



Own the resort life

Come home
to the resort life
Every day.

Well-planned
infrastructure
for an upbeat
lifestyle





**The lifestyle of a resort.
The luxury of
a bespoke Land**

Waking up to sunlight cascading over nature.

The joy of picking fruit on your own garden.

Dinner parties that sparkle with starlight and conversation.

The pride and nostalgia one feels when you can give your children a place to play amidst trees.

At Anandvan, you can build your private villa, your way, in a vast landscape bejewelled with a multitude of amenities.

Welcome to paradise,

You can call it home.



AT PUNE'S AFFLUENT LANDMARK

Where you reside will now define the way you live.
We welcome you to experience a medley of the
finest indulgences reserved for the privileged few.



PURIFIED
AIR



THEMED
LANDSCAPES



PLUSH GATED
NEIGHBOURHOOD



MAGNIFICENT
CLUB HOUSE



MORE THEN
25+ AMENITIES

DESIGNED FOR A LARGER THAN LIFE EXPERIENCE.



16 acres




40% open space



247 luxury plots

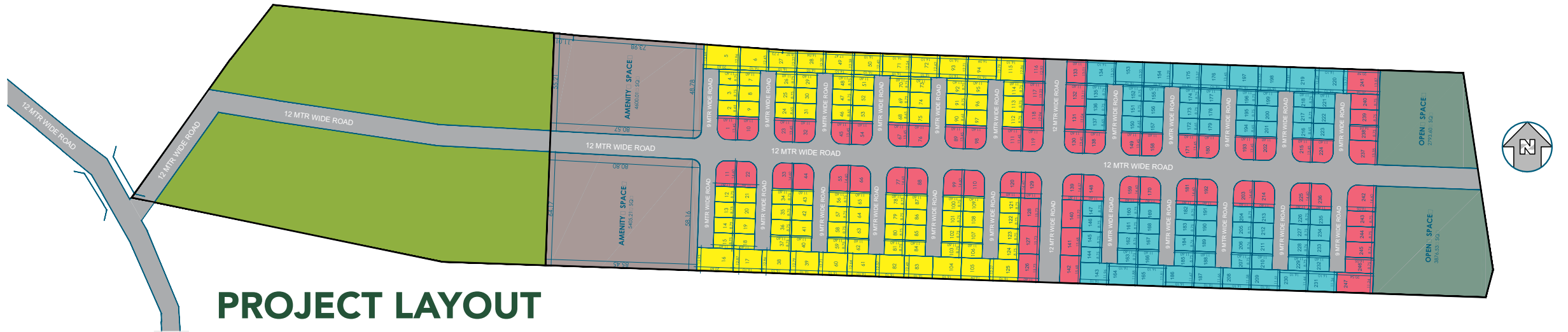


Urban lifestyle

A modern living room with large windows overlooking a golf course. The room features a grey sofa, a wooden armchair, a coffee table, and a floor lamp. The text is overlaid on the right side of the image.

**Build your private villa,
your way.
We'll provide the view.**

There are few joys that compare with building your own villa, precisely how you want it. Whether you want a Tudor mansion or a modern cubist masterpiece. We've provided the perfect landscape for you to build a dream on.



PROJECT LAYOUT

PLOTNO	PLOT AREA (SQ MT)	Sq.Ft.
1.00	150.02	1614.82
2.00	100.34	1080.06
3.00	101.50	1092.55
4.00	101.50	1092.55
5.00	273.81	2947.29
6.00	204.36	2199.73
7.00	101.50	1092.55
8.00	101.50	1092.55
9.00	100.34	1080.06
10.00	150.02	1614.82
11.00	163.31	1757.87
12.00	101.50	1092.55
13.00	101.50	1092.55
14.00	101.50	1092.55
15.00	101.50	1092.55
16.00	267.51	2879.48
17.00	207.70	2235.68
18.00	101.50	1092.55
19.00	101.50	1092.55
20.00	101.50	1092.55
21.00	101.50	1092.55
22.00	163.31	1757.87
23.00	150.02	1614.82
24.00	100.34	1080.06
25.00	101.50	1092.55
26.00	101.50	1092.55
27.00	197.23	2122.98
28.00	197.41	2124.92
29.00	101.50	1092.55
30.00	101.50	1092.55
31.00	100.34	1080.06
32.00	150.02	1614.82
33.00	163.31	1757.87
34.00	101.50	1092.55
35.00	101.50	1092.55
36.00	101.50	1092.55
37.00	101.50	1092.55
38.00	206.51	2222.87
39.00	205.31	2209.96
40.00	101.50	1092.55
41.00	101.50	1092.55
42.00	101.50	1092.55
43.00	101.50	1092.55
44.00	163.31	1757.87
45.00	150.02	1614.82
46.00	100.34	1080.06

