



MUKAIWADI, PUNE

100+ Acres Lifestyle Destination



## 100+ Acres Lifestyle Destination

The Nature, envisioned and created by Maharashtra Housing Corporation is Pune's first-of-its-kind Villament community giving a resort living experience. Nestled amidst the lush green hills of Mukaiwadi, Pune it invites residents to indulge in a soulful escape.

**100+ Amenities | 5+ Exclusive Phases | 700+ Luxury Villaments**

## Seamless connectivity in & around!

All the phases and amenities at The Nature are well-linked with smooth, clean and wide roads that ease accessibility. Being close to the popular urban hotspots, it lets you access all the urban luxuries while providing a good escape from the bustling city life, in-short a luxury resort living destination.

### Enjoy quick access to:

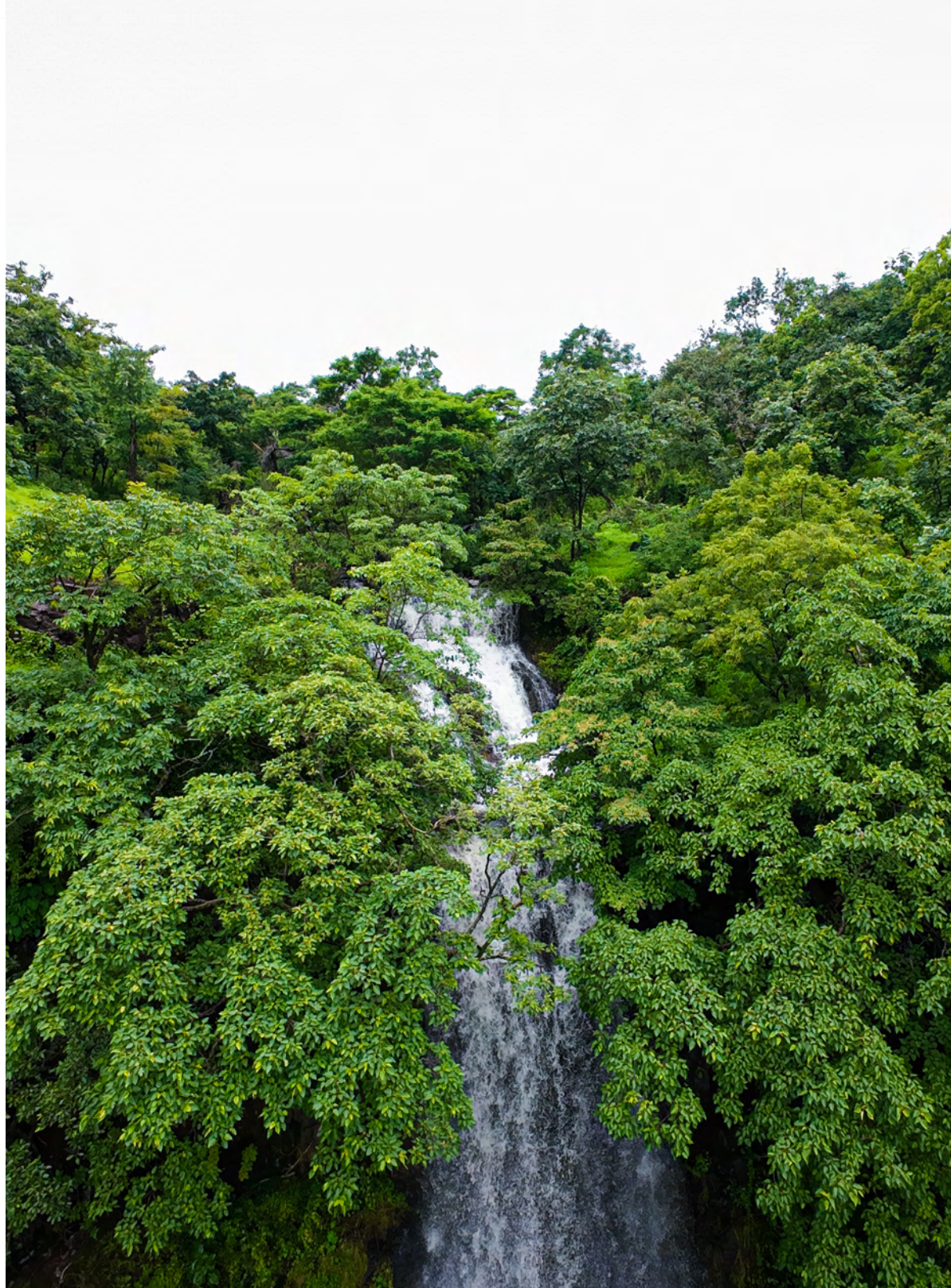
- |                                  |          |                   |          |
|----------------------------------|----------|-------------------|----------|
| ▪ Proposed Ring Road .....       | 5 Mins.  | ▪ Baner .....     | 22 Mins. |
| ▪ Proposed Metro Station .....   | 5 Mins.  | ▪ Hinjawadi ..... | 25 Mins. |
| ▪ Pirangut .....                 | 10 Mins. | ▪ Balewadi .....  | 25 Mins. |
| ▪ Kothrud .....                  | 20 Mins. |                   |          |
| ▪ Mumbai-Bangalore Highway ..... | 20 Mins. |                   |          |

