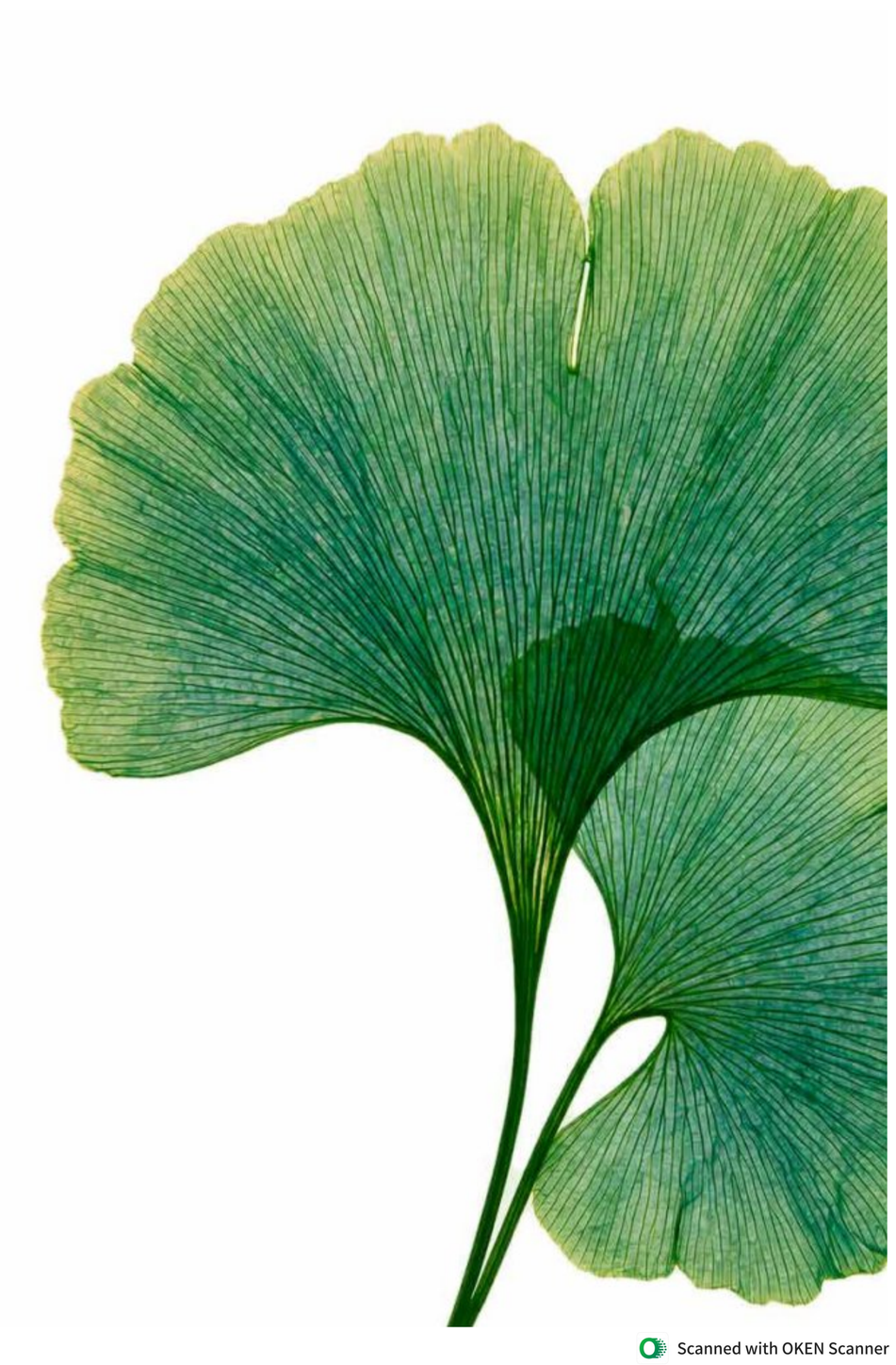
VYANA PHASE-I
T5, T6, T7 - MahaRERA No.:
PM1261012600748
https://maharera.mahaonline.gov.in

THE RESERVE

BY KOLTE-PATIL

SINHGAD ROAD

2 & 3 BED RESIDENCES



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a life where

RIVER, HILLS, SKY & NATURE

converge.

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WHERE NATURE'S CHARM MEETS PUNE'S NEXT CHAPTER *of* GROWTH.

