

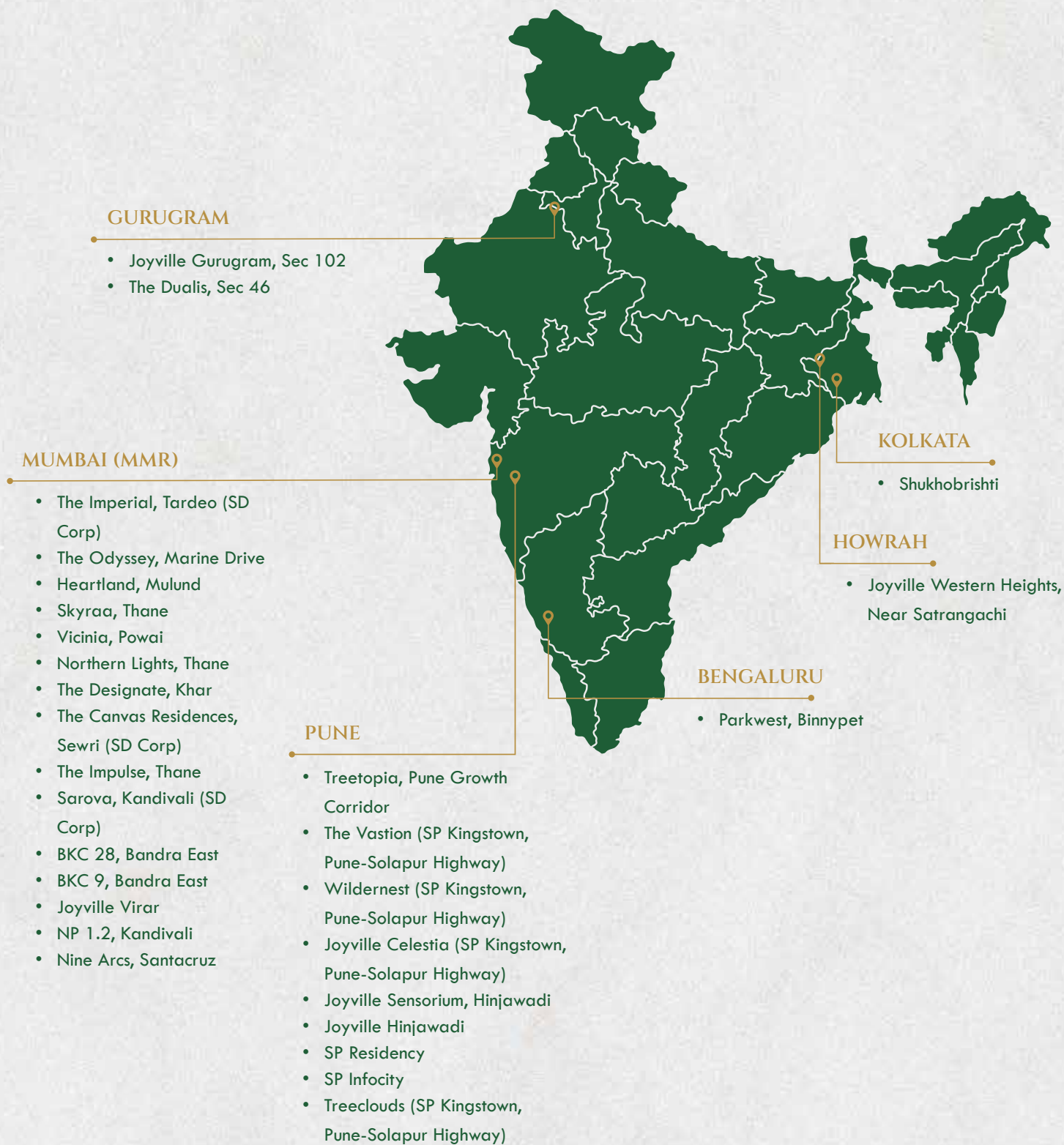


Shapoorji Pallonji
Real Estate

LIFE WILL
Thank you

Shapoorji Pallonji
TREETOPIA
PUNE GROWTH CORRIDOR

FROM LANDMARK TOWERS TO TOMORROW'S ICONS



LEGACY THAT SHAPES SKYLINES



The Imperial



BAPS Hindu Mandir



Atal Tunnel



SP Infocity



Bharat Mandapam



Chenani-Nashri Tunnel



MCA



Chenab Bridge

Pune's luxury and mid-premium residential market continues to demonstrate strong growth in 2026, driven by its thriving IT ecosystem, premier education hubs, expanding infrastructure and vibrant lifestyle landscape—making Pune a preferred destination for discerning homebuyers and investors.



