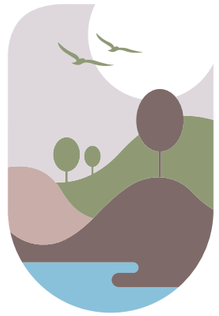
INDIA I UK I UAE

CAPRICORN GROUP
ADDING VALUE TO LAND AND PROPERTY



VAADI

LAKE MULSHI

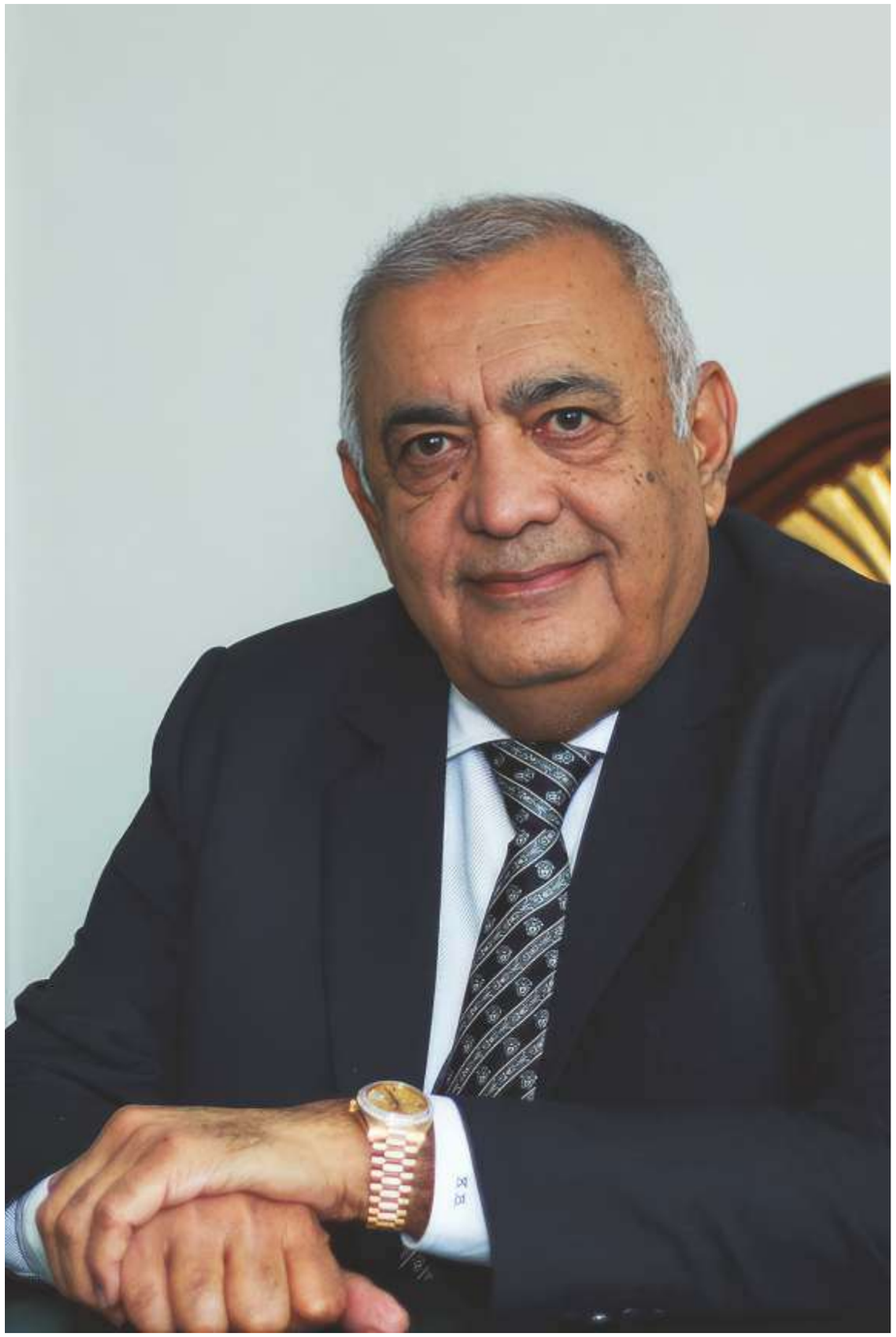
VAADI ESTATES

A MORE ENRICHED WAY TO LIVE.

