

WOW

A Braille representation of the word "WOW" in a light blue color, positioned directly below the large "WOW" text. The Braille consists of three characters: the first for 'W' (dots 2, 3, 4, 5, 6), the second for 'O' (dots 2, 3, 4, 5), and the third for 'W' (dots 2, 3, 4, 5, 6).



WOW. There's seldom a word that is so small, and yet it manages to capture emotions so grand. It can come out as a sigh when you witness something breath-taking. Or it can come out with eyebrows raised in admiration.

It's pithy in its usage and form, and yet the grandness that it attempts to define has a universal grasp. No matter how it gets expressed, it is invariably an instinctive response of one's innermost persona in acknowledgment of something truly magnificent.



It is only apt that there's one more three-letter word that has the potential to be an able suffix or prefix to the word WOW.

It is VTP.

Because 'WOW' is in everything that VTP Realty creates. WOW in design, WOW in build quality, WOW in location, WOW in lifestyle. Suffice it to say that VTP puts WOW in your entire living.

You will discover how all our projects are in their own league of WOW.
Uniquely WOW from each other.

VTP Leonara is WOW and so is VTP Bel Air & VTP Alpine.
And VTP Aethereus takes WOW to a whole new level.

Unfolding a whole
WORLD OF WOWs
in Township Codename
BLUE WATERS

Whatever your choice, be prepared to be WOWED!

**IN FACT, WE ASK YOU TO
TAKE THOSE FOR GRANTED**

Ofcourse, our projects have a lot more things to talk about, but then those are the bare minimum features you can expect from a VTP project.

DISCOVER MANY ELEMENTS OF WOW THAT WILL COMPEL YOU TO SETTLE HERE.

We want to draw your attention to the amazing nuances of our projects.

Before you get lost in the many, many features, sizes and layouts our projects have to offer in Township Codename Blue Waters we want to highlight some of the absolute WOW attributes in this world we have created to indulge you.

Our projects are designed very thoughtfully, and so is this brochure. Every word is deliberate and carries the weight of our credibility and commitment.

WOW

VTP LEONARA

Premium 1, 2 & 3 Bedroom Homes





27 storied towers

2 grand designer entrance gates

Sweeping panoramic nature views

All East-West facing apartments

Ample breeze and cross-ventilation

Over 1.5 acres of total amenity space

2-level magnificently styled clubhouse

“Floating” glass gymnasium

2 Semi-Olympic sized swimming pools

8 foot high cascading waterfall & exotic tropical landscaping

Over 5,800 sq.ft. kids play area and 7,300 sq.ft. party lawn

3 to 4 lifts in each tower







WOW

VTP BEL AIR

Premium 1, 2 & 3 Bedroom Homes



27 storied towers

Overlooking the river promenade

Grand designer entrance gates

Choice of large bay windows that give sweeping panoramic views & natural light

Makes for peaceful & serene living

Contemporary architecture

Lavish entrance lobbies for each tower

7,300 sq.ft. of central open play area

Beautiful landscaping with trellis pathways

Over 1,200 ft. long jogging track

12,000 sq.ft. of party lawn

2 to 6 lifts for each tower

2x wow

- 2 grand entrances
- 2 swimming pools (25 x 50 ft. each)
- 2 play courts
- 2 recreation zones
- 2 amphitheaters
- 2 party lawns
- 2 kid's play areas







VTP ALPINE

Premium Large 2 & 3 Bedroom Homes

WOW WITH A CLASSIC TOUCH

VTP Alpine is as Mediterranean or European in its build as it is in its name.
The classic **Spanish-inspired architecture** gives you large and spacious apartments.

Lavish lifestyle | King-size living & bedrooms | Balconies on 2 sides for a panoramic view of the hills & ample cross ventilation | Stylishly designed glass clubhouse
Exclusive amenities like billiards room, table tennis, yoga lounge, gym & party hall



CHARMINGLY, WOW

Tall sentinel-like towers facing the lush hills.

