



PENINSULA LAND
CREATING INTERNATIONAL LANDMARKS

By Ashok Piramal Group

Corporate Address: 503, 5th Floor, Peninsula Tower-1, Peninsula Corporate Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.

Please Note: This advertisement does not constitute an offer and/or acceptance under any statute of any nature whatsoever. The terms and conditions of sale shall be only as incorporated in booking form/ cost sheet and Agreement for Sale. *Prices are subject to change without any prior notice or intimation. We are offering for sale, un-furnished apartments and the add-ons such as furniture and fixtures in the marketing materials will not form part of any contract/offer unless specifically incorporated in the Agreement for Sale. Project has been funded by RBL Bank Limited. Prior NOC of RBL Bank Ltd will be required before registering sale agreement of any unit of the project. Terms and Conditions Apply.



Peninsula
Ashokवन



Dream beyond BHK

Residential NA Plots With Parks



A Legacy That Goes Beyond Excellence

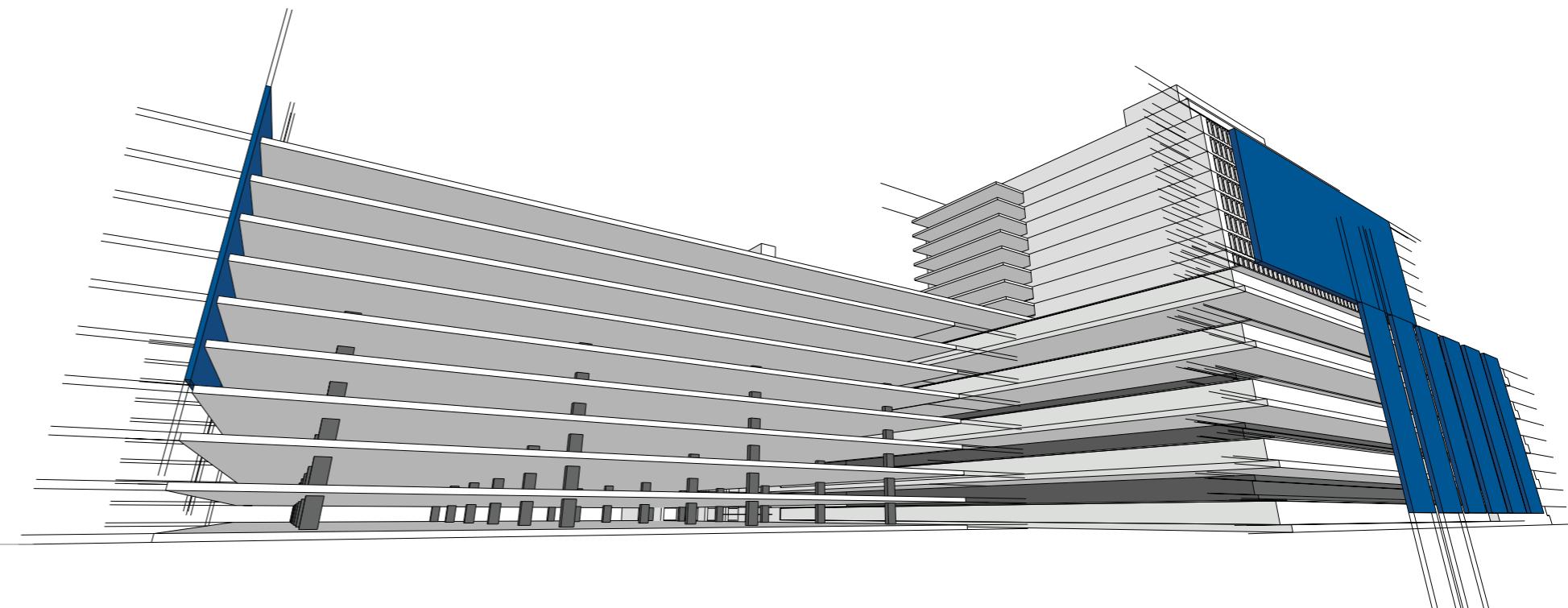
The Ashok Piramal Group is a Mumbai-based conglomerate with a strong presence in diverse business sectors, from textiles to real estate and engineering. With a vision to inspire, touch, and build one in every five lives across the globe, the company always strives to create enormous value for all its stakeholders. Stemming from a culture where the work embodies value generation, each of its individual enterprises is driven with a collective vision and philosophy to deliver world-class products. With a keen sense for the need for social well-being, the group is actively involved in uplifting the community's needs through the roots of Urvi Ashok Piramal Foundation.



