



**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

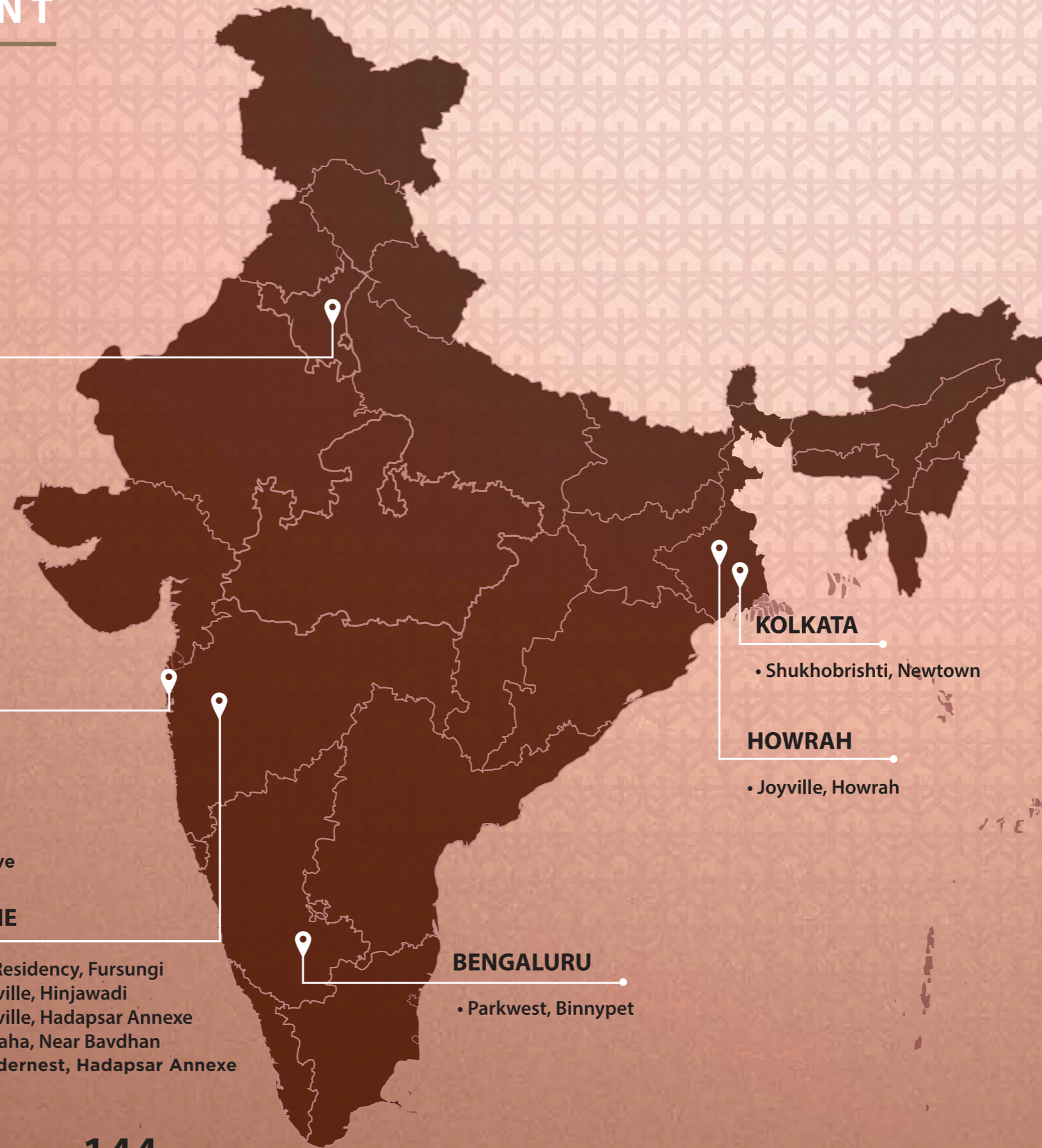
- Parkwest, Binnypet

## 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**



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**



# 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  
(  $\approx 8.09$  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