Nearest to the township south-entrance.

Limited-edition large sized apartments.

Spacious kitchens with attached dining.

Grand sized marble-finish glazed vitrified tiles.

High quality CP / sanitaryware.

Premium common counter top basin.

NEARING POSSESSION

VTP AETHEREUS

Superior 2 & 3 Bedroom Homes

EVEN WOW
SAYS
WOW

Iconic presence at the most landmark junction.
Standing tall between the river and hills.
Stunning tinted glass elevation.
All East-West facing apartments.

BEHOLD THE CRYSTAL MASTERPIECE.
A SHIMMERING GLASS BEACON
WITH A COMMANDING VIEW.

VTP AETHEREUS



One of the tallest towers in the vicinity with over 34 storeys.

Cloud views from the top floors.

50% apartments have sunrise views & 50% sunset.

Westerly breeze 24/7.

Mula river & spectacular hill views.

WOW



UP THE GLAM QUOTIENT

Glass walls in living & master bed for 180° gorgeous horizon views and day-long natural light.

A 2-acre exotic palm-lined podium with sweeping views of the bustling city

A massive 3600+ sq.ft. swimming pool. 120 feet wide Crescent shaped with designer tiles and pool lighting.

Now that's a WOW centerpiece and even bigger WOW view from the top floors.

3500 sq.ft. landscaped fountain plaza

Over 7500 sq.ft. of party hall, lawn and food court for social gatherings

Over 8500 sq.ft. open play area with equipment for children

Almost 2000 sq.ft. fully equipped glass gymnasium with another 1700+ sq.ft. outdoor gym

THE FINER ASPECTS THAT MAKE YOU GO WOW

G+1 showrooms and retail

2 floors of building parking

31 residential floors

Lavish entrance lobbies in each tower

5 high speed elevators per tower

The toughened glass used in these walls is one of the best in the country & used in the making of high-rise towers over 100 floors.

An outdoor deck in each apartment.

A worship wall - niche in the living room.*

Large sized marble finish glazed vitrified tile flooring.

All baths are entirely cladded with marble finish glazed vitrified tiles.

Modern & designer counter top wash basin.

Chic bath equipment with a rain shower head.*

*Available in select configuration only.

WOW

VTP TOWN SQUARE

Retail & Hypermarket

At the township main entrance

Shopping arena & hypermarket

36-meter road frontage

Individual washroom for each unit

DGU glass for upper floors to help save power

Vaastu-compliant, East-West facing office space



WOW INSIDE

Veneer finish main door

Large sized marble-finish glazed vitrified tiles

Premium plastic emulsion paint for internal walls

Large windows in all rooms for 24/7 natural light & ventilation

Spacious baths with designer tiles with
premium CP & sanitaryware fittings

#OnlyIn**VTPHomes**





MAXIMUM LIVING,
MAXIMUM
WOW

MLA Homes

MLA Homes (Maximum Liveable Area) is a design philosophy pioneered by VTP Realty. Wherein, everything is intelligently planned so that the residents get more space to enjoy the finest moments of life.

Our apartment design and layouts offer larger room dimensions than most other projects, even in the same carpet area.

The size of the decks and dry balconies is also just right for their purpose.

The project layout planning ensures optimum spacing between the towers

WOW Quality

Appointment of CQRA, the gold **standard for construction quality audits**, for the township projects apart from our internal quality checks, throughout the construction timeline.

Tie-up with globally renowned 3rd party consultants like Knight Frank or similar for final quality audit of the finished project **prior to handover to highest standards of quality.**



HI-TECH WOW



Digital Lock

Featherlike touch pad switches

Motion sensor lights in all baths

Lights control (Mood Lighting),

AC, Fan & Geyser control via a mobile app.

