



A Project by

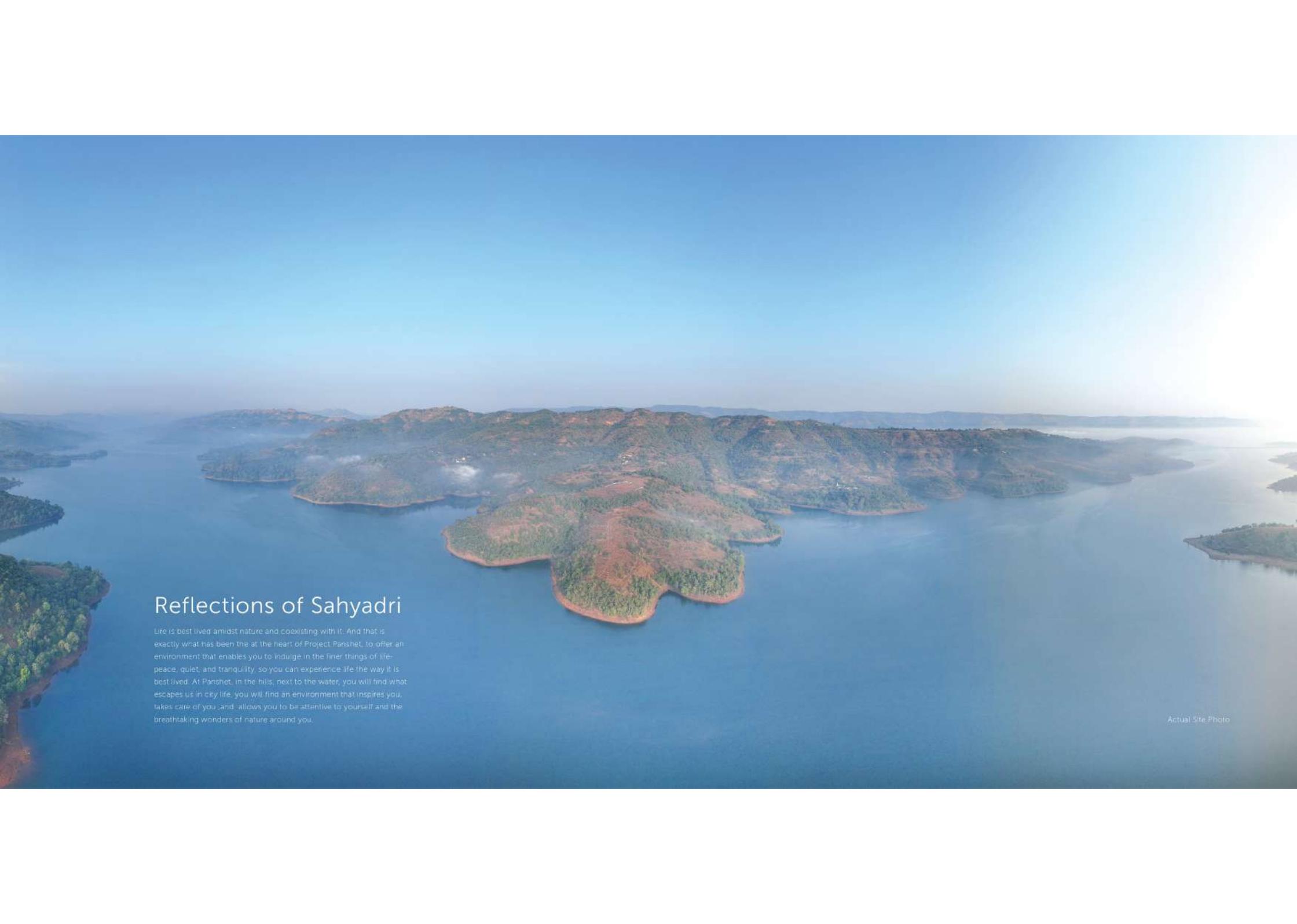


**MP REALTY**



## Echoes of Sahyadri

On the fringes of the Western Ghats, offering a spectrum of rich biodiversity with stunning views and access to magical water bodies, sits the hills of Sahyadri. A treasure of Pune, Sahyadri gifts people quiet, calm, and peace. It presents you with a new way of living, an easier way of living, in the great outdoors and amidst nature. Sahyadri has with it, the magic of rejuvenation.



## Reflections of Sahyadri

Life is best lived amidst nature and coexisting with it. And that is exactly what has been the at the heart of Project Panshet, to offer an environment that enables you to indulge in the finer things of life- peace, quiet, and tranquility, so you can experience life the way it is best lived. At Panshet, in the hills, next to the water, you will find what escapes us in city life, you will find an environment that inspires you, takes care of you, and allows you to be attentive to yourself and the breathtaking wonders of nature around you.

