

HIGHGARDENS
AT FOREST TRAILS TOWNSHIP

2, 3 & 4 BR
Terrace Garden Residences



E M B R A C E

N A T U R E

I N S I D E O U T



*Welcome to the shaded green,
As you wander through trails unseen,
You may feel something strange,
The feeling of a coming change.*

*You see nature laying at ease,
Undisturbed, swaying in the cool breeze.
The birds and bees in song together,
Dancing with flowers enjoying the weather.*

*When you are homeward bound,
Nature follows you around.
At home her presence is so near,
In the garden you hold so dear.*

*The profound change is now complete,
From a distant echo to a voice so sweet,
Your heart never really had a doubt,
About embracing nature inside out.*



Bring nature home
at HIGHGARDENS



Overlooking the valley, HighGardens stands tall in the Forest Trails Township. Curated for those who have a special kinship with nature, the project offers **Two, Three and Four BR Terrace Garden Residences**. Whether you love the expansive glory of nature along the hillside or prefer the intimacy of a home garden, HighGardens creates opportunity for experiences where you are close to nature.



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Rising above the hillside greenery, HighGardens places you at a vantage point where the valley bares all its secrets for you. Watch Manas Lake's cool waters sparkling in the sun or the peacocks dancing in the green open fields. Wherever you look, nature peeks back at you.