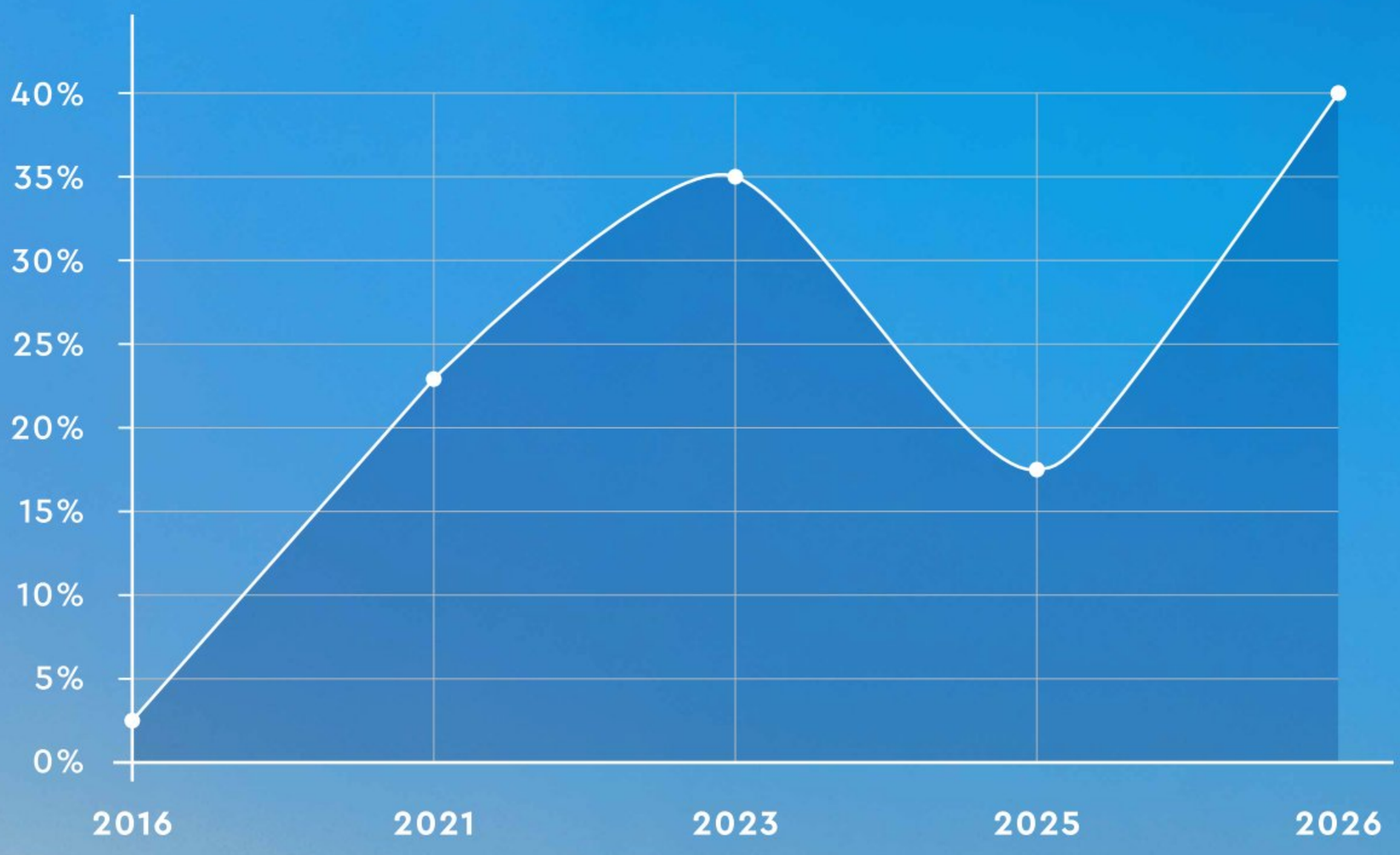
Sinhgad Road has evolved into one of Pune's most promising growth corridors. With transformative infrastructure, strong connectivity and rising demand, Sinhgad Road stands at the centre of its next chapter.