# Master Layout

Mindfully designed without disturbing the natural green pockets.

- 1 Main Gate
- 2 The Nature's Club
- 3 Helipad with Lounge
- 4 Infinity Pool
- 5 The Nature's Eden
- 6 The Nature's Multi-Speciality Hospital
- 7 19 Cup Golf Course
- 8 5 Star Restaurant
- 9 Amphitheatre
- 10 Waterfall Pavilion
- 11 Natural Trail
- 12 Phase 3
- 13 Phase 4
- 14 Service Quarters
- 15 Cascade (Natural Waterfall)
- 16 Phase 2
- 17 The Nature's Square
- 18 Panora Hills
- 19 Sports Arena
- 20 Lagoon
- 21 Performing Theatre
- 22 Phase 5





## Holistic Living

Here, all amenities and features are designed to facilitate ease of movement and elevate the aesthetic appeal.

- Smooth and easy-to-navigate roads
- Helipad for medical emergency
- Wheelchair-friendly campus & accessibility across the project
- 3-Tier security
- Online dine-in reservations

- Complete CCTV surveillance
- Access-controlled villa entrances
- Panic button for medical emergencies
- Multi speciality hospital
- Doorstep grocery delivery

- Senior citizen friendly living
- Wi-Fi coverage throughout
- Internal shuttle service
- Natural trail
- 5-Star resort hotel




Launching

## Panora Hills

Welcome to The Nature's inaugural province, Panora Hills  
surrounded by green scapes and natural luxuriance.

19 Villas | 152 Villaments | Valley Views



Own the delight of having a residence  
that combines nature and modernity, convenience and serenity  
to create the perfect lifestyle experience!

## What is a villament?

A villament is a unique architectural concept combining the spaciousness and privacy of a villa with the convenience and amenities of community living. This design offers the joy of individual living spaces within a cluster housing set-up, ensuring a sense of community and ease of maintenance. Villaments typically feature bi-level structures with lifts, expansive living areas, and garden decks, allowing residents to enjoy both exclusivity and the benefits of a well-appointed, gated community.

### KEY FEATURES!

1 Villa consists of 8 villaments

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G+1 Structure

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1 Lift shared by all villaments

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Choice between terrace & garden villaments



## Highlights

To give you an overview, the entire villament is crafted to harmonise with nature, offering an unparalleled blend of independent and community living. The panoramic views and serene hilltop location offer a peaceful retreat, connecting you with nature from every corner of your home. The East-West orientation ensures optimal sunlight exposure throughout the day, enriching every room with natural light. Enhanced airflow and cross-ventilation design keep the interiors fresh and breezy. The integration of smart home features and energy-efficient solutions further ensures a seamless, eco-friendly living experience.