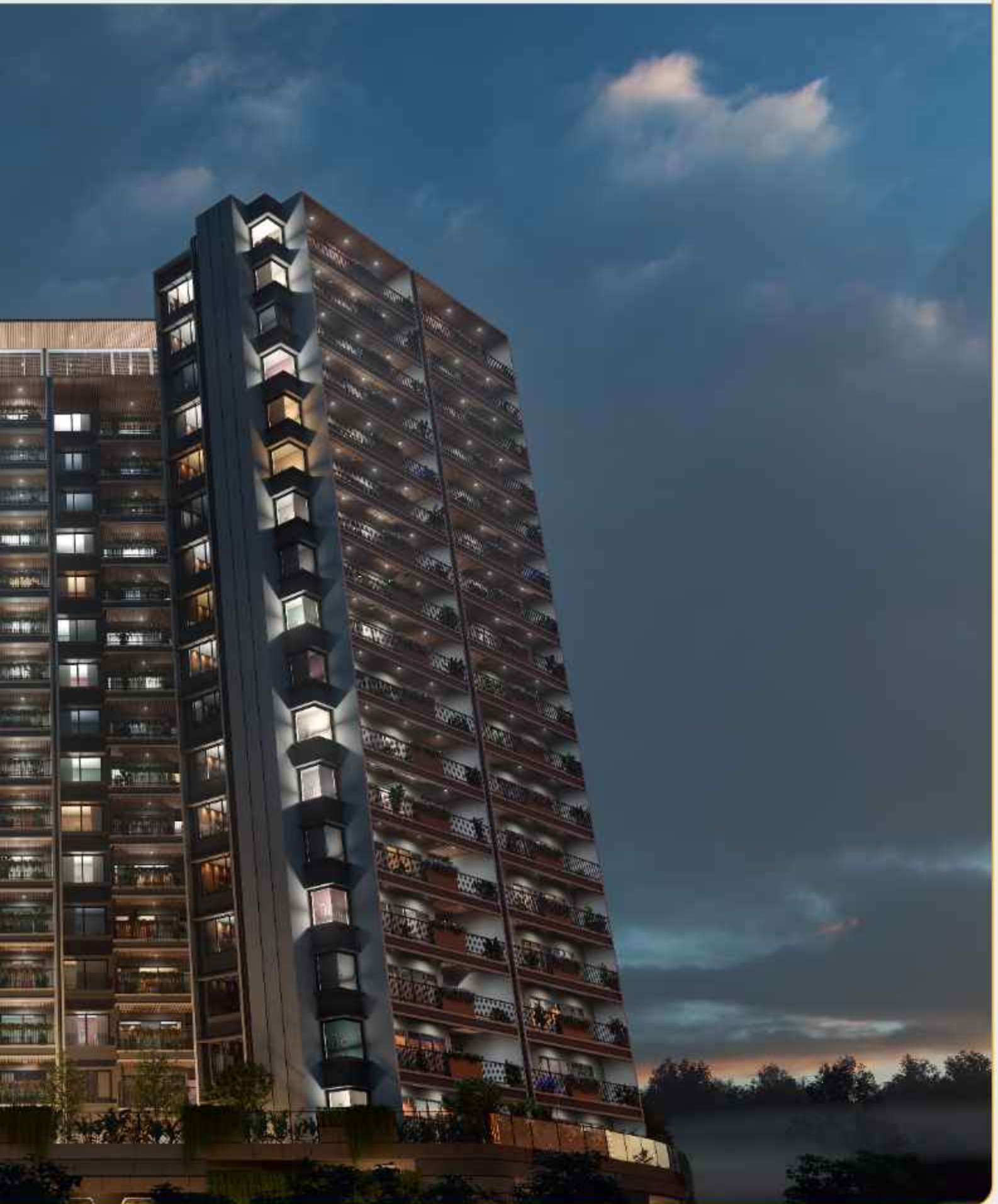


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Open to the valley, the thoughtfully designed structure of HighGardens embraces the wind and sun in equal measure. Nestled in such abundant greenery, the temperature here is always a shade cooler than the city. Clean air, ample sunshine and perfect weather come together to create a home where every day feels like a vacation.



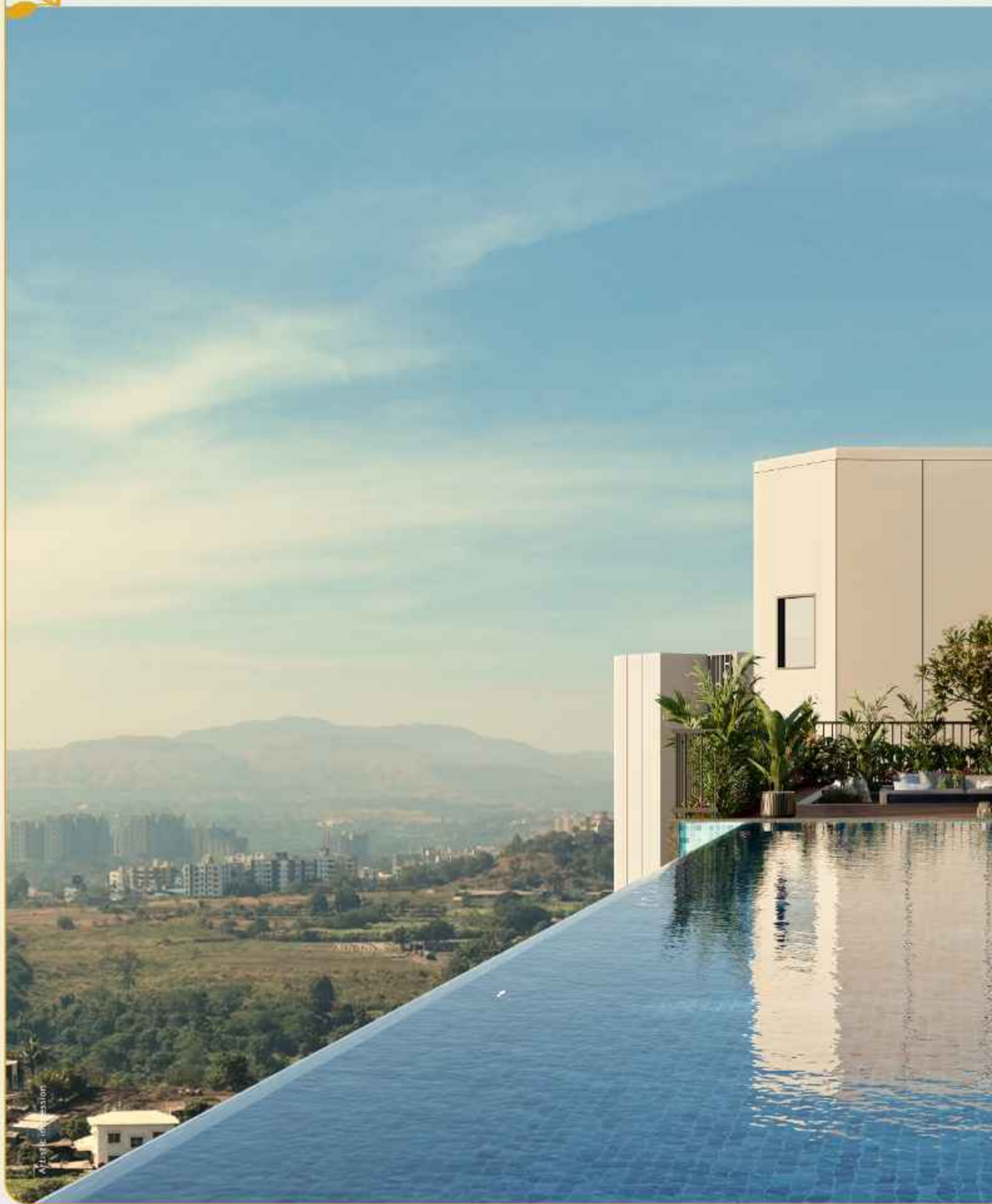
A lifestyle on cloud nine



HighGardens adopts a holistic approach to life. The rooftop amenities, skirted by a cascade design on one side, is home to the gym, lounge, and a double-height podium. A story unfolds where a garden of amenities caters to every lifestyle ask through luxury, community, security and ease of living, hemmed by an expanse of greenery.



