



# Ashok Vistas

BY PENINSULA LAND

---

Gahunje, Pune

# Your Canvas, Your Eden

“

At Peninsula Land, we believe in creating spaces that inspire dreams and elevate lifestyles. AshokVistas embodies this ethos, providing discerning homeowners with the freedom to design their perfect sanctuary while enjoying the benefits of a connected community.

As one of the select gated communities for plotted development, AshokVistas is truly a rare offering. We invite you to be part of this exclusive journey and shape the future, today.

”

**MR. RAJEEV A PIRAMAL**

CHIEF EXECUTIVE OFFICER AND MANAGING DIRECTOR  
PENINSULA LAND LIMITED

# Unlocking the Potential of Plots



## Limitless Design Freedom

Create your personal Eden surrounded by nature, where luxury meets the flexibility of plotted development. Design every detail of your dream home to reflect your lifestyle. Here, your vision comes to life in tranquil surroundings, crafting a picture-perfect sanctuary.



## Investment Potential

Invest in a plot and unlock the potential for significant value appreciation over time. With land becoming increasingly scarce, a prime location investment is likely to yield lucrative returns.



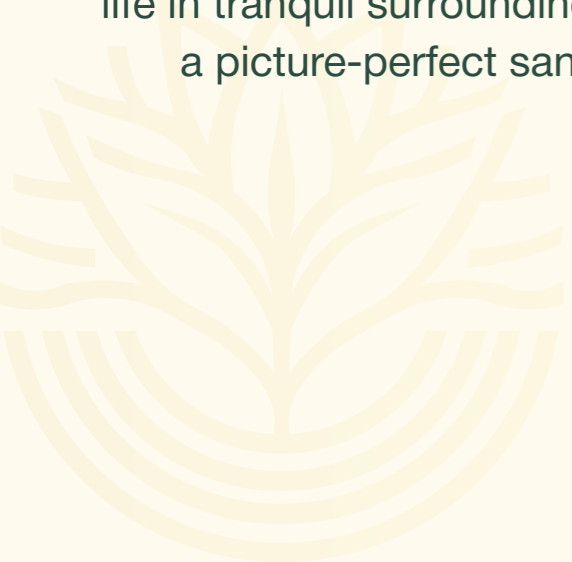
## Privacy and Space

Enjoy unmatched privacy and ample space. Build your dream home in a serene environment, where open areas and thoughtful layouts ensure a lifestyle of tranquility and exclusivity.



## Legacy Building

Build a unique haven that beautifully reflects your family's heritage and cherished values, crafted with care to become a timeless space where memories are made and passed down as a lasting legacy for future generations.





Imagine a blank canvas, stretched wide and full of promise, waiting for the strokes of your imagination. A place where every detail is visualized by you. Here, the walls reflect your dreams, the spaces breathe your personality, and the home becomes a masterpiece that tells your unique story where your imagination transforms into reality.

