

*Welcome to Vaarivana-
Pune's largest
first home Golf villa community.*



vaarivana

OLVED VILLA PROVINCE | URSE CENTRAL, PUNE-MUMBAI EXPRESSWAY



It is time to move away from the life of concrete slabs, closed doors and safety grills. It is time to embrace a new way of living. Vaarivana is designed to offer a lifestyle that's unmatched by anything. A community created to let humans and nature coexist in harmony. And most importantly, a township that offers a safe, contemporary and healthy environment to let you enjoy the best that life has to offer.

*Clear skies, open spaces,
fresh air, stunning vistas and
lots of beautiful memories.*





Vaari+vana (वारीवन): वारी = Cloud + वन = Forest

Vaarivana means a forest of clouds; which this really is. Nestled in the stunning landscape of Urse, Vaarivana is a distinctive low-rise development. It will feature only independent villas and twin villas, sitting cosily below the tree tops. All homes come with their private plots giving you the freedom to design the space you can create memories in.



Image for representation only.



- * 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
- * Every home offers a unique view, with a hill on one side and a sloping landscape on the other





247 acres of pure bliss.

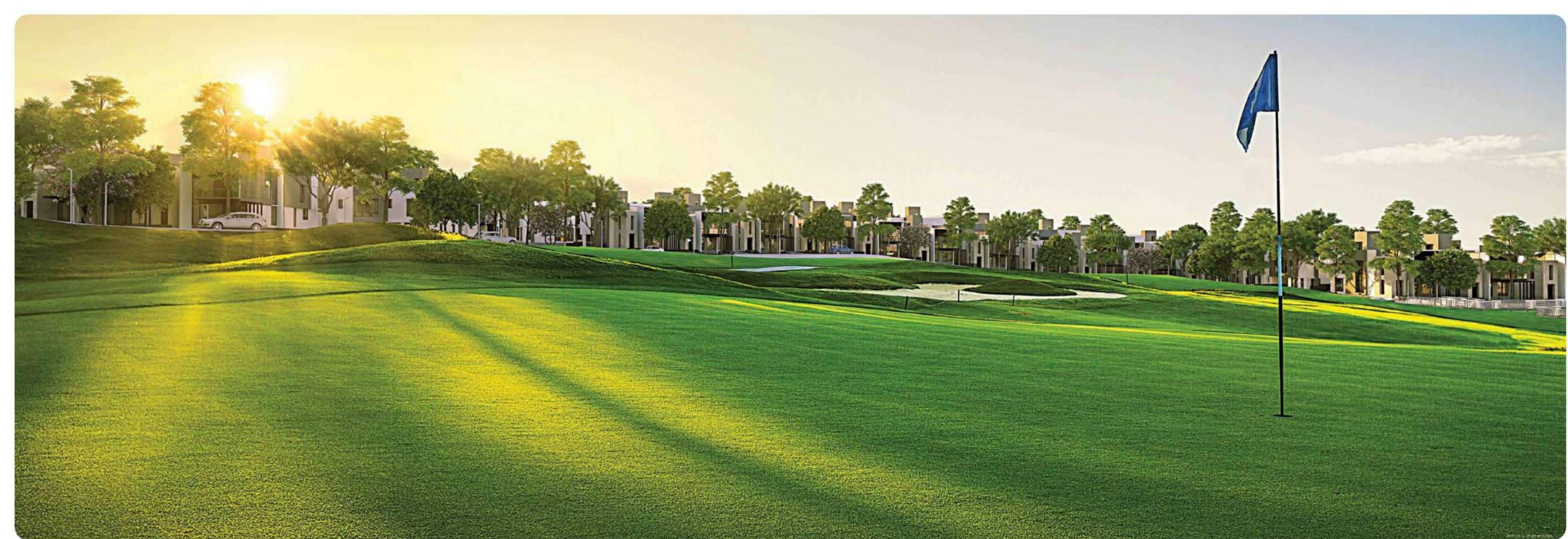
Vaarivana is designed to help you lead a healthy, enriched and truly meaningful life. We have thoughtfully planned every sector, every street and every corner to achieve this. Along with your beautifully designed private home, you will enjoy the best of social life and lifestyle infrastructure. It will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



CLUB NIVANTA

Vaarivana features a grand clubhouse - "Club Nivanta" covering more than 50,000 Sq. Ft. It offers a 6-hole golf course and multiple social spaces.

