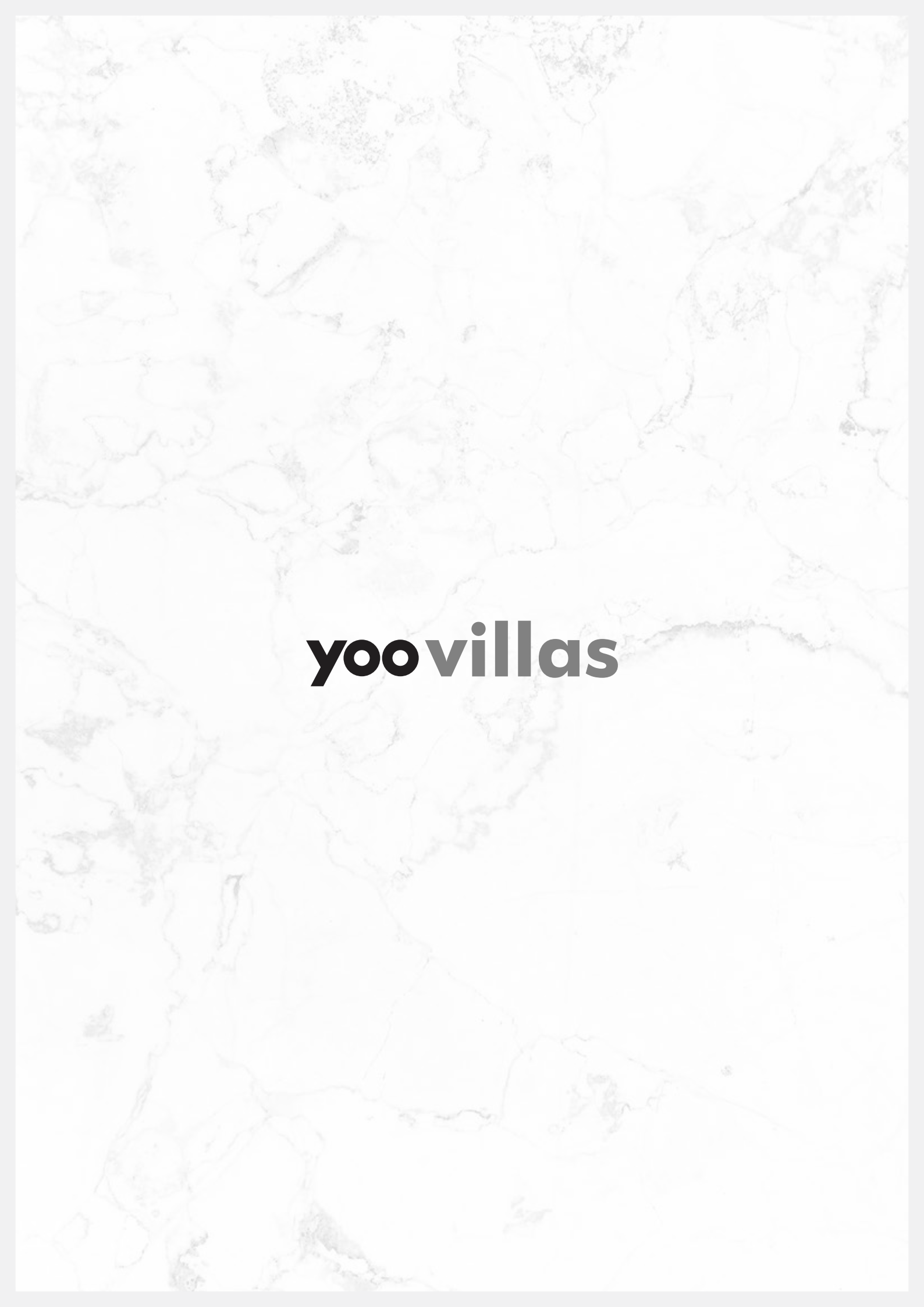


The image features a full-page background with a light-colored, marbled pattern. The pattern consists of irregular, flowing veins of a slightly darker shade, creating a sophisticated and organic texture. Centered horizontally and vertically on this background is the text "yoo villas" in a bold, black, sans-serif typeface. The text is a single line, with the letters closely spaced and a consistent weight throughout.

yoo villas

WORLD'S FIRST EVER YOO VILLAS

Styled by Kelly Hoppen

Reinventing new and unique experiences, YOO Villas are distinctively curated to foster a signature lifestyle. Offering 181 beautiful villas at a picturesque riverside location. Co-existing in harmony with nature, YOO Villas captures the murmur of the seasons and provides residents with a spectacular place to call home. Each villa exudes modern comforts with avant-garde flawless designs that permeate through each and every detail.