At Capricorn Group, we believe progress is measured not merely by infrastructure, but by the quality of life it enables.

This belief inspires us to create environments where thoughtful planning, enduring aesthetics and long-term value come together seamlessly.

Shot on location



THE THINKING THAT GUIDES US:

"At Capricorn, we have always believed that meaningful growth comes from patience, trust and an unwavering commitment to quality.

Every project we undertake begins with a simple question: How can this improve the lives of the people who will experience it?

This belief has guided us for decades and continues to shape our journey forward."

Mr. Kamal Bhatia
Chairman, Capricorn Group

LET'S BEGIN OUR
JOURNEY TO
VAADI ESTATES,
MULSHI.

Shot on location

THE MULSHI ADVANTAGE.

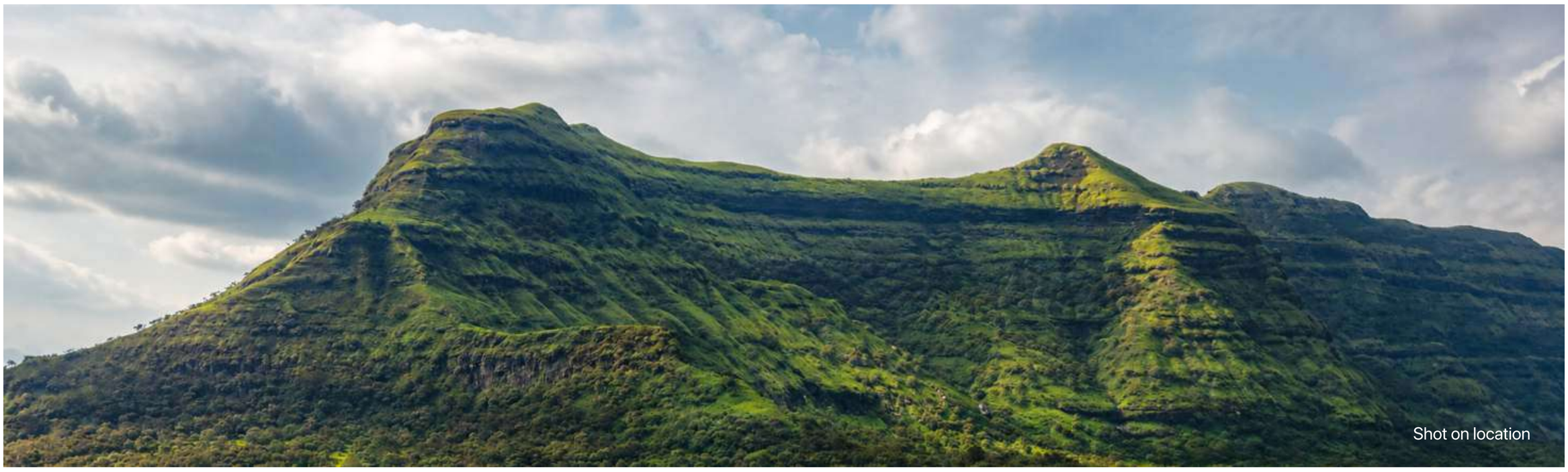
Mulshi is a rapidly emerging destination for luxury second homes and legacy estates.

Set amidst pristine lakes, rolling hills and the protected biodiversity of the Western Ghats, which is a UNESCO World Heritage Site, with unmatched air quality.


Shot on location

Offers the rare balance of peaceful seclusion and effortless connectivity to Mumbai and Pune.

An elevated alternative to Lonavala, with greater natural beauty, lower density and stronger long-term potential.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MULSHI'S EFFORTLESS CONNECTIVITY.

Mulshi is no longer a distant getaway.
It is a destination that feels closer with
every new infrastructure milestone.

Direct access via the Atal Setu enables
seamless connectivity from Mumbai,
with Vaadi reachable in approximately
2 to 2.5 hours from South Mumbai.
Mulshi can also be reached in 20
minutes by helicopter.



The Navi Mumbai Airport places
Vaadi just 1.5 hours away.