Dive under a starlit sky



Bask in the beauty of a starry night as you take a refreshing swim in the lap pool on the 17th floor.



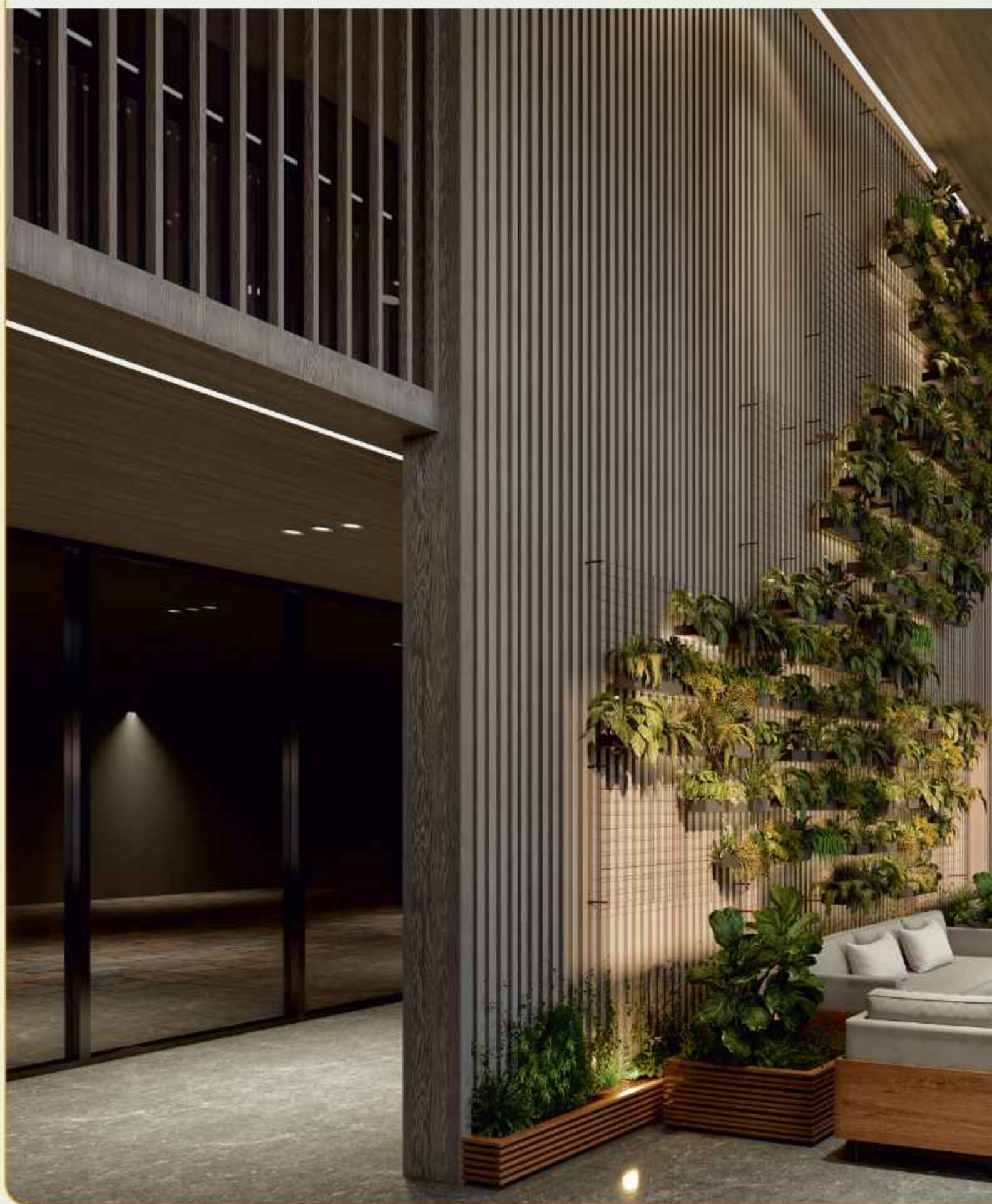
Run with the clouds



With a view of the expansive horizon to inspire you, reach new levels of fitness at the rooftop gymnasium.