INTERIOR STYLES

You can choose from our select range of interiors designed by Britain's most celebrated interior designer, Kelly Hoppen MBE. Hoppen's collaboration with YOO offers residents of yoo villas a fusion of simplicity with a balance of sumptuous textures and luxurious finishes.



URBAN



SEA-BREEZE



VINTAGE

Nothing short of a palatial abode that sets you soaring. These villas are curated with some of the premium materials from around the world and crafted into exquisite living spaces. Choose from a variety of Villas ranging in size to select your signature villa, in this prime global community.

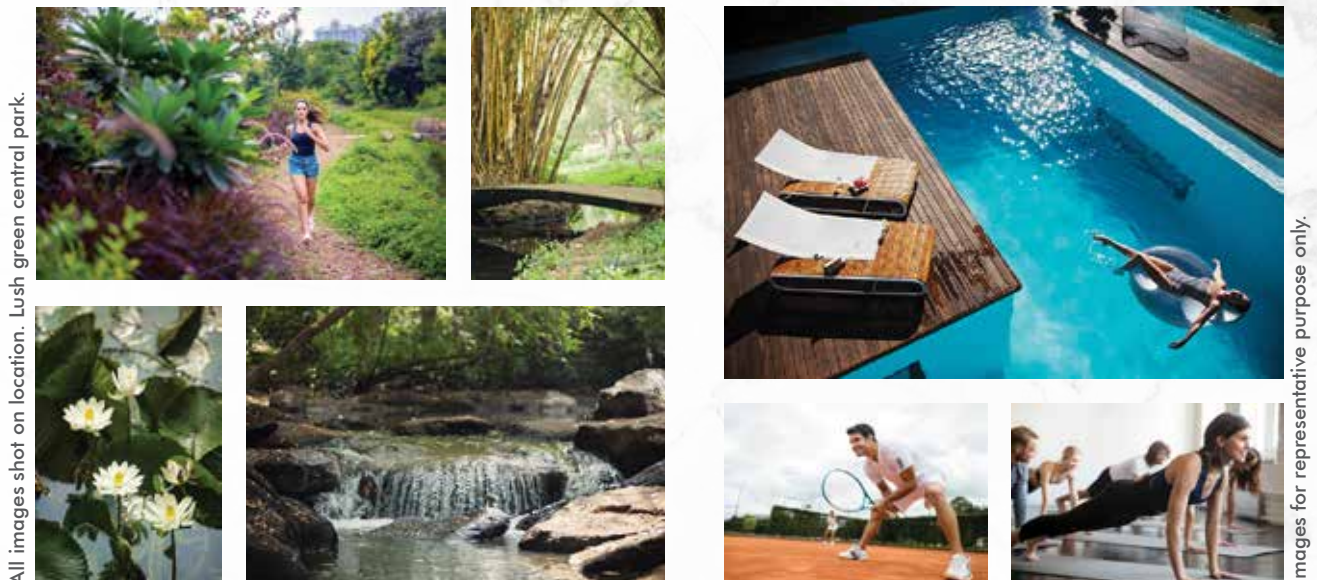


VILLA CONFIGURATIONS

Villa Configuration	Area
Villa Type V2	884.24 sq. m.
Villa Type V2	888.49 sq. m.
Villa Type V3	484.21 sq. m.
Villa Type V3	sq. m.490.25

KEY HIGHLIGHTS AND AMENITIES

- » The project is in partnership with global design and hospitality brand YOO
- » These are the world's first ever Villas designed by YOO
- » The interior styles have been created by world-renowned Kelly Hoppen, MBE
- » At the heart of the community, lies a lush green landscape that traverses through the sprawling community
- » The Panchshil Club offers over 20 key lifestyle features that redefine relaxation and entertainment
- » The location of the community provides you with splendid connectivity to Pune's eastern business and technology district



YOO Villas, brings together the best minds in design, architecture and development to create a space that promotes global living in harmony with nature. The conscious approach to preserving the natural habitat and rejuvenating it within the community, gives you a tranquil space to create memories with your family.

