



wildernest
at **SP KINGSTOWN**

L I V E T H E R A R E



The legacy of Shapoorji Pallonji



BUILT TO LAST.

Crafted intricately with state-of-the-art technology, Shapoorji Pallonji's creations are no less than engineering marvels and landmark destinations.

And we've achieved this by making use of cutting-edge solutions for every project we've undertaken. This has helped shape our legacy of over 158+ years, while maintaining a position of leadership in the industry.

SP GROUP FOOTPRINT



Map not to scale



Creating landmarks for
over **157** years.



Global presence in more than
40 countries.



Over **35,000**
employee base.



Over **18** mn. sq.mt (**200** mn. sq.ft)
constructed in India.



Actual Image



IMPERIAL TOWERS, MUMBAI



Actual Image



PALACE OF THE SULTAN OF OMAN, MUSCAT



Actual Image



ATAL TUNNEL, ROHTANG



Actual Image



CHENAB BRIDGE, JAMMU & KASHMIR



Actual Image



BHARAT MANDAPAM, NEW DELHI

SPRE FOOTPRINT

GURUGRAM

- Joyville, Gurugram

MUMBAI

- BKC 28, Bandra East
- Vicinia, Chandivali-Powai
- Joyville, Virar
- Northern Lights, Thane
- The Designate, Khar
- The Odyssey, Off Marine Drive

PUNE

- SP Residency, Fursungi
- Joyville, Hinjawadi
- Joyville, Hadapsar Annexe
- Vanaha, Near Bavdhan
- Wildernest, Hadapsar Annexe

