



Farmhouse plots & Clear title plots





## Welcome to Sunshine valleys

### Your Weekend Escape, Just a Short Drive from Pune

Located just 30 km from Pune, Sunshine valleys offers the perfect blend of serene nature, modern amenities, and excellent connectivity. Whether you're looking for a weekend getaway, a vacation home, or a smart investment opportunity, Sunshine valleys is the place for you.



# Farmhouse plots

## Clear title plots



- ✓ Excellent Accessibility
- ✓ Modern Amenities
- ✓ Great ROI Potential

Special Discount  
for Early Buyers!

Location: Nasrapur- Velha Road

Size Options: Plot size: 2500-4000 sq.ft

Price: Price starts: 530 rs sq.ft

**30 Mins from Pune.**

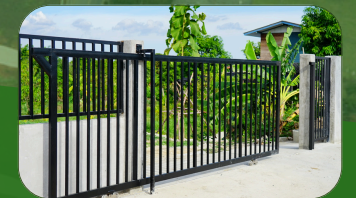




## INFRASTRUCTURE AND ROAD ACCESS

- 20 FT WIDE INTERNAL ROAD
- WATER SUPPLY PROVISION (UP TO PLOT)
- ELECTRICITY PROVISION (UP TO PLOT)
- PLOT DEMARCATION
- STREET LIGHTING FOR SAFETY AND CONVENIENCE
- CEMENT ROAD FOR DURABILITY
- TREE PLANTATION TO ADD TO THE GREEN, ECO-FRIENDLY ENVIRONMENT
- GATED COMMUNITY ENSURING YOUR PRIVACY AND SECURITY

Sunshine valleys ensures a smooth and convenient living experience with well-planned internal infrastructure.