SINHGAD ROAD

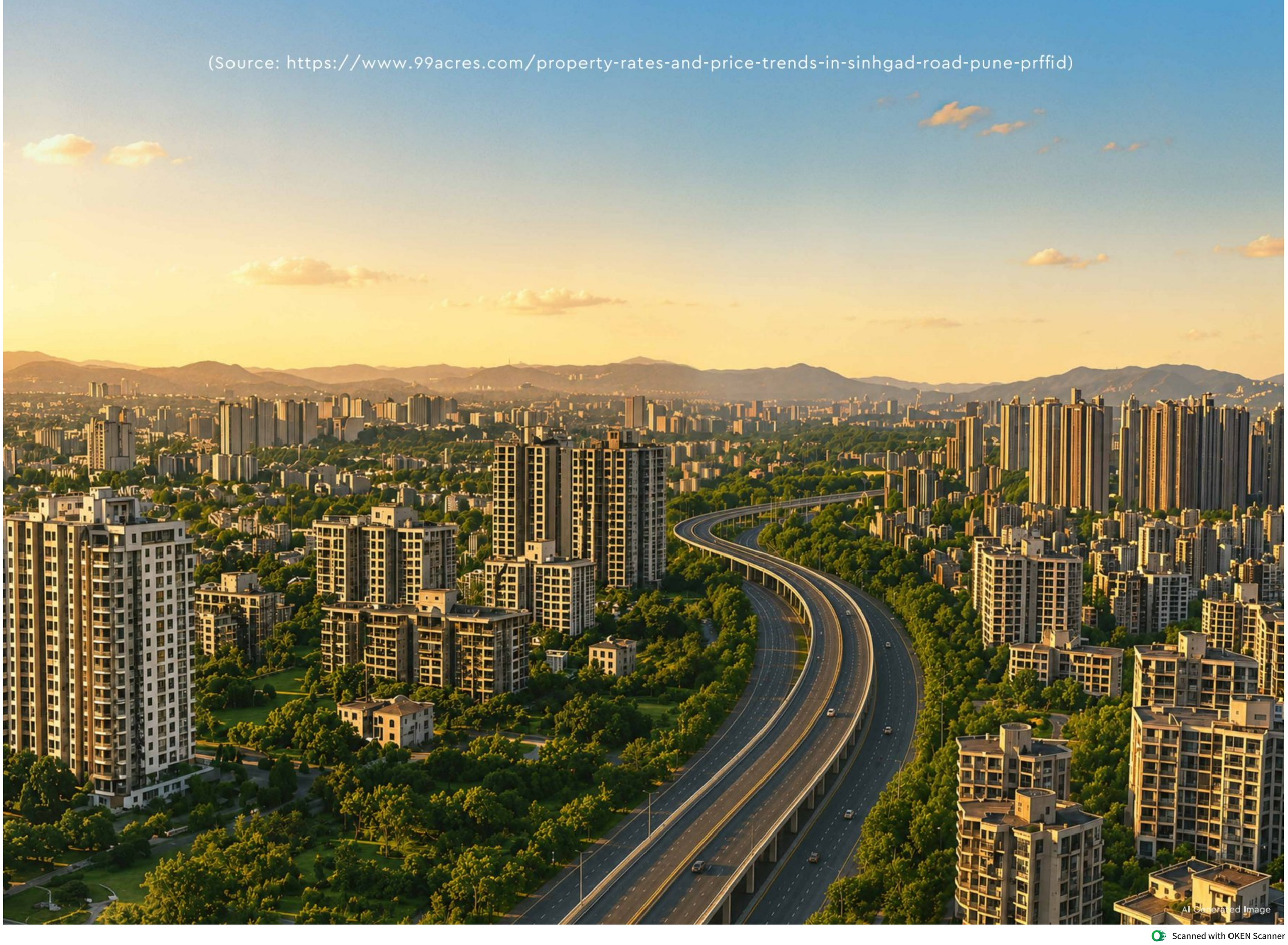
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SINHGAD ROAD
A LOCATION *on* THE RISE.



(Source: https://www.99acres.com/property-rates-and-price-trends-in-sinhgad-road-pune-prffid)



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KEY GROWTH DRIVERS



PROPOSED PUNE RING ROAD

METRO CONNECTIVITY PLANS

EXPANSION OF THE SINHGAD ROAD CORRIDOR

MATURE SOCIAL INFRASTRUCTURE ECOSYSTEM

INCREASING DEMAND FOR LARGER LIFESTYLE RESIDENCES

LIMITED AVAILABILITY OF LARGE RIVERSIDE LAND PARCELS

ENTRY OF BRANDED DEVELOPERS AND PREMIUM COMMUNITIES

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where

EVERYDAY CONVENIENCE COMES NATURALLY.

Education, healthcare, retail destinations and future infrastructure are seamlessly woven into the fabric of this address. Here, every convenience is within easy reach, while nature remains an everyday companion.









All Images are AI Generated Image

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EDUCATION

Orchids The Int'l School	~4 KM
Podar International School	~5 KM
Helios International School	~5 KM
Sinhgad College	~5 KM
Sinhgad Spring Dale School	~6 KM
Evolve Global School	~7 KM

CONNECTIVITY

Chandani Chowk	~10 KM
Swargate Bus Stand	~10 KM
Pune Railway Station	~15 KM
Pune Airport	~22 KM



HEALTHCARE

Sinhgad Hospital	~4 KM
Mai Mangeshkar Hospital	~5 KM
Deenanath Mangeshkar Hospital	~7 KM
Sahyadri Super Speciality Hospital	~9 KM

RETAIL & LIFESTYLE

Dmart	~1 KM
Abhiruchi Mall	~2 KM
City Pride Kothrud	~7 KM



LEISURE

Khadakwasla Dam	~5 KM
Pu La Deshpande Garden	~6 KM
Parvati Hill	~9 KM
Taljai Tekdi	~11 KM
Sinhgad Fort	~19 KM

FUTURE INFRASTRUCTURE

- Proposed Metro Connectivity
- Ring Road Development
- Strategic DP Road Network