**Client Base
In 20+ Countries**



**100+
Years Old Legacy**





By Ashok Piramal Group

A Developer That's Beyond Conventional

The legacy of Peninsula Land Limited is its drive to develop and enhance the city's skyline by constructing commercial and residential projects that redefine how the inhabitants work and live.

In the process of creating this legacy, the company has delivered landmarks capable of becoming benchmarks that can be passed down from generation to generation. Its portfolio of projects includes pioneering retail ventures, world-class commercial projects, and residential complexes, where the company has developed more than 8.3 million sq. ft. of real estate across Mumbai,

Pune, Nashik, Bengaluru, Goa and Lonavala and have over

3.3 million sq. ft. under development.

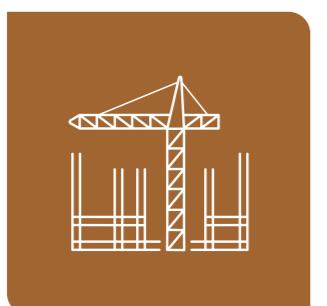




**1st Real Estate Company
To Be Listed On BSE**



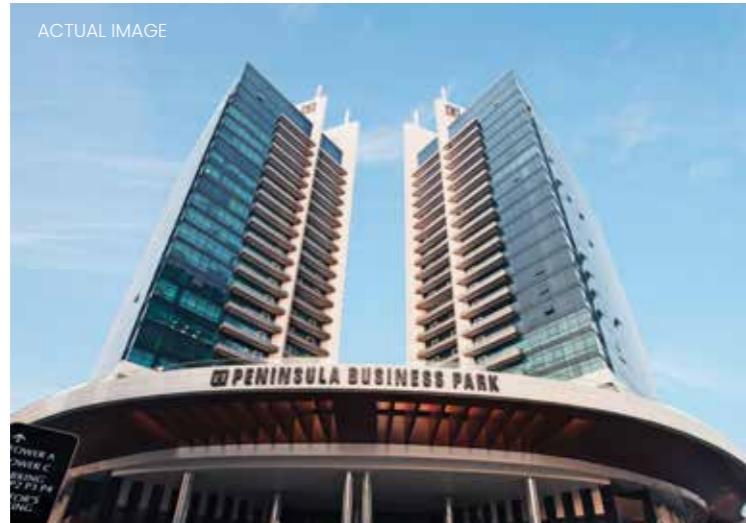
**8.3 Million Sq.Ft.
Of Development Delivered**



**3.3 Million Sq.Ft.
Under Development**



Completed Projects



Peninsula Business Park,
Mumbai



Peninsula Corporate Park,
Mumbai



Ashok Towers,
Mumbai



Ashok Meadows,
Pune



Ashok Nirvaan,
Lonavala



Peninsula Heights,
Bangalore



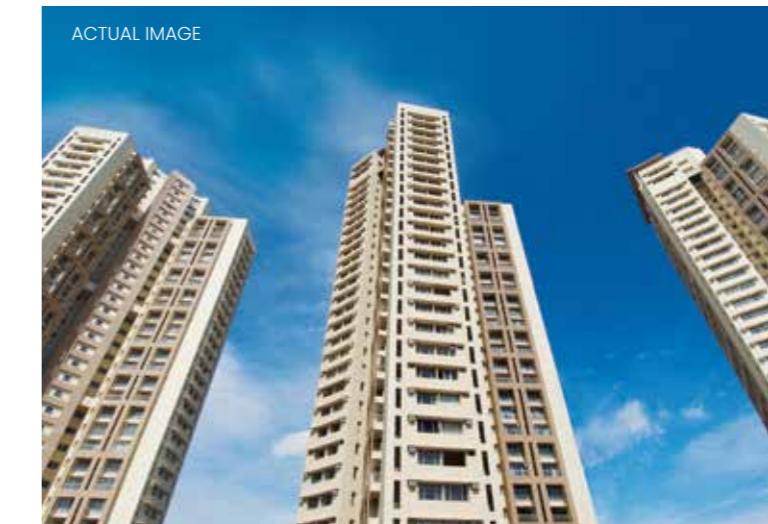
Ongoing Projects



Salsette 27,
Mumbai



Celestia Spaces,
Mumbai



Ashok Towers,
Mumbai



Ashok Astoria,
Nashik



AddressOne,
Pune



Peninsula Heights,
Bangalore

ACTUAL DRONE FOOTAGE OF WEST PUNE





It's not right! To limit your dream home within
SOME SQUARE FEET.