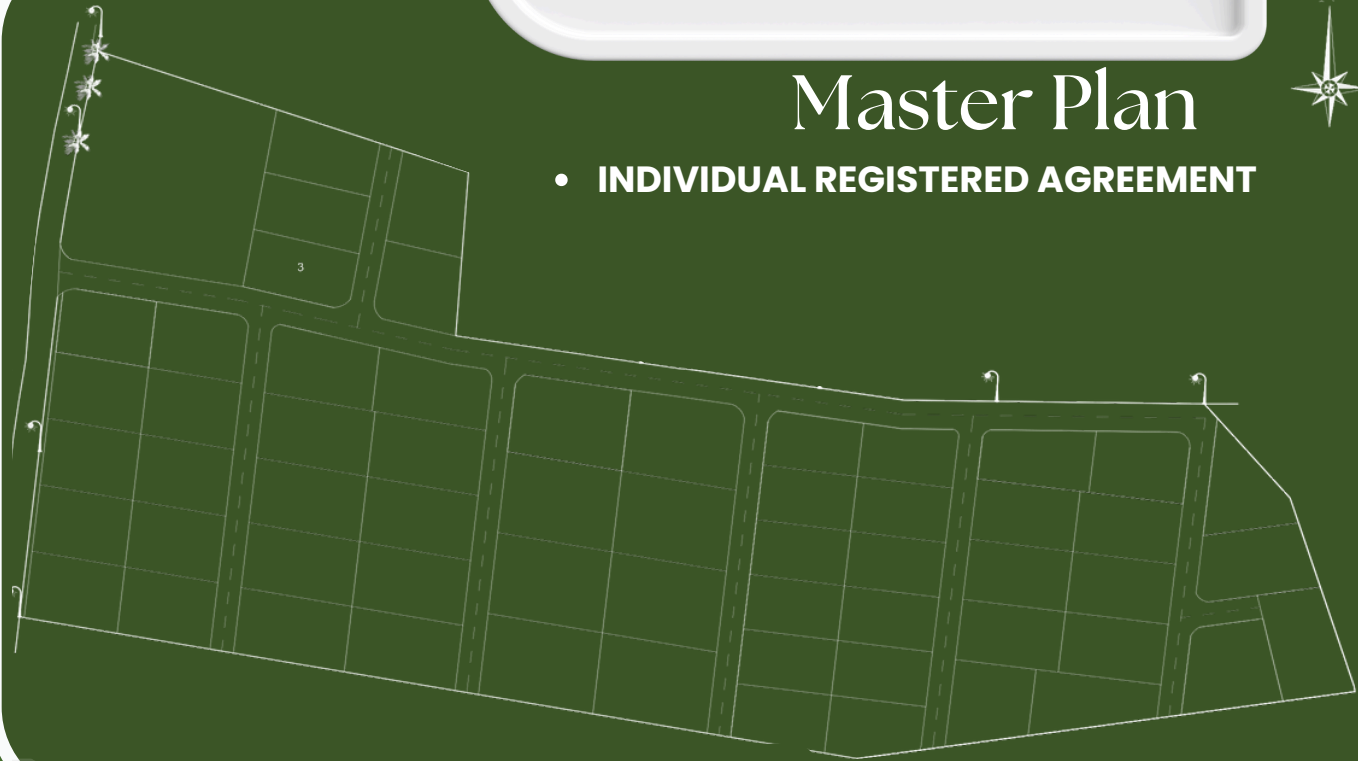


Looking to build your  
dream Weekend Home or  
invest smartly?

**LEGALLY SECURE  
HASSLE-FREE OWNERSHIP**

## Master Plan

- **INDIVIDUAL REGISTERED AGREEMENT**



- **CLEAR TITLE**

- **ESSENTIAL UTILITIES**

- **LITIGATION FREE**

- **BOUNDARY WALL**

- **ELECTRICITY & DRAINAGE**



# Enjoy effortless connectivity to Pune and beyond with excellent road access:



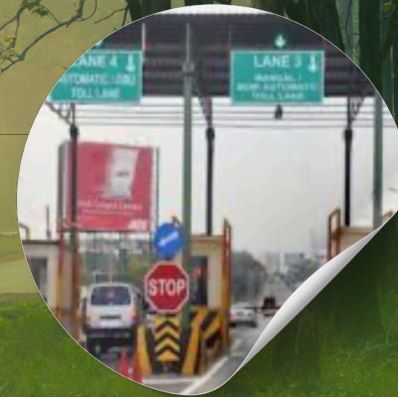
PUNE-BANGALORE HIGHWAY:  
ONLY 15 MINUTES AWAY



UPCOMING RING ROAD: JUST  
10 MINUTES FROM YOUR DOORSTEP



PUNE-BANGALORE GREEN CORRIDOR:  
10 MINUTES DRIVE



KHED SHIVAPUR TOLL PLAZA:  
25 MINUTES AWAY



## CONNECTIVITY AT YOUR DOORSTEP

With these upcoming infrastructure developments, your access to Pune, neighboring towns, and other key destinations will only improve.





## COMMUNITY AMENITIES (IN 20,000 SQ.FT)

Your comfort and leisure are at the heart of Sunshine valleys. Our community amenities provide a perfect setting for relaxation and entertainment

- SWIMMING POOL TO RELAX AND REJUVENATE
- MULTIPURPOSE HALL WITH KITCHEN FOR EVENTS AND GATHERINGS
- GARDEN WITH BEAUTIFUL LANDSCAPING
- SIT-OUT AREAS FOR PEACEFUL MOMENTS
- KIDS PLAY AREA TO KEEP THE LITTLE ONES ENTERTAINED
- SECURITY CABIN TO ENSURE SAFETY AND PEACE OF MIND



# Prime Location Highlights

## Nearby Attractions



Rajgad Fort



Torna Fort



Baneshwar Temple



Gunjawani River

## Powerful Location

Sunshine valleys is surrounded by the stunning beauty of the Sahyadri hills, offering peace and tranquility, all while being close to Pune's bustling city life.

Sunshine valleys is nestled in a picturesque location that promises both adventure and relaxation.





## WHY CHOOSE SUNSHINE VALLEYS?

Excellent Connectivity – Stay connected to Pune and key destinations with direct access to major highways and upcoming road projects..

Fully Serviced Plots – Sunshine valleys is equipped with water and electricity supply, and ready for you to build your dream property.

Serene Nature Location – Surrounded by lush greenery and hills, Sunshine valleys offers a peaceful and calming atmosphere perfect for weekends or vacations.

Weekend Get away + Investment Opportunity – Whether you're looking to unwind, build a vacation home, or invest in a growing community, Sunshine valleys is an ideal choice.





## EMBRACE THE SUNSHINE VALLEYS LIFESTYLE

Come, experience the perfect blend of nature, convenience, and luxury. Your dream plot awaits you.