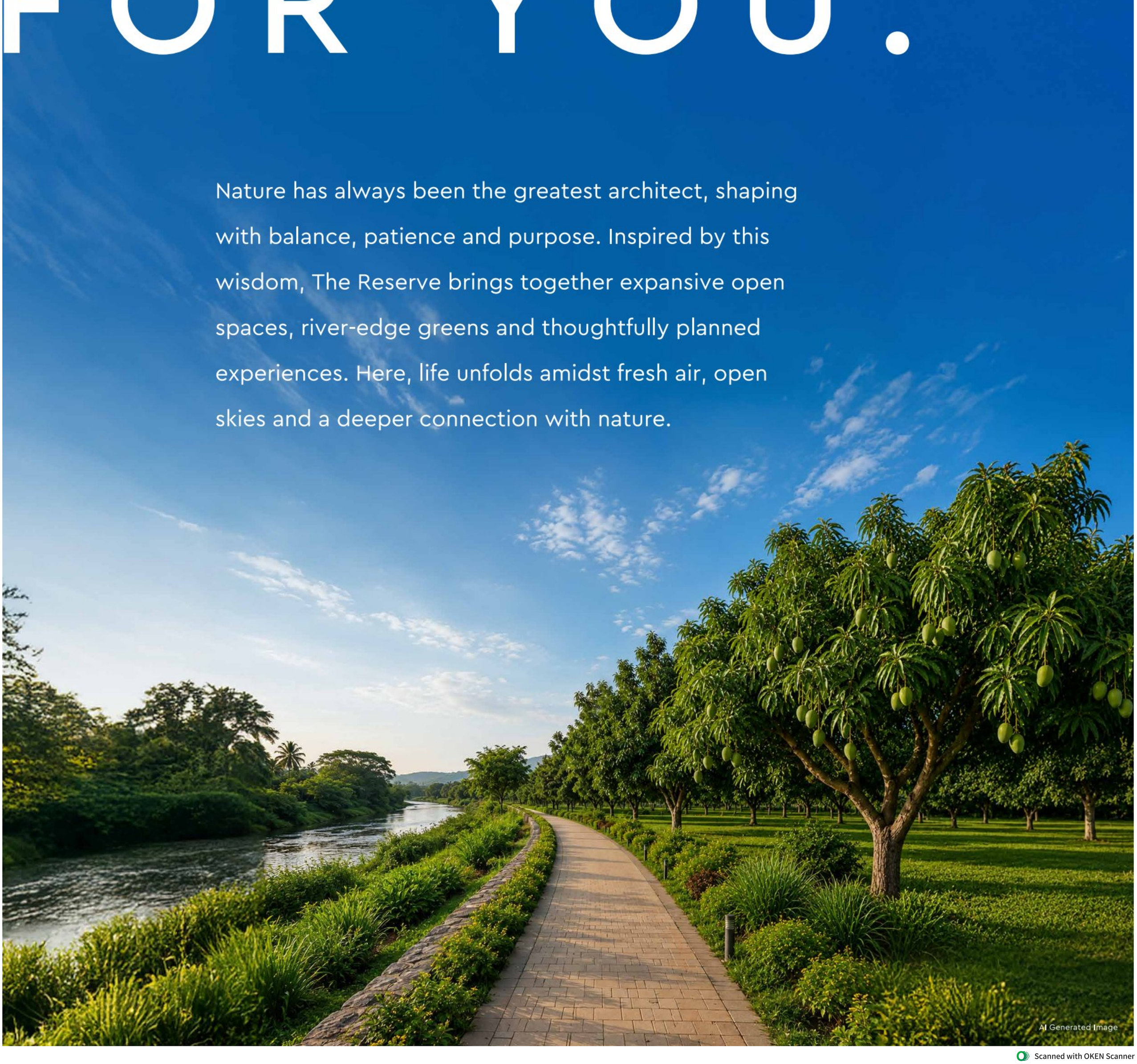
~ Approximately

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designed

BY NATURE. PRESERVED FOR YOU.

Nature has always been the greatest architect, shaping with balance, patience and purpose. Inspired by this wisdom, The Reserve brings together expansive open spaces, river-edge greens and thoughtfully planned experiences. Here, life unfolds amidst fresh air, open skies and a deeper connection with nature.



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master

PROJECT HIGHLIGHTS

- 21.03 Acres of Project Area
- Scenic NDA Hill Views
- Riverside Setting
- Central Landscaped Boulevard
- River Facing Greens
- Landscaped Plazas



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where

EVERY GENERATION FINDS ITS PLACE.

From active mornings and playful afternoons to relaxed evenings beneath open skies, every experience is thoughtfully designed to bring families together and make nature part of everyday living.