47.00	101.50	1092.55
48.00	101.50	1092.55
49.00	198.71	2138.91
50.00	200.01	2152.91
51.00	101.50	1092.55
52.00	101.50	1092.55
53.00	100.34	1080.06
54.00	150.02	1614.82
55.00	163.31	1757.87
56.00	100.70	1083.93
57.00	100.70	1083.93
58.00	100.70	1083.93
59.00	100.70	1083.93
60.00	204.11	2197.04
61.00	202.91	2184.12
62.00	101.50	1092.55
63.00	101.50	1092.55
64.00	101.50	1092.55
65.00	101.50	1092.55
66.00	163.31	1757.87
67.00	150.02	1614.82
68.00	100.34	1080.06
69.00	101.50	1092.55
70.00	101.50	1092.55
71.00	201.31	2166.90
72.00	202.61	2180.89
73.00	101.50	1092.55
74.00	101.50	1092.55
75.00	100.34	1080.06
76.00	150.02	1614.82
77.00	163.31	1757.87
78.00	101.50	1092.55
79.00	101.50	1092.55
80.00	101.50	1092.55
81.00	101.50	1092.55
82.00	201.71	2171.21
83.00	200.51	2158.29
84.00	101.50	1092.55
85.00	101.50	1092.55
86.00	101.50	1092.55
87.00	101.50	1092.55
88.00	163.31	1757.87
89.00	150.02	1614.82
90.00	100.34	1080.06
91.00	101.50	1092.55
92.00	101.50	1092.55
93.00	203.91	2194.89
94.00	205.21	2208.88

95.00	101.50	1092.55
96.00	101.50	1092.55
97.00	100.34	1080.06
98.00	150.02	1614.82
99.00	163.31	1757.87
100.00	101.50	1092.55
101.00	101.50	1092.55
102.00	101.50	1092.55
103.00	101.50	1092.55
104.00	199.31	2145.37
105.00	198.12	2132.56
106.00	101.50	1092.55
107.00	101.50	1092.55
108.00	101.50	1092.55
109.00	101.50	1092.55
110.00	163.31	1757.87
111.00	150.02	1614.82
112.00	100.34	1080.06
113.00	101.50	1092.55
114.00	101.50	1092.55
115.00	206.51	2222.87
116.00	150.59	1620.95
117.00	152.56	1642.16
118.00	150.10	1615.68
119.00	148.33	1596.62
120.00	161.62	1739.68
121.00	101.50	1092.55
122.00	101.50	1092.55
123.00	101.50	1092.55
124.00	101.50	1092.55
125.00	196.92	2119.65
126.00	182.47	1964.09
127.00	182.47	1964.09
128.00	182.47	1964.09
129.00	161.62	1739.68
130.00	148.33	1596.62
131.00	151.26	1628.16
132.00	152.08	1636.95
133.00	150.97	1625.04
134.00	210.65	2267.44
135.00	101.50	1092.55
136.00	101.50	1092.55
137.00	100.34	1080.06
138.00	150.02	1614.82
139.00	163.31	1757.87
140.00	182.35	1962.84
141.00	181.89	1957.84
142.00	181.89	1957.84