- *Indoor and outdoor sports facilities*
- *State-of-the-art gym with steam and sauna*
- *Fine dining restaurant and cafés*
- *Boutique*
- *Lounges*
- *Co-working spaces*
- *Guest suites*





Spaces for a holistic community living

Grand welcome zone of around 78,000 Sq. Ft.
Flower garden, water feature,
grand amphitheatre and a strolling garden

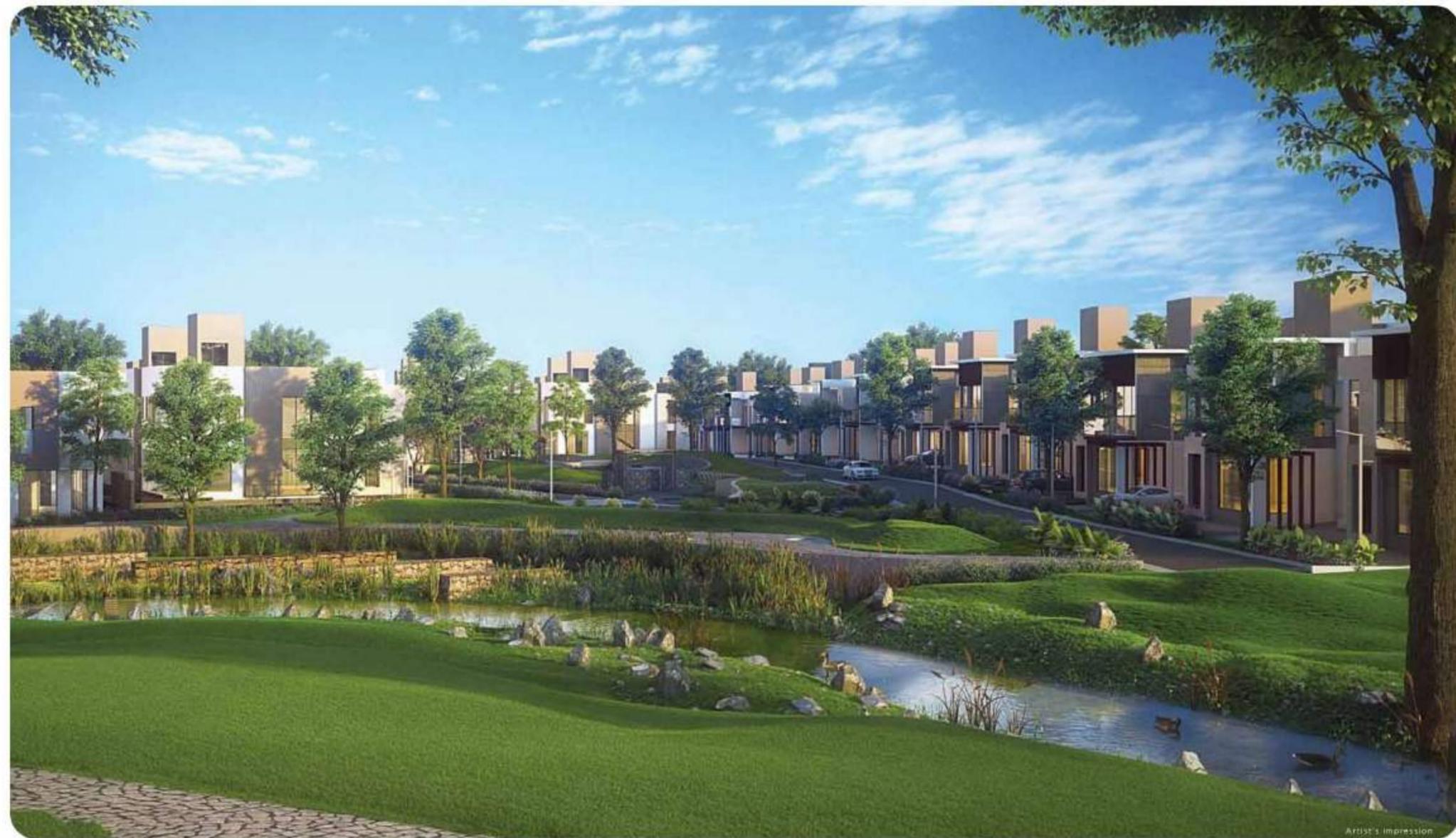
Nature Parks
Native woodlands, nature trail, pond, board walk,
waterfall and butterfly park