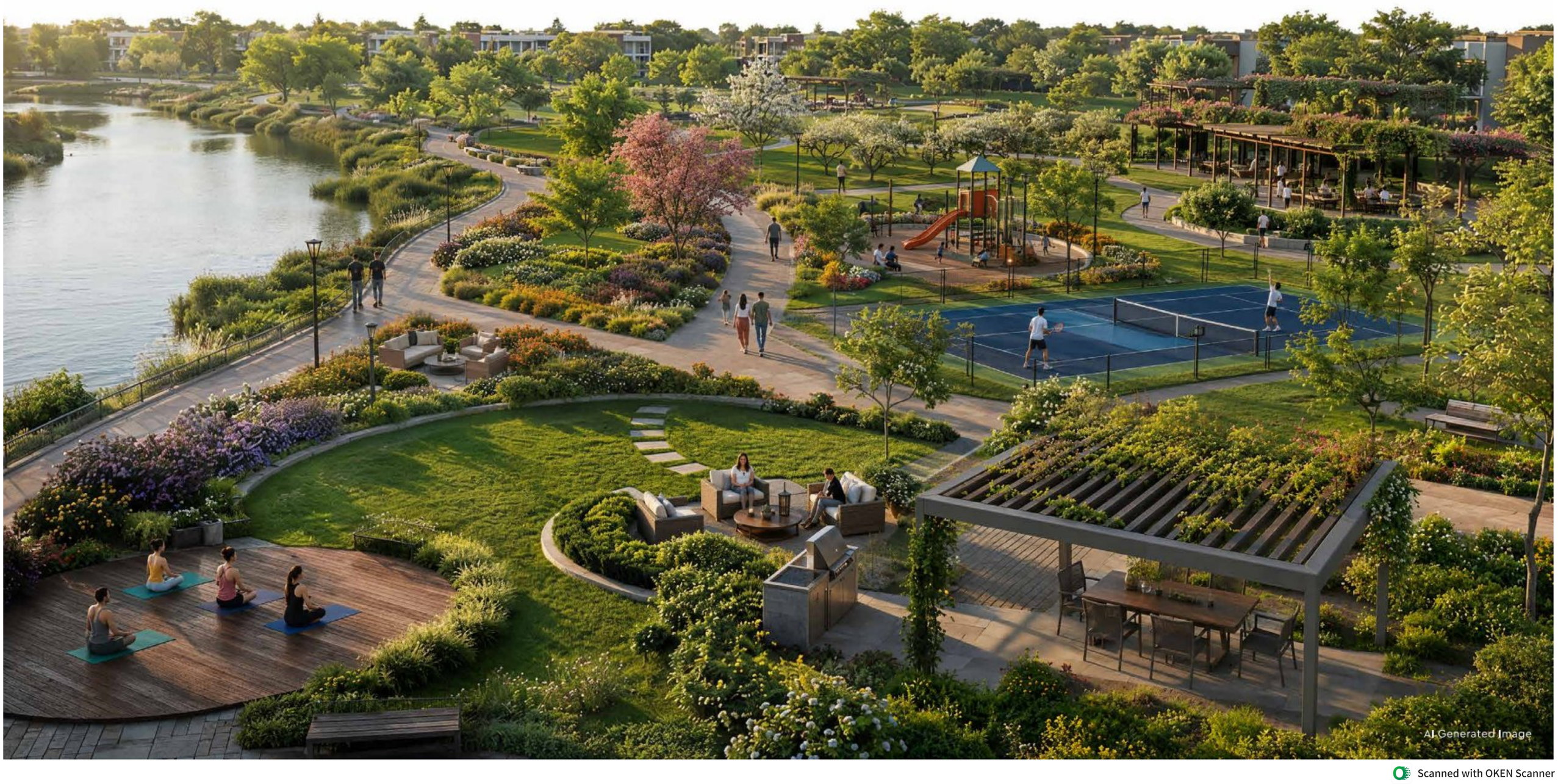


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master

AMENITY HIGHLIGHTS

- Riverside Greens
- Pickleball Court
- Outdoor Recreation Spaces
- Family Gathering Zones
- Children's Play Areas
- Wellness & Leisure Spaces

