



1 KHANDALA VALLEY

LUXURY AMIDST NATURE

 WOODLANDS
HOUSING



Heaven above. 1 Khandala Valley below.

Watch the mists trail into your bedroom. Wait for the sun as it descends slowly between mountain tops. Emerald stretches as far as the eye can see, crisscrossed by streams of sparkling white water. Treetops give way to sun-stained skies to a canopy of stars. The hills stand guard over the verdant 1 Khandala Valley. This is a land touched by the gods.

Nurture yourself with every possible luxury in signature villas that have been designed with the greatest care and utmost thought, to stand apart.

Find peace, find solitude, find yourself. Return to paradise with 1 Khandala Valley.





Paradise is just a drive away.

Getting to 1 Khandala Valley is effortless. Short distances with the added bonus of scenic routes that are a treat for the senses; you can't help but leave the bustle of the city behind. In every season, carpeted hills are marked by cascades and riotous blooms.

1 Khandala Valley is just 110 kilometres from Mumbai city in one direction, 80 kilometres from Pune in the other, and a mere 27 km from Lonavala. Its proximity to the teeming metropolis means a rapidly-growing infrastructure, good roads, and being able to achieve that wonderful balance between solitude and city life.

Closer to home, there are attractions that will appeal across age groups. The larger-than-life Ad Labs Imagica is a massive draw for children and adults alike. The famous natural feature, Duke's Nose, overlooks 1 Khandala Valley. While a landmark for hikers, and a wonderful picnic spot, its apparent inaccessibility keeps it exclusive.

Nature's bliss awaits you at 1 Khandala Valley. Nurture yourself, and your loved ones, in this heaven on earth.





Move to 1 Khandala Valley, and live closer to the gods.

Nestling on the Western Ghats, at the foothills of Duke's Nose peak, 1 Khandala Valley is a private, secure, gated community that sprawls over 37 acres. Spacious, thoughtfully-designed terraced villas dot the hillside, each enjoying an uninterrupted view of the valley. Each villa sits on its own plot of land, completely separated from its neighbour, and every home has a private pool and landscaped garden. Every element of the villa is of the highest quality, the villas themselves designed by renowned architect Ajit Shilpi, focusing on the ethereal, natural bounty that is 1 Khandala Valley.

With 45 multi-level residences, the vision of the team behind 1 Khandala Valley expands to include a luxurious Resort & Spa, with 20 fabulously furnished, ready-to-occupy suites, and 5-star amenities. 1 Khandala Valley enjoys fantastic views from each of its villas, and is hedged by lands that will remain untouched for years to come.





