster. Chakan will also benefit from the rail connection between Pune and Nashik (200 kms) adding tremendous value to the growth in the area.

Infrastructure

Chakan is home to many residential projects spread over a large expanse. It has the presence of many industries and hence the **road network is excellent**. But the other social infrastructure like schools, hospitals, shopping is still developing. An attraction of the area has been the **competitive price range as compared to the rest of Pune**.

Eiffel Group

The Eiffel Group was established in 1995 with a strong belief in creating a base for better living and building better homes. Headquartered in Pune, the Group leads real estate development through its strong foothold in the real estate industry . With a vision to transform skylines across Maharashtra. Eiffel is set on the path of rapid development.

The Eiffel Group has a strong presence in Pune and has projects spread across Mumbai, Nagpur, Delhi and Bangalore. The core business has been focused on residential and townships, however the Group has diversified into commercial, engineering, procurement and construction, Low Cost Housing Projects and Special Economic zones. Some of Eiffel's well-known projects are Warai Woods, Aditya Nisarg, Eiffel Olympia, Annapoorna and Eiffel Square.



Buyer profile

Both, the end-users and the investors are interested in the Talegaon corridor. 60 per cent of demand is from the endusers. Many are looking at this belt for second homes, due to the affordable rates. The rest are the investors, who are purely looking for property for earning returns in the future. Riding high on availability of space, abundant water supply, industrial establishments and proximity to IT hubs, all with affordable values, the Talegaon-Chakan belt is indicating signs of growth in the near future.





Eiffel City, Chakan

Eiffel City is the first boulevard township of its kind offering 2 & 3 BHK luxurious apartments starting from Rs. 25 lacs onwards. Spread across 25 acres in Chakan, Eiffel City is set against a backdrop of natural landscape. Equipped with modern amenities, Eiffel City is designed to spell pure luxury and fulfill any lifestyle choice.

Standing tall at twelve storey's high, the two majestic towers that definitely command attention and are a grand addition to the Chakan skyline. Rightfully named Eiffel City Towers, this development is the **third phase** of Eiffel City. Elevating your senses and taking luxury to another level, this residential project is Chakan's tallest building structure.

The exotic boulevard of scenic beauty, vitality and luxury in the lap of nature awaits you as you enter **Chakan – The Golden Triangle of Pune, Mumbai & Nashik.**



30 Seat Mini Theatre



3 Side Open Apartments



Impressive Interiors



Sky Lounge



5.5 Acre Landscape Garden


EIFFEL CITY
 BOULEVARD TOWNSHIP

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