



**GOLFLAND**

at VANAHA





WELCOME TO VANAHA

- Located in the heart of one of the largest townships in India
- Home to 1600+ happy families



Shot at location





## TOWNSHIP FEATURES



RESIDENTIAL



COMMERCIAL  
OFFICE SPACES



CONVENIENCE RETAIL



PLAYGROUNDS



SCHOOL



FIRE STATION



OPEN GREEN AREAS



HOSPITAL

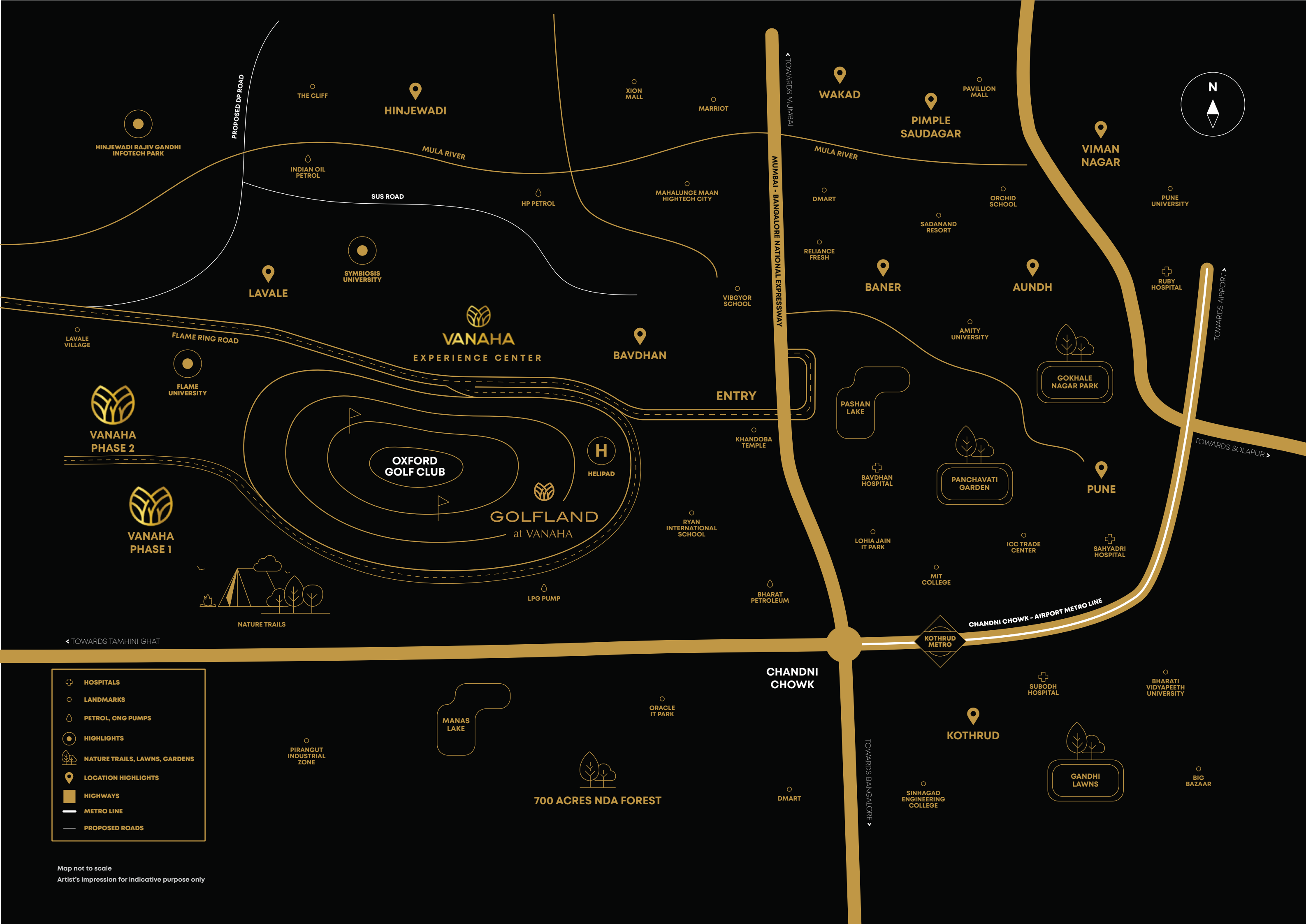


CLUBHOUSE



Stock image for indicative purpose only





Map not to scale  
Artist's impression for indicative purpose only



## VANAHA KEY HIGHLIGHTS



EASY CONNECTIVITY  
TO MAJOR IT HUBS IN PUNE



350+\* ACRES OF  
