VAADI

LAKE MULSHI

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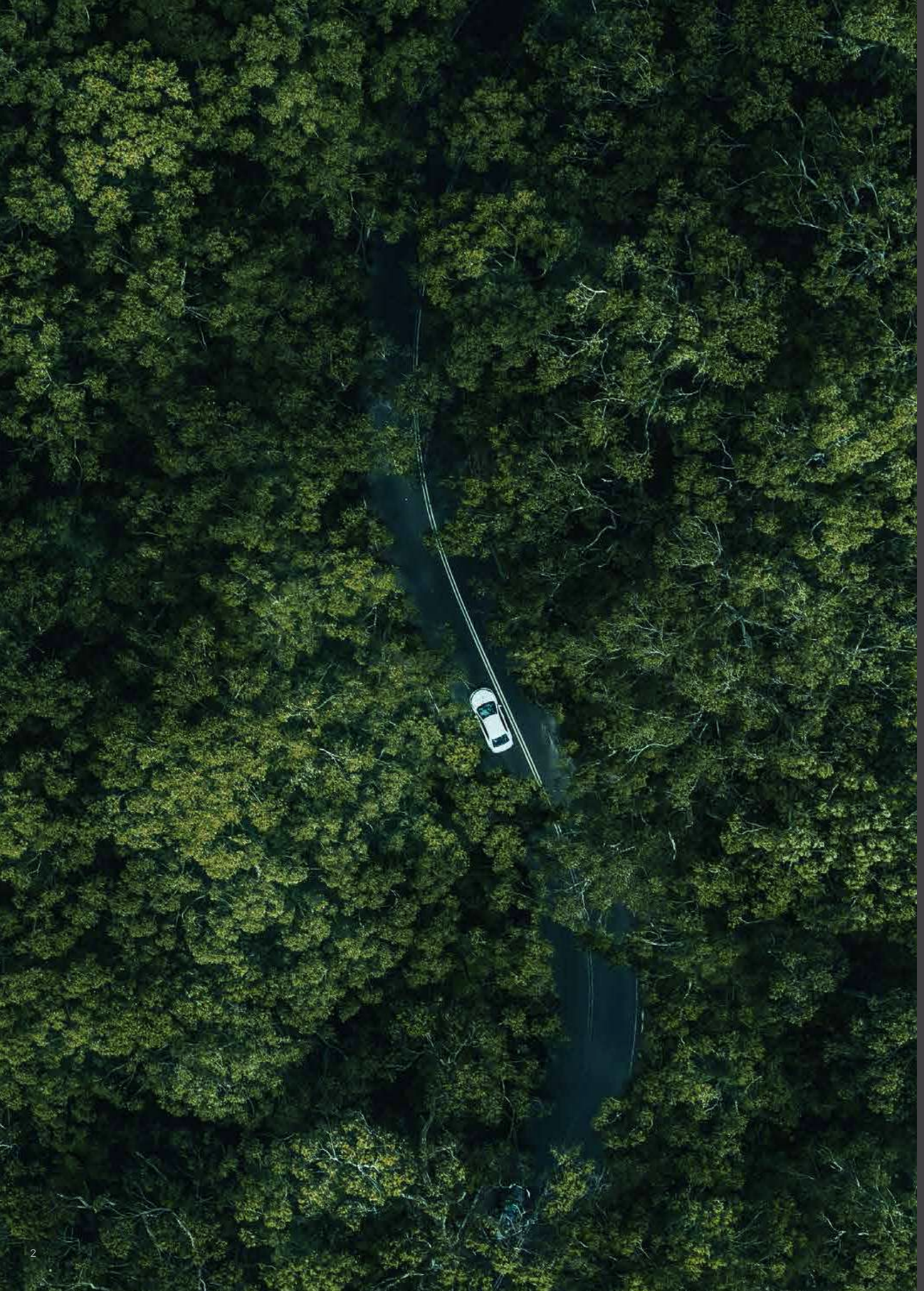