KELLY HOPPEN, MBE

Kelly Hoppen MBE is best known as one of Britain's most celebrated interior designers, whose style has permeated our consciousness and achieved an iconic and much-imitated status. Her ever-evolving style is underpinned by clean lines and neutral tones, blended with charming warmth and sumptuous opulence.



87 projects in 55 cities and 36 countries

Founded by international property entrepreneur John Hitchcox and ubiquitous designer Philippe Starck, YOO is a residential and hotel design company offering the creative visions of world-renowned designers. YOO is a thoroughly international lifestyle brand.



Panchshil Realty is one of India's iconic real-estate developers that believes in creating timeless luxury. Having successfully delivered 21 million sq. ft. of prime real estate along with 20 million sq. ft. under development across multiple asset classes, Panchshil's portfolio spans across high-end residential developments, IT parks, built-to-suit office spaces, special economic zones (SEZs), hotels, convention centers and luxury retail malls.



Shot on location. Lush green central park.

The satellite town of Pune is home to international brands, organizations, and a truly beautiful city to live and work in. In terms of lifestyle and living, the city offers a lavish spread of fine-dining, social eateries and other luxury avenues, and is renowned for its education standards and hospitality. YOO Villas is located near the Eastern IT corridor of Pune and offers great connectivity to EON Free Zone, World Trade Centre and other such commercial workspaces.

Map of Kharadi Area, Pune

Legend:

- 11 km Airport
- 2 km School
- 5 km Hospital
- 2 km Shopping
- 1 km Restaurant

Key Locations and Landmarks:

- Airport:** Pune Airport (11 km)
- Schools:** Symbiosis International University (2 km), Dhole Patil Eng. College (nearby)
- Hospitals:** Rakshak Hospital (5 km), Columbia Asia Hospital (nearby)
- Shopping:** Phoenix Marketcity, Reliance Mart, Radisson Blue, EON Free Zone, EON Waterfront
- Restaurants:** Hyatt Regency, Trump Towers Pune, Waterfront, Nitesh Hub, Forest Castle, Satellite towers, Silver woods, Marriott Suites Pune
- Other Landmarks:** Tech Park One, Business Bay, The Address, Queens Court, Oakwood Residence, Pune Junction Railway Station, KOREGAON PARK, MUNDHWA, MAGARPATTA CITY, One North, Futura, Seasons Mall, Amanora Town Center, Suzlon energy, Quadra, HADAPSAR
- Rivers:** Mula- Mutha River
- Roads:** New Airport Rd, Ahmednagar Rd, North Main Road, Kharadi Bypass Rd

Map Not to Scale



This communication is in respect of a total of 45 Villas of both Type V3 & Type V2 only which have been completed before 1st May 2017. Panchshil Infrastructure Holdings Pvt. Ltd. (PIHPL) makes all reasonable efforts to include accurate and up-to-date information in this communication. However, PIHPL does not make any warranties or representations, expressed or implied, as to the timelines, accuracy or completeness of the information contained or referred to in this communication. Therefore, any advice or information received via this communication should not be acted upon without consulting our sales team. The Panchshil club mentioned in this material is not exclusive for the residents of the project. It is an independent clubhouse developed by PIHPL. PIHPL reserves the right to extend membership and admission to non-residents of this project. References to any products, features or services are to be read as statements of fact and not as their endorsement or recommendation by PIHPL. Further, PIHPL reserves the right to make any changes in any way, at any time and for any reason, without prior notice, to the contents and information in this communication, including materials, equipment, specifications and/or availability. Images are for illustrative purpose only and views rendered are representational and not intended to reflect actual views.

**Area mentioned for V2 Villa No. 285