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 80,000 Sq. Ft.
Shrub gardens, native grass gardens
and native tree plantations

Themed gardens spread across over 25,000 Sq. Ft.
Pocket gardens, community sit-outs and art installations





*Aesthetic landscapes designed
to offer unmatched living experience.*



- *Authentic character preserved through maintaining existing landscape features like the landforms, native trees, flower spreads, seasonal ponds, woodlands, etc.*
- *Natural beauty enhanced through sensitive landscaping*
- *Beautification of the stream running through the project*

Cutting-edge infrastructure

Being developed as a holistic community, Vaarivana features a host of innovative facilities and amenities that would make living here truly blissful.



Green architecture

- Zero waste-water discharge with 3-level water and sewage treatment plant
- Rainwater harvesting and groundwater recharge
- Garbage disposal and segregation

Safety and security

- Police station
- Fire station
- Three-level 24X7 security

Education and sports

- World-class facilities for education
- Football size ground with multi-sports facilities
- Dedicated spaces for hobby classes

Social infrastructure

- Designated picnic spots with water and toilet facilities
- Pet parks and animal friendly zones
- Reading corners and open air cafés
- Jogging and cycling tracks along the roads

Wellbeing

- Organic farming and fresh produce market
- Multi-faith meditation zone
- Health centres, polyclinics and pharmacies
- Spa and massage



Township infrastructure

- Public utilities for making township self-sustained
- High-end retail and hotel
- Roadside, open air cafés
- MSEDCL substation
- Golf carts and cycle stands at each cross section for internal transport
- Streets planned on 3 levels - primary, secondary and tertiary

Township management

- Fulltime township management teams
- Multi-level maintenance - city level, sector level and villa level
- Township federation





Image for representation only

Every day, a vacation.

Vaarivana enjoys excellent hill-station like weather all year. In reality, it's situated at a height which is just a few feet below Lonavala and is pleasantly much above Khandala. Now imagine coming home to such a beautiful place every day.

Urse is located in Maval area of the Western Ghats, which is home to many rivers, waterfalls and streams. The name 'Maval' comes from the fact that it is the direction in which the sun sets. Maval means sunset in Marathi.