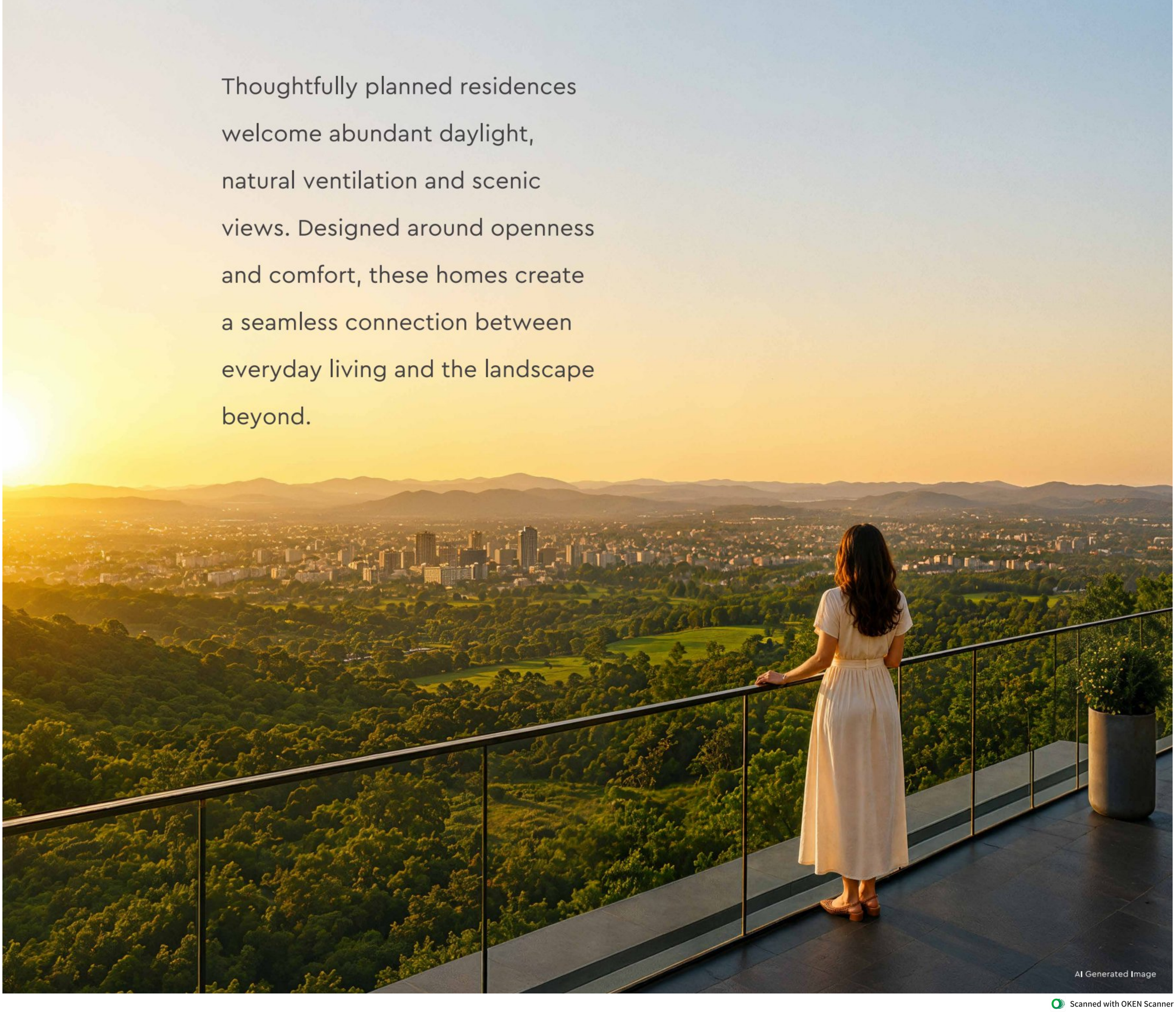


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where

EVERY VIEW BELONGS TO NATURE.

Thoughtfully planned residences welcome abundant daylight, natural ventilation and scenic views. Designed around openness and comfort, these homes create a seamless connection between everyday living and the landscape beyond.



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introducing

PHASE 1

at

THE RESERVE

BY KOLTE-PATIL

SINHGAD ROAD

Scanned with OKEN Scanner



home

HIGHLIGHTS

- 2 & 3 Bed Residences
- Spacious Layouts
- Excellent Cross Ventilation
- Abundant Natural Light
- Well-Spaced Towers
- Enhanced Privacy
- Scenic Views

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community

SHAPED AROUND OPENNESS.

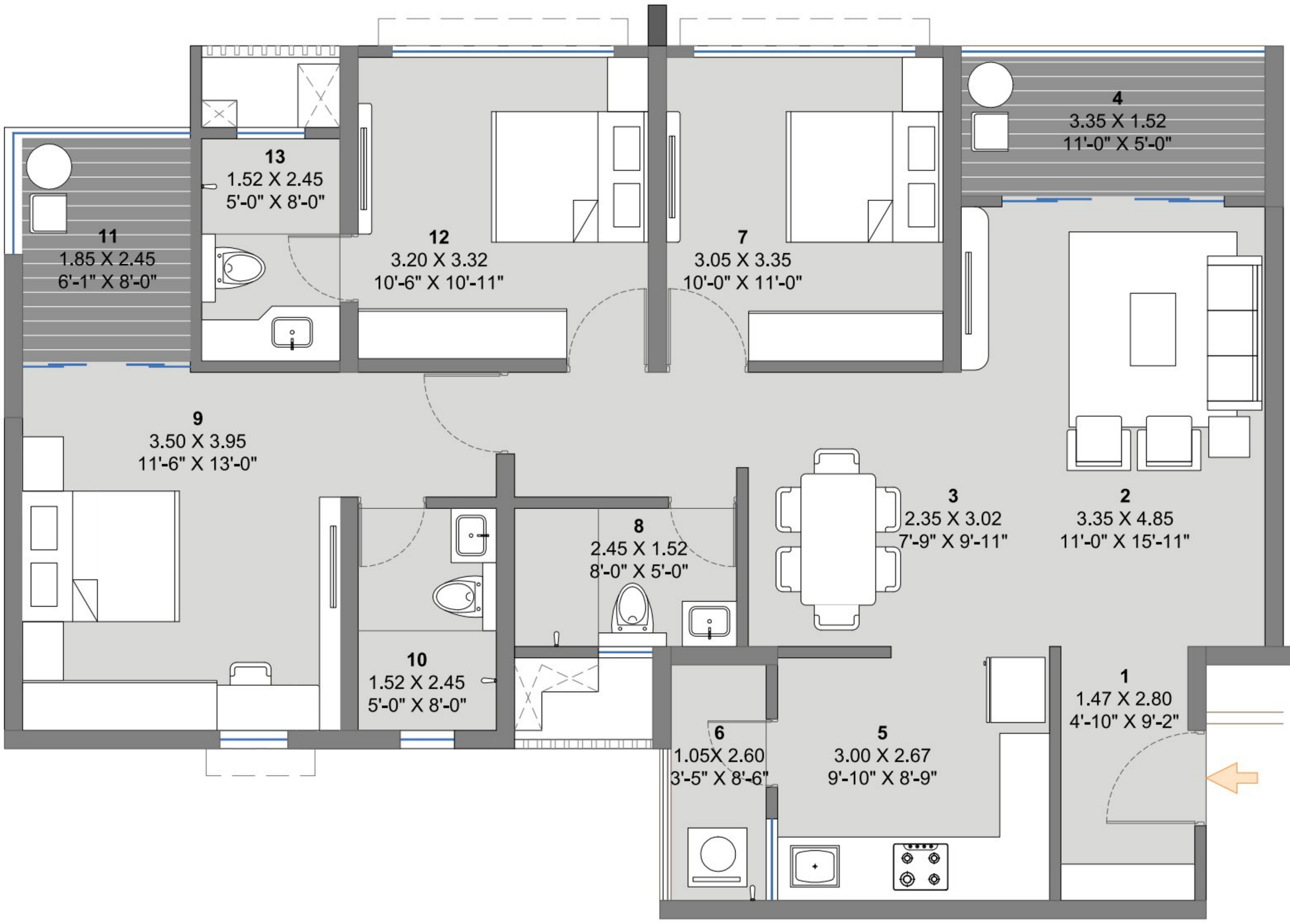
Spread across 21 acres,
The Reserve brings together
expansive greens, riverside
landscapes and thoughtfully
curated experiences,
creating a setting where
openness becomes part of
everyday life.