It's not okay! To live in the chaos of
CONCRETE JUNGLES.

It's not done! When you have to
COMPROMISE ON PRIVACY.

It's not fine! When your residence resembles a
MATCHBOX.

ACTUAL DRONE FOOTAGE OF WEST PUNE





Need to think Beyond BHK

The modern homebuyer is stuck in a vicious circle of living in small spaces in the name of budget-friendly homes or zero-wastage layouts.

Here's a look at how we've grown accustomed to living vertically, but not abundantly.

- Rise of vertical residential development in West Pune
- The norm of investing in budget homes without open spaces
- Cramped or cluttered development to accommodate more families
- Lack of privacy, greenery and sustainable amenities in the vertical developments
- The density of an average residential project in Wakad & Tathawade is 200 households per acre.

In short, your freedom to build your dream abode gets restricted in every sense!





But everything
goes perfect when you

Dream beyond **BHK**



Yes! Unlike the
same old apartment living,
enjoy



Limitless Spaces



Seamless Indulgences



Express Connectivity

In Your Abode That's
Away From Chaos,
Way Beyond The Clutter



Experience
Life beyond BHK at _____



Peninsula Ashokवन

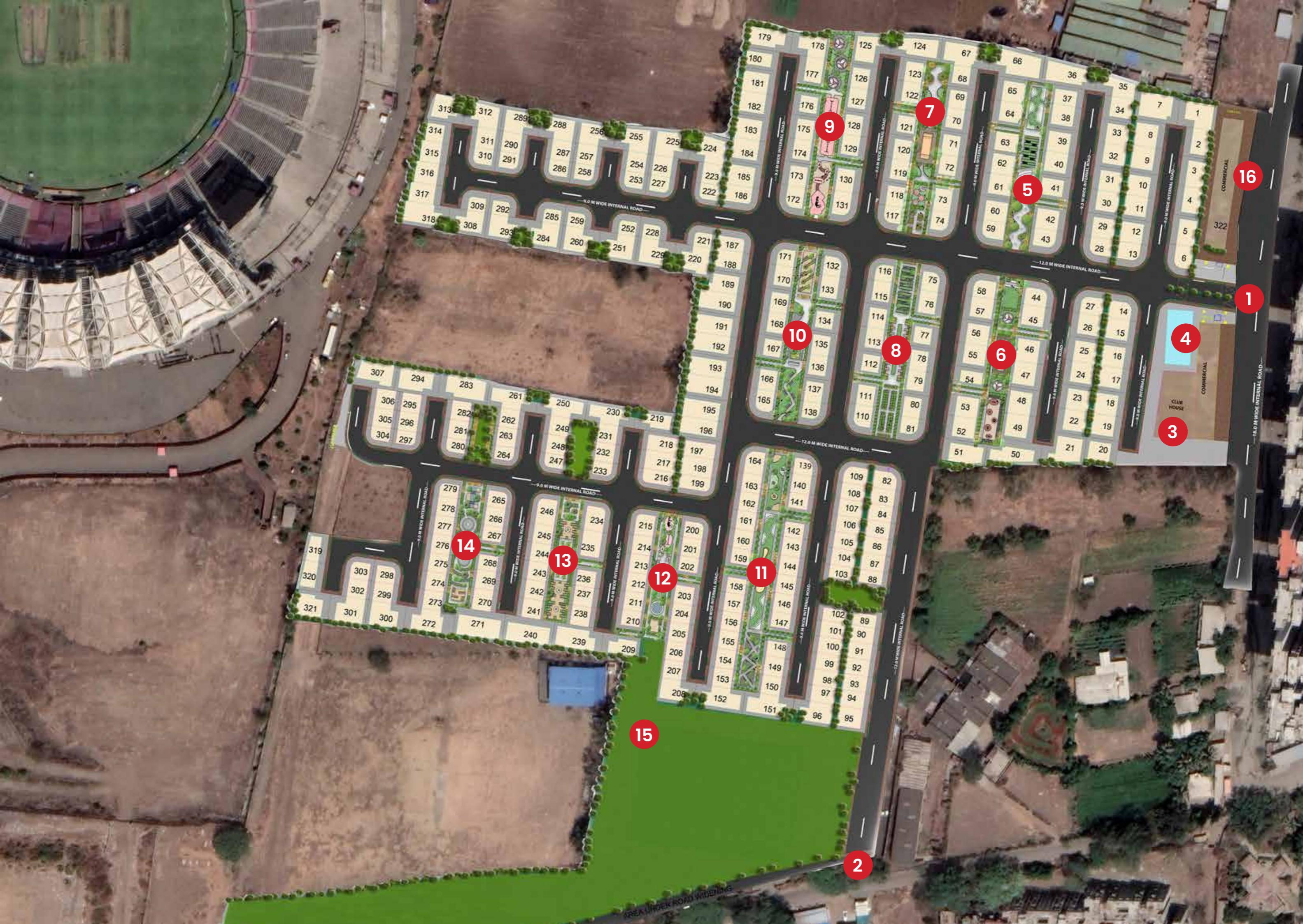
Now, build your own villa sprawling across vast open spaces with an unimagined garden living experience. Discover opulent spaces right amidst nature's serenity & well-connected to the urban hotspots of West Pune. Here, your dream home will be free from the limitations of generic BHKs or cluttered apartment living.