BENGALURU

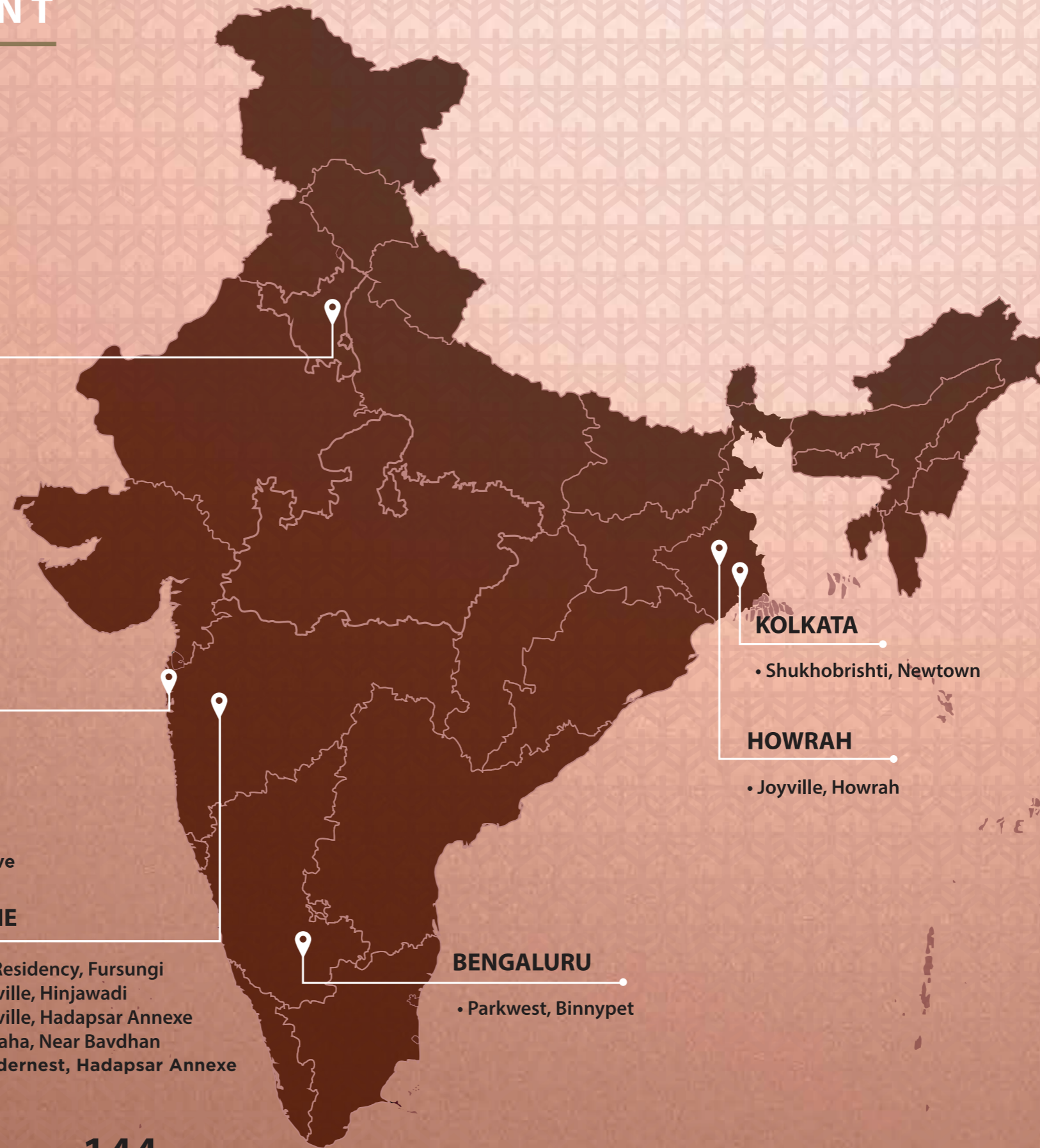
- Parkwest, Binnypet

KOLKATA

- Shukhobrishti, Newtown

HOWRAH

- Joyville, Howrah



Spread over **5** cities.

Future development potential of over **13** mn. sq.mt (~**144** mn. sq.ft)*.

*Basis signed term sheets.

Map not to scale



Pune Success Stories

OUR FOOTPRINT IN PUNE



More than **5L** sq.mt (~**55L** sq.ft) of development in Pune.

Map not to scale

*Basis signed term sheets

JOYVILLE HADAPSAR ANNEXE SUCCESS STORY

Launched Units
2670

Units sold in launch quarter
800+

Overall Units sold
1840

Units Registered
1804



LAUNCHED IN SEP. 2020



MahaRERA Numbers: Tower 16 (Phase 14): P52100031515 | Tower 15 (Phase 15): P52100034911 | Tower 10 (Phase 20): P52100048377 | Tower 12 (Phase 18): P52100048314 | Tower 13 & 14 (Phase 16): P52100049970. For details visit: <https://maharera.mahaonline.gov.in>

JOYVILLE HINJAWADI SUCCESS STORY

Launched Units
1026

Units sold in launch quarter
500+

SOLD OUT

Registered Units
1025



LAUNCHED IN JUN. 2018



MahaRERA Numbers: Building A (Vista) - P52100027234 | Building B (Elation) - P52100024965 | Building C (Ambrosia) - P52100024963 | Building D (Auris) - P52100027244 | Building E (Prisma) - P52100024964 | Building F & G (Spectra & Signia) - P52100045257 | Building I & H (Iris & Helius) - P52100049547. For details visit: <https://maharera.mahaonline.gov.in>



Urbanising India

VANAHA – NEAR BAVDHAN, PUNE

**In the heart of one of the
largest townships in India**

**Open Space
350 acres (~1.41 mn. sq.mt)**

**Units Sold
1607**

**Units Registered
1605**



ARTIST IMPRESSION



MahaRERA Number: P52100028031 for YAHAVI TOWER 1 - OAK; P52100028082 for YAHAVI TOWER 2 - PINE; P52100028033 for YAHAVI TOWER 3 - TEAK. P52100030065 for VANAHA SPRINGS T1 WILLOW; P52100030142 for VANAHA SPRINGS T2 CEDAR; P52100030086 for VANAHA SPRINGS T3 ASPEN. For more details, visit <https://maharera.mahaonline.gov.in>.

