



Own the resort life

Come home  
to the resort life.  
Every day.

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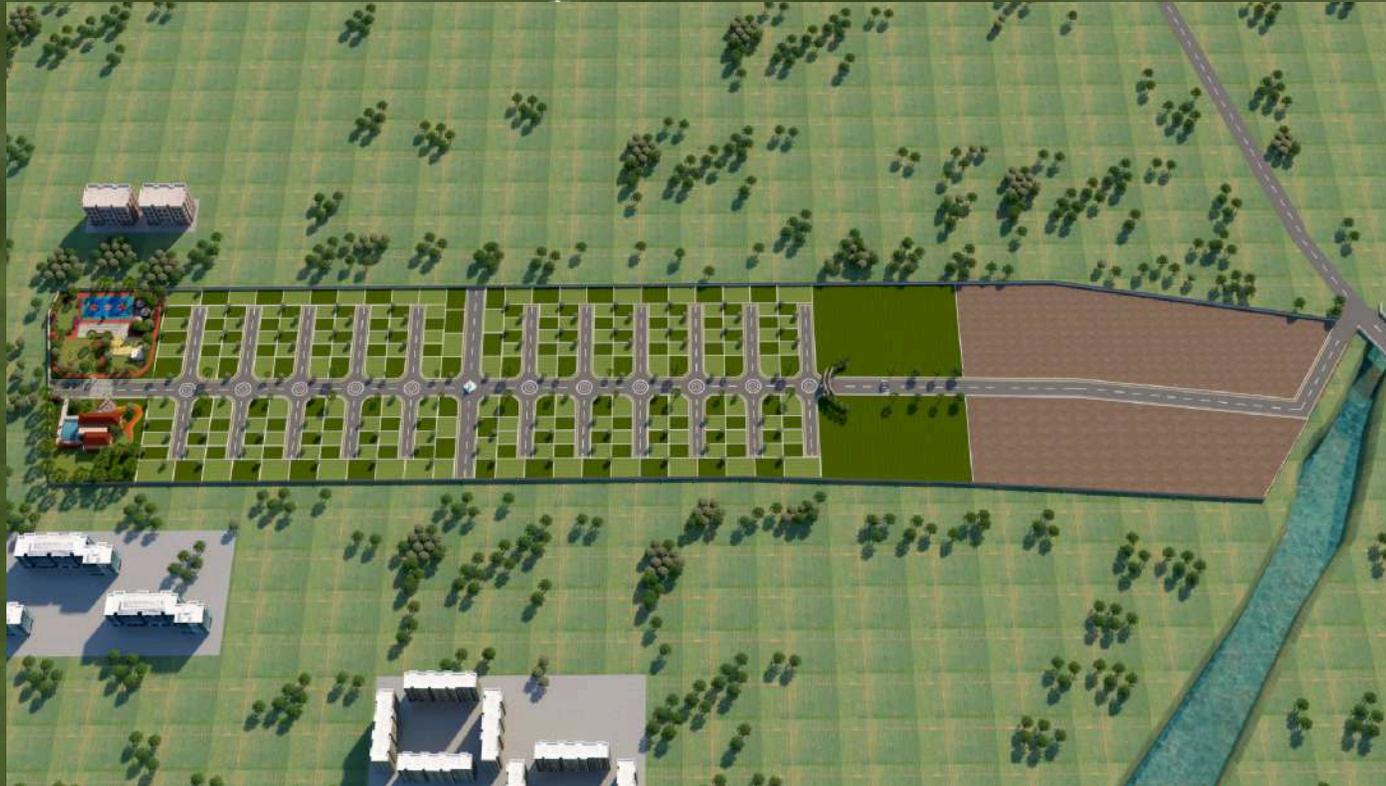
Where everyday  
is anything but,  
ever yday.



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

Waking up to sunlight  
cascading over the nature.  
The joy of picking fruit in your  
own garden. Dinner parties  
that sparkle with starlight and  
conversation. And the pride  
and nostalgia one feels when  
you can give your children a  
place to play amidst trees.  
At Aandvan 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





DESIGNED FOR A LARGER THAN  
LIFE EXPERIENCE.

● 8 acres

● 40% open space

● 247 luxury plots

● Urban lifestyle



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.

A close-up photograph of green leaves, likely from a tree, with sunlight filtering through them. The background is a soft, out-of-focus bokeh of green and yellow light, suggesting a bright, sunny day. The leaves are in sharp focus, showing their veins and edges. The overall mood is peaceful and natural.

The estate flaunts vast  
greenspaces. But there's  
something special about  
one you can call your own.

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 corridor on the eastern Pune . understanding that land is the most precious commodity, we have developed open space with exciting features to make your asset so much more precious and also 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 of 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 compound wall  
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 the Anandvan.





## PERFECT CONNECTIVITY



APPROVED  
INTERNATIONAL  
AIRPORT



PROPOSED  
METRO  
(Uruli Kanchan)



EASTERN  
PERIPHERAL  
EXPRESSWAY



WORLD  
CLASS  
UNIVERSITIES  
(MIT Gurukul)



FREIGHT  
CORRIDOR BY  
INDIAN RAILWAY  
(Daund Station)



HOSPITALS



DELHI - BANGLOR  
INDUSTRIAL  
CORRIDOR



MIDC



PMT  
BUS  
SERVIC  
E



SCHOOL  
IN VICINITY

# PERFECT LOCATION



## Nearby Places

Yavat Railway Station	01 Min	Kharadi	45 Min	Uruli Kanchan	20 Min	Kurkumbh MIDC	10 Min	MIT College	15 Min
Yavat Gaon	05 Min	Amenora	30 Min	Bhuleshwar Manadir	15 Min	Bhandgao MIDC	05 Min	Vishwaraj Hospital	15 Min
Magarpatta City	30 Min	Hadapsar	25 Min	Sahajpur	10 Min	Jejuri MIDC	40 Min	Proposed International Airport	20 Min

MARKETED BY



OFFICE ADDRESS

KHARADI, PATHARE THUBE NAGAR Dist.Pune.

A PROJECT BY



NINE FLAGS REALTY LLP

FOR MORE DETAILS

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