Source: Wikipedia

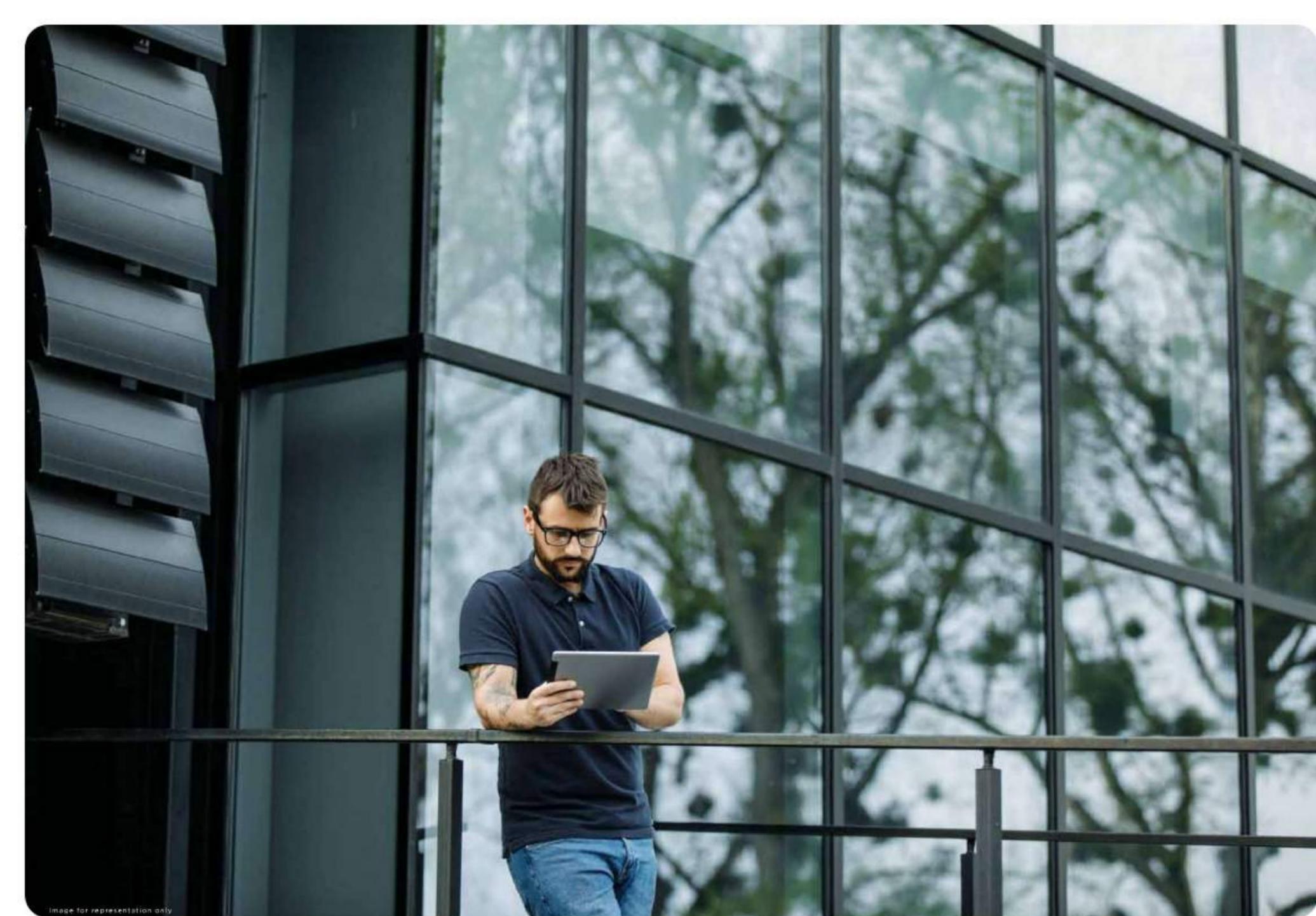


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Your forever home.

Vaarivana is an excellent opportunity of living your dream life today. Tomorrow, it's going to be unmatched even more. Pune Metropolitan Region Development Authority (PMRDA) has envisaged an unprecedented approach towards sustainable growth of the region. Urse Central is soon going to be a hub of Pune's new infrastructural development. It already enjoys great connectivity, which is further going to get enhanced leveraging the full potential of its centralised location. This truly, will be your home for life.

Future infrastructure developments 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.*





Pharande Spaces is one of the leading real estate and construction companies in Pimpri-Chinchwad and Pune. The group has created landmarks across prime locations in PCMC, Pune, and is one of the most trusted real estate brands.

The group's belief in transparent and ethical trade practices, customer-centric approach, innovation and commitment to quality has earned it enormous trust and goodwill of its customers.

Currently, the group has ongoing projects in PCMC's key locations such as Moshi, Spine Road, Punawale and Ravet. Projects like Woodsville, Puneville, Celestial City and L-Axis developed by Pharande Spaces are landmark destinations.





Developed by:



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