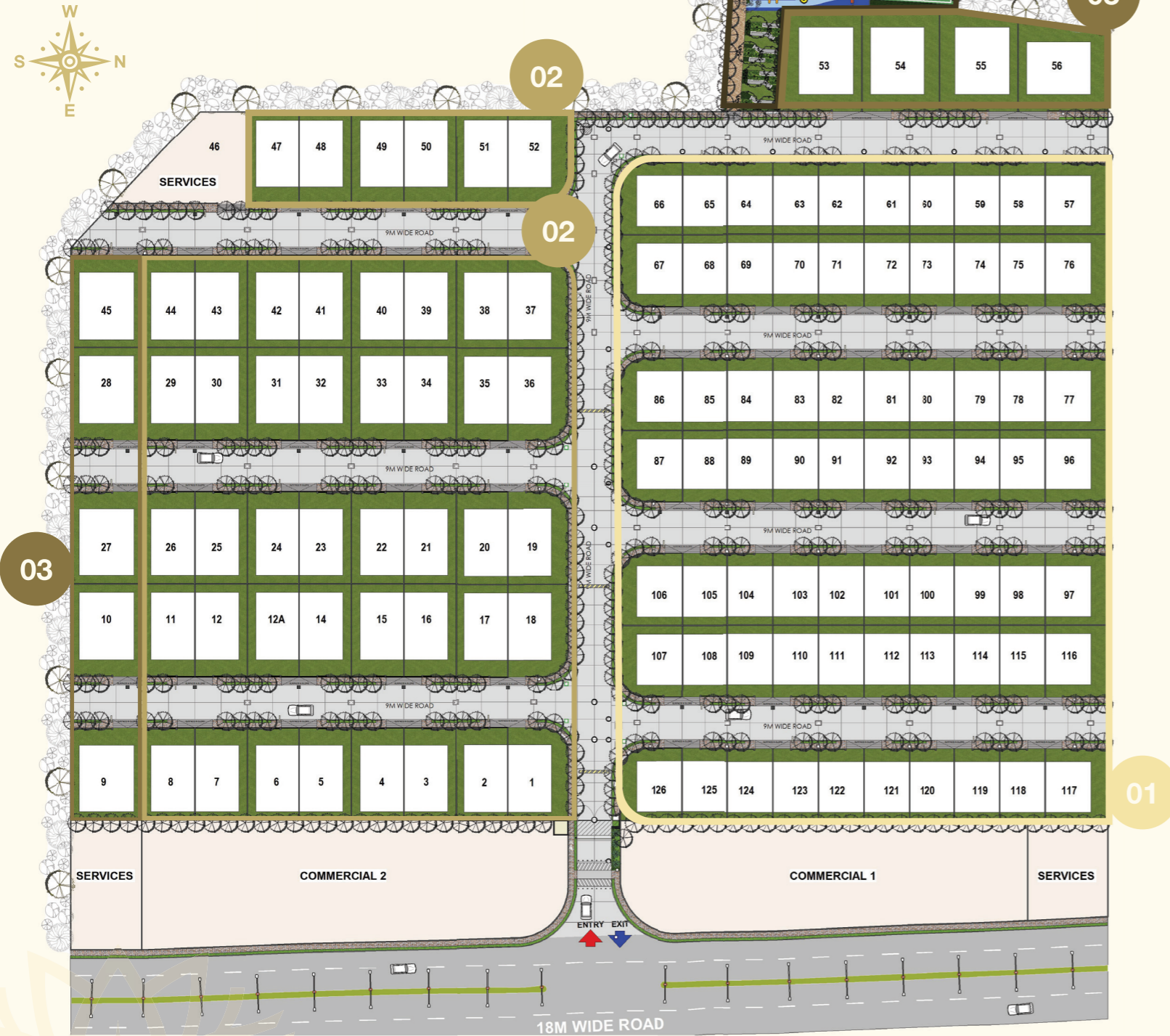
A sanctuary where mornings are bathed in sunlight filtering through your handpicked windows, and evenings are spent under the open sky on a terrace crafted just the way you dreamed.

This is more than land; it's an invitation to create a life that's unmistakably yours. A canvas where dreams take form, memories are built, and legacies are crafted.

**Welcome to AshokVistas**  
**Your Canvas, Your Eden**



# Master Layout



Spread across 7 acres of premium land, this thoughtfully planned development offers 125 exclusive plots ranging from 1094 to 2606 sq. ft., located in the heart of Gahunje, Pune. Designed to provide not just space but also a lifestyle, the project seamlessly blends natural serenity with modern convenience.

Every plot here is an open invitation to create a home that's uniquely yours. Whether it's a sleek contemporary villa or a charming traditional bungalow, the freedom to bring your vision to life is yours alone.

Complementing this creative freedom is ready infrastructure, equipped with lifestyle amenities and a clubhouse, offering spaces to relax, rejuvenate, and connect.

With 24/7 security and excellent connectivity to the city, AshokVistas a perfect blend of comfort, safety, and convenience.

  
Vastu compliant plots

  
Provision of Individual 7/12

  
Clubhouse and landscaped gardens

01

1094-1508 sq. ft.\*

02

1616-1831 sq. ft.\*

03

2215-2606 sq. ft.\*

04

Clubhouse & Lifestyle Amenities\*



Scan & Experience

\*The areas mentioned are approximate, actuals might vary basis selected plot.