Actual image



KEY GROWTH DRIVERS



Growing Population
& Housing Demand



Strong Economic &
Job Market



Massive Infrastructure
Development



Proximity to IT Hubs &
Education Clusters



Government Support &
Policy Incentives



INVESTOR BENEFITS



High Rental Yield



Tourism & Recreation
Growth



Green Living &
Natural Appeal



Planned Townships
& Smart Cities



Excellent Inter-City
Connectivity



Base for Global
MNCs

WHERE TOMORROW'S PUNE IS BEING BUILT TODAY

WELCOME TO

P.G.C

PUNE GROWTH CORRIDOR

Connectivity

Upcoming Purandar
International Airport,
Inner & Outer
Ring Roads

Economic Boost

Purandar MIDC,
logistics &
industrial hubs

Urban Energy

Commercial, retail,
hospitality and
residential
developments

Government Push

Policy support,
infrastructure
spends

People Power

Migration, job creation,
entrepreneurial hubs

Pune is entering a new era of growth where mega MIDC zones, a state-of-the-art international airport and ring road networks come together to deliver accessibility, opportunity and prosperity.



Outer Ring Road	Inner Ring Road	Saswad Pune RTO	Purandar MIDC	Purandar Intl. Airport
~5 Kms. 5 Mins.	~10 Kms. ~7 Mins.	~3.5 Kms. ~10 Mins.	~10 Kms. 15 Mins.	~13 Kms. ~20 Mins.

THE FUTURE IS GROWING HERE. SO ARE YOUR CONVENIENCES.

Strategically located in Pune's new growth corridor, your dream plot-to-be is minutes from urban infrastructure and daily essentials alike.



SCHOOLS

Katoba High School
~9 Mins.

Lotus Garden School
~17 Mins.

ISMR Pune School
~19 Mins.

Bloomfield School
~22 Mins.

Vibgyor Rise, Phursungi
~25 Mins.

Trinity Intl. School
~30 Mins.

Walnut School, Phursungi
~30 Mins.

Dhruv Global School, Undri
~30 Mins.



HOSPITALS

Shreeram Hospital
~17 Mins.

Dhanwantari Hospital
~22 Mins.

Vignaharta Hospital
~26 Mins.

Villoo Poonawala Hospital
~33 Mins.

Sahyadri Hospital
~35 Mins.

Noble Hospital
~35 Mins.

Ruby Hall Clinic
~46 Mins.



MALLS & ATTRACTIONS

Fort JadhavGADH
~7 Mins.

Dive Ghat
~7 Mins.

Seasons Mall
~37 Mins.

Amanora Mall
~37 Mins.

Malhargad Fort
~17 Mins.

Mastani Talav
~25 Mins.

DESIGNED AROUND NATURE. DEFINED BY LUXURY.