SP INFOCITY – PHURSUNGI, PUNE

Mixed Use Development

12+ Global Corporates



ACTUAL IMAGE

SHUKHOBRIHTI - NEW TOWN, KOLKATA

**Asia's largest
mass housing project**

**Spread over
150 acres (~60k sq. mt)**

**Total Apartments
20,000**

**Well-defined
Road Network**





SP KINGSTOWN

Over 200 acres of Urban Development
(≈ 8.09 L sq.m)

Un-city Living. In the city.

Enveloped by the Sahyadri mountains in Pune, a new paradigm of development is unfolding. Kingstown is the future of countryside living in the heart of the city. Here, community living is being designed with a focus on sustainability. Adaptive reuse of heritage buildings merges seamlessly with nature-inspired, modern architecture. Green boulevards line mixed-use neighbourhoods that are designed for walkability. The landscape is criss-crossed by silver streams and teeming with ancient trees. Here, civilization meets conservation.

Welcome to majestic Kingstown. Welcome to a quality of life like no other.

THE LEGACY OF MANJRI STUD FARM



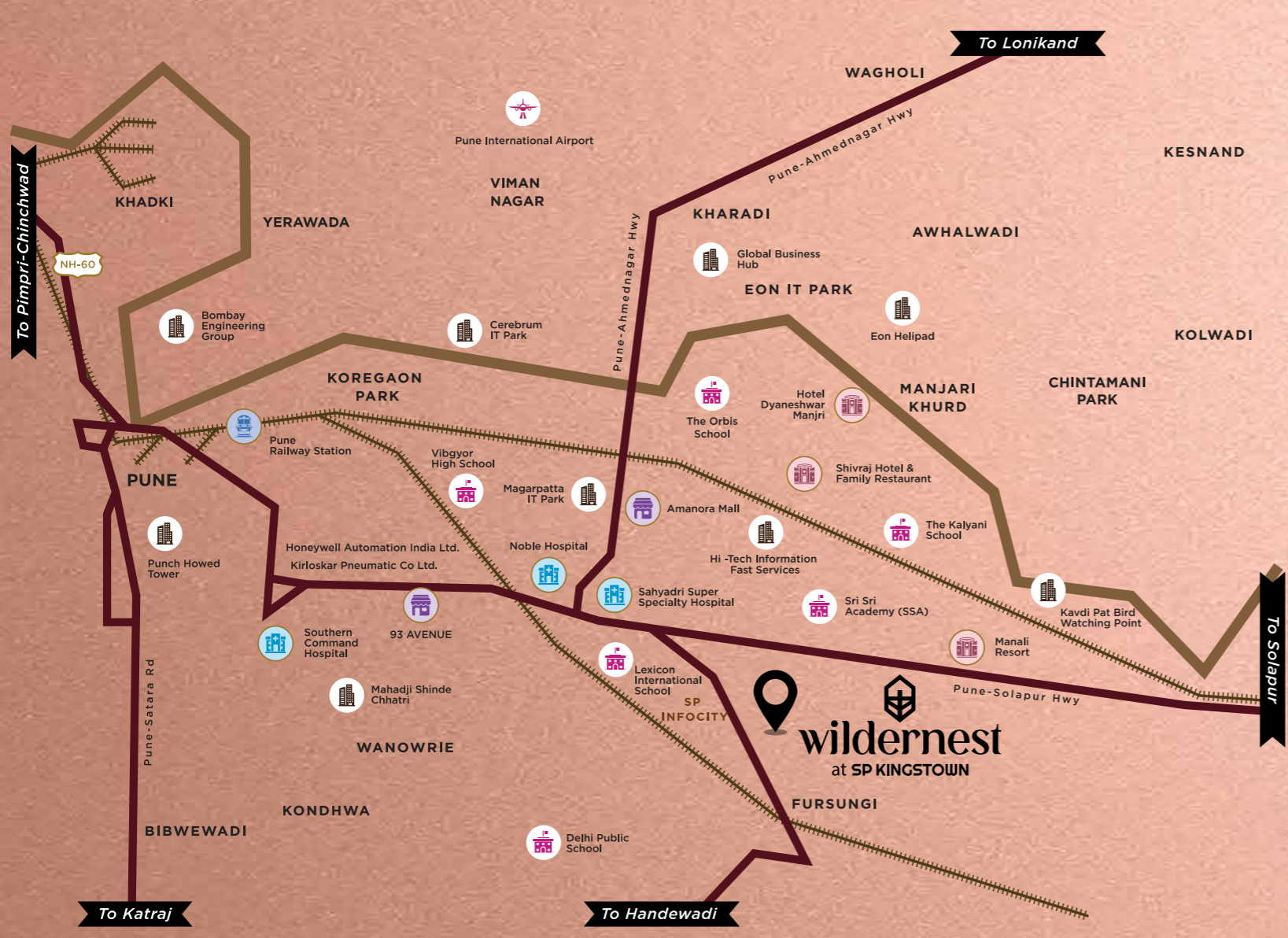
The home of freedom and flight.