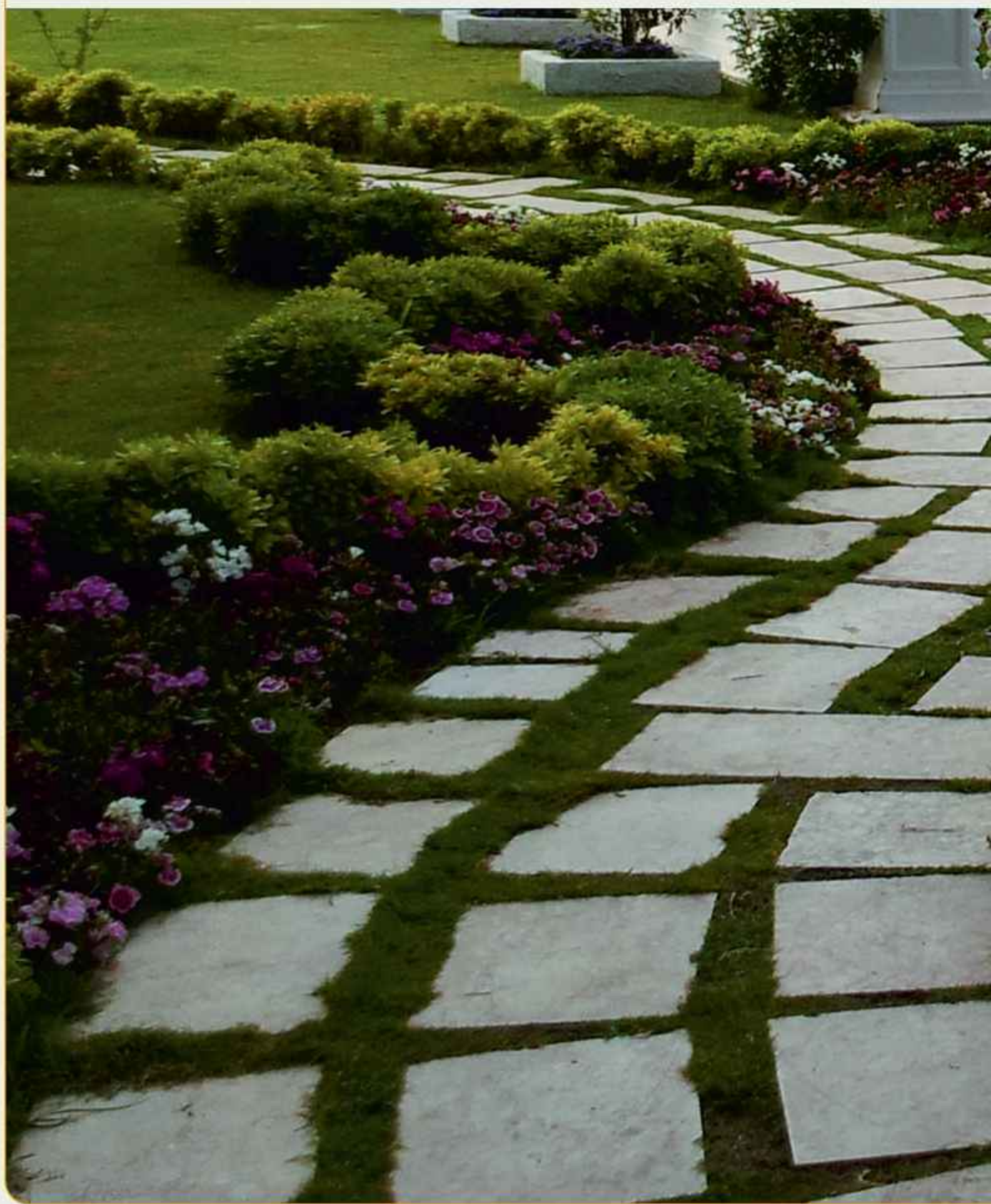
Your entry to impress



The expansive grand entrance lobby lends a sophisticated preamble to your home and leaves an impression on your guests too.



Stop and smell the roses



In case you want to take in some fresh air before going home, the common terrace garden is just a few steps away from your parking space.