### Orientation

East-West direction for optimal sunlight exposure.



### High-Speed Internet

Complimentary for the first 5 years.



### Smart Home Features

Home automation in each villament.



### Safety Features

Panic buttons installed in each villament.



### Accessibility

Entire house is wheelchair accessible.



### Power Backup

Equipped with DG backup.

# Grand Lobby

Step into a welcoming lobby where smart security and premium design elements create a sophisticated entryway. The 50mm thick main door with a veneer finish sets a refined tone, while the wheelchair-accessible doors ensure inclusivity. Dedicated storage for a shoe rack and smart lock with video surveillance enhances both functionality and security, making this space not only elegant but also practical and in tune with its natural surroundings.



**Smart Security**  
One-touch smart lock with video surveillance.



**Main Door**  
50mm thick main door with veneer finish, premium fittings and hardware.



**Accessibility**  
Wheelchair-accessible doors.



**Storage**  
Dedicated space for a shoe rack.

# Opulent Living Room

The living room at Panora Hills is a testament to premium indoor-outdoor living. With expansive three-sided garden decks, you can immerse yourself in nature while enjoying panoramic vistas from the comfort of your home. The space is adorned with large vitrified tiles, creating a seamless transition between the indoor elegance and the natural beauty outside. The long windows ensure abundant natural light and fresh air, enhancing the tranquil and nature-connected ambience of this central living area.



## Premium Flooring

High-quality large tiles (1200mm x 1800mm).



## Spacious Seating

Accommodates a 6/8-seater sofa.



## Outdoor Decks

Ground floor features a 3-sided garden deck; first floor features a 2-sided terrace deck.



## Natural Light

L-shaped long windows for ample sunlight.



## Insect Protection

Aluminium window frames with mosquito nets.



## Smart Controls

Remote-controlled lighting and fan.



## Cooling

Air conditioning by Daikin or equivalent.



## Aesthetic Design

POP False ceiling and lustre paint finish.



## Emergency Preparedness

Panic button installed.



## Open Kitchen

Cook and dine amidst nature in your villament's open kitchen, designed for both functionality and aesthetic pleasure. The granite countertops and modular kitchen setup provide a sleek and modern space for culinary creativity. Ample sunlight filters through strategically placed windows, keeping the area bright and inviting. The space for a dishwasher, chimney and hob is provided along with the provision of safety features like a gas leak detector. This ensures a safe and pleasant cooking experience, seamlessly blending modern convenience with natural light and ventilation.



### Modern Design

Open kitchen with granite countertops.



### Seating

Dinning seating for 4-5 people.



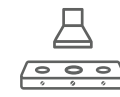
### Modular Kitchen

Interior designed with Grass fittings.



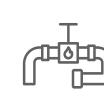
### Safe Design

Rounded corners for safety.



### Appliances

Equipped with Hafele chimney and hobs.



### Safety First

Gas leak detector installed.



### Additional Provisions

Space for microwave, oven and stove.

# Elite Master-Suite

This space is a sanctuary of comfort and nature-inspired design. It features an expansive space with an attached washroom, ample walking area and a panic button for added security. Large windows ensure abundant natural light and fresh air, creating a soothing environment. The bedroom's design includes a king-size bed, storage solutions, and a provision for a workspace, all while allowing you to stay connected to the beautiful outdoors through its thoughtful integration of natural elements.