**Within this gated community,
you'll enjoy the luxury of space, nature, connectivity & lifestyle!**

The Perfect Living Experience Includes:

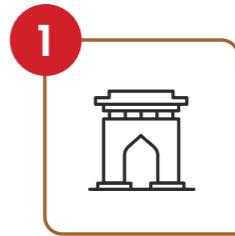
- **19+ Acres** of Garden Living
- **8 Acres** of Open Spaces
- **10+ Curated Parks**
- **30+ Lifestyle Amenities**
- **15000 sq. Ft.** Clubhouse

An Exclusive Gated Community designed by **Architect Hafeez Contractor**





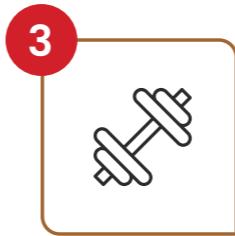
19 Acres of Garden Living



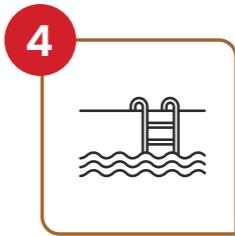
Grand Entrance



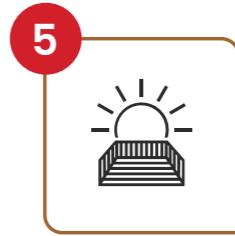
Second Entrance



Central Clubhouse



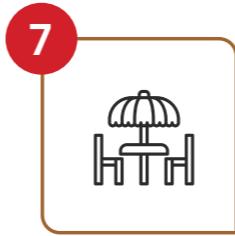
Swimming Pool



Park 1



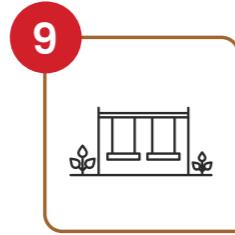
Park 2



Park 3



Park 4



Park 5



Park 6



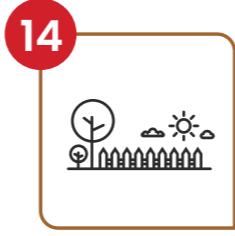
Park 7



Park 8



Park 9



Park 10



Proposed School



Proposed Commercial

PARK 1



Relaxation Area in Tree Court



Vitamin D Area



Community Gathering

PARK 2



Party Lawn With Barbeque Facility



Kids Play Area

PARK 3



Semi Open Café



Activity Space



Seating Area

PARK 4



Contemporary Landscape



Contemporary Landscape



Walkway With Seating

PARK 5



Kids Play Area



Gazebo Seating

PARK 6



Botanical Garden



Urban Landscape

ARTIST IMPRESSION

PARK 7



Kids Play Area With Activity Spaces



Urban Landscape

PARK 8



Kids Play Area



Stepped Seating Area



Senior Citizen Seating Space

PARK 9



Date Park With Walkway



Urban Landscape

ARTIST IMPRESSION

PARK 10



Urban Landscape



Forest Walkway

ARTIST IMPRESSION





Experience Beyond Mundane

With Exclusive Lifestyle Indulgences

Experience the best of lifestyle & relaxation with 30+ premium amenities.