Artist's Impression

# A Last Of Its Kind Development

AshokVistas offers a rare opportunity to experience exclusive bungalow living near Pune City, making it one of the last plotted developments in the Gahunje neighbourhood.



## Prime Location

Nestled in the heart of Gahunje, AshokVistas offers a serene environment, providing residents with a peaceful retreat from the city's hustle and bustle while maintaining **seamless connectivity** to the main city. Its **strategic location** ensures proximity to **commercial business districts, educational institutions, hospitals, shopping and recreational facilities**, all just minutes away.



## Exclusive Community

AshokVistas is more than just a place to live, it's a thoughtfully designed community limited to **125 select plots**, fostering a sense of exclusivity and belonging. This unique setting brings together like-minded individuals who share a vision of **refined living**, creating a close-knit neighborhood where relationships thrive and collaboration flourishes.



## Access to Two Clubhouses

Residents of AshokVistas will benefit from the convenience of a dedicated clubhouse within the community, thoughtfully designed to cater to their daily recreational and social needs. Additionally, they will enjoy **privileged access** to an upcoming lavish **private membership** club in the vicinity. Together, these two clubhouses and amenities area, spanning a total of **more than 30,000 sq. ft.**, provide a seamless blend of everyday convenience and indulgent lifestyle benefits, offering the best of both worlds right at their doorstep.

# Endless Possibilities



Limitless design freedom to create a home that fits your lifestyle and vision.

A personal haven designed to reflect your personality and meet your family's needs.

Thoughtfully planned spaces to foster connections and a sense of belonging.

Open, flowing layouts that encourage togetherness, while also providing private retreats for individual moments of peace.



# Lifestyle and Amenities - Private Membership Club

Residents of AshokVistas will have the privilege of accessing an upcoming Lavish Private Membership Club, designed to redefine luxury living. This exclusive club will offer a curated selection of world-class amenities, tailored to provide an unparalleled lifestyle experience. From state-of-the-art sports facilities and wellness zones to sophisticated recreational spaces and social lounges, the club will cater to every aspect of refined living.

Access to this space will be granted through a membership program, ensuring privacy and service of the highest standards. Membership can be availed with a one-time membership fee, along with usage fee that allows residents to enjoy the club's premium offerings on a regular basis.

## Recreation & Activity Area

- Swimming Pool
- Pickle Ball Court
- Kids Play Zone
- Gymnasium
- Badminton Court

## Relaxation & Community Zone

- Multipurpose Hall
- Pool Deck Area
- Open Air Party Lawn
- Open Air Multi Court



The True Essence of Luxury Living

Disclaimer: The listed amenities and features are upcoming and subject to change based on necessary approvals and permissions.

# Lifestyle and Amenities - AshokVistas Clubhouse

Residents at AshokVistas will enjoy a thoughtfully designed clubhouse and lifestyle amenities within the premises, catering to their daily leisure and social needs.



## Sports & Fitness

- Multipurpose Court
- Gymnasium
- Yoga Deck

## Wellness & Recreation

- Children Play Area
- Serenity Lounge

## Games Room

- Pool Table
- Carron & Chess
- Table Tennis
- Foosball

## Social & Community

- Star Gazing Deck
- Multipurpose Hall cum Games Room
- Party Lawn



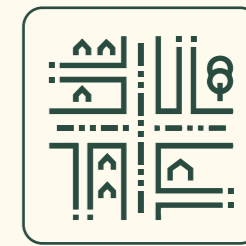
# Specifications

AshokVistas offers a thoughtfully designed environment where comfort meets functionality. Every detail is crafted to create a seamless blend of convenience, sustainability, and aesthetic appeal. From well-planned infrastructure to thoughtfully crafted spaces, the focus is on creating a setting that simplifies daily living.

At AshokVistas, living isn't just about a home, it's about embracing a lifestyle that is harmonious and fulfilling in every way.