OPEN SPACE IN THE TOWNSHIP



NEAR FLAME UNIVERSITY  
SPREAD OVER 60 ACRES OF LAND



LOCATED IN WEST PUNE.  
A PRISTINE HOME IN NATURE



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



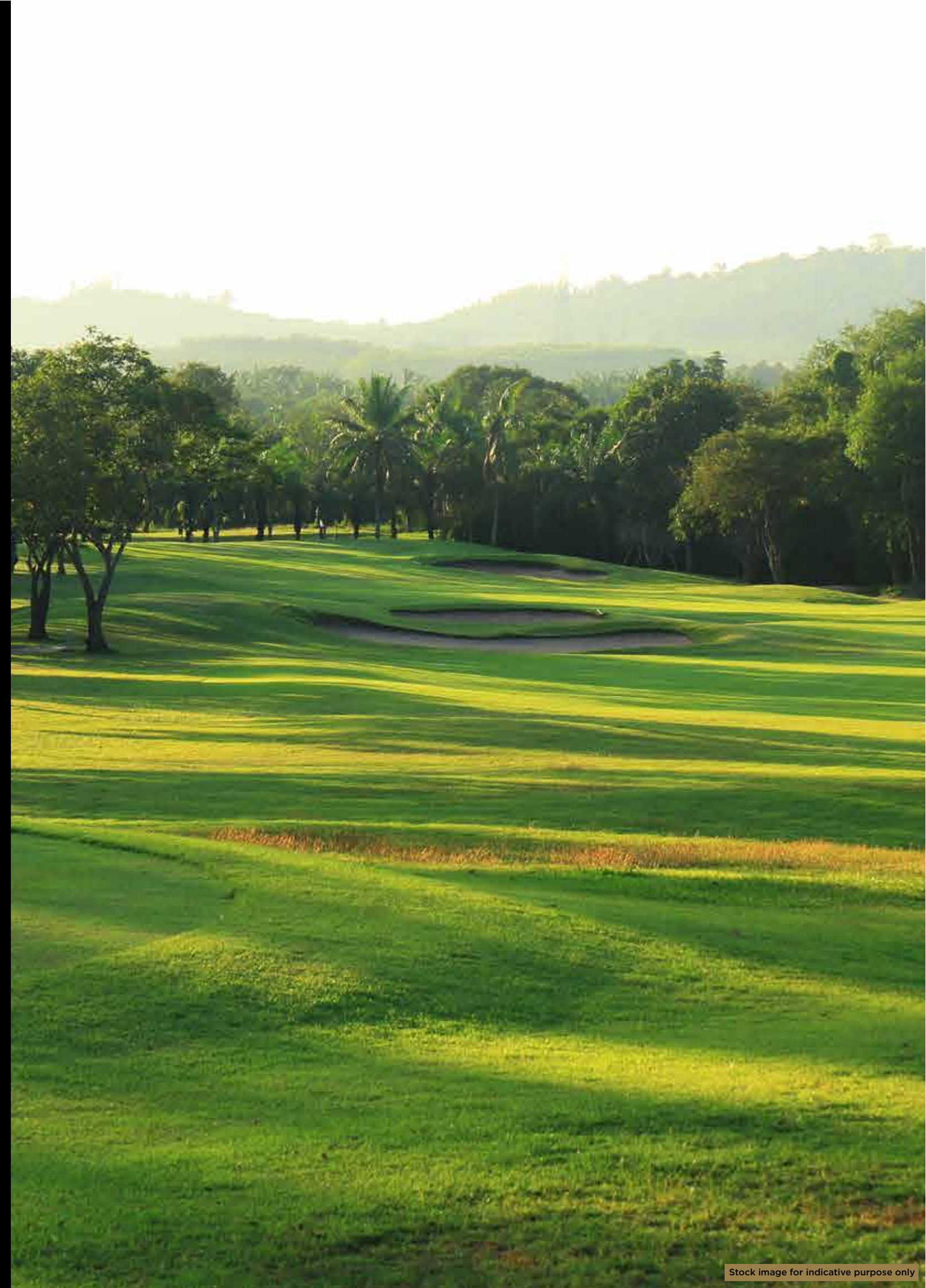
MODERN LIFESTYLE  
AMENITIES



OVER 400 SPECIES\*  
OF FLORA AND FAUNA



FROM SHAPOORJI PALLONJI, ONE  
OF INDIA'S MOST TRUSTED BRANDS





SHAHID & MIRA  
HAVE FOUND A PLACE TO  
BOND OVER PLAY.  
—  
THEY CALL IT HOME.

PRESENTING



GOLFLAND  
at VANAHA







**HOMES WHERE FAMILIES PLAY**

Located in one of India's largest townships,  
come home to palatial golf residences.