Imagine a world where horses gallop as living embodiments of the spirit unbound.

At the heart of Kingstown lies the rich and regal legacy of the Manjri Stud Farm. Evoking a charmed life, it is one of the oldest equestrian centres in the country. The stud farm was originally established by Sir Sultan Chinoy. It then passed into the hands of the Scindia royal family. The stud farm was then bought by the Shapoorji Pallonji Family. It's beautiful landscape, dotted with century-old trees, retains its original heritage architecture, maintained in all its historic glory.



LOCATION OVERVIEW



-  Railway Line/Station
-  Shopping Centre
-  Major Road
-  Education Institute
-  Airport
-  Hotel/Restaurant
-  Hospital
-  Landmark

- Hadapsar Flyover: 2.5 km
- SP Infocity: 4 km
- Magarpatta IT Park: 6 km
- Wisteria Commercial: 8 km
- MG Road: 10.6 km
- World Trade Centre: 10.9 km
- EON IT Park: 10.9 km
- Kharadi: 11 km

- Kalyani Nagar: 11.2 km
- Koregaon Park: 11.6 km
- Cerebrum IT Park: 12 km
- Global Business Hub: 12.4 km
- Pune Railway Station: 12.5 km
- Noble Hospital: 4.6 km
- Lexicon International School: 3.4 km
- Pune Airport: 15.2 km

COUNTRY SIDE LIVING, IN THE CITY



A woman with long dark hair, wearing a brown textured top, stands in a lush, sun-dappled forest. Her arms are outstretched to the sides, and her eyes are closed, suggesting a moment of peace or connection with nature. The background is filled with soft, golden light filtering through the trees, creating a bokeh effect.

wildernest

A heart-to-heart with yourself.
Escape and homecoming.
A life less ordinary.

Wildernest is your own nature-kissed sanctuary. Beyond the bounds of the mundane to where the majestic begins. At Wildernest we offer you luxuriously crafted homes, enveloped by a lush mango orchard, inspired by the sun, soil and wind of the land. Here, buildings wrap themselves around trees, vines envelope walls and luxe residences float above an awe-inspiring green canopy. Own something rare, a forever home in the mango orchards of your childhood.

MASTER LAYOUT PLAN



LEGEND:

1. Grand entrance exit with water feature
2. School bus drop off
3. Lush planting with seating plaza
4. Gully cricket
5. Leisure lawn
6. Luxury tower 1
7. Club entry & guest drop-off
8. Pollinator garden
9. Fern garden
10. Orchid garden
11. Festival lawn
12. Kid's play area
13. Skate park with tents
14. Activity zone
15. Star jasmine garden
16. Outdoor gym
17. Fire side charcha
18. Putting golf
19. Existing well with mist
20. Partry lawn
21. Entry with seating
22. Stream front garden
23. Restaurant lawn
24. Feature sitting
25. Premium tower 2



Canal View

Tower 1 : 3 BHK series 3

4 BHK series 2

Tower 2 : 3 BHK series 2 & 3

VIEWS FROM TOWER, MAY NOT BE PERPETUAL.