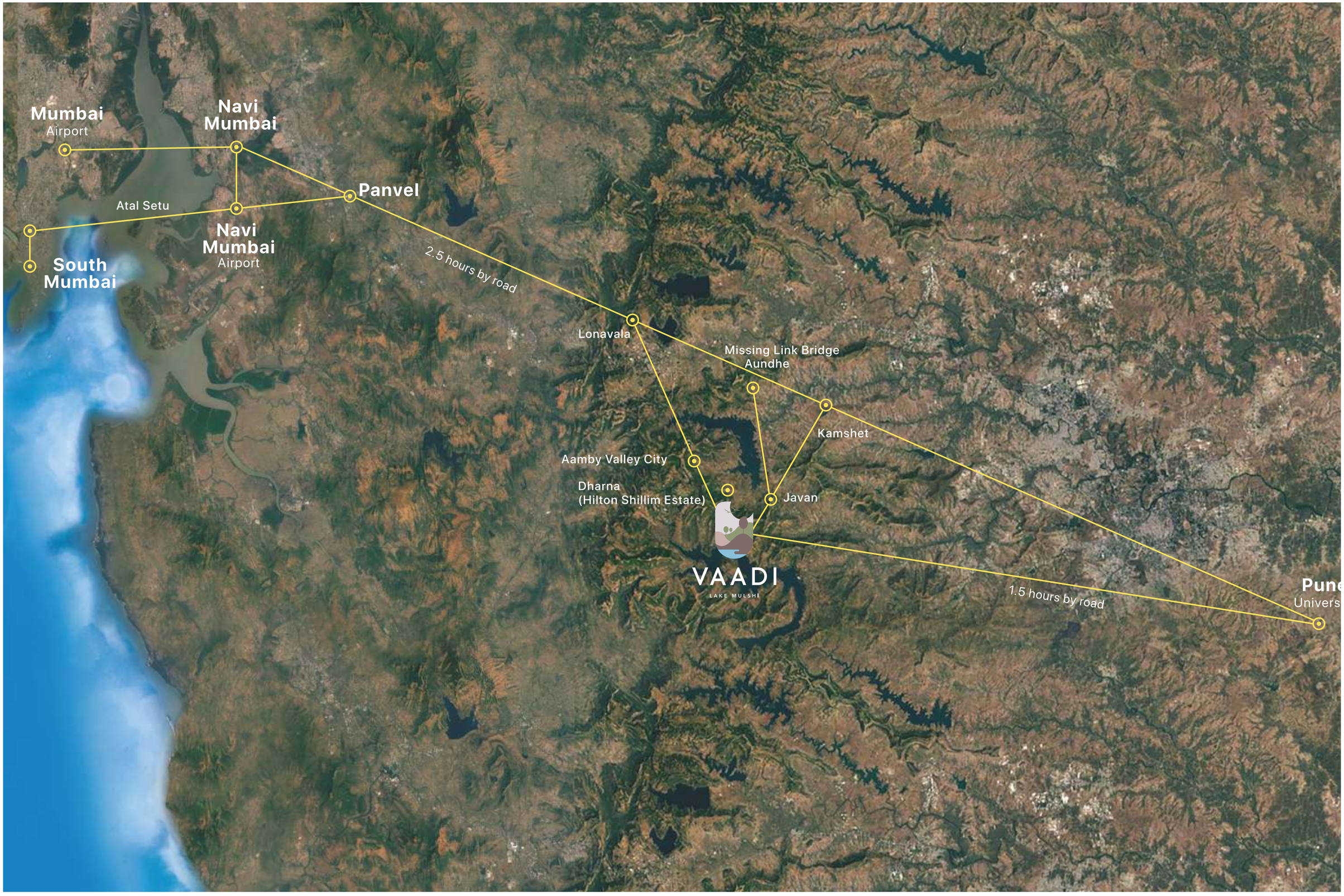
A smooth highway journey
eliminates the need
to navigate village roads
or local bottlenecks.



The new Missing Link bridge
further enhances accessibility,
reducing travel time
by approximately 20 minutes
while bypassing congestion
around Lonavala.



With access by road, plane and
helicopter, Mulshi enjoys
a rare advantage among
premium leisure destinations.


Mumbai
Airport
Navi
Mumbai
Panvel
Atal Setu
Navi
Mumbai
Airport
South
Mumbai
2.5 hours by road
Lonavala
Missing Link Bridge
Aundhe
Kamshet
Aamby Valley City
Dharna
(Hilton Shillim Estate)
Javan
VAADI
LAKE MULSHI
1.5 hours by road
Pune
Univers

THE PREMIUM MULSHI ECOSYSTEM.