143.00	193.10	2078.53
144.00	101.50	1092.55
145.00	101.50	1092.55
146.00	101.50	1092.55
147.00	101.50	1092.55
148.00	163.31	1757.87
149.00	150.02	1614.82
150.00	100.34	1080.06
151.00	101.50	1092.55
152.00	101.50	1092.55
153.00	211.95	2281.43
154.00	213.25	2295.42
155.00	101.50	1092.55
156.00	101.50	1092.55
157.00	100.34	1080.06
158.00	150.02	1614.82
159.00	163.31	1757.87
160.00	101.50	1092.55
161.00	101.50	1092.55
162.00	101.50	1092.55
163.00	101.50	1092.55
164.00	191.90	2065.61
165.00	190.70	2052.69
166.00	101.50	1092.55
167.00	101.50	1092.55
168.00	101.50	1092.55
169.00	101.50	1092.55
170.00	163.31	1757.87
171.00	150.02	1614.82
172.00	100.34	1080.06
173.00	101.50	1092.55
174.00	101.50	1092.55
175.00	214.55	2309.42
176.00	215.85	2323.41
177.00	101.50	1092.55
178.00	101.50	1092.55
179.00	100.34	1080.06
180.00	150.02	1614.82
181.00	163.31	1757.87
182.00	101.50	1092.55
183.00	101.50	1092.55
184.00	101.50	1092.55
185.00	101.50	1092.55
186.00	189.50	2039.78
187.00	188.30	2026.86
188.00	101.50	1092.55
189.00	101.50	1092.55
190.00	101.50	1092.55

191.00	101.50	1092.55
192.00	163.31	1757.87
193.00	150.02	1614.82
194.00	100.34	1080.06
195.00	101.50	1092.55
196.00	101.50	1092.55
197.00	217.15	2337.40
198.00	218.45	2351.40
199.00	101.50	1092.55
200.00	101.50	1092.55
201.00	100.34	1080.06
202.00	150.02	1614.82
203.00	163.31	1757.87
204.00	101.50	1092.55
205.00	101.50	1092.55
206.00	101.50	1092.55
207.00	101.50	1092.55
208.00	187.10	2013.94
209.00	185.90	2001.03
210.00	101.50	1092.55
211.00	101.50	1092.55
212.00	101.50	1092.55
213.00	101.50	1092.55
214.00	163.31	1757.87
215.00	150.02	1614.82
216.00	100.34	1080.06
217.00	101.50	1092.55
218.00	101.50	1092.55
219.00	219.75	2365.39
220.00	221.05	2379.38
221.00	101.50	1092.55
222.00	101.50	1092.55
223.00	100.34	1080.06
224.00	150.02	1614.82
225.00	163.31	1757.87
226.00	101.50	1092.55
227.00	101.50	1092.55
228.00	101.50	1092.55
229.00	101.50	1092.55
230.00	184.71	1988.22
231.00	183.51	1975.30
232.00	101.50	1092.55
233.00	101.50	1092.55
234.00	101.50	1092.55
235.00	101.50	1092.55
236.00	163.31	1757.87
237.00	208.22	2241.25
238.00	140.44	1511.67

239.00	140.44	1511.67
240.00	140.44	1511.67
241.00	284.18	3058.91
242.00	228.28	2457.21
243.00	140.44	1511.67
244.00	140.44	1511.67
245.00	140.44	1511.67
246.00	140.44	1511.67
247.00	232.38	2501.34



**Sensory landscaping
to allure you outdoors.**

The landscape at Aandvan is designed to be a sensory feast. Serene and enchanting. They have a beguiling way of pleasing the eye, soothing you with subtle aromas and adding a bit of fairy-tale charm to your daily strolls.



PERFECT AMBIENCE

Buying any plot is an opportunity to own a part of nature itself. Presenting Aandvan a residential plotted development at Yavat, near Urulikanchan, in the fast growing eastern Pune corridor .

Understanding that land is the most precious commodity, we have developed open spaces with exciting features to make your asset so much more precious and valuable. We conceptualized it in such a way to provide the best of connectivity and lifestyle with the help of nature and greenery surrounding the property.

Give your dream home a lush green land to thrive on.