Sahyadri Hill View

Tower 1 : 3 BHK series 4

4 BHK series 1

Tower 2 : 3 BHK series 1 & 4

VIEWS FROM TOWER, MAY NOT BE PERPETUAL.



Nature kissed homes



Located in the heart of
mango orchards



Nature inspired architecture



Only 34 units per acre

(1 ACRE = ~4K SQ.MT)

Calculated on basis of avg. size of plot & no. of units in relation to Mango Tree Villa 1

Stock Images, for representational purpose only.



SOLITUDE AND COMMUNITY

A low density development, immersed in nature, with community courtyards that invite you into the world of the aangan, a space for people of every age to connect, be active in, to play and to introspect.

BIOPHILIC DESIGN PRINCIPLES

Here, trees are embraced by the architecture. The earthy palette of the Eucalyptus bark inspires the colours of your home. Large swathes of glass merge the outdoors with the indoors. An inward looking development creates a sense of being in a bubble. Honest local and sustainable materials create a sense of blending back into nature. Mango and eucalyptus, monstera, lilies and verbena, champa and marigold - there will be an abundance of beauty for you to discover every day.

GEOMETRICITY AND FLOW

A canal and seasonal streams meander through Wildernest. Paths mirror the flow of water. Clad in materials that recess into the background, textured architecture offers a sharp, clean and minimalist counterpoint to the forms that surround it.



NATURESCAPES AND LANDSCAPES

Here, manmade landscapes merge seamlessly into the woods. By planting variously from the ankle, to eye-level and beyond, we're creating a sense of abundant foliage. Here, diverse planting will create a sense of discovery with blooms that change with the seasons. Within Wildernest, by building at different levels and in play with the canopy, you will always see the world unveiled through layers and levels of foliage.

THE GREAT OUTDOORS

With decks, fire pits and community spaces, life at Wildernest revolves around trees. A children's playground promises sensorial play with trees to swing from, grass to touch and hammocks to dream in.

INCLUSIVITY

Designed to be accessible to every age and ability, pathways offer wheel-chair friendly ramps, guardrails, sensory warning through texture and accessibility sensitive signage.



Club House

The Clubhouse at Wildernest invites you to step away from your worries and to embrace the joy of living well. Rediscover play, with a card room, swimming pool, squash courts, gymnasium or the indoor sports room. Curl away with a book in the library. Or take in a movie at the home theatre. There is much to do and all the time and space to do it in, at Wildernest.