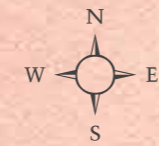
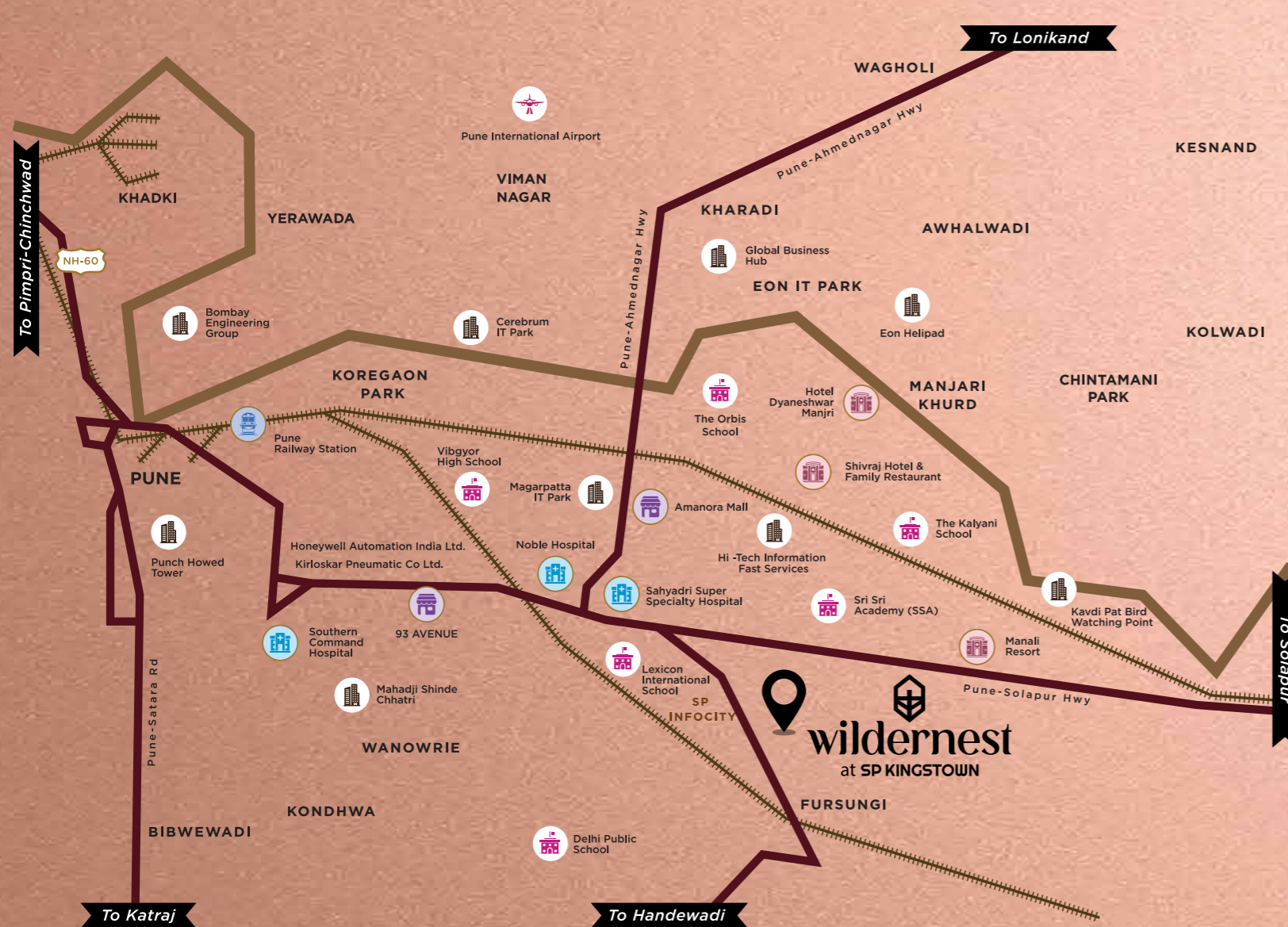
## The home of freedom and flight.

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
-  Major Road
-  Airport
-  Hospital
-  Shopping Centre
-  Education Institute
-  Hotel/Restaurant
-  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 green forest. Her arms are outstretched to the sides, and her eyes are closed, looking upwards. The background is filled with sunlight filtering through the trees, creating a bokeh effect. The word "wildernest" is written in a large, white, serif font across the middle of the image.