Grand Entrance



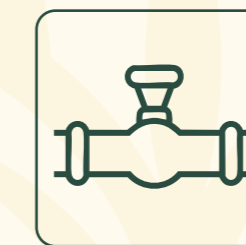
Trimix Roads with Walkways



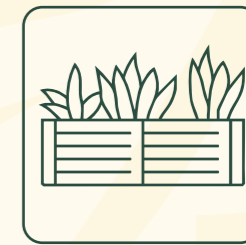
Street Lights



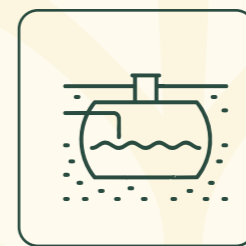
Electricity Feeder



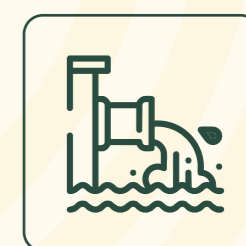
Storm water line



Shrub Bed



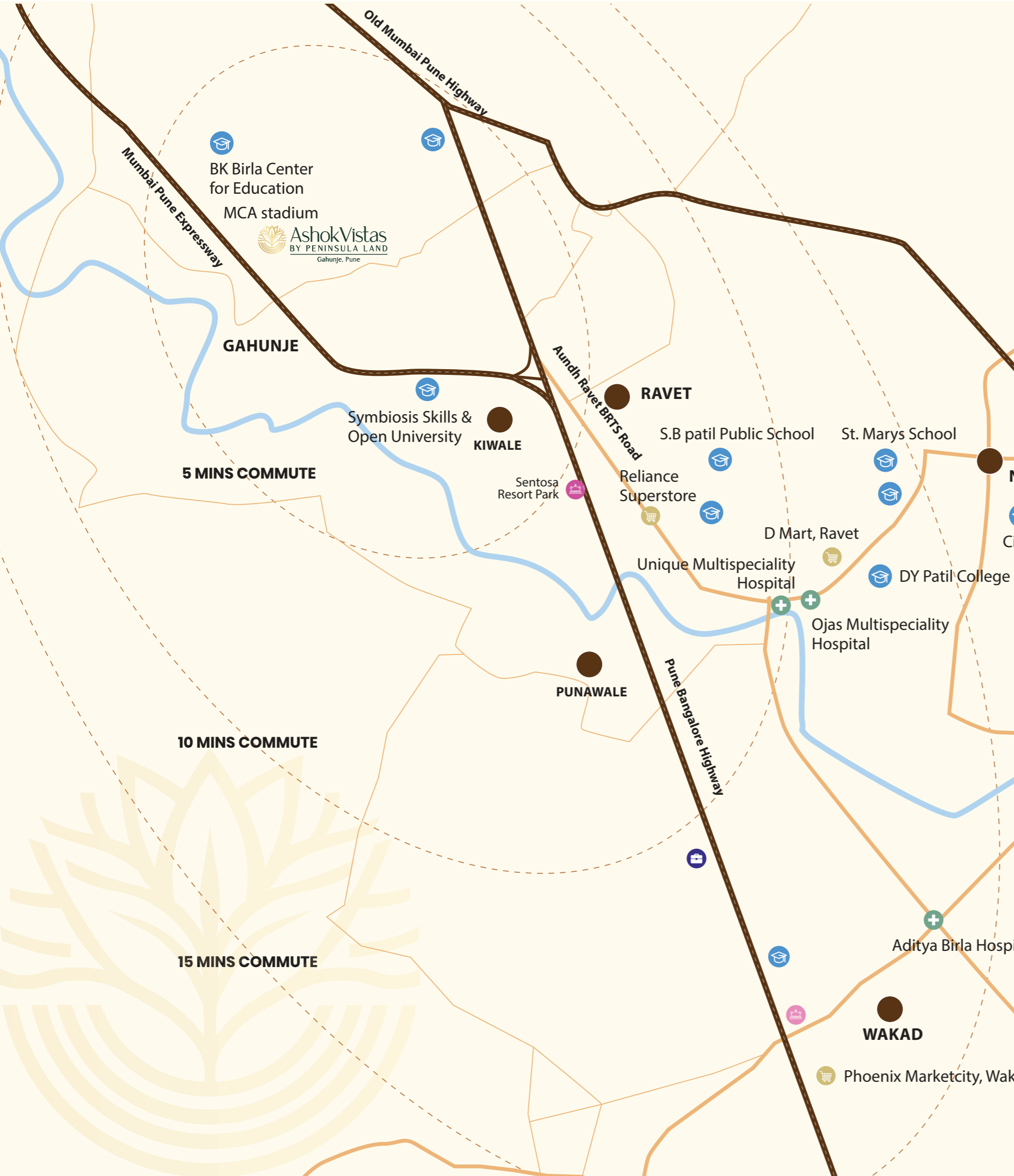
Common Underground Water Tank



Common Sewage Treatment Plant

# Social Infrastructure

AshokVistas boasts seamless connectivity, being directly connected to the Mumbai-Pune Expressway. Surrounded by a thriving ecosystem of top schools, hospitals, commercial districts, and entertainment zones, it offers unparalleled convenience for a balanced and fulfilling lifestyle.



## Key Business Zones

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

## Educational Institutes

The Orbis School, Gahunje	~ 0 mins
Symbiosis Skills & Open University, Kiwale	~ 2 mins
SB Patil Public School, Ravet	~ 7 mins
BK Birla Center for Education, Shirgaon	~ 13 mins

## Hospitals

Ojas Multi-speciality Hospital, Ravet	~ 7 mins
Unique Multi-speciality Hospital, Ravet	~ 13 mins
Life Point Hospital, Wakad	~ 15 mins
Aditya Birla Hospital, Chinchwad	~ 20 mins

## Malls & Entertainments

Reliance Superstore, Ravet	~ 5 mins
D Mart, Ravet	~ 7 mins
Decathlon, Wakad	~ 15 mins
Phoenix Marketcity, Wakad	~ 15 mins

# About Peninsula Land

Peninsula Land Limited, part of the prestigious Ashok Piramal Group, is a pioneering real estate company renowned for creating iconic landmarks that shape urban skylines.

The company features a diverse asset portfolio spanning residential, commercial and retail projects, with a strong focus on creating value for all stakeholders. Today, Peninsula Land is an integrated real estate company, poised to set new benchmarks for the future through transparency, continuous innovation, and sustainable development.