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TOWER 05 - UNIT PLAN

3 BHK - TYPE 02



LIVING SPACE

1. Entrance Lobby
2. Living
3. Dining
4. Balcony

KITCHEN SPACE

5. Kitchen
6. Balcony

BEDROOMS

7. C. Bedroom
8. C. Toilet
9. M. Bedroom 01
10. M. Toilet
11. Balcony
12. M. Bedroom 02
13. M. Toilet

Flat Carpet Area (Sq.m./Sq.ft)	: 94.42 | 1,016.00
Balcony Area (Sq.m./Sq.ft)	: 12.37 | 133.00
Total Usable Area (Sq.m./Sq.ft.)	: 106.79 | 1,149.00

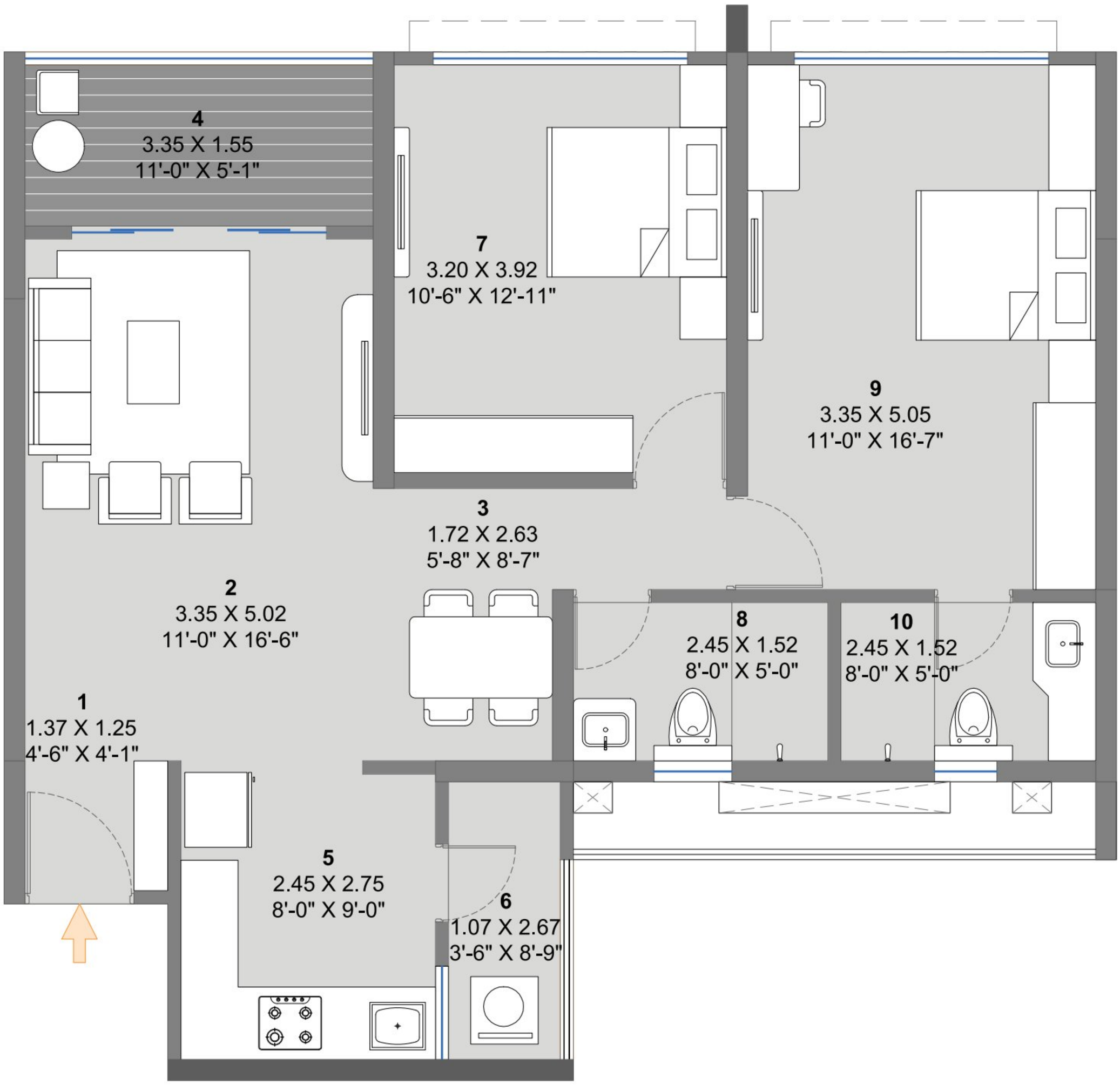
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1. All Dimensions Are In Meter Unless Otherwise Specified
2. Dimensions & Areas Additionally Mentioned in Feet Inches & Square Feet Are Only For Customer's Understanding. Kindly Do Not Refer The Same For Any RERA Related Reference.