Also compatible with Alexa* voice command





Simplexes with many sizes
Duplexes with many sizes

MANY FORMS OF

Widest choice of configurations
Widest choice in layouts

Diverse possession
timelines available

A photograph of a man with a beard, wearing a grey t-shirt and khaki pants, sitting on a dark rug in a child's room. He is smiling and playing an acoustic guitar. A young girl with long blonde hair, wearing a pink and white striped dress and a straw hat, is standing next to him, dancing and holding her hat. The room features a white wooden bunk bed with star-patterned bedding, a string of colorful beads hanging from the top, and a white teepee in the background. The floor is light-colored wood, and there are several patterned pillows and stuffed animals on the rug.

100+ ACRES

LIVING

TOWNSHIP CODENAME
BLUE WATERS

Grand township entrance | Luxury lifestyle club* | Professional Sports Academies for Cricket, Tennis, Badminton & Horse Riding | 1 km river side promenade along the Mula river
Beautiful landscaping & well planned internal roads | Wellness center & spa* | Yoga & meditation | Leading school already operational within the project
Hospital, Police Station & Fire Station | Convenient pick up & drop off points for buses/cabs

*Township level amenities will be chargeable



VAASTU

The presence of hills and mounds of Earth on the Southern, South-West and Western sides signifies positive energy. Along with the element of earth, another important element which is water, also works favourably for the site.

The direction of the flow of river at the North side and the Eastern side is an unmistakable sign of harmony and positivity.

LOCATION

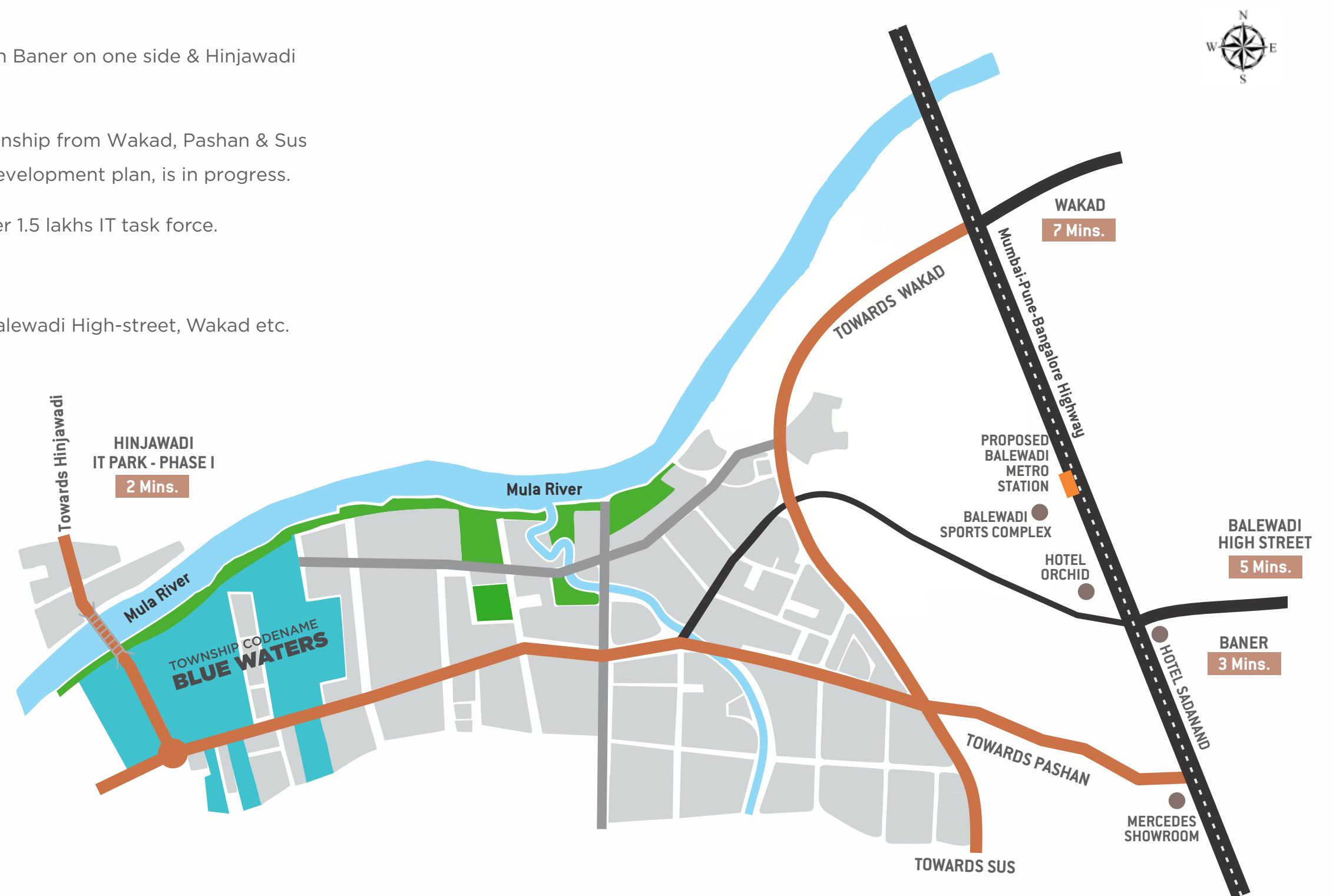
In the heart of Maan-Mahalunge Hi-tech City by PMRDA with Baner on one side & Hinjawadi on the other.