Enjoy smartly-planned indulgences catering to the needs of every age group, within a vibrant community setting!

Here, you get to enjoy a plethora of experiences sprawling across lush green parks amidst the project.



Park Amenities

To relax & unwind, the 10+ curated parks within the community consist of various lifestyle & recreational amenities.

- Relaxation Area in Tree Courts
- Vitamin D Sun Deck Area
- Community Gathering Area
- Party Lawn
- Barbecue Deck
- Kids Play Area
- Multi-Activity Spaces
- Semi-Open Café
- Seating Areas
- Forest Walkways
- Contemporary Landscaping
- Walkways with Seating
- Gazebos
- Urban Landscape
- Date Park
- Senior Citizen Seating Space
- Botanical Gardens

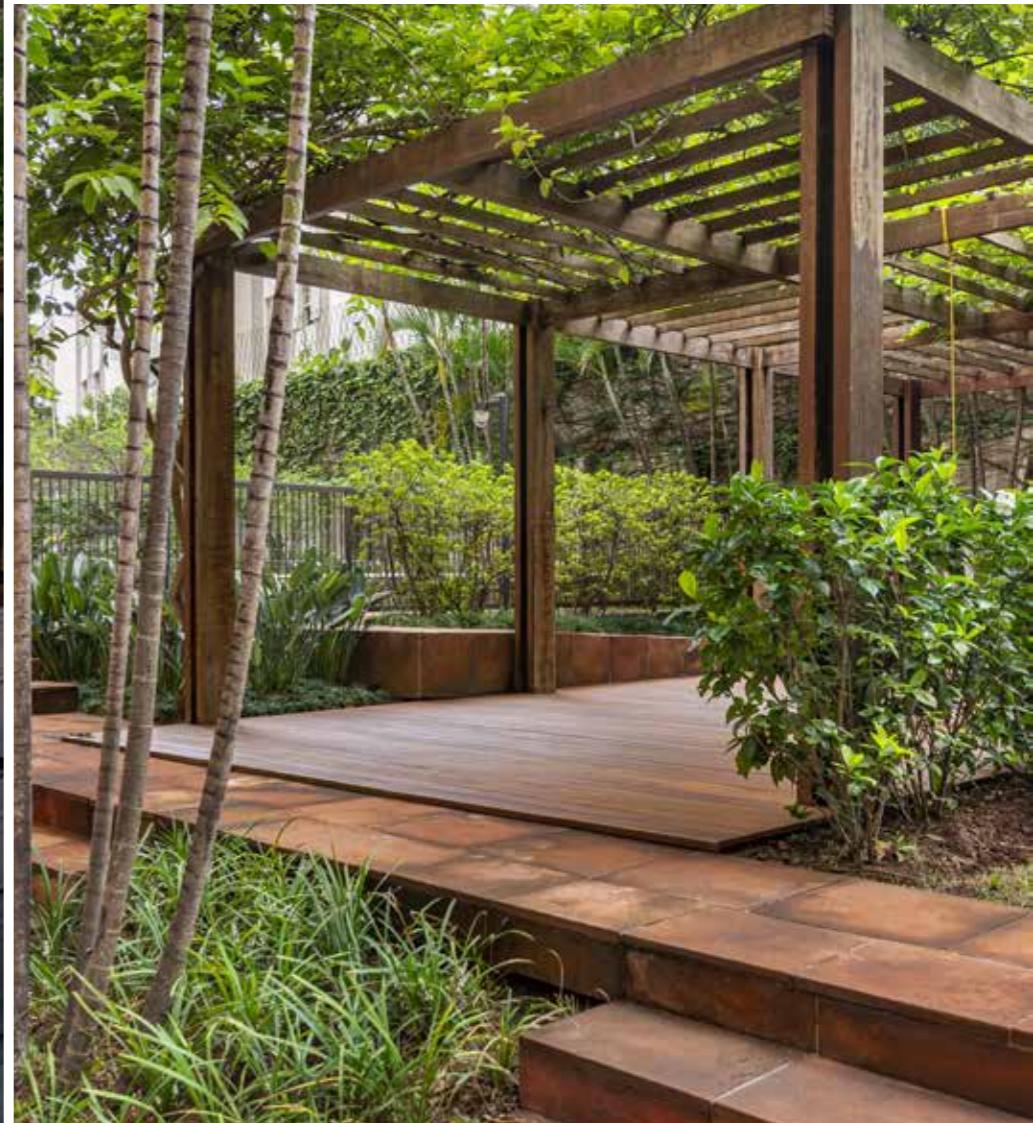


IMAGE FOR REPRESENTATION PURPOSE ONLY



IMAGE FOR REPRESENTATION PURPOSE ONLY



Clubhouse Amenities

Presenting an opulent 15,000 Sq. Ft. Clubhouse at Ashokवन. Explore world-class indulgences, curated to as per your lifestyle needs!

- Multipurpose Hall
- Modern Gymnasium
- Swimming Pool
- Indoor Games
- Cafeteria
- Badminton Court
- Library
- Wi-Fi Equipped Co-Working Zone

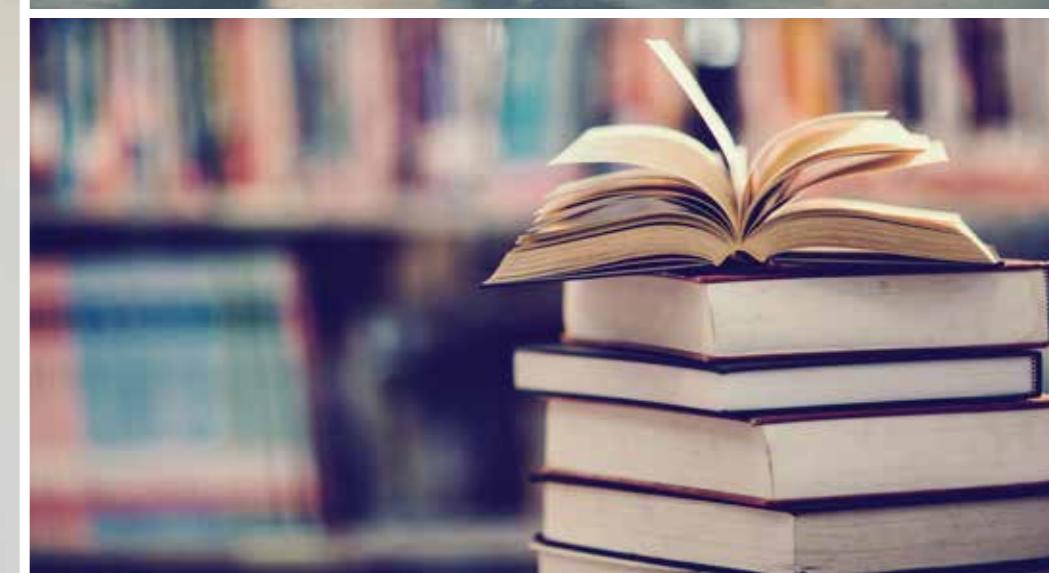
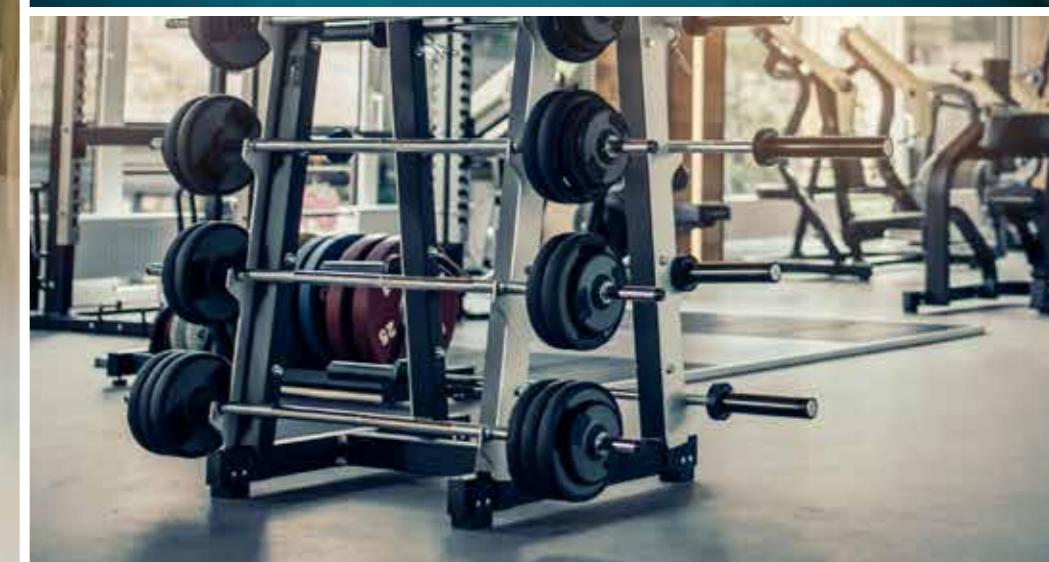