## PALATIAL GOLF RESIDENCES

### CURATED 2, 3 & 4 BED HOMES AND DUPLEXES

Our homes redefine spaciousness, offering truly generous living spaces that exude grandeur. Each residence is thoughtfully crafted to caress your senses.

Our 3-bed homes come with a study for enhanced versatility and 4-bed duplexes offer spacious living areas for all your lifestyle needs.





A HOME THAT'S ALWAYS DECKED UP FOR A PARTY.



Artist's impression for indicative purpose only



DISCOVER YOUR SENSE OF PLACE HERE



Artist's impression for indicative purpose only





**EVERY CORNER AT  
GOLFLAND IS A VIEWPOINT.**

Take a pause anywhere in Golfland and look around. There will be a picturesque view waiting for you from every angle, window, path or point. It is the perfect backdrop to create cherished memories with your family. In a nutshell, at Golfland, no filters are needed for picture-perfect moments.



Artist's impression for indicative purpose only



## THE GOLF COURSE VIEW







**THE BEST PART ABOUT GOLFLAND?  
OUR AMENITIES ARE FAMILY-TAILORED.**

At GolfLand, we ensure that there is something for everyone in your family. Relax at the infinity pool or challenge your skills at the lavish clubhouse, we have all the amenities you can think of for you and your family beyond just golf.



Artist's impression for indicative purpose only





## BUILDING HAPPIER FAMILIES AND HAPPIEST HOMES.



**CLUB HOUSE**  
THERE IS SOMETHING FOR  
EVERYONE HERE



**SKYWALK**  
FOR A SPECTACULAR VIEW  
ON YOUR STROLLS



**VIEWING DECK**  
MESMERIZING GLIMPSES  
OF NATURE



**GYM & SPA**  
SWEAT OUT OR ZEN OUT



**MULTI-PURPOSE COURT**  
A VIBRANT ARENA OF  
MOVEMENT AND CONNECTION



**TERRACE GARDEN**  
A HARMONIOUS BLEND OF  
NATURE AND DESIGN



**MINI-THEATRE**  
FOR BOUNDLESS  
ENTERTAINMENT



**PARTY LAWN**  
CELEBRATE IN THE BOSOM  
OF NATURE



**SENIOR CITIZEN CORNER**  
A SAFE AND INVITING  
ENVIRONMENT TO SOCIALIZE





SPACE BINDS A FAMILY.  
—  
WELL, HERE YOU HAVE 150-ACRES OF  
A GOLF COURSE.



1. PLAY COURT

2. PODS

3. LAWN

4. YOGA/MEDITATION AREA

5. KID'S PLAY AREA

6. INFINITY POOL

7. KID'S POOL

8. POOL DECK

8. PET PARK

10. CHANGING ROOMS

11. AMPHITHETRE

12. SERVICES



# EOI GRID

TYPOLOGY	CARPET AREA RANGE (SFT)		PRICE RANGE ₹ CR (INCL SDR & GST)	
	MIN	MAX	MIN	MAX
1 BHK Duplex	739	834	1.25	1.41
2 BHK	1011	1016	1.48	1.56
3 BHK + i Room (Study)	1490	1497	2.12	2.24
4 BHK ∞ (Study + Staff Room)	2340	2344	3.39	3.56
Townhouse	2955	3292	4.36	4.88





## A LEGACY BUILT FOR THE FUTURE.

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Crafted intricately with state-of-the-art technology, Shapoorji Pallonji's creations are no less than engineering marvels and landmark destinations.

And we've achieved this by making use of cutting-edge solutions for every project we've undertaken. This has helped shape our legacy of over 150 years, while maintaining a position of leadership in the industry.



ACTUAL IMAGE OF SP CENTRE, COLABA-MUMBAI





WHEN CLASSIC LUXURY MEETS  
AN INNOVATIVE ORIGINAL



IMPERIAL TOWERS, MUMBAI



PALACE OF THE SULTAN OF OMAN



MUMBAI CENTRAL STATION, MUMBAI



RESERVE BANK OF INDIA BUILDING, MUMBAI



MCA, PUNE



SP INFOCITY, PUNE



CHENAB RAIL BRIDGE



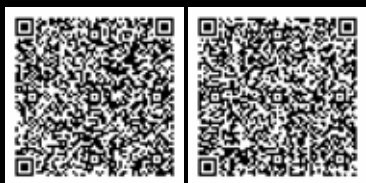
ATAL TUNNEL, ROHTANG





# Shapoorji Pallonji Real Estate

Site Address: Vanaha Experience Centre, Off Pune Bangalore Highway, near Oxford Golf Resort, Pune - 412115



**MAHA RERA no. for Golfland I and II is P52100052376 and Golfland III and IV is P52100052522. For more details, visit <https://maharera.mahaonline.gov.in>**

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