Work on the fast-access 6 lane road connectivity to the township from Wakad, Pashan & Sus by PMRDA as a part of the Maan-Mahalunge Hi-Tech City development plan, is in progress.

Just a bridge away from Hinjawadi Phase-1 that employs over 1.5 lakhs IT task force.

Close to the upcoming Balewadi metro station.

Surrounded by upscale neighborhoods like Aundh, Baner, Balewadi High-street, Wakad etc.



Trailblazers of Pune's real estate - is not just a claim.

It is our mission, to be one of the most admired real estate brands in the country known for leading with commitment trust innovation and care.

We elevate every micro-market with our thoughtfully crafted projects. That's a WOW in every part of Pune.



WOW

LEADERSHIP

VTP Realty is known as the "turnaround" specialist of Pune's real estate industry, by **consistently emerging on the top the real estate leader board**, year after year.

With Township Codename Blue Waters, VTP Realty has energized the location of Mahalunge and turned it into one of the most popular locations for home-buyers across Pune. The project is also an investment of choice for Mumbaikars and NRIs.

VTP REALTY - A WORLD OF THOUGHTFULNESS

The world is changing every moment. True joy lies in driving the change, with thoughtfulness. In identifying, understanding, feeling and then creating. In adding that little thoughtful touch that's so responsive. In creating spaces that are full of emotions. With amenities that are created thinking about every functional aspect. In being reborn every day and remaining inspired with values that are timeless. By creating integrated architectural marvels every time, we create. In triggering a disruption that sparks numerous positive disruptions. Be loved for that.

Thoughtfulness in design means crafting living spaces for families to endear and enjoy. Consciously anticipating our customers every need and ironing out their pain points. After all our products are designed to last a lifetime! In fact go beyond and become heirlooms.

Our thoughtfulness in our product and service is our true differentiator. It makes us more human. Makes us a unique blend of agility with mindfulness.

We are Thoughtful. Because we think about the finer nuances of not only our craft but our relationships too. Applying our minds and hearts to forge rapport with our employees and our associates alike.

By creating integrated architectural marvels Opportunities to embark upon new journeys. Think new geographies, new scale, new challenges and new changes.

Because being thoughtful is our second nature.