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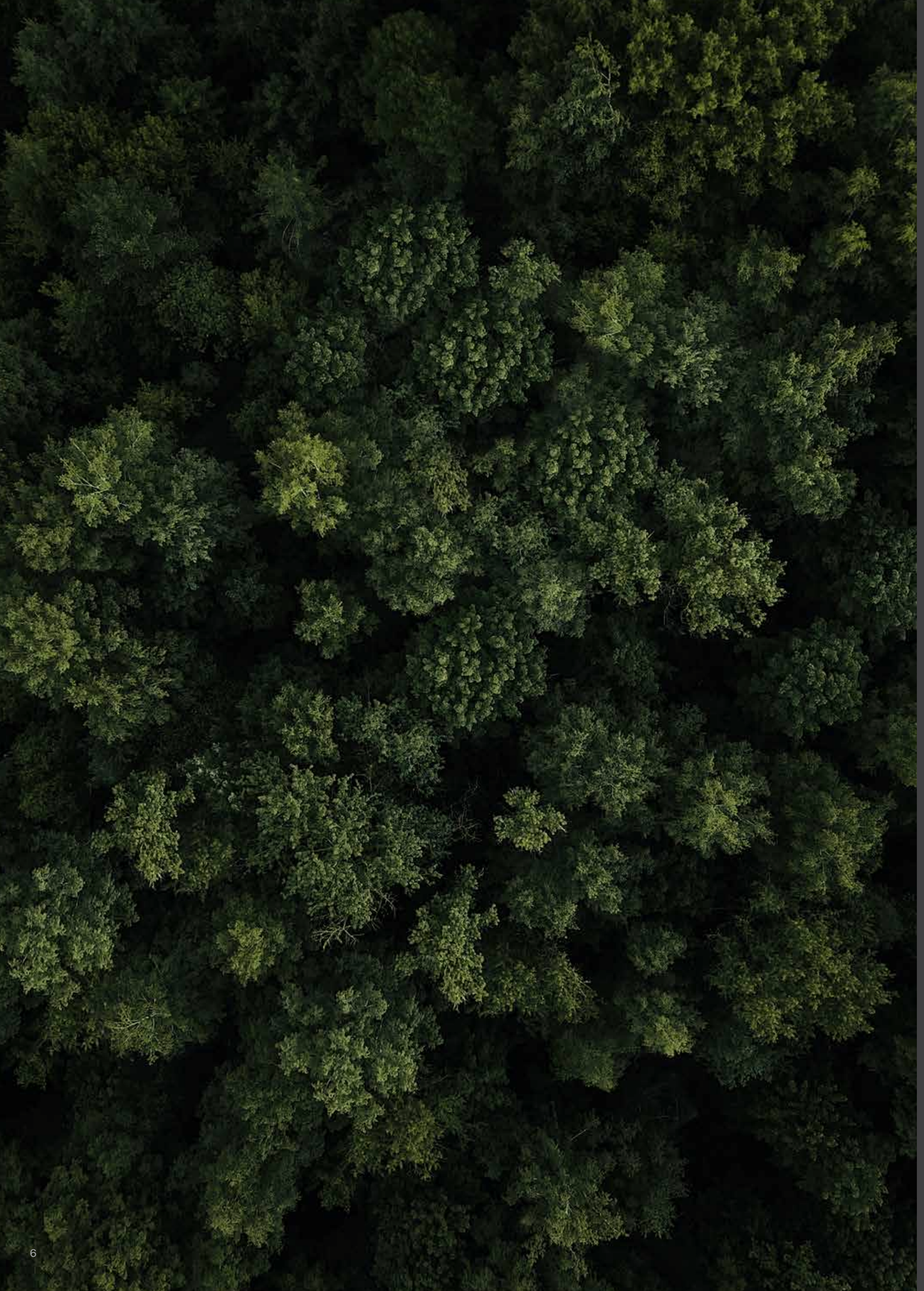
Rejuvenation. The first step to further success.