Mulshi is evolving into one of Western India's most desirable luxury lifestyle destinations.

The region is already home to established landmark developments, including some of the world's leading spa destinations.

This growing ecosystem continues to attract affluent homeowners, hospitality brands and long-term investment into the region.



VAADI ESTATES.
QUITE SIMPLY,
MULSHI'S FINEST
LIVING EXPERIENCE.

VAADI MASTERPLAN

The Vaadi masterplan begins with 50 exclusive private estates set beside the timeless beauty of Mulshi Lake.



Set beside the timeless beauty of Mulshi Lake, Vaadi Estates represents the finest expression of lakefront living in the region.

Expansive and curated one-acre estates, within extraordinary natural beauty.


Shot on location


Shot on location

A living experience defined by abundant nature, space, calm, refinement, cleaner air and complete privacy.

Protected surroundings and limited development ensure the landscape remains as remarkable tomorrow as it is today.

This is not simply Mulshi's most exclusive address. It is its most complete living experience.

LIMITED
AND EXCLUSIVE.


Shot on location


Shot on location

Only 50 private estates will ever
be created at Vaadi Estates.

Estate 1 completed and Estate 2
is nearing completion,
already bringing the vision to life.

ESTATES OF ELEVATED LIVING.



Shot on location

Vaadi Estates 1 & 2:

15 villas.

Last few units remaining.



Twin Villa collection

For those who seek space on a grander scale, the Twin Villa collection offers expansive estates set on plots exceeding 2 acres.

Each residence features a premium 6 BHK configuration, bringing together privacy, scale and exceptional living.



Construction is progressing steadily for Phase 2, the next collection of estates.

This new phase will be launched shortly, offering a limited release of fresh inventory.

Rare by design. Limited in number. Available for only a select few.



VAADI LAKE CITY.
THE ONE-OF-A-KIND
CITY BY THE LAKE.

A 105-acre integrated township envisioned around the timeless beauty of Mulshi Lake.

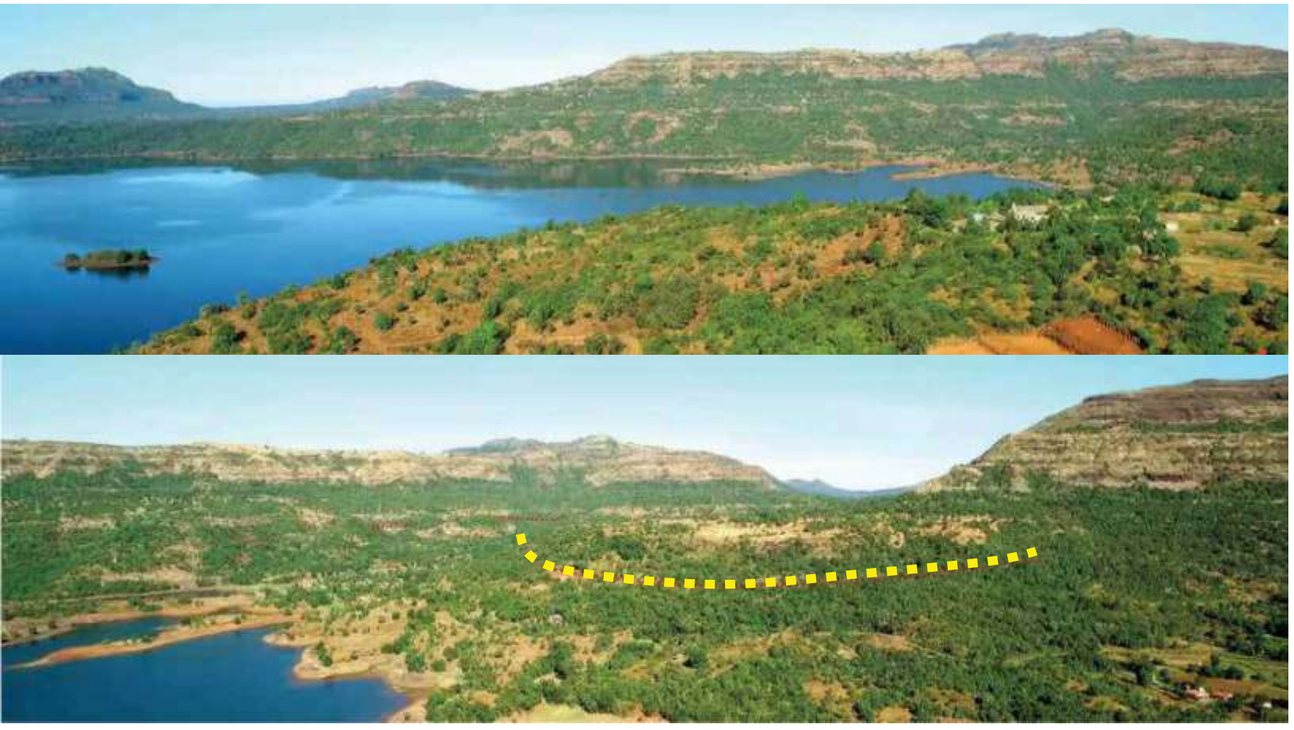
Set across scenic hillsides, with sweeping views of one of Asia's largest freshwater lakes.