Istana

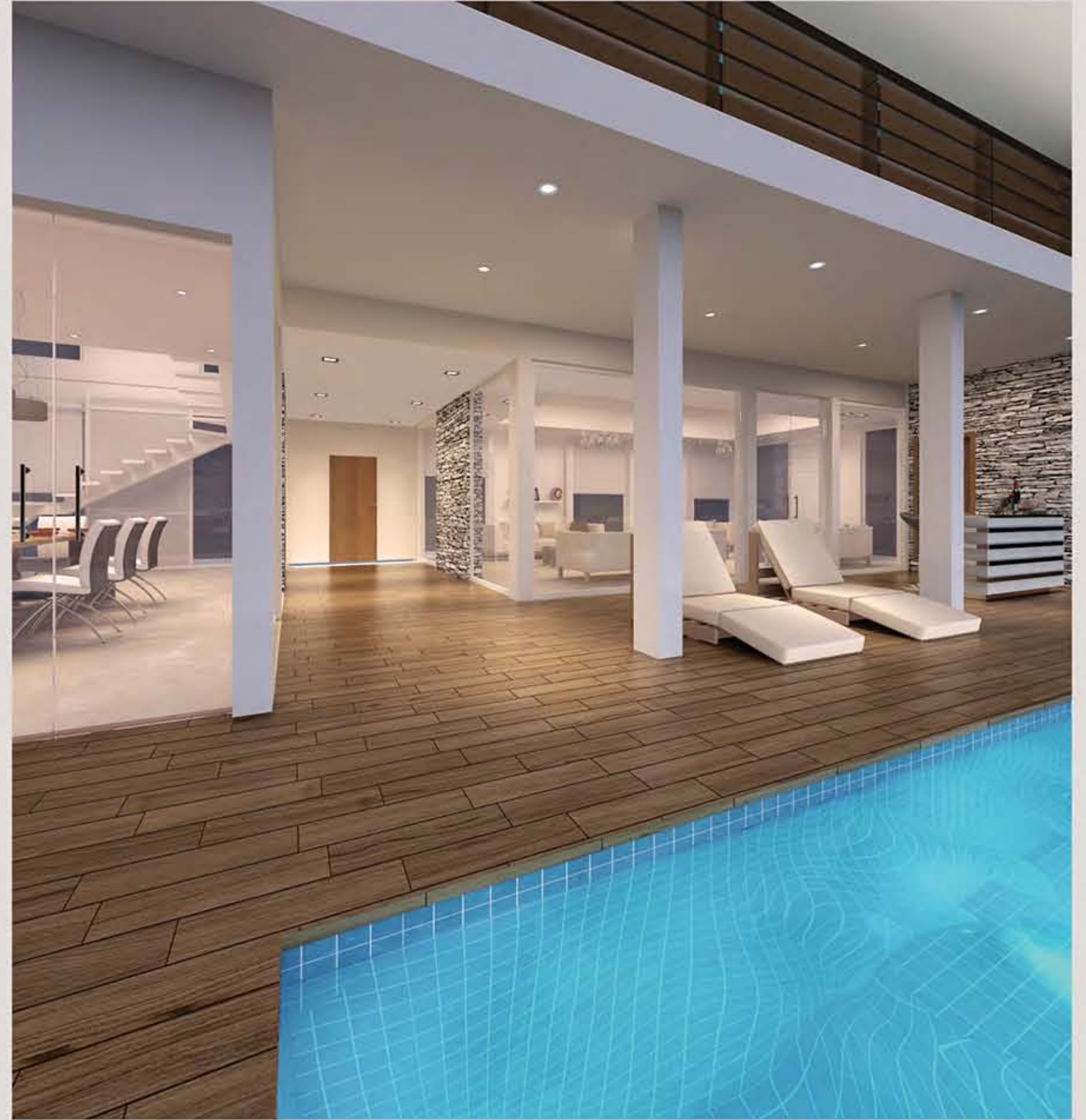
4 Bedroom Signature Villas

In Malaysia, a traditional Istana is a palace. A residence designated the status of Istana is fit only for royalty, for a Raja and his family. As are each of the **Istana Signature Villas** at 1 Khandala Valley.

These superbly-designed, modern-contemporary, three-tiered, terraced marvels, are of about 6000 sq. ft., located on plots upwards of 15000 sq. ft. Every villa hugs the hillside, to rise several levels, and gives you a spectacular view from every floor. Four palatial bedrooms open out on to private verandas, with uninterrupted views of Duke's Nose above, and the surrounding valleys. An infinity pool stretches across the length of the deck and almost seems to drop into the valley beyond.

At 1 Khandala Valley, everything is built to last. Each home is designed to let in the maximum air and light, with floor-to-ceiling windows. There's even an outdoor rain shower. Each villa has its own beautifully landscaped, well-maintained garden, abundant with perennially-flowering shrubs and trees that are indigenous to the region.

Don't expect too much conversation from your guests: they'll be torn between gazing at your majestic home and staring at the heavenly views beyond.



Istana

4 Bedroom Signature Villas



FIRST FLOOR LEVEL PLAN



GROUND LEVEL PLAN



FIRST FLOOR LEVEL PLAN



GROUND LEVEL PLAN



BELOW GROUND LEVEL PLAN



BELOW GROUND LEVEL PLAN

- 20 Istana Residential Signature Villas
- Approximately 6000 sq. ft. built-up area
- Independent plots of 15000 sq. ft. +
- 3 levels, 4 bedrooms, 4 terrace decks
- Private infinity pool
- All villas offer breath-taking views of Duke's Nose and the valley below
- Bedrooms, living and dining rooms open out to the pool and deck areas with uninterrupted views
- Use your own Golf Cart to motor around the community
- Upkeep and maintenance of all common areas
- Optional housekeeping services also available