In the pursuit of greater success, the need to pause and refresh is as important as the chase itself.

Presenting **Vaadi, at Lake Mulshi**.

Discover an elegant, refined aesthetic in architecture and design that, along with pristine hills and lake-side surroundings, immediately makes you feel at ease.

Here, you get space to quietly connect with yourself as well as nature, to unwind, rejuvenate, discover fresh passions, explore new ideas, seek out new goals.



The peak of luxury amidst the peak of nature.

Vaadi is a suite of designer villas set amidst the gently rolling hills that overlook Lake Mulshi.

The villas are as exceptional as the natural setting.
Standing on its own exclusive one acre plot (44,000 square feet), with 6,000 square feet of built-up area and uniquely landscaped beauty, each villa is a design marvel, loaded with state-of-the-art amenities within curated interiors.

Designed by Node, the vibrant design and architectural outfit from India and Situ Plan, the renowned British architectural and master-planning firm, Vaadi offers something quite rare: immaculate luxury in an extraordinary natural environment.



A paradise you'd fly thousands of miles for, now close-by.

A truly iconic and exotic getaway shouldn't mean somewhere far away, on the other side of the globe.

At Vaadi, the truly exceptional is just a drive away.
Nestled beside Lake Mulshi, in Maharashtra, two and a half hours from Mumbai; one and a half hours from Pune; this remarkable suite of world-class villas is set amidst the natural beauty of the Western Ghats, which are a UNESCO World Heritage Site.



Mumbai to Lake Mulshi,
2.5 hours by road.

Navi Mumbai to Lake Mulshi,
2 hours by road.

Mumbai to Lake Mulshi,
30 minutes by helicopter.

Pune to Lake Mulshi,
1.5 hours by road.

Dharana Shillim Estate to Lake
Mulshi, 30 minutes by road.



Architecture and design, integrated into nature.

At Vaadi, nature and villa are one. This simple design thinking has ensured that the villas' aesthetics and functionalities seamlessly blend into the landscape.

Vaadi Estate 2



VAADI ESTATE TWO:

A limited edition of 9 feature-rich, designer villas.

One exclusive acre, including
6,000 square feet of super built, of
exquisitely designed space per villa.

FLOOR PLAN 1



ESTATE DETAILS

Location:	Lake Mulshi.
Status:	Under construction.
Plot size:	44,000 square feet.
Villa built form area:	6,000 square feet.
Villa configuration:	Four-bedroom villa with en suite.

VILLA FEATURES

Entrance court, living room, dining room:

Entrance court with a scenic countryside view.
Furnished living and dining room with a built-in bar.
Floor-to-ceiling windows to catch the spectacular scenery.
The living room extends to an outdoor lounge.

Central courtyard:

Hangout-friendly seating.
A fire-pit for barbecues and fun.
A sunken bar to add to good times.
A temperature-controlled infinity pool with jacuzzi seating.
A pool deck that adjoins the master bedrooms.
Manicured, spacious party lawn.

Kitchen:

Immaculately designed modular kitchen, with hob, chimney, refrigerator and microwave.
Kitchen complete with crockery and cutlery.

Master bedroom:

Spectacular views with floor-to-ceiling windows on two sides.
Fully furnished bedroom with Italian marble flooring.
Well-appointed en suite with open-to-sky court and outdoor shower.
En suite with Italian marble finish, designer fittings and accessories.
Bed and bath linen with customised toiletries.

Bedrooms:

Floor-to-ceiling window opening on to central courtyard.
En suites with open-to-sky court and outdoor shower.
En suite with Italian marble finish.
One bedroom comes with family entertainment functions.

Other features:

Fully air-conditioned villas with diesel generator back-up.
Smart TV with sound bar in one bedroom.
Water treatment plant.
EPABX and CCTV cameras; provision for Wi-Fi.
Gated community.