Located within the UNESCO recognised Western Ghats ecosystem, renowned for its biodiversity, cleaner air and exceptional climate.

Blessed with a perennial water source, ensuring the lake remains full throughout the year.

Protected by strict development controls and limited FSI regulations. Controlled density and no threat of unchecked urbanisation.

A rare lakefront destination designed to remain exclusive, naturally beautiful and future-protected for generations.



VAADI LAKE CITY: MASTERPLAN



Legend

- **Residential Community**
  (Independent Villas, Twin Villas, Town Houses, Villaments, Apartments)
- **5-Star Deluxe Resort**
- **Town Centre Hub**
  (Apartments, Club, Shopping, Themed Gardens and Kids Club)
- **Community Facility**
  (Security Control Room, Fire Station, Healthcare, Educational Facility, Community Centre and Market)
- **Parkland Areas**
  (Garden & Open Spaces)
- **Public Utilities**
  (Electrical Sub-station, Water and Sewage Treatment Plant, Bus Station, Solid Waste Plant)
- **Roads**
  (Main Spine, Arterial Roads, Access Road)
- **Estate Lands**
  (Cottages, Treetop Dwellings, Glamping Tents, Open Landscape Lawns, Helipad)
- **Leisure and Entertainment Area**
  (Wedding Lawns, Open Air Theatres, Event Spaces)
- **Forest Park Land**
  (Nakshatra Garden, Zen Garden, Community Gardens)



THE CITY WITH IT ALL.









A city designed to reward
all five senses, every single day.

Vaadi Lake City, the integrated township, is designed to be a future-ready ecosystem, where convenience, wellbeing, recreation and community coexist in one destination.

Planned to include:

- Education and learning facilities
- Medical and wellness services
- Resorts and hospitality destinations
- Club and recreational amenities
- Retail and everyday conveniences
- Premium residential communities
- Helipad connectivity

Thoughtfully curated lifestyle infrastructure.



THE CAPRICORN GROUP. A LEGACY OF MEANINGFUL SPACES.

Founded in 1982, Capricorn Group is today a diversified real estate and hospitality enterprise, driven by one enduring belief: meaningful spaces shape better lives.

With a presence spanning India, the UK and the UAE, Capricorn blends global exposure with deep local insight to create spaces that enrich lives and remain timeless in value and experience.



A WORLD OF ELEVATED EXPERIENCES:





Every Capricorn offering is a celebration of elevated living.

Categories:

- Hospitality
- Residential
- Commercial
- Luxury Estates
- Integrated Townships
- Stud Farm & Lifestyle Developments

COURTYARD BY MARRIOTT | HOTEL REGENCY | VAADI LAKE MULSHI | GREEN PARK KONDHWA | ONE GREEN PARK KONDHWA

UPPER GROSVENOR STREET	CAPRICORN STUD FARM	THE RIVERVIEW RESORT	VAADI LAKE CITY
MAYFAIR, LONDON	URLI KANCHAN, PUNE	CHIPLUN	MULSHI



MULSHI IS POSITIONED WITHIN THE FUTURE OF MUMBAI 3.



Mulshi stands at the centre of one of Maharashtra's most significant long-term growth stories.

The region benefits from the influence of major economic and infrastructure corridors, including the Delhi-Mumbai Industrial Corridor and the Nagpur-Mumbai Super Communication Expressway.

Upcoming airport, port and railway infrastructure will further strengthen regional connectivity and economic activity.

CAPRICORN GROUP
ADDING VALUE TO LAND AND PROPERTY

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