PERFECT LANDSCAPING

The Anandvan life would also guarantee you a lot of other perks. These include a temple in the vicinity and aesthetically designed vastu compliant bungalow plots. Greenery here will be in abundance making for a healthy landscape as these plots boast beautiful landscaped garden. These independent plots nestled in greenery with wide open space and guarded community. Spell a new dimension of luxury living in the city. The icing on the cake is that all this exquisite fusion of nature and luxury comes to you at a budget that is unbelievable and matches your dreams. so, what are you waiting for...





PERFECT SECURITY

- Project covered by decorative American compound wall
- Automated entrance Gate
- Entry through visitors entry register
- Monitoring by CCTV cameras
- Clock wise security system

The best of it all is that security services will be provided 24x7. The entire property will be secured with a compound wall and entrance will be manned by a security personnel. so, No need to fret over the security of your home and your loved ones. Everything will be taken care of at Anandvan.





PERFECT CONNECTIVITY



**Upcoming
INTERNATIONAL
AIRPORT**



**YAVAT
RAILWAY STATION**
(1 Min)



**EASTERN
PERIPHERAL
EXPRESSWAY**



**WORLD CLASS
UNIVERSITIES**
(MIT Gurukul)



**FREIGHT
CORRIDOR BY
INDIAN RAILWAY**
(Daund Station)



HOSPITALS



**DELHI - BANGLOR
INDUSTRIAL
CORRIDOR**



MIDC
(7 MIDC'S in vicinity)



**PMT BUS SERVICE
TO PUNE**



**IN VICINITY
SCHOOL**

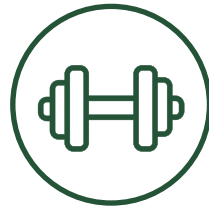
PERFECT AMENITIES



CLUB HOUSE



SWIMMING POOL
WITH DECK



GYM



PARTY LAWN



CCTV



STORY TELLING
ARENA



GAZEBO



CHILDREN'S PLAY AREA



24X7 SECURITY



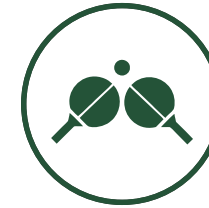
TREE PLANTATION



MULTIPLE
SITTING AREA



COMMUNITY HALL



INDOOR GAMES



WALKING TRACK



NAME PLATE



MEDITATION AREA



SENIOR SITTING AREA



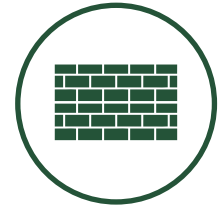
ENTRANCE GATE



TEMPLE



POWER BACKUP
FOR COMMON AREA



DECORATIVE
COMPOUND WALL



PERFECT LOCATION



Nearby Places

Yavat Railway Station	01 Min	Kharadi	35 Min	Uruli Kanchan	15 Min	Kurkumbh MIDC	10 Min	MIT College	15 Min
Yavat Gaon	05 Min	Amenora	30 Min	Bhuleswar Manadir	15 Min	Bhandgao MIDC	05 Min	Vishwaraj Hospital	15 Min
Magarpatta City	30 Min	Hadapsar	25 Min	Sahajpur MIDC	10 Min	Jejuri MIDC	40 Min	Praposed International Airport	20 Min

A PROJECT BY



SKYLINE VENTURES
Your Dreams, Our Aim



NINE FLAGS REALTY LLP

STRATEGIC PARTNER



**VENKATESHWARA
HOUSING CORP PVT. LTD.**

FOR MORE DETAILS

+91 9193933535

ANANDVAN, GAT NO. 433/1, NEAR YAVAT RAILWAY STATION, TAL. DAUND. DIST.PUNE.

WANOWRIE OFFICE

OFFICE NO 105, VISHAL ENCLAVE, ABOVE BANK OF MAHARASHTRA, WANOWRIE, PUNE -411040

KUNJIRWADI OFFICE

VENKTESH HIGHTS, KUNJIRWADI, PUNE-SOLAPUR ROAD,
NEAR SWAMI SAMARTH TEMPLE, OPP. DHANSHRI LAWNS, PUNE- 412201