PROPERTY MANAGEMENT SERVICES

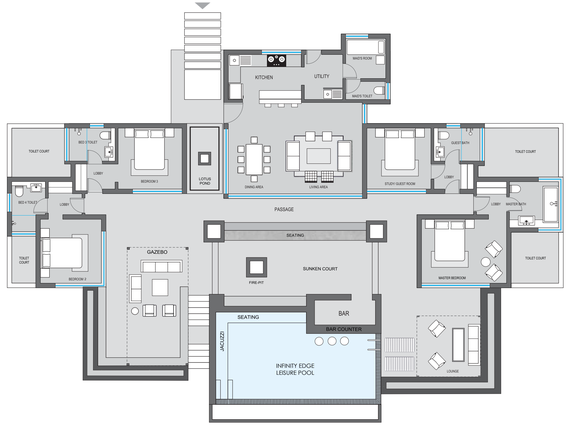
MEP and housekeeping staff for upkeep of common areas.
Secured gated community with modern surveillance system.
Pool maintenance, gardening and villa cleaning facility available on request.
One year of complimentary property management services.

VAADI ESTATE THREE:

10 designer villas, boasting the very best
in contemporary luxury living.

One exclusive acre, with 44,000 square feet,
including 6,000 square feet of built-up area,
of exquisitely designed space per villa.

FLOOR PLAN 2



Vaadi Estate 3



Image of Estate 3

Infinity Pool

Soak in the good life with family and friends,
or even by yourself, at the infinity pool.



Image of Estate 2

Every aspect of the villas
is eco-friendly and adheres to the principles
of sustainability.



Shot on location

Aesthetically designed pathways

Outdoor Lounge

Conversations flow easily in a setting as stunning as the outdoor lounge.



Sunken Bar

Play host to memorable moments,
at the immaculate settings of the sunken bar.



Healthy living at its most beautiful.









The Western Ghats are considered one
of the lungs of the planet.
This oxygen-producing biosphere is a natural,
health-boosting experience, while the
abundant greenery adds immeasurably
to one's mental well-being.

Mentally and physically enrichening,
every moment here could well be an antidote
to the stress and worries of city life.



Don’t lose yourself in your own success.

Destress and reconnect with
your inner self in this quiet, rich,
introspective space.
There are plenty of peaceful spaces here,
where you can cast off the trappings
of an achievement-oriented
mind space.

Return to a gentler state of being and
rediscover once again, the simpler,
fundamental joys of life.

When is
the last time you
felt utterly
humbled?



Shot on location

Nature does something profound to us.
Green hills, a sparkling lake, majestic trees, the sounds
and sights of a world-famous ecosystem.
The cumulative effect can be joyful.

Faced with the majesty of nature,
you may just find inner peace.
As the worries gently disappear, the result
could be an unburdened you.

The mystical power of water.

Every day of the year, Lake Mulshi is a sight to behold. This national treasure is now your neighbourhood. Formed by the building of the Mulshi Dam in 1927, the lake adds drama, a serene mystique, a refreshing vibe to each moment here.


Shot on location


Shot on location


Shot on location

The birds, the plants,
the trees and you.

Exotic species of birds and trees
in your neighbourhood.



Rufous Treepie



Greater Coucal



Malabar Whistling-Thrush



Black-hooded Oriole



Rose-coloured Starling



Grewia Asiatica



Trema Orientalis



Moringa Oleifera



Emblica Officinalis



Grewia Serrulata



The Mulshi valley is a daily celebration of
an incredible variety of flora and fauna.
With exotic bird and animal species, rare plants
and waterfowl, Vaadi's rich biodiversity
means you and your family have very special
neighbours indeed.

Daily, aAs you walk daily amidst the abundant greenery and along the paths of the Mulshi Valley, the rich, natural setting will reveal something new and wondrous to you.

Meet new things, every single day.

An unexpected jungle stream,
a new bird call, a fresh
shade of green in the bushes;
nature's endless bounty will
thrill you with new surprises
every day.









Your villa at Vaadi awaits you,
fully-furnished and pre-designed with elegant décor.
Which means, All you need to do is arrive with
minimal belongings and enjoy a ready-to-live luxury
experience welcomes you.

Walk in with just a suitcase.