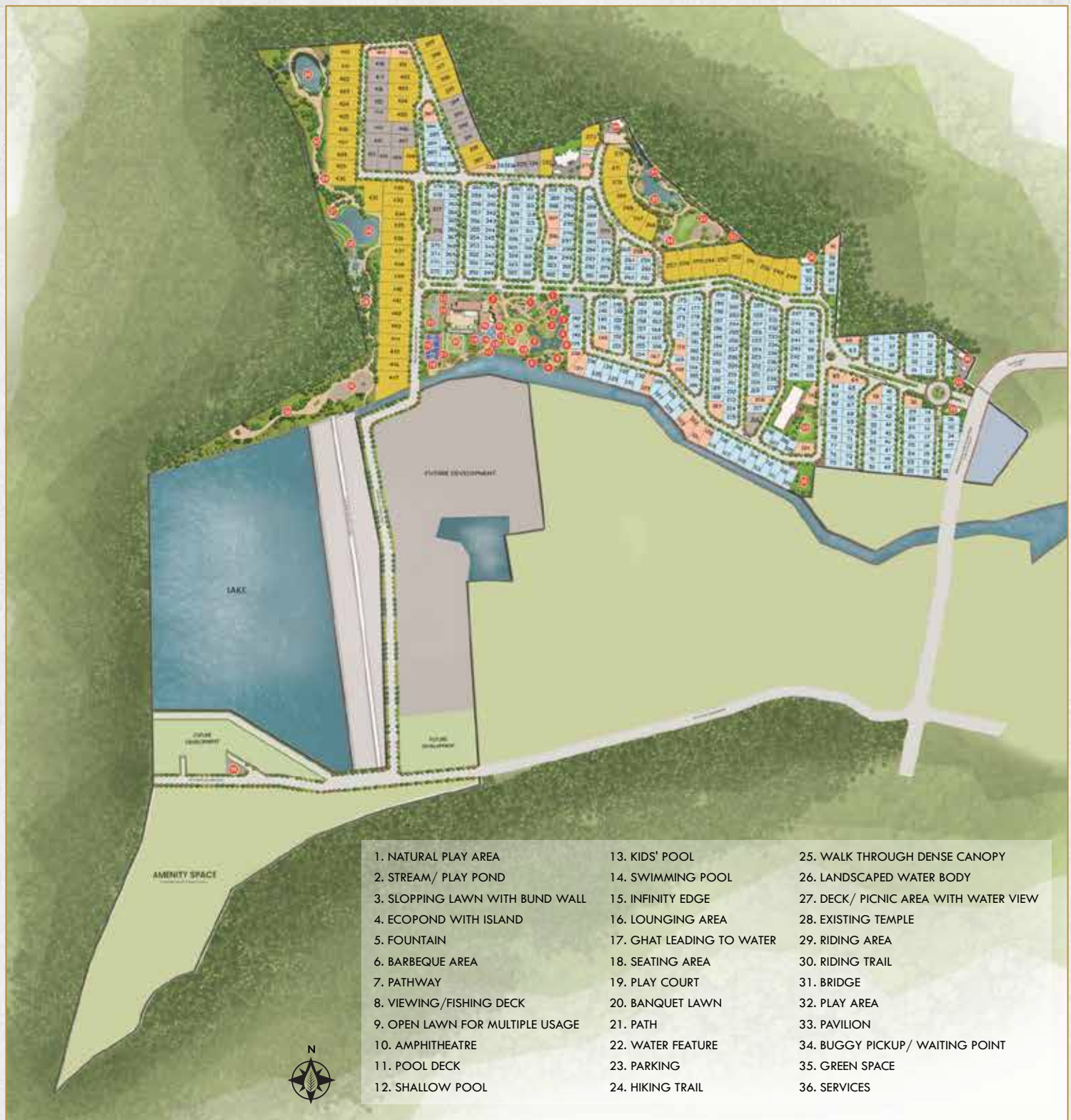
This is not a place built over nature, but one thoughtfully shaped around it. Every element follows the land, preserving its natural character while creating an experience that is serene, refined and deeply restorative. Here, luxury feels effortless—woven seamlessly into the landscape.



OWN LAND WITH COMPLETE CLARITY & CONFIDENCE

A choice of flexible, **thoughtfully carved plot sizes** suited for bespoke residences or prudent long-term investments

Clear title ownership with **individual 7/12** documentation, ensuring complete transparency and confidence



SCENERY & OPEN VISTAS



Artist's Impression

Hill formations framing the development from the north, south, and west, enhancing the sense of seclusion and serenity

Private terraces* offering sweeping **360° mountain views**



Stock Image



Stock Image

A pristine **~25-acre** lake** **integrated** thoughtfully into the master layout

Well-planned internal roads ranging from **9–18 meters**, ensuring smooth circulation and a sense of openness



Artist's Impression

A LIFE SURROUNDED BY NATURE, DESIGNED TO BREATHE

An impressive **~67% green space ratio**, offering an expansive and breathable living experience

Cradled by **~623 acres** of protected forest**, preserving tranquillity and ecological balance

Naturally cooler by 2–3°C with gentler rainfall, creating a comfortable microclimate throughout the year

An **eco-sensitive master plan** that safeguards natural terrain, existing tree cover, and native biodiversity



THE CLUBHOUSE: AMENITIES CURATED FOR EVERY GENERATION

An expansive clubhouse and curated amenities designed to delight every generation - turning weekends into experiences, and neighbours into friends.



Artist's Impression



G+2 Structure



Spread Across
~3-Acre**



Infinite-Edged
Swimming Pool



Kids' Pool



Banquet Hall



Event Lawn



Amphitheatre



Ecopond



Multipurpose
Court



Spa



Fishing Deck



Restaurant



& Many More..



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TREETOPIA

PUNE GROWTH CORRIDOR