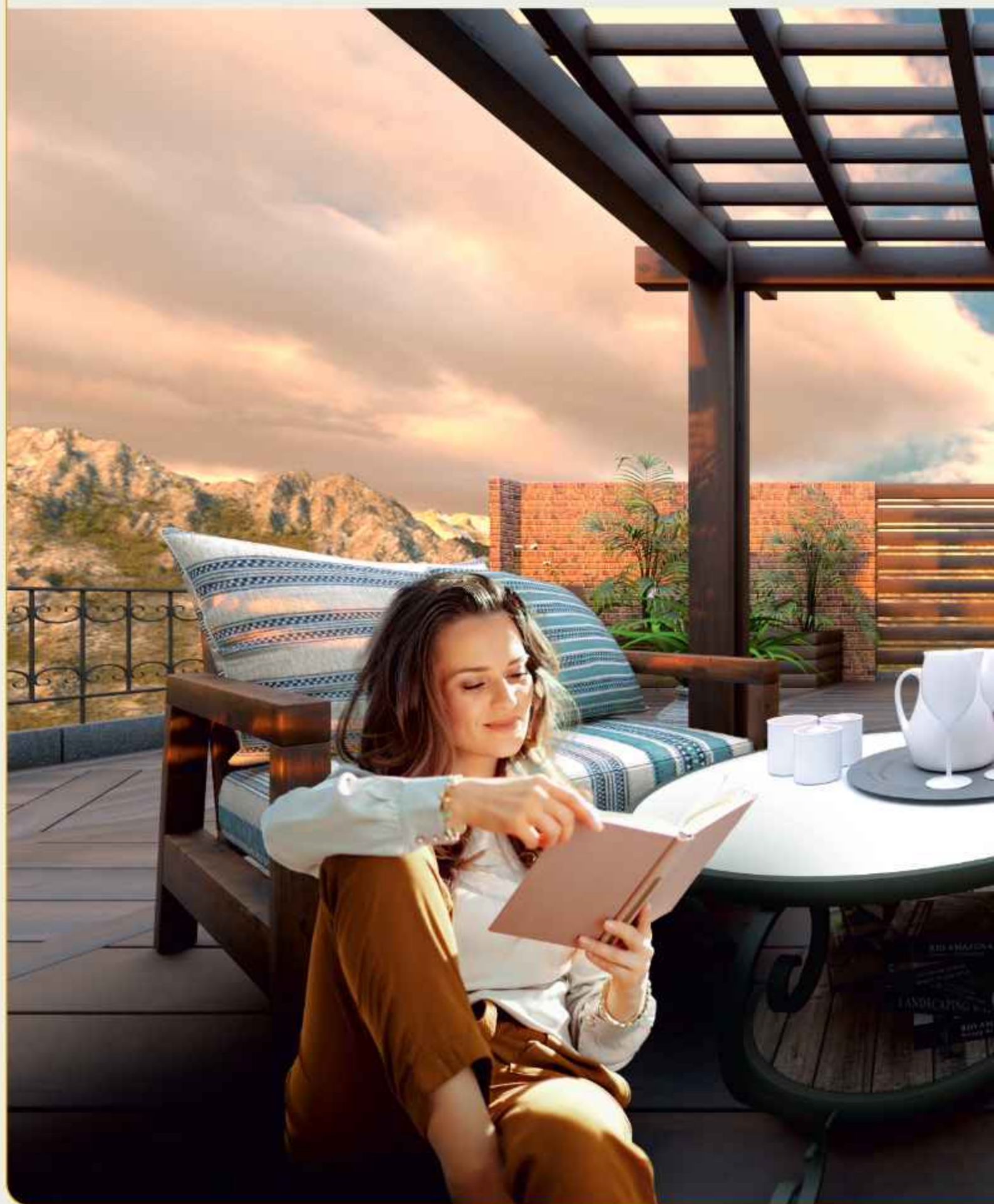
Luxury inside out



Ensures exclusivity, luxury and access to the natural beauty of the township.



A haven for green thumbs



Each large terrace apartment has been thoughtfully designed for those who love to grow their own slice of nature. An extended triple XL garden deck and an expansive natural extension terrace open to the sky offer all the sunlight, ventilation and space you could want for nurturing your green thumb.



A stage for celebrations



With a view open to the verdant valley, the expansive terrace becomes the stage for a candlelit dinner for two, a Sunday sundowner with friends or a weekend family barbecue. And on quiet days, watch the sunset streak the sky with artistic panache.