The refined design sensibility of the décor adds depth
and elegance to each moment here.

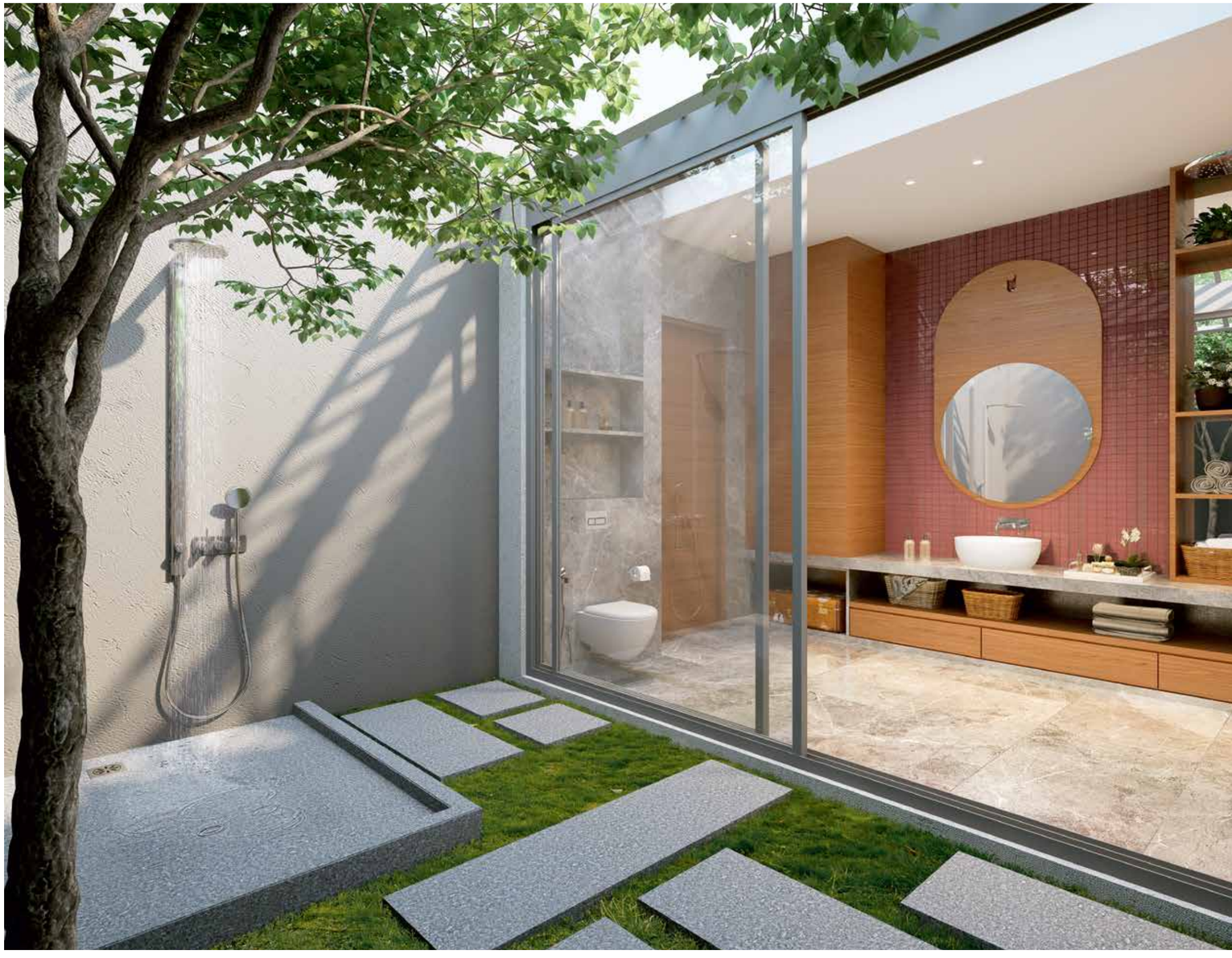

Shot on location


Shot on location









Also waiting for you will be an exclusive range of personalised items, specially designed with your name on it.