**Bedding**  
Ample space for King size bed with ample space for side table.



**Attached Washroom**  
En-suite for convenience.



**Storage**  
Wardrobe space and overhead storage.



**Terrace Safety**  
Glass railing for terrace villaments.



**Work Station**  
Provision for a workspace.



**Smart Features**  
Remote-controlled lights and fans.



**Entertainment Ready**  
Provision for a Smart TV.



**Cooling**  
Air conditioning by Daikin or equivalent.



**Emergency Preparedness**  
Panic button installed.



## Inviting Guest Bedroom

The guest bedroom offers a serene and comfortable space that harmonises with nature. Equipped with a king-size bed, ample storage and a provision for a workspace, it ensures a welcoming stay for visitors. Large windows provide natural light and ventilation, while the room's design maintains a tranquil atmosphere. With modern amenities, smart features and thoughtful touches like a panic button, the guest bedroom provides a cosy retreat, seamlessly blending comfort with the natural beauty of its surroundings.



### Storage

Wardrobe space & overhead storage.



### Juliet Window

For natural light & ventilation.



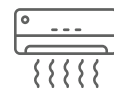
### Work Station

Provision for a workspace.



### Smart Features

Bedroom automation & provision for a Smart TV.



### Cooling

Air conditioning by Daikin or equivalent.



### Emergency Preparedness

Panic button installed.



## Chic Washrooms

The washrooms at the villament are meticulously designed featuring anti-skid tiles and premium KOHLER fittings. Each washroom prioritises safety and style by incorporating natural light streams through well-placed windows. Accessibility is enhanced with ample wheelchair space and thoughtfully installed shower bar handles, ensuring ease of use for seniors and those with mobility needs. Efficient ventilation through exhaust fans and an eco-friendly solar heater provide a sustainable experience.



### Safety Flooring

Anti-skid tiles  
(1200mm x 600mm).



### Ventilation

Equipped with  
exhaust fans.



### Premium Fittings

KOHLER sanitary  
fittings.



### Accessibility

Shower seats  
& handle bars.



### Eco-Friendly

Pressurised solar water  
heating system.



### Additional Heating

Havells or equivalent  
geyser installed.



### Accessibility

Fully wheelchair  
accessible.



# Thoughtful Utility Space

The villament's utility space is thoughtfully designed to cater to practical needs. Featuring durable floor tiles and a pulley-operated clothes-drying system, it provides a functional area for laundry and storage. The inclusion of a granite countertop with sink and provisions for a washing machine and gas cylinder ensure that daily chores are managed efficiently. With ample ventilation and natural light, this space remains fresh and inviting, offering a practical yet serene extension of your home.



## Durable Flooring

Floor tiles (600mm x 600mm).



## Laundry Ready

Points for washing machine & dishwasher.



## Washing Area

Sink with granite countertop.



## Storage

Provision for gas cylinder storage.



## Garden / Terrace Area

The garden area is a private retreat that beautifully integrates with your living space. Ranging from 600 to 4000sqft, these landscaped gardens feature ambient lighting, comfortable walkways, and a designated barbeque area. Designed with nature in mind, the garden's lush greenery and serene environment provide a perfect outdoor escape. Enjoy leisurely moments in the open seating areas or simply take in the natural beauty that surrounds you.



### Garden Areas

From 600sqft up to 4000sqft.



### Landscaped Garden

Fully landscaped with beautiful plants.



### Garden Lighting

Ambient garden lights installed.



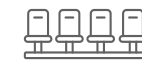
### Walkways

Garden tiles for comfortable walking paths.



### Outdoor Cooking

Provision for a barbeque area.



### Seating

Outdoor seating for 4 to 6 people (terrace apartments).



### Stylish Design

Shera wood or equivalent false ceiling at balcony & terrace projections.

# Ample Parking Space

Each villament has a covered private parking space giving you the comfort of owning a dedicated area to safely park your vehicles. In addition to safeguarding your vehicle, each parking spot is equipped with EV charging provisions, ensuring convenient and sustainable energy solutions for electric vehicle owners. This thoughtful feature enhances both luxury and eco-friendliness for residents.





**HEAD OFFICE ADDRESS:**

6th Floor, 7 Apte Road, Beside Coronet Hotel,  
Shivajinagar, Pune 411004

**SITE ADDRESS:**

The Nature, Mukaiwadi, Mulshi Road,  
Pune - 412115

MAHA RERA



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