Actual Site Photo



## A slice of paradise

Perched in the lap of the Western Ghats, Panshet gifts you breathtaking views of mountains and peaks, and the ideal setting for a wellness destination. A paradise so magical you will feel a new just by existing here.

Actual Site Photo

## Location Advantage

Panshet Hills enjoys the promise of future connectivity through proposed ring roads linking Mumbai and Pune. Embrace the best of both worlds with seamless access to metropolitan hubs while reveling in the serene beauty of Panshet's surroundings.

### Accessibility:

Pune, a bustling metropolis known for its cultural heritage and educational institutions, is easily accessible from Panshet. The proximity to the city ensures convenience for guests while providing a serene escape from urban life.

From Mumbai: 185Km.

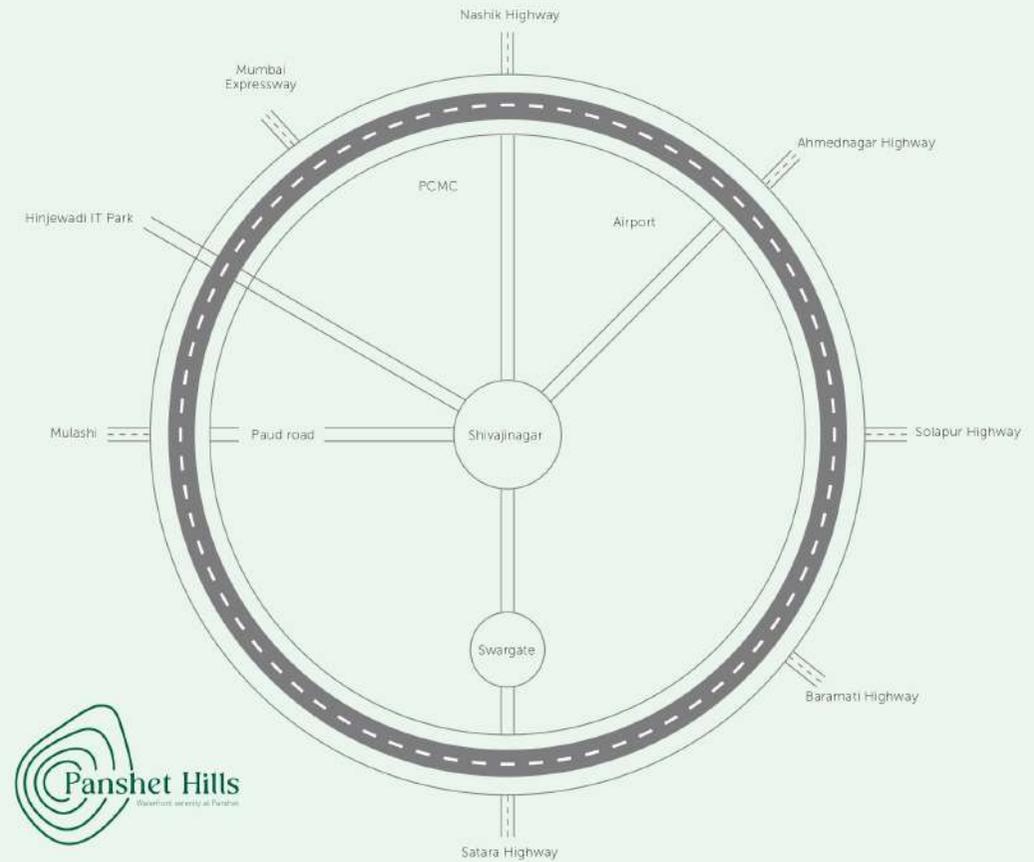
From Swargate: 41Km

From Charidani chowk: 40Km.

From Sinhgad Road: 35Km.



## Proposed Ring road Connectivity



## Development Potential

An entire expanse of land dedicated to the wellbeing of people, in an environment as magical as Panshet, and close to the metropolis of major cities is an excellent combination of space, connectivity, and nature that could work wonders with the right vision.

Our development plan includes luxurious villas, a spa and wellness center, fitness facilities, organic farms, and recreational activities. The project will be developed in phases, ensuring a sustainable and environmentally friendly approach.



## Market Opportunity

The global wellness tourism market is expected to reach USD 2.1 trillion by 2030, growing at a CAGR of 12.42% from 2023 to 2030.

The wellness industry in India is growing rapidly, with an increasing number of people seeking healthy and relaxing getaways.



CAGR: Compound Annual Growth Rate  
Source: globalwellnessinstitute.org

## Investment Potential

With a projected ROI of 20-25%, Serenity Panshet Hills offers a lucrative investment opportunity for those looking to tap into the growing wellness industry.