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Layout plan



Section views



2 BHK





3 BHK



Section views



DUPLEX 5 BHK



DUPLEX | LOWER LEVEL



Intricately planned spaces with breathtaking panoramic views



Spacious and well planned layout



Well ventilated interiors bathed in natural light



Landscaped lobbies inside & outside



DUPLEX | UPPER LEVEL



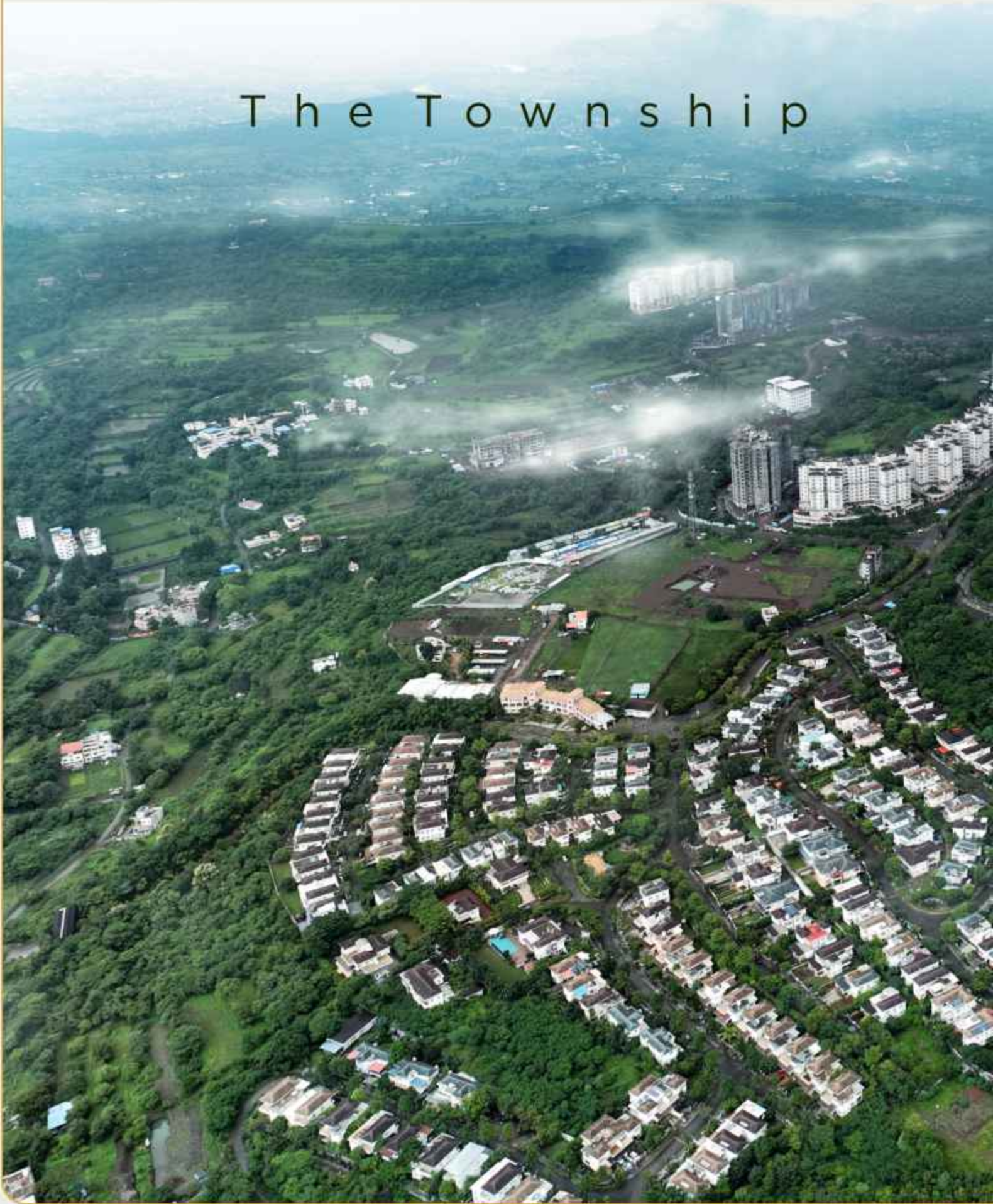
PARANJAPE



FOREST TRAILS
TOWNSHIP

At Paud Road, Bhugaon

The Township



Spanning 190+ acres, the Forest Trails Township transports you to a world of lush greenery, dotted with spacious residences that embrace all that nature has to offer.

Situated just 10 minutes from Bavdhan, Forest Trails is close enough to enjoy all the conveniences Pune has to offer.



Actual photograph

Township Amenities



SRI SRI RAVISHANKAR VIDYA MANDIR SCHOOL



CLIFF SPORTS CLUB



WALKING TRAILS

With 90% green cover, the township is home to picturesque trails meandering through 36,000+ trees where one can spot up to 200 species of flora and fauna. Amenities like the nature-centric Equestrian Centre and The Cliff Lifestyle and Sports Club, create a comprehensive experience that is natural yet urban.

*Some of these amenities are paid.

EQUESTRIAN CENTRE



Cliff Lifestyle and Sports Club



Guest lounge for members



Restaurant



Pool table

*All Cliff Lifestyle and Sports Club amenities will be charged extra.
Additional charges on Membership will be applicable.