# 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



## 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



### **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.



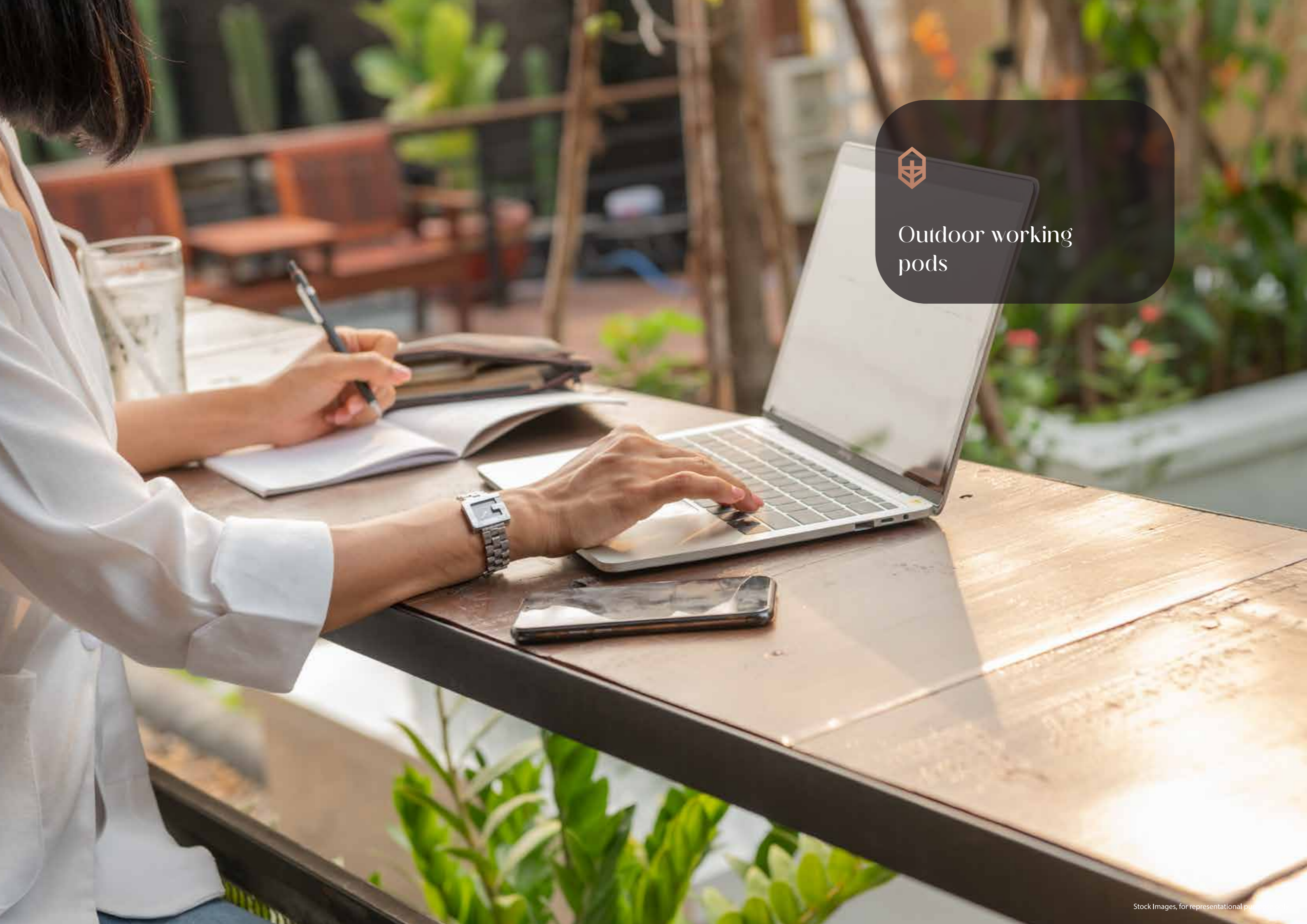
# RECREATIONAL FACILITIES



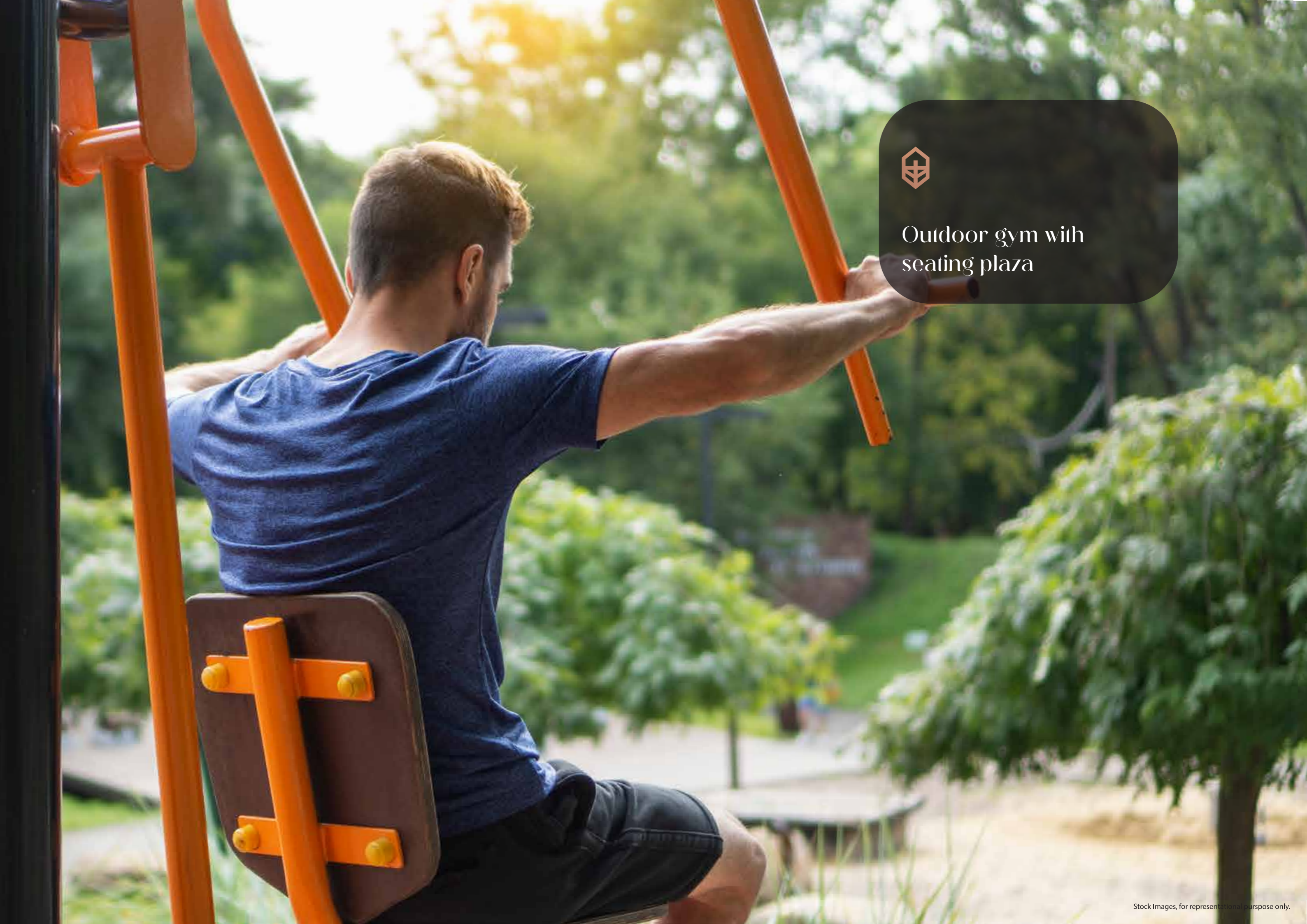
Multiple gardens and  
green spaces



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

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.

**Disclaimer:** Mrunmai Properties Limited is one of the participants in the larger scheme of development to be named as SP Kingstown. Mrunmai Properties Limited is presently developing residential buildings on a portion of the lands wherein it has acquired rights, which lands have been offered to form part of SP Kingstown. It presently appears that the other individual owners of portions of the larger land, agreed to form part of SP Kingstown, are aligning themselves, inter-alia, towards commercial, retail, healthcare and infrastructure development subject to approvals and reservations affecting those lands from time to time. All representations made herein are intended to cover only the residential development by Mrunmai Properties Limited while giving you a flavour of what is expected in the neighbourhood as development progresses for other owners/developers in due course. This material does not constitute an offer and/or contract of any type. Any prospective sale shall be governed by the terms and conditions mentioned in the Agreement for Sale to be entered into between the parties. Images used are stock images or artist's impressions and are for reference purpose only. Images are digitally enhanced, unless otherwise mentioned. No photos have been shot at site unless mentioned otherwise. Products, features, equipment, furniture, furnishings, light fittings etc. shown in the render are for are for reference only. The representation of plants/trees/plantation/flowers in the image are shown as fully grown in healthy conditions. The growing time of the plantation may vary depending upon the type and species. The places and people shown in the advertisement images are fictitious and are created by Generative Artificial Intelligence (AI) tools. AI generated art is created autonomously by artificial intelligence without creative contribution from humans. Any resemblance to places or persons living or dead is unintentional and purely coincidental. Please note that the project is being developed in phases and hence a few of the common amenities and facilities shown, will be completed along with the completion of all phases in the project, subject to approval from the relevant authorities. Mango Tree Villa Tower 1 is mortgaged to Vistra ITCL (India) Limited, whose NOC will be provided for sale of flats therein. For more information, visit <https://shapoorjirealestate.com/>



 **Shapoorji Pallonji**  
Real Estate