### High ROI Potential:

Capitalize on the growing demand for wellness tourism and eco-friendly resorts, with the potential for attractive returns on investment.

### Brand Recognition:

Partner with experienced developers and operators to establish a prestigious wellness brand synonymous with luxury, sustainability, and wellness excellence.

### Prime Land Opportunity:

This vast expanse of land is available for development, offering ample space for a world-class wellness center and resort.

### Diversification:

Diversify your investment portfolio with a unique opportunity in the burgeoning wellness tourism sector.

### Long-Term Value:

Secure a stake in a prime location with immense potential for long-term growth and appreciation.

## Features of the land

Paradise of vastness and serenity that is the ideal setting for wellness and rejuvenation.

### Vast Natural Landscape:

The environment enables the offering of various outdoor activities, including hiking trails, cycling routes, and outdoor fitness equipment, and provides guests with opportunities to interact with nature and connect with themselves.

### Diverse Amenities:

A wide range of amenities that include, but are not limited to, organic gardens, outdoor relaxation areas, and recreations spaces such as lakes and ponds can be made available to enhance the experience of the guests in attendance.

### Sahyadri Mountains:

The Sahyadri mountain ranges enveloping Panshet provide a stunning backdrop for the wellness center and resort. Guests can indulge in guided nature walks, trekking expeditions, and birdwatching amidst the verdant forests and cascading streams.

### Sustainable design

Implementing sustainable design practices, such as landscaping that supports the therapeutic effect of greenery, natural circulation of people, and maximizes exposure to light while optimizing shading, can create an environment that promotes well-being and relaxation experience.

### Flora and Fauna:

The region is rich in biodiversity, with a variety of flora and fauna inhabiting its forests and grasslands. From colorful butterflies to exotic birds, nature enthusiasts can witness a diverse array of wildlife during their stay. The resort's landscaped gardens and nature trails further enhance the immersive experience.

### Spectacular Waterside Setting:

The environment Offers an idyllic retreat where life is at ease with every passing breeze. Its spectacular waterside setting, with crystal-clear lakes reflecting verdant hills, enhances the harmonious charm, inviting all to bask in its enchanting embrace.

### Community Engagement:

Creating a sense of community among guests and residents through interactive spaces, and event spaces can foster a supportive and engaging environment that enhances the overall wellness experience.

### Holistic Wellness Programs:

Offering a variety of wellness programs and activities like yoga, meditation, naturopathy treatments, hydrotherapy, and manipulative therapies can cater to the diverse needs of guests seeking relaxation, rejuvenation, and holistic well-being.

### Integration with Surrounding Landscape:

Designing the resort to integrate with the surrounding landscape, similar to villas built around trees to avoid cutting them down, can create a harmonious and sustainable environment that enhances the guest experience.

### Terrain and Landscape:

The land features a vast expanse of diverse terrain, including gently rolling hills, verdant valleys, and ample open spaces. Rich biodiversity characterizes the region, with a variety of indigenous flora and fauna contributing to its ecological significance.

Panshet enjoys pleasant weather throughout the year, winters are cool and crisp whereas summers are breezy and tropical. Moreover with the lush greens and tranquil lakes that are hiding at every corner, make this the perfect getaway for anyone that wants to experience the embrace and beauty of nature.

### Climate:

Panshet experiences a pleasant climate throughout the year, with distinct seasons.

#### Winter (November to February):

Crisp mornings and cool evenings characterize the winter months, with temperatures ranging from 10°C to 25°C. This period is perfect for outdoor activities and wellness retreats, with clear skies and minimal rainfall.

#### Summer (March to June):

Summers are warm and dry, with temperatures hovering between 25°C to 35°C. Despite the heat, the surrounding greenery and proximity to water bodies ensure a refreshing ambiance. Early mornings and evenings are ideal for outdoor exercises and relaxation.

#### Monsoon (July to October):

Monsoon brings lush foliage and rejuvenates the landscape with frequent showers. Rainfall is abundant, creating cascading waterfalls and revitalizing the region's natural beauty. While outdoor activities may be limited during heavy rains, the post-rain atmosphere is perfect for wellness activities, meditation, and spa treatments.

### Water Bodies:

Panshet is blessed with abundant water resources, including the Panshet Lake and the Varasgaon Dam, which not only add to the scenic charm but also offer recreational opportunities such as boating, fishing, and lakeside leisure activities.

## Features of the land

Panshet Hills is a haven of natural beauty, featuring breathtaking views and a vibrant ecosystem.

### Abundant Greenery and Flora:

Surrounded by lush greenery, the resort is a verdant sanctuary where guests can immerse themselves in nature. Fresh air, fragrant blooms, and diverse flora create a serene escape, inviting relaxation and a deep connection with the natural world.