Swimming pool



Entrance lobby



Banquet hall

Nature-centric Township



ECOLOGY

- 36,000+ Trees Planted
- Marked Trails
- Indigenous Variety Of Flora & Fauna



SUSTAINABILITY

- Captive Water Treatment Plant
- Rainwater Harvesting
- Captive Sewage Treatment Plant





LIFE

- Home to 3,000+ Families
- Equestrian Centre
- Host of Recreational & Entertainment Areas
- 3-tier Gated Community
- Nature-centric Homes



COMMUNITY

- Operational School
- Operational Lifestyle Club
- Operational Sports Club
- Shopping Plaza
- Ambulance & Fire Station



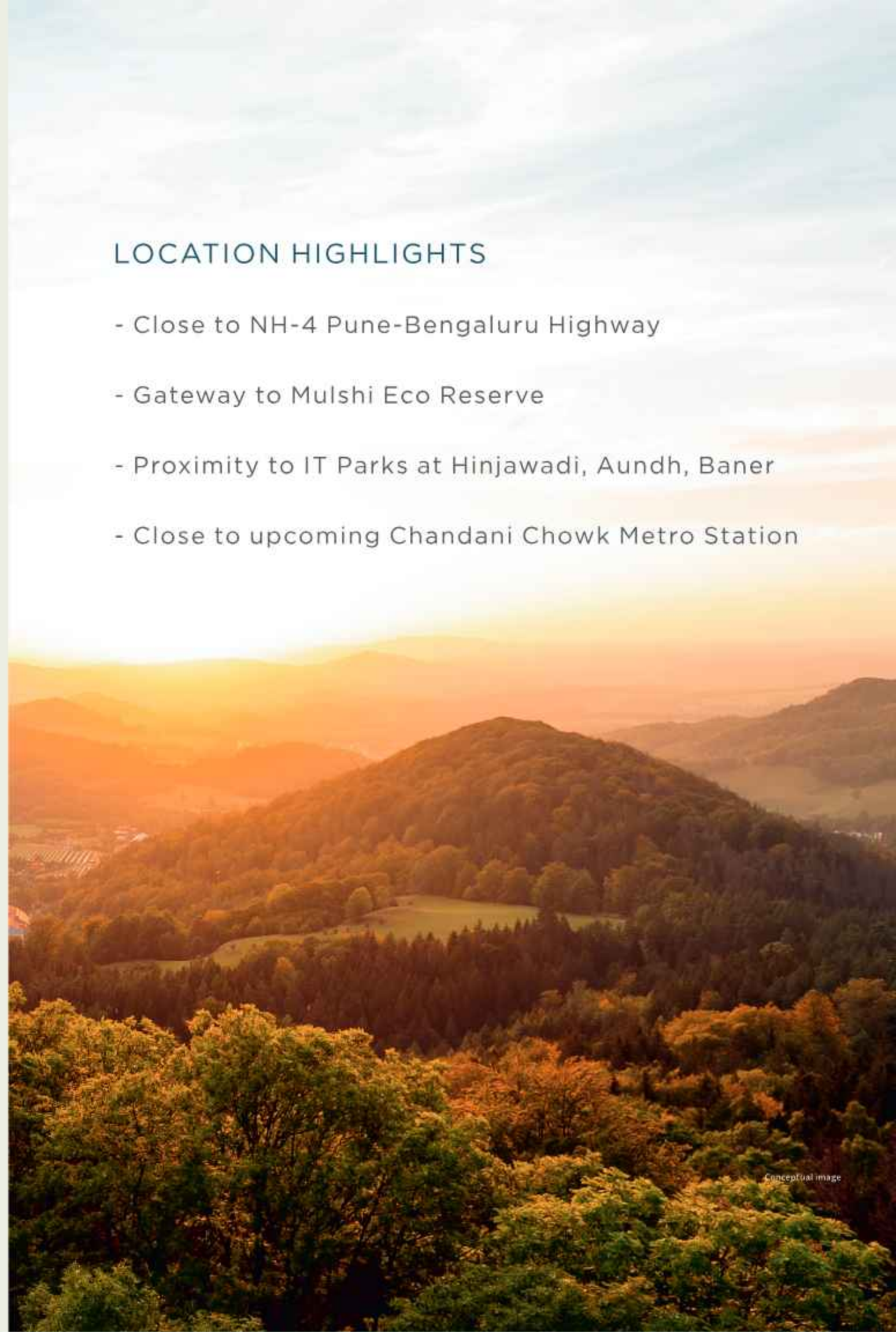


PASTING

LOCATION HIGHLIGHTS

- Close to NH-4 Pune-Bengaluru Highway
- Gateway to Mulshi Eco Reserve
- Proximity to IT Parks at Hinjawadi, Aundh, Baner
- Close to upcoming Chandani Chowk Metro Station

PASTING



LOCATION MAP



Forest Trails Township Master Layout



LEGEND

- 01 Entrance Gate 1
- 02 Pebbles
- 03 Entrance Gate 2
- 04 Future / Planned Development
- 05 Proposed Development
- 06 Area Not Under Township (Possible Future Development)
- 07 Shopping Plaza
- 08 Cascade
- 09 Crescent
- 10 The Cliff
- 11 Butterfly Garden
- 12 Cliff Trail
- 13 Proposed Fire Station
- 13A Proposed Commercial Building
- 14 Meadows
- 15 Crest
- 16 The Perch
- 17 Highlands T1-T2
- 18 Highlands T3-T6
- 18A Highlands T7-T8
- 19 Highlands T9-T11
- 19A Highlands Clubhouse
- 21 Proposed Health Care and