BETTER DESIGN

Layouts that maximize the usable space inside each unit, upgraded premium specifications, amenities for every member and better value for money

BETTER BUILD

Over 3 decades of experience in construction material sourcing

Constructed close to 100 projects across India

Backward integration allowing easy access to latest construction technology

A pioneer to have used latest technology in India

BETTER CARE

No transfer fee

Community building programs after possession

Professionally-managed team facilitating leasing and resale of property

V-Care Customer Portal for single window communication with customers



**MLA
ADVANTAGE OF
BIGGER ROOMS**



**HIGH
BUILD
QUALITY**



**RIGHT
PRICED
PRODUCTS**



**CUSTOMER
CENTRIC
APPROACH**



**TRANSPARENT
TRANSACTION**



**POST SALES
SUPPORT**



**HIGHER RETURN
ON INVESTMENT
& BETTER RENTALS**

Delivering lavish living experiences, not just homes.



VTP Urban Nest
1.5, 2 & 3 bedroom homes
Undri



Urban Balance
Premium 3 bed residences
Magarpatta Road



Urban Space
Premium 3.5 & 4.5 bed residences
NIBM



VTP Urban Rise
1.5 & 2 bedroom homes
Pisoli

OTHER DELIVERED PROJECTS

VTP Urban Nirvana - 2 & 3 BHK - Kharadi

VTP Urban Soul - 2BHK - Kharadi

VTP One - 1 BHK - Kharadi

Landmark - Residential & Commercial - Undri

Hotel Cypress - A Luxury Hotel in Kalyani Nagar

SCHOOL PROJECTS DELIVERED

VIBGYOR Roots and Rise School - Chinchwad

EDEN International School - Talegaon

VIBGYOR Roots and Rise School - Wagholi

DELIVERY SNAPSHOT

2 MILLION SQ.FT. OF LIFESTYLE SPACE DELIVERED

10 MILLION SQ.FT. UNDER CONSTRUCTION PARALLELLY

5 MILLION SQ.FT. TO BE LAUNCHED VERY SOON



IT'S GREAT TO BE RECOGNIZED BY THE MOST RECOGNIZED



At VTP Realty we take pride in being the torch-bearers of a new era and these awards prove that our efforts are well-thought and well-appreciated.



INTERNATIONAL PROPERTY AWARDS UK - ASIA PACIFIC REGION AWARD WINNERS



NO. 1 BRAND ALWAYS RECOGNIZED BY LEADERS

BRAND OF THE YEAR

Global Real Estate Congress - 2021

BEST REALTY BRAND

ET Edge, Times Of India Group - 2021

DEVELOPER OF THE YEAR

CNN News 18 - 2020
ET NOW Real Estate Awards - 2020
Realty Plus Excellence Awards - 2020
CIA WORLD Builders Awards - 2020
IBE - India Property Awards - 2020

CEO OF THE YEAR MR. SACHIN BHANDARI

CNN News 18 - 2020
ET NOW Real Estate Awards - 2020
Realty Plus Excellence Awards - PUNE - 2020
Realty Plus Excellence Awards - WEST - 2020

INNOVATIVE LEADERSHIP BUILD STRONG FOUNDATION

BUSINESS LEADER OF THE YEAR MR. SACHIN BHANDARI

Global Real Estate Congress - 2021

VISIONARY LEADER AWARD MR. SACHIN BHANDARI

Times Ascent & World HRD Congress - 2021
under Innovative Leadership

YOUNG ASIAN ENTREPRENEURS MR. BHUSHAN & NILESH PALRESHA

Asia One - 2020

EARNED THE MONIKER "TURNAROUND" SPECIALISTS OF THE INDUSTRY

INTEGRATED TOWNSHIP PROJECT OF THE YEAR BLUE WATERS

Realty Plus Excellence Awards - 2020
IBE - India Property Awards - 2020

DEVELOPER OF THE YEAR TOWNSHIP

Realty Plus Excellence Awards - 2020

GREAT BRANDS ARE BUILT BY HAPPY CUSTOMERS & EMPLOYEES

NATIONAL BEST EMPLOYER BRAND ET NOW HR Awards by World HRD Congress - 2020

Select awards of the current year for more visit
www.vtprealty.in/awards



LOCATION PIN



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P52100020331 | P52100008950 | P52100026772