### Rich Biodiversity:

The region's diverse ecosystem supports a plethora of wildlife, from colorful butterflies to exotic birds, offering guests unparalleled opportunities for birdwatching and wildlife spotting.

### Waterfall Exploration:

During the monsoon season, numerous waterfalls cascade down the mountains, inviting guests to embark on enchanting expeditions to witness nature's raw power and beauty up close.

### Tranquil Nature Trails:

Scenic nature trails wind through the resort's grounds, allowing guests to embark on leisurely walks or invigorating hikes amidst picturesque landscapes, rejuvenating both body and spirit.

### Stargazing Opportunities:

Away from the city lights, the night sky over Panshet unfolds like a celestial tapestry, offering stargazers an unparalleled opportunity to marvel at the twinkling stars and constellations above.

### Natural Healing Properties:

The region's natural springs and mineral-rich waters boast therapeutic properties, providing guests with holistic healing experiences that promote physical wellness and rejuvenation.

### Environmental Conservation:

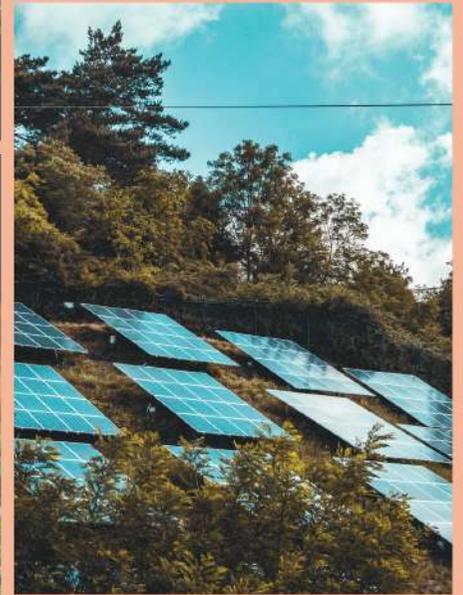
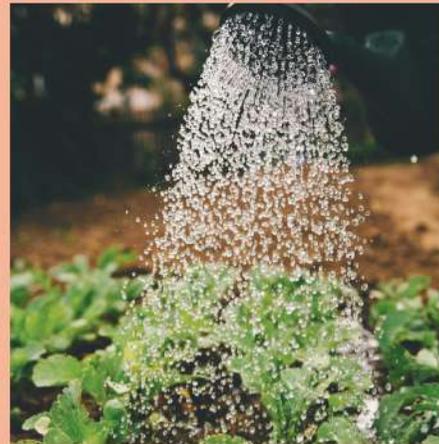
Committed to sustainability and environmental conservation, the resort actively engages in eco-friendly practices, preserving the natural beauty of Panshet for future generations to enjoy.





## Environmental Sustainability

At Panghet Hills, we are committed to environmental sustainability. Our project will incorporate eco-friendly features like rainwater harvesting, solar power, and organic farming, ensuring a minimal carbon footprint.



## Where Adventure Meets Relaxation

Imagine a place where the serenity of nature intertwines with exhilarating adventure, creating a sanctuary for both the body and soul. We are excited to present an exceptional investment opportunity in a prime piece of land, perfect for developing a world-class wellness center. This land offers the unique combination of picturesque landscapes, accessibility, and the potential to create a destination that attracts visitors from around the globe.





## Why Invest in Panshet Hills?

**Booming Tourism Sector:** Panshet is rapidly emerging as a key leisure destination with its stunning natural beauty, adventure sports, and historical sites attracting thousands of visitors annually.

**Economic Growth:** The development will not only enhance the region's infrastructure but also create numerous local job opportunities, boosting the local economy.

**Comprehensive Development Plans:** Our project includes top-notch amenities, sustainable practices, and luxury accommodations designed to attract high-end clientele.

**Strategic Location:** Located near Pune, Panshet offers easy accessibility while providing a serene escape from city life, making it an ideal location for a wellness resort.

**Economic Growth:** The development will not only enhance the region's infrastructure but also create numerous local job opportunities, boosting the local economy.





## MP REALTY

Site Office:

A/p Ambegaon kh panshet,Vella, district Pune,  
Maharashtra, India,412107

Call: +91 99232 37385

Email: [mprealty74@gmail.com](mailto:mprealty74@gmail.com)

Note: Images are artist's impressions and for illustrative purposes only. Actual conditions may vary. Specifications subject to change.

The brochure is for representational purpose only, it describes the conceptual plan to convey the content and purpose of the project, not to constitute a promise by the promoter, nor does it create any obligation on the part of the Promoter. The Project, Panshet Hills Phase 1 All the facilities and amenities depicted are spread over the whole project and shall be developed/provided in a phase wise manner at the discretion of the promoter with regards to the time of completion of the respective amenities.