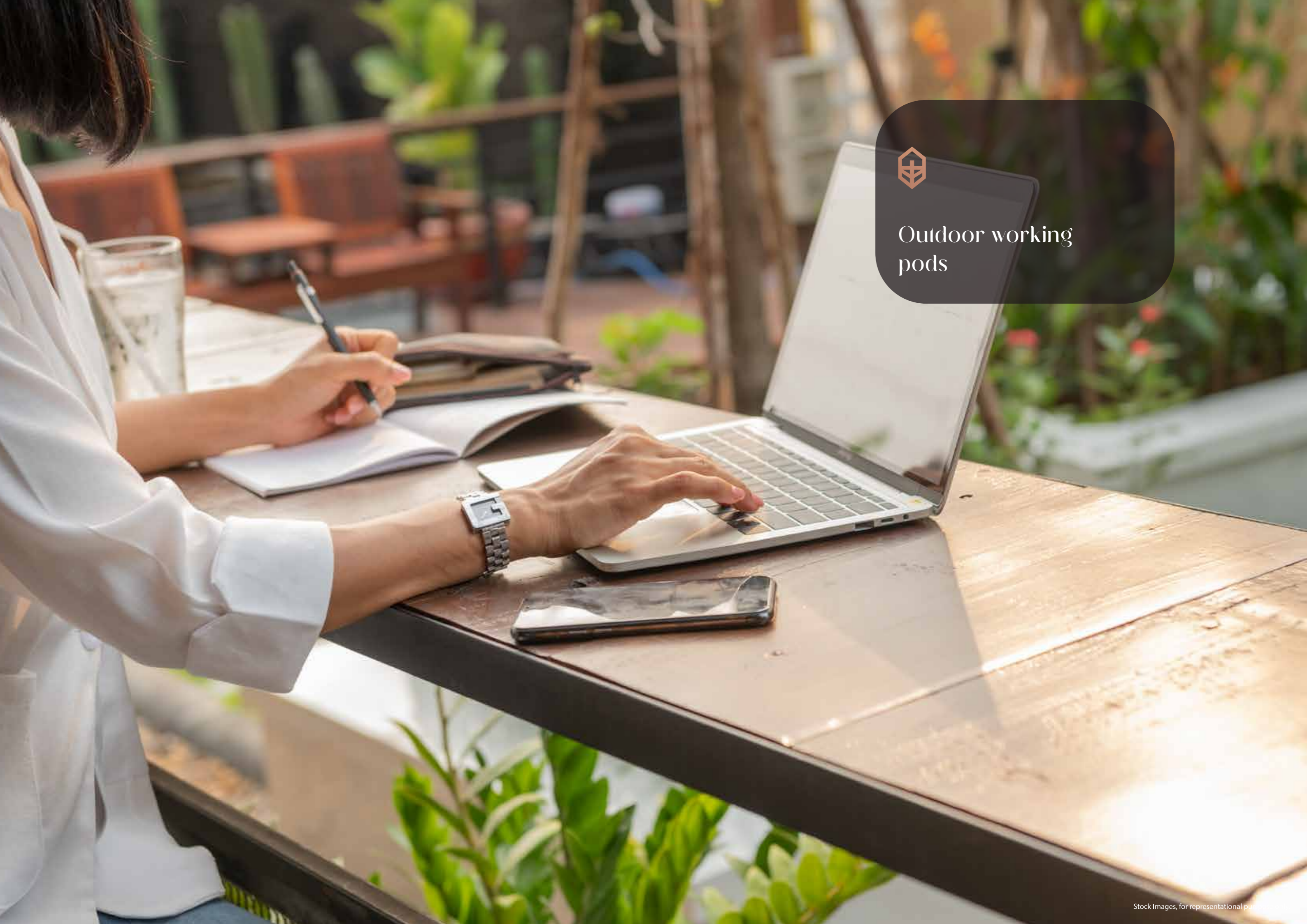
RECREATIONAL FACILITIES



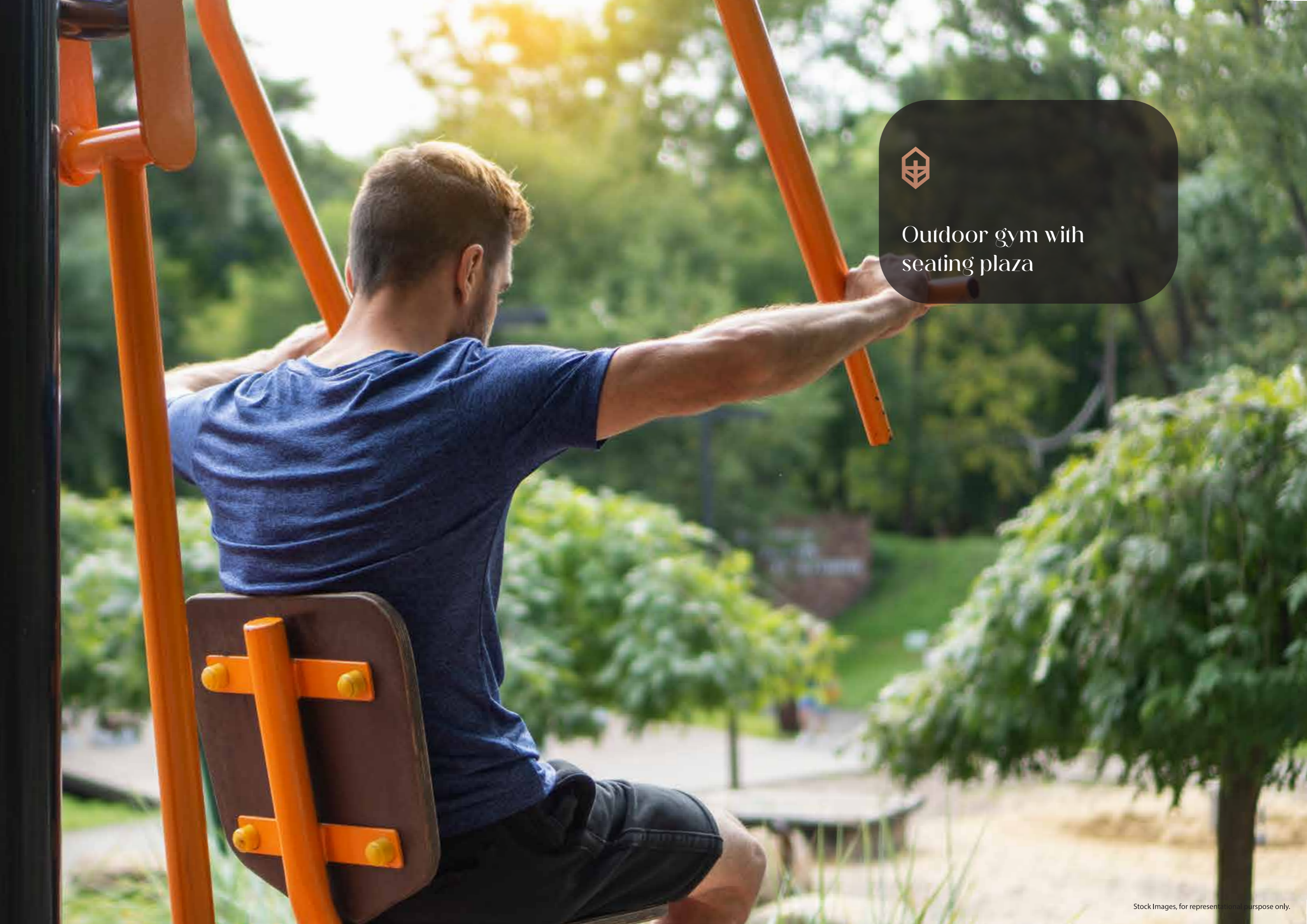
Multiple gardens and
green spaces



Kids' play area



Outdoor working
pods



Outdoor gym with
seating plaza



Stock Images, for representational purpose only.



Putting golf



Stock Images, for representational purpose only.



Gully cricket



Stock Images, for representational purpose only.



Multiple gardens



School bus drop off

Stock Images, for representational purpose only.



Stock Images, for representational purpose only.



Fire side charcha



Luxe Residences

3 and 4 BHK Residences

Generous decks

Facades inspired by the terroir

Residences with a view of either the canal or the Sahyadris

Areas:

**3 BHK: 128.6 sq.m (1384 sq.ft) to
139.75 sqmt(1504 sq.ft)**

4 BHK: 177.31 sq.m (1909 sq.ft)




Grand Entrance

Artist Impression



Clubhouse surrounded
by fully grown trees

Artist Impression



Infinity Pool

Artist Impression



Majestic Elevation

Artist Impression




Deck with green views

Artist Impression

For RERA Details:



MahaRERA Number: Mango Tree Villa Tower 1 - P52100052683 | Mango Tree Villa Tower 2 - P52100053177. For details visit: <https://maharera.mahaonline.gou.in>

Site Address : Hadapsar Annexe, Pune - Solapur Highway, Shewalewadi, Taluka - Haueli, District - Pune. Pin - 412307.

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 **Shapoorji Pallonji**
Real Estate