Interiors

- Each bedroom has its own private terrace, large sliding glass UPVC windows
- External wall cladding with Mathios bricks from Greece
- Italian Vitrified tiles for flooring, solid European deck wood for pool area
- Air conditioning from Daikin
- European Modular Kitchen
- Hans Grohe/ Kohler high-end bathroom fittings
- Outdoor shower with Rain Shower
- LED light fittings
- Pavit tiles on driveway
- Landscaped garden
- Separate servants' quarters





Inara

3 Bedroom Signature Villas

Salute the sun from the never-ending decks that dominate your home, because in Arabic, Inara means "ray of light". Witness daily, as clean air and natural light flood through and touch every part of the **Inara Signature Villas** - modern-contemporary, two-tiered, spacious triumphs, of about 4800 sq. ft., located on plots upwards of 10,000 sq. ft.

Another meaning ascribed to Inara is "heaven-sent", a description that is wonderfully suited and immediately apparent, when your closest neighbours are the stars. Three expansive bedrooms command heady views of the valley from every angle, views that you can soak in even from the clear waters of your very own swimming pool.

Enjoy the sweeping vistas in complete privacy. Watch the trees carefully and they will reveal their stories. Bask in the immeasurable beauty of 1 Khandala Valley.



Inara

3 Bedroom Signature Villas



GROUND LEVEL PLAN



FIRST FLOOR LEVEL PLAN

- 25 Inara Residential Signature Villas
- Approximately 4000 sq. ft. built-up area
- Independent plots of 10,000 sq. ft. +
- 2 levels, 3 bedrooms, 3 terrace decks
- Private infinity pool
- All villas offer breath-taking views of Duke's Nose and the valley below
- Bedrooms, living and dining rooms open out to the pool and deck areas with uninterrupted views
- Use your own Golf Cart to motor around the community
- Upkeep and maintenance of all common areas
- Optional housekeeping services also available



GROUND LEVEL PLAN



FIRST FLOOR LEVEL PLAN

Interiors

- Each bedroom has its own private terrace, large sliding glass UPVC windows
- External wall cladding with Mathios bricks from Greece
- Italian Vitrified tiles for flooring, solid European deck wood for pool area
- Air conditioning from Daikin
- European Modular Kitchen
- Hans Grohe/ Kohler high-end bathroom fittings
- Outdoor shower with Rain Shower
- LED light fittings
- Pavit tiles on driveway
- Landscaped garden
- Separate servants' quarters





Miraya

2 Bedroom Resort Suites

Miraya in Sanskrit means "prosperous". And truly, owning one of these **sale-and-lease-back villas** points to good business sense, and good fortune. Making Miraya yours brings so many benefits, the least of which is a fully-furnished, ready-to-move-in, luxurious, resort-style residence, with every conceivable five-star amenity.

Situated at ground level with a built-up area of approximately 2000 sq ft, two bedrooms designed in the modern-contemporary style comprise a private plunge pool, a lounge deck with pergola, an outdoor shower, a kitchenette, spacious wardrobes, and fridge, TV, DVD, and Internet access.

To be professionally managed by a well-known, established hotel chain, owning a Miraya property at 1 Khandala Valley makes sure that you earn while not in residence, and reap the full benefits of a resort, when you do.

Enjoy hassle-free, ultra-luxurious living, only at 1 Khandala Valley.



Miraya

2 Bedroom Resort Suites



GROUND LEVEL PLAN

- 20 Miraya Pool Villas
- Sale-and-lease back model
- Approximately 2000 sq.ft. built-up area
- Ground level, 2 bedrooms
- Fully furnished (kitchenette, wardrobes, fridge, TV/DVD, Internet)
- Private plunge pool
- All villas offer breath-taking views of Duke's Nose and the valley below
- Bedrooms, living and dining rooms open on to the pool and deck areas with uninterrupted views
- Upkeep and maintenance of all common areas
- Optional housekeeping services also available



GROUND LEVEL PLAN

Interiors

- Large sliding glass UPVC windows
- External wall cladding with Mathios bricks from Greece
- Italian Vitrified tiles for flooring, and solid European deckwood for pool area
- Outdoor shower with Rain Shower
- Air conditioning from Daikin

- Fully furnished with living, dining and storage
- Hans Grohe /Kohler high-end bathroom fittings
- Accoya wood pergola from Germany
- Premium branded upholstery and motorised curtains
- Flat Screen TV and Wi-Fi
- LED Light fittings
- Landscaped and cobbled entrance pathways





Closer to Heaven, in more ways than one.