- Economic Activity Section
- 22 Everglade H3 & H4
- 23 Athashri B1
- 23A Athashri Clubhouse
- 24 Community Garden Trail
- 25 Athashri Sunset Point
- 26 Athashri B2
- 27 Athashri B5
- 29 Horse Riding Track
- 30 Cricket Ground
- 31 Biking Trail
- 32 Arena Multipurpose Hall
- 33 Tennis Courts
- 34 SSRVM School
- 35 Stream Trail
- 36 Lily Pond
- 37 Meditation Place
- 38 Rivolo
- 39 Cliff Residences
- 40 The Cove
- 41 The Orchards
- 42 Proposed Swaniketan Centre
- 43 Fuel Institute
- 44 Planned / Future Development
- 45 Highgardens

The above location is not to scale and is for representation purposes only. The developer reserves the right to alter / modify / change the layout at any point without prior notice. Merely seeing this will not constitute any offer of sale.



Specifications



Flooring skirting and dado work

- Vitrified tiles for living, dining, kitchen and bedrooms
- Vitrified tile for toilets
- Vitrified dado tiles in toilet up to lintel level
- Dado tiles above cooking platform with stainless steel sink

Kitchen

- Kitchen platform with stainless steel sink

Doors

- Laminated flush doors for all bedrooms and toilet
- Powder coated aluminium sliding shutters with glass for terrace doors

Windows

- Powder coated aluminium sliding windows

Painting and finishes

- Gypsum punning and plastic emulsion paint for all internal walls (except terrace/toilet/utility area)

Electrical and plumbing

- Concealed wiring with modular switches
- Concealed plumbing with C.P. plumbing fixtures
- Electrical and plumbing provisions for water heater and electrical provision for exhaust fan in all toilets
- Electrical & plumbing provisions for water purification and electrical provision for exhaust fan in kitchen
- TV point in living room and all bedrooms
- AC electrical point in all bedrooms



A name you can count on: Paranjape Schemes

200+ Projects | 75,000+ Residents
35 Years | 9 Cities | 20 Million sq.ft Delivered

Paranjape Schemes (Construction) Ltd. has been a brand that has lived up to its ethos in ways more than one. For over three decades in the industry, Paranjape Schemes has delivered more than 200 impeccable projects in both residential and commercial sectors. Also, Paranjape Schemes has pioneered a one-of-its-kind concept of senior housing called Athashri. It has always been at the forefront of exceeding expectations when it comes to timely delivery of projects. But, what makes Paranjape Schemes stand apart from the rest is the brand itself. It's the legacy of Paranjape Schemes that makes achieving milestones a cakewalk and delivering joy to new families, an effortless endeavour.



The ultimate name in Maharashtra

Other Projects in Forest Trails



The Rivolo, Pune



The Highlands, Pune



The Cove, Pune



Cliff Residences, Pune



Athashri Valley-B2, Pune



Misty Greens
at Kaleidoscope Township

Being in the real estate industry for 35 years, Paranjape Schemes has surpassed every parameter of perfection. While the ever-evolving market keeps challenging the real estate industry, the innovators at Paranjape Schemes accept these challenges and conceptualize concrete ideas that stand the test of time.

Here are a few of their noteworthy developments that have become the epitome of excellence in their own exceptional way.

Ongoing Projects in Maharashtra



Gloria Grand, Pune



Blue Ridge Township, Pune



Shrivega, Diveagar

Artistic Impressions

Ongoing Residential Projects in Mumbai



Athena, Bandra



Aspire, Andheri



Opulus, Thane



PARANJAPE



COME HOME TO INDIA'S PREMIUM
190+ ACRE NATURE-CENTRIC TOWNSHIP!



HIGHGARDENS - Forest Trails Township,
Paud Road, Bhugaon, Opposite Manas Lake, Pune - 412115

 MAHARERA Reg. No.: R 47 HIGHGARDENS PS2100053310 | <https://maharera.mahaonline.gov.in>



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MAHARASHTRA | KARNATAKA | GUJARAT

*NOTE: "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.

Disclaimer: The plans, specifications, images and other details herein are only indicative and the developer/owner reserve the right to change any or all. The printed material does not constitute a contract/offer of any type between the developer/owner and the recipient. Any purchase / lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease entered into between parties and no details mentioned in this printed material shall in anyway govern such transaction.

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