IMAGE FOR REPRESENTATION PURPOSE ONLY



Rise

Beyond Utility

With Unmatched Infrastructure

Ashokवन is a gated engineered plot community, curated to home 300+ select families within a 19-acre natural paradise, with a picturesque park as your backyard.

Right from adequate drainage system to lighted internal paths, this community is all set to become yours!



Specifications

- 12 M wide roads with Walkways
- 9 M Internal Roads with Walkways
- Street Lights
- Grand Entrance
- Water Supply
- Sewer Lines
- Proposed School
- Proposed Commercial Development



IMAGE FOR REPRESENTATION PURPOSE ONLY



Think

Beyond Necessity

With Great FSI

Own a bungalow for the price of a 3 BHK apartment!

How? Well, Ashokवन offers the FSI of 1.4, which lets you build a 4 or 5 BHK bungalow with a park as your backyard at the price of a cramped 3 BHK apartment in West Pune

**Isn't it
the perfect opportunity?**





Think
Beyond Distances
With The
Best Of Conveniences

Come & discover the finest gated plot community in Gahunje,
that's really close to West Pune's all prime localities.
Living here not only surrounds you with lush greenery but also
keeps you well-connected with the expressway, major IT hubs & more.



Insert Map

Location Highlights:



Key Business Zones

World Trade Centre, Tathawade	– 15 mins
Panchshil Tech Park	– 20 mins
Rajeev Gandhi Infotech Park	– 20 mins
Balewadi High Street	– 25 mins



Road Connectivity

Mumbai Pune Expressway	– 2 min
Old Mumbai Pune Highway	– 5 min
Pune Bangalore Highway	– 5 min
Proposed Ring Road	– 5 min
Aundh Ravet BRTS Road	– 7 min



Schools

Proposed School	– 0 mins
SB Patil Public School	– 7 mins
BK Birla Center for Education	– 13 mins
St. Marys School	– 13 mins
City Pride School	– 15 mins
St. Ursula's Schol	– 15 mins



Higher Education Institutes

Symbiosis Skills & Open University, Kiwale	– 2 mins
PCCOER – Pimpri Chinchwad College of	
Engineering and Research, Ravet	– 10 mins
PCCOE – Pimpri Chinchwad College of	
Engineering, Akurdi	– 15 mins
Dr. DY Patil College of Engineering &	
Management, Akurdi	– 15 mins
Indira Group of Institutes	– 15 mins



Hospitals

Ojas Multispeciality Hospital	- 7 mins
Unique Multispeciality Hospital	- 13 mins
Life Point Hospital	- 15 mins
Aditya Birla Hospital	- 20 mins
Lokmanya Hospital	- 20 mins



Malls

Reliance Superstore, Ravet	- 5 mins
D Mart, Ravet	- 7 mins
Decathlon, Wakad	- 15 mins
Phoenix Marketcity, Wakad	- 15 mins
Elpro City Square Mall	- 20 mins



Hotels & Restaurants

Sentosa Resort Park	- 5 mins
Hotel Sayaji	- 15 mins
Ginger	- 20 mins
Courtyard Mariott	- 22 mins
Balewadi High Street	- 25 mins