Park outside and clamber into one of the available golf carts. It's the only way to motor around the environmentally-aware and pollution-free 1 Khandala Valley. As you make your way to your villa, stop at the Resort & Spa for a day of play, and some out-of-this-world pampering.

Choose from Tennis, Billiards, or laps in the pool. Visit the state-of-the-art health club, indulge yourself at the Spa, or just lounge about at the all-day poolside coffee shop. There's even a dedicated Kids area that's safe and friendly and fun. Tuck in to a world-class meal prepared by chefs who understand food and care about what you eat. On the days you want to impress your prospective partners, book the conference room, and have them drive over.

Don't forget to look up, and look around you – drink in the ethereal, god-kissed beauty of 1 Khandala Valley. You will find that time passes very quickly when you're relaxed and happy. With a resort next to your villa, stress is only a word in the dictionary, not a part of your life.

- 2 Restaurants: All-day poolside coffee shop, and fine dining
- Conference Room
- Business Centre
- Spa, Health Club
- Swimming Pool and Jacuzzi
- Tennis
- Putting Green
- Virtual Golf
- Billiards and Pool Rooms
- Kids Area

In pursuit of perfection.

For 30 years, Woodlands Housing has built varied spaces for diverse needs with an unwavering purpose: to provide a world-class experience. The Woodlands portfolio includes diversified developments, from well-planned industrial estates, to exclusive residential properties, and landmark commercial spaces.

Projects of note: The 40,000 sq. ft. Shanti Nagar Industrial Estate in Vakola, the Tarun Bharat Coop Society, an over 100,000 sq. ft. residential society in Chakala, Andheri, Ashokvan; a residential project that covers over 300,000 sq. ft. in Borivali and a recently completed mixed-use development; Kapur House in Vile Parle (East).

The Woodlands name is synonymous with Quality. We approach every project with the view of how best to develop real estate projects to the highest standards. Our goal is that what we build today will deliver value for generations to come. Our commitment is to the individual and to the community; to plan ahead, execute with precision, and help transform daily living.



Partnerships that sustain.

Promoters

Mr. Surendra Kapur, Director

With over 50 years' experience in real estate and construction, he focused his unique foresight and entrepreneurial vision towards setting up what is today, a rapidly growing Group, which has successfully developed close to 500,000 sq. ft. of land over the last 5 decades.

Mr. Joy Kapur, Managing Director

Joy is a graduate in Commerce from Mumbai University. He has over 20 years' experience in real estate and construction. With his able assistance and expertise, the Group modified processes and systems to become customer-centric and luxury-oriented. Under his strong leadership, "Woodlands" has emerged as the preferred real estate development brand in Mumbai.

Mr. Gaurav Kapur, Director

Gaurav is a bachelor in Economics from the United States of America. His father, the late Mr. Ashok Kapur, was the co-promoter of Yes Bank Limited, one of the leading private sector banks in India. Gaurav brings hospitality experience to the project. He is the owner of the high-end "212 Bar & Grill" in Worli, and Café Sundance in Churchgate, Mumbai.

Design Architect & Interiors | Ajit Shilpi

Landscape Architect | Ananta Farms

MEP Consultants | Integrated Technical Services

Branding & Design | Radhika Chopra

Hospitality and Feasibility Consultants | Mahajan & Aibara

Solicitors | Hariani & Co

CORPORATE ADDRESS

Woodlands Housing Pvt Ltd.
3, Union Co-op Insurance Building
23, PM Road, Mumbai 400001
Tel: +9122 22027578, +9122 22830349
Email: info@woodlandshousing.in

SITE ADDRESS

Chavni Village
Khopoli-Pali Road
(after IMAGICA) Khalapur

www.1khandalavalley.com

www.woodlandshousing.in

Disclaimer: All images, illustrations, and conceptual renders in this brochure are purely representative of the proposed development. The developer reserves the right to change the layout, plans, specifications, and furniture and fixtures, without prior notice or obligation.

Brochure Design: radhika@radhikachopra.in



Download the free **XPLOAR** application from the App store. Launch the application. Place your phone on top of the image. Scan the image above to experience the walk-through video of 1 Khandala Valley.