Track record of 20+ years in real estate development



10.6 million sq. ft. of development delivered



1 million sq. ft. under development



# Our Pune Story

With a legacy of creating landmark destinations Peninsula Land's unwavering commitment to excellence is evident in iconic projects like Peninsula AshokVann, Ashok Meadows, AddressOne and Peninsula Centre.

This proven track record, built on trust, innovation, and meticulous craftsmanship, assures you of an investment that stands the test of time.



 **PENINSULA LAND**  
CREATING INTERNATIONAL LANDMARKS  
By Ashok Piramal Group

Registered Address: 1401, Tower B, 14<sup>th</sup> Floor, Peninsula Corporate Park, G K Marg, Lower Parel, Mumbai, Maharashtra – 400 013

Site Address: AshokVistas by Peninsula Land, Off Mumbai Pune Expressway, Near MCA Stadium, Gahunje, Pune, Maharashtra – 412 101



Phase 1: P52100078661 Phase 2: P52100078539

**Please Note:** This Brochure is intended to provide a general overview of the project and does not constitute an offer or contract. All renderings, drawings, plans, images, and specifications included in this Brochure are artistic impressions or Generated by AI for illustrative purposes only and are subject to change, without prior notice, as per regulatory approvals, market conditions or deemed necessary by the Promoter. Prospective purchasers are advised to verify all information independently before making any decisions.

This Project is registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA). The Registration numbers are Phase 1: P52100078661 and Phase 2: P52100078539. All project details, including plans, specifications, and timelines, are available on the RERA website for verification.

[www.ashokvistas.com](http://www.ashokvistas.com)