Each season brings its own unique beauty.

Vaadi is truly a year-round delight, with each season revealing an entirely different aspect of its beauty.

It's a privilege to witness the varied glories of the summer, winter and of course, the world-famous Western Ghats monsoon.

Reward yourself and the next generation.

Outstanding success only comes through outstanding effort.
After all the years of ensuring a hard-won success, consider Vaadi to be a well-deserved treat you give yourself and your family.





Your villa at Vaadi is also a beautiful
gift for your children. It will be lovingly welcomed
as they grow up and begin to appreciate
the true wealth of this place.

Think beyond square feet and mundane real estate considerations.

VAADI ESTATE ONE - SOLD

VAADI ESTATE TWO

VAADI ESTATE THREE

Think of Vaadi as an extraordinary,
special-edition, rare lifestyle for you and your family.

It's a place that can only be measured in terms
of exceptional experiences: the utter calm
you'll feel every time you glimpse the lake;
the goosebumps brought on by a new bird song;
the sense of well-being that sits gently around
and within you.

"How often have you been on top of a hill by a motorable road and seen two different lakes on either side?

How often have you thought of a place, that you would like to get away to and find peace, open spaces, clean air, et al?

One can surely say, if there is heaven on earth, it's here, it's here, it's here!

The combination of water bodies and rolling green turf, is not only rare and divine, but truly mesmerising ...

This was my experience when I visited Vaadi ... when it was still raw. I cannot begin to imagine what it must be looking now with a fully developed villa that is fully furnished with an impressive view. Above all, I understand that this heavenly space is less than two hours drive from Mumbai or Pune - a small price to pay for a very unique experience."

Pranay Vakil
Chairman, Praron Consultancy(India) Pvt. Ltd.
and ex Chairman, Knight Frank, India

"Vaadi is testimony of how a property development can sustainably coexist with nature.

It is a marvellous concept, that takes your breath away from the time you approach the site. Nestled on a hill-top with breathtaking views of verdant, green mountains and an idyllic lake.

Its serene surroundings immediately make you feel that you are one with nature. Difficult to believe that such a paradise is accessible so close to an urban jungle of a city. Once there you really regret having to go back to the city!"

Mukesh Luthra
Chairman, VLCC Health Care Ltd

"I believe I can honestly say that my response to the site on our first visit was nothing short of astonishment.
In all my forty years of experience around the world, I have never visited a place so peaceful, so beautiful, so natural; framed by spectacular green-clad mountains and offering panoramic, unspoilt views over the great Mulshi Lake.

We are faced with a design challenge that stretches our imagination and skills to the limit as we feel a powerful sense of duty to do right by this perfect place. Our proposals aim to be guided by nature, to resonate with the landscape and reflect its qualities."

Nick Sweet
Managing Director, Situ Plan (UK)



"Vaadi, away from the hustle bustle of the city, yet easily accessible. I can talk about many splendid things at Vaadi.

From the superb villas to the abundant surrounding natural beauty overlooking the lake, mountains and clear open sky all in one glance.

But for me, what's invaluable is the feeling of rejuvenation, of being refreshed, that I get here.

A perfect weekend getaway and also ideal for a longish holiday."

Anil Bhatia,
MD & CEO, JM Financial ARC Ltd.

"The sheer beauty of
the place; it takes our breath
away every time we come here.
And the villa just adds to
the experience.
It's perfect to host weekend
parties for our friends too."

Ankita and Harshita Bhatia,
Daughters of Mr. Anil Bhatia

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The Capricorn Group:

A leading player in the real estate sector since 1982, the Capricorn Group's proud tradition of fine craftsmanship and trust is woven into the smallest details of our world-class residential and commercial projects. Our footprint encompasses several handpicked locations in India, the United Kingdom and Dubai.

CAPRICORN
GROUP
ADDING VALUE TO LAND AND PROPERTY

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VAADI

LAKE MULSHI