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TOWER 06 - UNIT PLAN

2 BHK - TYPE 03



LIVING SPACE

1. Entrance Lobby
2. Living
3. Dining
4. Balcony

KITCHEN SPACE

5. Kitchen
6. Balcony

BEDROOMS

7. C. Bedroom
8. C. Toilet
9. M. Bedroom
10. M. Toilet

Flat Carpet Area (Sq.m./Sq.ft)	: 73.44 | 791.00
Balcony Area (Sq.m./Sq.ft)	: 8.07 | 87.00
Total Usable Area (Sq.m./Sq.ft.)	: 81.51 | 878.00

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legacy

OF CREATING SPACES & ELEVATING LIFESTYLES.

For over three decades, Kolte-Patil has shaped some of the most recognised residential destinations across Pune, Navi Mumbai, Mumbai and Bengaluru. Every development reflects a commitment to quality, innovation and enduring value.



Scanned with OKEN Scanner

legacy

HIGHLIGHTS

35+

35+
YEARS OF LEGACY

PRESENCE ACROSS PUNE,
NAVI MUMBAI, MUMBAI & BENGALURU

68+
PROJECTS DELIVERED

LANDMARK RESIDENTIAL
COMMUNITIES

REPUTATION BUILT ON
QUALITY & TRANSPARENCY

TRUSTED BY
OVER 1 LAKH RESIDENTS



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growth

JOURNEY

1991

The Foundation
Established In Pune With
Vision Of Trust & Design.

1994

First Expansion
Entered The
Bengaluru Market.

2007

National Listing
Public Listing Through
A ₹275 Cr. IPO.

2010

Luxury Takes Shape
Launched 24k, Redefining
Luxury Living.

2011

Building At City Scale
Launched Life Republic,
A 400-Acre Township.

2013

Mumbai Growth
Chapter Extended The
Footprint In Mumbai.

2019

Growth Breakthrough
20m Sq. Ft. Crossed
With 2.7m Sq. Ft. Sale.

2021

International Vision
Launched Project
Universe With Planet
Smart City (UK).

2026

Strategic Partnership With
Blackstone, World's Largest
Private Equity Firm.



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VYANA PHASE-I
T5, T6, T7 - MahaRERA No.:
PM1261012600748
https://maharera.mahaonline.gov.in

विश्वासाचे प्रतिक

KOLTE • PATIL

Creation, not Construction.

Site Address: The project is located at Survey Nos. 39/41/42/43/44/45/46/59/parts Vadgaon Khurd, Pune – 411041. | 1800 266 2233

DISCLAIMER: The project is registered under the name **'Vyana Phase-I-T5, T6, T7,** under MAHARERA Registration No: **PM1261012600748,** details of which are available at https://maharera.maharashtra.gov.in/ under registered projects. **"The Reserve"** shall be construed solely as the marketing name of the larger layout being developed in phases by the Promoter and not as the name of any specific MAHARERA registered project. The Promoter is in the process of applying to MAHARERA for inclusion of **"The Reserve"** in the project name. The various towers and/or phases forming part of the larger layout may be registered separately with MAHARERA under distinct project names, as determined by the Promoter from time to time. Any reference to **"The Reserve"** should not be construed as the name of or an advertisement for any particular MAHARERA registered project. This document is purely conceptual and does not constitute a legal offering. All building visuals, specifications, images, plans, drawings, amenities, dimensions, elevations, illustrations, facilities, features, layouts, and other information presented in the document are tentative, indicative, and subject to change or modification by the Promoter without prior notice.

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